



## County of San Mateo Planning & Building Department Agricultural Advisory Committee

John Vars  
Koren Widdel  
Jess Brown  
Jim Howard

Frank McPherson  
Judith Humburg  
Lauren Silberman  
Louie Figone

William Cook  
Peter Marchi  
Natalie Sare  
Fred Crowder

Ryan Casey  
James Oku  
Jonathan Winslow  
Summer Burlison

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

### Regular Meeting \*\*BY VIDEOCONFERENCE ONLY\*\*

**Date:** Monday, October 17, 2022

**Time:** 7:00 p.m. to 9:00 p.m.

**Place:** Virtual Meeting due to COVID-19 Shelter in Place Order  
<https://smcgov.zoom.us/j/94865669273>

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 [SBurlison@smcgov.org](mailto:SBurlison@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 Summer Burlison, the Planning Liaison, by 10:00 a.m. on the Friday before the meeting at [SBurlison@smcgov.org](mailto:SBurlison@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 October 17, 2022 Agricultural Advisory meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/94865669273>. The **meeting ID is 948 6566 9273**. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the meeting ID: **948 6566 9273** 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:**

Summer Burlison, Interim Agricultural Advisory Committee Liaison  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94062  
Email: [SBurlison@smcgov.org](mailto:SBurlison@smcgov.org)

### **NEXT MEETING:**

The next regularly scheduled Agricultural Advisory Committee meeting is on November 14, 2022.

**AGENDA**  
**7:00 p.m.**

1. **Call to Order**
  2. **Member Roll Call**
  3. **Adopt a Resolution** that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees.
  4. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.
  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. **Committee Discussion and Update** on next action steps for market development for San Mateo County’s agricultural production and potential.
  7. **Officer Elections** for chair and vice chair. *(These positions are required to be filled by farmers.)*
  8. **Community Development Director’s Report**
- 

**Consent Agenda**

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

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

---

**END OF CONSENT AGENDA**

---

## Regular Agenda

- 10. Owner:** Therese Smith  
**Applicant:** Therese Smith  
**File Number:** PLN2022-00058  
**Location:** 1585 Sunshine Valley Road, Moss Beach  
**Assessor's Parcel No.:** 037-053-080

Consideration of a Coastal Development Permit, Resource Management-Coastal Zone Permit, and Use Permit to propose two new farm labor housing units and a new septic system. The farm labor housing units will utilize an existing domestic well on site. There is minimal grading proposed, no tree removal and minimal vegetation removal. The project is appealable to the California Coastal Commission. Please direct questions to Olivia Boo, Planner III, at [OBoo@smcgov.org](mailto:OBoo@smcgov.org).

**Action Request:** That the AAC provide a recommendation to the Zoning Hearing Officer on the proposed project.

---

- 11. Committee Review of (AAC) Subcommittee Meeting Notes on Agritourism Guidelines.** Topics to be focused on at the meeting will be the Subcommittee Meeting Notes as provided in the accompanying Discussion Guide on: Length/Frequency of Agritourism Uses and Farm Dinners.
- 12. Adjournment**
-



## ROLL SHEET – October 17, 2022

Agricultural Advisory Committee Attendance 2021-2022

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct
<b>VOTING MEMBERS</b>													
Judith Humburg Public Member			X	X	X	X	X	X	X	X	X	X	
James Oku Farmer					X	X	X	X	X	X	X	X	
Natalie Sare Farmer	X	X		X	X	X	X		X		X	X	
Louie Figone Farmer, Vice-Chair	X	X	X	X	X	X		X	X		X	X	
Jonathan Winslow Public Member					X	X	X	X	X	X	X	X	
John Vars Farmer, Chair	X	X	X	X	X	X	X	X	X	X	X	X	
William Cook 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	
Fred Crowder Conservationist					X	X	X		X	X	X	X	
Lauren Silberman Ag Business	X	X	X	X	X	X	X	X		X	X		
<b>Natural Resource Conservation Staff</b>													
Jim Howard													
San Mateo County Agricultural Commissioner Koren Widdel		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	
San Mateo County Planning Staff Summer Burlison	X	X	X	X	X	X	X	X	X	X	X	X	
UC Co-Op Extension Representative Frank McPherson													

**X: Present**

**Blank Space: Absent or Excused**

**Grey Color: No Meeting**

**\* Special Meeting**



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

**ITEM**

**3**

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

**DATE:** October 3, 2022

**To:** Agricultural Advisory Committee  
**From:** Summer Burlison, Planning Liaison  
**Subject:** Resolution to make findings allowing continued remote meetings under Brown Act

**RECOMMENDATION:**

Adopt a resolution finding that, as a result of the continuing COVID-19 pandemic state of emergency, in person meetings of the Agricultural Advisory Committee would present imminent risks to the health or safety of attendees.

**DISCUSSION:**

On September 13, 2022, the County of San Mateo Board of Supervisors adopted a Resolution finding that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees. The Board's adopted resolution invokes the provisions of recently enacted state legislation (AB 361) to continue teleconferencing for meetings, and strongly encourages other County legislative bodies to make similar findings and continue meeting remotely through teleconferencing.

As encouraged by the Board of Supervisors, and for the reasons set forth in the proposed resolution, we recommend that your Committee similarly avail itself of the provisions of AB 361 allowing continuation of remote meetings by adopting findings to the effect that conducting in-person meetings would present an imminent risk to the health and safety of attendees. A resolution to that effect, and directing staff to return each 30 days with the opportunity to renew such findings, is attached hereto.

If the resolution is not adopted, the Committee must meet in person, effective as of October 17, 2022.

**ATTACHMENTS:**

A. Resolution (No. 13) for Adoption

## RESOLUTION NO. (13)

### RESOLUTION FINDING THAT, AS A RESULT OF THE CONTINUING COVID-19 PANDEMIC STATE OF EMERGENCY, IN PERSON MEETINGS OF THE AGRICULTURAL ADVISORY COMMITTEE WOULD PRESENT IMMINENT RISKS TO THE HEALTH OR SAFETY OF ATTENDEES

---

**RESOLVED**, by the Agricultural Advisory Committee of the County of San Mateo, State of California, that

**WHEREAS**, on March 4, 2020, pursuant to section 8550, *et seq.*, of the California Government Code, Governor Newsom proclaimed a state of emergency related to the COVID-19 novel coronavirus and, subsequently, the County of San Mateo Board of Supervisors declared a local emergency related to COVID-19, and the proclamation by the Governor and declaration by the Board remain in effect; and

**WHEREAS**, on March 17, 2020, Governor Newsom issued Executive Order N-29-20, which suspended certain provisions in the California Open Meeting Law, codified at Government Code section 54950, *et seq.* (the “Brown Act”), related to teleconferencing by local agency legislative bodies, provided that certain requirements were met and followed; and

**WHEREAS**, on July 12, 2021, the Governor issued Executive Order N-08-21, which extended certain provisions of Executive Order N-29-20 that waive otherwise-applicable Brown Act requirements related to remote/teleconference meetings by local agency legislative bodies through September 30, 2021; and

**WHEREAS**, on September 16, 2021, Governor Newsom signed AB 361, which provides that a local agency legislative body may continue to meet remotely without complying with otherwise-applicable requirements in the Brown Act related to remote/teleconference meetings by local agency legislative bodies, provided that a state of emergency has been declared and the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees, and provided that the legislative body makes such finding at least every thirty days during the term of the declared state of emergency; and

**WHEREAS**, on September 13, 2022, the County of San Mateo Board of Supervisors made the finding that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees, and therefore adopted a Resolution invoking the provisions of AB 361 to continue teleconferencing for meetings, and strongly encouraging other County legislative bodies to make similar findings and continue meeting remotely through teleconferencing; and,

**WHEREAS**, the Agricultural Advisory Committee concludes that there is a continuing threat of COVID-19 to the community, and that Committee meetings have characteristics that give rise to risks to health and safety of meeting participants (such as the increased mixing associated with bringing together people from across the community, the need to enable those who are immunocompromised or unvaccinated to be able to safely continue to participate fully in public governmental meetings, and the challenges with fully ascertaining and ensuring compliance with vaccination and other safety recommendations at such meetings); and

**WHEREAS**, California Department of Public Health and the federal Centers for Disease Control and Prevention caution that the Delta variant of COVID-19, currently

the dominant strain of COVID-19 in the country, is more transmissible than prior variants of the virus, that it may cause more severe illness, and that even fully vaccinated individuals can spread the virus to others, resulting in rapid and alarming rates of COVID-19 cases and hospitalizations (<https://www.cdc.gov/coronavirus/2019-ncov/variants/delta-variant.html>); and

**WHEREAS**, this Agricultural Advisory Committee has an important interest in protecting the health and safety of those who participate in meetings of this Committee; and

**WHEREAS**, this Agricultural Advisory Committee typically meets in-person in a public setting, such that the number of people present at these meetings may impair the safety of the occupants; and

**WHEREAS**, the COVID-19 pandemic has informed County agencies about the unique advantages of online public meetings, which are substantial, as well as the unique challenges, which are frequently surmountable; and

**WHEREAS**, in the interest of public health and safety, as affected by the state of emergency caused by the spread of COVID-19, the San Mateo County Agricultural Advisory Committee finds that meeting in person would present imminent risks to the health or safety of attendees, and the Committee will therefore invoke the provisions of AB 361 related to teleconferencing for meetings of the Agricultural Advisory Committee, as strongly encouraged by the Board of Supervisors, to make such findings and continue meeting remotely through teleconferencing.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that

1. The recitals set forth above are true and correct.
2. The Agricultural Advisory Committee finds that meeting in person would present imminent risks to the health or safety of meeting attendees.
3. The Planning staff liaison to the Committee is directed to continue to agendize public meetings of the Agricultural Advisory Committee only as online teleconference meetings, as strongly encouraged by the Board of Supervisors, until the risk of community transmission has further declined.
4. No later than thirty (30) days, or at the beginning of the next regular meeting, after the date of adoption of this resolution the Committee shall again consider whether to make the findings required by AB 361 in order to continue meeting remotely under its provisions.



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

**ITEM**

**8**



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

**DATE:** October 7, 2022

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

**CONTACT INFORMATION:** Summer Burlison, Senior Planner, [SBurlison@smcgov.org](mailto:SBurlison@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 Division from August 30, 2022 to October 3, 2022.

**PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES**

The following PAD permit applications were heard or considered by the Board of Supervisors and/or Planning Commission during this time period:

- a. **Owner:** Midpeninsular Regional Open Space District and Peninsula Open Space Trust  
**Applicant:** Mike Williams (MROSD) and Ben Wright (POST)  
**File Number:** PLN2021-00381  
**Location:** Higgins Canyon Road, unincorp Half Moon Bay  
**Assessor's Parcel No.:** 064-370-200, 064-370-070, 065-210-240, and 065-210-220

Consideration of an appeal of the Planning Commission's decision to approve a Coastal Development Permit, Planned Agricultural District Permit, and Certificates of Compliance (Type B) to confirm the separate legality of three parcels and a subsequent Lot Line Adjustment affecting those three and a fourth legal parcel. The project also includes a request to rescind Land Conservation (Williamson Act) and Farmland Security Zone Contracts and replace with same or with an Open Space Easement reconciling with the newly adjusted parcels. The Coastal Development Permit is appealable to the California Coastal Commission. Project Planner: Angela Chavez, [achavez@smcgov.org](mailto:achavez@smcgov.org).

*The Board of Supervisors (BOS) denied the appeal and upheld the Planning Commission's decision to approve the project at their Sept 13, 2022 BOS meeting.*

**UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS**

The following PAD permit applications were received by the Planning Division during this time period:

- a. **Owner:** Peninsula Open Space Trust  
**Applicant:** Peninsula Open Space Trust  
**File Number:** PLN2022-00294  
**Location:** Cabrillo Highway, Montara  
**Assessor's Parcel No.:** 036-330-050 and 036-320-120

Coastal Development Permit (CDP), Planned Agricultural District Permit, and Lot Line Adjustment between APN's 036-330-050, Parcel A (13 acres), and 036-320-120, Parcel B (15

acres). The resultant parcels will allow agricultural activities to occur on the northern parcel. The southern parcel will be dedicated as open space for public use. The CDP is appealable to the California Coastal Commission. Project Planner: Mike Schaller, [MSchaller@smcgov.org](mailto:MSchaller@smcgov.org).

*This application was filed on September 26, 2022.*

## **COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS**

Four (4) rural CDX applications were submitted during this time period. Please see the attached status report regarding the applications. The CDX list includes the description of the project and its status. A copy of the CDX is available for public review upon request.

## **OTHER PROJECTS**

- a. **Owner:** Peninsula Open Space Trust  
**Applicant:** Midpeninsula Regional Open Space District  
**File Number:** PLN2022-00256  
**Location:** 3393 Cloverdale Road and 10436 Cabrillo Highway, Pescadero  
**Assessor's Parcel No.:** Various

General Plan Conformity for Midpeninsula Regional Open Space District acquisition of the 6,700 +/- acre Cloverdale Ranch property located at 3393 Cloverdale Road and 10436 Cabrillo Highway, south of the Town of Pescadero. The property has frontage along Pescadero, Gazos Creek and Bean Hollow roads. Project Planner: Chanda Singh, [CSingh@smcgov.org](mailto:CSingh@smcgov.org).

*This application is scheduled for the October 12, 2022 Planning Commission meeting.*

- b. **Owner:** San Mateo County; La Honda Pescadero Unified School District  
**Applicant:** San Mateo County  
**File Number:** PLN2021-00056  
**Location:** 350-360 Butano Cut Off Road, Pescadero  
**Assessor's Parcel No.:** 087-053-010

Consideration of a Local Coastal Plan Map and Text Amendment to change the land use designation of the subject parcel from "Agriculture" to "Institutional" and amend Public Works Component policies to facilitate future construction of a replacement fire station (County Fire Station Number 59) and extension of CSA-11 boundaries to serve the fire station and Pescadero Middle/High School located at 350-360 Butano Cut Off. Project Planner: Michael Schaller, [MSchaller@smcgov.org](mailto:MSchaller@smcgov.org).

*This application is scheduled for the October 12, 2022 Planning Commission meeting.*

## **ADDITIONAL ANNOUNCEMENTS**

1. The next Agricultural Advisory Committee meeting is scheduled for Monday, November 14, 2022.
2. Two vacancies on the Agricultural Advisory Committee are open for recruitment, both representing: Farmer/Grower. Please visit the County's Boards & Commissions website at: <https://www.smcgov.org/bnc/vacancies> for further information.

# COUNTY OF SAN MATEO

Count Distinct (RECORD ID)						
4						
Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	ADDR FULL LINE1	RECORD STATUS
<a href="#">PLN2022-00277</a>	BARN	9/6/2022	CDX for replacement of termite ridden barn with new barn, like-for-like replacement.	086201120	BEAN HOLLOW RD, PESCADERO, CA	Approved
<a href="#">PLN2022-00275</a>	POWER POLE REPLACEMENT	9/6/2022	CDX to allow the replacement of a PG&E pole and trimming of brush and trees to allow access to the pole.	066320060	LOBITOS CREEK CUT OFF RD, PESCADERO, CA	Approved
<a href="#">PLN2022-00279</a>	WELL	9/8/2022	Emergency CDP for emergency domestic well replacement due to failure of existing well.	088090240	PESCADERO CREEK RD, LOMA MAR, CA	Approved
<a href="#">PLN2022-00273</a>	FARM STAND	9/2/2022	CDX to allow a temporary farm stand on Saturday's which will sell produce grown on the Repetto's property. No permanent structures, just a pick-up truck and table to be located in parking stall near the entrance to Repetto's parking lot.	056331090	SAN MATEO RD, HALF MOON BAY, CA	Approved



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

**ITEM**

**9**

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

**DATE:** October 17, 2022

**TO:** Agricultural Advisory Committee

**FROM:** Tiare Peña, Planning Staff, 650/363-1850

**SUBJECT:** Consideration of an Agritourism Event starting on November 20, 2022 and ending on January 3, 2022, located at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm).

County File Number: PLN 2022-00248 (Sare)

**PROPOSAL**

The applicant has applied for an Agritourism Event for the upcoming winter holiday tree season, November 20, 2022 – December 24, 2022, at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm). The proposed days and hours of operation are as follows: Daily from 9 a.m. to 5 p.m. The proposed Event elements include Christmas tree sales, a train ride (rubber tires), hay ride, and a pre-packaged snack bar (less than 25 sq. ft.) with seasonal Christmas tree related item sales. Parking for the Event will occur alongside of the tree farm fields. There will be three (3) employees on the site. No changes are proposed from the previous year's Event operation.

**DECISION MAKER**

Community Development Director

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

1. Is the agritourism use compatible with the long-term agricultural uses of the land?
2. Will the agritourism operation have any adverse effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
3. What decision do you recommend the Community Development Director take with respect to this application?

## **BACKGROUND**

Report Prepared By: Tiare Peña, Project Planner, 650/363-1850

Owner/Applicant: Daniel and Natalie Sare

Location: 78 Pilarcitos Creek Road, unincorporated Half Moon Bay

APN: 056-380-110

Parcel Size: 200.16 acres (above listed parcel only)

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: Christmas tree production, barns, residence

Water Supply: Private well

Sewage Disposal: Private septic system

Flood Zone: Flood Zone A (1 percent annual chance of flooding) and Flood Zone X (Area of Minimal Flooding), pursuant to Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0260E, effective October 16, 2012.

Environmental Evaluation: Categorically exempt from environmental review pursuant to Section 15304, Class 4, of the California Environmental Quality Act (CEQA) Guidelines, for the minor temporary use of land having negligible or no permanent effects on the environment.

Setting: The subject property is located on the north side of Highway 92 with the Event located over 1/2 mile north of the highway along Pilarcitos Creek Road. Intervening vegetation and mountains screen the Event location from the highway.



Chronology:

<u>Date</u>	<u>Action</u>
October 23, 2019	- Agritourism Event permit, PLN 2019-00434, approved.
October 5, 2020	- Agritourism Event application submitted, PLN 2020-00335.
November 9, 2020	- Agricultural Advisory Committee public meeting.
July 2022	- Agritourism Event application submitted, PLN2022-00248, recommended for approval.
September 12, 2022	- Agricultural Advisory Committee public meeting. Item is removed from consent calendar for allow staff to submit the corrected version of the site plan.
October 17, 2022	- Agritourism Advisory Committee public meeting.

*Will the project be visible from a public road?*

No, the Event site is located over 1/2 mile north of Highway 92, along Pilarcitos Creek Road, with intervening vegetation and mountainous topography that screens visibility of the Event area from Highway 92.

