

COUNTY OF SAN MATEO PLANNING AND BUILDING

Agricultural Advisory Committee

Jess Brown Ryan Casey Crystal Chaix
Marilyn Johnson Andrew Miller Peter Marchi
James Oku Natalie Sare Daniel Theobald
Koren Widdel

Cole Mazariegos-Anastassiou
John Vars

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
www.planning.smcgov.org



Regular Meeting

AGRICULTURAL ADVISORY COMMITTEE Half Moon Bay Library, Community Room A

620 Correas St., Half Moon Bay
Monday, September 14, 2026
6:00 p.m. to 8:00 p.m.

<https://smcgov.zoom.us/j/86479033889>

*****IN-PERSON WITH REMOTE PUBLIC PARTICIPATION AVAILABLE*****

This meeting of the Agricultural Advisory Committee will be held at the Half Moon Bay Library, Community Room A located at 620 Correas St., Half Moon Bay, California. Members of the public will be able to participate in the meeting in person at the office, or remotely via the Zoom platform. For information regarding how to participate in the meeting, either in person or remotely, please refer to the instructions below.

Public Participation

The Agricultural Advisory Committee meeting may be accessed remotely by members of the public through Zoom online at: <https://smcgov.zoom.us/j/86479033889>. **The meeting ID is: 864 7903 3889.** The meeting may also be accessed via telephone by dialing +1 (669) 900-6833 (Local). **Enter the meeting ID: 864 7903 3889** and then press #. Members of the public can also attend this meeting physically at Half Moon Bay Library, Community Room A located at 620 Correas St., Half Moon Bay.

*Written public comments may be emailed to rmiller@smcgov.org, and such written comments should indicate the specific agenda item on which you are commenting.

*Spoken public comments will be accepted during the meeting in-person or remotely through Zoom at the option of the speaker. Public comments in-person will be taken first, followed by speakers on Zoom. All public comments must relate to something that is within the subject matter jurisdiction of this agency. If a comment does not relate to the subject matter jurisdiction of this agency, we will interrupt your comment and move on to the next speaker.

***Please see instructions for written and spoken public comments at the end of this agenda.**

ADA Requests

Individuals who require special assistance or a disability related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the meeting, should contact Robby Miller, Planning Liaison, as early as possible but no later than 10:00 a.m. on the business day before the meeting at (650) 802-2084 or rmiller@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.

CALL TO ORDER & ROLL CALL**PUBLIC COMMENT**

*This item is reserved for persons wishing to address the Committee on any Agricultural Advisory Matter on consent agenda or matters not on the agenda. Public Speakers are customarily limited to **3 minutes**. See instructions explained at the end of this agenda regarding instruction for public comment. Please note that the Committee cannot discuss or act on an item not on the agenda.*

ACTION TO SET AGENDA & TO APPROVE CONSENT AGENDA ITEMS

This item is to set the final consent agenda and regular agenda and for approval of the items listed on the consent agenda. All items on the consent agenda are approved by one action.

CONSENT AGENDA

1. **Consideration of the Minutes of the Agricultural Advisory Committee for December 9, 2024 and August 10, 2026.**

END OF CONSENT AGENDA

REGULAR AGENDA

6:10

2. **Farm Stand Guidelines (60 min)** Presenter: Planning Liaison, Robby Miller

Action Request:

- Provide input on draft guidelines

3. **COMMITTEE MEMBERS UPDATES & QUESTIONS** to allow Committee Members to share news and/or concerns for items not on the agenda

4. **PLANNING LIAISON REPORT**

Presenter: County of San Mateo Planning & Building Department, Robby Miller

5. **ADJOURNMENT**

ADDITIONAL INFORMATION**Next Meeting**

The next regularly scheduled Agricultural Advisory Committee meeting is on **October 12, 2026**.

Correspondence to the Committee

Robby Miller, Agricultural Advisory Committee Planning Liaison
455 County Center, 2nd Floor
Redwood City, CA 94062
(650) 802-2084
Email: rmiller@smcgov.org

Materials Presented for the Meeting

Applicants and members of the public may submit materials to the Agricultural Advisory Committee. All materials (including but not limited to models and pictures) submitted on any item on the agenda are considered part of the administrative record for that item and must be retained by the Committee Secretary, or

other designee. If you wish to retain the original of an item, a legible copy must be left with the Committee Secretary, or other designee.

Agendas & Staff Reports

To view the agenda, please visit our website at <https://www.smcgov.org/planning/agricultural-advisory-committee>. Staff reports will be available on the website one week prior to the meeting. For further information on any item listed below, please contact the corresponding Project Planner indicated. To subscribe to the Agricultural Advisory Committee agenda mailing list, please "subscribe" to email updates at the above website link.

Zoom

For any questions or concerns regarding Zoom, including troubleshooting, privacy, or security settings, please contact Zoom directly. See instructions below for public comment on Zoom.

***INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS**

Public comments in-person will be taken first, followed by speakers on Zoom.

In-person

If you wish to address the Members of the Agricultural Advisory Committee, please raise your hand for the Chair to acknowledge you. Once acknowledged, please start by clearly stating your first and last name for the record. If you have anything that you wish distributed to the Agricultural Advisory Committee and included in the official record, please hand it to the Committee Secretary and/or Chair, or other designee, who will distribute the information to the Agricultural Advisory Committee members and staff.

