COUNTY OF SAN MATEO
PLANNING AND BUILDING

Agricultural Advisory Committee

Jess Brown	Ryan Casey	Crystal Chaix	Cole Mazariegos-Anastassiou
Marilyn Johnson	Andrew Miller	Peter Marchi	Kristen Kurczak Nightingale
James Oku	Natalie Sare	Daniel Theobald	Rick Hernandez
Koren Widdel	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 ADIVISORY COMMITTEE
Half Moon Bay Library, Community Room A
620 Correas St., Half Moon Bay
Monday, November 9, 2026
6:00 p.m. to 8:00 p.m.
https://smcgov.zoom.us/j/85332084596

*****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/85332084596. **The meeting ID is:** 853 3208 4596. The meeting may also be accessed via telephone by dialing +1 (669) 900-6833 (Local). **Enter the meeting ID:** 853 3208 4596. 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 AND 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 February 12, 2024.

2. Consideration to set the agenda and the Minutes of the Agricultural Advisory Committee for October 19, 2026.

END OF CONSENT AGENDA

REGULAR AGENDA
6:10

3. **Owners:** Pie Ranch
   Applicant: Jered Lawson
   File Number: PLN2015-00208
   Location: 2080 Cabrillo Highway, Pescadero area of Unincorporated County of San Mateo
   Assessor's Parcel No.: 089-230-210

   Coastal Development Permit and Planned Agricultural District Permit, pursuant to Sections 8.252.050 and 8.106.040 of the County Ordinance Code, to provide for the following: 1) Legalization of an 820-sq.-ft. Outdoor Commercial Kitchen and Signage at Highway 1; 2) Farmstand building reinforcement/repairs; 3) New 1,500-sq.-ft. Bunkhouse (Farm Labor housing) to house eight workers; 4) New 300-sq.-ft. Restroom Building; 5) Septic and Water Storage System Expansion; 6) associated traffic improvements at Pie Ranch; and 7) Legalize special events which have already been in operation for many years, including agriculture- and non-agriculture-related events, including an annual 300-person fundraiser and private events/weddings, located at 2080 Cabrillo Highway, in the unincorporated Pescadero area of San Mateo County. The project involves only minor grading and no tree removal. This project is appealable to the California Coastal Commission. Please direct any questions to Camille Leung at cleung@smcgov.org.

   Action Request: Provide input on the following questions:
   1) Will the proposal have a negative effect on surrounding agricultural uses? If yes, can any conditions of approval be recommended to minimize the impact?

   2) What decision do you recommend that the Planning Commission take with respect to this application?

4. **Owners:** MidPeninsula Regional Open Space District
   Applicant: MidPeninsula Regional Open Space District
   File Number: PLN2026-00228

Location: Cloverdale Ranch Open Space Preserve, immediately south of the Town of Pescadero
Assessor's Parcel No.: 086-270-050, 086-080-070, -020, and -060

Coastal Development Permit and Planned Agricultural District Permit, pursuant to Section 8.252.050 and 8.106.040 of the County Ordinance Code, to permit the implementation of a limited interim public access plan for hiking on existing ranch roads in two locations ("Butano Farms" and "High Hill") in the northern area of Cloverdale Ranch Open Space Preserve, including improvements to allow permit parking. The subject property is located directly south of the Town of Pescadero, in the unincorporated south coast area of San Mateo County. This project is appealable to the California Coastal Commission. Please direct any questions to Michael Schaller at mschaller@smcgov.org.

Action Request: Provide input on the following questions:

1) Will the proposal have a negative effect on surrounding agricultural uses? If yes, can any conditions of approval be recommended to minimize the impact?

2) What decision do you recommend that the Planning Commission take with respect to this application?

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. **BROWN ACT TRAINING** - Presenter: Brian Pettit, Deputy County Attorney

8. **ADJOURNMENT**

ADDITIONAL INFORMATION

Next Meeting
The next regularly scheduled Agricultural Advisory Committee meeting is on **December 14, 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/85332084596. **The meeting ID is:** 853 3208 4596. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID:** 853 3208 4596 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 – NOVEMBER 9, 2026													
	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sep	Oct	Nov
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	
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 Ag-Business	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 Farmer	X	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												X	
Kristin Kurczak Nightingale Conservationist												X	
**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		
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
Dr. Igor Lacan
James Oku
Jess Brown
Jim Howard
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 MINUTES

Monday, February 12, 2024

IN-PERSON WITH REMOTE PARTICIPATION

A full recording of this meeting can be accessed on the Agricultural Advisory Committee meeting page at https://www.smcgov.org/planning/event/agricultural-advisory-committee-meeting-february-12-2024

AGENDA

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
   Ryan Casey
   Cole Mazariegos-Anastassiou
   Crystal Chaix
   Daniel Theobald

   Nonvoting Committee Members Present
   Koren Widdel, San Mateo County Agricultural Commissioner
   Jess Brown, San Mateo County Farm Bureau Executive Director
   Igor Lacan, UC Co-Op Extension Representative

   Nonvoting Committee Members Not Present:
   Jim Howard, Natural Resource Conservation Staff

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

SPEAKERS

Committee Member, Daniel Theobald, proposed creating a handbook to help new and existing farmers navigate county regulations, RCD requirements, zoning, and permitting boundaries. The Committee agreed to agendize the item for the next meeting and consider forming a subcommittee to collaborate with the Agricultural Ombudsman. Theobald volunteered to be on handbook subcommittee. Regarding farm labor housing, Theobald commented he has wanted to pursue farm labor housing units for several years now but he hasn't been able to pursue it yet.

San Mateo County Farm Bureau Executive Director, Jess Brown, commented this would be a great project for the RCD Ombudsman.

Agricultural Commissioner, Koren Widdel, commented the handbook could be a task the Ombudsman can help with. Widdel reported Diphacinone pesticide restricted use, this primarily affects pest control companies. There is an upcoming field worker pesticide safety training on March 6, in Pescadero; this training will be in Spanish. The training will also be on March 7, in Half Moon Bay, and will be in both English and Spanish. Agriculture Weights and Measures hired Jonathan Winslow and Katie Parks as biologists. Ag Department is also recruiting for seasonal Pest Detection Specialists. There are seven active quarantines in the state for fruit flies. Riverside is the largest quarantine in California history. Ag Department sent out the 2023 Crop Report survey. This year Agriculture Weights and Measures is doing a student cover art contest, submittals can be from grades 6-12. High Path Avian Influenza is affecting the wild bird population. There is a new grower's guide that covers pesticide use. Farm Labor Housing task force update: 105 farmworker housing units (occupied by 304 workers) have been inspected, the task force is approximately 75% complete, with a final report expected in spring 2024.

Supervisor Aide, Mike O'Neill, commented due to the Brown Act the handbook item cannot be discussed as it is not on the agenda but it can be proposed to be on the March Agenda.

Committee Chair, Natalie Sare, commented the handbook would be a great idea to discuss with the Ag Ombudsman.

Committee Member, Crystal Chaix, inquired how many units were checked and how many applicants were on the list.

Committee Chair, Natalie Sare, commented there is a letter in the AAC packet regarding how the inspections were taking place. The Ombudsman is reviewing the earlier feedback received on the loan program . She shared concerns regarding the loss of prime coastal farmland without replacement land confirmed. The Committee directed staff to agendize a discussion regarding the replacement land and draft a recommendation letter to the County/Coastal Commission for the next meeting.

Committee Member, James Oku, commented the condition for the replacement land is that it must be prime soil and must not have been farmed before.

Committee Member, Cole Mazariegos-Anastassiou, is familiar with the land listed on MLS, a portion has been farmed.

Member of the Public, BJ Burns, commented the replacement land is required to have water available and not be farmed to be considered as a candidate.

Supervisor Aide, Mike O'Neill, shared the Task Force received feedback and is exploring options and pros and cons for the Farm Labor Housing loan program. The Task Force will also meet with the AAC Committee. The Task Force will explore options for the program that will encourage more farmers to use the program with the plan to return with a new loan program.

Committee Member, Ryan Casey, commented the farm labor housing loan is needed now, the room for improvement is now, not down the road. There is urgency on the farmers' end.

Planning Liaison, Olivia Boo, shared an update from Steve Monowitz, Director of Planning and Building, regarding the Farm Labor Housing Task Force.

Committee Vice Chair, John Vars, shared there are specific income levels to rent an Affordable Housing unit.

Member of the Public, Dante Silvestri, commented if prime soils can be found as replacement it would be difficult to find but would be good overall. The land is required to be within a certain proximity to the fire station.

The AAC Committee requested to have the Pescadero Fire Station mitigation measure condition on next month's agenda.

a. Status of Peninsula Open Space Trust parcels excluded from wildlife conservation easements that are associated with the Lake Lucerne Mutual Water Company.

Committee Member, Peter Marchi, noted an upcoming shareholder meeting on March 5 regarding POST parcel water rights. Shareholders wanted to invite Midpeninsula to attend the Shareholder meeting to be able to answer questions from the Shareholders.

b. Eliza Milio will do a training on the Agriculture Ombudsman program, tentatively scheduled for April 2024.

SPEAKERS

None. This was discussed under Committee Updates.

c. Ag ID training refresher tentatively scheduled for March 2024.

SPEAKERS

None

5. Discussion to Select a Food Hub Liaison at AAC

Discussion regarding appointing an AAC committee member to serve as the main point of contact between the regional Food Hub Feasibility Study (conducted with RCD and TomKat Ranch) and Supervisor Ray Mueller's office.

SPEAKERS

Committee Member, Cole Mazariegos-Anastassiou, proposed someone from the AAC Committee to be on the Food Hub Liaison. Cole volunteered to be the liaison, if needed.

Committee Member, Ryan Casey, asked for clarification on this topic, why Eliza would not fill this role.

Planning Liaison, Olivia Boo, commented that Eliza requested to add this item to the AAC Committee. Eliza was not able to attend this meeting, and the item was postponed to the next AAC Committee meeting.

6. **Planning and Building Department Director's Report**

SPEAKERS

None

7. **Response Letter** from Supervisor Mueller's Office regarding the AAC's recommendation letter for continued funding for the County's Farm Labor Housing Loan Program.

SPEAKERS

Committee Chair, Natalie Sare, commented that this item was discussed earlier in the meeting under Committee Member Updates, no further comment at this time.

8. **Adjournment**

Chair Natalie Sare adjourned the meeting at 7:04 p.m.

	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
Voting 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
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
Ryan Casey Farmer	X	X	X	X	X	X		X	X		X	X	X
Cole Mazariegos-Anastassiou Farmer							X	X	X		X		X
Crystal Chaix Farmer												X	X
Daniel Theobald Ag Business								X	X		X	X	X
**Vacant Public Member													
**Vacant Public Member	X												
**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
Farm Bureau Executive Director: Jess Brown	X	X	X		X		X	X				X	X
UC Co-Op Extenstion 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: Present Blank Space: Absent or Excused Grey Color: No meeting *Special Meeting **Position Vacant

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM 2

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
Kristen Kurczak Nightingale
Rick Hernandez
Jess Brown
Koren Widdel
Andrew Miller

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

Monday, October 19, 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-october-19-2026.

