



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, December 9, 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/86527071170>. **The meeting ID is:** 865 2707 1170. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID:** 865 2707 1170 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 November 18, 2024 AAC meeting.
5. **Officer Elections** for Chair and Vice Chair. *(These positions are required to be filled by farmers.)*
6. **Committee Nomination** for AAC Secretary.
7. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
8. **Planning and Building Department Director's Report.** *(Planning Liaison)*
 - The next meeting is January 13, 2025.
 - 2025 AAC Meeting Dates
 - AAC vacancies – applications under review

Regular Agenda

9. **Owner:** Peninsula Open Space Trust and Midpeninsula Regional
Open Space District
Applicant: Sandy Sommer, c/o Peninsula Open Space Trust
File Number: PLN2023-00297
Location: 4309 Cloverdale Rd., Pescadero
Assessor's Parcel No.: 086-270-010

Consideration of a Coastal Development Permit (CDP) and a Planned Agricultural District Permit, and a Grading Permit, to construct two 1,820 sq. ft. duplex buildings to accommodate a total of four new farm labor housing units, a fire turnaround, a new septic system, and two new 5,000-gallon water tanks on a legal 549-acre property located at 4309 Cloverdale Road in the unincorporated Pescadero area of San Mateo County. A total of 850 cubic yards of grading is proposed, no tree removal and minimal vegetation removal. The project is located in the Cloverdale Road County Scenic Corridor and the CDP is appealable to the California Coastal Commission. Please direct any questions to Project Planner, Olivia Boo at oboo@smcgov.org.

Action Request: That the AAC provide a recommendation to the Planning Commission on the subject application.

10. Discussion items:

- a. Pescadero Fire Station Mitigation Measures – Committee Member Chair Natalie Sare - Committee submitted a letter written by the AAC, addressed to the County on October 22, 2024.
- b. All Committee Members – Propose to holding AAC monthly meetings, approximately January to June 2025, to invite different categories of farmers to AAC meetings to collect ideas on the following topics:
 1. Drafting steps and paths for the County to help preserve and promote farm labor housing.
 2. List of methods to help farmers stay in the area.
- c. “Agritourism Event Application” title – discussion to recommend revision to the application title to encourage new applicants.

Planning Department will revise the references to “Agritourism Permit Exemption” as proposed by the AAC.

- d. Pescadero Fire Station Pipeline - Committee Member Cole Mazariegos-Anastassiou suggests the Committee draft a letter for this topic, addressed to the County.

11. 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 January 13, 2025.

***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

1. The Agricultural Advisory Committee meeting may be accessed remotely by members of the public through Zoom online at: <https://smcgov.zoom.us/j/86527071170> . **The meeting ID is:** 865 2707 1170 The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local).

Enter the meeting ID: 865 2707 1170 and then press #.

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 –December 9, 2024
 Agricultural Advisory Committee

	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep t	Oct	Nov	Dec
Voting Members													
James Oku Farmer**	X	X	X	X	X	X		X	X	X		X	
Natalie Sare Farmer	X	X	X	X		X	X	X		X	X	X	
John Vars Farmer	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		X	X		X		
Cole Mazariegos- Anastassiou Farmer	X		X	X	X	X	X	X	X	X	X		
Crystal Chaix Farmer		X	X	X	X	X	X	X	X	X		X	
Daniel Theobald Ag Business	X	X	X	X	X	X	X	X	X	X		X	
**Vacant Public Member													
**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	X	X	
Farm Bureau Executive Director: Jess Brown		X	X	X		X		X	X	X			
UC Co-Op Extension Representative: Dr. Igor Lacan				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	
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**X: Present Blank Space: Absent or Excused Grey Color: No meeting *Special Meeting
Position Vacant



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

4



County of San Mateo Planning & Building Department Agricultural Advisory Committee

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

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ACTION MINUTES

Draft

Monday, November 18, 2024

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at https://www.youtube.com/watch?v=u8i-ocHkc_k

AGENDA

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 6:04 pm.

2. **Member Roll Call**

Regular Committee Members Present:

James Oku
Natalie Sare
John Vars
Peter Marchi
Crystal Chaix
Daniel Theobald

Regular Committee Members Absent:

Ryan Casey
Cole Mazariegos-Anastassiou

Nonvoting Committee Members Present

Koren Widdel, San Mateo County Agricultural Commissioner

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff
Jess Brown, San Mateo County Farm Bureau Executive Director
Igor Lacan, UC Co-Op Extension Representative

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. 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.*

Public Speakers:

None.

4. **Officer Elections** for Chair and Vice Chair. *(These positions are required to be filled by farmers.)*

Passed 5-0 (with 1 member absent during vote) to defer Item 4 and Item 5, for all positions including secretary position, to the December 9 AAC meeting, or the next hearing when more members are in attendance.

5. **Committee Nomination** for AAC Secretary.

See Item 4.

6. **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

- Growers workshop December 3, 2024 from 10 a.m. - 12:30 p.m., continuing education credit.
- Private applicator certificate training, examination. There will be 2 sessions held on Thursdays in December, the dates to be confirmed by Koren.
- Annual field worker safety training, March 5, 2025 in Pescadero and March 6, 2025 in Half Moon Bay.
- Invasive Shothole borers infestation found in a trap at Redwood Shores. San Jose found an infestation a year ago and Santa Cruz has also found an infestation.
- Two letters have been mailed out. One is regarding neo-nicotinoid prohibitions uses. Users for neo-nicotoid must be certified applicator. Second is regarding Anticoagulant Rodenticides and prohibitions on uses.