Via Zoom

1. The Agricultural Advisory Committee meeting may be accessed remotely by members of the public through Zoom online at: <https://smcgov.zoom.us/j/86479033889>. **The meeting ID is: 825 9782 7338.** The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID: 825 9782 7338 and then press #.**
2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionalities may be disabled in older browsers including internet explorer.
3. You may be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Committee calls for the item on which you wish to speak, click on "raise hand" or *9 if calling in on a phone. The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

Written Comments

Written public comments may be emailed in advance of the meeting. Please read the following instructions carefully:

1. Your written comment should be emailed to rmiller@smcgov.org.
2. Your email should include the specific agenda item on which you are commenting or note that your comment concerns an item that is not on the agenda or is on the consent agenda.
3. If your emailed comment is received by 5:00 p.m. on the business day before the meeting, it will be provided to the Members of the Agricultural Advisory Committee and made publicly available on the agenda website under the specific item to which your comment pertains. If emailed comments are received after 5:00 p.m. on the business day before the meeting, the Planning Liaison will make every effort to either (i) provide such emailed comments to the Agricultural Advisory Committee and make such emails publicly available on the agenda website prior to the meeting, or (ii) read such emails during the meeting. Whether such emailed

comments are forwarded and posted, or are read during the meeting, they will still be included in the administrative record.

Public records that relate to any item on the agenda for a regular meeting are available for public inspection. Those records that are distributed less than 72 hours prior to the meeting are available for public inspection at the same time they are distributed to all members, or a majority of the members of the Agricultural Advisory Committee.

ROLL SHEET – SEPTEMBER 14, 2026

	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep
Members													
James Oku Farmer	X		X	X	X		X	X	X	X	X	X	
Natalie Sare Farmer	X	X	X	X	X	X	X	X	X	X		X	
John Vars Farmer	X		X	X		X		X	X	X		X	
Peter Marchi Farmer	X	X	X	X	X	X	X	X	X	X	X	X	
Ryan Casey Farmer	X	X	X	X	X	X	X			X		X	
Cole Mazariegos-Anastassiou Farmer	X	X	X	X		X	X	X	X	X	X		
Crystal Chaix Farmer	X	X	X	X	X	X	X	X	X	X	X	X	
Daniel Theobald Ag Business	X		X	X			X		X	X	X		
Marilyn Johnson Public Member		X	X	X	X	X	X	X	X		X	X	
**Vacant Public Member													
**Vacant Conservationist													
**Vacant - Natural Resource Conservation													
San Mateo Co. Agricultural Commissioner: Koren Widdel		X	X	X	X	X	X	X	X	X		X	
Farm Bureau Exec. Director: Jess Brown	X	X	X		X	X	X	X	X		X		
UC Co-Op Extension Rep.: Andrew Miller													
Staff Liaison													
San Mateo Co. Planning Liaison: Robby Miller	X	X	X	X	X	X	X	X	X	X	X	X	

X: Present Blank Space: Absent or Excused Grey Color: No Meeting
 *Special Meeting
 **Position Vacant ^Alternate



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

1



County of San Mateo Planning & Building Department Agricultural Advisory Committee

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

Crystal Chaix
James Oku
Jess Brown
Jim Howard

Dr. Igor Lacan
Koren Widdel
Peter Marchi
Ryan Casey

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825
planning.smcgov.org

DRAFT ACTION MINUTES

Monday, December 9, 2024

IN-PERSON WITH REMOTE PARTICIPATION

Once available, a full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: <https://www.smcgov.org/planning/event/agricultural-advisory-committee-meeting-december-9-2024>.

1. **Call to Order**

Chair Natalie Sare called the meeting to order at 6:06 p.m.

2. **Member Roll Call**

Regular Committee Members Present:

James Oku
Natalie Sare
John Vars
Peter Marchi
Crystal Chaix
Daniel Theobald
Ryan Casey
Cole Mazariegos-Anastassiou

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Igor Lacan, UC Co-Op Extension Representative

Nonvoting Committee Members Not Present:

Jim Howard, Natural Resource Conservation Staff
Jess Brown, San Mateo County Farm Bureau Executive Director

Planning Liaison Present:

Olivia Boo, Planning Staff Liaison

3. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.

SPEAKERS

None

4. **Consideration of Meeting Minutes** for the November 18, 2024, AAC meeting.

SPEAKERS

Committee Chair, Natalie Sare, requested that she would like to see an updated form for item (d) - agritourism event application.

COMMITTEE ACTION:

Committee Member, John Vars, motioned to approve.

Committee Chair, Natalie Sare, seconded the motion.

Motion approved 6-0.

Two members abstained - Committee Member, Cole Mazariegos-Anastassiou and Committee Member, Ryan Casey.

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

SPEAKERS

COMMITTEE ACTION:

Committee Member, Peter Marchi, nominated Natalie Sare for Chair.

Committee Member, Cole Mazariegos-Anastassiou, seconded the motion.

Motion approved 8-0.

Committee Chair, Natalie Sare, nominated Peter Marchi for Vice Chair.

Committee Member, Cole Mazariegos-Anastassiou, seconded the motion.

Motion approved 8-0.

6. **Committee Nomination** for AAC Secretary.

Action Request: That the AAC provide a recommendation or nomination.

SPEAKERS

No nomination proposed.

7. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.

SPEAKERS

Committee Chair, Natalie Sare, asked if there are any updates on Supervisor Mueller's exploration on money sources and implementation for the Farm Labor Housing forgivable loan program.

Supervisor Aide, Mike O'Neill, responded that there are no updates from the Board of Supervisors for the Farm Labor Housing loan program, as the Supervisors are waiting for updates from the federal government. He will check back in a couple of months.

Public Speaker, Kerry Burke, inquired whether there is Measure K money available to help with the loan.

San Mateo County Agricultural Commissioner, Koren Widdel, will administer private applicator certificates to allow those using restricted pesticides and training handlers for those with the last name A through H, or those certificates that will be expiring at the end of December 2025. The Agriculture Department will be holding a study session at the Farm Bureau Thursday, December 12, 1 p.m., and Thursday, December 19. Field worker pesticide safety training is scheduled for March 5 in Pescadero and March 6 in Half Moon Bay. Last week a survey was sent out to find out if there is interest in participating in a growers showcase, called "Fresh as it Gets", in San Mateo County to encourage farm-to-table food supply for restaurants in San Mateo County.

