



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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

REGULAR MEETING PACKET

Date: Monday, September 10, 2018
Time: 7:30 p.m.
Place: Ted Adcock Community Center - South Day Room
535 Kelly Avenue, Half Moon Bay, California

AGENDA

1. Call to Order
2. Member Roll Call
3. Oath of Office for William Cook, Judith Humburg, and Lauren Silberman
4. Public Comments for Items Not on the Agenda
5. Consideration of Williamson Act Non-Renewal Appeals for PLN 2015-00575 – Young (APNs 081-130-030; 081-130-020; 081-140-010; 081-150-040 (excepted); 081-170-040; 081-170-050 and 081-180-010) and PLN 2015-00576 - Philomena, LLC (APNs 081-040-010 and 081-250-010)
6. Consideration of the Action Minutes for the May 14, 2018 regular meeting and June 11, 2018 regular meeting.
7. Community Development Director's Report
8. Adjournment

Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the County Representative at least five (5) working days before the meeting at (650) 363-1857, or by fax at (650) 363-4849, or e-mail rbartoli@smcgov.org. Notification in advance of the meeting will enable the Committee to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

ROLL SHEET – September, 2018

Agricultural Advisory Committee Attendance 2017-2018

	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept
VOTING MEMBERS													
Brenda Bonner Public Member					X		X	X	X	X			
BJ Burns Farmer, Vice Chair	X		X	X	X		X	X	X	X			
Vacant ** Farmer													
Louie Figone Farmer	X		X	X			X	X	X	X			
Vacant Public Member								X	X				
John Vars Farmer	X		X	X	X		X	X	X	X			
William Cook * Farmer	X		X	X									
Judith Humburg* Farmer													
Robert Marsh Farmer, Chair	X		X	X	X		X	X	X	X			
Ron Sturgeon Conservationist	X		X	X	X		X	X	X	X			
Lauren Silberman * Ag Business													
Natural Resource Conservation Staff													
Natural Resource Conservation Staff													
San Mateo County Agricultural Commissioner	X			X			X	X	X				
Farm Bureau Executive Director	X		X	X	X		X		X				
San Mateo County Planning Staff	X		X	X	X		X	X	X	X			
UC Co-Op Extension Representative	X				X				X				

X: Present

Blank Space: Absent or Excused

Grey Color: No Meeting

* As of 9/10/18

** As of 6/1/18

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

DATE: September 10, 2018

TO: Agricultural Advisory Committee

FROM: Melissa Ross, Planning Staff, 650/599-1559

SUBJECT: Consideration of Williamson Act Non-Renewal Appeals

County File Numbers: Item 1 - PLN 2015-00575 - Young
Item 2 - PLN 2015-00576 - Philomena, LLC

PROPOSAL

History

In 2015, the Board of Supervisors authorized the Planning and Building Department to record a Notice of Non-renewal for certain Williamson Act contracts. These contracts were identified as non-compliant based on landowners' responses to Planning and Building Department and Assessor's Office Agricultural Questionnaires. The Notice of Non-renewal was recorded on October 21, 2015 (effective January 1, 2016); contract expiration is December 31, 2024.

Pursuant to the California Land Conservation Act of 1965, a property owner may file a written protest (appeal) of a County initiated non-renewal. The two property owners identified above have filed such a protest. In filing a written protest, a landowner has up to 3 years to substantiate compliance with the Williamson Act in order to remain under contract. If evidence of compliance is submitted, the County may rescind the Notice of Non-renewal for the appealed parcels.

The 3-year appeal period will end December 31, 2018 by which time the Board of Supervisors must make a determination to rescind the Notice of Non-renewal or allow the contract to expire.

In 2013, the Board of Supervisors adopted the Williamson Act Uniform Rules and Procedures. As adopted, the Williamson Act Program (Program) identifies minimum eligibility criteria (e.g., land use designation, income requirements, etc.) for contracts, exceptions for certain criteria and limitations of compatible uses as they relate to agricultural uses on the property. Through this Program, the Agricultural Advisory Committee (AAC) is charged with reviewing contract Program compliance for recommendation to the Board of Supervisors.