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
John Vars
Daniel Theobald
Rick Hernandez
Kristen Kurczak Nightingale

Regular Committee Members Not Present:
Cole Mazariegos-Anastassiou

Nonvoting Committee Members Present:

Nonvoting Committee Members Not Present:
Andrew Miller, UC Co-Op Extension Representative
Koren Widdel, San Mateo County Agricultural Commissioner
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
Public Speaker, Kerry Burke, states that there was a successful pumpkin festival; Announces there is a Mid-Pen Open Space Purisma Creek Redwood Comprehensive Management Plan and asks Mid-Pen to come speak to the Committee about it if not talked about tonight.
Chair, Natalie Sare, reads WB Bettencourt comment letter on farm stand.
Planning Liaison, Robby Miller, announces two errors found on the agenda that was posted on the website and they will be updated.

Action To Set Agenda & To Approve Consent Agenda Items

1. Consideration to set the agenda and approve the Minutes of the Agricultural Advisory Committee for October 21, 2024 and September 14, 2026.

COMMITTEE ACTION:
Committee Member, Ryan Casey, motions to approve the October 21, 2024 Minutes.
Committee Member, Jon Vars, seconds motion.
Motion fails 2-1-7 (Nay: Theobald; Abstain: Hernandez, Sare, Oku, Marchi, Johnson, Chaix, Nightingale).

Committee Member, James Oku, motions to set the agenda.
Committee Member, Marilyn Johnson, seconds motion.
Motion passed 8-0-2 (Abstain: Hernandez, Nightingale).

Committee Member, Marilyn Johnson, motions to approve the September 14, 2026 minutes with a correction that John Vars was present.
Committee Member, James Oku, seconds motion.
Motion passed 7-0-3 (Abstain: Chaix, Hernandez, Nightingale).

2. Consideration of an Agritourism Event application, PLN2026-00319, 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.

COMMITTEE ACTION:
Committee Member, Marilyn Johnson, motions to approve Agritourism application PLN2026-00319.
Committee Member, Crystal Chaix, seconds motion.
Motion passed 8-0-2 (Abstain: Sare, Nightingale).

Regular Agenda

3. **Midpeninsula Regional Open Space District Leasing Practices, etc.** – Discussion with Brian Malone, Assistant General Manager, and Brandon Stewart, Facilities and Fleet Manager.

SPEAKERS

Chair, Natalie Sare, states that farmers who attended the AAC April public workshop were concerned that MidPen is terminating long term leases for farmers and cattle ranchers here and then leasing to out of county residents who do not pay the MidPen tax no their property taxes.

Presenter, Brian Malone, responds that the base tax does not apply in the coastal protection areas, and that the leasing described in the presentation heavily favors current operators but is still competitive process.

Committee Member, Crystal Chaix, asks about the 5, 5, 5 leasing strategy and what happens at the end of the 5 years.

Presenter, Brandon Stewart, responds that it is a 15 year lease with checkpoints every 5 years where there is a discussion and recommendation letter is prepared for the general manager on whether to continue the lease.

Committee Member, Crystal Chaix, asks if lease applicants can see their grades or deficiencies on their paperwork to see how to improve their chances of getting leases.

Presenter, Brandon Stewart, responds in the affirmative adding that the documents are public documents.

Vice Chair, Peter Marchi, states that as a coastside property owner, he also pays unsecured property taxes, and that should increase the points generated when determining leases

Presenter, Brian Malone, responds that there are points given just for living or running a business in the County.

Vice Chair, Peter Marchi, expresses concern about mountain lions coming onto farmers properties from MidPen's land.

Presenter, Brian Malone, responds that MidPen's mission is balancing preserving open space and natural environment including large predators with other things like preserving agriculture, and adds that they have reduced lease amounts and have a reimbursement program.

Committee Member, Ryan Casey, asks what their doing to support newer ranchers.

Presenter, Brandon Stewart, responds that there are opportunities but significant infrastructure cost are often needed to make them viable, so the focus has been to make existing ranches more secure and later help with newer opportunities like 4-H.

Committee Member, Marilyn Johnson, agrees with Crystal that providing youth opportunities is crucial for preserving agriculture and asks if they lease land for things other than grazing.

Presenter, Brandon Stewart, responds that they have a couple of small row crop operations, chestnut orchard, and Christmas tree orchard.

Chair, Natalie Sare, opens public comment.

Public Speaker, BJ Burns, asks why they cannot allow the small property for 4-H, if they can come to the coast instead of bayside for meetings, and wants better communication between MidPen and farmers.

Presenter, Brian Malone, responds that he is willing to work to find a 4-H property and try to educate and make it as easy as possible.

Public Speaker, Vince Fontana, concerned that the MidPen's Board is not getting the right information, and believes that the mountain lion situation was not handled correctly.

Presenter, Brian Malone, responds that MidPen's Board is very well informed on the issue and explains some of the history and mentions they are partnered with USDA Wildlife Services to look at livestock loss for reimbursement program.

Public Speaker, Kerry Burke, encourages MidPen to retain Williamson Act contracts on their land to help keep farming viable.

Presenter, Brian Malone, responds that the governmental agencies or nonprofits are already exempt from taxes, their 15 year leases are longer than the 10 year phase out period for Williamson Act, and the coastal mission requires us to supporting agriculture and preserving agricultural land.
Public Speaker, Bridget Jett, asks about the percentage of points awarded to locals; wants MidPen to help 4-H with the permitting process; asks about the status of HMB exemplary tax like the one for La Honda and Pescadero.
Presenter, Brian Malone, responds that land purchased by Midpen for HMB would not use the same formula used for La Honda and Pescadero, and adds that the only taxes paid to MidPen on the coastside is for Measure AA.
Committee Member, Daniel Theobald, states that he encourages MidPen to provide space for 4-H or FFA, and adds that he has also offered to provide space on his land with a long term lease free of charge with only stipulation of protection from being sued if someone gets hurt on the property.

4. <u>New Member Introductions</u>

SPEAKERS:
None

5. COMMITTEE MEMBERS UPDATES & QUESTIONS

SPEAKERS:
Committee Member, James Oku, announces seeing people harvesting pampass grass and not to do that to prevent spreading it.
Committee Member, Crystal Chaix, announces Veterans dinner at Long Branch Salon Friday, and wants to make sure pop-ups farm stands are addressed.
Committee Member, Marilyn Johnson, asks about whether there was a position switch and not seeing it on the roll sheet.
Committee Member, Crystal Chaix, asks about agendizing SB 707 and requiring the Chair to be in-person.
County Counsel, Brian Pettit, responds that requiring the Chair to be in-person is not an SB 707 issue.
Chair, Natalie Sare, responds that the determination last meeting was a discussion could be added to the agenda.
County Counsel, Brian Pettit, agrees.
Chair, Natalie Sare, gives gift to Crystal Chaix and Peter Marchi for their work on the AAC April Workshop subcommittee.

6. PLANNING LIAISON REPORT

SPEAKERS:
Public Speaker, BJ Burns asks if the Stone Pine Cove is for only farm workers.
County Counsel, Brian Pettit, responds the one of the members of a household needs to be a farm worker at the time of lease.
Public Speaker, BJ Burns asks who is responsible for the facility.
Planning Liaison, Robby Miller, responds that Department of Housing.
Committee Member, James Oku, asks the overall demand received for the units.
Committee Member, Ryan Casey, responds that several of his employees applied and only one got in.
Committee Member, Rick Hernandez, asks for confirmation if there are still available

units, and requests annual updates on whether the occupants are farm workers or not.

7. Officer Election for Chair and Vice Chair

SPEAKERS:
Chair, Natalie Sare, asks for any questions on the process.
Committee Member, Daniel Theobald, asks how it works if multiple people run.
County Counsel, Brian Pettit, responds that it can be done different ways, but recommends a standard motion and vote until an individual is selected.
Committee Member, Daniel Theobald, announces that James Oku is running for Chair, and his intention to run for either Chair or Vice Chair.
Planning Liaison, Robby Miller, asks if any other Members intend to run.
Chair, Natalie Sare, opens public comment.
Public Speaker, BJ Burns, urges Members to vote for James as Chair, and is upset that Daniel has a farm stand along the highway and believes he is using this Committee for personal gain and urges Members not to vote for Daniel.
Committee Member, Daniel Theobald, responds that the accusations against him are false attacks and that he has worked extremely hard for farmers on the coast, and willing to work with him to resolve the issue.
Chair, Natalie Sare, mentions the public comment letter says that it is illegal along the Caltrans right-of-way for farm stands, and Members should set a good example.
Committee Member, Daniel Theobald, responds that the Committee's concerns around pop ups has been with non-county farmers.

COMMITTEE ACTION:

Committee Member, Daniel Theobald, motions to have James Oku be Chair.
Committee Member, Crystal Chaix, seconds motion.
Motion passed 9-0-1 (Abstain: Nightingale).

Committee Member, Crystal Chaix, motions to have Peter Marchi Vice Chair.
Committee Member, Marilyn Johnson, seconds motion.
Motion fails 4-5-1 (Nay: Oku, Vars, Casey, Theobald, Hernandez; Abstain: Nightingale).

Committee Member, James Oku, motions to have Daniel Theobald Vice Chair.
Committee Member, Ryan Casey, seconds motion.
Motion passes 5-4-1 (Nay: Sare, Marchi, Chaix, Johnson; Abstain: Nightingale).

8. ADJOURNMENT Chair, Natalie Sare, adjourned the meeting at 8:09 p.m.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM 3

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 9, 2026

TO: Agricultural Advisory Committee

FROM: Camille Leung, Planning Staff, (650) 363-1826

SUBJECT: Coastal Development Permit and Planned Agricultural Development Permit, pursuant to Sections 8.252.050 and 8.106.040 of the County Ordinance Code, to provide for the following: 1) Legalization of a 820 sq. ft. Outdoor Commercial Kitchen and Signage at Highway 1; 2) Farmstand building reinforcement/repairs; 3) New 1,500-sq. ft. Bunkhouse (Farm Labor Housing) to house eight workers; 4) New 300-sq. ft. Restroom Building; 5) Septic and Water Storage System Expansion; 6) associated traffic improvements at Pie Ranch; and 7) legalize special events which have already been in operation for many years, including an annual 300-person fundraiser and private events/weddings, located at 2080 Cabrillo Highway, in the unincorporated Pescadero area of San Mateo County. The project involves only minor grading and no tree removal. This project is appealable to the California Coastal Commission.

