

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 John Vars

Cole Mazariegos-Anastassiou
Kristen Kurczak Nightingale
Rick Hernandez

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, October 19, 2026
6:00 p.m. to 8:00 p.m.

<https://smcgov.zoom.us/j/85451443843>

*****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/85451443843>. **The meeting ID is: 854 5144 3843.** The meeting may also be accessed via telephone by dialing +1 (669) 900-6833 (Local). **Enter the meeting ID: 854 5144 3843.** 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, AND OATH OF OFFICE FOR NEW & RE-APPOINTED MEMBERS**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 February 12, 2024, October 21, 2024, and September 14, 2026.

2.

Owner:	Daniel and Natalie Sare
Applicant:	Daniel and Natalie Sare
File No.:	PLN2026-00319
Location:	78 Pilarcitos Creek Rd., Unincorporated Half Moon Bay
APN:	056-380-110

Consideration of an Agritourism Event for the temporary, seasonal Santa's Tree Farm operation starting on November 14, 2026 and ending on December 29, 2026. No operational changes from last season. Please direct any questions to Summer Burlison at sburlison@smcgov.org.

END OF CONSENT AGENDA**REGULAR AGENDA**

6:15

3. **Midpeninsula Regional Open Space District Leasing Practices, etc. (40 min)** – Discussion with Brian Malone, Assistant General Manager.
4. **New Member Introductions (5 min)** - Presenters: Rick Hernandez, Public Member, and Kristen Kurczak Nightingale, Conservationist.
5. **COMMITTEE MEMBERS UPDATES & QUESTIONS** to allow Committee Members to share news and/or concerns for items not on the agenda
6. **PLANNING LIAISON REPORT**
Presenter: Robby Miller, County of San Mateo Planning & Building Department
7. **Officer Election for Chair and Vice Chair (15 min)** - Presenter: Robby Miller, Planning Liaison.
8. **ADJOURNMENT**

ADDITIONAL INFORMATION**Next Meeting**

The next regularly scheduled Agricultural Advisory Committee meeting is on **November 9, 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/85451443843>. **The meeting ID is: 854 5144 3843.** The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID: 854 5144 3843** 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 – OCTOBER 19, 2026

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct
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	X	
Rick Hernandez Public Member													
Kristin Kurczak Nightingale Conservationist													
**Vacant - Natural Resource Conservation													
San Mateo Co. Agricultural Commissioner: Koren Widdel	X	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
Peter Marchi, Vice Chair
Cole Mazariegos-Anastassiou
Crystal Chaix
Daniel Theobald

Ryan Casey
James Oku
John Vars
Marilyn Johnson

Andrew Miller
Jess Brown
Koren Widdel

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

MINUTES

Monday, September 14, 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-september-14-2026>.

Call to Order

Chair Natalie Sare called the meeting to order at 6:01 p.m.

Member Roll Call

Regular Committee Members Present:

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

Regular Committee Members Not Present:

John Vars

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Not Present:

Andrew Miller, UC Co-Op Extension Representative

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

Public Speaker, Patrick Horn, announces...

Action To Set Agenda & To Approve Consent Agenda Items

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

SPEAKERS

Committee Member, Crystal Chaix, asks to not bundle minutes and wants to be removed from December 9, 2024 Minutes because was not there.

Chair, Natalie Sare, motions to table Farm Stand Guidelines and add agenda item to discuss illegal farm stand pop ups.

Planning Liaison, Robby Miller, responds that pop ups are addressed in the Farm Stand Guidelines under temporary farm stands.

Committee Member, Crystal Chaix, responds that the pop ups she is referring to are along the highway.

Chair, Natalie Sare, adds that the pop ups are not PAD land because they are in the right-of-way.

Committee Member, Crystal Chaix, adds it is the people in the parking lot selling strawberries, carts selling juice on the side of the street that have no permit or water.

Chair, Natalie Sare, adds that the Work Plan misinterpreted Crystals intent to include that into the Farm Stand Guidelines.

Committee Member, Ryan Casey, the earlier Farm Stand Guidelines drafted by AAC was to loosen some of the restrictions on farm stands and make it more accessible to us. In the past, staff has said this is a gray area for enforcement.

Planning Liaison, Robby Miller, responds that the pop ups are likely considered peddler's which requires a business license and is included in the Farm Stand Guidelines and adds that this is the only item on the agenda and encourages members to vote to keep this on the agenda.

Public Speaker, BJ Burns, asks if pop ups are required to have labeled boxes when selling produce.

San Mateo County Agricultural Commissioner, Koren Widdel, responds in the affirmative, and adds that honey, sodas, popcorn, does not fall under her jurisdiction; The vendors in the roadway pose a different challenge.

County Counsel, Brian Pettit, states that this item is just to set the agenda and substantive discussion should be done as part of the agenda.

COMMITTEE ACTION:

Committee Member, Natalie Sare, motions to amend her motion and set the draft guidelines with the understanding that we will discuss the illegal popups.

Committee Member, Daniel Theobald, seconds motion.

Motion passed 9-0.

Committee Member, Natalie Sare, motions to approve the August 10, 2026 minutes with a correction to replace her Item 3 statement from 'mentions the workshop included input on them' to 'mentions a workshop included to invite Mid Pen Open Space to attend the AAC meeting and give us information on their policies in leasing and they accept it'.

Committee Member, Marilyn Johnson, seconds motion.

Motion passed 8-0-1 (Abstain: Marchi).

Regular Agenda

2. Farm Stand Guidelines Presenter: Robby Miller, Planning Liaison

SPEAKERS

Committee Member, Daniel Theobald, asks how hard it would be to start from scratch on these guidelines.

Planning Liaison, Robby Miller, responds that some of the regulations already exist in the LCP and PAD such as density credits and modifying those would mean a LCP amendment which recently took over a year to get approval for a tree removal ordinance.

Chair, Natalie Sare, mentions the farmer workshop provided input on regulation changes and has been discussed with Steve.