Agricultural Advisory Committee Required Review and Recommendation

A review of each appeal must be made by the AAC for minimum eligibility requirements, Determination of Compatibility, and exceptions to minimum eligibility requirements if requested by the landowner. Additionally, the AAC must recommend to the Board of

Supervisors that the appealed parcel either be allowed to remain contracted or that the non-renewal remains in effect allowing the contract to expire in 2024.

Each agendized item outlines the criteria and recommendations that the AAC must address as they relate to the circumstances of each appeal.

DECISION MAKER

Board of Supervisors

BACKGROUND

Report Prepared By: Melissa Ross

Please refer to each Item for location criteria.

Environmental Evaluation for Each Item: Not subject to the California Environmental Quality Act review pursuant to Section 15060; the activity will not result in a direct or reasonably foreseeable indirect physical change in the environment.

ITEM 1

File No.: PLN 2015-00575

Owner: Neil and Margaret Young Trs

Location: 3240 Bear Gulch, San Gregorio

Appealed APNs: 081-130-030; 081-130-020; 081-140-010; 081-150-040 (excepted);
081-170-040; 081-170-050 and 081-180-010

DISCUSSION

A. KEY ISSUES

Williamson Act Program Minimum Eligibility Review

Review of compliance with minimum eligibility requirements included review of income tax documents (Federal Tax Income Schedule F Form and receipts) submitted by the applicant for the 2011 through 2017 years. This form is held confidential by the Planning and Building Department unless the landowners choose to waive confidentiality at the request of staff. Staff has made no such request at this time. As such, review of minimum income requirement compliance is identified in the tables below only as “Completed” and whether the minimum income is met.

The original contract included seven parcels (Broken Arrow Ranch); however, parcel 081-150-040 is not eligible for a contract based on its Timber Production Zone (TPZ) designation and will be non-renewed. The review below is based on the TPZ parcel being excluded from the contract. With the TPZ parcel excluded, the contiguous parcels are identified in two groups.

Contiguous Parcels – Contract Group 1

APNs 081-130-020, 081-130-030 and 081-140-010 are contiguous parcels under common ownership and qualify for a single contract; therefore, minimum parcel size and income is applied to the contracted area for this group.

APN 081-130-020 (6 acres) APN 081-130-030 (4 acres) APN 081-140-010 (283 acres) Total Acreage = 293 acres	Williamson Act Program Requirements	Planning Review	Compliance
Land Use Designation	Open Space or Agriculture	Open Space and Agriculture	Yes
Zoning ¹	PAD, RM, or RM-CZ	RM-CZ and PAD	Yes
Parcel Size ²	40 acres	293 acres	Yes
Prime Soils ³	--	0	--
Non-Prime Soils	--	293 acres	--

APN 081-130-020 (6 acres) APN 081-130-030 (4 acres) APN 081-140-010 (283 acres) Total Acreage = 293 acres	Williamson Act Program Requirements	Planning Review	Compliance
Cattle Sales Income ^{4,6}	\$10,987.50	Completed	Yes
Grazing Utilization ^{5,6}	N/A	N/A	N/A
Horse Breeding	N/A	N/A	N/A
1. Zoning designations: "PAD" (Planned Agricultural District), "RM" (Resource Management), and "RM-CZ" (Resource Management-Coastal Zone).			
2. Parcel size taken from the San Mateo County Assessor's Office records.			
3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III (lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data).			
4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6).			
5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7).			
6. Cattle income taken from submitted Schedule F and receipts for the 2011-2017 tax years.			

Contiguous Parcels – Contract Group 2

APNs 081-170-040, 081-170-050 and 081-180-010 are contiguous parcels under common ownership and qualify for a single contract; therefore, minimum parcel size and income is applied to the contracted area for this group.

APN 081-170-040 (92 acres) APN 081-170-050 (54 acres) APN 081-180-010 (50 acres) Total Acreage = 196 acres	Williamson Act Program Requirements	Planning Review	Compliance
Land Use Designation	Open Space or Agriculture	Open Space	Yes
Zoning ¹	PAD, RM, or RM-CZ	RM-CZ	Yes
Parcel Size ²	40 acres	196 acres	Yes
Prime Soils ³	--	0	--
Non-Prime Soils	--	196 acres	--
Cattle Sales Income ^{4,6}	\$10,000	Completed	Yes
Grazing Utilization ^{5,6}	N/A	N/A	N/A
Horse Breeding	N/A	N/A	N/A
1. Zoning designations: "PAD" (Planned Agricultural District), "RM" (Resource Management), and "RM-CZ" (Resource Management-Coastal Zone).			
2. Parcel size taken from the San Mateo County Assessor's Office records.			
3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III (lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data).			
4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6).			
5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7).			
6. Cattle income taken from submitted Schedule F and receipts for the 2011-2017 tax years.			