County File Number: PLN2015-00208 (Pie Ranch/Lawson)

PROPOSAL

The applicant, Jered Lawson, requests a Coastal Development Permit (CDP) and Planned Agricultural Development Permit (PAD) to implement the Pie Ranch Master Plan, which involves legalization of structures built without a permit, including 1) a 820 sq. ft. Outdoor Commercial Kitchen and Signage at Highway 1, and construction including 2) farmstand building reinforcement/repairs (including a new commercial kitchen, a new 605 sq. ft. covered deck, two new restrooms, new cupola, new signage, and ADA and drainage improvements); 3) a new 1,500 sq. ft. Bunkhouse (Farm Labor Housing) to house eight workers (to replace three unpermitted yurts); 4) a new 300 sq. ft. Restroom Building; 5) Septic and Water Storage System Expansion; 6) associated traffic improvements per the recommendations of the traffic reports; and 7) legalization of special events which have already been in operation for many years, including:

- Farm-related events: 13 barn dances and potluck dinners annually, farm tours, corporate/organizational group-building events, youth and adult education, and associated parking.
- Public Events include an annual 300-person fundraiser and private events/weddings (13 events/yr).

The project involves only minor grading and no tree removal.

The western portion of the project site along Green Oaks Creek is located in Flood Zone A, a special flood hazard area designation, with a 1% annual chance of flooding. The projects involves these buildings located in Zone A:

- Farmstand renovation and deck addition
- Legalization of Outdoor Kitchen (unenclosed)
- Proposed Restroom Building near the re-built Steele Family Farmhouse

The remaining area of the project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0470E, effective October 16, 2012). The proposed Bunkhouse is located in Zone X.

This project is appealable to the Coastal Commission.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULURAL ADVISORY COMMITTEE

1. Will the development have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?

2. What position do you recommend that Planning staff take with respect to the application for this project?

BACKGROUND

Report Prepared By: Camille Leung, Senior Project Planner

Applicant: Jered Lawson

Owner: Pie Ranch

Location: Property located at 2080 Cabrillo Highway, north of Green Oaks Way, at the southern border of the County, unincorporated Pescadero area of San Mateo County.

APN: 089-230-210

Parcel Size: Approximately 13 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: The property is not subject to a Williamson Act contract.

Existing Land Use: Agricultural uses and events

Water Supply: The project relies on well and in-stream water sources for the following uses:

- Drinking Water: Potable water on the site comes from a well near the Farmstand. Previous well tests indicate a minimum of 25 gallons per minute. Per the applicant, Pie Ranch has never had a shortage of water. Green Oaks Creek is not a source of potable water for the subject property. Proposed Change: None.

- Agricultural Water: The adjoining parcel (APN 089-230-280), owned by the applicant, has an in-stream 2 acre-ft agricultural pond on Green Oaks creek and uses this water as part of their agricultural water supply, as well as a 275-foot deep well. Water is piped from these sources to the subject parcel to provide adequate Agricultural water supplies. Proposed Changes: None.

- Fire Water: There is currently a 29,500-gallon water tank installed for the fire rebuild of the Steele House (Farmhouse) with wet draft hydrants per permit BLD2021-00921. There are an additional two 5,000-gallon tanks near the Farmstand. A second wet draft hydrant for use by San Mateo County Fire Department was added at the Farmstand.

Sewage Disposal: The site is served by an existing septic system located near the center of the property (between an animal barn and the Steele House); The project includes a new septic system. Based on the proposed improvements and estimated occupancy, peak wastewater flows that would be collected and treated are estimated to be 1,773 gallons per day (gpd). The site evaluation and County Environmental Health guidelines indicate that 1,200 linear feet of leachfield trench is required. Mapping of the leachfield area shows there is sufficient disposal area to install leachfields that will match the required capacity.

Flood Zone: The western portion of the project site along Green Oaks Creek is located in Flood Zone A, a special flood hazard area designation, with a 1% annual chance of flooding. The projects involves these buildings located in Zone A:

- Farmstand renovation and deck addition

- Legalization of Outdoor Kitchen (unenclosed)
- Proposed Restroom Building near the re-built Steele Family Farmhouse

The remaining area of the project site is located in Flood Zone X (Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level), per FEMA Panel No. 06081C0470E, effective October 16, 2012). The proposed Bunkhouse is located in Zone X.

Environmental Evaluation: The project is not exempt from the California Environmental Quality Act (CEQA) and requires an Initial Study and Mitigated Negative Declaration (IS/MND) under CEQA Guidelines. The property would result in development located within the Cabrillo Highway State Scenic Corridor and would result in the conversion of soils meeting the Local Coastal Program (LCP) definition of prime soil for agricultural structures. Available at https://www.smcgov.org/planning/2080-cabrillo-highway-pescadero-sch-2026080162

Setting: The project parcel is accessed via Cabrillo Highway using a driveways located to the north, and Green Oaks Way on the south side of the parcel. Green Oaks Creek runs north-south through the parcel near Cabrillo Highway and runs alongside the northern property line of the parcel to the east. The parcel is relatively flat.

Chronology:

Date		Action
May 14, 2015	-	Application submitted in response to Department enforcement of unpermitted structures and events.
July 29, 2015	-	Multi-agency inspection of property by CalFire, Environmental Health Services, Building Official, and Planning Staff. Staff identified and inspected unpermitted structures on the property, including three yurts, an outdoor kitchen, storage buildings/containers, and a greenhouse, as well as unpermitted improvements to the Farmstand (kitchen, produce washing station) and unpermitted agricultural and non-agricultural events. Staff provided urgent health and safety corrections and longer-term permitting requirements. Subsequently, the applicant addresses urgent health and safety corrections.
2015 - 2022	-	Project is referred to review agencies, including CalFire, Environmental Health Services, Coastal Commission and the Planning and Building Department's Geotechnical Section, with comments provided from review agencies. For environmental review, staff requests biological, traffic, and

		historical reports (for modifications to Farmstand), among other information requests. Application remains incomplete.
August 2020	-	CZU Fire destroys the historic Steele house which was used for farm labor housing.
December 2022	-	Applicant submits Master Plan, detailed plans, as well as biological, traffic, and historical reports. Staff prepares Initial Study/Mitigated Negative Declaration (IS/MND).
August 10, 2026	-	An IS/MND was prepared and released for public review from August 10, 2026, to September 9, 2026. Available at https://www.smcgov.org/planning/2080-cabrillo-highway-pescadero-sch-2026080162
August 11, 2026	-	County staff notified AAC members by email of the posting of the IS/MND
	-	Staff received comment letters from Caltrans, Santa Clara Water Quality Control Board (SWQCB), and California Coastal Commission (CCC) available at https://www.smcgov.org/planning/2080-cabrillo-highway-pescadero-sch-2026080162
November 9, 2026	-	Agricultural Advisory Committee meeting.

Will the project be visible from a public road?

The project site is located completely within the Cabrillo Highway State Scenic Corridor. The existing signage and proposed improvements to the farmstand would be visible from Cabrillo Highway. The farmstand building is 2,201 sq. ft. The proposed work will consist of structural and interior renovations including a new commercial kitchen for on-site pie baking and new accessible restrooms, as well as exterior improvements such as a new ADA ramp, a new 675 square foot deck with a 590-square foot cover, and a new cupola. The proposed changes to the farmstand would only be minimally visible from the highway and the most visible components (sign and deck) will be consistent with the agricultural and rural surroundings. The farmstand is not associated with the Green Oaks Dairy and is not a historic resource meeting the criteria of the California Register of Historical Resources. Buildings or structures that are not eligible for listing in the California Register of Historical Resources are not historic resources as defined by California Environmental Quality Act.

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

The project does not involve vegetation or habitat removal. However, based on the close proximity of project activities to sensitive habitat and species that may be present in or near to Green Oaks Creek, Additional Mitigation Measures (AMMs) have been added as mitigation measures of the IS/MND to ensure adequate protection of these species in addition to their habitats. Additional Mitigation Measures require pre-construction biological surveys, worker training, limiting work to daylight hours, exclusion fencing, and review of the landscape plan for compatibility with habitat.

Is there prime soil on the project site?

The project involves the conversion of farmland to uses that are accessory to agricultural use. The subject property contains large areas of prime soil, including Class II soils (Lockwood loam, gently sloping) over a northern portion of the parcel, as shown in Attachment D. Class I or Class II Agriculture Soils and Class III Soils are rated good or very good for artichokes or Brussels sprouts. The project would convert approximately 1,500 sq. ft. of Class II soils for permanent structures (including outdoor kitchen and Farmstand).

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this proposal and has concluded the following:

1. Compliance with Planned Agricultural District (PAD) Regulations:
   In order to approve and issue a PAD Permit, the project must comply with the substantive criteria for the issuance of a PAD permit, as applicable and as delineated in Section 6355 of the Zoning Regulations. As proposed and to be conditioned, the proposal complies with the following applicable policies, which will be discussed further in the project staff report to be prepared for the Planning Commission.

   - The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized;
   - All development permitted on a site shall be clustered;
   - Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character of the site and its surrounding is maintained to the maximum extent practicable.
   - No use, development or alteration shall substantially detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major water courses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.

- Where possible, structural uses shall be located away from prime agricultural soils.

While the to-be-legalized outdoor kitchen is located on prime agricultural land, the applicant has clustered the outdoor kitchen with other structures, where the structure is accessed via existing access roads, sited as far from Cabrillo Highway, and where large areas of agricultural fields are reserved for continued farming. The applicant plans to add a deck to the existing farmstand in an area that is not farmed as it is constrained by the creek and the road. The 300 sq. ft. bathroom building would be located on prime soils but would be built in the footprint of an existing shed used as a pantry.

The design of the proposed buildings are rustic in nature and would fit the environment so that their presence is subordinate to the pre-existing character of the site and the surroundings are maintained to the maximum extent practicable. As such, the project would not detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major water courses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.

2. Compliance with Local Coastal Program (LCP) Policies:

a. *Density Credits*

Policy 1.8 *(Land Uses and Development Densities in Rural Areas)* allows in rural areas land uses that are designated on the LCP Land Use Plan Map, and conditional uses up to the densities specified in Tables 1.2 and 1.3. Agricultural water uses are excluded from density analysis. For conditional uses, every legal parcel has one allocated density credit which equates to 315 gallons per day (gpd) of water use, or fraction thereof, of average daily water use during the two months of highest water use in a year. Expanded or additional non-agricultural uses shall only be permitted on a parcel when there are enough density credits available to that parcel to meet the density credit requirements of this policy for both (a) existing uses, and (b) any expanded or additional uses, and only where such development meets all other applicable policies of the Local Coastal Program.