Daniel Theobald, Committee Member announced:

- Straw bales are not available this year. Is there a program thru the County that provides straw bales?

Dante Silvestri, Public Member, asked if there is an existing mechanism in place that is available to gauge accurate data for rainfall?

Eliza Milio, San Mateo Resource Conservation District (RCD) staff/Agricultural Ombudsmen, will ask her team regarding gauging rainfall. There is a weather station at Harley farm that tracks rainfall. RCD has funding for another rainfall station but a location hasn't been determined.

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

Natalie Sare, Committee Chair - requested staff to share a copy of CDX application, PLN2024-00285.

8. **Discussion Items:**

- a. **Pescadero Fire Station Mitigation Measures – Committee Member Chair Natalie Sare - Committee submitted a letter written by the AAC, addressed to the County on October 22, 2024.**

- Planning Liaison will send Planning Department management's response to committee by email.
- Mike O'Neill, District 3 Legislative Aide, noted that if an appeal was filed to California Coastal Commission (CCC) for the LCP Amendment associated with the Pesadero Fire Station project, then it was an appeal filed directly to the CCC, bypassing the County.

b. Committee Member Chair, Natalie Sare - Drafting steps and paths for the County to help preserve and promote farm labor housing.

- Natalie Sare, Committee Chair, asked for the status of letter sent to District 3 Supervisor Mueller, regarding the Farm Labor Housing forgivable loan program.
- Mike O'Neill, District 3 Legislative Aide, responded that Supervisor Mueller is still exploring: a) potential money sources, and b) finding a source to implement the program.
- Daniel Theobald, Committee Member, raised concern for housing for families and multi-generational farms; there's no place on farms for future generations. In order to keep family generations, the housing is needed. As the criteria is now, it's not conducive.
- Jon Vars, Committee Vice Chair, raised concern that there may be too many topics under this topic. Suggestion to create 2 topics: a) helping farmers stay in the area, and b) helping to retain generational farming.
- Natalie Sare, Committee Chair, shared that she has been meeting with Jess Brown, Farm Bureau Executive Director, to look at Santa Cruz regulations. In January, she wants to talk to other farmers to obtain feedback. What is the cost to rent the larger room at Ted Adcock?
- Peter Marchi, Committee Member, suggested to publish these topics as the first agenda items on future AAC meeting agenda and propose to collect feedback. If needed, this would be the only items on the agenda.
- James Oku, Committee Member, added that farmers are welcome to attend AAC meetings. He wants to confirm a wide variety of farmers input can be collected.
- Dante Silvestri, Public Member, suggested that these items likely have to be covered in special meetings with a larger venue in 2025; an evening meeting time is better.
- Daniel Theobald, Committee Member, suggested to consider inviting farmers from different regions at a time. Break down the groups that are invited by a specific category.
- The ultimate goal of these special meetings is to collect feedback from farmers regarding how to help farmers and preserve farms.

c. Committee Member Chair, Natalie Sare – List of methods to help farmers stay in the area.

- Committee also wants to break down each meeting to invite farmers as noted per listed category as follows:

- Flowers/nursery growers - subcategory indoor/outdoor (xmas trees, cut flowers, nursery stock, potted plants) – (January meeting).
 - Ranchers - livestock
 - Row crop growers – 30 - 40 people
 - Ornamental growers
 - Vegetable growers - 30 farmers
 - Fruit/nut crops
- Koren Widdel, San Mateo County Agricultural Commissioner, will assist by sending emails to invite the farmers per category. She can contact farmers for the January AAC meeting, to invite flower/nursery growers.
 - Crystal Chaix, Committee Member, offered to make announcement at Farm Bureau.
- d. “Agritourism Event Application” title – discussion to recommend revision to the application title to encourage new applicants.**

Natalie Sare, Committee Chair, proposed revising title to “Agritourism Permit Exemption”.

Peter Marchi, Committee Member, motioned for this proposed name change as suggested by Committee Chair Sare and Crystal Chaix, Committee Member, seconded the motion; the motion passed unanimously

- e. Pescadero Fire Station Pipeline - Committee Member Cole Mazariegos-Anastassiou suggested the Committee draft a letter for this topic, addressed to the County.**
- The Committee decided to defer this item to December as sponsoring Committee Member Mazariegos-Anastassiou is absent.
 - Questions posed by the AAC include how many acres was the original parcel for mitigation, what is the mitigation requirement?

9. Adjournment

Meeting was adjourned at 8:00 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: December 9, 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 November 1, 2024 to November 24, 2024.

PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES

No PAD applications were 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: Moonrock 2023 LLC
File Number: PLN2024-00304
Location: 6090 Stage Road, San Gregorio
Assessor's Parcel No.: 081-270-010

Planned Agricultural District, Coastal Development, and Grading Permits to allow the construction of a new single-family residence, a new agricultural building, improvements to the existing access road, conversion of an agricultural well to domestic, and installation of water tanks. The project also involves a Grading Permit to allow 5,490 cubic yards of earthwork and a Certificate of Compliance to confirm legality of the project parcel. Application received November 7, 2024.

Project Planner: Dylan Parker, jparker1@smcgov.org.