Both Contract Groups meet the Program's minimum income requirement for the past 3 of 5 years.

Agricultural Uses

Commercial cattle sales is the qualifying agricultural use on both parcel groups. Secondary agriculture includes 200 certified organic laying hens (approximately 1-acre) on parcel 081-170-040 on Contract Group 2.

Existing Development

Existing development on Contract Group 1 includes two residences and three barns/sheds/shop buildings.

Existing development on Contract Group 2 includes two residences and two barn/shed/shop buildings. Two ponds are also present in the contracted area.

The applicant also notes that the entire ranch is fenced and numerous water sources and storage exist throughout the acreage including El Corte Madera Creek, springs, water tanks, and troughs. Approximately 11 acres of the ranch (both contract group areas) is used for compatible uses (non-agricultural uses).

Determination of Compatibility

The landowner has submitted the requested supplemental documentation in order to calculate the compatible and agricultural uses, as follows:

The percentage of a parcel's total area used for compatible uses on contracted lands cannot exceed the percentage used for agricultural uses and the portion of the parcel used for compatible uses cannot exceed 25 percent of the parcel size.

Building and structures used to support the agricultural use, unpaved roads, farm labor housing, and underground utilities are excluded from this calculation.

Maximum Allowance of Compatible Uses Calculation

The following tables identify compatible uses on each contract group area.

Contract Group 1	
Contract Size	293 acres
Agricultural Area	278 acres (97.9% of contract area)
Compatible Uses Area	6 Acres (2.04% of contract area)
	2,898 sq. ft. Big White House 1,500 sq. ft. Workshop/Garage 991 sq. ft. Red House 645 sq. ft. Little White house 5,642 sq. ft. Barns/Shop/Accessory 1-acre for Non-Ag. Roads

Contract Group 2	
Contract Size	196 acres
Agricultural Area	191 acres (97.4% of contract area)
Compatible Uses Area	5 acres (2.5% of contract area)
	997 sq. ft. Caretaker House 165 sq. ft. Tack Room 7,300 sq. ft. Main House 1,350 sq. ft. Garage/Carport 460 sq. ft. Pool 140 sq. ft. Sheds

Both contract groups are complaint.

Determination of Compatibility Issuance Criteria

In addition to the Determination of Compatibility calculation, the Agricultural Advisory Committee (AAC) must issue or not issue a Determination of Compatibility based on the following five criteria. No new development is proposed at this time, all “proposed” compatible uses are existing uses. All criteria must be met for each Contract Group:

- a. *That the primary use of the parcel would continue to be existing commercial agriculture.*
- b. *That the proposed compatible use would not substantially interfere with the existing agricultural use on the subject parcel or any other property within the Agricultural Preserve.*
- c. *That the proposed compatible use would not hinder or impair agricultural operations in the area by significantly increasing the permanent or temporary human population of the area.*
- d. *That the proposed compatible use would not significantly displace or impair current or reasonably foreseeable agricultural operations on the parcel, or any other property within the Agricultural Preserve.*
- e. *That the remaining portion of the parcel not subject to the proposed compatible use would be able to sustain the agricultural use.*

B. STAFF EVALUATION

Based on the information submitted by the landowner, staff recommends that the six appealed parcels remain under contract. The income generated by the cattle sales meets the minimum requirements and the existing compatible uses do not significantly displace or impair the ongoing agricultural operations on the parcels or within the Agricultural Preserve.