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

No.

*Is there prime soil on the project site?*

Minimal areas of the parcels contain prime soils, see Attachment B. The Agritourism Event will not occur on prime soils.

## **DISCUSSION**

### **A. KEY ISSUES**

Planning staff has reviewed this application for conformance with the following Agritourism Guidelines and Performance Standards:

#### **1. Temporary Seasonal Agritourism Uses and Activities**

- a. The Agritourism operation will not interfere with agricultural production on or adjacent to the lot.

The Agritourism Event does not interfere with the agricultural use of the land for Christmas tree production.

- b. The Agritourism event will not exceed a maximum of 45 consecutive days and will not occur more than two times per year.

The proposed Agritourism Event is for the November 20, 2022 through December, 2022 (winter holiday tree season).

- c. The Agritourism event will operate within the guideline’s allowance of Sunday through Saturday from 9:00 a.m. to sunset; no lighting is allowed.

The Event will operate daily from 9:00 a.m. to 5:00 p.m. No lighting is allowed in association with the Event; therefore, the proposal meets these requirements.

- d. The Agritourism event will consist of no more than the maximum allowed uses and activities indicated below:

Maximum Allowed Agritourism Use/Activity	Proposed (Quantity)
Two (2) inflatables <sup>1</sup> allowed on all lands <sup>2</sup>	
One (1) pony ride area <sup>3</sup>	
One (1) farm animal petting zoo on all lands	
One (1) hayride on all lands	1
One (1) train with rubberized wheels on all lands	1
One (1) food vendor, mobile or on-site, including mobile prepackaged food/snack bar <sup>4</sup> , located on all soils	
One (1) prepackaged food/snack bar on non-prime soils <sup>4</sup>	1
Other recreational/educational activities, see discussion below	
<p><sup>1</sup> Inflatables are subject to the standards of the Safe Inflatable Operators Training Organization.</p> <p><sup>2</sup> Subject to a 36-foot height limit as set forth in the Planned Agricultural District and Resource Management District Regulations.</p> <p><sup>3</sup> Confined animal permit or exemption required.</p> <p><sup>4</sup> Environmental Health Permit required.</p>	

2. Performance Standards for Seasonal Agritourism Uses and Activities



- a. Adequate on-site parking is provided, as designated on the attached site plan, including conformance with applicable provisions from Local Coastal Program Policy 10.22 (*Parking*) for adequate parking facilities to accommodate the temporary seasonal uses that are appropriate for the site's size, environmental sensitivity, and amount of land suitable for parking; and that are not visually prominent from public views.

Parking for the Event will occur in the same area as used in past years, alongside the tree farm fields. Up to 600 vehicles can be accommodated and the parking areas are not visible from San Mateo Road/Highway 92. Furthermore, no land modifications are necessary to accommodate parking.

- b. Any new signage will be temporarily established and maintained throughout the duration of the Agritourism event, as allowed pursuant to Local Coastal Program Policy 8.21 (*Commercial Signs*), will be simple and easy to read, and will not be brightly illuminated colored, rotating, reflective, blinking, flashing or moving signs, pennants, or streamers.

Temporary signage meeting these requirements, as provided in past years, will be erected for the duration of the seasonal operation.

- c. All Agritourism uses and activities shall meet the current standards for setbacks and buffers from watercourses, including creeks, and/or riparian vegetation.

Pilarcitos Creek meanders through the property; however, the Event is confined to previously used/disturbed areas only.

- d. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excluding hayrides or trains with rubberized wheels); parking is excluded from this acreage calculation.

The proposal meets these requirements as the Event area does not occupy more than 1 acre.

- e. The agritourism operation shall not involve any land disturbance, including import of gravel or fill.

No land disturbance is necessary to accommodate the Event.

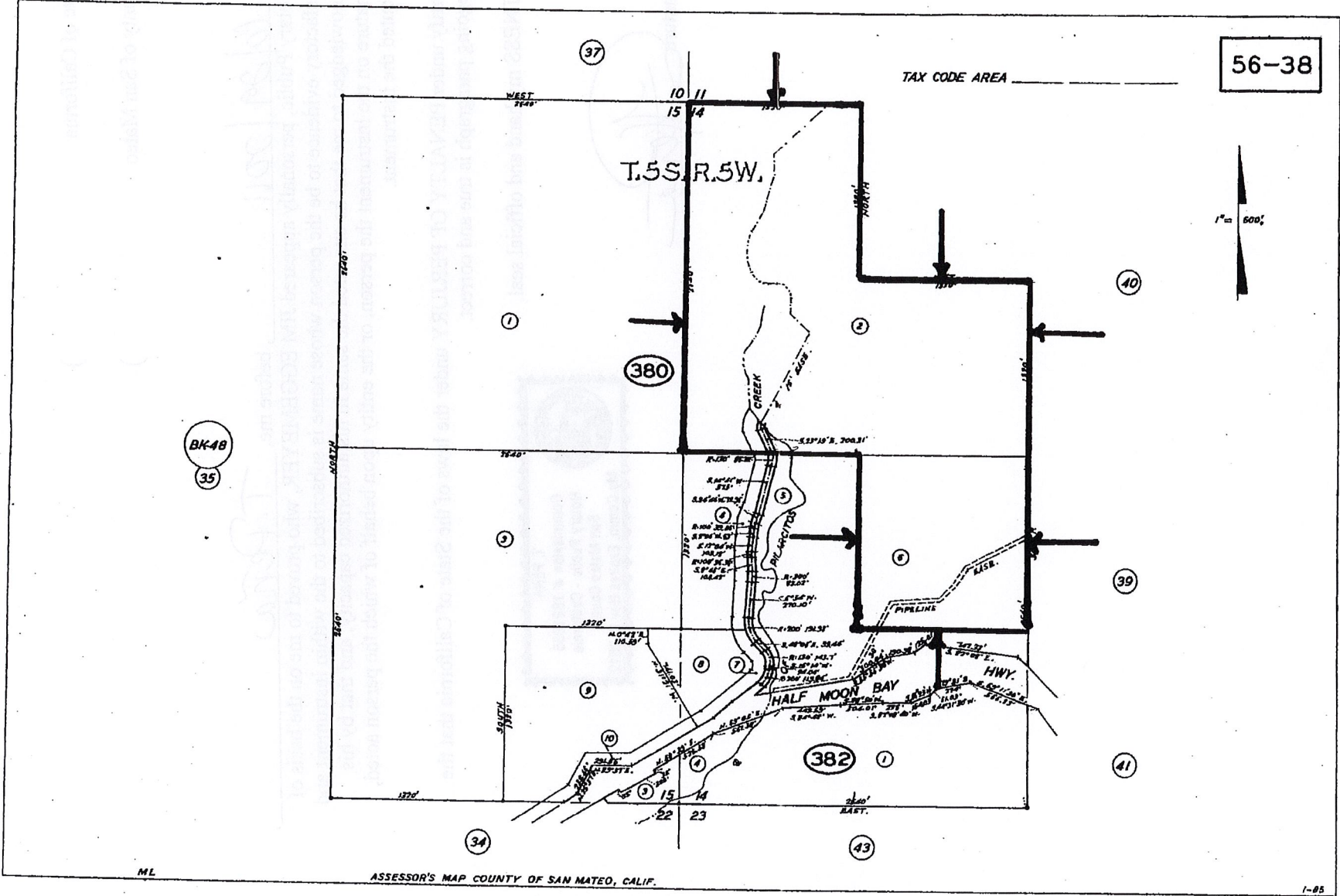
### 3. Recommended Findings for the Agritourism Event

- a. That the agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the Agritourism Event supports the economic viability of the farm and does not prevent future agricultural uses on the land.
- b. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. Staff has evaluated the Event proposal and finds there will be no negative impacts on the agricultural uses of the land. Staff believes that use of the land for the proposed seasonal Event is a great benefit to the economic sustainability of the farm. Further, the applicant is responsible for following all restrictions set forth through State and County Health Orders related to COVID-19, including but not limited to social distancing protocols and health and safety plan requirements applicable to the Event.
- c. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on the land.
- d. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, Zoning Regulations as discussed throughout this report.

## **ATTACHMENTS**

- A. Vicinity Map
- B. Site Plan

PLN2022-00248-AACSR-09/12/2022



56-38

BK-48  
35

ML

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

1-85



Site plan 1.



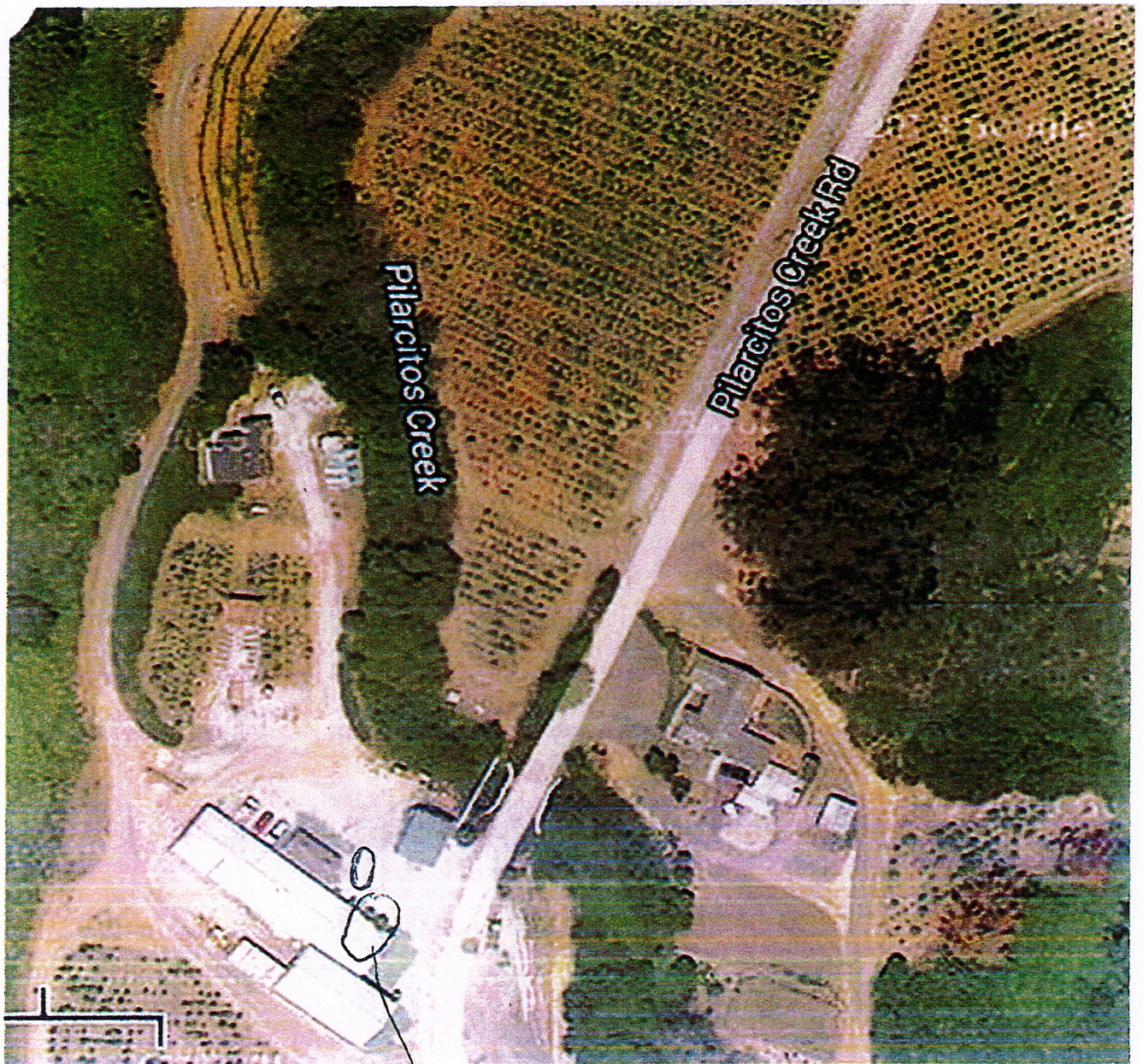
Circles represents location of ag tourism activities

Same location as all past years.

↓ Highway 92



Site plan 2.



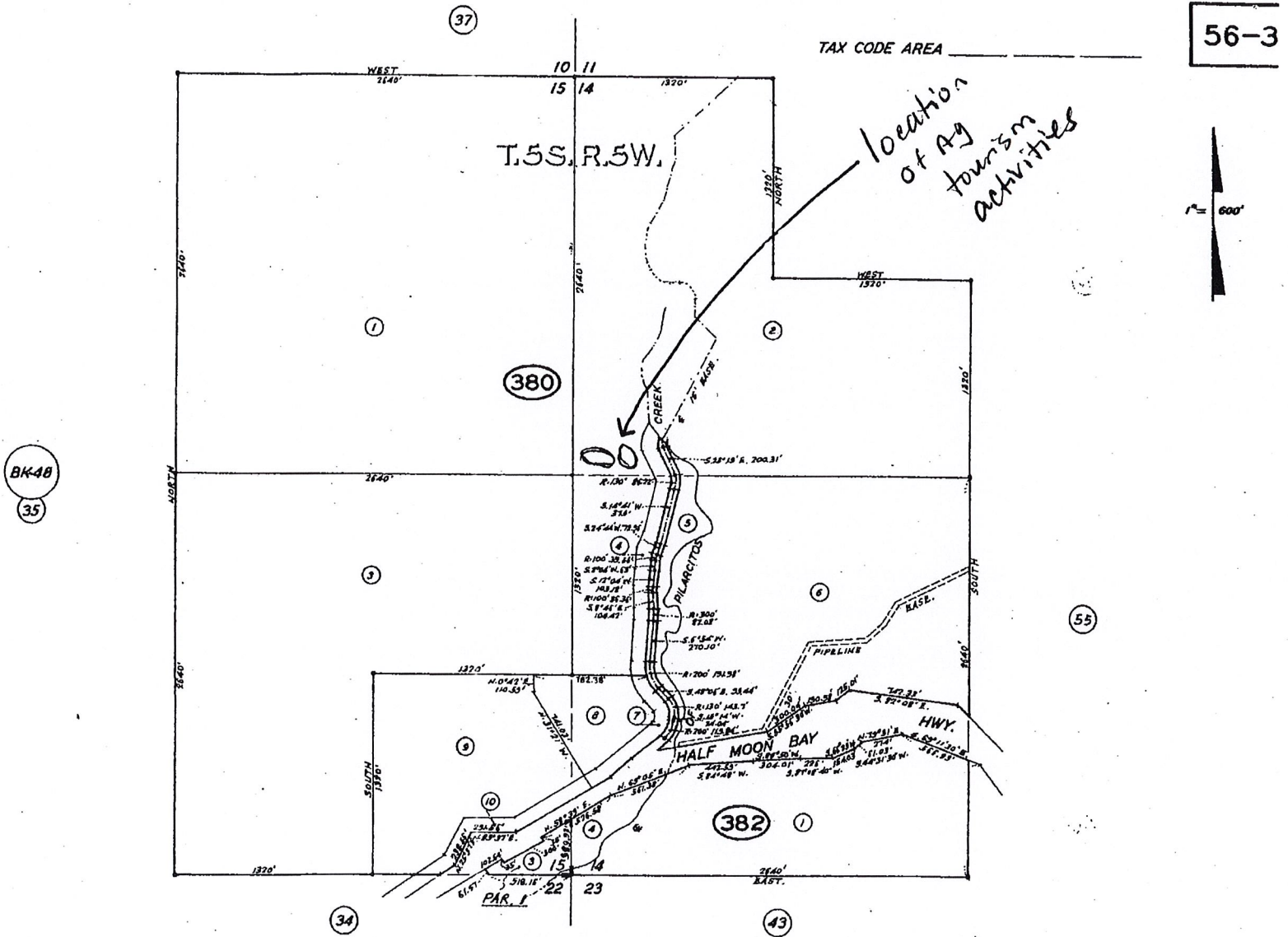
Close up picture of site plan 1.

Circle represents location of ag tourism activities.

Same location as all past years.



# Site plan 3.



56-3



BK-48  
35



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

**ITEM**

**10**

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

**DATE:** October 17, 2022

**TO:** Agricultural Advisory Committee

**FROM:** Olivia Boo, Planning Staff, oboo@smcgov.org

**SUBJECT:** Consideration of a Coastal Development Permit, Resource Management-Coastal Zone Permit, and Use Permit, pursuant to Sections 6328.4, 6903, and 6905 of the County Zoning Regulations to propose two new farm labor housing units and a new septic system. The farm labor housing units will utilize an existing domestic well on site. There is minimal grading proposed, no tree removal and minimal vegetation removal. The property is located at 1585 Sunshine Valley Road in the unincorporated Moss Beach area of San Mateo County. The project is appealable to the California Coastal Commission.

County File Number: PLN2022-00058 (Smith)

**PROPOSAL**

The applicant proposes to construct two farm labor housing units and a new septic system on the 1.147-acre property to support an on-going agricultural operation on-site that consists of growing succulent plants. The two farm labor housing units will be located next to the existing barn (north side). There is an existing well on-site (housed in a shed) which will provide domestic water to the two farm labor housing units. Approximately 35 cubic yards of grading is proposed and no tree removal.

**DECISION MAKER**

Zoning Hearing Officer

**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, oboo@smcgov.org

Applicant/Owner: Therese Smith

Location: 1585 Sunshine Valley Road, Moss Beach

APN: 037-053-080

Parcel Size: 1.147 acres

Existing Zoning: RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development)

General Plan Designation: Very Low Density Residential

Local Coastal Plan Designation: Open Space

Williamson Act: Not contracted.

Existing Land Use: Domestic well, barn, hoop structures.

Water Supply: Existing domestic well (County File Number: PLN 2010-00103).

Sewage Disposal: There is no sewer service or septic system currently associated with this property. A septic system is proposed.

Flood Zone: FEMA Flood Zone A (areas subject to inundation by the 1-percent-annual-chance flood event generally determined using approximate methodologies. Because detailed hydraulic analyses have not been performed, FEMA has no Base Flood Elevations (BFEs) or flood depths. Mandatory flood insurance purchase requirements and floodplain management standards apply). FEMA flood panel 06081C0117F; effective date August 2, 2017. At the building permit stage, FEMA flood certification is required.

Environmental Evaluation: Categorically exempt pursuant to Section 15303, Class 3, of the California Environmental Quality Act (CEQA) Guidelines for the construction of new small facilities or structures. All development will be located outside, approximately 24-feet, of the identified riparian corridor and will comply with flood regulations.