2. Owner/Applicant: Bonsai Heirloom, LLC
File Number: PLN2024-00311
Location: 231 Butano Cut Off, Pescadero
Assessor's Parcel No.: 087-054-010

Planned Agricultural District and Coastal Development Permits for a 20' x 40' concrete pad with two 8' x 20' prefab office units and a septic system (VIO2024-00178), accessory to onsite bonsai crops. Application received November 14, 2024. Project Planner: Summer Burlison, sburlison@smcgov.org.

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 January 13, 2025.
2. 2025 AAC Meeting Calendar, attached.
3. AAC vacancies – applications are under review to fill open positions



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2025 MEETING SCHEDULE

San Mateo County Agricultural Advisory Committee (AAC) meetings are held the **2nd Monday of the month from 6:00 p.m. to 8:00 p.m.**, unless otherwise noted below. Meetings are held in-person at the Ted Adcock Community Center, South Day Room, 535 Kelly Avenue, Half Moon Bay, California, 94019. Remote public participation is also available via a Zoom link published in the specific meeting's agenda. Agendas are posted 10 days in advance on the AAC website: <https://www.smcgov.org/planning/agricultural-advisory-committee>.

January 13, 2025
February 10, 2025
March 10, 2025
April 14, 2025
May 12, 2025
June 9, 2025
July 14, 2025
August 11, 2025
September 8, 2025
*October 20, 2025
November 10, 2025
December 8, 2025

*Date adjusted due to holiday.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

9

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

DATE: December 9, 2024

TO: Agricultural Advisory Committee

FROM: Olivia Boo, Project Planner, oboo@smcgov.org

SUBJECT: Consideration of a Coastal Development Permit (CDP) and a Planned Agricultural District Permit, pursuant to Sections 6328.4 and 6353 of the County Zoning Regulations, and a Grading Permit, pursuant to Section 9283 of the County Ordinance Code, to construct two 1,820 sq. ft. duplex buildings to accommodate a total of four new farm labor housing units, a fire turnaround, a new septic system, and two new 5,000-gallon water tanks on a legal 549-acre property located at 4309 Cloverdale Road in the unincorporated Pescadero area of San Mateo County. A total of 850 cubic yards of grading is proposed, no tree removal and minimal vegetation removal. The project is located in the Cloverdale Road County Scenic Corridor and the CDP is appealable to the California Coastal Commission.

County File Number: PLN2023-00297 (Sommer/Peninsula Open Space Trust)

PROPOSAL

The applicant is proposing to construct two 1,820 sq. ft. duplex buildings that will accommodate four new farm labor housing units, a fire turnaround, a new septic system, and two new 5,000-gallon water tanks for fire suppression on a 549-acre property located at 4309 Cloverdale Road in the unincorporated Pescadero area of San Mateo County. A minimal amount of vegetation will be removed, 850 cubic yards of grading is proposed, and no tree removal. The property supports farming and grows organic artichokes, parsnips, potatoes and winter squash.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

1. Will the development have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?

2. What position do you recommend that Planning staff take with respect to the application for this project?

BACKGROUND

Report Prepared By: Olivia Boo, Project Planner, 650/363-1818

Applicant: Sandy Sommer, c/o Peninsula Open Space Trust

Owner: Peninsula Open Space Trust and Midpeninsula Regional Open Space District

Location: 4309 Cloverdale Road, Pescadero

APN: 086-270-010

Parcel Size: 549 acres

Existing Zoning: Planned Agricultural District/Coastal Development (PAD/CD)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: N/A

Existing Land Use: The property is developed with several barns, a packing shed, a storage shed, one (1) 5,000 gallon domestic water tank and 10 agriculture storage tanks that support farming on site. Butano Creek borders along the east property line, with a portion of the creek encroaching into the parcel, at a location north of the proposed development. The subject parcel is covered with non-native vegetation.

Water Supply: The project proposes to convert an existing agricultural well to a domestic well to support the farm labor housing. An existing well, approved and drilled in 2018 is currently used for agricultural purposes and would become the domestic water source for the farm worker housing. The property has riparian water rights to Butano and Arroyo de los Frijoles Creeks. An in-stream diversion from Butano Creek supplies sufficient surface water for the agricultural operations. When stream flow is low and pumping from the creek is not adequate, an existing small off-stream reservoir is used. There are nine 5,000-gallon water tanks on site for agricultural water storage and one 5,000-gallon potable water storage tank.

Sewage Disposal: A new 2,500-gallon septic system is proposed.

Flood Zone: Zone A (area with a 1% annual chance of flooding) and Zone X (area of minimal flood); Community Panel Number 06081C0451E, effective October 16, 2012.

Environmental Evaluation: An Initial Study and Mitigated Negative Declaration were prepared for this project and posted to the State Clearinghouse on October 18, 2024 (State Clearinghouse No.: 2024100854). The public review period for the document commenced on October 18, 2024 and ended on November 7, 2024.

Setting: The parcel is developed with several barns, a packing shed, a storage shed, and 1 potable water storage tanks that support farming on site. Butano Creek borders along the east property line, with a portion of the creek encroaching into the parcel, at a location north of the proposed development. The subject parcel is covered with non-native vegetation. The project site area is relatively flat and screened from public views along Cloverdale Road by dense vegetation along Butano Cree and existing low hills

Will the project be visible from a public road?