AAC CRITERIA DETERMINATION

Determination of Compatibility

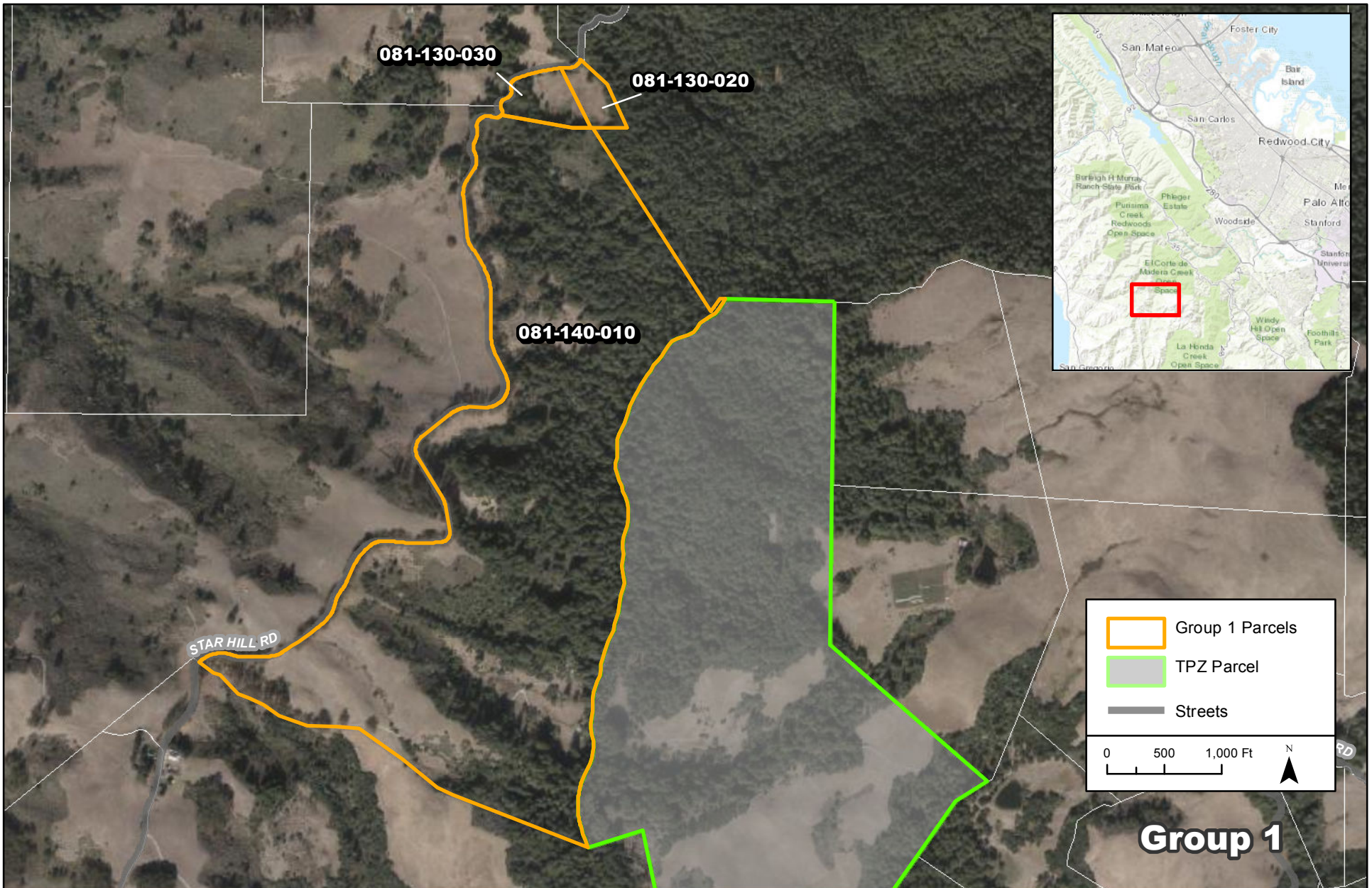
Based on the Determination of Compatibility calculation and criteria, the Agricultural Advisory Committee issues/does not issue a Determination of Compatibility for Contract Group 1 and Contract Group 2.

