



County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns
Koren Widdel
Jess Brown
Jim Howard

John Vars
Judith Humburg
Laura Richstone
Lauren Silberman

Louie Figone
Frank McPherson
Robert Marsh
Ron Sturgeon

William Cook
Peter Marchi
Natalie Sare

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

Regular Meeting

****BY VIDEOCONFERENCE ONLY****

Date: Monday July 12, 2021
Time: 7:00 p.m. to 9:00 p.m.
Place: Virtual Meeting due to COVID-19 Shelter in Place Order

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

*** PUBLIC PARTICIPATION**

Written Comments:

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

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

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

Virtual Meeting/Spoken Comments

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

1. The July 12, 2021 Agricultural Advisory meeting may be accessed through Zoom online at the link <https://smcgov.zoom.us/j/93295629975>. The **meeting ID** is: **932 9562 9975**. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the meeting ID: 932 9562 9975, then press #. (To find your local number: <http://smcgov.zoom.us/u/admSDqceDg>).
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionalities may be disabled in older browsers including internet explorer.
3. You may be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Committee calls for the item on which you wish to speak, click on “raise hand” or *9 if calling in on a phone. The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

MATERIALS PRESENTED FOR THE MEETING:

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

AGENDAS AND STAFF REPORTS ONLINE:

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

CORRESPONDENCE TO THE COMMITTEE:

Laura Richstone, Agricultural Advisory Committee Liaison
455 County Center, 2nd Floor
Redwood City, CA 94062
Email: LRichstone@smcgov.org

NEXT MEETING:

The next regularly scheduled Agricultural Advisory Committee meeting is on August 9, 2021.

AGENDA
7:00 p.m.

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.
4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
5. **Committee Discussion and Update** on the current COVID-19 pandemic, potential policies needed to protect local agricultural 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.
6. **Committee Discussion** regarding a Memo issued by the San Gregorio Creek Watermaster in response to an inquiry regarding wells drilled near San Gregorio Creek.
7. **Continued Committee Review of Draft Farm Stand Guidelines**. The Guidelines were previously discussed at the March 8, 2021, April 12, 2021, May 10, 2021 and June 14, 2021 AAC Meetings.
8. **Community Development Director's Report**
9. **Adjournment**

Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request a alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the County Representative at least five (5) working days before the meeting at (650) 363-1829, or by fax at (650) 363-4849, or e-mail LRichstone@smcgov.org. Notification in advance of the meeting will enable the Committee to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

ROLL SHEET – July 12, 2021

Agricultural Advisory Committee Attendance 2020-2021

	Jun	Jul	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul
VOTING MEMBERS														
Judith Humburg** Public Member	X	X	X		X	X	X	X	X	X		X	X	
BJ Burns Farmer, Chair	X	X	X		X	X	X	X	X	X	X	X	X	
Natalie Sare* Farmer	X	X			X	X	X	X	X	X		X		
Louie Figone Farmer							X	X		X	X	X	X	
Cynthia Duenas** Public Member	X	X			X	X	X	X		X	X	X	X	
John Vars Farmer, Vice-Chair		X	X		X	X	X	X		X		X	X	
William Cook Farmer	X	X	X		X		X	X		X	X	X		
Peter Marchi** Farmer	X		X			X	X	X	X	X	X	X	X	
Robert Marsh Farmer											X			
Ron Sturgeon Conservationist	X	X	X		X	X	X	X	X	X	X	X	X	
Lauren Silberman Ag Business	X	X	X		X	X	X	X	X	X	X	X	X	
Natural Resource Conservation Staff Jim Howard														
San Mateo County Agricultural Commissioner Koren Widdel	X	X	X		X	X	X	X	X	X	X	X	X	
Farm Bureau Executive Director Jess Brown	X	X	X		X	X	X	X	X	X	X	X	X	
San Mateo County Planning Staff Laura Richstone	X	X	X		X	X	X	X	X	X	X	X	X	
UC Co-Op Extension Representative Frank McPherson								X	X				X	

X: Present

Blank Space: Absent or Excused

Grey Color: No Meeting

*** Special Meeting**

**** As of 06/25/2019**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

6



TECHNICAL MEMORANDUM

2171 E. Francisco Blvd., Suite K • San Rafael, California • 94901
TEL: (415) 457-0701 FAX: (415) 457-1638 e-mail: allanr@stetsonengineers.com

TO: Peter Marchi
DATE: April 1, 2021
FROM: Allan Richards, Stetson Engineers
Watermaster for San Gregorio Creek
JOB NO: 2195
RE: Water Wells

Peter,

This memorandum addresses your question: *“If a water well is drilled near the San Gregorio Creek, and a determination is made that pumping water from the well draws water from the creek, is a water right needed to pump the creek water from the well?”*

The simple answer is: Yes.