The project parcel is flat, the proposed farm labor units will be located in a western area of the parcel, close to Butano Creek. The proposed structures will be located over 1 mile south of Pescadero Creek Road and approximately 800 feet west of Cloverdale Road. There are hills existing between Cloverdale Rd. and the proposed structures, the structures are not expected to be visible from Cloverdale Rd.

Will any habitat or vegetation need to be removed for the project?

The subject parcel is covered with non-native vegetation. No tree removal is proposed. Minor vegetation will be removed to construct and locate the two farm labor housing duplexes and associated infrastructure.

A biological report prepared by Sol Ecology, biological consultant, concludes that with proper mitigations (as recommended by Sol Ecology and included in the Initial Study/Mitigated Negative Declaration), the project will not have any significant adverse impacts to sensitive habitats areas.

Sol Ecology cites eleven (11) special-status plants documented within five miles of the Project Study Area. Of these 11 species, none are present or have the potential to occur in the Project Study Area due to past disturbance and historic tilling of the project area.

Riverine

More than 100 feet away from the proposed project footprint to the northeast is Butano Creek which flows along the north to south, along the eastern boundary of the Project Study Area. Butano Creek is a perennial creek that is within the Pescadero Creek Watershed. At the time of the April 2023 biological survey, no aquatic vegetation was present in the creek due to recent rain.

Riparian

The riparian corridor associated with Butano Creek consists of dense vegetation dominated by a contiguous canopy consisting of red willow and arroyo willow; this habitat is located more than 50 feet to the northeast of the proposed project footprint. Plant species observed in the understory consisted of blue elderberry, California blackberry, and annual stinging nettle. Abundant wildlife was present in the riparian corridor, including birds and the San Francisco dusky-footed woodrat (SFDFW) nest complex.

Wildlife

Eighteen special-status wildlife species including the San Francisco Garter Snake (SFGS) have been documented within five miles of the Project Study Area footprint. The SFGS is not likely to be present in the project area due to the lack of available cover and limited refugia close to water. The SFGS is also not likely to be present outside nearby riparian habitat since the site is not within any dispersal corridor and lacks necessary cover.

The California Red-Legged Frog (CRLF) has moderate occurrences within five miles; the nearest is within one mile of the Project Study Area. The site is outside the designated critical habitat. The CRLF may disperse into the project footprint, but a lack of suitable upland features nor breeding habitat indicates the project study area would not include the CRLF.

Allen's hummingbird has low potential for occurrence; however, the species was observed in Butano Creek riparian corridor adjacent to the project footprint during the April 14, 2023 biological survey. The species could be affected during the nesting season. Staff would include mitigation measures recommended by the biologist to minimize potential impacts. There is no suitable nesting substrate in the project footprint for Allen's hummingbird.

San Francisco Dusky-Footed Woodrat (SFDFW) has low potential to occur due to the lack of cover within the project footprint. The SFDFW may rarely disperse through the footprint.

Other identified species are not likely to occur due to the absence of suitable habitat elements or vegetation communities (which include coastal prairie, dune habitat, pond habitat, refugia, logs, rock outcrops, large burrows, suitable bat roosts, friable soils, appropriate elevations, etc.). The project study area's disturbed nature and regular tilling likely preclude most native flora and fauna.

Based on the results of the biological assessment, no Environmentally Sensitive Habitat Areas (ESHA) have been identified in the study area, including no coastal wetlands or unique or occupied habitats. Much of the site is dominated by invasive or ornamental plants or areas that have been disturbed, tilled or farmed. Butano Creek riparian habitat is located more than 50 feet away from the proposed project and will not be affected by the project scope. Additionally, habitat to the south of the existing access road will be completely avoided.

Is there prime soil on the project site?

The farm labor housing units are proposed on Land Capability Classification (LCC) Class 2 soils. Based on review of the Natural Resources Conservation Service Web Soil Survey and Soil Survey San Mateo Area, the soil types are CuA and Ma. CuA is classified as Class II agricultural soil if irrigated and has a California Revised Storie Index Rating of Grade 2 – Good, which is considered prime agricultural land under the County’s definition. Ma is Grade 3 - Fair grading, which is not classified as prime agricultural land. The project will convert a small area of Class 2 soils; however, the remainder of the parcel remains available for continued farming. The proposed farm labor housing units are proposed to be located in an area, along the western property line, to avoid active farming areas.

DISCUSSION

A. **KEY ISSUES**

Planning staff has reviewed this proposal and has concluded the following:

1. **Compliance with Planned Agricultural District (PAD) Regulations:**

The project complies with the applicable development standards and criteria of the PAD Zoning District, as discussed below.

a. **Development Standards**

As shown in the table below, the project conforms to Sections 6358 and 6359 of the San Mateo Zoning Regulations, which regulate the height and setbacks of structures in the PAD Zoning District.

Development Standard	Required	Proposed
Minimum Building Site	N/A	549 acres
Minimum Front Yard	30 feet	288 feet
Minimum Side Yard	20 feet	20 feet (left side) 280 feet (right side)
Minimum Rear Yard	20 feet	130 feet
Maximum Building Height	36 feet	19 feet

b. PAD Criteria

The project conforms to the substantive criteria for the issuance of a PAD permit, as applicable and outlined in Section 6355 of the Zoning Regulations.