Setting: The property is surrounded by single-family residences to the north, west and south. San Vicente Trail (San Mateo County Linear Park and Trail Plan) and undeveloped area exists behind the property, east of the parcel. The first 20 feet of the parcel slopes downward (approximate 5 to 10 percent downslope to the west) from Sunshine Valley Road with the parcel flattening as it continues toward the rear of the property. Multiple mature trees, consisting of eucalyptus and Monterey pine, are

located within the first 60 feet of the property. There is riparian vegetation at the rear south corner of the parcel adjacent to San Vicente creek. The existing domestic well shed is located at approximately 65 feet from the front property line. The barn is located 50 feet north of the well.

*Will the project be visible from a public road?*

The project parcel slopes down, approximately 10 feet, away from Sunshine Valley Road right-of-way. The farm labor housing units will be visible from Sunshine Valley Road but will have similar visual impact to surrounding parcels that are developed with single-family residences. Sunshine Valley Road is not a scenic corridor.

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

Minor vegetation is proposed to be removed to locate the two new farm labor housing units on-site. Approximately half of the property is already disturbed with ongoing agricultural use (i.e. growing succulents within existing hoop houses).

The submitted biologist report, prepared by WRA Environmental Consultants, identified a willow riparian area and an intermittent waterway on or near the parcel. WRA visited the property in 2016 when the barn was proposed and approved. The April 4, 2022 report confirms the intermittent waterway course is unchanged from 2016, and the willow riparian canopy is virtually unchanged. The property still lacks essential habitat characteristics to potentially support special-status species. Birds, that are considered under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGF) have the potential to nest in the site's remaining trees and the willow riparian. To avoid potential impacts to breeding birds, it is recommended that any tree or shrub removal be conducted between September 1 and February 15, outside of the breeding season. According to the proposed project plans, the applicant does not plan to construct the project during the breeding season, between September 1 and February 15.

The intermittent drainage and adjoining riparian habitat are considered sensitive habitats in the Local Coastal Program (LCP) and buffer zones are required. The LCP requires 30-foot buffers to be established from the edge of riparian vegetation along intermittent waterways. The project elements are proposed to be located approximately 24-feet outside of the 30-foot buffer. The 30-foot buffer is established from the edge of riparian.

Based on the above, the project is not expected to create impacts to sensitive natural resources located or potentially located on the property. Based on habitat conditions during WRA's assessment, no protocol-level surveys are recommended.

*Is there prime soil on the project site?*

The San Mateo County Geographic Information System (GIS) indicates there is no

prime soils on the parcel.

## **DISCUSSION**

### **A. KEY ISSUES**

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

#### **1. Compliance with Resource Management-Coastal Zone District (RM) Regulations:**

The parcel is zoned RM-CZ/DR/CD (Resource Management-Coastal Zone/Design Review/Coastal Development). Construction of agricultural structures and agricultural uses are allowed uses in the RM-CZ District. Compliance with the Development Standards is outlined below:

	<b>Development Standards</b>	<b>Proposed</b>
Minimum Front Setback	50 feet	69 feet
Minimum Rear Setback	20 feet	114 feet
Minimum Side Setbacks	20 feet	Left side yard: 20 feet Right side yard: 146 feet
Maximum Height	36 feet	16 feet

#### **Parking Regulations**

The County Parking Regulations do not establish a number of parking spaces for agricultural supporting uses, however, the project includes three parking spaces, including one ADA space, that are compliant with the minimum parking dimensions typically required (9 feet wide x 19 feet deep).

#### **Environmental Quality and Primary Fish and Wildlife Habitat Area Criteria**

Environmental Quality and Primary Fish and Wildlife Habitat Criteria seek to minimize grading, adverse impacts on wildlife habitat areas, and prohibit the introduction of significant levels of noxious odors or long-term noise levels.

The subject parcel is 1.147 acres and the two farm labor housing units will be located in an area that is already disturbed with agricultural hoop structures which will be relocated. The two farm labor housing units will be clustered with the existing barn. Minimal grading is proposed, approximately 35 cubic yards. As discussed, the intermittent waterway and adjoining riparian habitat are considered sensitive habitats in the Local

Coastal Program (LCP) and buffer zones are required. The project is not expected to create impacts to sensitive natural resources located or potentially located on the property. See staff's discussion above addressing the question "*Will any habitat or vegetation need to be removed for the project?*".

#### Site Design Criteria and Primary Scenic Resources Criteria

The Site Design and Primary Scenic Resources Criteria seek to ensure that development be sited and designed so that its presence is subordinate to the existing natural characteristics of the site, and avoids substantially detracting from the scenic and visual quality of the County.

The two farm labor housing units would be conditioned to be painted earth tone colors to blend with the surrounding natural environment. No trees are proposed to be removed, and only minor low growing (non-sensitive) vegetation may need to be removed. The property is not located within a scenic corridor.

#### Utilities Criteria

The Utilities Criteria promotes the use of underground utility lines when possible and that there be an adequate septic system and water supply. The project proposes a new septic system and use of an existing domestic well to serve the farm labor housing units. The project has been reviewed by Environmental Health Services for septic and well requirements and has been conditionally approved.

#### Water Resources and Primary Water Resources Area Criteria

The Water Resources and Primary Water Resources Area Criteria seek (a) to minimize grading and changes in vegetative cover, manage surface water runoff, and implement erosion and sedimentation control processes to assure stability of downstream aquatic environments, and (b) demonstrate that withdrawals from groundwater will not be in such quantity that a continued supply would jeopardize or result in salt intrusion, construction will not significantly disrupt or diminish natural patterns of groundwater supply, and no development or alteration shall interfere with existing capacity of water bodies.

The property has an existing domestic well and both the existing well and the proposed septic system have been reviewed by Environmental Health Services and conditionally approved. The proposed septic system is not expected to conflict with the on-site well. The project would be conditioned to install erosion control measures during the duration of the construction as well as maintain the required 30-foot setback from the riparian buffer along the creek.

## Cultural Resources Criteria

The Cultural Resources Criteria seeks to avoid damaging or destroying archaeological or paleontological resources. The agricultural growing of succulents has been in operation since 2020, a domestic well was approved and drilled in 2010, and the barn was approved in 2019. The subject parcel is developed with a domestic well and barn. The parcel is also located in an urbanized area with neighboring parcels developed with low density single-family dwellings, therefore, archaeological findings are not expected. If any archaeological evidence is discovered, all construction shall be suspended until the site is investigated by a specialist.

Conditions would be added that should archaeological evidence be found, appropriate measures are implemented to minimize impacts.

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

Staff has determined that the project is compliant with applicable Local Coastal Program (LCP) Policies, discussed below.

#### a. Sensitive Habitats Component

Policy 7.1 (Definition of Sensitive Habitats) and Policy 7.3 (Protection of Sensitive Habitats) define sensitive habitats as any area in which plant or animal life or their habitats are either rare or especially valuable, any area which meet specific sensitive habitat criteria and to prohibit any development that would significantly impact sensitive habitats.

The project is not expected to create impacts to sensitive natural resources located or potentially located on the property. See staff's discussion above addressing the question "*Will any habitat or vegetation need to be removed for the project?*".

#### b. Visual Resources Component

Policy 8.5 (Location of Development) requires new development be located on a portion of a parcel where the development is least likely to significantly impact views from public viewpoints and best preserves the visual and open space qualities of the parcel overall.

The two proposed prefabricated farm labor housing units will be located north of the existing barn, approximately 10 feet below the street elevation of Sunshine Valley Road (not within a scenic corridor). The units will be 480 sq. ft. and 840 sq. ft. in size with a 12/4 pitched

roof and total height of approximately 12 ft. The location of the development will not significantly impact the rural landscape views from the public right-of-way.

Policy 8.6 (Streams, Wetlands, and Estuaries) requires development to be set back from the edge of streams and other natural waterways a sufficient distance to preserve the visual character of the waterway.

As mentioned, the two prefabricated farm labor housing units will be located outside of the 30-foot buffer limit with the closest farm labor housing unit proposed to be set back 24 feet from the 30-foot buffer. Based on the adequate setback outside the 30-foot buffer, no protocol surveys for biological resources are recommended by the project biologist.

Policies 8.18 (Development Design) and 8.19 (Colors and Materials) require the development to blend with and be subordinate to the environmental and the character of the area where located and to employ colors and materials that blend with the surrounding physical conditions of the site.

The two farm labor housing units shall use earth tone colors. The applicant would be required to submit colors for review and approval by the Planning Division prior to building permit issuance.

### 3. Environmental Review

This project is exempt from the California Environmental Quality Act (CEQA) pursuant to Section 15303, Class 3 (New Construction), consisting of construction and location of new small facilities or structures. All development will be located outside of the identified riparian corridor and will comply with flood regulations.

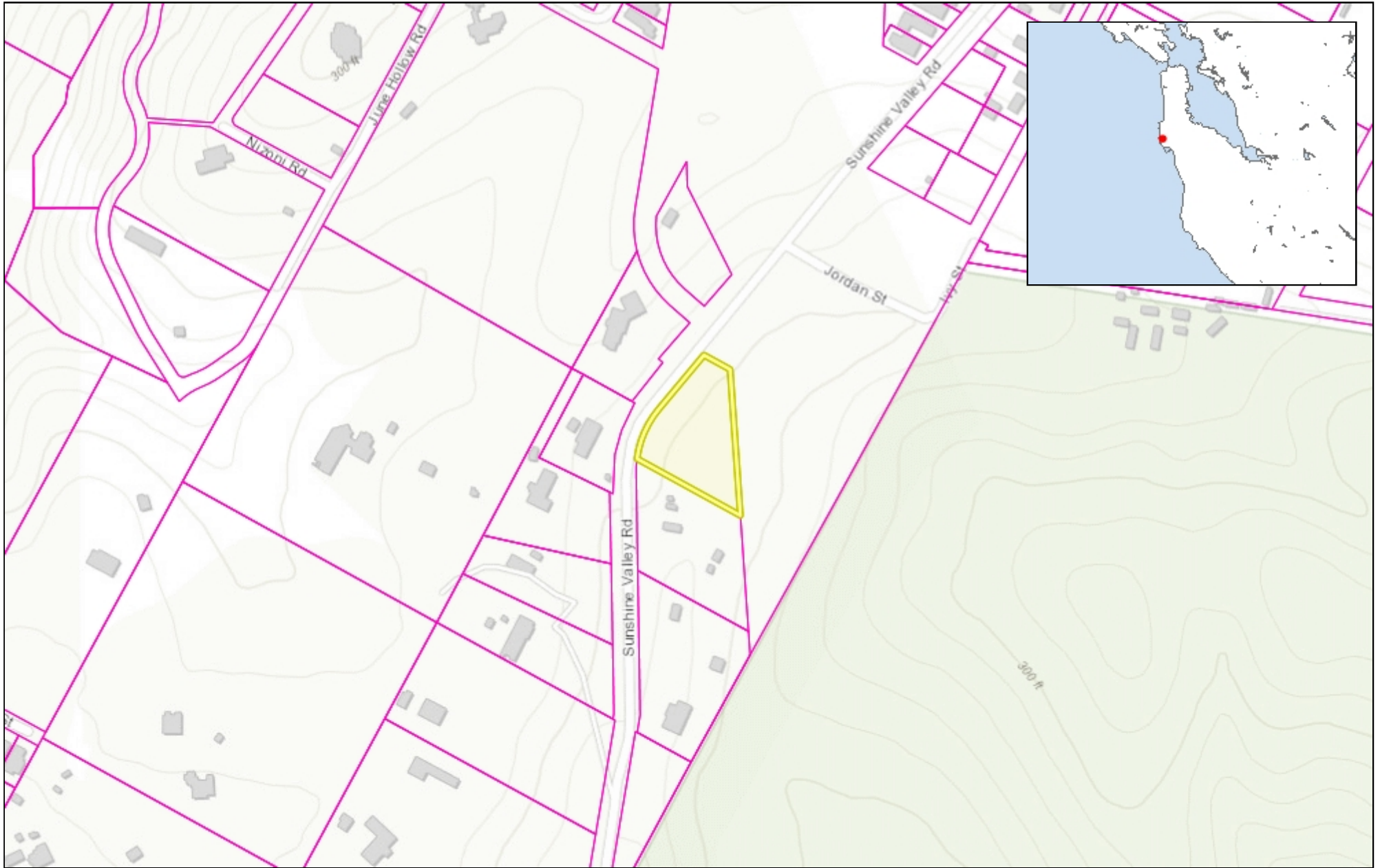
## **ATTACHMENTS**

- A. Vicinity Map
- B. Plans
- C. WRA Environmental Consultants biologist report
- D. Applicant's letter to Agriculture Advisory Committee (dated September 22, 2022)




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

# ATTACHMENT A



0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1:4,514 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

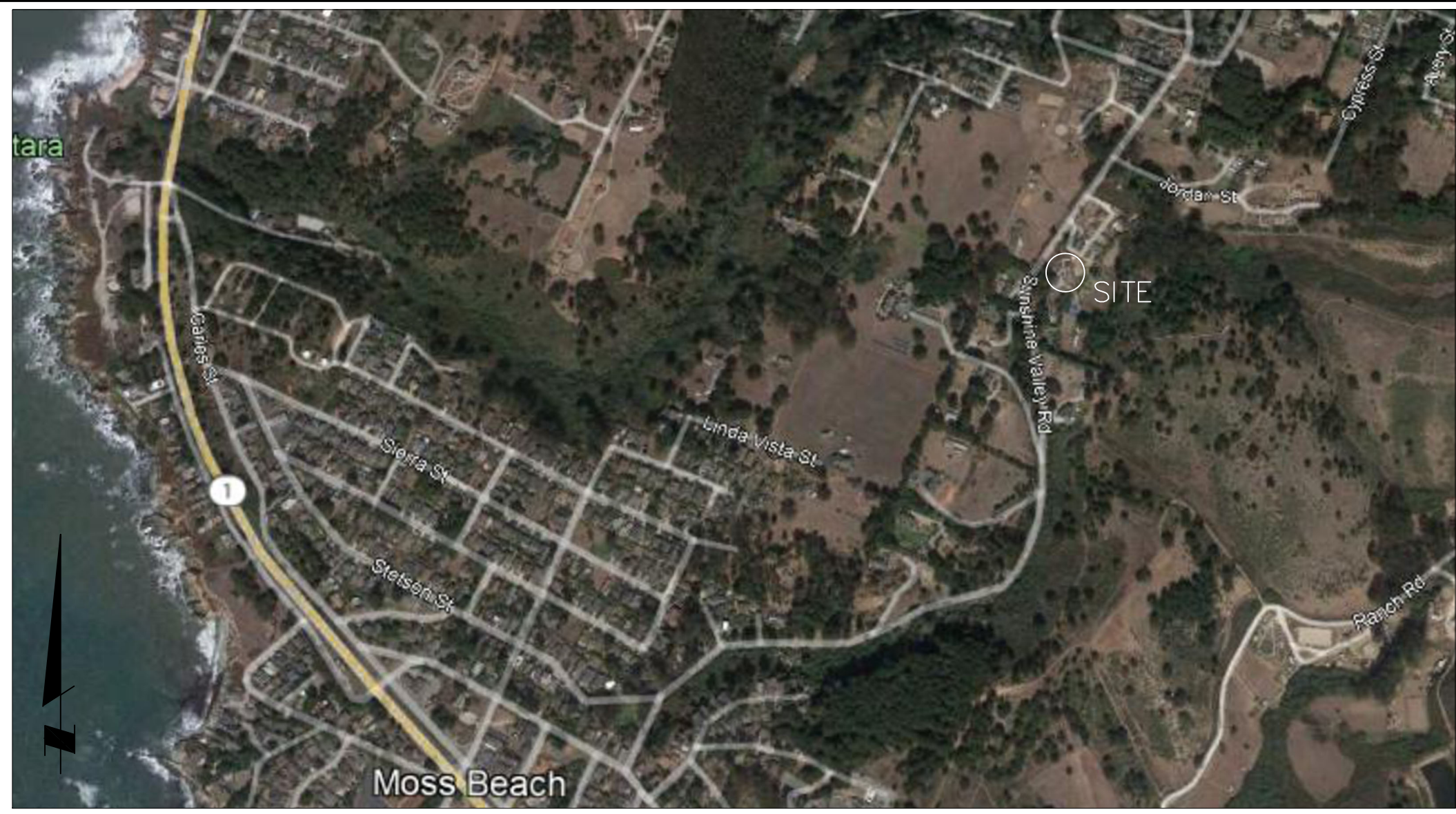




**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# ATTACHMENT B





LOCATION MAP (Not to Scale)

**PROJECT DESCRIPTION**

ZONING: RM-CZ  
 LOT SIZE: 50,000 SQUARE FEET +/-

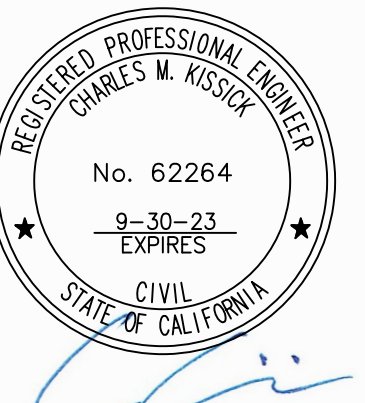
TWO MOBILE HOMES WILL BE PLACED ON THE PARCEL AS SHOWN AS PART OF THE SAN MATEO COUNTY FARM WORKER HOUSING PILOT PROGRAM. ONE UNIT AT 3 BEDROOM 1 BATH THE OTHER ONE BEDROOM 1 BATH. A SEPTIC SYSTEM WILL BE INSTALLED AS SHOWN AND THE EXISTING DOMESTIC WELL WILL BE USED WITH ADDED STORAGE AND TREATMENT AS NECESSARY. THE MOBILE HOMES WILL BE ALL ELECTRIC WITH SEPARATE SERVICE TO EACH UNIT.

**GENERAL NOTES**

1. PLANS PREPARED AT THE REQUEST OF: THERESE SMITH, OWNER
2. TOPOGRAPHY BY BGT SURVEYING, SURVEYED JUNE, 2005. UPDATED JUNE, 2022.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM NAVD88.

**FEMA FLOOD ZONE NOTES**

1. A LETTER OF MAP AMENDMENT HAS BEEN APPROVED BY FEMA APRIL, 2016.
2. THE APPROVED BASE FLOOD ELEVATION IS 194.8 FEET.
3. THE PROPOSED FF ELEVATIONS OF THE MOBILE HOMES WILL BE SEVERAL FEET ABOVE THE BASE FLOOD ELEVATION.