However, visitor-serving, commercial recreation, and public recreation uses are allowed 945 gpd for the first density credit (Section 6356 of the PAD Regulations). As a legal parcel, the property has one density credit, where the farmstand meets the requirement for visitor-serving use (See Section A.2.d below), then allotting the property 1.5 density credits. Staff has performed a density analysis calculation (see Attachment F) for the farmstand (1 density credit for 1,620 sq. ft. of

food sales use, increased to 2,430 sq. ft. for visitor-serving use) and events proposed for legalization (based on water use on highest capacity day), as summarized below:

- Based on the proposed 975 sq. ft. floor area of the farmstand used for food sales, the farmstand consumes 40% of the maximum 2,430 s.f. for 1.5 density credits. The applicant intends for the farmstand to be open daily, where with remaining water use per day (intensity of non-agricultural uses) should not exceed 60% of the 1.5 density credits (567 gpd or 60% of 945 gallons/day). The remaining 567 gpd is allocated as follows to the farm and non-farm related events for legalization (where there is only one event per day):
    - As proposed, the Bay Area Youth Day is the highest capacity farm-related event involving 200 visitors. Based on water use as described in Attachment F, visitors would need to be adjusted to a maximum of 140 visitors a day.
    - As proposed, the highest capacity non-farm related event (private events and weddings) involving 150 visitors. Based on water use as described in Attachment F, visitors would need to be adjusted to a maximum of 140 visitors a day.

The 300-visitor annual fundraiser is not included in the density analysis as it occurs only one day every year and is subject to Temporary Special Event requirements. All events to be legalized are temporary in nature where the site is returned to its pre-event condition after the event. While estimated water usage is used for density analysis, in actuality, event water use would be lower as no septic usage is needed (reliance on portable toilets) for the annual fundraiser, weddings, or private events. Events do not involve additional permanent construction and non-cultivated lands are used for parking.

b. *Prime Agriculture Lands*

LCP Policy 5.5 *(Permitted Uses on Prime Agriculture Lands)* permits agricultural and agriculture-related development on prime agricultural lands; non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, stables for farm animals, water wells, and water storage tanks. The policy allows for farm labor housing, uses ancillary to agriculture, and single-family residences to be conditionally permitted via a PAD permit.

The project would convert approximately 1,500 sq. ft. of Class II soils for permanent structures (including outdoor kitchen and farmstand), which are non-residential uses that are accessory to agriculture. The 300 sq. ft. bathroom building would also be located on prime soils but

would be built in the footprint of an existing shed used as a pantry. The bunkhouse would not be located on prime soils. The bunkhouse would replace housing currently provided by three unpermitted yurts that are located on prime soils. A mitigation measure has been added to require the removal of the three yurts upon final approval of the building permit for the bunkhouse.

There are also two unpermitted shipping containers located to the north of the farmstand located on prime soils. A mitigation measure has been added to require the removal of the two containers once construction of the harvest shed (BLD2023-03339) is complete.

As proposed, the area of farmland converted for permanent structures has been minimized through replacement of existing structures, use of disturbed areas containing existing structures, placement of new buildings along property boundaries, and removal of existing buildings located on prime soil. Therefore, the project minimizes farmland conversion. The project will maintain the existing agricultural use of the property and proposed structures are supportive and necessary to the existing agricultural operation.

c. *Sensitive Habitat*

Policy 7.11 *(Establishment of Buffer Zones)* requires: a. buffer zones of 50 feet for perennial streams and 30 feet for intermittent streams on both sides of riparian corridors; b. buffer zones 50 feet from the predictable high water point for perennial streams and 30 feet from the midpoint of intermittent streams where no riparian vegetation exists; and c. buffer zones of 100 feet from the high water point along lakes, ponds, and other areas, except for man-made ponds and reservoirs used for agricultural purposes for which no buffer zone is designated.

Figure 1 of the 2022 second addendum and biological update (Attachment E) to the initial 2016 Biological Impact Form and 2019 addendum shows the current extent of sensitive communities on the property including Green Oaks Creek and its associated riparian habitat, one tributary on the west side of the property, eucalyptus grove on the south side of the property (which provides documented roost habitat for federal candidate species the monarch butterfly), and a single pond with associated riparian habitat and emergent wetland vegetation (which provides habitat for federal listed California red-legged frog and San Francisco garter snake). As discussed in the IS/MND, no proposed work under this permit is within 100 feet of the pond or within 30 feet of Green Oaks Creek (creamery building, agricultural shed, Steele House, and 25,000 water storage tank are under separate permits). However, based on the close proximity of

project activities to sensitive habitat and species that may be present in or near to Green Oaks Creek, Additional Mitigation Measures (AMMS) have been added to the IS/MND to ensure adequate protection of these species in addition to their habitats. AMMs require pre-construction biological surveys, worker training, limiting work to daylight hours, exclusion fencing, and review of the landscape plan for compatibility with habitat.

d. *Visitor-Serving Use*

LCP Policies 11.1, 11.2, and 11.3 *(Definition of Visitor-Serving Facilities)* define visitor-serving facilities as public and private developments that are exclusively available to the general public and provide necessary, basic visitor support services such as lodging, food, water, restroom, and automobile services. The Pie Ranch farmstand meets this definition as it is a regionally well-known food concessionaire, where visitors from inside and outside of the County can purchase pies baked from ingredients grown at the site, as well as produce grown at the site.

3. Compliance with the Williamson Act:

The property is not subject to a Williamson Act contract.

4. Compliance with Farm Labor Housing Guidelines

The Farm Labor Housing Application Process guidelines allow for permanent housing structures in specific situations where there is an on-going long-term need for farm workers. The guidelines require Zoning Hearing Officer (or Planning Commission) review of applications for permanent housing and limits the use of these structures for the housing of farm workers. The bunkhouse is proposed to house a maximum of eight farmworkers employed at Pie Ranch.

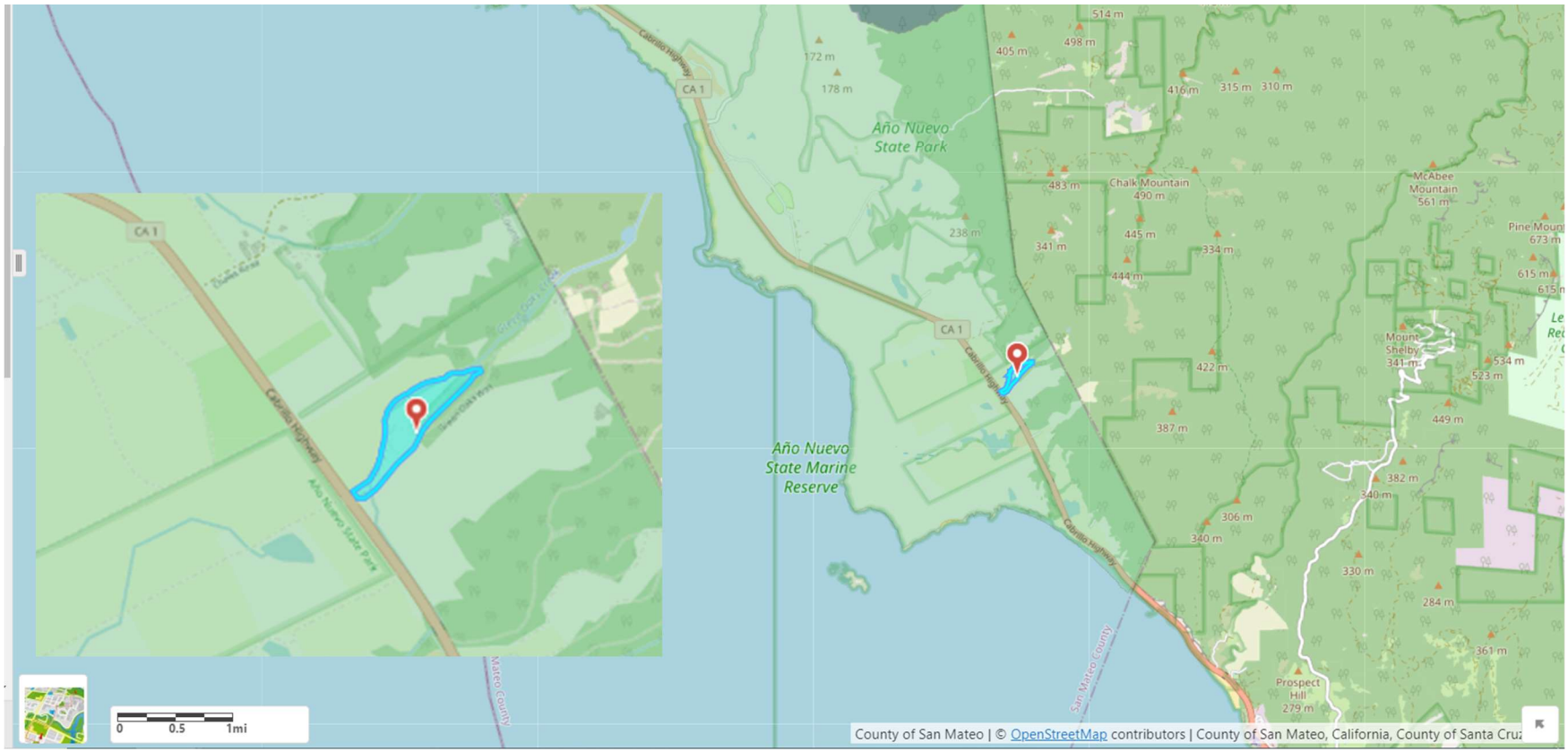
ATTACHMENTS

Initial Study and Mitigated Negative Declaration (IS/MND) is available at https://www.smcgov.org/planning/2080-cabrillo-highway-pescadero-sch-2026080162

A. Vicinity Map
B. Project Plans
C. Program Statement
D. Prime Soils Map
E. Figure 1 of Sol Ecology Biological Report Addendum letter, dated November 9, 2022
F. Density Analysis Table

Pie Ranch Master Plan - PLN2015-00208

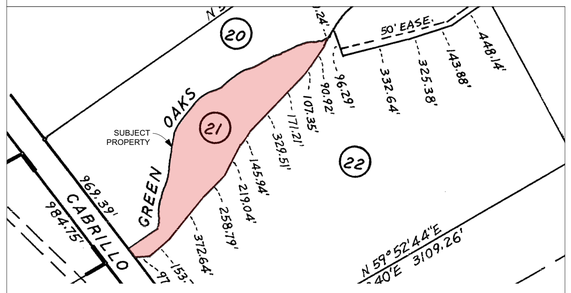
Vicinity Map – 2080 Cabrillo Highway, APN 089-230-210



ELECTRICAL LEGEND

PANEL	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	AREAS SERVED
P1	100 AMP	ACTIVE	UPGRADE	200 AMP	3 PHASE	FARMSTAND
P2	50 AMP	ACTIVE	-	50 AMP	3 PHASE	WELL
P3	-	-	PROPOSED	200 AMP	3 PHASE	CREAMERY
P4	-	-	PROPOSED	100 AMP	3 PHASE	AG SHED
P5	-	-	PROPOSED	50 AMP	3 PHASE	BARN
P6	200 AMP	ACTIVE	-	-	1 PHASE	UPPER AREA
P7	50 AMP	ACTIVE	UPGRADE	150 AMP	1 PHASE	(E) YURTS TO BE REMOVED, FUTURE BUNKHOUSE
P8	200 AMP	ACTIVE	-	-	1 PHASE	SHED
P9	50 AMP	ACTIVE	-	-	1 PHASE	MULTI-PURPOSE AG BLDG
P10	50 AMP	ACTIVE	-	-	1 PHASE	OUTDOOR KITCHEN
P11	200 AMP	-	PROPOSED	200 AMP	1 PHASE	FARMHOUSE