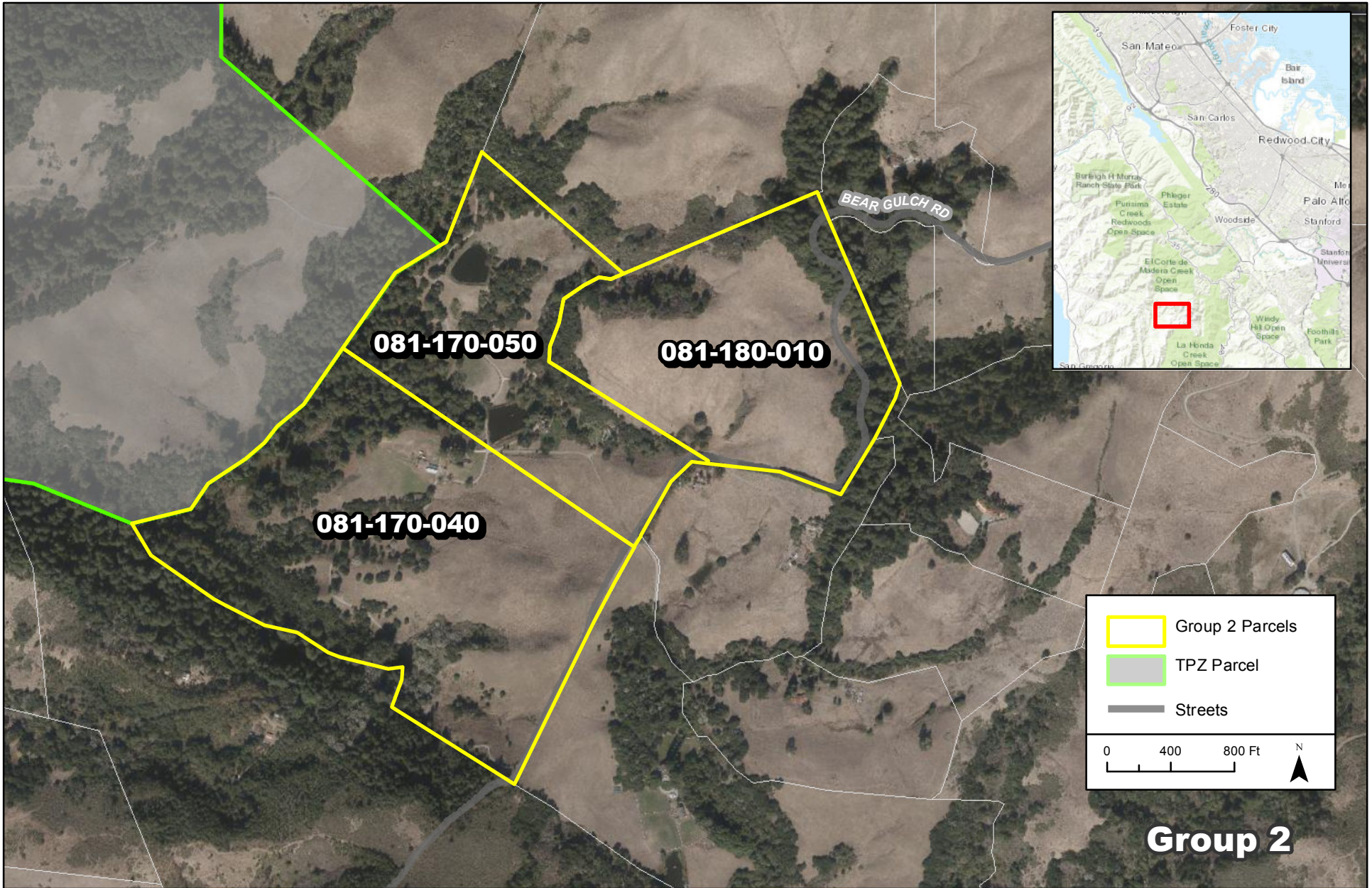
AAC RECOMMENDATION

Regarding the Non-renewal Appeal, does the AAC recommend to the Board of Supervisors that the Notice of Non-renewal be rescinded for the appealed parcels or that the contract be allowed to expire for the appealed parcels?

ATTACHMENT

- A. Vicinity Maps





ITEM 2

File No.: PLN 2015-00576
Owner: Philomena LLC
Location: 1570 La Honda Road, San Gregorio
Appealed APNs: 081-040-010 and 081-250-010

DISCUSSION

A. KEY ISSUES

Review of the appeal for compliance with the Williamson Act Program could not be completed because the applicant did not submit the required documents to substantiate compliance with the Program. Staff contacted the applicant on June 8, 2018, requesting a site plan showing all development and agricultural operations and acreage, mapped prime agricultural lands, and proof of commercial agriculture (e.g., tenant lease agreements, Schedule F). Staff provided a deadline of August 6, 2018 by which time no documents were submitted.