San Mateo County Agricultural Commissioner, Koren Widdel, mentions that there is overlap with State laws which some is enforced by County agricultural department and environmental health department.

Committee Member, Marilyn Johnson, asks why fiber, timber, and seafood are not included in definition of 'Produce'.

San Mateo County Agricultural Commissioner, Koren Widdel, responds that this definition comes from the direct marketing code, which oversees farm stands and certified farmers markets and believes that fiber, timber and seafood are within the definition of agricultural products.

Committee Member, Marilyn Johnson, asks for fiber, timber, and seafood to be included.

Committee Member, Daniel Theobald, asks if soap made from goats could be a 'Value-added Products'

San Mateo County Agricultural Commissioner, Koren Widdel, responds that she will have to look it up to make sure the definition has not changed.

Committee Member, James Oku, asks for 'lightly processed' to be a little bit more defined making their own tomato sauce and then taking it a step further and making like a bolognas sauce, does it include things like candy and fruit

Committee Member, Marilyn Johnson, concerned also about using this language because it is likely coming from another state law like Cottage Food Law.

Committee Member, Daniel Theobald, asks if pie from Pie Ranch falls under 'Value-Added Products'.

Committee Member, Marilyn Johnson, responds that you cannot have a commercial kitchen.

Planning Liaison, Robby Miller, responds that they might be allowed.

Committee Member, Ryan Casey, suggests keeping lightly processed but striking out the list of ingredients.

Committee Member, James Oku, concerned that only allowing pectin, salt, seasoning, and sugar as added ingredients are overly restrictive and would prevent creative value-added products that are not consumed like pressed flowers, artwork, or perfume

Committee Member, Marilyn Johnson, agrees and suggests replacing 'only' with 'such as'.

Chair, Natalie Sare, agrees.

Planning Liaison, Robby Miller, clarifies that more ingredients should be added.

Committee Member, Marilyn Johnson, responds that no ingredients should be shown

and the first sentence in Section A.2 after San Mateo County should be removed. Adds that this language prohibits strawberries grown here and shipped out to make jam

Committee Member, John Vars questions if the language prevents jam from being processed out of County and then being sold.

San Mateo County Agricultural Commissioner, Koren Widdel, responds that enforcement is difficult in drafting these guidelines because multiple agencies are involved, suggests making the guidelines more generic.

Cole Mazariegos-Anastassiou, brings up commercial kitchen's and not prohibiting them because of the lack of co-packers in the County, requested in Ryan and Pie Ranch 2021 letter, and being a benefit to the community.

Planning Liaison, Robby Miller, responds that this language is likely in the zoning regulations.

Committee Member, Marilyn Johnson, responds that there are already commercial kitchens at farms.

Vice Chair, Peter Marchi, suggests that commercial kitchens, if desired, be separate from the farm stand so not to conflict with these guidelines.

Committee Member, James Oku, asks why in the last paragraph of Section A.2. prohibits the sale of compost, etc.

San Mateo County Agricultural Commissioner, Koren Widdel, responds that she is not aware and adds that these guidelines are intended for a working farm and not a brick and mortar store.

Committee Member, Daniel Theobald, states that the definitions should not include regulations.

Committee Member, Ryan Casey, states that some of the answers are likely in the 2021 staff responses.

Committee Member, Marilyn Johnson, asks to change the Section A.1. title from Produce to Agricultural Products.

Committee Member, Crystal Chaix, agrees.

Chair, Natalie Sare, agrees.

Committee Member, Daniel Theobald, suggests to change the second sentence of Section A.3. to read 'a structure containing a commercial kitchen would not be considered a farm stand.'

Chair, Natalie Sare, suggests lowering the 50 percent amount that is stated for majority of products, because March does not produce a lot of produce.

Committee Member, Ryan Casey, responds that they have a lot of produce in March and thinks 50 percent is fine but would like to see it less.

Chair, Natalie Sare, wants to see it less because of the decline of farms over the years.

Committee Member, Marilyn Johnson, agrees that it should be less than 50 percent.

Committee Member, Cole Mazariegos-Anastassiou, suggests that a cumulative approach could make the 50 percent much easier to meet.

Vice Chair, Peter Marchi, states that years ago you were allowed to sell up to 40 percent out of County.

Committee Member, Daniel Theobald, states that enforcement should be considered and not 'gotcha focused', and not allowing the government to come in and tell you whether your doing it right or wrong.

Planning Liaison, Robby Miller, opens public comment for Section A.

Public Member, Kerry Burke, questions why 'sold' is needed in the second to last paragraph of Section A.3., and could be interpreted as preventing outside sales.

Committee Member, John Vars, responds that it is intended for the farm stand only.

Chair, Natalie Sare, agrees language should be reviewed to make sure no unintended consequences or interpretations to prohibit farmers from selling.

Public Member, James Englebe, states that this is related to pop up stands along the highway that come from out of county, suggests having language that requires the farm stand to be connected to the farm or zoning district.

Public Member, BJ Burns, concerned that these guidelines are too restrictive when outside County farmers can sell goods here at farmers markets.

Public Member, [Name not given], concerned about regulations impacting farmers when cars along highway 92 are allowed to sell unregulated.

Vice Chair, Peter Marchi, for Section B.1.a, suggests 9 months be increased to 12 months.

Planning Liaison, Robby Miller, responds that this is in the existing regulations and that type of change would trigger a zoning and LCP amendment.

Chair, Natalie Sare, recites the PAD Temporary Road Stands guidelines, and adds that farmers with chickens might not fall under this because chicken lay eggs all year not seasonally.

Committee Member, Daniel Theobald, asks if he sets up a table every day along highway 1 and removes it at the end of the day to sell eggs is that OK and Temporary.

Vice Chair, Peter Marchi, responds that it would not be Temporary.

Chair, Natalie Sare, responds that these are the types of stands that we want to regulate and they should be the primary target of our guidelines.