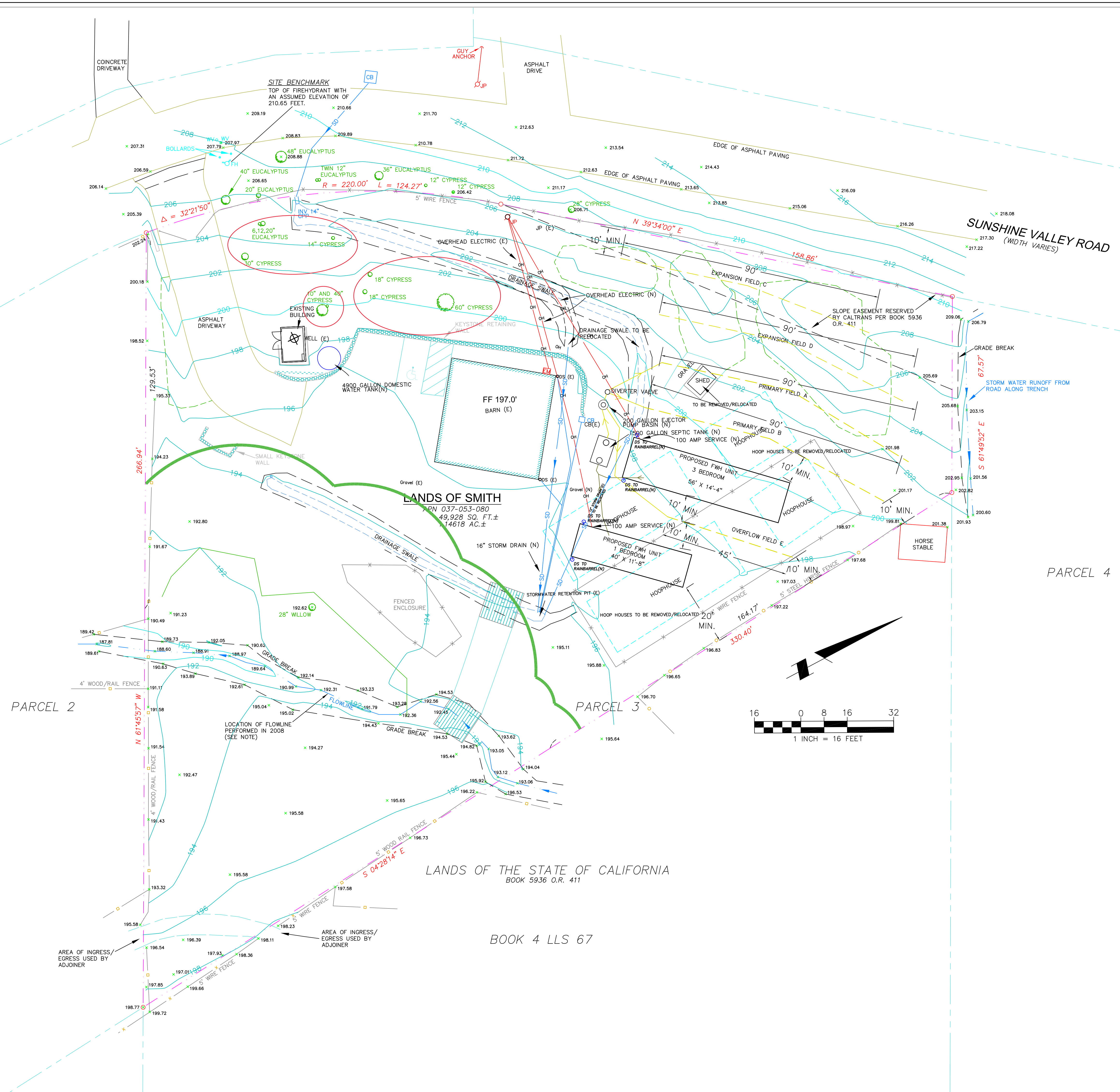


**Sigma Prime Geosciences, Inc.**  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 SAN MATEO, CA 94019  
 (650) 728-2633  
 sigma\_prime@gmail.com

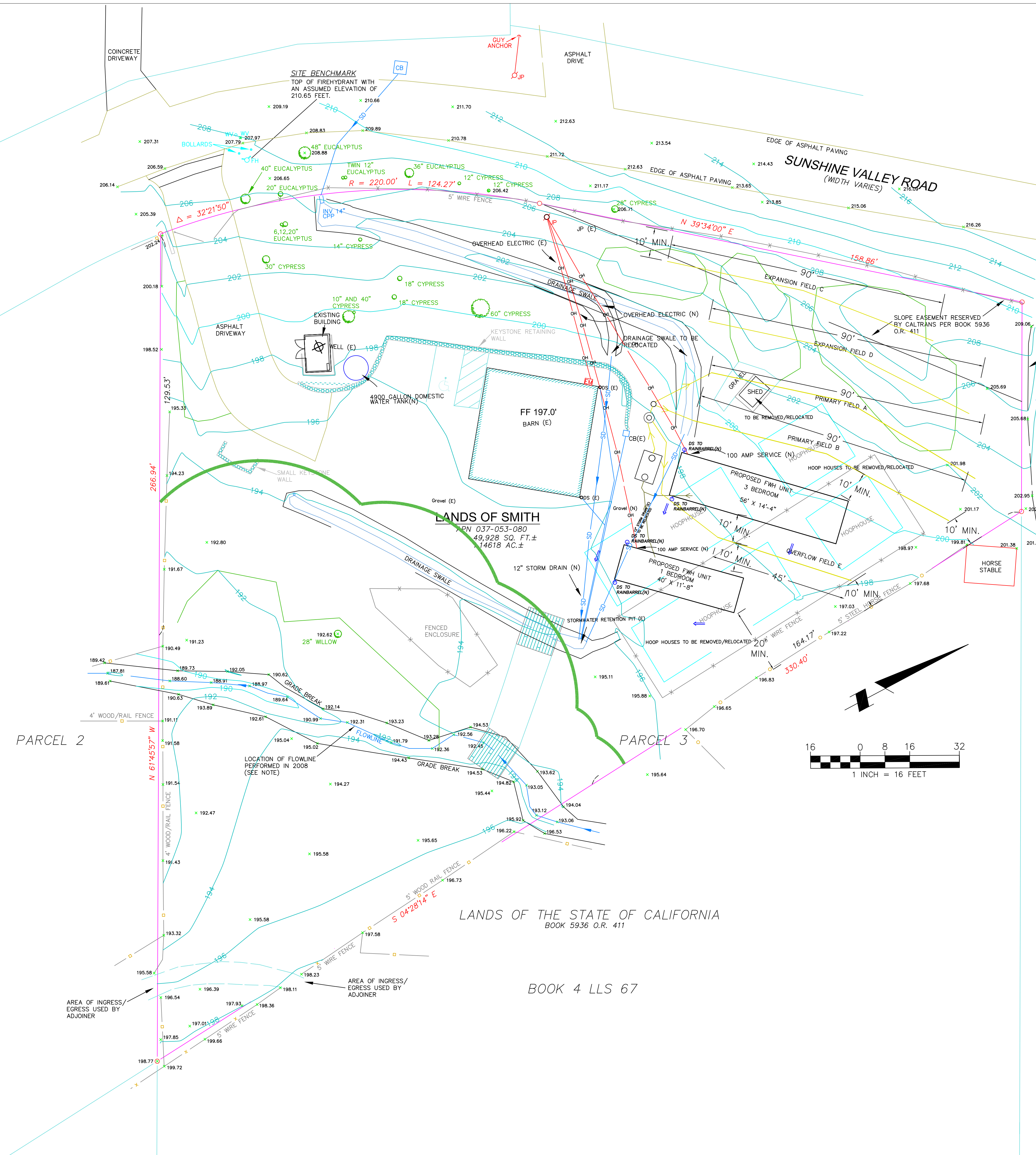
DATE: 2-16-2022  
 DRAWN BY: AZG  
 CHECKED BY: CMK  
 REV. DATE: 6-22-22  
 REV. DATE:

**FARM WORKER HOUSING  
 SITE PLAN**  
 SMITH PROPERTY  
 1585 SUNSHINE VALLEY ROAD  
 MOSS BEACH, CALIFORNIA  
 APN: 037-053-080

**SHEET  
 C-1**







**GENERAL NOTES**

1. PLANS PREPARED AT THE REQUEST OF: THERESE SMITH, OWNER.
2. TOPOGRAPHY BY BGT SURVEYING, SURVEYED JUNE, 2005. UPDATED JUNE, 2022.
3. THIS IS NOT A BOUNDARY SURVEY.
4. ELEVATION DATUM NAVD88.

**LEGEND**

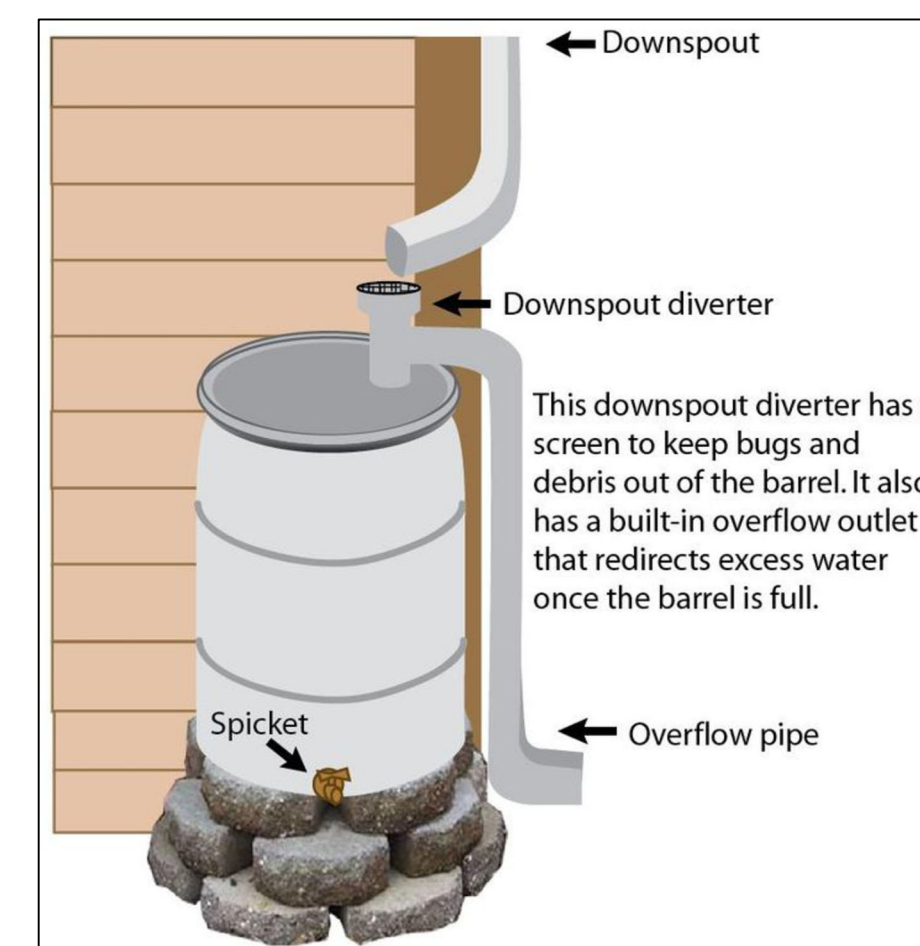
- EXISTING CONTOURS
- DS DOWNSPOUT
- 4" SOLID DRAIN PIPE
- DIRECTION OF SURFACE DRAINAGE

**DRAINAGE NOTES**

1. DRAINAGE INTENT: IT IS THE INTENT OF THE DRAINAGE SYSTEM TO CONVEY ROOF RUNOFF TO A SAFE LOCATION, AND TO MINIMIZE EXCESSIVE MOISTURE AROUND FOUNDATIONS. DIRECT SLOPES SUCH THAT STORMWATER WILL NOT BE DIVERTED ONTO ADJACENT PROPERTIES.
2. ALL NEW DOWNSPOUT DRAIN LINES SHALL LEAD TO EXISTING RETENTION PIT, AS SHOWN. TOTAL COMBINED VOLUME OF RETENTION PIT AND DRAINAGE SWALE IS ABOUT 550 CUBIC FEET. THEY OVERFLOW ACROSS ABOUT 5600 SQUARE FEET OF LANDSCAPED AREA BEFORE REACHING THE CREEK.
3. ALL ROOF DRAINAGE PIPES SHALL BE 4" DIAMETER MINIMUM SOLID PIPE, SLOPED AT 1% MINIMUM.
4. IT IS THE PROPERTY OWNER'S RESPONSIBILITY TO CHECK ON ALL STORMWATER FACILITIES SUCH AS ROOF GUTTERS, DOWNSPOUT LINES, AND THE RETENTION PIT TO BE SURE THAT THEY ARE CLEAR OF EXCESSIVE DEBRIS AND OPERATING EFFICIENTLY. THE FACILITIES SHALL BE CHECKED EVERY FALL AND PERIODICALLY DURING THE RAINY SEASON.

**GRADING NOTES**

- CUT VOLUME : 25 CY (FOR MOBILE HOME PADS)
  - FILL VOLUME: 10 CY (DRAIN ROCK FOR POSITIVE DRAINAGE AT MOBILE HOME PAD AREA)
- VOLUMES ABOVE ARE APPROXIMATE.
- ALL GRADING SHALL CONFORM TO LOCAL CODES AND ORDINANCES.
- ALL TRENCHES IN PROPOSED LANDSCAPE AREAS SHALL BE BACKFILLED WITH COMPACTED APPROVED GRANULAR MATERIAL TO WITHIN ONE FOOT OF FINISHED GRADE, AND THEN FILLED WITH HAND TAMPED SOILS.



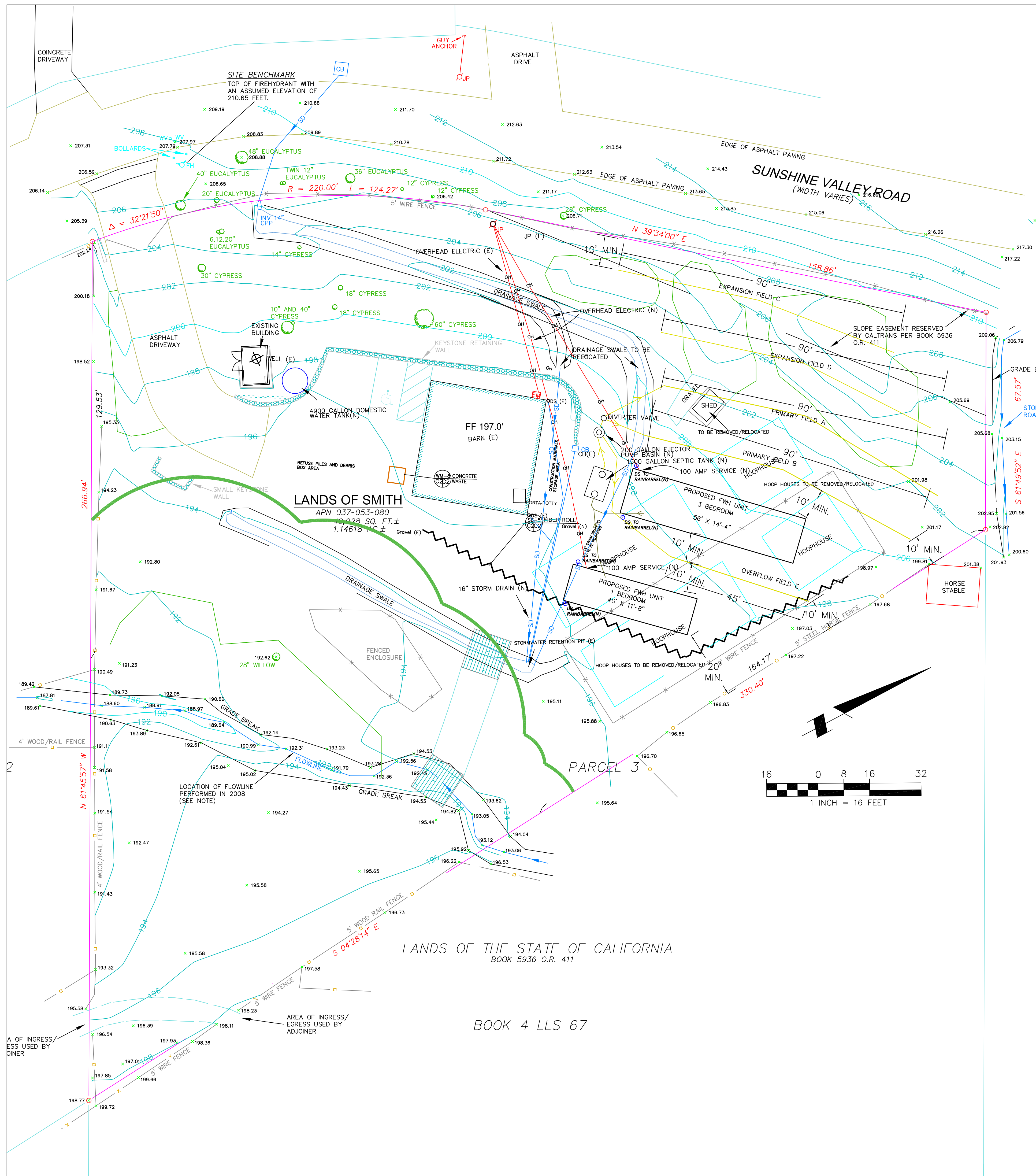
Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 HALF MOON BAY, CA 94019  
 (650) 728-3590  
 sigmaprim@gmail.com

DATE: 2-16-2022  
 DRAWN BY: AZG  
 CHECKED BY: CMK  
 REV. DATE: 6-29-22  
 REV. DATE:

**FARM WORKER HOUSING GRADING AND DRAINAGE PLAN**  
 SMITH PROPERTY  
 1585 SUNSHINE VALLEY ROAD  
 MOSS BEACH, CALIFORNIA  
 APN: 037-053-080