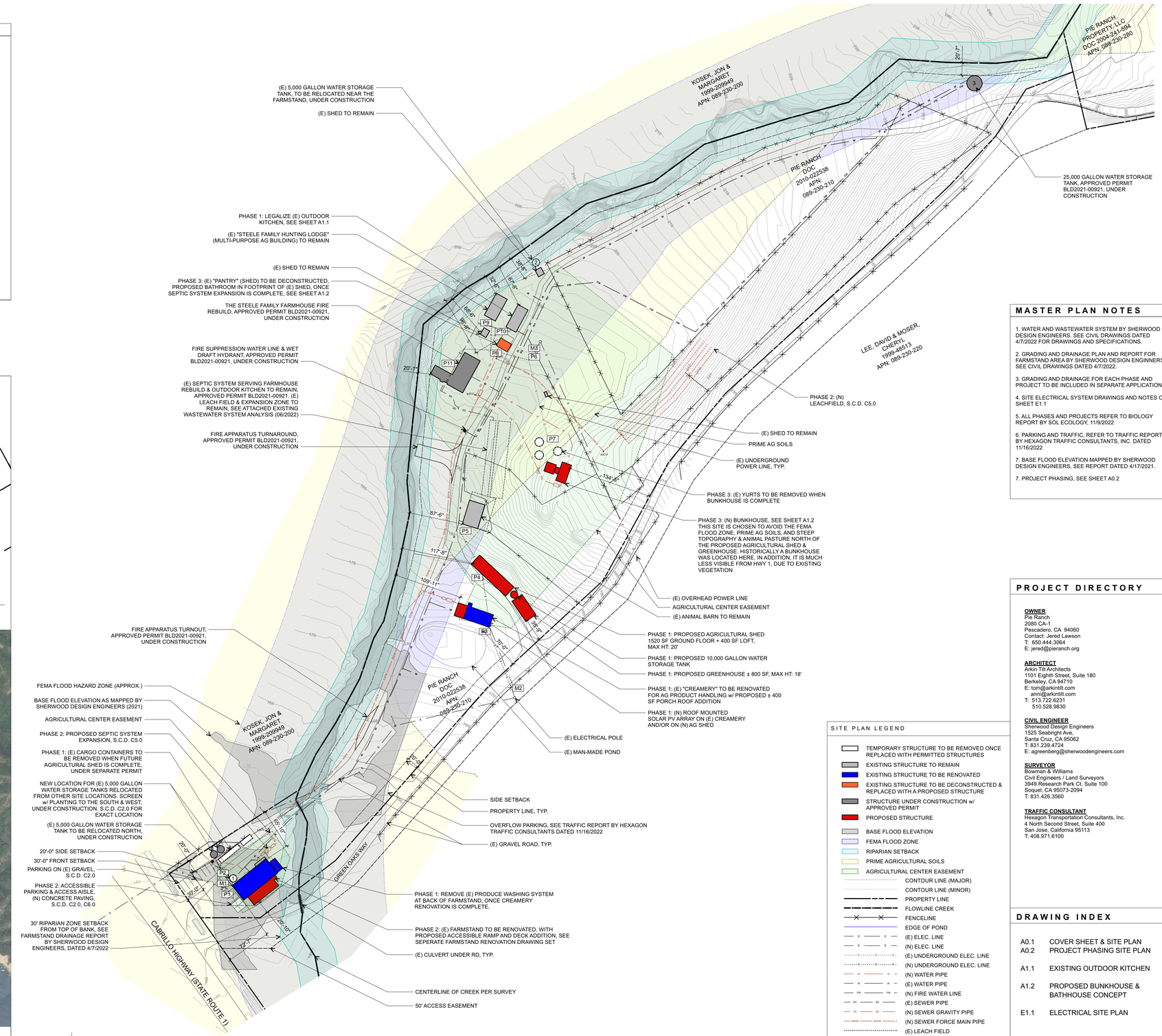
METER	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	TYPE
M1	200 AMP	ACTIVE	UPGRADE	400 AMP	3 PHASE	OVERHEAD
M2	200 AMP	INACTIVE	ACTIVATE	200	3 PHASE	-
M3	200 AMP	ACTIVE	UPGRADE	400 AMP	1 PHASE	TEMPORARY



NORTH 2 A0.1 ASSESSOR'S PARCEL MAP
SCALE: 1"=500'



NORTH VICINITY MAP
SCALE: N.T.S.



NORTH 1 A0.1 MASTER PLAN
SCALE: 1" = 80'

SURVEY INFORMATION FROM BOWMAN & WILLIAMS (02/2021)

0 40 80

MASTER PLAN NOTES

1. WATER AND WASTEWATER SYSTEM BY SHERWOOD DESIGN ENGINEERS. SEE CIVIL DRAWINGS DATED 4/7/2022 FOR DRAWINGS AND SPECIFICATIONS.

2. GRADING AND DRAINAGE PLAN AND REPORT FOR FARMSTAND AREA BY SHERWOOD DESIGN ENGINNERS, SEE CIVIL DRAWINGS DATED 4/7/2022.

3. GRADING AND DRAINAGE FOR EACH PHASE AND PROJECT TO BE INCLUDED IN SEPARATE APPLICATIONS.

4. SITE ELECTRICAL SYSTEM DRAWINGS AND NOTES ON SHEET E1.1

5. ALL PHASES AND PROJECTS REFER TO BIOLOGY REPORT BY SOL ECOLOGY, 11/9/2022

6. PARKING AND TRAFFIC, REFER TO TRAFFIC REPORT BY HEXAGON TRAFFIC CONSULTANTS, INC. DATED 11/16/2022

7. BASE FLOOD ELEVATION MAPPED BY SHERWOOD DESIGN ENGINEERS, SEE REPORT DATED 4/17/2021.

7. PROJECT PHASING, SEE SHEET A0.2

PROJECT DIRECTORY

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TRAFFIC CONSULTANT
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SITE PLAN LEGEND

- TEMPORARY STRUCTURE TO BE REMOVED ONCE REPLACED WITH PERMITTED STRUCTURES
- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE RENOVATED
- EXISTING STRUCTURE TO BE DECONSTRUCTED & REPLACED WITH A PROPOSED STRUCTURE
- STRUCTURE UNDER CONSTRUCTION w/ APPROVED PERMIT
- PROPOSED STRUCTURE
- BASE FLOOD ELEVATION
- FEMA FLOOD ZONE
- RIPARIAN SETBACK
- PRIME AGRICULTURAL SOILS
- AGRICULTURAL CENTER EASEMENT
- CONTOUR LINE (MAJOR)
- CONTOUR LINE (MINOR)
- PROPERTY LINE
- FLOWLINE CREEK
- FENCELINE
- EDGE OF POND
- (E) ELEC. LINE
- (N) ELEC. LINE
- (E) UNDERGROUND ELEC. LINE
- (N) UNDERGROUND ELEC. LINE
- (N) WATER PIPE
- (E) WATER PIPE
- (N) FIRE WATER LINE
- (E) SEWER PIPE
- (N) SEWER GRAVITY PIPE
- (N) SEWER FORCE MAIN PIPE
- (E) LEACH FIELD
- (N) LEACH FIELD
- SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- P_ ELECTRICAL SUB-PANEL
- M_ ELECTRICAL METER

DRAWING INDEX

A0.1 COVER SHEET & SITE PLAN
A0.2 PROJECT PHASING SITE PLAN
A1.1 EXISTING OUTDOOR KITCHEN
A1.2 PROPOSED BUNKHOUSE & BATHHOUSE CONCEPT
E1.1 ELECTRICAL SITE PLAN

Revision Date	I.D.

ARKIN · TILT ARCHITECTS
Ecological Planning & Design
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Berkeley, CA 94710
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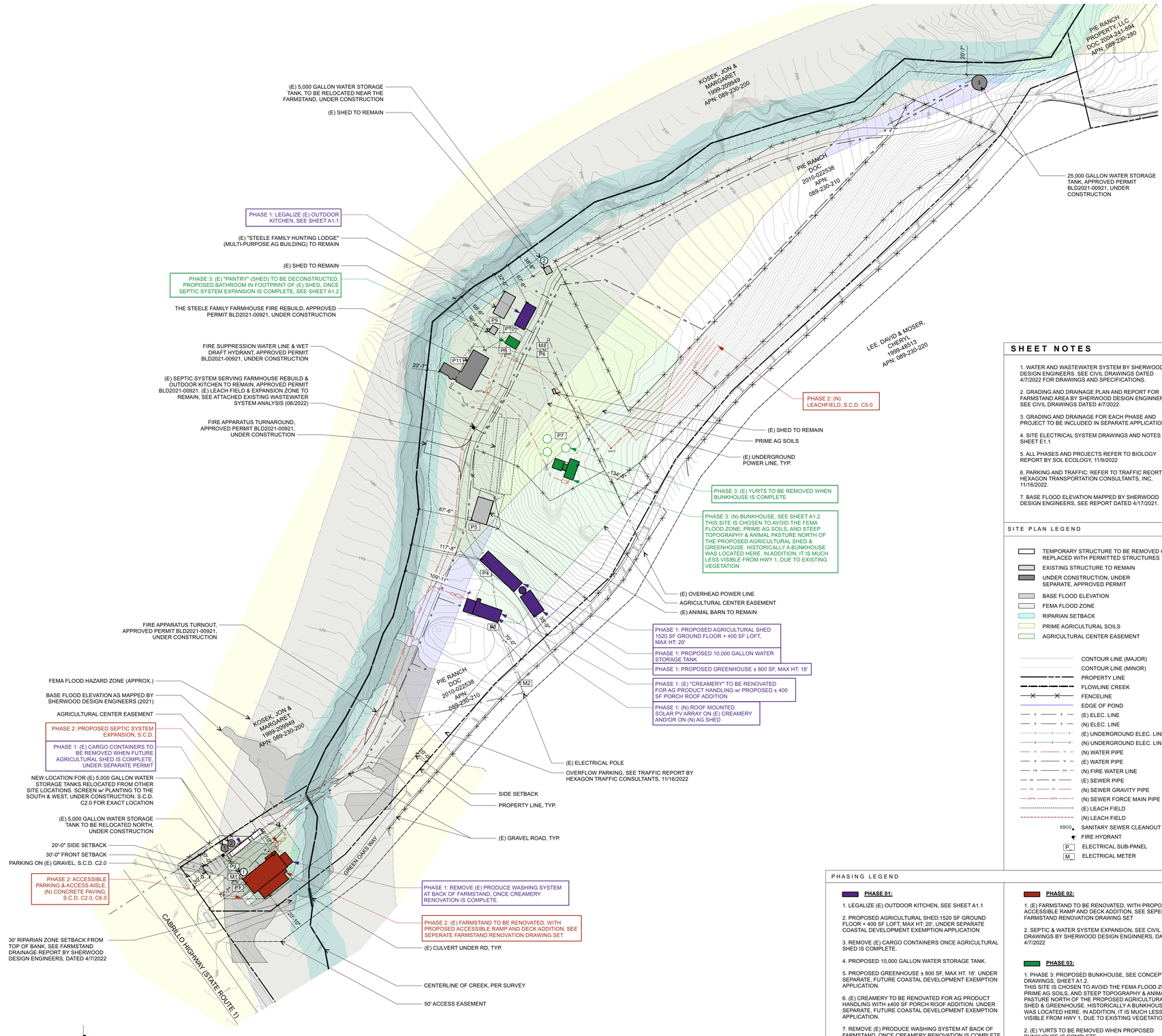
fax 510.528.0206
info@arkintilt.com
www.arkintilt.com

Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Cover Sheet & Master Plan

DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET: A0.1



SHEET NOTES

1. WATER AND WASTEWATER SYSTEM BY SHERWOOD DESIGN ENGINEERS. SEE CIVIL DRAWINGS DATED 4/7/2022 FOR DRAWINGS AND SPECIFICATIONS.