Vice Chair, Peter Marchi, requests to allow farmers that grow their own produce year around be considered under Temporary.

Planning Liaison, Robby Miller, responds that this would be considered a Permanent Farm Stand.

Vice Chair, Peter Marchi, responds that that comes with more restrictions.

Planning Liaison, Robby Miller, responds that this language is within our existing regulations and cannot be changed without an zoning and LCP amendment, adding that if a change is desired a letter from the committee should be drafted and sent to the Director.

Committee Member, Daniel Theobald, suggests adding a third type of farm stand, a Permanent Farm Stand Pop-up.

Committee Member, Cole Mazariegos-Anastassiou, responds that writing a letter to the Director is worth a try.

Committee Member, Ryan Casey, suggests getting through these Guidelines to make sure that we are confident with the changes we need and want the most.

Committee Member, Cole Mazariegos-Anastassiou, asks for more clarify on setting up road stands in the right of way.

Chair, Natalie Sare, responds that the Guidelines do not cover right of way or road stands because PAD does not cover these areas.

Planning Liaison, Robby Miller, responds that he will follow up about how pop-ups are regulated.

Vice Chair, Peter Marchi, responds that people that grow their own produce should not be restricted to sell from their property.

Chair, Natalie Sare, agrees and adds that these Guidelines likely conflict with regulations allowing that already.

Committee Member, James Oku, suggests keeping a list of the zoning changes that the Committee wants changed.

Planning Liaison, Robby Miller, opens public comment.

Public Member, Kerry Burke, suggests the committee try to capture most circumstances instead of all circumstances and adds that in her time in Planning she could not recall enforcement on a legitimate farm stand.

Public Member, BJ Burns, agrees with Peter that a person should sell whatever they

grow on their property.

Planning Liaison, Robby Miller, closes public comment.

4. COMMITTEE MEMBERS UPDATES & QUESTIONS

SPEAKERS:

Committee Member, Crystal Chaix, asks to amend the SB 707 vote to require the Chair or Vice Chair be in person for the meetings.

County Counsel, Brian Pettit, responds that it should be included in the Bylaws or a vote of a statement of intent, and most bodies have this as an informal unwritten understanding.

Committee Member, Cole Mazariegos-Anastassiou, commends the Board of Supervisor for rejecting a data center in the County, and suggests writing a letter as a committee to have a moratorium or ban on data centers.

San Mateo County Agricultural Commissioner, Koren Widdel, asks to reschedule next meeting so she can attend.

5. PLANNING LIAISON REPORT

SPEAKERS:

Chair, Natalie Sare, asks to modify Goal #5 of the AAC Work Plan to add pop-ups.

Chair, Natalie Sare, asks to be sent the Moonridge email.

6. ADJOURNMENT Chair, Natalie Sare, adjourned the meeting at 8:10 p.m.



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, October 21, 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-october-21-2024>.

1. **Call to Order**

Chair Natalie Sare called the meeting to order at 6:14 p.m.

2. **Member Roll Call**

Regular Committee Members Present:

Natalie Sare
John Vars
Peter Marchi
Ryan Casey
Cole Mazariegos-Anastassiou

Regular Committee Members Absent:

James Oku
Crystal Chaix
Daniel Theobald

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff
Jess Brown, San Mateo County Farm Bureau Executive Director
Dr. Igor Lacan, UC Co-Op Extension Representative

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.

SPEAKERS

None

4. **Consideration of Meeting Minutes** for the July 8, 2024 AAC meeting.

SPEAKERS

None

COMMITTEE ACTION:

Committee Chair, Natalie Sare, called for motion to approve minutes.

Motion approved, 4-0.

Committee Member, Peter Marchi, abstained

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

SPEAKERS

Committee Member, Peter Marchi, proposed to wait and defer until the next meeting due to multiple committee member absences.

Committee Chair, Natalie Sare, announced that since many members are not in attendance, this item be deferred to November.

COMMITTEE ACTION:

The Committee Members in attendance unanimously agreed to defer this item to next month (there was no motion called).

6. **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, commented regarding Ag tourism guidelines, a copy of the ag tourism application from 6 yrs ago was labelled "certificate of exemption". This description was created years ago to carefully allow farmers to add a secondary activity easily. Now that the title is changed, will this prompt additional requirements by the Planning Department that were not asked for in the past. She requested to agendaize for November, to modify the title of this permit. Summer Burlison, Senior Planner, proposed wording that could work.

Committee Member, Peter Marchi, commented that if the word "exemption" is removed, it changes the project scope. There is concern an agricultural tourism permit will be subject to the Coastal Commission versus a streamlined approach.

Committee Vice Chair, John Vars, inquired whether the fees are affected.

San Mateo County Agricultural Commissioner, Koren Widdel, commented she has detailed notes from the AAC June 8, 2020 meeting, when this topic was discussed.

Committee Member, Ryan Casey, inquired if the committee will make other changes to the application.

San Mateo County Agricultural Commissioner, Koren Widdel, announced there is another quarantine for the Mediterranean fruit fly found in Fremont, Alameda County; there are compliance mitigation measure requirements at farmers markets for this. High Path Avian influenza has been found in the state, if there is concern, the public can call 1-866-922-2473. The California Department of Food and Produce is launching a new farm data website to support compliance with food safety. New AB 1864 monitors the use of pesticide for agricultural use, for fields near schools. The bill requires agricultural fields located within ¼ mile of a school to be issued different ID numbers. There will be extra requirements for reporting starting January 2025; it will apply to grade Transitional Kindergarten through grade 12. Assembly Bill 2552, effective January 1, 2025, rodenticide prohibits the use and sale of chlorophacinone and warfarin, two chemicals heavily used, these are heavily restricted due to widespread secondary poisoning of non-target wildlife. There are exemptions for some agricultural activities. Minimum wage for San Mateo County will increase to \$17.46, effective January 1, 2025.