General Criteria

- (1) *The encroachment of all development upon land which is suitable for agricultural use shall be minimized.*

The San Mateo County Planning and Building Department's Geographic Information System (GIS) shows that approximately half of the parcel consists of prime soils, LCC class 2, and the location of the proposed farm labor housing units and associated infrastructure will be located on these prime soils; there is limited option to avoid land conversion of prime soils, the parcel is dominated with prime soils. The farm labor housing units and the proposed infrastructure are at the far southeast portion of the parcel which avoids prime soils and thus will minimize impacts to agricultural activities on the parcel as much as possible. The current agricultural production of the parcel includes artichokes, parsnips, potatoes and winter squash. Per Section 6353.A.2 of the PAD Regulations, farm labor housing may be permitted on prime agricultural land subject to compliance with the criteria for conversion of prime agricultural land.

- (2) *All development permitted on a site shall be clustered*

The proposed infrastructure and development is considered clustered with the existing agriculture structures, the proposed structures will be located approximately 300 feet from existing development, along the western and southern edge of the parcel. This is to continue preserving the remainder of the land for continued farming.

Clustering the proposed development would physically impact the agricultural crops.

- (3) *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

The project will conform to the following applicable Development Review Criteria of Chapter 20A.2 of the San Mateo County Ordinance Code.

Section 6324.1 (*Environmental Quality Criteria*), Section 6324.2 (*Site Design Criteria*) and Section 6325.2 (*Primary Fish and Wildlife Habitat Areas Criteria*) seek to cluster development, minimize grading and changes in vegetative cover, locate development so that it is subordinate to the pre-existing character of the area and protect primary wildlife habitat areas.

The farm labor housing units are not expected to be visible from Cloverdale Road due to low hills that separate the project parcel from Cloverdale Road. The project site area is flat and approximately 840 cubic yards of grading is proposed for the farm labor housing units, the new septic system, two new water tanks, and new fire turnaround. No tree removal is proposed. The biologist report did not find any unique, rare or endangered species within the project area that will be impacted; see further discussion under “Background: *Will any habitat or vegetation need to be removed for the project?*”.

Water Supply Criteria

- (1) *Adequate and sufficient water supplies needed for agricultural production and sensitive habitat protection in the watershed are not diminished.*

The project proposes to convert an existing agriculture well to domestic use. County Environmental Health Services has provided conditional approval for the project.

The project proposes to convert an existing agricultural well to a domestic well to support the farm labor housing. An existing well, approved and drilled in 2018 is currently used for agricultural purposes and would become the domestic water source for the farm worker housing. The property has riparian water rights to Butano and Arroyo de los Frijoles Creeks. An in-stream diversion from Butano Creek supplies sufficient surface water for the agricultural operations. When stream flow is low and pumping from the creek is not adequate, an existing small off-stream reservoir is used. There are nine 5,000-gallon water tanks on site for agricultural water storage and one 5,000-gallon potable water storage tank.

Criteria for the Conversion of Prime Agricultural Lands

The PAD Regulations allow the conversion of prime agricultural land to uses permitted with a PAD permit, such as farm labor housing, when the following can be demonstrated.

- (1) *No alternative site exists on the parcel for the use.*

The project parcel does support commercially viable agricultural operations consisting of growing artichokes, parsnips, potatoes and winter squash. The proposed project supports farming activities onsite by providing onsite housing for the farm workers.

The proposed farm labor housing project is located in a narrow valley between the Butano Ridge to the east and coastal hills to west. The housing site sits at an elevation of approximately 66 to 68 feet above sea level. The proposed location, close to the parcel boundary, continues to preserve the majority of the parcel for farming. The western level area is actively farmed and developed with a farm center, described below. The grassy upland areas support livestock grazing. A portion of the large Butano Creek alder / willow marsh is located on the parcel's northwestern edge. The balance of the property is maintained in a natural open space condition. The farm work force housing site has low productivity due to poor drainage.

- (2) *Clearly defined buffer areas are provided between agricultural and non-agricultural uses.*

The existing and proposed agricultural infrastructure and development is located and limited to the western property line, thus creating an invisible but clearly defined buffer area that separates the crop farming and agriculture structures. Although the farm labor housing and infrastructure is not agriculture use, the scope directly supports the farming by providing on site housing for the farm works.

- (3) *The productivity of any adjacent agricultural land will not be diminished.*

The project proposes two new duplex buildings to accommodate a total of 4 farm labor housing units, and associated infrastructure, to support ongoing farming on the property. The ongoing farming of crops onsite is not expected to be impacted by the project. Both the existing structures and the proposed structures are, and will, be located along the western property

line, creating an invisible buffer that separates the development from the crops. The new septic system is propose and will occupy an area of the row crop, at the southern portion of the parcel, the row crop will not continue in this area.

The project is bordered by Butano Creek to the east. The adjacent lands support mixed development and non-developed parcels. The developed parcels consist of low density residential and/or agricultural development. None of the adjacent parcels will be impacted by the added farm labor housing units. The farm laborers will benefit from the on-site farm labor housing while they work on Giusti farms.

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

The proposed farm labor housing units is not expected to impair for impact the agriculture productivity (ie assessment cost) degrading air or water quality. The Initial Study/Mitigated Negative Declaration (IS/MND) concluded the project would not have significant long term impacts and not dimmish adjacent agriculture production.