2. GRADING AND DRAINAGE PLAN AND REPORT FOR FARMSTAND AREA BY SHERWOOD DESIGN ENGINNERS, SEE CIVIL DRAWINGS DATED 4/7/2022.

3. GRADING AND DRAINAGE FOR EACH PHASE AND PROJECT TO BE INCLUDED IN SEPARATE APPLICATIONS.

4. SITE ELECTRICAL SYSTEM DRAWINGS AND NOTES ON SHEET E1.1

5. ALL PHASES AND PROJECTS REFER TO BIOLOGY REPORT BY SOL ECOLOGY, 11/9/2022

6. PARKING AND TRAFFIC: REFER TO TRAFFIC REORT BY HEXAGON TRANSPORTATION CONSULTANTS, INC, 11/16/2022.

7. BASE FLOOD ELEVATION MAPPED BY SHERWOOD DESIGN ENGINEERS, SEE REPORT DATED 4/17/2021.

SITE PLAN LEGEND

- TEMPORARY STRUCTURE TO BE REMOVED ONCE REPLACED WITH PERMITTED STRUCTURES
- EXISTING STRUCTURE TO REMAIN
- UNDER CONSTRUCTION, UNDER SEPARATE, APPROVED PERMIT
- BASE FLOOD ELEVATION
- FEMA FLOOD ZONE
- RIPARIAN SETBACK
- PRIME AGRICULTURAL SOILS
- AGRICULTURAL CENTER EASEMENT
- CONTOUR LINE (MAJOR)
- CONTOUR LINE (MINOR)
- PROPERTY LINE
- FLOWLINE CREEK
- FENCELINE
- EDGE OF POND
- (E) ELEC. LINE
- (N) ELEC. LINE
- (E) UNDERGROUND ELEC. LINE
- (N) UNDERGROUND ELEC. LINE
- (N) WATER PIPE
- (E) WATER PIPE
- (N) FIRE WATER LINE
- (E) SEWER PIPE
- (N) SEWER GRAVITY PIPE
- (N) SEWER FORCE MAIN PIPE
- (E) LEACH FIELD
- (N) LEACH FIELD
- SSCO SANITARY SEWER CLEANOUT
- FIRE HYDRANT
- P ELECTRICAL SUB-PANEL
- M ELECTRICAL METER

PHASING LEGEND

PHASE 01:

1. LEGALIZE (E) OUTDOOR KITCHEN, SEE SHEET A1.1

2. PROPOSED AGRICULTURAL SHED:1520 SF GROUND FLOOR + 400 SF LOFT, MAX HT: 20', UNDER SEPARATE COASTAL DEVELOPMENT EXEMPTION APPLICATION

3. REMOVE (E) CARGO CONTAINERS ONCE AGRICULTURAL SHED IS COMPLETE.

4. PROPOSED 10,000 GALLON WATER STORAGE TANK.

5. PROPOSED GREENHOUSE ± 800 SF, MAX HT. 18'. UNDER SEPARATE, FUTURE COASTAL DEVELOPMENT EXEMPTION APPLICATION.

6. (E) CREAMERY TO BE RENOVATED FOR AG PRODUCT HANDLING WITH ±400 SF PORCH ROOF ADDITION. UNDER SEPARATE, FUTURE COASTAL DEVELOPMENT EXEMPTION APPLICATION.

7. REMOVE (E) PRODUCE WASHING SYSTEM AT BACK OF FARMSTAND, ONCE CREAMERY RENOVATION IS COMPLETE.

8. (N) ROOF MOUNTED SOLAR PV ARRAY ON (E) CREAMERY AND/OR PROPOSED AGRICULTURAL SHED, UNDER APPROVED PERMIT BLD2021-00921

PHASE 02:

1. (E) FARMSTAND TO BE RENOVATED, WITH PROPOSED ACCESSIBLE RAMP AND DECK ADDITION, SEE SEPERATE FARMSTAND RENOVATION DRAWING SET

2. SEPTIC & WATER SYSTEM EXPANSION, SEE CIVIL DRAWINGS BY SHERWOOD DESIGN ENGINNERS, DATED 4/7/2022

PHASE 03:

1. PHASE 3: PROPOSED BUNKHOUSE, SEE CONCEPT DRAWINGS, SHEET A1.2. THIS SITE IS CHOSEN TO AVOID THE FEMA FLOOD ZONE, PRIME AG SOILS, AND STEEP TOPOGRAPHY & ANIMAL PASTURE NORTH OF THE PROPOSED AGRICULTURAL SHED & GREENHOUSE. HISTORICALLY A BUNKHOUSE WAS LOCATED HERE. IN ADDITION, IT IS MUCH LESS VISIBLE FROM HWY 1, DUE TO EXISTING VEGETATION

2. (E) YURTS TO BE REMOVED WHEN PROPOSED BUNKHOUSE IS COMPLETE.

3. (E) SHED TO BE REMOVED, PROPOSED BATHROOM IN FOOTPRINT OF (E) SHED. ONCE SEPTIC SYSTEM EXPANSION IS COMPLETE. SEE CONCEPT DRAWINGS, SHEET A1.2.

Revision Date	I.D.

ARKIN · TILT ARCHITECTS
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Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Phasing Plan

DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET: A0.2

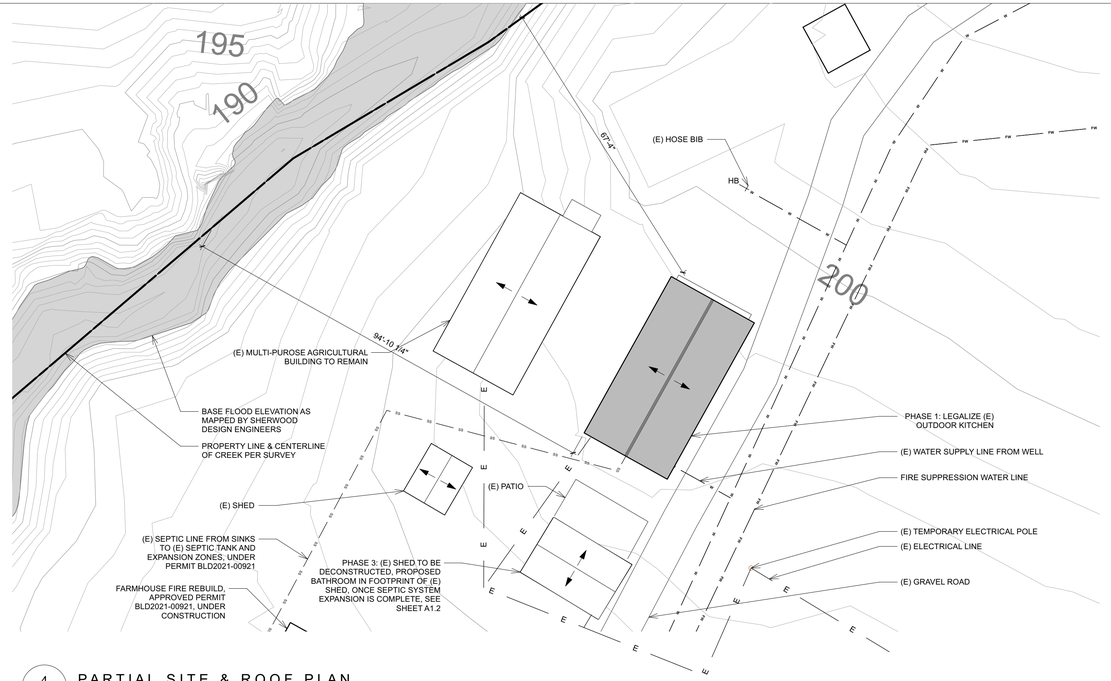


VIEW FROM SOUTHEAST. COUNTERS & SINKS INSTALLED

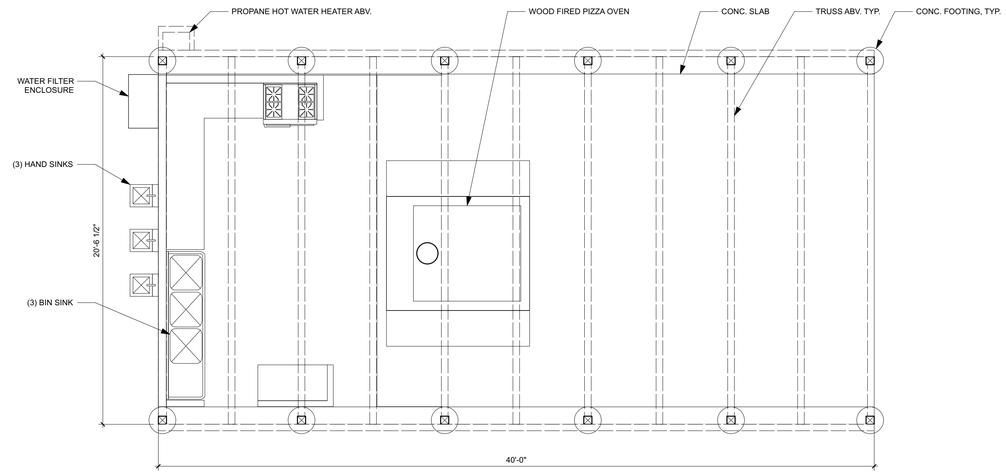


VIEW FROM NORTH, EAST, SOUTHEAST (CLOCKWISE FROM TOP)

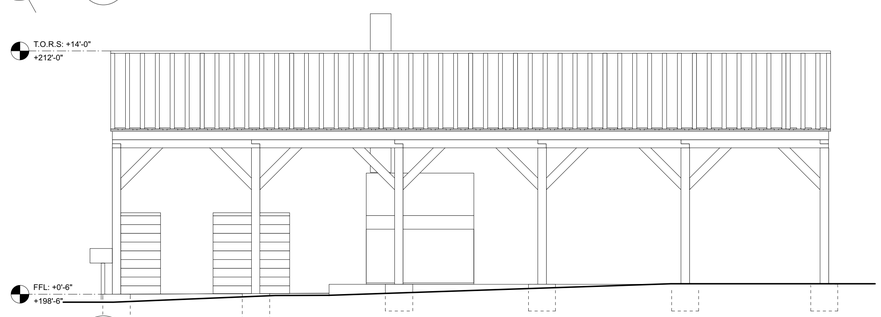
5 A1.1 AS BUILT PHOTOS
N.T.S.