Committee Member, Daniel Theobald, commented he is aware both his farms have recently been contacted by inspectors from the Department of Food and Safety.

Committee Member, Coles Mazariegos-Anastassiou, inquired if there is an update regarding Good Agricultural Practices (GAP) certifications.

San Mateo County Agricultural Commissioner, Koren Widdel, will look into the GAP plan/program.

Supervisor Aide, Mike O'Neill, inquired if AB 1864 includes grades Kindergarten through grade 12.

San Mateo County Agriculture Commissioner, Koren Widdel, confirmed AB1864 includes grades K-12.

COMMITTEE ACTION:

Committee Member, Cole Mazariegos-Anastassiou, motioned to move the agritourism item to the next meeting, to be able to draft a new version and to show what it will look like.

Committee Member, Peter Marchi, seconded the motion.

Motion approved 5-0.

7. **Committee Nomination** for AAC Secretary.

SPEAKERS

Committee Chair, Natalie Sare, commented that since many committee members were not present, she asked the members in attendance if it was appropriate to defer this item to the next meeting.

COMMITTEE ACTION:

Committee Member, Peter Marchi, motioned to defer this item to the November meeting.

Committee Member, Cole Mazariegos-Anastassiou, and Committee Member, Ryan Casey, seconded the motion.

Motion approved 5-0

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

SPEAKERS

None

Regular Agenda

9. **Applicant/Owner:** Daniel Sare and Natalie Sare
 File Number: PLN2024-00263
 Location: 78 Pilarcitos Creek Road, unincorporated Half Moon Bay
 Assessor's Parcel No.: Portion of 056-380-110 (formerly 056-380-020 and portion of 056-380-060)

Consideration of an Agritourism Event for the temporary, seasonal Santa's Tree Farm operation starting on November 22, 2024, and ending on January 5, 2025. This year's activities will include the addition of agricultural education farm tours and stories. Please direct any questions to Project Planner, Tiffany Gee, at tgee@smcgov.org.

Action Request: That the AAC provide a recommendation to the Director of Planning and Building on the application.

SPEAKERS

Committee Member, Peter Marchi, inquired if there are any changes since last year.

Committee Chair, Natalie Sare, responded there is one change, the addition of farm tours. The Christmas tree sales noted as a new change is incorrect, tree sales has been an ongoing activity since 1972. The tree and crop sales have been existing before agritourism ever existed.

San Mateo County Agricultural Commissioner, Koren Widdel, commented the property does have to be growing a crop.

COMMITTEE ACTION:

Committee Member, Peter Marchi, motioned to approve.

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

Motion approved, 4-0.

Committee Chair, Natalie Sare, recused as the applicant.

10. **Discussion items:**

- a. Pescadero Fire Station Mitigation Measures – Committee Member Chair Natalie Sare - Committee to review a draft recommendation letter written by the AAC, addressed to the County. See Attachment A.

SPEAKERS

San Mateo County Agricultural Commissioner, Koren Widdel, inquired about where the conditions come from.

Supervisor Aide, Mike O'Neill, commented this project was reviewed by the Local Agency Formation Commission (LAFCO) and has been appealed so it will be on the LACFO agenda again. The Committee may want to postpone discussion to the next meeting.

Committee Member, John Vars, commented he would like to make sure the mitigation measures are met.

Committee Chair, Natalie Sare, shared that she will sign and submit the letter regarding the Committee's concerns on this topic to Supervisor Mueller. She also proposed the idea to invite other farmers to the next meeting to gather comments on the water connection.

Committee Member, Peter Marchi, commented that it is important for the Committee to be involved as the matter is an agriculture-related item.

Committee Member, Ryan Casey, commented it is important to keep the letter simple regarding the mitigation measures to make it easy for LAFCO and Planning staff to keep the Committee informed.

COMMITTEE ACTION:

Committee Member, Cole Mazariegos-Anastassiou, moved to approve the letter.

Committee Member, Ryan Casey, seconded the motion.

Motion approve 5-0

Committee Member, Peter Marchi, motioned to agendaize the water connection and invite public members who have agriculture interest to the next meeting.

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

Motion approve 5-0

- b. Committee Member Chair, Natalie Sare - Drafting steps and paths for the County to help preserve and promote farm labor housing.

SPEAKERS

Committee Chair, Natalie Sare, proposed drafting a list of suggestions from the Committee to share with Planning staff. She commented Jess Brown was going to review the differences between Santa Cruz County and San Mateo County on this topic, as well as how affordable housing is handled by Stanford. She asked Supervisor Aide, Mike O'Neill, if he was able to check with Supervisor Mueller about forgivable loans and the status.

Supervisor Aide, Mike O'Neill, commented he will check on the status of the loans. He suggested creating a mission statement, guidelines to preserve family farms to allow existing farmers to pass the farm to the next generation and to preserve and protect farming to stay local, in the area.

Public Member, James Inglesbe, suggested to change the description to "farm family housing" to promote farming to continue to operate under family members.

- c. Committee Member Chair, Natalie Sare – List of methods to help farmers stay in the area; Chair Sare to send a draft list to Planning staff.

SPEAKERS

Committee Member, Ryan Casey, commented he would like to have the option to pass on the farm, by selling the business to someone who would keep the farm going.

Committee Member, Cole Mazariegos-Anastassiou, commented he liked the idea of establishing goals to preserve farming. There is a need for affordable housing, especially in the

south coast. There is a concern regarding people buying property on the coast for large vacation homes.

Committee Vice Chair, John Vars, commented the affordable housing program has restrictions for a family that is renting a unit that their income must fall within specific income limits for the family to qualify to rent the unit.

COMMITTEE ACTION:

Committee Vice Chair, John Vars, motioned to agendize this item for the next meeting for continued discussion.

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

Motion approved, 5-0.

11. Adjournment.

The meeting was adjourned at 7:51 p.m.

Agricultural Advisory Committee

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

DATE: October 19, 2026

TO: Agricultural Advisory Committee

FROM: Summer Burlison, Planning Staff, 650/363-1815

SUBJECT: Consideration of an Agritourism Event starting on November 14, 2026 and ending on December 29, 2026, located at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm).

County File Number: PLN2026-00319 (Sare)

PROPOSAL

The applicants, Daniel and Natalie Sare, have applied for an Agritourism Event for the upcoming 2026 holiday season, November 14, 2026 – December 29, 2026, located at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm). The proposed days and hours of operation are as follows: daily from 9:00 a.m. to 5:00 p.m. The proposed Event elements are: 1) a train ride (rubber tires) with a route consisting of an existing rural field access road (same route as previous years), 2) agricultural education farm tours and stories, and 3) a pre-packaged food/snack bar (less than 25 sq. ft.) with seasonal and Christmas-related item sales.

Parking for the Event will occur alongside the tree farm fields. There will be three to four employees on the site. Signage meeting the Agricultural Event signage requirements, as provided in past years, will be erected for the seasonal operation.

DECISION MAKER

Director of Planning and Building

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

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

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner, sburlison@smcgov.org

Owner/Applicant: Daniel Sare and Natalie Sare

Location: Santa's Tree Farm, 78 Pilarcitos Creek Road, unincorporated Half Moon Bay

APN(s): Portion of 056-380-110 (formerly 056-380-020 and portion of 056-380-060)

Parcel Size: 160 acres

Existing Zoning: Planned Agriculture District/Coastal Development (PAD/CD)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: N/A

Existing Land Use: Agriculture and Residential, including Christmas tree production, barns, and residence.

Water Supply: Private well

Sewage Disposal: Private septic system

Flood Zone: Flood Zone A (1% annual chance of flooding) and Flood Zone X (Area of Minimal Flooding), pursuant to Federal Emergency Management Agency (FEMA), Flood Insurance Rate Map, Community Panel 06081C0260E, effective October 16, 2012, and Community Panel 06081C0145E, effective October 16, 2012.

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

Setting: The subject property is located on the north side of San Mateo Road, also known as California Highway 92, with the Event located approximately one mile north of the highway along Pilarcitos Creek Road. Intervening vegetation and mountains screen the Event location from the highway.

Chronology:

<u>Date</u>	<u>Action</u>
2015 - 2025	- Annual applications for Agritourism Event approved.
October 19, 2026	- Agricultural Advisory Committee meeting for subject 2026 Agritourism Event, PLN2026-00319.

Will the project be visible from a public road?

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

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

No.

Is there prime soil on the project site?

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

DISCUSSION

A. KEY ISSUES

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

1. Temporary Seasonal Agritourism Uses and Activities

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

The Agritourism Event does not interfere with the agricultural use of the land, which includes the growing of Christmas trees.

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

The proposed Agritourism Event is for the November 14, 2026 – December 29, 2026 winter holiday tree season, occurring one time per year.

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

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

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

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

Other recreational/educational activities.

The Event will include agricultural education farm tours and stories.

2. Performance Standards for Seasonal Agritourism Uses and Activities

- a. Adequate on-site parking is provided, as designated on the attached site plan, including conformance with applicable provisions from Local Coastal Program Policy 10.22 (*Parking*) for adequate parking facilities to accommodate the temporary seasonal uses that are appropriate for

the site's size, environmental sensitivity, and amount of land suitable for parking; and that are not visually prominent from public views.

Approximately 600 vehicles can be accommodated in space alongside the tree farm fields that will be used for Event parking; this area has been used in past years for this annual holiday season Event at the property. The parking areas are not visible from San Mateo Road/Highway 92. Furthermore, no land modifications are necessary to accommodate parking.

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

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

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

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

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

The proposal meets these requirements as the Event area does not occupy more than two acres.

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

No land disturbance is necessary to accommodate the Event.

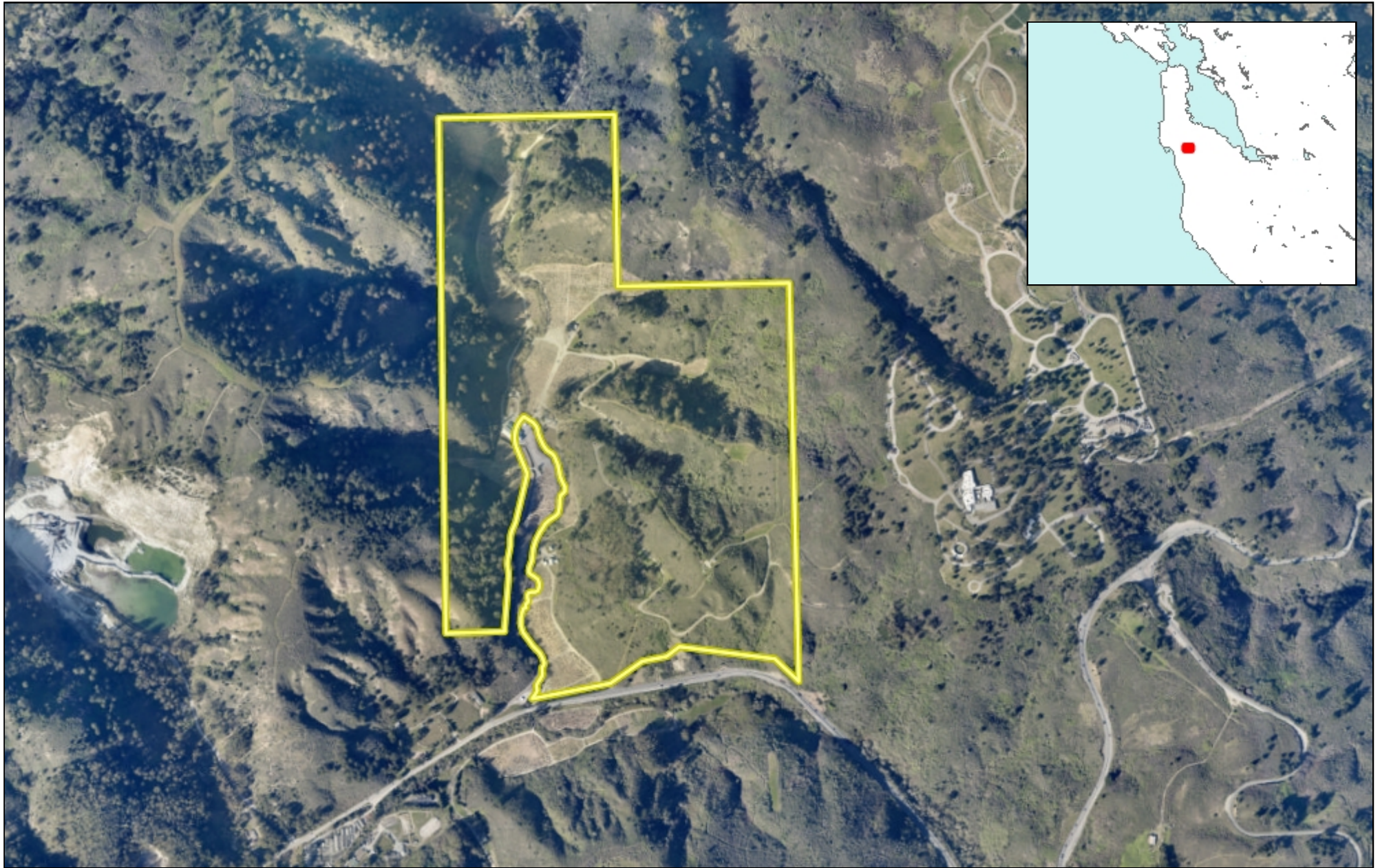
3. Recommended Findings for the Agritourism Event

- a. That the agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the Agritourism Event supports the economic viability of the farm and does not prevent future agricultural uses on the land.

- b. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. Staff has evaluated the Event proposal and finds there will be no negative impacts on the agricultural uses of the land. Staff believes that use of the land for the proposed seasonal Event is a great benefit to the economic sustainability of the farm.
- c. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on the land.
- d. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, and Zoning Regulations as discussed throughout this report.

ATTACHMENTS

- A. Vicinity Map
- B. Prime Soils Map
- C. Site Plans
- D. Application



0.48 0 0.24 0.48 Miles

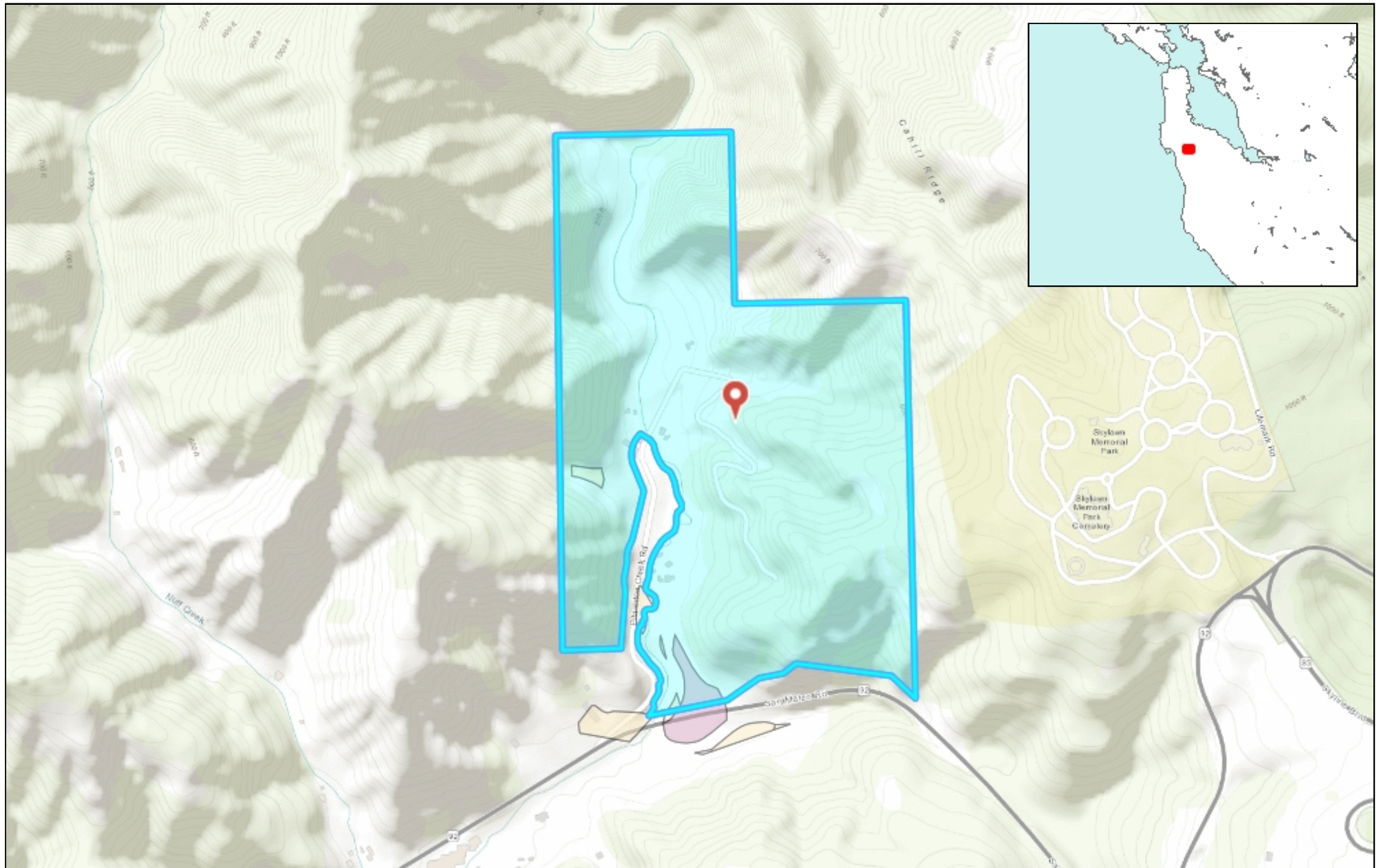
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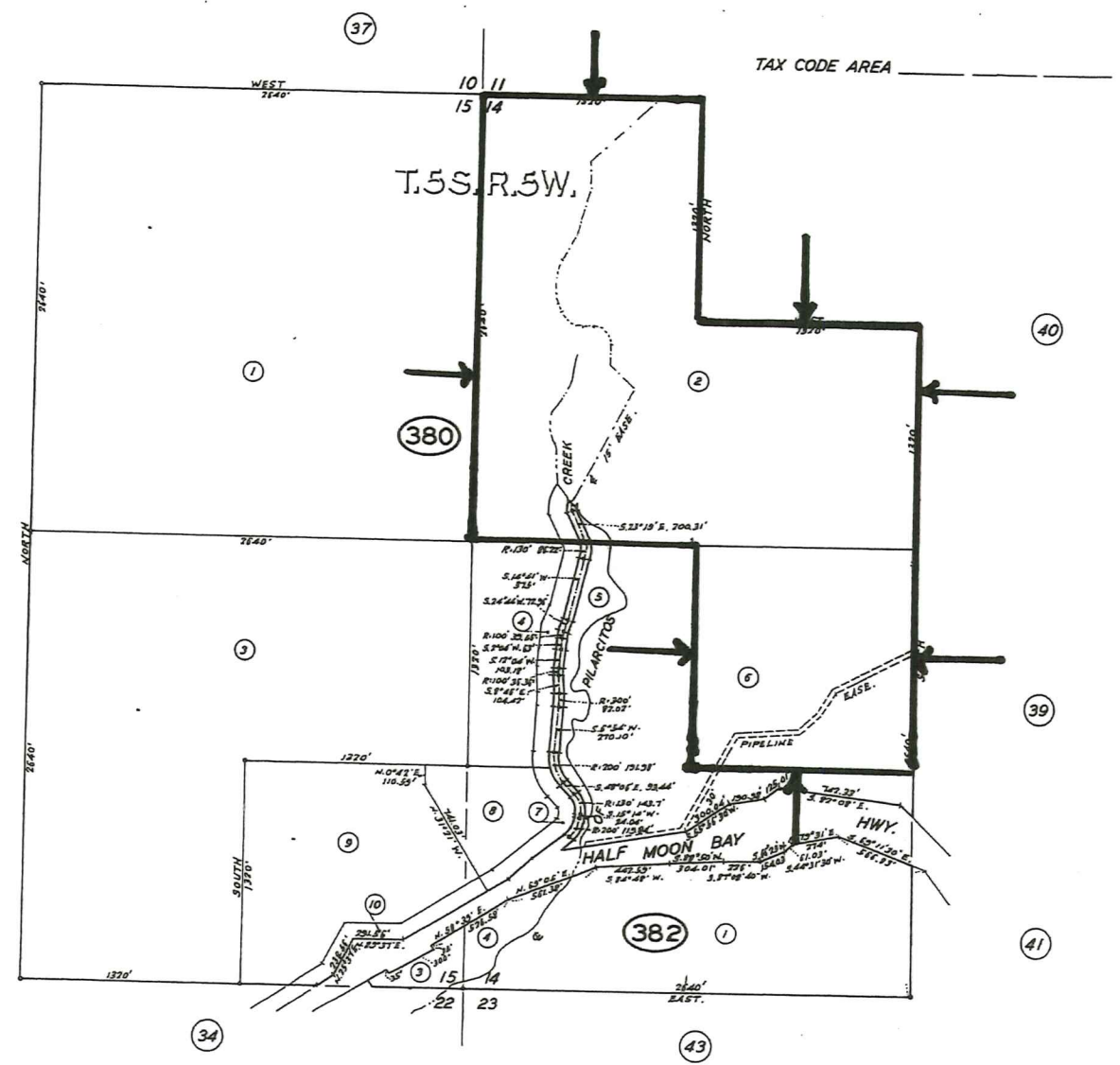


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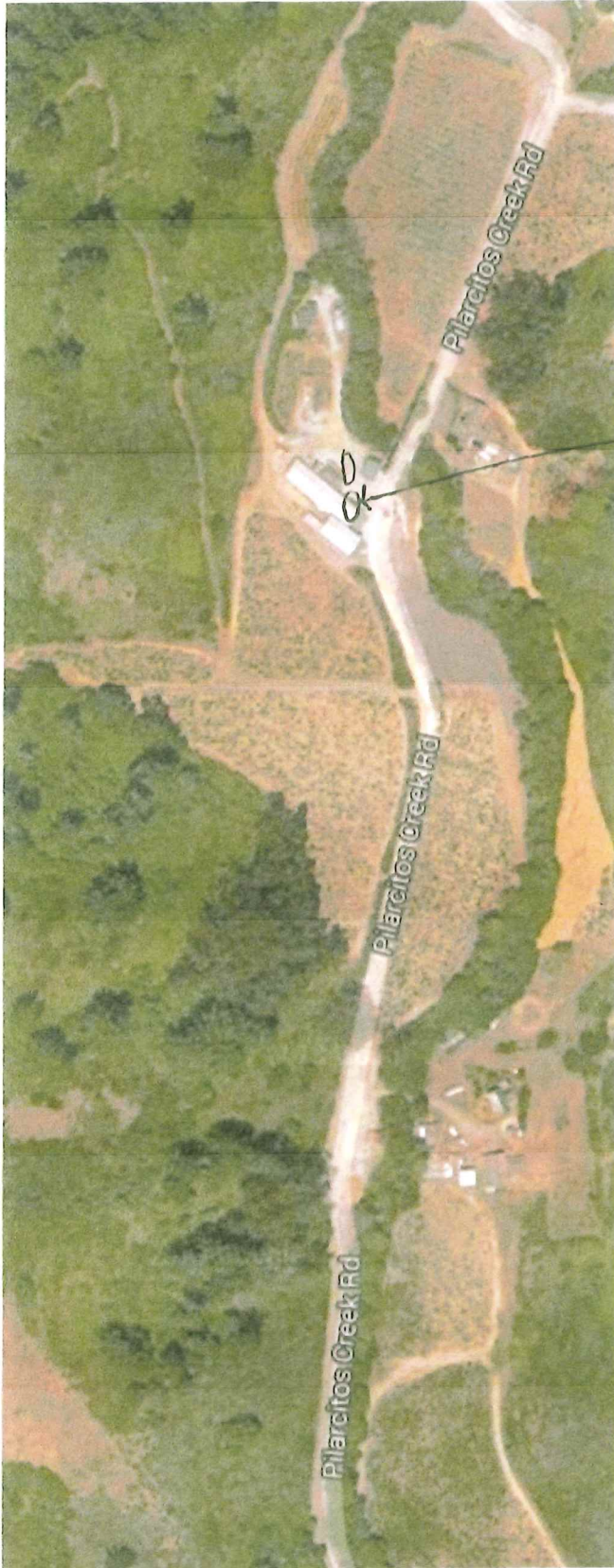
56-38



ML

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

Site plan 1.



* Per Surco Planning,
Summer Burlison: A reminder
that APN 056-380-110 is
what the ag tourism is on
(a portion of that parcel.) It was
formerly APN's 056-380-020 and
a portion of 056-380-060 but were
combined via C.D.C. w/county in
COC is included here. 2011.

— Circles represents
location of
ag tourism activities

Same location as all
past years.

↓ Highway 92

Site plan 2.



Close up picture of
site plan 1.

Circle represents location of
ag tourism activities.

Same location as all past years.



COUNTY OF SAN MATEO PLANNING AND BUILDING

455 County Center, 2nd Floor, Redwood City, CA 94063 | <https://planning.smcgov.org> | T: 650-363-1825 F: 650-363-4849

Application for Agritourism Permit Exemption

Primary Permit #:

1. Instructions

Please fill out the general Planning Permit Application Form, Environmental Information Form, and this form when applying for an Agritourism use. **Applications must be submitted two months prior to the event.**

2. Project Information

Parcel/Lot Size:

160 acres. apn # 056-380-110 per the county.

If less than 40 Acres project not to exceed 1 gross Acre.

If more than 40 Acres project not to exceed 2 gross Acres.

Project area is less than 2 acres.

Please describe all elements and activities associated with your agritourism activities:

Agritourism activities are temporary seasonal ag use supplemental to year round ag crop. One train with rubber tires, route consisting of an existing rural field access road, same route as before. One pre-packaged food/snack bar and seasonal and Christmas related items. Agricultural education farm tours and stories, all same as before.

Please describe hours, number of employees and statement of conformance with agritourism guidelines:

Agritourism is Nov 14th-Dec 29th, 2026 (45 days).

9 am-5 pm. Agritourism activities includes 3-4 employees as before.

Pre-packaged snack bar is less than 25 sq ft as before.

Agritourism does not interfere with ag production on or adjacent to the

area or crops just as before. NO W.A.C., no land disturbance, not

in scenic corridor as ag tourism activities are approx. 1 mile

inland from highway 92 and behind curved road and hills,

making it not visible from hwy 92 or other scenic corridors,

same as before.

Please describe the agricultural uses on the land:

Christmas tree crop production currently and ongoing since 1972.

All signage for agritourism is only up during agritourism event's

45 day time period. Other signage is for the farm and ag crops that

grow on the farm year round.

Applicant's Name:

Address:

Santas Tree Farm

78 Pilarcitos Creek Rd

Half Moon Bay, CA 94019

3. Site Description

Please describe any on-site parking areas:

Parking is available alongside and next to Christmas tree fields, as before.

Please describe any on-site eating establishments:

none.

4. Qualification Requirements

Please initial next to the category which qualifies your project for an agritourism use.

NS Event will not occur for more than 45 days. NS Total acreage does not exceed two gross acres.
 Total acreage does not exceed one gross acre. NS Does not interfere with agricultural uses of the land.

5. Williamson Act Contract

Is the parcel currently under a Williamson Act Contract?

☐ YES

☒ NO

If Yes, please provide contract number: _____

6. Materials Required

- | | |
|---|---|
| a. Three (3) sets of plans that include a scaled site plan, elevations, and floor plans | d. Environmental Information Form |
| b. One (1) set of reduced plans (8 1/2 "X11" or 11 "X17") | e. Photographs (if requested) |
| c. All applicable applications forms | f. Fees as set by Resolution of the Board of Supervisors |
| | Additional information may be required during review of your application. |

7. Approval

Planner: _____

Date: _____

8. Processing

- ☐ Fee Collected
☐ Referral to Agricultural Advisory Committee
☐ Update Permit Plan

9. Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's Signature (1): Natalia S

Owner's Signature (2):

Applicant's Signature: Natalia Sane, Santos Tree Farm



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

6

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

DATE: October 19, 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 September 4, 2026 to October 8, 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

One CDX permit application was received during this time period:

Owner:	SEGELSTAD HAROLD E TR
Applicant:	Kerry Burke
File Number:	PLN2026-00347
Location:	3300 Bear Gulch Rd., (San Gregorio)
Assessor's Parcel No.:	081-360-010

CDX for three agricultural wells on a developed property. Please direct questions to project Planner, Ezra Pearson at, epearson@smcgov.org.

ADDITIONAL ANNOUNCEMENTS

1. Stone Pine Cove
2. Next meeting: November 9, 2026

ATTACHMENTS

None