2. Compliance with Local Coastal Program (LCP) Policies:

The project complies with the following applicable LCP Policies:

a. Land Use Component

Policy 1.8 (*Land Uses and Development Densities in Rural Areas*) requires that new development in rural areas shall not: (1) have significant adverse impacts, either individually or cumulatively, on coastal resources and (2) diminish the ability to keep all prime agricultural land and other land suitable for agriculture (as defined in the Agriculture Component) in agricultural production.

The proposed farm labor housing units and water tanks would have minimal impact on coastal resources, including sensitive habitat, wetland, riparian corridor and scenic views subject to the mitigation measures recommended in the Initial Study/Mitigated Negative Declaration and conditions that would be recommended for the project. The housing units will be located along the western property line where visual impacts are minimized. This location will best minimize and protect, and allow for continued, crop farming on the parcel. The proposed location of the new infrastructure, is considered

clustered with the existing agricultural buildings, approximately 300 feet. The proposed farm labor housing units will provide needed supportive use to aid in preserving and continuing crop farming on the property. The farm labor housing location will be least impactful to the farmed crop areas. The water tanks will be conditioned to be painted an earth tone color to blend with the surrounding area, and earthwork and vegetation removal is limited to that necessary to construct the development.

b. Agricultural Component

LCP Policies 5.5(a) and (b) (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*) and 5.8(a) (*Conversion of Prime Agricultural Land Designated as Agriculture*) conditionally permit farm labor housing and water storage tanks on prime soils when related to agriculture; and prohibits the conversion of prime agricultural land within a parcel unless it can be demonstrated that no alternative site exists, clearly defined buffer zones exist between agriculture and non-agriculture uses, and that agricultural productivity will not be diminished.

Approximately 50% of the parcel consists of prime soils, specifically the land along the east and west property lines. The project parcel does support commercially viable agricultural operations, growing artichokes, parsnips, potatoes and winter squash. The proposed project will further facilitate the farming by providing on-site housing for the farm workers. See staff's discussion under Criteria for the Conversion of Prime Agricultural Lands, in Section A.

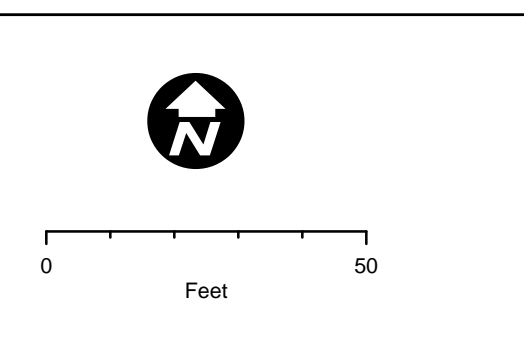
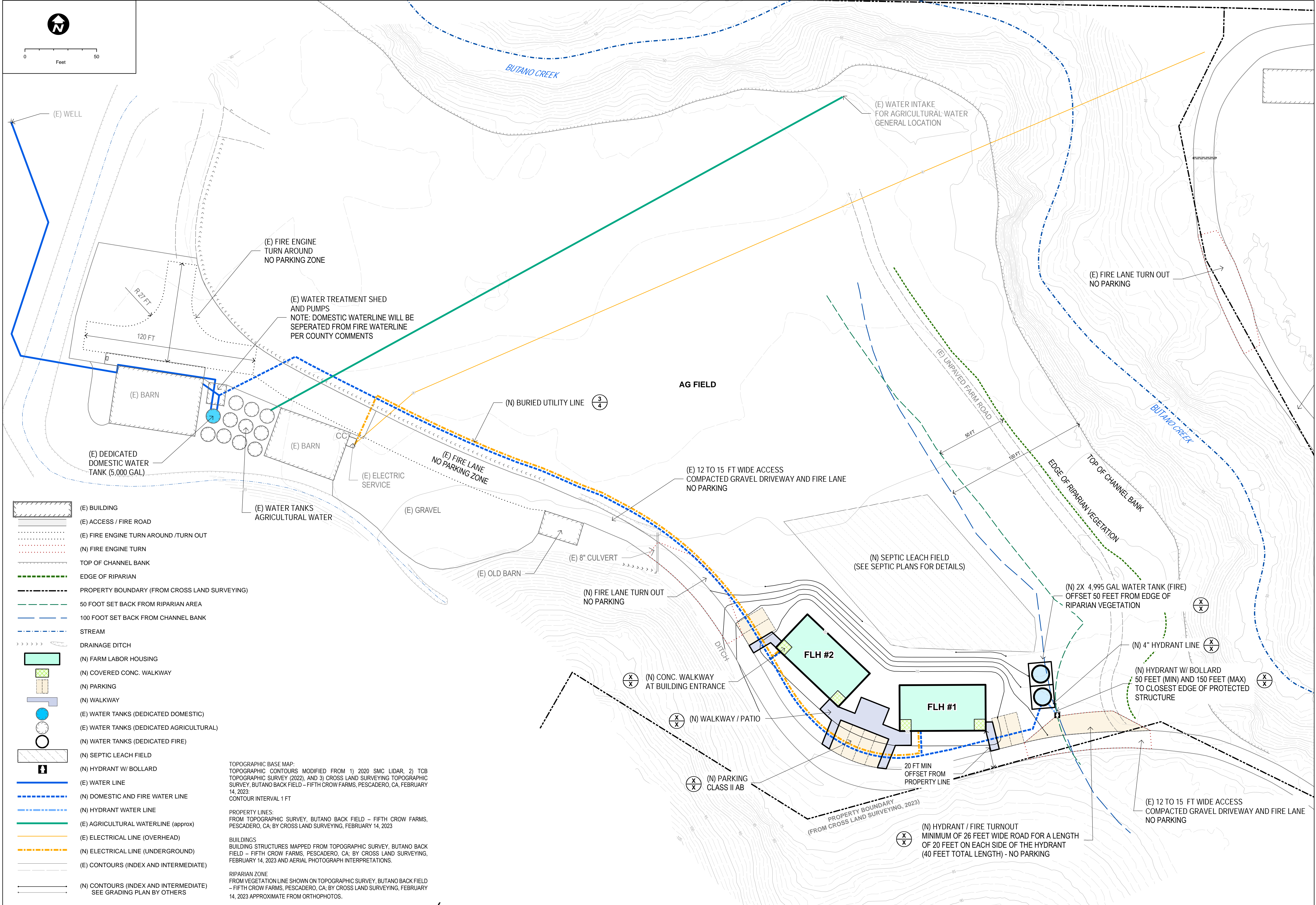
c. Sensitive Habitat Component

Policy 7.3 (*Protection of Sensitive Habitats*) seeks to protect sensitive habitats from adverse impacts caused by development.

See discussion under "Background: *Will any habitat or vegetation need to be removed for the project?*".

ATTACHMENTS

- A. Vicinity Map
- B. Plans
- C. Initial Study/Mitigated Negative Declaration
(Due to file size, document accessible online,
<https://www.smcgov.org/planning/mitigated-negative-declaration-four-4-farm-labor-housing-units>)



- (E) BUILDING
- (E) ACCESS / FIRE ROAD
- (E) FIRE ENGINE TURN AROUND / TURN OUT
- (N) FIRE ENGINE TURN
- TOP OF CHANNEL BANK
- EDGE OF RIPARIAN
- PROPERTY BOUNDARY (FROM CROSS LAND SURVEYING)
- 50 FOOT SET BACK FROM RIPARIAN AREA
- 100 FOOT SET BACK FROM CHANNEL BANK
- STREAM
- DRAINAGE DITCH
- (N) FARM LABOR HOUSING
- (N) COVERED CONC. WALKWAY
- (N) PARKING
- (N) WALKWAY
- (E) WATER TANKS (DEDICATED DOMESTIC)
- (E) WATER TANKS (DEDICATED AGRICULTURAL)
- (N) WATER TANKS (DEDICATED FIRE)
- (N) SEPTIC LEACH FIELD
- (N) HYDRANT W/ BOLLARD
- (E) WATER LINE
- (N) DOMESTIC AND FIRE WATER LINE
- (N) HYDRANT WATER LINE
- (E) AGRICULTURAL WATERLINE (approx)
- (E) ELECTRICAL LINE (OVERHEAD)
- (N) ELECTRICAL LINE (UNDERGROUND)
- (E) CONTOURS (INDEX AND INTERMEDIATE)
- (N) CONTOURS (INDEX AND INTERMEDIATE) SEE GRADING PLAN BY OTHERS

PENINSULA OPEN SPACE TRUST
 222 HIGH STREET BALO, ALTO, CA 94301
 (925) 854-7696

PROJECT:
 FIFTH CROW FARMS
 BACKFIELD FARM LABOR HOUSING PROJECT
 4309 CLOVERDALE ROAD, PESCADERO, CA
 APN 086-270-010
 SAN MATEO COUNTY, CA