Additionally, the San Gregorio Creek Adjudication (“Adjudication”) was a final determination to all water rights to the San Gregorio Creek Stream System. In this context, “Stream System” includes streams, lakes, or other bodies of water, and tributaries and contributory sources, and underground water in subterranean streams flowing through known and definite channels.¹ Under California law, groundwater is presumed to be “percolating groundwater” unless or until a determination is made that the source of the underground water is a subterranean stream flowing through a known and definite channel. The Adjudication concerned only surface water rights to the San Gregorio Creek Stream System, and did not address rights to percolating groundwater.

Whether underground water is part of a stream system or is percolating groundwater can be a difficult question. However, if a determination is made that the source of water diverted from a well is a subterranean stream flowing through a known a definite channel, then a water right is needed to authorize the diversion and use of water from the well. In the case of San Gregorio Creek, if a determination is made that the source of water diverted from a well is part of the San Gregorio Creek Stream System, additional conditions of use (restrictions) could apply to the permitted use of the well water because the San Gregorio Creek Stream System is fully-appropriated from June 1 through October 1 of each year.²

As you know, water right issues are complex and I am not an attorney. The above information is provided for your use with these cautions and understandings.

Allan

¹ Water Code Section 2500.

² SWRCB Order WR 90-2.



2171 E. Francisco Blvd., Suite K • San Rafael, California 94901
Phone: (415) 457-0701 • FAX: (415) 457-1638 • Web site: www.stetsonengineers.com
Northern California • Southern California • New Mexico • Arizona • Nevada • Colorado

March 25, 2021

Re: San Gregorio Creek Water Availability – Request for Voluntary Reductions in Diversions

Dear Water User:

As you are probably aware, water flowing in the San Gregorio Creek Stream System is currently well below normal due to continued dry conditions. This letter is written to request **all water users in the San Gregorio Creek Stream System voluntarily reduce diversions and take actions to increase water conservation efforts now and during the upcoming summer/fall months**. These efforts will help maintain flows in the stream system for the benefit of all water right holders, fish, wildlife, and other instream uses.

The 1993 Decree specifies priorities of rights wherein no water user is entitled to divert any water until the allotments to all higher priorities have been satisfied and further requires all water users with the same priority to share equitably in any supply shortage. **Our current water supply projections and past experience indicate that the cessation of diversions under lower priority allocations (4th and 3rd priorities) and significant reductions in diversions under 2nd priority allocations will likely be necessary this summer season**. In the upcoming weeks and months, subsequent notices will be distributed requesting mandatory restrictions in diversions in accordance with the requirements of the 1993 Decree. Please begin planning now for potential water supply shortages later this year.

Your cooperation, now and in the upcoming dry season, are greatly appreciated. Please contact me if you have any questions or require additional information.

Sincerely,

A handwritten signature in blue ink that reads "Julian Fulwiler".

Julian Fulwiler, P.E.
Stetson Engineers Inc.
Watermaster for San Gregorio Creek

cc: (representative letter)
Honorable George A. Miram



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

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Draft Farm Stand Guidelines

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: May 10, 2021

TO: Agricultural Advisory Committee

FROM: Planning Staff

SUBJECT: Draft Farm Stand Guidelines

The San Mateo County Planning and Building Department has developed the following guidelines for the review and establishment of farm stands within the Planned Agricultural District, Resource Management District, and Resource Management-Coastal Zone zoning districts in the unincorporated County. These guidelines seek to provide guidance regarding the application of existing Local Coastal Program (LCP) policies and zoning regulations in a manner that facilitates the establishment of farm stands that support the economic viability of farming and minimize conflicts with agricultural activities on said lands and/or adjacent lands. These guidelines are not intended to prevent or remove compliance with other local, state or federal regulations.