Public Speaker, Kerry Burke, shared that the growers showcase was held in past before at Half Moon Bay Lodge, and awards were given.

Supervisor Aide, Mike O'Neill, inquired whether San Mateo County gives marketing assistance for this event such as table clothes, stand-up screen, set-up help at booths.

Committee Member, Cole Mazariegos-Anastassiou, inquired whether there is a list of invited restaurants.

Committee Member, James Oku, asked whether it is possible to include distributors.

Committee Chair, Natalie Sare, asked if the Expo Center is providing the space or if San Mateo County is renting the space?

San Mateo County Agricultural Commissioner, Koren Widdel, commented that San Francisco Peninsula is facilitating this event through their contract.

Committee Member, John Vars, suggested including the Hello Fresh meal kit folks.

Committee Vice Chair, Peter Marchi, mentioned food safety parameters and thresholds.

San Mateo County Agricultural Commissioner, Koren Widdel, mentioned food safety is regulated by the California Department of Food and Agriculture.

Public Speaker, Kerry Burke, announced last Tuesday the Board of Supervisors approved the Williamson Act contract for Arata Ranch, which consists of 151 acres.

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

SPEAKERS

Committee Chair, Natalie Sare, asked which AAC application positions are under review to be filled.

Planning Liaison, Olivia Boo, responded there are two positions under review.

Regular Agenda

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

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

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

SPEAKERS

Committee Member, John Vars, announced he has a financial stake in the project and excused himself from comments.

Committee Chair, Natalie Sare, asked if there are prime soils on the property and shared that the Committee is planning a meeting to gather ideas regarding how the County can help preserve farming on the south coast.

Committee Member, James Oku, expressed interest in hearing from the applicant what difficulties they experienced in the process, so that the Committee can provide feedback to the Board of Supervisors that the process should not take so long, and asked about the total cost, because the County does not understand the actual cost of this type of project. The Farm Labor Housing loan program is not enough funding to obtain a viable water system and the proper engineering.

Committee Vice Chair, Peter Marchi, commented that it is important to understand how to help farm labor housing projects, including understanding water rights, and how much time is involved.

Committee Member, Cole Mazariegos-Anastassiou, commented this project could be used as an example regarding how to be efficient and these projects should be under consideration for a Coastal Development Exemption process.

Public Speaker, Kerry Burke, commented that development in the rural area involves persistence. These types of projects are difficult because every parcel is different, there are obstacles along with different opportunities. Applicants have to be realistic. The level of infrastructure required to establish dwelling units required a lot of thought and research. Burke asked how large the agriculture well is that is proposed for conversion.

COMMITTEE ACTION:

Committee Member, James Oku, motioned to approve the item.

Committee Member, Cole Mazariegos-Anastassiou, seconded the motion.

Motion passed 5-0.

Committee Member, John Vars, recused, and two members abstained.

10. Discussion items:

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

SPEAKERS

Committee Chair, Natalie Sare, expressed concern that it is imperative that the AAC continue to be updated on this topic. The Committee’s question in the letter addressed to Planning Department management has not been answered.

Committee Member, John Vars, commented the questions in the Committee’s letter were not answered. The Committee’s role is “advisory” thus, ultimately the County makes the decision.

Committee Member, Peter Marchi, commented the Committee is being ignored on this topic, the Committee hasn’t been part of the discussion.

Committee Member, James Oku, commented the County has made up its mind and is not interested in the Committee’s further input. For future projects, the Committee would like to be more involved.

- b. All Committee Members – Propose to hold AAC monthly meetings, approximately January to June 2025, to invite different categories of farmers to AAC meetings to collect ideas on the following topics:
 1. Drafting steps and paths for the County to help preserve farming on the San Mateo County coast. (This is the final title for the workshop.)

This will include farm labor housing and the following topics:

Farmers of flowers/nursery (includes indoor/outdoor plants, Christmas trees, cut flowers, nursery stock, potted plants)
Ranchers (livestock)
Row Crop
Ornamentals
Vegetables
Fruit/nut crops

SPEAKERS:

Committee Member, Daniel Theobald, commented that as soon as the venue/space is secured for this workshop, emails will need to be sent quickly to give the public two months’ notice.

San Mateo County Agricultural Commissioner, Koren Widdel, inquired if the workshop is required to be on Zoom.

Mike O'Neill, commented since it is a public meeting, it is required to be hybrid, he will check with County Attorney's Office.

- c. "Agritourism Event Application" title – discussion to recommend revision to the application title to encourage new applicants.

SPEAKERS

Committee Chair, Natalie Sare, commented the Planning Department will revise the references to "Agritourism Permit Exemption" as proposed by the AAC. She requested to see updated copy of application from Planning.

- d. Pescadero Fire Station Pipeline

SPEAKERS

Committee Vice Chair, Peter Marchi, shared that he had heard from a public member who attended the Pescadero Municipal Advisory Council that the details of condition number 2 had been changed in terms of the what type of land can qualify to comply with the condition. The initial condition required that the land was could not have been farmed in the past. Now, the condition criteria allows the land to have been farmed in the past.

Committee Member, Cole Mazariegos-Anastassiou, proposed the Committee draft a letter on this topic, addressed to the County. The purpose of the letter would be an inquiry of the residential community and who could potentially connect into the new water pipeline. He will connect with Peter Marchi and Kerry Burke for their knowledge to draft the letter.

Committee Chair, Natalie Sare, asked how many farms are affected.

Committee Member, Peter Marchi, commented that the old high school on North Street is trying to connect to CSA 11.

Public Speaker, Kerry Burke, commented that a Local Coastal Program amendment is required to connect to CSA 11 because the property is zoned PAD (Planned Agricultural Development), one has to receive a special exemption to be part of CSA 11.