B. STAFF EVALUATION

Staff recommends denial of the appeal since the applicant has not submitted documents substantiating compliance with the Program.

AAC RECOMMENDATION

Regarding the Non-renewal Appeal, does the AAC recommend to the Board of Supervisors that the Notice of Non-renewal be rescinded for the appealed parcels or that the contract be allowed to expire for the appealed parcels?

ATTACHMENT

A. Vicinity Maps

MR:pac - MARCC0393_WPU.DOCX





County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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

Meeting Minutes
Regular Meeting May 14, 2018

1. Call to Order

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:32 p.m. at the Ted Adcock Community Center - South Day Room, 535 Kelly Avenue, Half Moon Bay, California.

2. Member Roll Call

Chair Marsh called the roll. A quorum (a majority of the voting members) were present, as follows:

Regular Voting Members Present

B.J. Burns
Brenda Bonner
Robert Marsh
John Vars
Ron Sturgeon
Louie Figone
David Rosen

Regular Voting Members Absent

Doniga Markegard

Nonvoting Members Present

Rob Bartoli
Fred Crowder
Igor Lacan
Jess Brown

Nonvoting Members Absent

Jim Howard

3. Public Comments for Items not on the Agenda

Chair Marsh asked Planner Bartoli to reach out to Committee Member Markegard, who had been absent from the AAC since August 2017.

A conversation regarding pesticides and the pesticide programs that the County has for farmers.

Commissioner Crowder spoke about cannabis licenses fees that the San Mateo County Board of Supervisors is reviewing. He also stated that the County is working with the UC Co-OP Extension to create a wildlife conflict advisory position. UC Co-OP Extension member Lacan spoke more about the position.

4. Report from AAC Mountain Lion Subcommittee - Discussion of Draft Mountain Lion Letter

The item was opened for discussion by Chair Marsh.

Planner Bartoli stated that there were copies of the draft AAC letter available, as well as copies of the letters that were sent to the County from Midpeninsula Regional Open Space District and from a researched at UC Santa Cruz.

Vice Chair Burns asked about the information that was submitted by Midpeninsula Regional Open Space District in response to the draft AAC letter. He stated that if a management program was in place, there might not be a mountain lion issue that exists now.

Commissioner Crowder spoke about mountain lion depredation permits and existing California state law. He also expressed his concern about how the draft letter was shared and who it was shared with. He also had a question about the data that depicted in the letter regarding mountain lions. He stated that the Farm Bureau encroached farmers and ranchers to have better reporting for mountain lion attacks and farming losses.

Erik from USDA spoke about the reporting of loses that the Farm Bureau was trying to capture

Committee Member Sturgeon stated that the letter was a draft only and was distributed to a limited number of people. He stated he wants to see how to deal with the issue.

Commissioner Crowder asked about the number of mountain lions have been killed in the last year in San Mateo County.

Committee Member Sturgeon said that 40 mountain lions were killed in the County last year. This information was given to him by members of the community. He spoke about the increase in loss due to mountain lions

Vincent Fontana, member of the public, spoke about number of mountain lions in the County. He feels that action should be taken now and set a management program.

Dante Silvestri spoke about mountain lions and the issue they have posed to both people and to ranchers.

Committee Member Vars stated that he was not sure how confident he felt regarding the number of mountain lions killed stated in the draft letter.

Commissioner Crowder spoke about the economic dimension to livestock loss. A conversation ensued about what was an economically feasible loss.

Commissioner Crowder spoke about what a USDA managed program would look like and the political viability of such a program.

Erik from USDA stated that a USDA program would cost at 150,000 dollars.

A representative from California Fish and Wildlife also spoke about their efforts and the data that they collect regarding mountain lions.

A conversation ensued about how much time would be needed to start a USDA program. The program has to comply with the State's environmental regulations. There were questions about how much data is currently available and if more studies are needed. This conversation also included a discussion about existing State law regarding mountain lions and what actions are allowed under this law.

Committee Member Sturgeon said that he would continue to work on the draft letter in response to the conversation at the meeting.

Chair Marsh called for a five minute recess.

5. Agenda Topics – Williamson Act

Planner Bartoli suggested that this item be continued to the next meeting of the AAC. Chair Marsh concurred.