A. DEFINITIONS

1. **PRODUCE:** Whole farm products, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, honey, dairy, and meats, as well as other farm products and agricultural commodities grown in San Mateo County. Farm products may also include “value-added” farm products.
2. **VALUE-ADDED PRODUCTS:** Farm products in which the primary* ingredients are produced in San Mateo County and which are lightly processed to include only the following added ingredients: pectin, salt, seasoning, and/or sugar. Value-added products must be sold in accordance with local, state, and federal regulations. Examples include but are not limited to: jams, nut butters, preserves, juices, pickles etc.

*Primary ingredients are defined as an ingredient that constitutes greater than 50% of the product ingredients. Product ingredients are those products defined under produce above.

Products that are characterized as services, compost, fertilizers, foraged foods, and types of wares etc. are *not* considered produce and will not be permitted to be sold either in a Temporary or Permanent farm stand.

3. **FARM STAND OR ROAD STAND:** A business established and operated for the display and sale of agricultural products grown on the premises, or on adjacent lands, or other lands within San Mateo County. Farm or road stands shall not contain a commercial kitchen or cooking facilities. All products sold must be in accordance with local, state, and federal regulations and subject to all applicable health codes.

Permitted products to be sold at a farm or road stand include: whole farm products, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, meat, dairy, and honey as well as value-added products permitted under Cottage Food Law. Whole farm products and value-added products (except for added pectin, salt, seasoning, and/or sugar) must be produced in San Mateo County. Unless made in a commercial kitchen, edible value-added products must comply with Environmental Health Services requirements.

For permanent farm or road stands, the sale of whole farm products and value-added products produced outside of San Mateo are permitted. However, the majority of products sold at permanent farm or road stand structures must be produced and sold in San Mateo County (refer to Section B.2 for standards).

Sale of alcoholic or cannabis products prohibited.

B. TYPES OF FARM STANDS

1. TEMPORARY FARM STANDS

- a. Operations are limited to a less than a nine-month operating period per year.
- b. Agricultural products from different farm operations, and/or located on different parcels in San Mateo County, may be sold at temporary farm stand structures. Products sold are limited to value-added and agricultural products grown/produced in San Mateo County as defined under Produce above.
- c. Farm stand size shall be limited to 200 sq. ft.
- d. The structure and all other supporting structures shall be of portable construction and removed from the site within 10 days of the seasonal closure of the farm stand.
- e. Setbacks subject to regulations pertaining to watercourses and riparian vegetation. Structures shall be located outside of sensitive habitat areas.
- f. For the purposes of density credit calculation, temporary farm stands do not consume density credits.

2. PERMANENT FARM STANDS

- a. Operations occur for 9 months or more.
- b. Agricultural products from different farm operations, and/or located on different parcels in San Mateo County, may be sold at permanent farm stand structures.
- c. Agricultural and value-added products produced and/or grown outside of San Mateo County may also be sold. Note that a majority of products sold must be produced and/or grown within San Mateo County.
- d. A Produce Dealer's License issued by the San Mateo County Agricultural Weights and Measures Department will be required for anyone selling farm products grown outside of San Mateo County.

- e. Setbacks subject those of the overlaying zoning district as well as regulations pertaining to watercourses and riparian vegetation. Structures shall be located outside of sensitive habitat areas.
- f. Structures are limited to 1,000 sq. ft. of sales floor area. Larger structures are subject to the discretion of the Community Development Director.
- g. For the purposes of density credit calculation, permanent farm stand structures in the PAD and RM-CZ shall consume density credits (refer to SECTIONS 6356 and 6906).

C. PERFORMANCE STANDARDS

The following standards are applicable to all farm stand:

- 1. Farm stand operations shall not interfere with agricultural production on or adjacent to the parcel on which the farm stand is located.
- 2. If located in the Planned Agricultural District, a maximum of 1/4 acres of prime agricultural soils may be converted to accommodate a permanent farm stand with appropriate permits.
- 3. A Building Permit shall be required if: the farm stand structure is 120 sq. ft. or larger, electrical or plumbing is required, and/or the farm stand is in operation for 180 days or longer. A demolition permit is required to remove any structure that required a Building Permit to construct.
- 4. Lighting All exterior lighting shall be downward directed and contained to the project parcel.
- 5. Parking Adequate parking to accommodate the farm stand structure and use must be provided and designated on the site plan for review by Planning staff.
 - a. Adequate parking shall be 1 space per each 250 sq. ft. of sales floor area or as determined by the Community Development Director.
 - b. Parking shall adhere to ADA requirements.
 - c. Parking for permanent farm stands shall be of permanent construction (i.e. paved) and striped.
- 6. Hours of Operation May not exceed the following: Daily 7:00 a.m. to 8:00 p.m.
- 7. Signage
 - a. Attached signs shall not exceed the height of the building or structure to which the sign is attached, extend above the roofline, or project more than four (4) feet from the building or structure to which the sign is attached.
 - b. Attached or freestanding signs shall not project beyond any parcel boundary except signs may project a maximum of four (4) feet into the public right-of-way subject to the approval of the Director of Public Works.
 - c. Freestanding signs shall not exceed eight (8) feet in height measured from grade to the top of the sign structure.