Committee Member, James Oku, commented he would appreciate a connection to CSA 11 for a reliable water source.

11. **Adjournment.** Chair Natalie Sare adjourned the meeting at 7:59 p.m.

Roll Sheet –December 9, 2024 Agricultural Advisory Committee													
	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sep t	Oct	Nov	Dec
Voting Members													
James Oku Farmer**	X	X	X	X	X	X		X	X	X		X	X
Natalie Sare Farmer	X	X	X	X		X	X	X		X	X	X	X
John Vars Farmer	X		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	X
Ryan Casey Farmer	X	X	X	X	X	X		X	X		X		X
Cole Mazariegos- Anastassiou Farmer	X		X	X	X	X	X	X	X	X	X		X
Crystal Chaix Farmer		X	X	X	X	X	X	X	X	X		X	X
Daniel Theobald Ag Business	X	X	X	X	X	X	X	X	X	X		X	X
**Vacant Public Member													
**Vacant Public Member													
**Vacant Conservationist													
Natural Resource Conservation Staff: Jim Howard													
San Mateo County Agricultural Commissioner: Koren Widdel	X	X	X	X	X	X	X	X	X	X	X	X	X
Farm Bureau Executive Director: Jess Brown		X	X	X		X		X	X	X			

UC Co-Op Extension Representative: Dr. Igor Lacan				X		X		X		X			
Planning Liaison													
San Mateo County Planning Liaison: Olivia Boo	X	X	X	X	X	X	X	X	X	X	X	X	X
X: Present Blank Space: Absent or Excused Grey Color: No meeting *Special Meeting **Position Vacant													



County of San Mateo Planning & Building Department Agricultural Advisory Committee

Natalie Sare, Chair
Peter Marchi, Vice Chair
Cole Mazariegos-Anastassiou
Crystal Chaix
Daniel Theobald

Ryan Casey
James Oku
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Andrew Miller
Jess Brown
Koren Widdel

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

Monday, August 10, 2026

IN-PERSON WITH REMOTE PARTICIPATION

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: <https://www.smcgov.org/planning/event/agricultural-advisory-committee-meeting-august-10-2026>.

Call to Order

Chair Natalie Sare called the meeting to order at 6:00 p.m.

Member Roll Call

Regular Committee Members Present:

James Oku
Natalie Sare
Peter Marchi
Ryan Casey
John Vars
Crystal Chaix
Marilyn Johnson

Regular Committee Members Not Present:

Cole Mazariegos-Anastassiou
Daniel Theobald

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner

Nonvoting Committee Members Not Present:

Andrew Miller, UC Co-Op Extension Representative
Jess Brown, San Mateo County Farm Bureau Executive Director

Planning Liaisons Present:

Robby Miller, San Mateo County Planning & Building Department

Public Comment to allow the public to address the Committee on any matter **not** on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.

SPEAKERS

Kerry Burke, announces Half Moon Bay event and issues about capturing stormwater runoff in rural areas.

Action To Set Agenda & To Approve Consent Agenda Items

1. Consideration of the Minutes of the Agricultural Advisory Committee for February 10, 2025, March 10, 2025, and July 13, 2026.

SPEAKERS

Committee Member, Crystal Chaix, asks what to do if she wants to vote against one of the minutes or needs to abstain.

County Counsel, Brian Pettit, responds that the Committee should break the minutes out.

COMMITTEE ACTION:

Committee Member, Crystal Chaix, motions approve the February 10, 2025 minutes. Committee Member, James Oku, seconds motion. **Motion passed 5-0-1 (Abstain: Johnson).**

Committee Member, Crystal Chaix, motions to approve the March 10, 2025 minutes. Committee Member, James Oku, seconds motion. **Motion passed 6-0.**

Committee Member, James Oku, motions to approve the July 13, 2026 minutes. Committee Member, Peter Marchi, seconds motion. **Motion fails 2-2-3 (Nays: Johnson and Chaix; Abstain: Vars, Casey and Sare).**

Committee Member, Crystal Chaix, motions to approve the July 13, 2026 with revision noting that the inaudible transcript is questionable. Committee Member, James Oku, seconds motion. **Motion passed 4-0-3 (Abstain: Vars, Casey and Sare).**

Committee Member, James Oku, motions to set the agenda. Committee Member, Marilyn Johnson, seconds motion. **Motion passed 7-0.**

Regular Agenda

2. Wells and Domestic Water Systems Ordinance Update Presenter: San Mateo County Director of Environmental Health, Charles Ice.

SPEAKERS

Committee Member, Marilyn Johnson, asks if fee is per unit or all units.

Presenter, Charles Ice, responds that it is all units.

Committee Member, James Oku, asks if this is only for farm labor housing or includes other non-farming units like ADU's.

Presenter, Charles Ice, responds that this is only for farm labor housing and modeled after apartments. Adds that this was proposed due to contamination found during the farm labor housing task force.

Chair, Natalie Sare, asks if there are any existing regulations for housing units under 5

units.

Presenter, Charles Ice, responds that testing only happens when the water source is established.

Committee Member, John Vars, asks whether this is an annual fee

Presenter, Charles Ice, responds in the affirmative.

Committee Member, John Vars, asks whether the fees change based on number of units.

Presenter, Charles Ice, responds that fees are the same for units between 1-4.

Committee Member, Ryan Casey, asks how often tests need to be submitted for analysis and urges annually instead of quarterly to reduce paperwork for farmers, and what the 5 year inspections of units will be looking at.

Presenter, Charles Ice, responds that fees were reduced and quarterly proposed to balance that.

San Mateo County Agricultural Commissioner, Koren Widdel, asks how the tests are submitted by farmers.