6. Consideration of the Action Minutes for the March 12, 2018 regular meeting and April 9, 2018 regular meeting.

Committee Member Bonner moved approval of the meeting minutes for March 12, 2018 regular meeting; Vice Chair Burns seconded the motion. The motion was approved. (6 ayes – 0 noes – 1 abstain (Rosen))

Vice Chair Burns moved approval of the meeting minutes for March 12, 2018 regular meeting; Committee Member Bonner seconded the motion. The motion was approved. (7 ayes – 0 noes)

7. Community Development Director's Report

Planner Bartoli presented the Director's Report.

Committee members had a question about the RCD pond project and the need for local permits. Planner Bartoli stated that these projects were approved by state and federal agencies, including the Coastal Commission. The construction of the ponds in RCD's program are exempt from permits from County Planning and Building.

Adjournment (9:45 p.m.)



County of San Mateo Planning & Building Department
Agricultural Advisory Committee

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

Meeting Minutes
Regular Meeting June 11, 2018

1. Call to Order

Robert Marsh, Committee Chairman, called the Regular Meeting of the Agricultural Advisory Committee (AAC) to order at 7:30 p.m. at the Ted Adcock Community Center - South Day Room, 535 Kelly Avenue, Half Moon Bay, California.

2. Member Roll Call

Chair Marsh called the roll. A quorum (a majority of the voting members) were present, as follows:

Regular Voting Members Present

B.J. Burns
Brenda Bonner
Robert Marsh
John Vars
Ron Sturgeon
Louie Figone

Regular Voting Members Absent

Doniga Markegard
David Rosen

Nonvoting Members Present

Rob Bartoli
Jess Brown

Nonvoting Members Absent

Jim Howard
Fred Crowder
Igor Lacan

3. Public Comments for Items not on the Agenda

Committee Member Sturgeon passed out an updated letter regarding mountain lions for review by the Committee at a later date.

4. Agritourism Event Permit – Long Branch Saloon, 321 Verde Road, Half Moon Bay

Planner Bartoli presented the staff report for this project. The applicant is requesting an Agritourism Event Permit for up to 12 private farm and ranch events occurring on the property. The project has been used for educational farm tours, private nonprofit events, farmers markets, and family/friend gatherings since 2004.

In review by Planning staff, the application meets the requirements of the Agritourism Event Permit. The proposed activities are secondary and supplemental to the established agricultural uses, such as egg production, horse breeding, and fruit orchards on the property.

The applicant for the project spoke about the existing development on the property, the history of the property, and the uses that will be conducted under the Agritourism Event Permit.

A member of the public stated that he takes the class he teaches to the site so that student can get a farm experience.

A member of the public spoke about the importance of having this type of use available to the community.

Vice Chair Burns stated that he was supported of the project. He said that this is a unique situation regarding the amount of agricultural activity on the site compared to the amount of other uses on the property.

Vice Chair Burns moved approval of the meeting minutes for December 11, 2017 regular meeting; Committee Bonner seconded the motion. The motion was approved. (6 ayes – 0 noes)

5. Agenda Topics – Williamson Act

Planner Bartoli presented the staff report and PowerPoint. At the April 9, 2018 meeting, the Agricultural Advisory Committee (AAC) requested a discussion regarding the County's Williamson Act Regulations, with a focus on how a property is determined to be to be Prime Agricultural Land and Non-Prime

Agricultural Land. The presentation covered items such as the definitions of Prime Agricultural Land and Non-Prime Agricultural Lands. The presentation also included a discussion about parcel size requirements for Williamson Act Contracted parcels. Some AAC members believed that Planning's staff interpretation regarding parcel size was incorrect, particularly regarding properties that have a mix of prime and non-prime lands. There was also the clarification that prime land encompasses prime soils along with various other qualifications. Planner Bartoli stated that he would take the AAC's comments back to the Planning Department.

6. Community Development Director's Report

Planner Bartoli presented the Director's Report. He noted that Committee Member Markegard had resigned from AAC. Her stated reason for resigning was related to the AAC's on-going conversation regarding mountain lions.

Adjournment (9:03 p.m.)

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

DATE: September 10, 2018

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

CONTACT INFORMATION: Rob Bartoli, Planner III, 650-363-1857, rbartoli@smcgov.org

The following is a list of Planned Agricultural District permits and Coastal Development Exemptions for the rural area of the County that have been received by the Planning Department from June 1, 2018 to August 31, 2018.