**SHEET C-2**





**GENERAL EROSION AND SEDIMENT CONTROL NOTES**

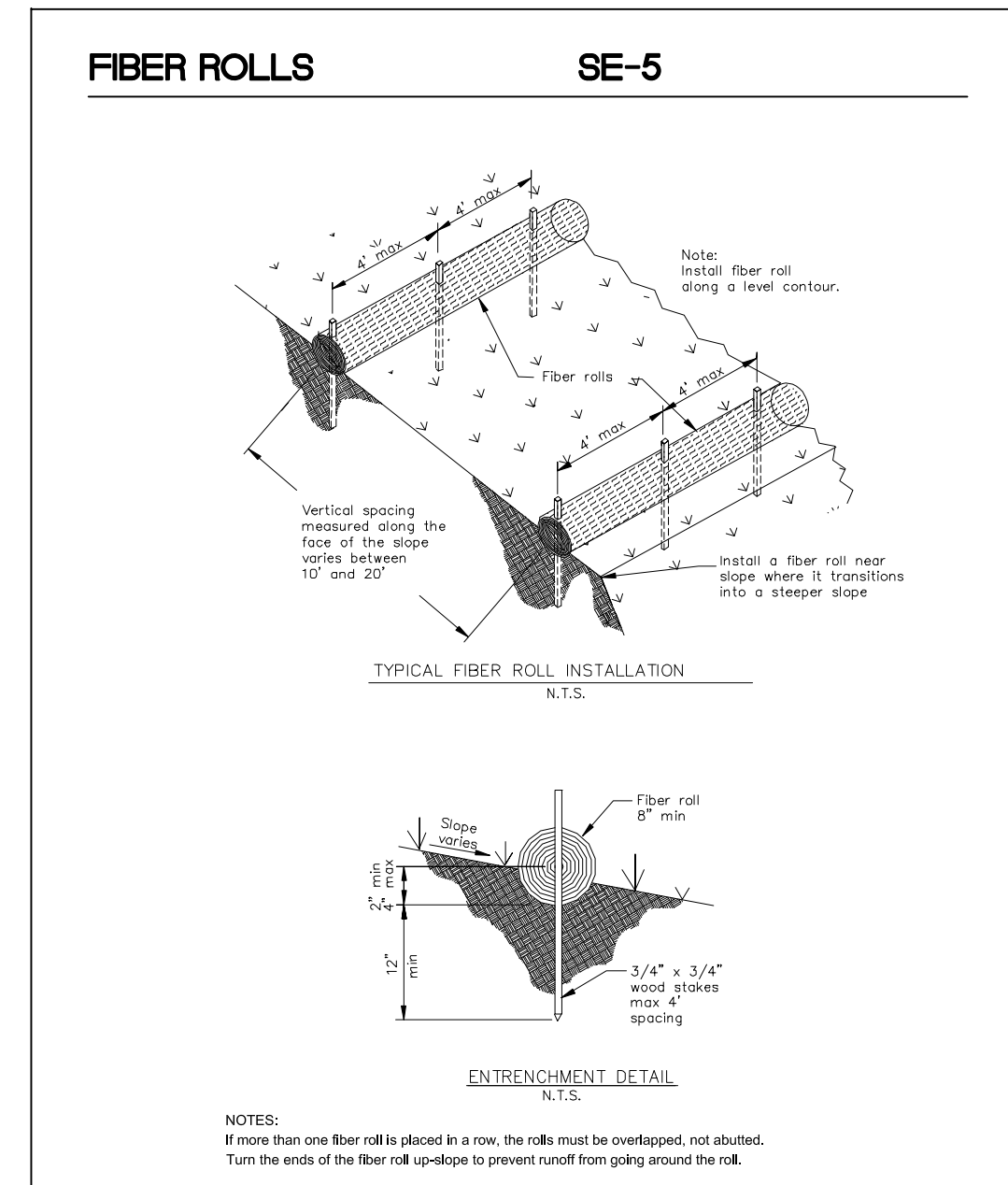
FIBER ROLL  
INSTALL AT LOCATIONS SHOWN.  
AFIX AS SHOWN IN DETAIL SE-5

- There will be no stockpiling of soil. All excavated soil will be hauled off-site as it is excavated.
- Perform clearing and earth-moving activities only during dry weather. Measures to ensure adequate erosion and sediment control shall be installed prior to earth-moving activities and construction.
- Erosion control materials to be on-site during off-season.
- Measures to ensure adequate erosion and sediment control are required year-round. Stabilize all denuded areas and maintain erosion control measures continuously between October 1 and April 30.
- Store, handle, and dispose of construction materials and wastes properly, so as to prevent their contact with stormwater.
- Control and prevent the discharge of all potential pollutants, including pavement cutting wastes, paints, concrete, petroleum products, chemicals, wash water or sediments, and non-stormwater discharges to storm drains and watercourses.
- Avoid cleaning, fueling, or maintaining vehicles on-site, except in a designated area where wash water is contained and treated.
- Limit and time applications of pesticides and fertilizers to prevent polluted runoff.
- Limit construction access routes to stabilized, designated access points
- Avoid tracking dirt or other materials off-site; clean off-site paved areas and sidewalks using dry sweeping methods.
- Train and provide instruction to all employees and subcontractors regarding the Watershed Protection Maintenance Standards and construction Best Management Practices.
- Placement of erosion materials is required on weekends and during rain events.
- The areas delineated on the plans for parking, grubbing, storage etc., shall not be enlarged or "run over."
- Dust control is required year-round.
- Erosion control materials shall be stored on-site.
- There are no trees or driplines near the construction site.

**EROSION CONTROL POINT OF CONTACT**

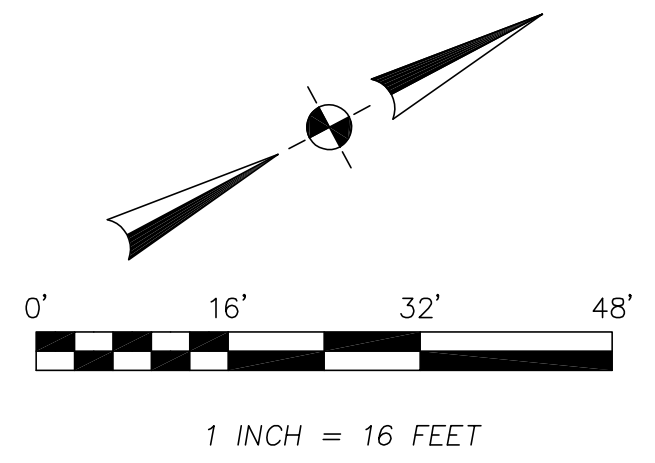
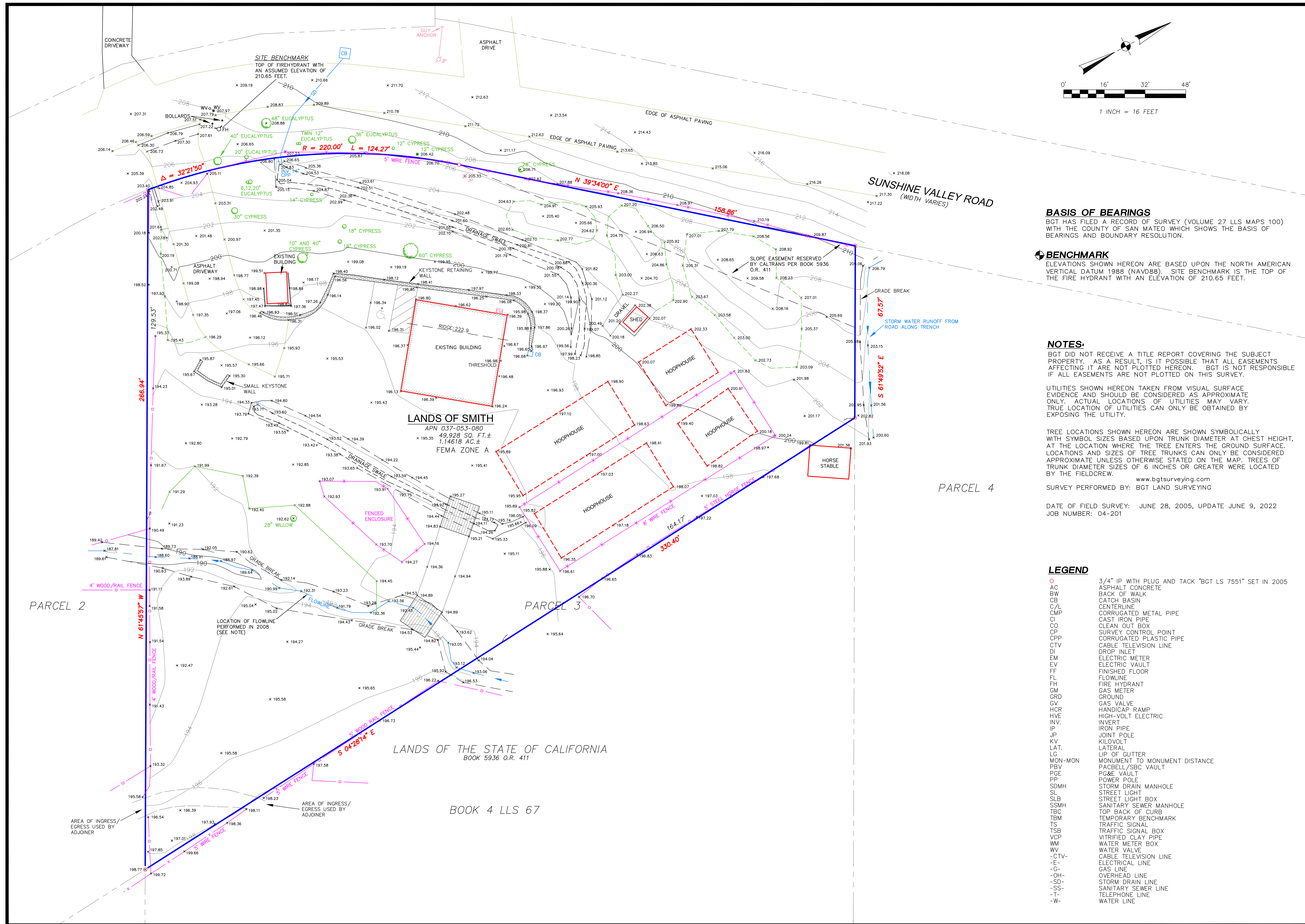
THIS PERSON WILL BE RESPONSIBLE FOR EROSION CONTROL AT THE SITE AND WILL BE THE COUNTY'S MAIN POINT OF CONTACT IF CORRECTIONS ARE REQUIRED.

NAME: THERESE SMITH  
 TITLE/QUALIFICATION: OWNER  
 PHONE: 650-279-4397  
 PHONE:  
 E-MAIL: KITTYWAKE@SBCGLOBAL.NET



DATE: 2-16-2022 DRAWN BY: AZG CHECKED BY: CMK REV. DATE: 6-29-22 REV. DATE:	Sigma Prime Geosciences, Inc. 	SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 726-3590 sigmaprime@gmail.com
	<b>FARM WORKER HOUSING          EROSION &amp; SEDIMENT          CONTROL PLAN</b>	SMITH PROPERTY 1585 SUNSHINE VALLEY ROAD MOSS BEACH, CALIFORNIA APN: 037-053-080
<b>SHEET</b> <b>C-3</b>		





**BASIS OF BEARINGS**  
 BGT HAS FILED A RECORD OF SURVEY (VOLUME 27 LLS MAPS 100) WITH THE COUNTY OF SAN MATEO WHICH SHOWS THE BASIS OF BEARINGS AND BOUNDARY RESOLUTION.

**BENCHMARK**  
 ELEVATIONS SHOWN HEREON ARE BASED UPON THE NORTH AMERICAN VERTICAL DATUM 1988 (NAVD88). SITE BENCHMARK IS THE TOP OF THE FIRE HYDRANT WITH AN ELEVATION OF 210.65 FEET.

**NOTES:**  
 BGT DID NOT RECEIVE A TITLE REPORT COVERING THE SUBJECT PROPERTY. AS A RESULT, IS IT POSSIBLE THAT ALL EASEMENTS AFFECTING IT ARE NOT PLOTTED HEREON. BGT IS NOT RESPONSIBLE IF ALL EASEMENTS ARE NOT PLOTTED ON THIS SURVEY.

UTILITIES SHOWN HEREON TAKEN FROM VISUAL SURFACE EVIDENCE AND SHOULD BE CONSIDERED AS APPROXIMATE ONLY. ACTUAL LOCATIONS OF UTILITIES MAY VARY. TRUE LOCATION OF UTILITIES CAN ONLY BE OBTAINED BY EXPOSING THE UTILITY.

TREE LOCATIONS SHOWN HEREON ARE SHOWN SYMBOLICALLY WITH SYMBOL SIZES BASED UPON TRUNK DIAMETER AT CHEST HEIGHT. AT THE LOCATION WHERE THE TREE ENTERS THE GROUND SURFACE. LOCATIONS AND SIZES OF TREE TRUNKS CAN ONLY BE CONSIDERED APPROXIMATE UNLESS OTHERWISE STATED ON THE MAP. TREES OF TRUNK DIAMETER SIZES OF 6 INCHES OR GREATER WERE LOCATED BY THE FIELD CREW.

DATE OF FIELD SURVEY: JUNE 28, 2005, UPDATE JUNE 9, 2022  
 JOB NUMBER: 04-201

**LEGEND**

○	3/4" IP WITH PLUG AND TACK "BGT LS 7551" SET IN 2005
AC	ASPHALT CONCRETE
BW	BACK OF WALK
CB	CATCH BASIN
C/L	CENTERLINE
CMP	CORRUGATED METAL PIPE
CI	CAST IRON PIPE
CO	CLEAN OUT BOX
CP	SURVEY CONTROL POINT
CPP	CORRUGATED PLASTIC PIPE
CTV	CABLE TELEVISION LINE
DI	DROP INLET
EM	ELECTRIC METER
EV	ELECTRIC VAULT
FF	FINISHED FLOOR
FL	FLOWLINE
FH	FIRE HYDRANT
GM	GAS METER
GRD	GROUND
GV	GAS VALVE
HCR	HANDICAP RAMP
HVE	HIGH-VOLT ELECTRIC
INV.	INVERT
IP	IRON PIPE
JP	JOINT POLE
KV	KILOVOLT
LAT.	LATERAL
LG	LIP OF GUTTER
MON-MON	MONUMENT TO MONUMENT DISTANCE
PBV	PACBELL/SBC VAULT
PGE	PG&E VAULT
PP	POWER POLE
SDMH	STORM DRAIN MANHOLE
SL	STREET LIGHT
SLB	STREET LIGHT BOX
SSMH	SANITARY SEWER MANHOLE
TBC	TOP BACK OF CURB
TBM	TEMPORARY BENCHMARK
TS	TRAFFIC SIGNAL
TSB	TRAFFIC SIGNAL BOX
VCP	VITRIFIED CLAY PIPE
WM	WATER METER BOX
WV	WATER VALVE
-CTV-	CABLE TELEVISION LINE
-E-	ELECTRICAL LINE
-G-	GAS LINE
-OH-	OVERHEAD LINE
-SD-	STORM DRAIN LINE
-SS-	SANITARY SEWER LINE
-T-	TELEPHONE LINE
-W-	WATER LINE

**BOUNDARY AND TOPOGRAPHIC SURVEY**  
 PORTION OF PARCEL 3, AS SHOWN ON THE RANDETT RECORD OF SURVEY (BOOK 4 LLS MAPS 67)  
**1585 SUNSHINE VALLEY ROAD**  
 MOSS BEACH, SAN MATEO COUNTY, CALIFORNIA

Assessor Parcel Number:  
 037-053-080

Prepared For:  
 SIGMA PRIME GEOSCIENCES

Date: JUNE 2022  
 Scale: 1" = 16'  
 Contour Interval: 2'  
 Drawn by: LHL

Revisions:

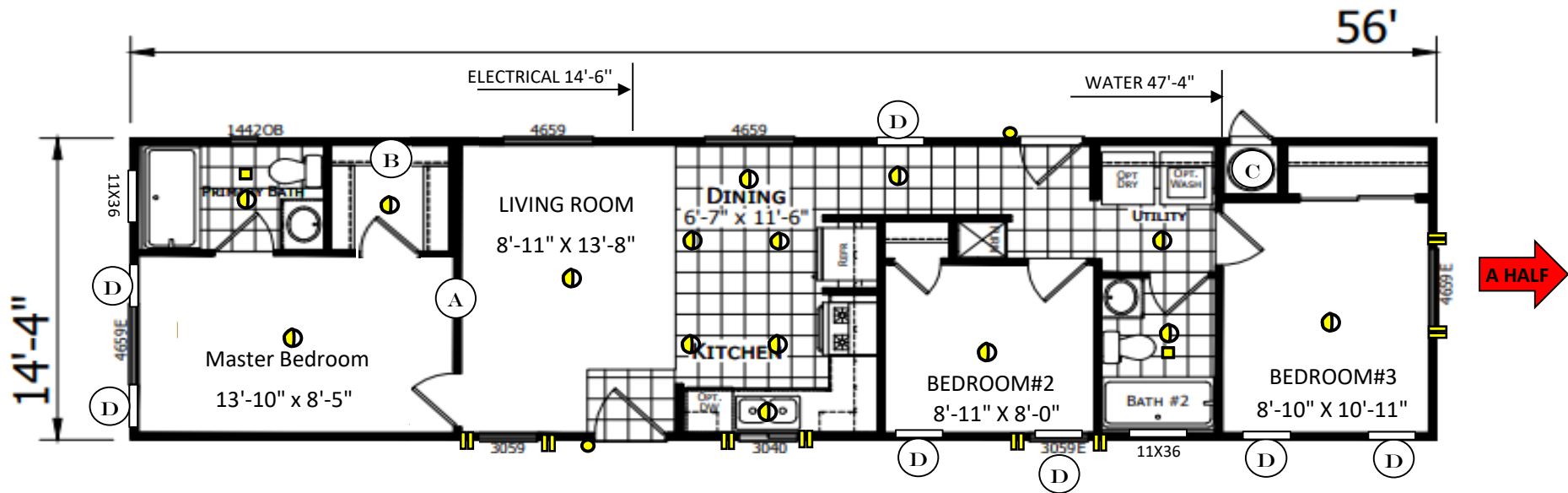
**SU-1**

Job No. 04-201



Exhaust Fan w/ Light	Can Light	Chandelier	Bank of Drawers	Standard Porch Light	Shutters
Switch	Ceiling Fan <i>tas</i>	Solar Tube	Rollout Shelves	Dix Light Over mirror	
Recept	TV Jack	Pendant Light	Hose Bib		
GFCI	Phone Jack	J-Box	Hitch End	Paddle fan prep	