Presenter, Charles Ice, responds that they are electronically submitted and dropped off at labs approved by the State.

Committee Member, Ryan Casey, responds that the cost is more than \$42 because there is shipping cost, packed in ice, and most of the labs are in Salinas.

Committee Member, John Vars, asks if the tests are per unit or per water system.

Presenter, Charles Ice, responds per water system.

Committee Member, Ryan Casey, responds that he likes the old way better.

Vice Chair, Peter Marchi, asks how 5 and over units are done.

Presenter, Charles Ice, responds annual testing and visit every three years.

Chair, Natalie Sare, states that she is concerned that this might deter farmers from creating and maintaining farm labor housing units.

Committee Member, James Oku, shares the concern and asks about the application process.

Presenter, Charles Ice, responds.

Committee Member, John Vars, shares the concern about these proposed rules and adds it's a bit unfair to farmers since it is not being applied to other.

Committee Member, Marilyn Johnson, agrees.

Presenter, Charles Ice, responds that the farm labor task force found that 55% of these units were found to have contamination.

Committee Member, James Oku, asks how many of the 55% farm labor housing units were already enrolled in the farm labor housing programs.

Presenter, Charles Ice, responds that he does not have an answer.

Vice Chair, Peter Marchi, asks for comparison of the 5 and over fees and regs with the under 5 proposal, and to see if farmers could be allowed to opt into the 5 and over rules.

Presenter, Charles Ice, agreed to send to Planning Liaison.

Chair, Natalie Sare, opens public comment.

Public Member, BJ Burns asks about whether new applicants need a 50-foot seal for wells.

Public Member, Kerry Burke, states that affordable housing is more restrictive on owners due to deed restrictions and not allowed on Williamson Act properties. The Health Department has the right to ensure farm laborers are safe since many have no other options to live. Suggests an option where the county does the testing instead of the farmer.

Presenter, Charles Ice, responds that there are great suggestions and the inspections will mirror what currently happens with units 5 and over.

Public Member, Bridget Jett, voices concern over current regulations of water testing, encourages a committee to advocate for better regulation for the County, and wants more clarification about what the testing is looking for and consistency between well regulations.

Chair, Natalie Sare, closes public comment.

3. Annual Workplan Presenters: San Mateo County Planning & Building Assistant Director, Sophie Mintier and Planning Liaison, Robby Miller.

SPEAKERS:

Committee Member, James Oku, states concern about Moonridge audit being removed and delay in the Agritourism guidelines.

Presenter, Sophie Mintier, responds that the County cannot commit to an Moonridge audit, but will reach out for answers and include in a future Planning Liaison Report.

Committee Member, Crystal Chaix, asks to have the Committee review the Agritourism Guidelines before promoting it, and agrees with James about Moonridge update being needed particularly around ownership.

Planning Liaison, Robby Miller, asks that the indicator for progress be changed to Q2 2027 if the Committee wants to review Agritourism Guidelines.

Presenter, Sophie Mintier, responds that Q1 can stay as it is not mandatory, and reiterates that an audit is not something the Department or AAC can commit to.

Committee Member, Crystal Chaix, asks if the Farm Stand Guidelines covers pop-up farm stands.

Committee Member, Ryan Casey, responds in the affirmative.

Chair, Natalie Sare, asks if enforcement of pop-ups was included.

Committee Member, Ryan Casey, responds that he believes it is included.

Vice Chair, Peter Marchi, asks that any Farm Stand Guidelines do not take away existing stands.

Committee Member, Marilyn Johnson, asks if the Farm Stand Guidelines are the same as what was worked on a few years ago.

Committee Member, Ryan Casey, responds in the affirmative and adds that a subcommittee was created.

Committee Member, John Vars, asks if Staff could share the past comments from the Committee.

Presenter, Sophie Mintier, responds in the affirmative.

Supervisor Mueller Aide, Mike O'Neill, states that the Sheriff has been responsive about enforcing pop-up stands and shutting them down.

Presenter, Sophie Mintier, asks for clarification on the goal to improve communication with agricultural related organizations.

Committee Member, James Oku, responds that Midpeninsula Open Space practices about leasing and water issues are top of mind.

Chair, Natalie Sare, mentions the Workshop included input on them.

Presenter, Sophie Mintier, responds that the Committee cannot control whether agencies come for input.

Committee Member, Crystal Chaix, adds that the Committee wanted information regarding their grazing leases and row crop.

Presenter, Sophie Mintier, suggests adding 'through regular or periodic information updates' at the end of the Goal.

Committee Member, Crystal Chaix, states that the Agricultural Ombudsmen no longer attends meetings and would be helpful.

Vice Chair, Peter Marchi, mentions that POST used to come and make presentations

and no longer does so, and that their recent project at the beach took away farm labor housing.

Chair, Natalie Sare, asks for public comment.

COMMITTEE ACTION:

Committee Member, James Oku, motions to approve the Workplan with revisions discussed. Committee Member, Crystal Chaix, seconds motion. **Motion passes, 7-0.**

4. SB 707-Teleconferencing (20 min) Presenters: Deputy County Attorney, Brian Pettit.

SPEAKERS:

Chair, Natalie Sare, asks if applies to long term or short-term disability.

Presenter, Brian Pettit, responds that it applies to both.

Vice Chair, Peter Marchi, asks who needs to be disclosed when remote.

Presenter, Brian Pettit, responds that anyone over the age of 18 and need to disclose their relationship to you.

Chair, Natalie Sare, asks if just cause quorum is in person or online.

Presenter, Brian Pettit, responds that only in person counts toward quorum.

Public Speaker, Bridget Jett, asks if it is possible that all Committee members could participate remotely.

Presenter, Brian Pettit, responds in the affirmative.

Committee Member, John Vars, asks if the remote option for public remains the same.

Presenter, Brian Pettit, responds that the remote option would be required instead of optional.