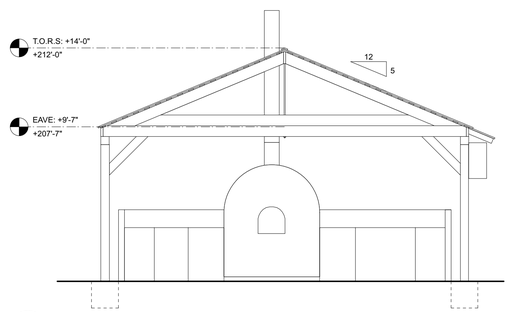
4 A1.1 PARTIAL SITE & ROOF PLAN
SCALE: 1/4" = 1'-0"



3 A1.1 OUTDOOR KITCHEN FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 A1.1 EAST ELEVATION (WEST ELEV. SIM.)
SCALE: 1/4" = 1'-0"



1 A1.1 NORTH ELEVATION (SOUTH ELEV. SIM.)
SCALE: 1/4" = 1'-0"
0 2 4

SHEET NOTES

1. FLOOR PLAN AND ELEVATIONS OF THE OUTDOOR KITCHEN BASED ON AS-BUILT DRAWINGS PREPARED BY EVAN MARKIEWICZ DESIGN CONSULTING (2011)
2. DRAWINGS UPDATED BY ARKIN TILT ARCHITECTS (2021)
3. REFER TO BIOLOGY REPORT BY SOL ECOLOGY, 11/9/2022
4. BASE FLOOD ELEVATION MAPPED BY SHERWOOD DESIGN ENGINEERS, SEE REPORT DATED 4/17/2021.

Revision Date	I.D.

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Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Existing Outdoor Kitchen

DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET: A1.1

PROJECT DATA

BUNKHOUSE
PHASE 3

USE: ORGANIZED CAMPS, GROUP C

MAXIMUM HEIGHT: 32'

SIZE: 1500 SF

FURTHER DOCUMENTATION WILL BE DEVELOPED AND SUBMITTED. TO BE BUILT AFTER THE PROPOSED SEPTIC SYSTEM IS COMPLETE.

BATHROOM
PHASE 3

USE: ORGANIZED CAMPS, GROUP C

MAXIMUM HEIGHT: 18'

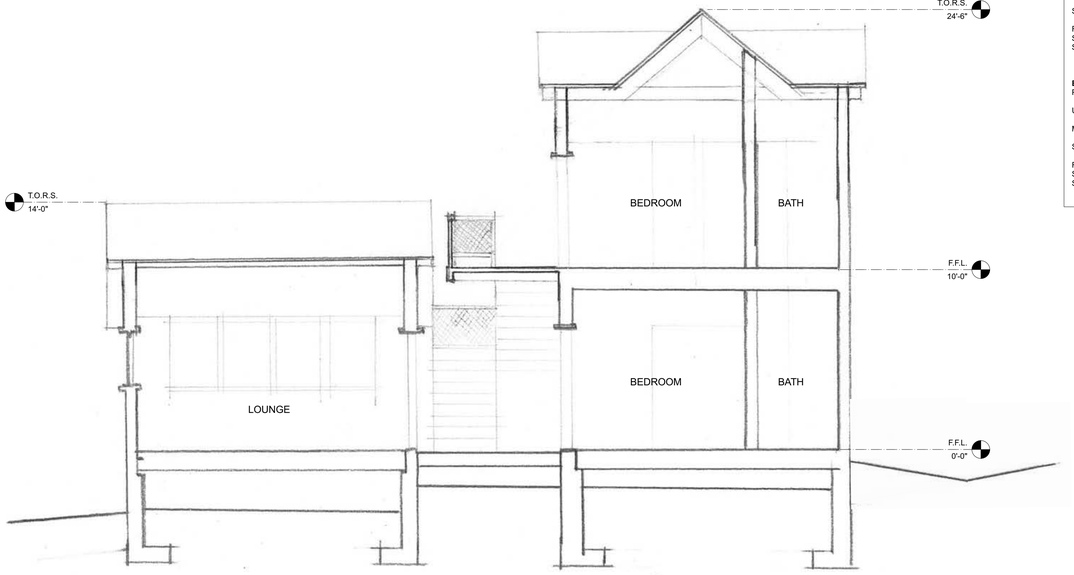
SIZE: 300 SF

FURTHER DOCUMENTATION WILL BE DEVELOPED AND SUBMITTED. TO BE BUILT AFTER THE PROPOSED SEPTIC SYSTEM IS COMPLETE.



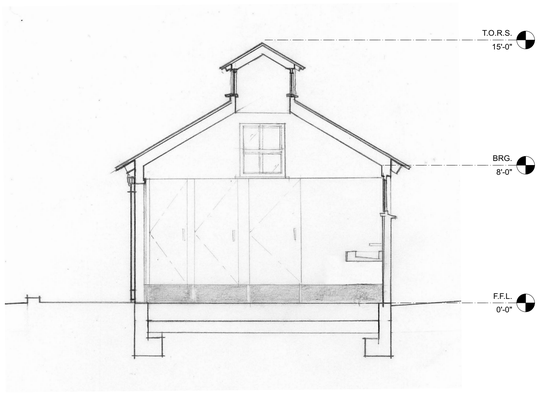
(E) "PANTRY" SHED TO BE DEMOLISHED, PROPOSED BATHROOM TO BE BUILT IN (E) FOOTPRINT. SEE PHASING PLAN A0.2

5 A1.2 (E) "PANTRY" (SHED) VIEW FROM WEST



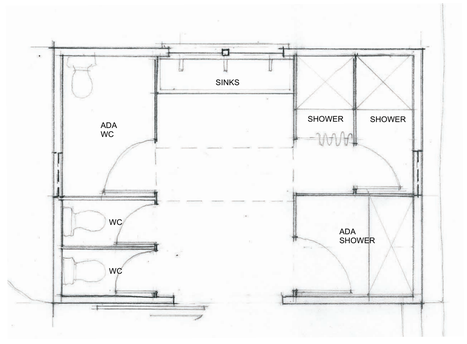
2 A1.2 BUNKHOUSE SECTION DIAGRAM
SCALE: 1/4" = 1'-0"

0 2 4



4 A1.2 BATHROOM SECTION DIAGRAM
SCALE: 1/4" = 1'-0"

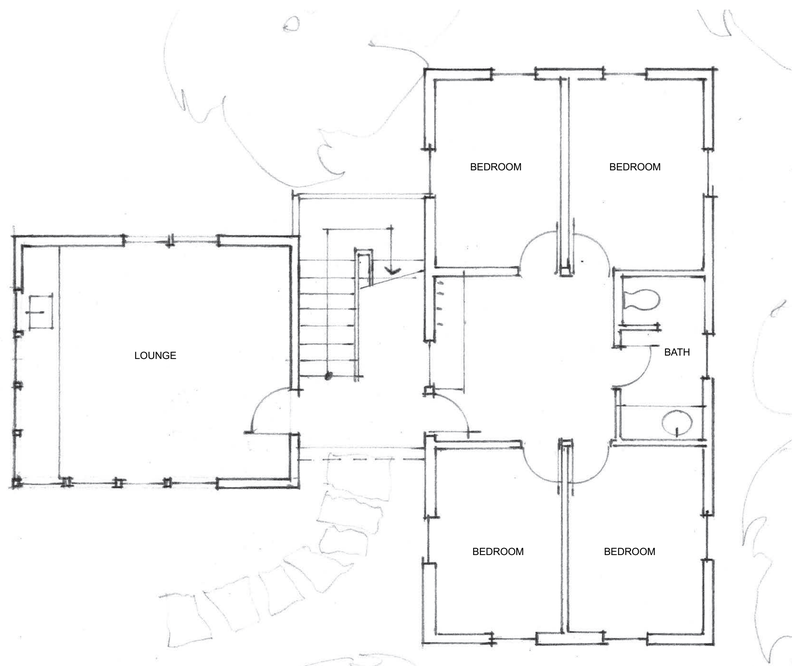
0 4 8



NORTH

3 A1.2 BATHROOM PLAN DIAGRAM
SCALE: 1/4" = 1'-0"

0 4 8



NORTH

1 A1.2 BUNKHOUSE PLAN DIAGRAM
SCALE: 1/4" = 1'-0"

0 2 4

Revision Date	I.D.

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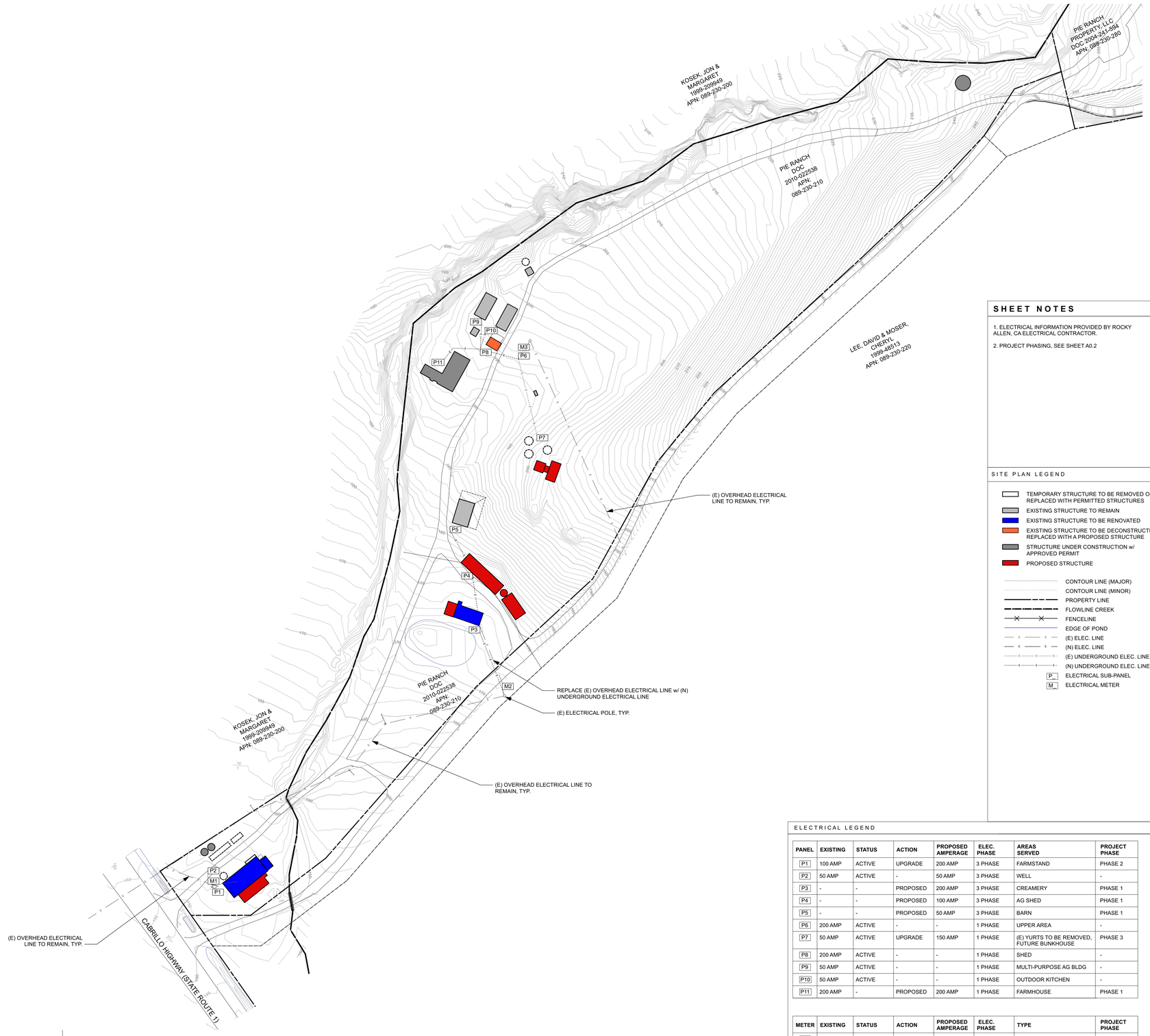
Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Bunkhouse &
Bathroom

