



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

BJ Burns  
Fred Crowder  
Jess Brown  
Jim Howard

John Vars  
Judith Humburg  
Laura Richstone  
Lauren Silberman

Louie Figone  
Margaret Gunn  
Robert Marsh  
Ron Sturgeon

William Cook  
Cynthia Duenas  
Peter Marchi  
Natalie Sare

County Office Building  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-1829  
Fax: 650/363-4849

### ACTION MINUTES

Final  
Monday March 8, 2021

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020 and March 31, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, public hearings will not be held in person until the Shelter-in-Place Order is lifted. Instead, members of the public may provide written comments by email to the San Mateo County Planning Liaison Laura Richstone at [LRichstone@smcgov.org](mailto:LRichstone@smcgov.org). To be read into the record and discussed at the meeting, comments must be submitted via email no less than 30 minutes before the scheduled meeting. Comments received after that time will be held for the next scheduled meeting.

#### 1. Call to Order

At the virtual meeting room hosted by the San Mateo County Planning Department on the Zoom Video Communications platform due to Covid-19 Shelter-in-Place Orders, Chair BJ Burns called the meeting to order at 7:04 p.m.

#### 2. Member Roll Call

##### Regular Committee Members Present:

Judith Humburg  
BJ Burns  
Natalie Sare  
Louie Figone  
Cynthia Duenas  
John Vars  
William Cook  
Peter Marchi  
Ron Sturgeon  
Lauren Silberman

##### Regular Committee Members Absent:

Robert Marsh

##### Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner  
Jess Brown, San Mateo County Farm Bureau Executive Director  
Laura Richstone, Planning Staff Liaison

##### Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff  
Frank McPherson, UC Co-Op Extension Representative

**3. Oral Communications**

To allow the public to address the Committee on any matter not on the agenda.

- Kerry Burke, a land use consultant, shared about a fire that recently destroyed the historic barn at Andreotti Farm in Half Moon Bay and how to support the family.

**4. Committee Member Update(s) and/or Questions**

The Committee discussed timing for agenda items and updates to the agenda process.

**5. Committee Discussion on 2021 AAC Calendar and Holiday Conflict with the February 15, 2021 and October 11, 2021 regularly scheduled meeting dates.**

No action taken; previously discussed by committee at January 2021 meeting.

**6. Committee Discussion and Update on the CZU Complex Fire and current COVID-19 pandemic, potential policies needed to protect local agricultural and water from contamination, how the pandemic may affect local food supply, and access to farm labor and resources available to producers and farm workers.**

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

No action required. The Committee discussed: vaccine distribution planning for agricultural workers in San Mateo County including how the agricultural community can now coordinate with the county to schedule onsite vaccine clinics at farms/ranches/nurseries via the Agriculture Department.

**REGULAR AGENDA**

- 7. Owner** **Charlie Floyd**  
 File Number PLN 2002-00727  
 Location: La Honda Road, San Gregorio  
 Assessor's Parcel No. 082-130-250

Consideration of a Coastal Development Permit and a Planned Agricultural Permit, to drill a domestic water well for a future single-family residence. There is minimal grading, no tree removal and minimal vegetation removal. The property is located on the south side of La Honda Road in the unincorporated San Gregorio area of San Mateo County. The project is appealable to the California Coastal Commission. Please direct any questions to Project Planner Olivia Boo, at [OBoo@smcgov.org](mailto:OBoo@smcgov.org).

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

The Committee discussed: San Gregorio Creek water supply, water rights, how the proposed well could affect that water supply for agricultural uses, and flood mitigation measures for the well (i.e. casing above the 100-year flood plain).

Member of the public Rita Riggle submitted a written comment on behalf of her mother Carol Riggle to share information about winter flooding that caused uprooted trees and bank erosion in the area of this property.

Committee Member Bill Cook moved, and Committee Member John Vars seconded a motion to recommend approval of this project.

**Motion carried 8-1-1 with 1 member absent.**

8. **Owner** **Coastways Ranch, Inc.**  
**Applicant:** **Charles Hudson**  
 File Number PLN 2020-00166  
 Location: 640 Cabrillo Highway, Pescadero  
 Assessor's Parcel No. 089-230-420

Consideration of an Agricultural Preserve and California Land Conservation (Williamson) Act Contract for a 426.6-acre parcel located just north of the San Mateo/Santa Cruz County line in the unincorporated Pescadero area of San Mateo County. Please direct any questions to Project Planner Laura Richstone at LRichstone@smcgov.org.

**PUBLIC SPEAKERS:**

Rebecca Bauer

**COMMITTEE ACTION:**

The Committee discussed: the long history of agricultural use at this farm and the rare opportunity to support a new Williamson Act Contract.

Member of the public Rebecca Bauer, member of the family that owns the property, shared that her great-grandparents originally purchased the land in 1917, that property taxes have continued to increase, and that the tax relief offered by the Williamson Act would support their family in keeping the property farmed and in agricultural use.

Committee Member Bill Cook moved and Committee Member Judee Humburg seconded a motion to recommend approval of this project.

**Motion carried 10-0-0 with 1 member absent.**

9. **Committee Review of Draft Farm Stand Guidelines.** Planning Staff is requesting input and feedback on these Draft Guidelines. The Guidelines were composed with input from the Resource Conservation District, Environmental Health and the Planning Department.

**PUBLIC SPEAKERS:**

Adria Arko  
 Dante Silvestri

**COMMITTEE ACTION:**

Committee discussions focused on proposed definitions in the draft guidelines. Within that context, the Committee discussed: support for new/expanded commercial opportunities for farmers, a desire to ensure local agriculture is protected in new guidelines from out-of-county competitors, options for potential protective measures such as limiting to only San Mateo County produce, a Farm Stand

permit (similar to the Agritourism Permit), and enforcement options. Agricultural Commissioner Koren Widdel provided background and clarification on the current farm stand licensing and oversight processes managed by the Agriculture Department.

Adria Arko, San Mateo County Agricultural Ombudsman, shared background on the process to develop these draft guidelines, context on farmers who have been asking for help with narrow definitions in existing regulations, and the long timeline for these conversations to ensure this topic is properly explored and all recommendations are considered.

Member of the public Dante Silvestri, a local cattle rancher, raised comparative questions about retail zoning for commercial lands and identified a conflict between strict restrictions for farm stands in the PAD vs. retail zoning for non-PAD land.

Committee Member Bill Cook moved and Committee Member John Vars seconded a motion to continue discussions on this agenda item at the next committee meeting.

**Motion carried 9-0-0 with 2 members absent.**

**9. Community Development Director's Report**

No action required. The Committee discussed: virtual meeting logistics and the conclusion of work by the Ad-hoc Subcommittee regarding Agritourism, with recommendations to be discussed at a future committee meeting.

**10. Adjournment**

Meeting was adjourned at 8:50 p.m. by Committee Chair BJ Burns.