Committee Member, James Oku, asks if the public will be required to have their camera on like member would need to.

Presenter, Brian Pettit, responds that the public would not be required.

Committee Member, Crystal Chaix, asks if the Chair and Vice Chair could be remote.

Presenter, Brian Pettit, responds that that is possible and adds that it is common practice for the Chair to relinquish their duties to the Vice Chair if they are participating remotely because it is easier to control the meetings in person.

Committee Member, Ryan Casey, states for the record that it is 8 p.m. and the Committee has a habit of going overtime.

Committee Member, Marilyn Johnson, responds that the Committee has no end time.

Chair, Natalie Sare, opens public comment.

Public Speaker, Bridget Jett, asks if there is a sunset clause and whether the Board of Supervisor considered this in their recommendation to the Committee.

Presenter, Brian Pettit, responds that the Board of Supervisors took action to authorize the Committee to approve fully remote options, but did not make any recommendations; Believes that the sunset provision was removed by SB 707.

Public Speaker, James, asks if a member could start the meeting in person and leave and dial in or vice versa.

Presenter, Brian Pettit, responds in the affirmative. Adds that the sunset clause is 2030.

Committee Member, Crystal Chaix, asks what other Boards are doing this.

Presenter, Brian Pettit, responds that he knows of the Committee on Disabilities voted to do a hybrid version, and the North Fair Oaks Community Council voted to do fully remote option.

Committee Member, Ryan Casey, states that this fully remote option could improve Member and public participation.

COMMITTEE ACTION:

Committee Member, Ryan Casey, motions to approve fully remote option allowed under SB 707. Committee Member, Marilyn Johnson, seconds motion. **Motion passes, 6-1 (Nay: Chaix).**

5. Meeting Location & Time - Presenter: Planning Liaison, Robby Miller.

SPEAKERS:

Chair, Natalie Sare, asks if there is an end time for the Supervisor's Office.

Presenter, Robby Miller, responds that there is an agreement between the mall property management and the Supervisors Office to keep a door open for public access since they normally lock all the doors between 8:30 and 9:30.

Committee Member, Ryan Casey, says that moving the meeting location just for more time is a bad idea and the increase distance makes coming to meetings much more difficult. Strongly recommends the library location for its convenience and adds that the Committee can do things to fit within the two hours.

Public Speaker, Bridget Jett, agrees that the library location is more centrally located; Wants members to be able to go over time if needed to be fair to applicants;

Encourages members to show up in person instead of remote.

Chair, Natalie Sare, says that either space is OK with her and appreciates the ability to see all the members and public at the Supervisor's Office.

Committee Member, Marilyn Johnson, says that the meeting has gone for 2:20 minutes tonight and thinks that it was efficient and wants the Supervisors Office because of no time restraint.

COMMITTEE ACTION:

Committee Member, Crystal Chaix, motions to hold meetings at District 3 Supervisors Office with a start time between 6:00 p.m. and 6:30 p.m. Committee Member, Marilyn Johnson, seconds motion. **Motion fails, 3-4.** (Nays: Vars, Casey, Oku, Marchi)

Committee Member, Ryan Casey, motions to hold meetings at the Half Moon Bay Library with a start time of 6:00 p.m. Committee Member, John Vars, seconds motion. **Motion passes, 4-3.** (Nays: Chaix, Sare, and Johnson)

6. COMMITTEE MEMBERS UPDATES & QUESTIONS

SPEAKERS:

Vice Chair, Peter Marchi, states that POST project on the beach removed farm labor housing with support from the State and it's ironic because the State is coming after the City of Half Moon Bay for not building enough housing.

7. PLANNING LIAISON REPORT

SPEAKERS:

None

8. ADJOURNMENT Chair, Natalie Sare, adjourned the meeting at 8:30 p.m.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

2

DRAFT MEMORANDUM

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: <date>
TO: Agricultural Advisory Committee
FROM: Planning Staff
SUBJECT: Draft Farm Stand Guidelines

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

A. DEFINITIONS

1. **PRODUCE:** Agricultural products as defined by the California Code of Regulations Section CCR 1392.2, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, honey, dairy, and meats, as well as other farm products and agricultural commodities grown in San Mateo County.
2. **VALUE-ADDED PRODUCTS:** Farm products in which the primary* ingredients are produced in San Mateo County and which are lightly processed to include only the following added ingredients: pectin, salt, seasoning, and/or sugar. Value-added products must be sold in accordance with local, state, and federal regulations. Examples include but are not limited to: jams, nut butters, preserves, juices, pickles, etc.

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

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

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

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

*For permanent farm or road stands, the sale of produce and value-added products produced outside of San Mateo County are permitted provided they are from a San Mateo County producer-owned and operated establishment. However, the majority of products (i.e., greater than 50%) sold at permanent farm or road stand structures must be produced and sold in San Mateo County (refer to Section B.2 for standards).

Sale of alcoholic or cannabis products is prohibited.

B. TYPES OF FARM STANDS

1. TEMPORARY FARM STANDS

- a. A temporary farm stand may operate for fewer than nine months in any calendar year. For the purposes of this section, a month counts toward the operating limit if the farm stand is open to the public on one or more days during that month.
- b. Produce and value-added products from different farm operations, and/or located on different parcels, in San Mateo County may be sold at temporary farm stand structures. Products sold are limited to value-added and produce grown/produced in San Mateo County as defined under Produce above.
- c. Farm stand size shall be limited to 200 sq. ft.
- d. The structure and all other supporting structures shall be of portable construction and removed from the site within 10 days of the seasonal closure of the farm stand.

- e. Setbacks are subject to regulations pertaining to watercourses and riparian vegetation. Structures shall be located outside of sensitive habitat areas.
- f. For the purposes of density credit calculation, temporary farm stands do not consume density credits.