GREEN GALAXY		
32417	CM6563B	803 SF



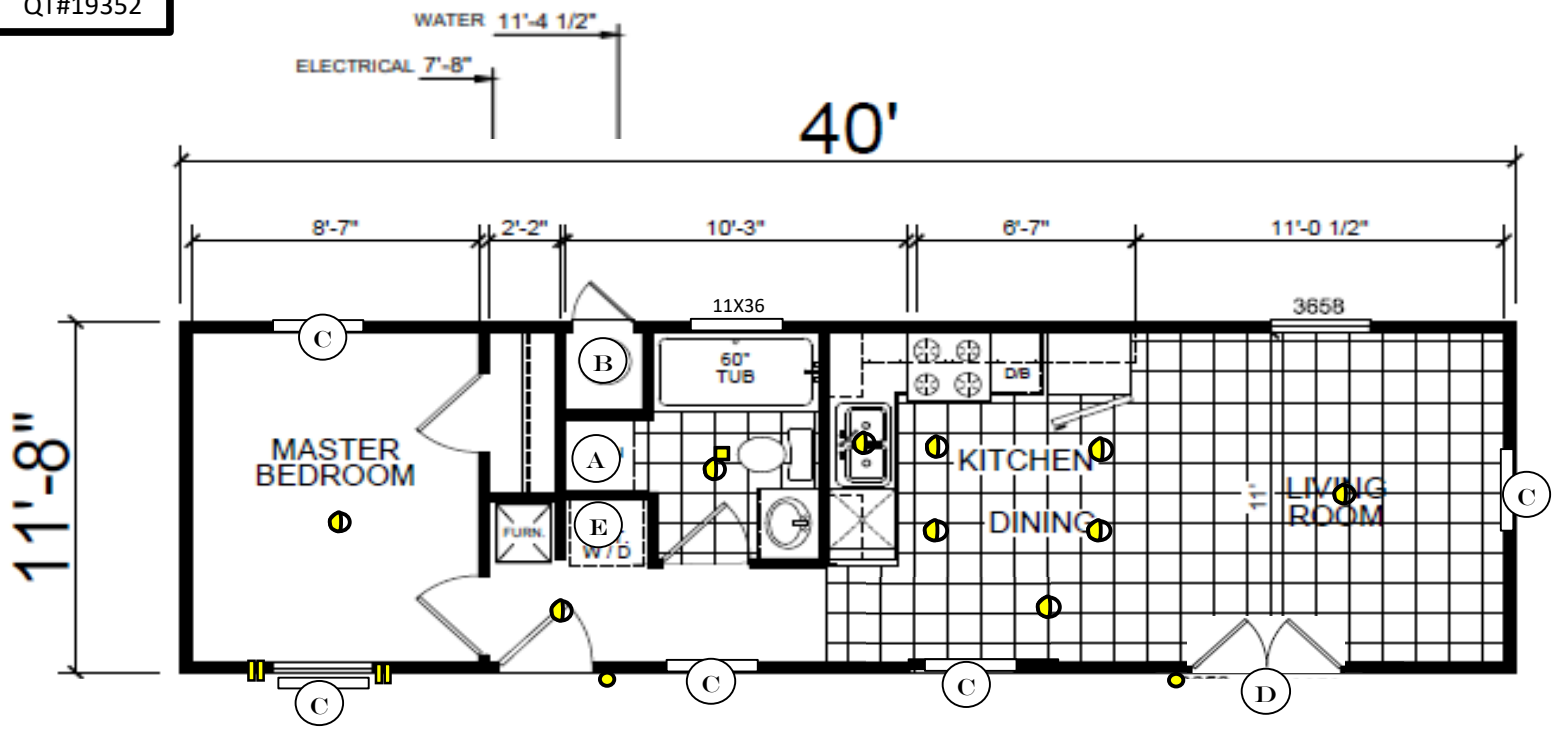
- A** MOVE WALL 2' INTO LIVING ROOM MAKING CLOSET 2' LARGER
- B** EXTENDED CLOSET
- C** 30 GAL ELECTRIC WATER HEATER
- D** TRANSOM WINDOW

ALL ELECTRIC HOME

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

- Exhaust Fan w/ Light
- ⦿ Can Light
- ★ Chandelier
- DB Bank of Drawers
- Standard Porch Light
- ⦿ Shutters
- ⌘ Switch
- ✂ Ceiling Fan *tas*
- ☀ Solar Tube
- RS Rollout Shelves
- ⦿ Dix Light Over mirror
- ⦿ Recept
- ▼ TV Jack
- ✂ Pendant Light
- HB Hose Bib
- 32407
- 11'8" X 40'
- 467 SF
- ⦿ GFCI
- ▽ Phone Jack
- ⦿ J-Box
- ➡ Hitch End
- ⦿ Paddle fan prep

start with  
QT#19352

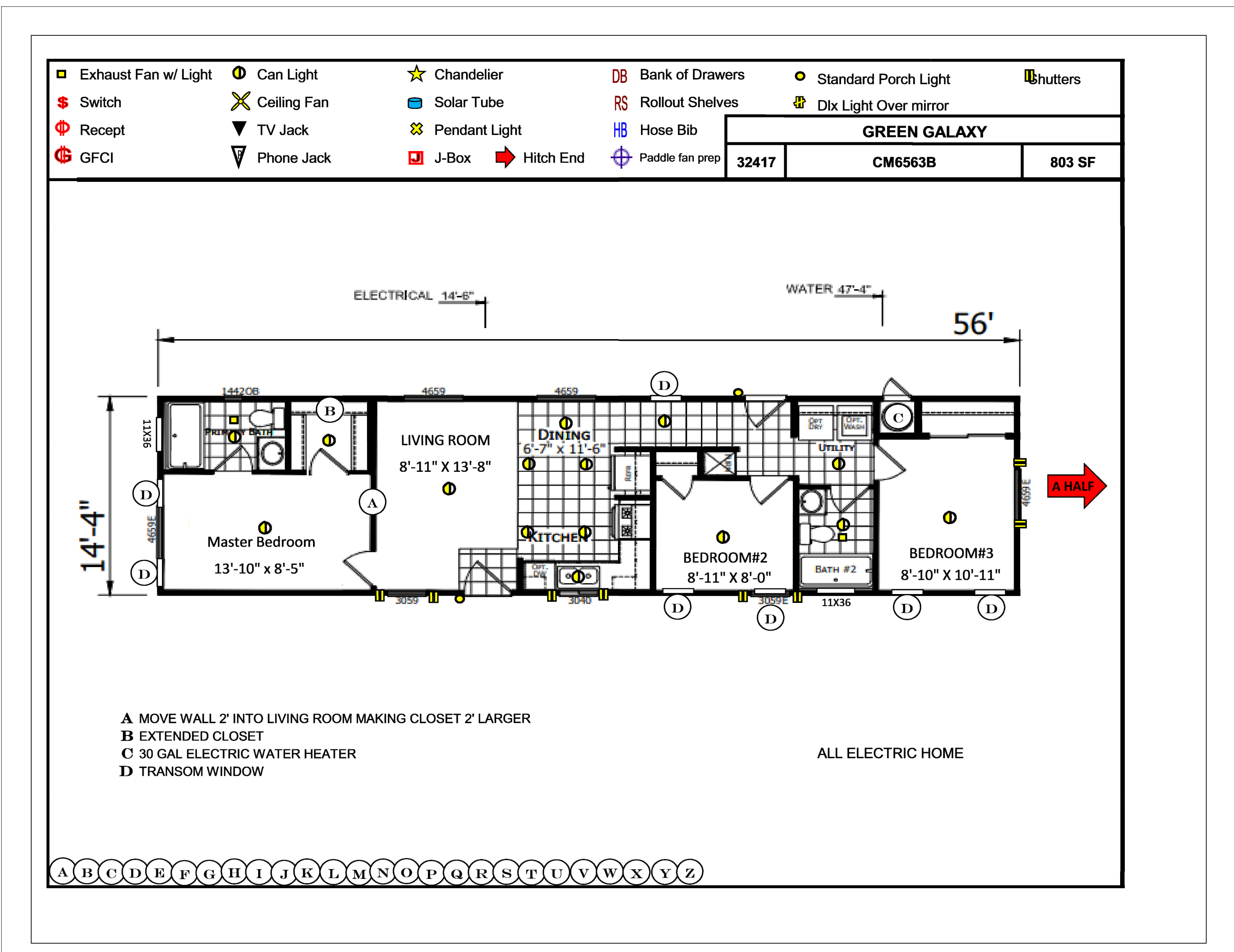


- A 6DOOR LINEN CAB
- B 30 GAL ELECTRIC WATER HEATER
- C TRANSOM WINDOW
- D FRENCH DOORS ILO 36" INSWING RELOCATED HERE
- E PREP FOR STACKABLE W/D ELECTIRC\*

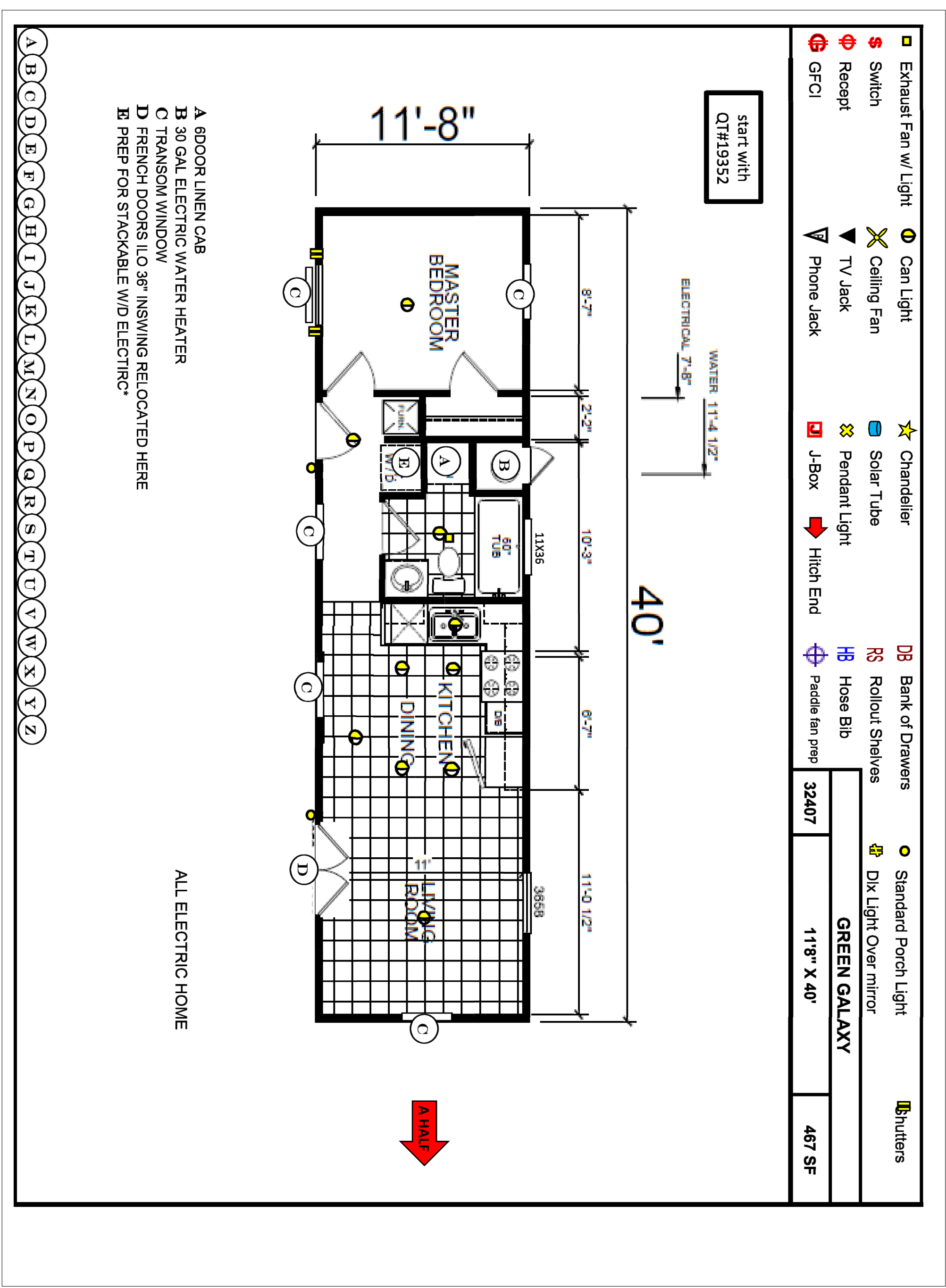
ALL ELECTRIC HOME

A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

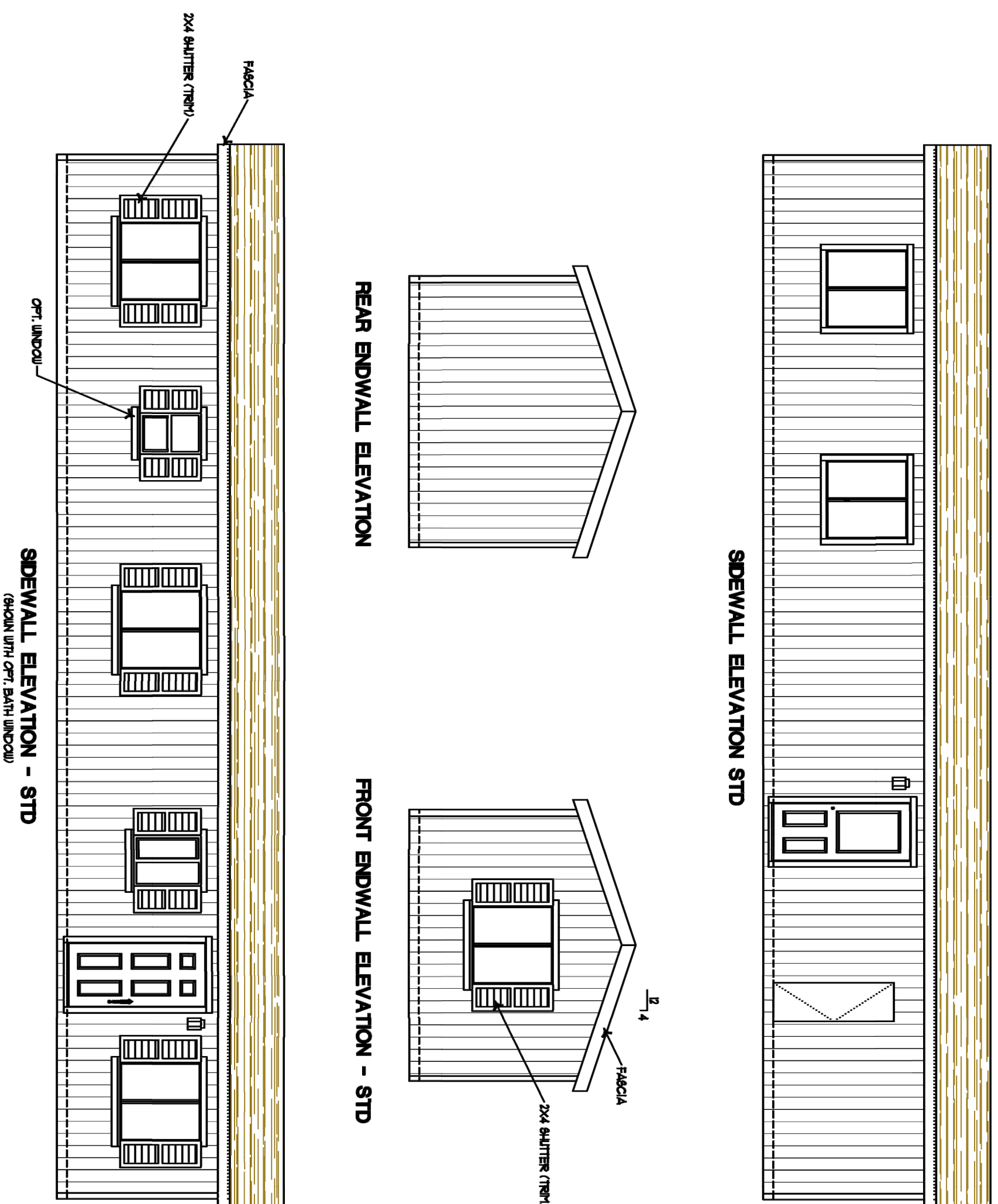
# 3 - Bedroom Unit



# 1 - Bedroom Unit



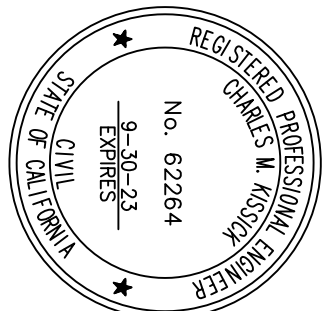
# STANDARD EXTERIOR ELEVATIONS



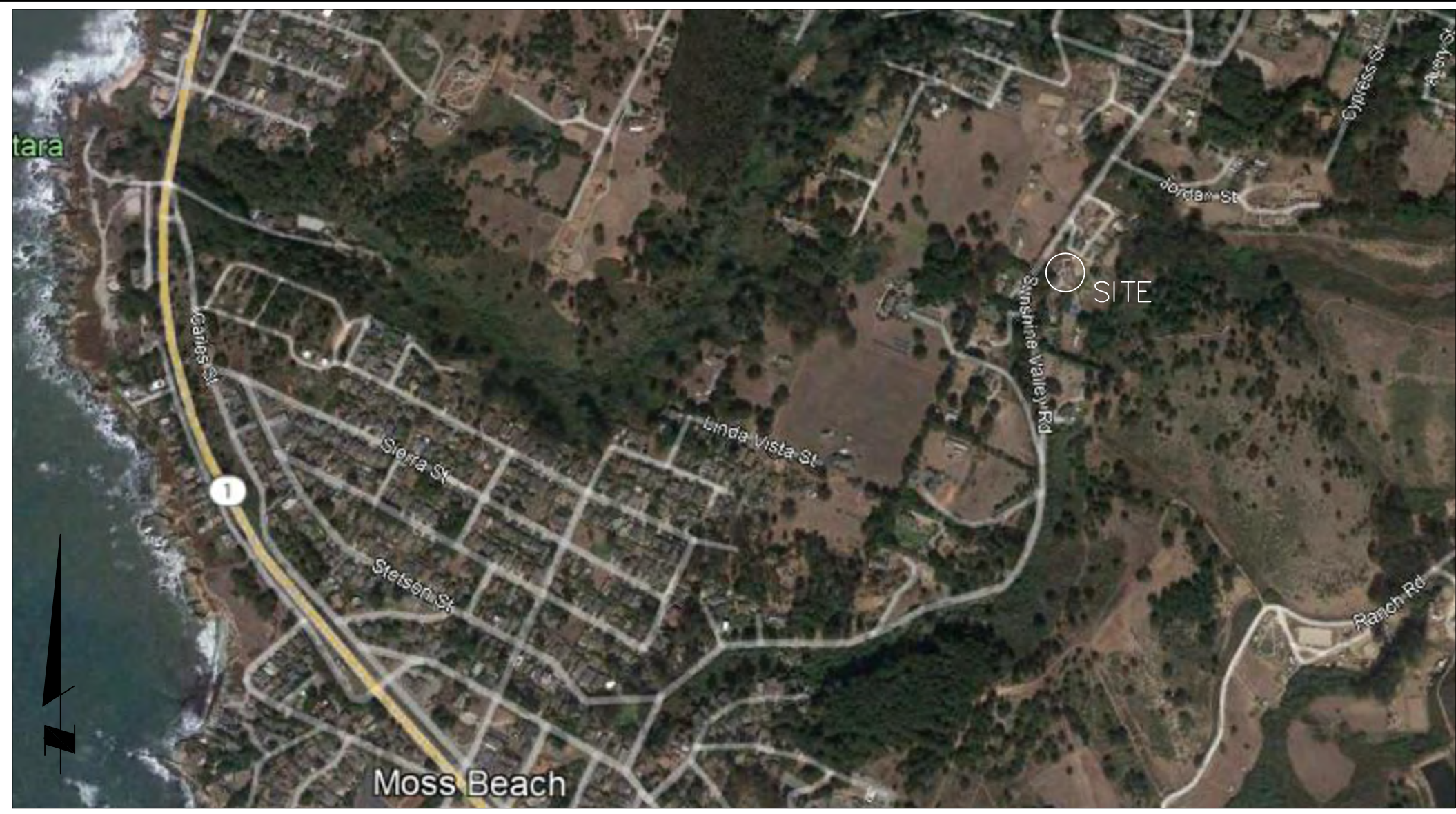
## FARM WORKER HOUSING FLOOR PLANS/ELEVATIONS