- d. Off-premises signage for permanent farm stand operations is prohibited.
 - e. All signage shall be removed by the operator within 10 days of the closure of the farm stand.
 - f. All abandoned signs shall be removed at the farm stand operator's expense.
 - g. Signage for farm stands located in the Coastal Zone is subject to Policy 8.21 (*Commercial Signs*) of the Local Coastal Program.
 - i. Prohibit off-premises commercial signs except for seasonal temporary agricultural signs.
 - ii. Design on premises commercial signs as an integral part of the structure they identify and which do not extend above the roofline.
 - iii. Prohibit brightly illuminated colored, rotating, reflective, blinking, flashing, or moving signs, pennants or streamers.
 - iv. Design and minimize information and direction of signs to be simple, easy-to-read, and harmonize with surrounding elements.
8. Health and Safety- All farm stands shall comply with health and safety standards including but not limited to the following:
- a. Food preparation is prohibited at farm stands with the exception of food samples.
 - b. Environmental Health Services approved toilet and handwashing facilities shall be available for use by farm stand operators or their employees when food sampling is conducted in accordance with California Health and Safety Code.
 - c. Prepackaged food products, including bottled water and/or soft drinks, shall be limited to a 50 sq. ft. storage and sales area.
 - d. No live animals, birds, or fowl shall be kept or allowed within 20 feet of any area where food is stored or held for sale.
 - e. All garbage and refuse shall be stored and disposed in an appropriate manner.
 - f. All prepackaged processed food products shall be stored in an approved vermin proof area or container when the farm stand facility is closed.

		Planned Agricultural District	Resource Management and Resource Management-Coastal Zone Districts	
Temporary Farm Stands	Permits Required	Coastal Development Exemption (CDX);	RM	RM-CZ
		Coastal Development Permit (CDP) if exemption criteria not met.	N/A	Coastal Development Exemption (CDX); Coastal Development Permit (CDP) if exemption criteria not met.
	Potential Building Permit			
Allowed Products	Whole farm products, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, meat, dairy and honey as well as value-added products allowed under Cottage Food Law. Whole farm products and value-added products (except for added pectin, salt, seasoning, and/or sugar) must be produced in San Mateo County. Sale of alcoholic or cannabis products prohibited.			
Considerations	Limited to 200 sq. ft. in size. Building permit required when: over 120 sq. ft. and/or if requires utilities or operates for 180 days or longer. Operations limited to less than 9 months Products sold are limited to those produced and/or grown in San Mateo County Setbacks subject to regulations pertaining to watercourses and riparian habitat Temporary Farm Stands do not consume density credits.			
Permanent Farm Stands	Permits Required	Planned Agricultural District (PAD) Permit. Coastal Development Exemption (CDX);	RM	RM-CZ
		Coastal Development Permit (CDP) if exemption criteria not met.	Resource Management (RM) Permit.	Resource Management-Coastal Zone (RM-CZ) Permit; Coastal Development Exemption (CDX); Coastal Development Permit (CDP) if exemption criteria not met.
	Potential Building Permit.			
Allowed Products	Whole farm products, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, meat, dairy and honey as well as value-added products allowed under Cottage Food Law. Sale of alcoholic or cannabis products prohibited.			
Considerations	Limited to 1,000 sq. ft.			
	Building permit required when: over 120 sq. ft. and/or if requires utilities or operates for 180 days or longer. Operations occur for 9 months or more. Products grown or produced outside of San Mateo County may be sold with the issuance of a Produce Dealer's License issued by the San Mateo County Agricultural Weights and Measures Department. A majority of whole farm products sold as well as the primary ingredients in value-added products must be produced and sold in San Mateo County			