2. *PERMANENT FARM STANDS*

- a. Operations occur for 9 months or more per year.
- b. Produce and value-added products from different farm operations, and/or located on different parcels, in San Mateo County may be sold at permanent farm stand structures.
- c. Produce and value-added products produced and/or grown outside of San Mateo County may also be sold. Note that a majority of products sold must be produced and/or grown within San Mateo County.
- d. Source labeling shall be clearly and legibly displayed at the farm stand to distinguish local, San Mateo County grown products from out-of-County grown products. Produce grown out-of-San Mateo County shall be limited to sources within California.
- e. Setbacks are pursuant to the overlaying zoning district as well as regulations pertaining to watercourses and riparian vegetation. Structures shall be located outside of sensitive habitat areas.
- f. Structures are limited to 1,000 sq. ft. of sales floor area. Larger structures are subject to the discretion of the Director of Planning and Building, or designated decision maker.
- g. For the purposes of density credit calculation, permanent farm stand structures in the PAD and RM-CZ shall consume density credits (refer to Sections 8.106.070 and 8.138.080).

C. PERFORMANCE STANDARDS

The following standards are applicable to all farm stands:

1. Farm stand operations shall not interfere with agricultural production on or adjacent to the parcel on which the farm stand is located.
2. If located in the Planned Agricultural District, a maximum of 1/4 acres of prime agricultural soils may be converted to accommodate a permanent farm stand with appropriate permits.

3. Licensing under the provisions of the California Produce Dealers Act issued by the California Department of Food and Agriculture is required for anyone selling farm products not of their own production.
4. The sale of prepared foods where a majority of its ingredients are from the produce being sold at its farm stand is permitted. Prepared food sales shall not comprise a majority of the farm stand offerings and is subject to approval, permit and inspection by Environmental Health Services.
5. A Building Permit shall be required if: the farm stand structure is 120 sq. ft. or larger, electrical or plumbing is required, and/or the farm stand is in operation for 180 days or longer. A demolition permit is required to remove any structure that required a Building Permit to construct. For temporary farm stand structures, the building permit and demolition permit can be consolidated.
6. Lighting - All exterior lighting shall be downward directed and contained to the project parcel.
7. Parking - Adequate parking to accommodate the farm stand structure and use must be provided and designated on the site plan for review by Planning staff. No impervious paving shall be required for temporary farm stands.
 - a. Adequate parking shall be 1 space per each 250 sq. ft. of sales floor area or as determined by the Director of Planning and Building.
 - b. Parking shall adhere to ADA requirements.
 - c. Parking areas and spaces shall be clearly distinguishable and delineated for visitors .
8. Hours of Operation - May not exceed the following: Daily 7:00 a.m. to 8:00 p.m.
9. Signage – Proposed signage shall be submitted for review by Planning staff. The following standards shall apply to business identification, marketing and directions for the farm stand and do not include individual product display signage.
 - a. Attached signs shall not exceed the height of the building or structure to which the sign is attached, extend above the roofline, or project more than four (4) feet from the building or structure to which the sign is attached.
 - b. Attached or freestanding signs shall not project beyond any parcel boundary except signs may project a maximum of four (4) feet into the public right-of-way subject to the approval of the Director of Public Works, or applicable authority having jurisdiction.

- c. Freestanding signs shall not exceed eight (8) feet in height measured from existing grade to the top of the sign structure and shall be located and designed to not block vehicle lines of sight.
 - d. The quantity and sq. ft./size for all signs related to a farm stand shall be the minimum necessary for business identification and direction, not to exceed a maximum of 6 signs with a cumulative total sq. ft. of 128 sq. ft. No individual sign shall exceed 64 sq. ft.
 - e. Off-premises signage for permanent farm stand operations is prohibited.
 - f. Depending on location and size, signs may require a Building Permit and/or Encroachment Permit.
 - g. All signage shall be removed by the operator within 10 days of permanent termination of the farm stand use.
 - h. All abandoned signs shall be removed at the farm stand operator's expense.
 - i. Signage for farm stands located in the Coastal Zone is subject to Policy 8.21 (*Commercial Signs*) of the Local Coastal Program.
 - i. Prohibit off-premises commercial signs except for seasonal temporary agricultural signs.
 - ii. Design on premises commercial signs as an integral part of the structure they identify and which do not extend above the roofline.
 - iii. Prohibit brightly illuminated colored, rotating, reflective, blinking, flashing, or moving signs, pennants or streamers.
 - iv. Design and minimize information and direction of signs to be simple, easy-to-read, and harmonize with surrounding elements.
10. Health and Safety - All farm stands shall comply with health and safety standards including but not limited to the following:
- a. Food preparation is prohibited at farm stands with the exception of food samples.
 - b. Environmental Health Services approved toilet and handwashing facilities shall be available for use by farm stand operators or their employees when food sampling is conducted in accordance with California Health and Safety Code.
 - c. Prepackaged food products, including bottled water and/or soft drinks, shall be limited to a 50 sq. ft. of storage and sales area.

- d. No live animals, birds, or fowl shall be kept or allowed within 20 feet of any area where food is stored or held for sale.
- e. All garbage and refuse shall be stored and disposed in an appropriate manner.
- f. All prepackaged processed food products shall be stored in an approved vermin-proof area or container when the farm stand facility is closed.

Permit Requirements.