DATE: 12/21/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET: A1.2



1 E1.1 ELECTRICAL SITE PLAN
SCALE: 1" = 80'

SURVEY INFORMATION FROM BOWMAN & WILLIAMS (02/2021)

0 40 80

SHEET NOTES

1. ELECTRICAL INFORMATION PROVIDED BY ROCKY ALLEN, CA ELECTRICAL CONTRACTOR.
2. PROJECT PHASING, SEE SHEET A0.2

SITE PLAN LEGEND

- TEMPORARY STRUCTURE TO BE REMOVED ONCE REPLACED WITH PERMITTED STRUCTURES
- EXISTING STRUCTURE TO REMAIN
- EXISTING STRUCTURE TO BE RENOVATED
- EXISTING STRUCTURE TO BE DECONSTRUCTED & REPLACED WITH A PROPOSED STRUCTURE
- STRUCTURE UNDER CONSTRUCTION w/ APPROVED PERMIT
- PROPOSED STRUCTURE
- CONTOUR LINE (MAJOR)
- CONTOUR LINE (MINOR)
- PROPERTY LINE
- FLOWLINE CREEK
- FENCELINE
- EDGE OF POND
- (E) ELEC. LINE
- (N) ELEC. LINE
- (E) UNDERGROUND ELEC. LINE
- (N) UNDERGROUND ELEC. LINE
- P_ ELECTRICAL SUB-PANEL
- M_ ELECTRICAL METER

ELECTRICAL LEGEND

PANEL	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	AREAS SERVED	PROJECT PHASE
P1	100 AMP	ACTIVE	UPGRADE	200 AMP	3 PHASE	FARMSTAND	PHASE 2
P2	50 AMP	ACTIVE	-	50 AMP	3 PHASE	WELL	-
P3	-	-	PROPOSED	200 AMP	3 PHASE	CREAMERY	PHASE 1
P4	-	-	PROPOSED	100 AMP	3 PHASE	AG SHED	PHASE 1
P5	-	-	PROPOSED	50 AMP	3 PHASE	BARN	PHASE 1
P6	200 AMP	ACTIVE	-	-	1 PHASE	UPPER AREA	-
P7	50 AMP	ACTIVE	UPGRADE	150 AMP	1 PHASE	(E) YURTS TO BE REMOVED, FUTURE BUNKHOUSE	PHASE 3
P8	200 AMP	ACTIVE	-	-	1 PHASE	SHED	-
P9	50 AMP	ACTIVE	-	-	1 PHASE	MULTI-PURPOSE AG BLDG	-
P10	50 AMP	ACTIVE	-	-	1 PHASE	OUTDOOR KITCHEN	-
P11	200 AMP	-	PROPOSED	200 AMP	1 PHASE	FARMHOUSE	PHASE 1

METER	EXISTING	STATUS	ACTION	PROPOSED AMPERAGE	ELEC. PHASE	TYPE	PROJECT PHASE
M1	200 AMP	ACTIVE	UPGRADE	400 AMP	3 PHASE	OVERHEAD	PHASE 1
M2	200 AMP	INACTIVE	ACTIVATE	200 AMP	3 PHASE	-	PHASE 1
M3	200 AMP	ACTIVE	UPGRADE	400 AMP	1 PHASE	TEMPORARY	PHASE 1

Revision Date	I.D.

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Site plan for
Pie Ranch
2080 Hwy-1
Pescadero, CA 94060
APN #089230210

Electrical Site Plan

DATE: 12/13/22
JOB: PIE-MP
SCALE: Varies
DRAWN: ATA
SHEET: E1.1

12/20/2022
Pie Ranch

PIE RANCH PROGRAM STATEMENT

Pie Ranch, located at 2080 Cabrillo Highway, (APN 089-230-210) has been farming at this site since 2006, with prior agricultural uses dating back to the 1860's. The primary use of Pie Ranch has always been and will continue to be agriculture. The total acreage of the property is 13.5, however, approximately 4.5 acres of land is in active crop production on the "Lower Slice " and approximately 3 acres is used for animal husbandry. The remaining acreage is used to support these agricultural operations. Crops such as apples, pumpkins, tomatoes, strawberries, squash, radishes, potatoes, etc are grown and chickens, goats, pigs and cows are raised for their eggs, milk, and meat. Most of this acreage, while producing goods intended for market, is farmed with the intention of being a demonstration facility where techniques are practiced by the farming interns and apprentices and then utilized on other farms as they continue their careers in the industry. More about this below. Other more intensive farming activities occur on other larger plots of land leased by Pie Ranch. Those parcels: "Upper Slice" (14 acres, located at 2020 Green Oaks Way, APN 089-230-280) and Cascade Ranch (418 acres, located at 3100 Cabrillo Highway, APN's: 089-221-100 & 089-220-090) are not part of this Master Plan application. The farming operation on the Lower Slice is led by five staff people. They all are full time employees of Pie Ranch. Two employees live at the upper ranch property. All others commute.
The farming operation will remain the same. No changes in acreage or leasing are being proposed. The focus of the crops grown on the Lower Slice will continue to be for sale in the farmstand, whether fresh, or prepared, and for demonstration and educational purposes.

Existing Uses To Be Recognized as ancillary to the Agricultural Use of the property:
Educational activities at Pie Ranch are mainly focused on teaching high school students, college interns and adult apprentices in the techniques of sustainable agriculture. Pie Ranch also works to educate school kids and the public about farming traditions, agricultural sustainability, and respect for nature. These activities take place on site throughout the year. Currently Pie Ranch has access to a range of indoor and outdoor learning spaces on the Lower Slice that get used as needed during various seasons and as different groups demand. The educational programs are broken down into the following categories:

- Year-Round School Programs (K-12 school age students): Pie Ranch provides educational programming around sustainable agriculture, culinary/nutrition education, and marketing to primarily high school students, but also provides similar experiential education for elementary and middle school students. Currently Pie Ranch is partnering with 2 schools: Mission High, Oceana High, and the Pescadero school district. Maximum number of students in attendance at any one time is 25, along with 2 adults. Approximately 1700 total students participate in programming at Pie Ranch each year: 700- 800 come from the partner schools; and, on a fee for service basis, K-12 schools looking for outdoor educational experience can arrange with Pie Ranch for single-day

(8am-5pm) or multi-day activities. 95% of the school visits are single day. There are two high schools that come for overnight educational experiences. Oceana High comes for their Spring Intersession: 4 nights during their Spring Break. Mission High comes two times a year for a fall and a spring overnight (two days/one night) and 1-3 more times per year a group from a non-partner school, will come and camp for a night in the meadow area between the campfire ring and the outdoor kitchen where they prepare their own meals (see the site plan for location). Many students harvest the produce they then utilize in the kitchen to prepare their meals. All meal preparations are supervised by a staff member in addition to the adult chaperones. If students are busy out on the farm, our chef educator prepares seasonal meals based on what is growing on the farm. Activities take place all over the farm: in our row crops, pastures and orchards (on both the upper and lower slice), at the Amah-Mutsun native garden, etc. For more focused activities, Pie Ranch has a multi-purpose ag building where staff has access to a projector, screen, and tables to help facilitate instructional workshops on farming and food justice. Students camp in the picnic meadow, a half-acre mostly flat expanse next to our outdoor kitchen and other facilities, (See attached site plan). Most groups bring their own sleeping bags however, Pie Ranch provides tents and bags to those schools or youth groups that lack those items. School programs focus on farm tours, food justice, culinary lessons which take place in our outdoor kitchen and pie baking and are specifically coordinated with the individual school to meet their interests and education level.

Public Programs and Education (All Ages) Pie Ranch serves approximately 6,000 people annually and engages groups in sustainable agriculture and culinary activities. Typical events hosted by the ranch in the past include:

- Monthly Community Work Day/Potluck/Barn Dances – Maximum of 150 people come to the site each month. During our workday, the public has the option of participating in a voluntary workday. Work projects are dictated by the needs of the farm and could include, mulching, weed abatement or harvesting. There is also a farm tour and then folks gather at the roadside Farm Stand for a potluck and barndance. Music includes live acoustic instruments including a banjo, fiddle, guitar and mandolin. There is a sliding-scale suggested donation for entrance to the barn-dance portion of the day, in order to compensate the band, caller and others helping support the parking, entry and clean up.

- Fundraisers - Pie Ranch's annual fundraiser takes place on site for a maximum of 300 adults; this event usually in September in the evening (3-10). The event consists of farm tours, a seated meal, a live auction and a barn dance. Food is served by 50 volunteers and staff. Live amplified music is provided inside the farm stand building.

- Corporate/company/organizational off-site group building events 10-40 people maximum. Groups pay a fee to come to the site for hands-on activities of the farm, such as harvesting, weeding, planting, etc. Tours & farm projects are all related to farming. These events are from 9:00-5:00 and occur 10-12 times a year.

- Farm Tours - As part of honoring the conservation easement, Pie Ranch provides monthly public tours of the property (every 3rd Saturday of the month) to share our

historic resources with others on the same day of the workday and barndance. This event is open to the public but averages 10-20 people per month.

- Farmer Training - The Apprenticeship Program operates 6 months out of the year (June-December) with up to 7 apprentices who live on site. Apprentices work on the farm and lead youth education and other programmatic activities. Apprentices sleep in either the existing yurts on site or in the historic Steele Family Residence. