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

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MINUTES - REVISED

REVISED TO CORRECT MEMBER ATTENDANCE IN ROLL CALL

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
John Vars

Regular Committee Members Not Present:

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. <u>Farm Stand Guidelines</u> 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 ceritified 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.