SMITH PROPERTY  
1585 SUNSHINE VALLEY ROAD  
MOSS BEACH, CALIFORNIA  
APN: 037-053-080

DATE: 2-16-22	<p>SIGMA PRIME GEOSCIENCES, INC. 332 PRINCETON AVENUE HALF MOON BAY, CA 94019 (650) 728-3590 sigmaprm@gmail.com</p>
DRAWN BY: AZG	
CHECKED BY: CMK	
REV. DATE: 6-21-22	
REV. DATE:	







LOCATION MAP (Not to Scale)

PROJECT DESCRIPTION

1. Installation of new septic system for Farm Worker Housing (FWH) Units.
2. A percolation test was performed on October 5, 2005 by Langley Hill Quarry.
3. Results show an "A" Percolation Rate.
4. OWTS design is for two FWH units one 3 bedroom, the other 1 bedroom. 180 linear feet of drain-field will be necessary for Primary and Expansion Fields with a 1,500 gallon septic tank. 2 leach fields are required, two fields "A" and "B" will be installed as the Primary leach fields. Two fields "C" and "D" are shown on the plan as Expansion leach fields. This area must be protected and land in this area dedicated for future use when necessary.
5. A 45' emergency leach field "E" will be installed in case of extended periods of power outage.

SCOPE OF WORK

1. Install new 1,500 gallon Don Chapin Pre-Cast septic tank or equivalent and ejector pump system as shown.
2. Install new primary leach trenches and overflow trench.
3. Install a new flow diversion valve and effluent filter (NSF/ANSI 46).
4. Connect new septic and ejector pump tank to diversion valve and valve to tight lines and leach trenches as shown.
5. Connect new sewer laterals to inlet of new tank.

All material and methods shall comply with San Mateo County Environmental Health regulations, San Mateo County Building codes, and 2019 CBC. All work must be inspected and approved before back-filling.

P1 PERCOLATION TEST LOCATIONS

**Langley Hill Quarry**  
 Ph: 650-851-0129 • Septic Systems Installed & Repaired • Lic. No. A702033  
 SMC Certified Installer No. 0501  
 Tested By: KEVIN VAUGHN - Soil Percolation Tester # 05002  
 Observed in Field By: *Kevin Vaughn* Date: 07-5-05

1/2 HOUR INTERVALS	READINGS	HOLE #1	HOLE #2	HOLE #3	HOLE #4	HOLE #5	HOLE #6
8:30	FINISH	5 1/2"	5 1/2"	7 1/2"	5 1/2"	4 1/2"	5 1/2"
18:00	START	9"	1 1/2"	4"	4"	4"	4"
	DIFF	7 1/2"	1 1/2"	3 1/2"	1 1/2"	1 1/2"	1 1/2"
9:00	FINISH	2 1/2"	7 1/2"	10 1/2"	7 1/2"	5 1/2"	5 1/2"
28:30	START	5 1/2"	5 1/2"	7 1/2"	5 1/2"	4 1/2"	5 1/2"
	DIFF	1 1/2"	1 1/2"	3 1/2"	1 1/2"	1 1/2"	1 1/2"
9:30	FINISH	7 1/2"	8 1/2"	11 1/2"	8 1/2"	6"	6 1/2"
39:00	START	6"	7 1/2"	10 1/2"	7 1/2"	5 1/2"	5 1/2"
	DIFF	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"
10:00	FINISH	8"	9 1/2"	12 1/2"	9 1/2"	6 1/2"	6 1/2"
49:30	START	7 1/2"	8 1/2"	11 1/2"	8 1/2"	6 1/2"	6 1/2"
	DIFF	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"	1 1/2"
10:30	FINISH	1 1/2"	1 1/2"	2 1/2"	1 1/2"	1 1/2"	1 1/2"
59:00	START	6 1/2"	6 1/2"	8 1/2"	6 1/2"	5 1/2"	5 1/2"
	DIFF	1 1/2"	1 1/2"	3 1/2"	1 1/2"	1 1/2"	1 1/2"
11:00	FINISH	6 1/2"	6 1/2"	8 1/2"	6 1/2"	5 1/2"	5 1/2"
69:00	START	5"	5"	5"	5"	5"	5"
	DIFF	1 1/2"	1 1/2"	3"	1 1/2"	1 1/2"	1 1/2"
11:30	FINISH	6 1/2"	6 1/2"	7 1/2"	5 1/2"	5 1/2"	5 1/2"
79:00	START	5"	5"	5"	5"	5"	5"
	DIFF	1 1/2"	1 1/2"	2 1/2"	1 1/2"	1 1/2"	1 1/2"
12:00	FINISH	6 1/2"	6 1/2"	7 1/2"	5 1/2"	5 1/2"	5 1/2"
89:00	START	5"	5"	5"	5"	5"	5"
	DIFF	1 1/2"	1 1/2"	2 1/2"	1 1/2"	1 1/2"	1 1/2"
9	FINISH						
	START						
	DIFF						
10	FINISH						
	START						
	DIFF						

APPLICANTS NAME: LANGLEY HILL QUARRY PHONE: 650-851-0129  
 OWNERS NAME: \_\_\_\_\_ APN: 037-063-080  
 ADDRESS: 1591 Sunshine Valley Rd, Moss Beach, CA 94051  
 SIZE OF PARCEL: \_\_\_\_\_ WATER SOURCE: ? SUBDIVISION: \_\_\_\_\_  
 WET WEATHER TESTING REQUIRED? YES  NO  DEPTH TO GROUND WATER: 11' DRY  
 SOIL LOG: Black loamy top soil and decomposed granite  
 The #1 hole has very sandy soil from 2' rock down

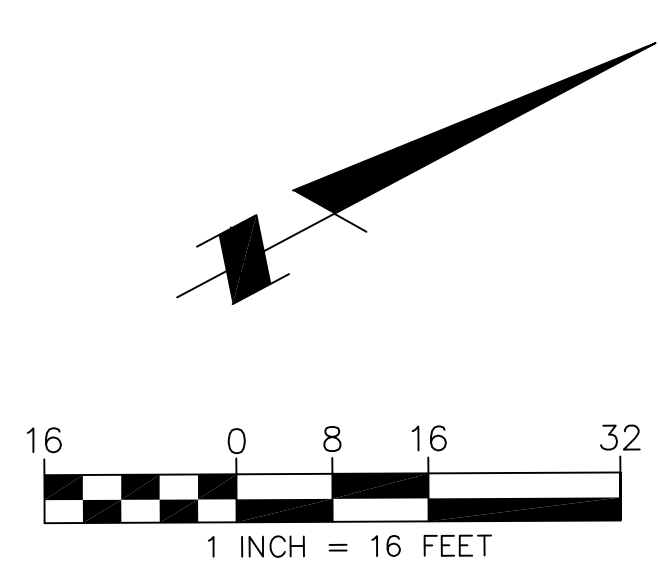
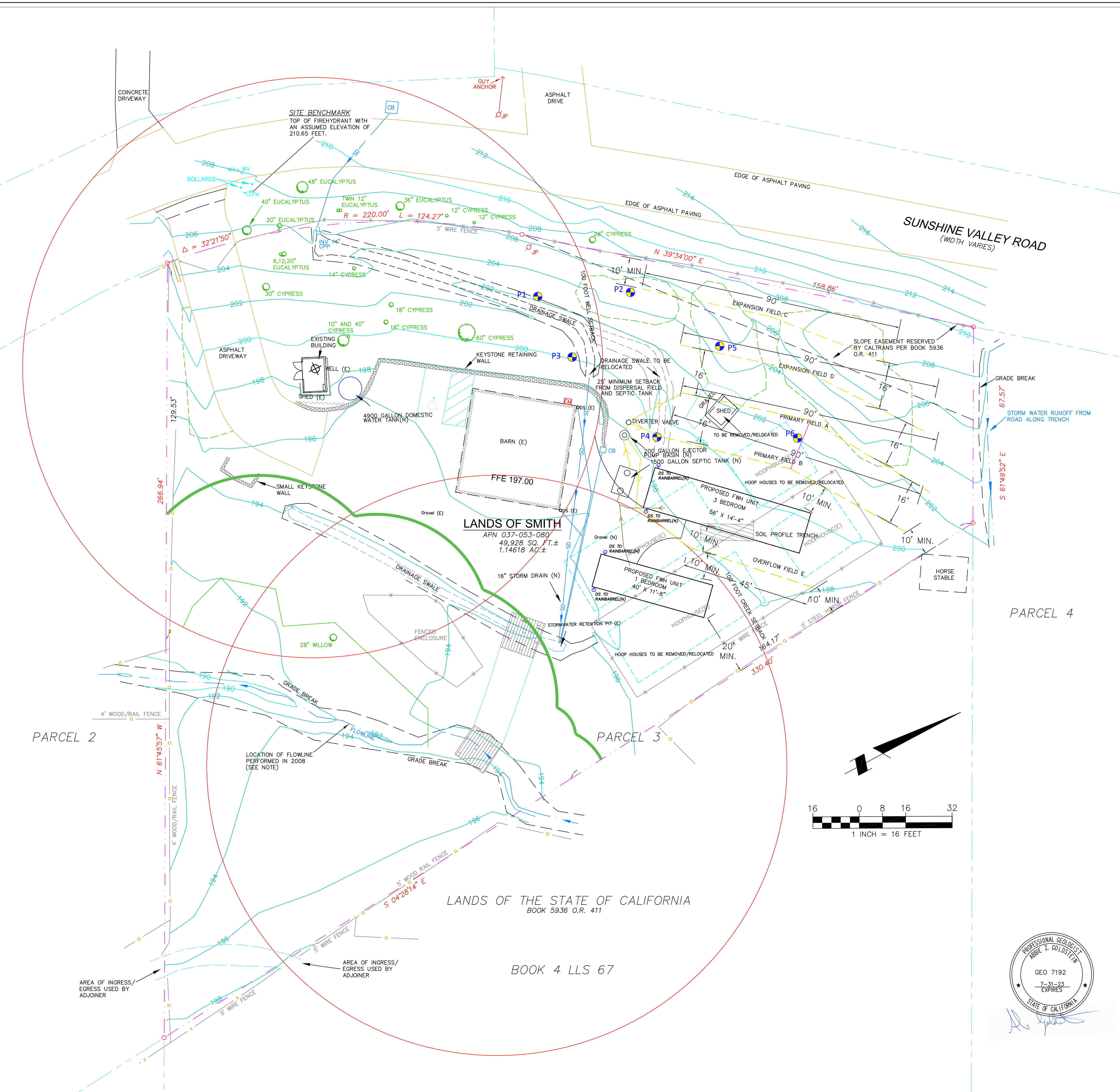
**FARM WORKER HOUSING SEPTIC SYSTEM PLAN**

SMITH PROPERTY  
 1585 SUNSHINE VALLEY ROAD  
 MOSS BEACH, CALIFORNIA  
 APN: 037-053-080

**SHEET OWTS-1**

DATE: 2-16-2022  
 DRAWN BY: AZG  
 CHECKED BY: CMK  
 REV. DATE: 6-29-22  
 REV. DATE: \_\_\_\_\_

Sigma Prime Geosciences, Inc.  
 SIGMA PRIME GEOSCIENCES, INC.  
 332 PRINCETON AVENUE  
 (650) 728-2626  
 sigmaipr@gmail.com







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

**ATTACHMENT C**



April 4, 2022

Therese Ambrosi Smith  
Highway 92 Succulents

**RE: 1515 Sunshine Valley Road , Moss Beach, San Mateo County, CA (APN: 037-053-080)**

Ms Smith,

This letter is intended to provide you with a summary of an updated site visit at your 1515 Sunshine Valley Road property (Attachment 1). It is WRA's understanding that the County of San Mateo requested an updated biological assessment for the property with regards to a newly proposed farm worker housing project. Please find the following and let me know if you have any questions or comments.

#### **UPDATED SITE VISIT**

A WRA biologist visited the subject property on March 30, 2022 to review existing conditions, with a particular focus on willow riparian area and an intermittent stream that was mapped on December 7, 2016 and reported by our office in a letter addressed to you, Therese Ambrosi Smith, on September 22, 2017. (A previous site visit was conducted by our office on December 31, 2009, followed by a letter addressed to John Kowtko on January 8, 2010). The riparian area and intermittent stream were again mapped with a sub-meter GPS unit on March 30, 2022. Likewise, general conditions of the site were evaluated to determine if substantive changes have occurred in the intervening years (i.e., 2016 and 2022) that would change the 2017 assessment for sensitive biological resources to occur on-site.

#### **RESULTS**

Subsequent from the 2016 site visit, there have been permitted improvements to the property (barn, garden beds, hoop houses). Several Monterey cypress (*Hesperocyparis macrocarpa*), Monterey pine (*Pinus radiata*), and blue gum (*Eucalyptus globulus*) were removed that fronted on Sunshine Valley Road. The intermittent stream course is unchanged from 2016, and the willow riparian canopy is virtually unchanged (Attachment 2). The property continues to lack essential habitat characteristics to potentially support special-status species. Birds considered under the Migratory Bird Treaty Act (MBTA) and California Fish and Game Code (CFGF) have the potential to nest in the site's remaining trees, as well as the willow riparian.

## RECOMMENDATIONS

The intermittent drainage and adjoining riparian habitat are considered Sensitive Habitats in the LCP and buffer zones are required. The LCP requires thirty foot buffers be established from the edge of riparian vegetation along intermittent streams and 30 foot buffers from the centerline of intermittent streams where no riparian vegetation is present. Uses within these buffer areas are restricted.

The trees and shrubs that are present in the property may provide habitat for breeding birds which are protected under the MBTA and CFGC. To avoid potential impacts to breeding birds, it is recommended that any tree or shrub removal be conducted between September 1 and February 15, outside of the breeding season for birds (at this time, it is our understanding that no such removal is scheduled or required for this project). If it is not possible to conduct vegetation removal during this time period, pre-construction breeding bird surveys would be necessary to avoid potential impacts to breeding birds. If breeding birds protected by the MBTA and CFGC are observed during pre-construction surveys, no vegetation removal should occur within a 50-foot buffer surrounding the occupied nest. Buffers surrounding nesting birds may be larger or smaller as determined by a qualified biologist based on the location of the nest and species of bird.

It is WRA's understanding that you are proposing to develop two farm worker housing units in the northern portion of the property. In review of the design plans, if all of the abovementioned elements are located outside of the 30-foot buffer and installation conforms with the MBTA and CFGC noted above (i.e., no major vegetation removal February 1 through August 31), this project will not create impacts to sensitive natural resources located or potentially located on the property.

This letter reports the conditions observed on the property during the March 30, 2022 site visit. This memo is based on the data and information available at the time of the survey. A biological assessment is a general review of the site conditions; protocol-level surveys required to determine the definitive presence or absence of any sensitive species were not performed; however, based on habitat conditions observed during the assessment site visit, no protocol-level surveys are recommended.

If you have any questions or comments, please feel free to contact me. Sincerely,

A handwritten signature in black ink, appearing to read 'Aaron Arthur', written in a cursive style.