		<p>Setbacks subject to overlying zoning district requirements as well as regulations pertaining to watercourses and riparian vegetation. Structures shall be located outside of sensitive habitat areas.</p> <p>Permanent Farm Stands consume density credits (Refer to SECTIONS 6356 and 6906).</p>
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DRAFT

June 9, 2021

Comments on Draft Farm Stand Guidelines

Submitted by: Ryan Casey, Blue House Farm and Jered Lawson, Pie Ranch

It is our understanding that the purpose of updating farm stand guidelines within San Mateo County is to update some of the outdated verbiage and to expand and clarify what can and cannot be sold. However, as the guidelines are being proposed, we believe that these will not only hinder existing farm stands from operating legally and profitably, but will make farm stands an impractical option in the future for other agricultural businesses. We both speak from direct experience in saying that having a farm stand has been an essential source of income for our operations. In a time of increasing challenges facing agriculture, we believe that the County should assist producers by providing favorable guidelines that support our ability to sell and market products directly to the public through farm stands, rather than create additional roadblocks.

Items of concern:

"Farm or road stands shall not contain a commercial kitchen or cooking facilities."

An on-site commercial kitchen could be a great way to process extra or blemished produce into a value-added marketable product, creating less waste and generating income. We have an excellent example of this at Swanton Berry Farm just down the coast in Santa Cruz County and at Gizdich Ranch in Watsonville, among others. Historically, farm stands could sell prepared foods.

For Pie Ranch, a commercial kitchen in the Farmstand has been the vision since the beginning -- to be able to harvest ingredients and bring them directly to the kitchen, with visitors having the smell of pies baking when they stop for a visit. We have wanted that experience to help inspire people to learn more about the farm, and more about the history of efforts in San Mateo County to preserve the food producing character of the coast.

It's not clear what is being accomplished by excluding that possibility. If it's to prevent non-farm related kitchens, then there may be a better way to prevent that than diminishing a kitchen's potential to support farming.

“Whole farm products and value- added products (except for added pectin, salt, seasoning, and/or sugar) must be produced in San Mateo County.”

Does “produced” mean processed from raw to value-added product? Currently there are no kitchens in San Mateo County offering this as a viable service. Whereas, there are Santa Cruz, Monterey, and Sonoma counties, which is where producers are now sending raw product to be processed into pies, jams, pickles, etc.. for farmers markets, CSA’s, and farm stands.

“Operations are limited to a less than a nine-month operating period per year.”

Farming is changing in the County and increasingly more farms are operating year-round. Why should we not be allowed to sell year-round?

“The structure and all other supporting structures shall be of portable construction and removed from the site within 10 days of the seasonal closure of the farm stand.”

Why do they need to be removed? What if a producer does not have another “site” to move it to?

“Structures are limited to 1,000 sq. ft. of sales floor area.”

This is way too small. For perspective, Blue House Farm is currently at 1,800 sq ft, but plans to expand to 2,500’ as more products are coming in from the field. Bigger displays are more effective at selling more produce. Why limit our ability to market our products effectively?

At Pie Ranch, the Farmstand fits beautifully and functionally within the historic redwood packing shed built in 1934. It is 1800 sq. ft. While the actual sales floor area is approximately 1000 sq. ft., we agree with Ryan that the decision about how to market products effectively does not need to be regulated in this way. If the concern is the size of the building, why not just let the existing building permit process for ag structures determine what is appropriate.

“For the purposes of density credit calculation, permanent farm stand structures in the PAD and RM-CZ shall consume density credits (refer to SECTIONS 6356 and 6906).”

This could be the single biggest inhibitor for the future of farm stands in the County. This makes it impossible for a farm operation without a density credit to construct a farmstand. Also, the potential value of a density credit in the form of housing, another structure, or the retention of it for resale value is likely to be far greater than the value earned through on-farm sales, especially after permitting and construction costs.

“Parking for permanent farm stands shall be of permanent construction (i.e. paved) and striped.”

Paving should be discouraged on agricultural lands. Perhaps require rocked or mulched surfaces as a less-permanent option. The cost of paving is likely to be prohibitive. The ability to use dirt parking as overflow parking during the dry-season is desirable.

“off-premises signage for permanent farm stand operations is prohibited”

With permission from neighboring properties, off-premise signage can not only be beneficial in attracting more customers, but more importantly can alert drivers to approaching entrances and facilitate safer driving conditions on busy roads.