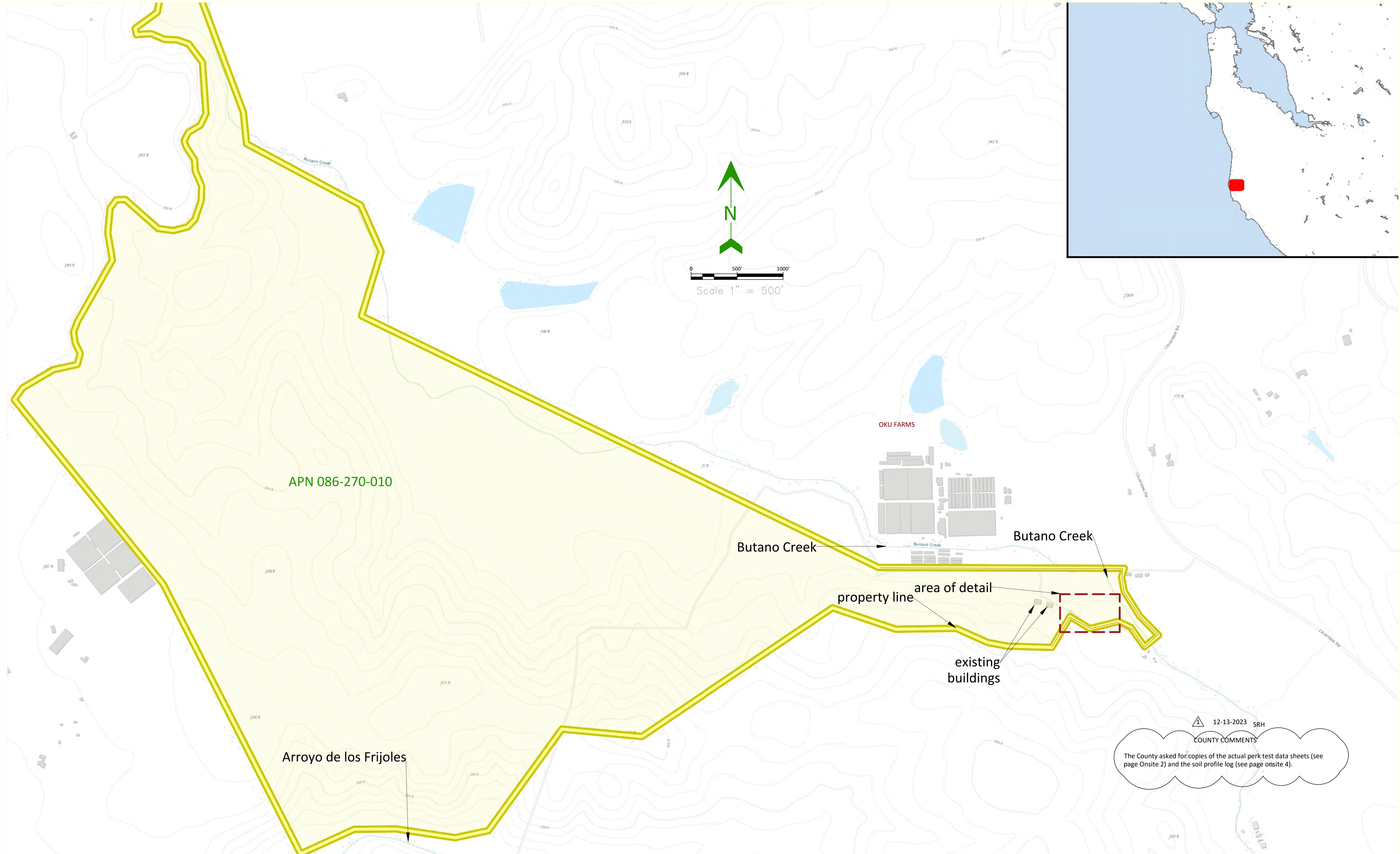
TITLE:
 SITE PLAN

REVISIONS:
 No. Date Description

DATE: September 24 2024
 PROJECT: TB
 DRAWN BY: TB
 CHECKED: TBLO

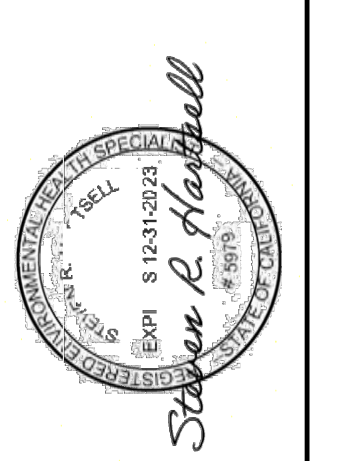
SHEET NUMBER
 2

Contour map of entire 543.45 acre parcel from County of San Mateo Planning and Building Map Viewer



REVISIONS

12-13-2023	SRH
County comments	



S. R. HARTSELL, R.E.H.S.
 202 WATERFORD DRIVE
 VACAVILLE, CA 95688
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SEPTIC SYSTEM
 OVERALL
 SITE PLAN

FARM LABOR HOUSING
 4309 CLOVERDALE ROAD
 PESCADERO, CA 94060
 APN 086-270-010

12-13-2023 SRH
 COUNTY COMMENTS
 The County asked for copies of the actual perk test data sheets (see page Onsite 2) and the soil profile log (see page onsite 4).

June 7, 2023

SCALE AS NOTED

BY SRH

PAGE

onsite 1

1 OF 4



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

10



COUNTY OF SAN MATEO
PLANNING AND BUILDING

455 County Center, 2nd Floor | Mail Drop PLN 122
Redwood City, CA 94063
(650) 363-4161
planning.smcgov.org

November 21, 2024

Natalie Sare, Chair
San Mateo County Agricultural Advisory Committee

Dear Natalie:

Thank you for your letter regarding the prime agricultural soils mitigation requirement for the Pescadero fire station project, and the Agricultural Advisory Committee's desire to be involved in the process.

The County must and will mitigate for the conversion of prime agricultural land according to the criteria established by the California Coastal Commission (CCC), and subsequently included as Mitigation Measure AG-1 in the CEQA Initial Study/Mitigated Negative Declaration for the project our IS/MND for the project, which was adopted by the Board of Supervisors.

The requirement by the County to mitigate for the conversion of prime agricultural soils on a 2:1 basis is also specifically captured in the Local Coastal Program amendments (new LUP Policy 2.60) that were certified by the CCC in February 2024.

Further, the agricultural mitigation is included as a condition of approval in the Coastal Development Permit for the Pescadero Fire Station project.

To mitigate for the prime agricultural soils conversion, the County is partnering with Peninsula Open Space Trust to contribute funds, equivalent to the cost of 3.5 acres, toward an Agricultural Conservation Easement (ACE) on currently-unprotected prime agricultural soils. The County has reviewed this approach with California Coastal Commission staff, who have provided preliminary approval that it meets the criteria as they intended, and will again consult with CCC staff prior to final recordation of the easement(s).

In the meantime, prior to final recordation of an ACE, Planning and Building staff welcome any suggestion of possible mitigation parcels by AAC members, and will gladly review and consider them for compliance with the CCC criteria.

Sincerely,

Sophie Mintier
Assistant Director