Aaron Arthur  
Senior Biologist  
WRA, Inc.  
arthur@wra-ca.com

**Attachments: Figures**

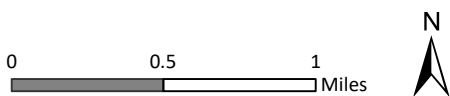


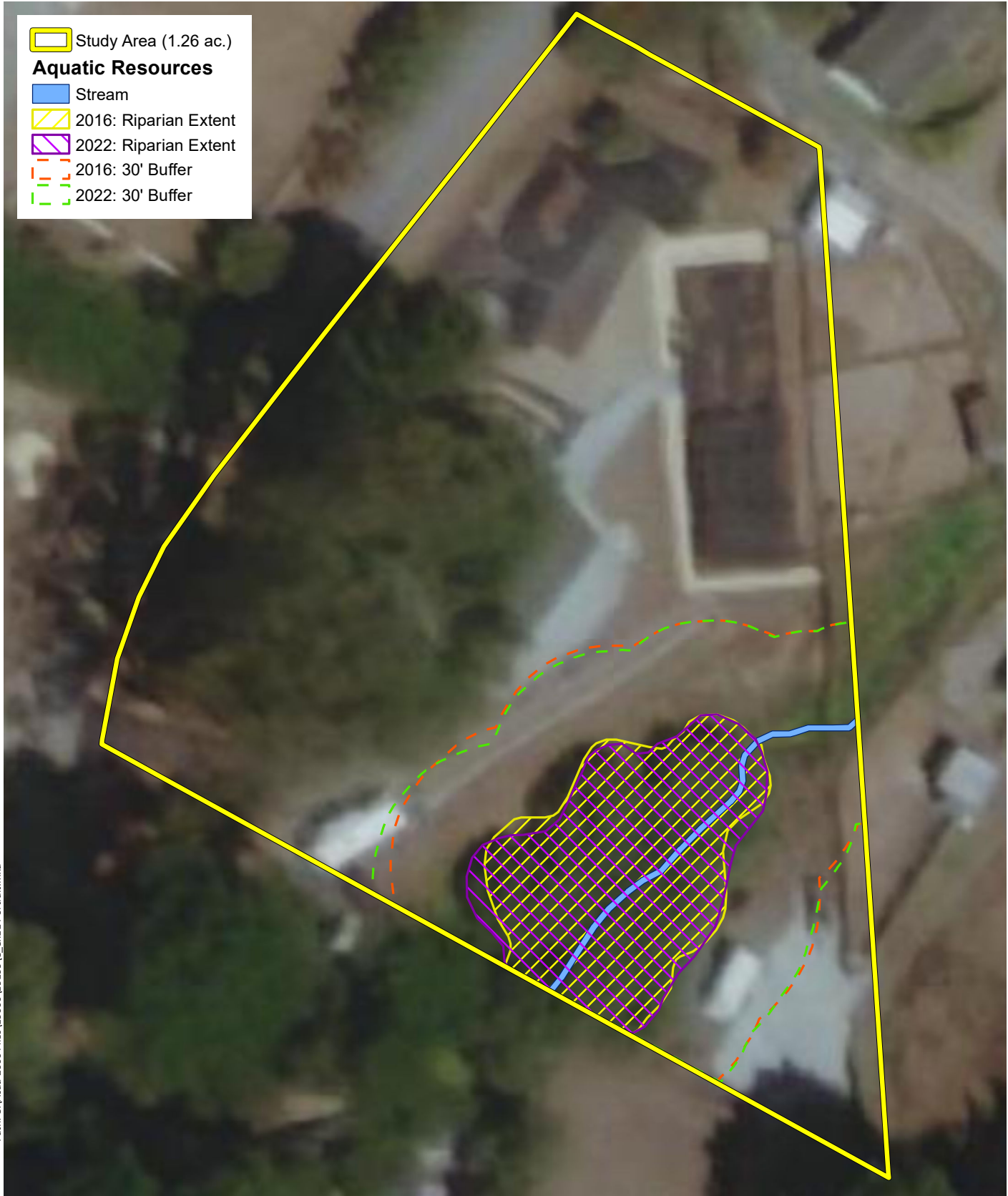
Path: C:\Acad 2000 Files\19000\19199\Fig A-1\_Location.mxd

Sources: National Geographic, WRA | Prepared By: aarthur, 4/4/2022

### Attachment 1. Property Location

1515 Sunshine Valley Road  
 San Mateo County, CA





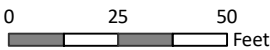
- Study Area (1.26 ac.)
- Aquatic Resources**
- Stream
- 2016: Riparian Extent
- 2022: Riparian Extent
- 2016: 30' Buffer
- 2022: 30' Buffer

Path: C:\Acad 2000 Files\19000\19199\8\_5x11 Portrait.mxd

Sources: DigitalGlobe 2016 Aerial, WRA | Prepared By: aarthur, 4/4/2022

## Attachment 2. Willow Riparian Extent

1515 Sunshine Valley Road  
San Mateo County, CA

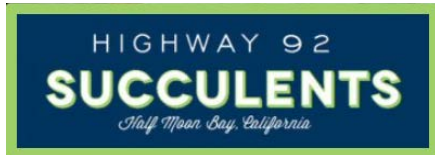




**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

**ATTACHMENT D**





P.O. Box 3593  
Half Moon Bay, CA 94019  
September 22, 2022

To the Chair and members of the Agricultural Advisory Committee:

The success of Highway 92 Succulents - and any agricultural business - depends on capable and committed people. They deserve the best possible quality of life as they contribute to San Mateo County agriculture.

Highway 92 Succulents has been in business since May 2013, and has enjoyed steady growth serving the home gardener. We grow and promote the use of drought tolerant and fire resistant landscaping.

In late 2020, I became aware that a key staff member was moving from ranch to ranch as he housed his family of four in a camper intended for recreational use. His most recent eviction meant that he had to move to an RV park, for \$60.00 per night. That expense, coupled with the \$500 per month payment on the camper, resulted in a housing (camping) expense of \$2300 per month. Even when space is available, County Ordinance limits the length of time one can live in a recreational vehicle.

Nothing was available at Moon Ridge or Main Street Park. The waiting lists are closed.

Purchasing a mobile home - even a "park" model (under 400 sqft) was out of the question. The units are financed as "chattel" and carry a very high interest rate. In addition, there is a monthly fee for space rental.

I had purchased land for the business in Moss Beach in 2017. In 2019, I built the storage barn, so water and power are available on site. I contacted the County to explore the possibility of moving the camper there with the installation of a septic system. In a conversation with staff, I learned about the pilot farm worker housing program. My contract with the County to provide two units of very low income housing, was approved by the Board of Supervisors in February.

Working with Caltrans, I was able to remove an old slope easement from the site - a relic of the old Highway 1/Montara bypass alignment. The easement vacation was approved by the California Transportation Commission last month, clearing a hurdle for trailer placement on the property.

I hope you will review this project and refer it to the Zoning Administrator with a recommendation for approval. It will be life changing for the workers, and create a stability in staffing for a growing nursery business.

Respectfully,

Therese Smith  
Highway 92 Succulents, Inc.





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

**ITEM**

**11**

## San Mateo County Agritourism Guidelines Review: Discussion Notes for the August 8, 2022 Agricultural Advisory Committee Meeting

Note: Existing Agritourism Guidelines available in your green binder or online [here](#).

### Length/Frequency of Agritourism Uses: 45 consecutive day events twice per year

- **Per current Agritourism guidelines:**
  - Allow temporary agritourism uses and facilities on all agricultural lands, but *limit them in scale, location, and time*. Require staff level review to confirm temporary uses are consistent with these guidelines.
  - Uses that occur for more than 45 consecutive days or more than two (2) times per year require a Planned Agricultural District Permit, or a Resource Management Permit, a Coastal Development Permit, and review by the Agricultural Advisory Committee.
- **Subcommittee Discussion Questions:**
  - *Is this secondary to agriculture on site? Is it limited in scale, location & time?*
  - *Does the amount of people onsite constitute an impact? To traffic, soils, neighbors? Is the impact limited in duration or is there a cumulative impact?*
  - *Would this trigger a PAD or LCP permit?*
  - *If the days are non-consecutive, would this constitute year-round use?*
  - *Would changing this conflict with existing PAD regulations?*
- **Notes on Subcommittee Recommendations:**
  - **Event Type:** agritourism events are currently limited by the length and frequency of the event to 45 consecutive days twice per year, originally designed around the Pumpkin and Xmas Tree seasons.
  - **Frequency:** we discussed allowing one 90 consecutive day event per year, 12 non-consecutive events not to exceed 7 days, or keeping the two 45 consecutive day events per year.
  - **Attendees:** not discussed, current guidelines do not limit or qualify agritourism events based on number of attendees/participants.

### Length/Frequency of Agritourism Uses: 12 Farm Dinners per year

- **Per current Agritourism guidelines:**
  - *From D. Agritourism Guidelines; 1. Agritourism Uses and Activities that Require a Permit; 5. Commercial Dining Events (pg 5-6):*
  - Commercial food service to groups with issuance of an Environmental Health permit and fire review occurring on an infrequent basis shall be allowed without the need of a PAD permit unless otherwise required.\*

- \*For purposes of this section, infrequent is defined as no more than twelve (12) meal servings per calendar year.
  - All other commercial food services not meeting the standards above may occur with the issuance of a PAD permit.
  - Commercial dining events cannot occur simultaneously with any temporary or seasonal agritourism event.
- **Subcommittee Discussion Questions:**
  - *As an alternative to unlimited, do we want to recommend something like: up to \_\_\_\_ (24) per year (doubling current amount), not to exceed \_\_\_\_ (4) farm dinner events per month?*
  - *How could the Planning Dept verify and check what will be served at farm dinners to ensure local ingredients? Could this potentially create additional layers of oversight when the desire is to have no permit/oversight?*
  - *Do we want to add an attendee cap to help guide future ag-tourism activities? Or do we want to leave it undefined? What is the benefit to having a defined or undefined number of attendees in the guidelines?*
- **Notes on Subcommittee Recommendations:**
  - **Event Type:** Interested in creating a preference for farm dinner events that feature what is produced on the farm hosting the dinner/ locally sourced food; note related language from the county’s Farm Stand Guidelines reads, “main part of main course is from San Mateo County;” explored requiring that a “majority of dishes served will feature products from San Mateo County” as part of a goal to promote local agriculture, where violations would be addressed via complaints.
  - **Frequency:** currently capped at 12 per year; we discussed preference for unlimited amount of farm dinners, however Agritourism Guidelines require limits in ‘scale, location, and time’; further discussion explored 24-30 farm dinners per year with no more than 8 per month, or 48 farm dinners per year, which would allow 2 farm dinners per weekend for 6 months.
  - **Attendees:** no current cap on attendees in existing guidelines, but Planning Dept does consider number of attendees when reviewing ag-tourism permits; we discussed capping attendees at up to 200 or in alignment with public safety guidelines, allowing “what the property can reasonably accommodate,” and leaving the attendees regulations as is.
  - **Facilities:** discussed that agritourism events should take place in existing structures on the property that do not require new development/construction, and that cooking facilities need to either be existing commercial kitchens or temporary structures.

# **SAN MATEO COUNTY AGRITOURISM GUIDELINES**

The San Mateo County Planning and Building Department and the San Mateo County Agricultural Advisory Committee's subcommittee on agritourism have developed the following guidelines for the review and establishment of commercial activities on agricultural land. 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 uses that are **secondary** to the agricultural uses of the land, support the economic viability of farming and ranching, and minimize conflicts with agricultural activities on said lands and/or adjacent lands. These guidelines are not intended to obviate the need for compliance with other State or Federal regulations. (Agritourism review procedures are addressed in Part F of this document.)

## **A. DEFINITIONS**

1. ***Agritourism*** – The act of visiting a working farm/ranch or agricultural operation for the purpose of enjoyment, education or active involvement in the activities of the farm/ranch or agricultural operation that adds to the economic viability of the agricultural operation.
2. ***Compatible Use(s)*** – A use that, as determined by the Community Development Director of San Mateo County, will not diminish or interfere with existing or potential agricultural productivity, and can be accommodated without adverse impact to the agricultural resources of the site or surrounding area.
3. ***Non-Prime Agricultural Land*** – Land that is not “prime agricultural land” as defined below. This may include, but is not limited to, land used for grazing or dry farming.
4. ***Prime Agricultural Land*** – Means any of the following:
  - a. All land that qualifies for rating as Class I or Class II in the Natural Resource Conservation Service (NRCS) Land Use Capability Classifications; or land that qualifies as Class III in the NRCS Land Use Capacity Classifications if producing no less than two hundred dollars (\$200) per acre annual gross income for three of the past five years.
  - b. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
  - c. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.

- d. Land planted with fruit- or nut-bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.
- e. Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre annual gross income for three of the past five years.
- f. In all cases, prime land shall have a secure water source adequate to support the agriculture on the premises.

**B. COMPATIBILITY DETERMINATIONS**

Any activity authorized by these guidelines may be made subject to a Use Permit at the discretion of the Community Development Director.

**C. GOALS**

- 1. Confirm that agritourism uses are secondary and supplemental to existing agricultural uses of the land.
- 2. Agritourism uses must be compatible with and beneficial to the agricultural uses on the land.
- 3. Allow temporary agritourism uses and facilities on all agricultural lands, but limit them in scale, location and time. Require staff level review to confirm temporary uses are consistent with these guidelines.
- 4. Limit percentage of lands utilized for agritourism.
- 5. Ensure the “Right to Farm” on all lands per Chapter 2.65 of the San Mateo County Ordinance (Administration/Agricultural Awareness).

**D. AGRITOURISM GUIDELINES**

- 1. **Agritourism Uses and Activities that Require a Permit.** Uses will be reviewed by Planning staff and the Agricultural Advisory Committee to ensure adherence to the guidelines.

Agritourism uses must be found to be compatible with the long-term agricultural uses of the land. Uses that occur for more than 45 consecutive days or more than two (2) times per year require a Planned Agricultural District Permit, or a Resource Management Permit, a Coastal Development Permit, and review by the Agricultural Advisory Committee.

**MAINTAIN COMPATIBILITY WITH AGRICULTURE BY LIMITING ATTRACTIONS AND ACTIVITIES TO NO MORE THAN THE FOLLOWING:**

- a. One (1) farm animal petting zoo on **non-prime soils**.
- b. One (1) pony ride area located on **non-prime soils** (confined animal permit or exemption required).
- c. One (1) food vendor, mobile or on-site (Environmental Health permit if applicable) located on **non-prime soils**.
- d. One (1) prepackaged food/snack bar on **non-prime soils**.
- e. One (1) haunted house/barn on **non-prime soils**.
- f. One (1) hay maze on **non-prime soils**.
- g. One (1) train and tracks located on **non-prime soils**.
- h. One (1) hayride on all soils.
- i. Train rides on rubberized wheels throughout all soils subject to case-by-case review.
- j. Inflatables\* on **non-prime soils** (subject to height limitations set forth in the Planned Agricultural District and Resource Management Regulations) subject to case-by-case review.
- k. Produce stand permitted per Section 6352(5) of the Planned Agricultural District Regulations (Environmental Health permit required).
- l. Other recreational/educational activities subject to review and approval of the Community Development Director.
- m. Days and hours of operation per determination of the Community Development Director.

2. **Performance Standards for Agritourism Uses and Activities that Require a Permit.** Agritourism uses shall be consistent with LCP and zoning standards, including but not limited to the following:

- a. Adequate on-site parking to accommodate the uses must be provided on non-prime soils and designated on the site plan for review by Planning staff.

---

\*Inflatables subject to the standards of the Safe Inflatable Operators Training Organization.

- b. Parking subject to standards of Policy 10.22 (*Parking*) of the LCP.
  - c. Signage subject to standards of Policy 8.21 (*Commercial Signs*) of the LCP.
  - d. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - e. On parcels under forty (40) acres in size, all agritourism elements shall be clustered and shall consume no more than one (1) gross acre (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - f. Setbacks subject to regulations pertaining to watercourses and riparian vegetation.
3. **Temporary Seasonal Agritourism Uses and Activities that Do Not Require Permits.** Temporary seasonal visitor serving uses and facilities allowed on all agricultural lands limited in scale, elements and time. Uses will be reviewed by Planning staff and the Agricultural Advisory Committee to ensure adherence to the guidelines.
- a. Does not interfere with agricultural production on or adjacent to the lot.
  - b. Allowed for a maximum of 45 consecutive days per use and limited to no more than two (2) per year.
  - c. Days and hours of operation: Sunday through Saturday from 9:00 a.m. to sunset (no lighting shall be allowed).
  - d. Two (2) inflatables\* allowed on all lands (subject to height limits set forth in the Planned Agricultural District and Resource Management Regulations).
  - e. One (1) pony ride area (confined animal permit or exemption required).
  - f. One (1) farm animal petting zoo on all lands.
  - g. One (1) hayride on all lands.
  - h. One (1) train with rubberized wheels on all lands.

---

\*Inflatables subject to the standards of the Safe Inflatable Operators Training Organization.

- i. One (1) food vendor, mobile or on-site including mobile prepackaged food/snack bar (Environmental Health permit required) located on all **soils**.
  - j. One (1) prepackaged food/snack bar on non-prime soils (may be subject to Environmental Health permit).
  - k. Other recreational/educational activities subject to review and approval of the Community Development Director.
4. **Performance Standards for Seasonal Uses and Activities that Do Not Require Permits**
- a. Adequate on-site parking to accommodate the temporary seasonal uses must be provided and designated on the site plan for review by Planning staff.
  - b. Parking subject to standards of Policy 10.22 (*Parking*) of the LCP.
  - c. Signage subject to standards of Policy 8.21 (*Commercial Signs*) of the LCP.
  - d. Meets the current standards for buffers from creeks and/or riparian vegetation.
  - e. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - f. On parcels under forty (40) acres in size, all agritourism elements shall be clustered and shall consume no more than one (1) gross acre (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - g. Setbacks subject to regulations pertaining to watercourses and riparian vegetation.
  - h. No land disturbance including import of gravel or fill.
  - i. Produce stand permitted per Section 6352(5) of the Planned Agricultural District Regulations (Environmental Health permit required).
5. **Commercial Dining Events**
- a. Commercial food service to groups with issuance of an Environmental Health permit and fire review occurring on an infrequent basis shall be allowed without the need of a PAD permit unless otherwise required.\*



- b. All other commercial food services not meeting the standards above may occur with the issuance of a PAD permit.
- c. Commercial dining events cannot occur simultaneously with any temporary or seasonal agritourism event.

**E. OTHER NON-AGRICULTURAL COMMERCIAL EVENTS**

Commercial events on PAD lands require review by the Agricultural Advisory Committee to determine whether they constitute an agritourism event.

The following examples are uses when operated as a commercial business that are not considered agritourism and require County permits.

- Weddings.
- Music concerts.
- Paint ball.
- Carnivals.

\*For purposes of this section, infrequent is defined as no more than twelve (12) meal servings per calendar year.

**F. AGRITOURISM REVIEW PROCEDURES**

For seasonal non-permit required event applications, applicants shall submit an application and accompanying materials to the Planning and Building Department two (2) months prior to desired date of event.

For seasonal permit required event applications, applicants shall submit an application and accompanying materials no later than six (6) months prior to desired date of event.

All application submittals are subject to the following:

1. Completion of permit application forms.
2. Submittal of any existing Williamson Contract on said lands.
3. Description of existing agricultural operations and statement of conformance with the goals of the agritourism standards.
4. Site plan showing existing permanent buildings and structures, all agricultural areas, watercourses, riparian areas and wells.
5. Site plan showing all agritourism uses and activities, and existing/proposed parking areas.

6. Statement of operations (days/hours).
7. Number of employees on-site for agritourism purposes.

**G. RECOMMENDED FINDINGS**

When considering proposals to establish agritourism uses, the Agricultural Advisory Committee and relevant decision makers should determine:

1. That the agritourism use is compatible with the long-term agricultural uses of the land.
2. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property.
3. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on said land.
4. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, Zoning Regulations, and Williamson Act (where applicable).

TGP:fc/pac/jlh – TGPW0230\_WFR.DOCX (9/25/12)