In lieu of preventing off-premises signs entirely, why not say that off-premise signs are allowed with agreements with neighboring property owners, and open to review by the Ag Advisory Committee if any complaints come in to the County for having too many, too large, or done it a way that detracts from the scenic beauty of the viewshed.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

8

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

DATE: July 1, 2021

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

CONTACT INFORMATION: Laura Richstone, Planner III, lrichstone@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 1, 2021 to July 1, 2021.

PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES

No PAD permit applications were heard or considered by the Board of Supervisors and/or Planning Commission during this time period:

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

No PAD permit applications were submitted during this time period:

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

Three rural CDX applications were submitted during this time period. Please see the attached status report regarding the applications. The CDX list includes the descriptions of the projects and their status. Copies of the CDXs are available for public review upon request.

ADDITIONAL ANNOUNCEMENTS

1. The following projects were submitted during this time period, are located in the PAD, but do not require a PAD permit:

a.	<i>Owner</i> <i>Applicant:</i>	<i>Peninsula Open Space Trust (POST)</i> <i>Mike Williams, Midpeninsula Regional Open Space District</i>
	<i>County File Number:</i>	<i>PLN 2021-00256</i>
	<i>Location:</i>	<i>1589 Higgins Canyon Road, Half Moon Bay</i>
	<i>APN:</i>	<i>064-370-200; -070; -110; -120; 065-210-090; -220; -240.</i>

Consideration of a General Plan Conformity for potential the purchase of Johnston Ranch (064-370-200; 064-370-070; 064-370-110; 064-370-120; 065-210-090; 065-210-220; 065-210-240) by Midpeninsula Regional Open Space District.

This application was submitted on June 30, 2021 and no decision has been made.

- b.

<i>Owner</i>	<i>Baltic Pescadero LLC</i>
<i>Applicant:</i>	<i>Nick Kent</i>
<i>County File Number:</i>	<i>PLN 2021-00213</i>
<i>Location:</i>	<i>5400 Cabrillo Highway, Pescadero</i>
<i>APN:</i>	<i>089-200-240</i>

Consideration of a After-the-Fact Coastal Development Permit (Emergency CDP PLN2021-00207) for a temporary log deck located on a vacant portion of the property located at 5400 Cabrillo Highway, part of the "Mushroom Farm" properties, to remove burned timber and logs in the Gazos Creek area resulting from the CZU Complex Fire. Redwood Empire has received emergency timber operations approval from CalFire. Hauling from burn area to log deck through 2021; hauling from log deck to Redwood Empire sawmill (Cloverdale) through 2022.

This application was submitted on June 8, 2021 and no decision has been made.

- c.

<i>Owner</i>	<i>Beffa Clyde E. Jr. & Kathleen K. Trust</i>
<i>Applicant:</i>	<i>Kerry Burke</i>
<i>County File Number:</i>	<i>PLN 2021-00213</i>
<i>Location:</i>	<i>5400 Cabrillo Highway, Pescadero</i>
<i>APN:</i>	<i>089-200-240</i>

Consideration of an emergency Coastal Development Permit for a failed domestic well serving an existing single-family residence.

This application was submitted on June 7, 2021 and no decision has been made.

3. The next regular meeting of the AAC is scheduled for August 9, 2021.
4. AAC meetings will be held via videoconference until further notice to adhere to social distancing guidelines.

COUNTY OF SAN MATEO

Count Distinct(RECORD ID)
3

Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	ADDR FULL LINE1	RECORD STATUS
PLN2021-00254	CDx for Patio Repairs	6/29/2021	CDX for Repairs to existing covered patio (24 ft. x 96 ft.) identified as Building #8 on plans.	087110020	PESCADERO RD, PESCADERO, CA null	Submitted
PLN2021-00252	SFD	6/28/2021	CDX for new SFD to replace original structure destroyed in CZU fire. 2 story 3,637sf, 4 bedroom, 2 full bathroom, 2 half bathrooms. Wetbar, recreational room, study. Related to BLD2021-00921	089230210	Cabrillo HWY, Pescadero, CA 94060-0000	Approved
PLN2021-00255	CDx Propane Generator and Tank	6/29/2021	CDx for new 150 kw propane generator and tank	087110020	PESCADERO RD, PESCADERO, CA null	Submitted