PLANNED AGRICULTURAL DISTRICT PERMIT OUTCOMES

On July 11, 2018, the San Mateo County Planning Commission approved PLN2000-00031, a PAD permit for Farm Labor Housing at 12511 San Mateo Road (Pastorino)

Also at the July 11, 2018 Planning Commission meeting, the Commission denied the approval for PLN2016-00195 and PLN2016-00197, Planned Agricultural Permit and Coastal Development Permit, to allow for operation of a construction equipment and materials storage use at 4448 La Honda Road (Rogers).

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

Two new application for a PAD permit was received during the months from June to August. PLN2018-00200 is for a PAD permit & CDP for a Lot Line Adjustment, Parcel Merger, Certificate of Compliance (Type B), PAD Permit, CDP, Williamson Act contract Rescind/Replace with Open Space Easement Agreement, Farmland Security Zone rescind/replace with Open Space Easement, Farmland Security Zone/Williamson Act contract rescind/replace with new Farmland Security Zone contract. Project includes a total of 8 parcels (Higgins Canyon, Half Moon Bay).

The second application is for a CDP & PAD permits to legalize two greenhouses (one 11,498 sq/ft & one 11,102 sq/ft) at 37 Frechmans Creek, Half Moon Bay.

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

See attached status report regarding the seven rural CDX application that was received by the Planning Department from June to August. The CDX list includes the description of the project and the status of the permit. Copies of CDX's are available for public review at the San Mateo County Planning Department office.

ADDITIONAL ANNOUNCEMENTS

The next regular meeting of the AAC, October 8, 2018, falls on a County holiday. If a meeting in October is to be held, the meeting would be a special meeting at a date to be determined.

ATTACHMENTS

- 1) CDX List

RURAL CDX'S FOR 6/1/18-8/30/18

Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	Address	RECORD STATUS
PLN2018-00232	BORINGS	6/18/2018	CDX for up to two (2) 6" borings (not test wells & no facility installation) for groundwater monitoring & exploration in order to assess viability as a source of drinking water. Boring locations would be on flat land within close proximity to existing road & would not require vegetation removal. Potential new water source would replace the existing utility (surface water system) which provides drinking water to campsites in Butano State Park.	089090030	Cloverdale Rd., Pescadero	Approved
PLN2018-00240	AG WELL	6/27/2018	CDX for a agricultural well for an on-going farm operation. Two well locations are proposed, one primary & alternative location. The well would support row crops on the property. Both well locations are over 100 ft from the property lines & over 190 ft from the riparian vegetation on the property.	086270010	4309 Cloverdale Rd., Pescadero	Approved
PLN2018-00241	AG WELL	6/27/2018	CDX for a agricultural well for an on-going farm operation. Two well locations are proposed, one primary & alternative location. The well would support row crops on the property. Both well locations are over 220 ft from the property lines & over 130 ft from the riparian vegetation on the property.	086270020	4350 Cloverdale Rd., Pescadero	Approved
PLN2018-00246	AG BARN & SHED	6/29/2018	CD Exemption for a new 2,080 sq/ft ag barn & replacement 1,206 sq/ft ag shed. Associated with BLD2018-01364 & BLD2018-01365.	081250020	950 La Honda Rd., San Gregorio	Submitted
PLN2018-00255	PARKING LOT REPAIR	7/6/2018	CDX for repair & maintenance of an existing rocked parking lot associated with a permanent farm stand on the property.	066280051	1000 Verde Rd., Half Moon Bay	Approved
PLN2018-00294	GOAT SHELTER	8/1/2018	CD Exemption for a new 1,850 sq/ft, 15 ft. tall goat shelter for a goat dairy farm. Structure located in the front of the property within the Co. Pescadero Creek Scenic Corridor & is partially screened from view by existing vegetation. Associated with BLD 2018-01600.	087030010	2655 Pescadero Creek Rd., Pescadero	Staff Decision Pending
PLN2018-00336	BARN ADDITION	8/27/2018	CDX for a 5,980 s/f addition to existing 3,180 s/f barn. Property is located in Ag exclusion area. Associated with BLD2018-01789	066320170	321 Verde Rd., Half Moon Bay	Submitted