		Planned Agricultural District	Resource Management and Resource Management-Coastal Zone Districts	
Temporary Farm Stands	Permits Required	Coastal Development Exemption (CDX); Coastal Development Permit (CDP), if exemption criteria not met.	RM	RM-CZ
			N/A	Coastal Development Exemption (CDX); Coastal Development Permit (CDP), if exemption criteria not met.
		Potential Building Permit		
		Potential Business License		
		Potential Encroachment Permit		
	Allowed Products	Produce, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, meat, dairy and honey as well as value-added products allowed under Cottage Food Law. Produce and value-added products (except for added pectin, salt, seasoning, and/or sugar) must be produced in San Mateo County. Sale of alcoholic or cannabis products prohibited.		
	Considerations	Limited to 200 sq. ft. in size. Building permit required when: over 120 sq. ft. and/or if it requires utilities or operates for 180 days or longer. Operations limited to less than 9 months. Products sold are limited to those produced and/or grown in San Mateo County. Setbacks are subject to regulations pertaining to watercourses and riparian habitat. Structures shall be located outside of sensitive habitat areas. Signs may require a Building Permit and/or Encroachment Permit. Temporary Farm Stands do not consume density credits. Business license required, unless exempt pursuant to Section 5.08.110.1.(a) of the County Municipal Code, which allows exemption for <i>owners or operators of farms or ranches who erect or maintain stands on their farms or ranches for the purpose of selling farm products raised or grown by them on the Premises, so long as proper building, zoning, and sanitary regulations are complied with.</i> Encroachment Permit required by County of San Mateo Department of Public Works or Caltrans for location within right-of-way.		

Permanent Farm Stands	Permits Required	Planned Agricultural District (PAD) Permit. Coastal Development Exemption (CDX); or Coastal Development Permit (CDP), if exemption criteria not met.	RM Resource Management (RM) Permit.	RM-CZ Resource Management-Coastal Zone (RM-CZ) Permit. Coastal Development Exemption (CDX); or Coastal Development Permit (CDP), if exemption criteria not met.
		Potential Building Permit		
		Potential Business License		
		Potential Encroachment Permit		
	Allowed Products	Produce, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, meat, dairy and honey as well as value-added products allowed under Cottage Food Law. Sale of alcoholic or cannabis products prohibited.		
	Considerations	Limited to 1,000 sq. ft. of sales floor area. Building permit required when: over 120 sq. ft. and/or if it requires utilities or operates for 180 days or longer. Operations occur for 9 months or more. Products grown or produced outside of San Mateo County may be sold with the issuance of a license pursuant to the California Produce Dealer's Act by the California Department of Food and Agriculture's Marketing Enforcement Branch (CDFA MEB). A majority of produce sold as well as the primary ingredients in value-added products must be produced and sold in San Mateo County. Setbacks subject to overlaying zoning district requirements as well as regulations pertaining to watercourses and riparian vegetation. Structures shall be located outside of sensitive habitat areas. Signs may require a Building Permit and/or Encroachment Permit. Permanent Farm Stands consume density credits (refer to Zoning Regulations Sections 8.106.070 and 8.138.080). Business license required, unless exempt pursuant to Section 5.08.110.1.(a) of the County Municipal Code, which allows exemption for <i>owners or operators of farms or ranches who erect or maintain stands on their farms or ranches for the purpose of selling farm products raised or grown by them on the Premises, so long as proper building, zoning, and sanitary regulations are complied with.</i> Encroachment Permit required by County of San Mateo Department of Public Works or Caltrans for location within right-of-way.		



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

4

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

DATE: September 14, 2026

TO: Agricultural Advisory Committee

FROM: Planning Staff

SUBJECT: Planning Liaison Report

CONTACT INFORMATION: Robby Miller, Planner, rmiller@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 1, 2026 to September 3, 2026.

PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES

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

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

No PAD permit applications were received by the Planning Division during this time period.

COASTAL DEVELOPMENT EXEMPTIONS (CDX) FOR AGRICULTURAL PROJECTS

Two CDX permit applications were received during this time period:

1.
Owner: MCGHEE MARK TIMOTHY
Applicant: Nathan Trinklein
File Number: PLN2026-00303
Location: 5597 Pescadero Creek Rd., Pescadero
Assessor's Parcel No.: 088-120-170

CDX for a 2,205 square foot agricultural barn used for equipment storage. Please direct questions to project Planner, Kanoa Kelley at, kkelley@smcgov.org.

2.
Owner: LEMOS ROBERT TR
Applicant: Frank Lemos
File Number: PLN2026-00308
Location: 12320 Highway 92, Half Moon Bay
Assessor's Parcel No.: 056-360-330

CDX for the drilling of up to 3 agricultural test wells. Please direct questions to project Planner, Kanoa Kelley at, kkelley@smcgov.org.

ADDITIONAL ANNOUNCEMENTS

1. Final AAC Work Plan (see Attachment A)
2. Moonridge
3. October 10th meeting - Chair and Vice Chair elections (last election was Dec 2024)

ATTACHMENTS

- A. AAC Work Plan (2026-2027)

AAC WORK PLAN GOALS (2026-2027)

GOAL	OUTCOME/ INDICATORS OF PROGRESS
Community Engagement & Coordination	
1. Provide time at AAC meetings for local farmers within our county to present their needs/skills/ideas.	3-4 local farmers speak annually.
2. Improve cooperation with SMC agriculture-related organizations (Farm Bureau, RCD, County Planning, Midpeninsula Regional Open Space District, POST., etc.) through regular or periodic informational updates or presentations for input	Improved understanding between Committee and organizations.
Policies, Permitting & Regulation	
3. Review Agritourism Guidelines and promote them, when ready.	Updated Agritourism Guidelines by Q1, 2027
4. Identify specific regulatory barriers to farming viability, such as limitation on multiple homesteads.	Memo to Planning & Building Department and Supervisor Mueller's Office.
5. Review draft Farm Stand Guidelines and provide input on final guidelines.	Final Farm Stand Guidelines by Q4 2026
6. Give input into County's sourcing practices for produce to ensure large percentage of produce used in County-run/-funded institutions are from San Mateo County growers.	Greater share of produce in County-run and -funded institutions are from SMC growers. Greater sales of SMC produce within county.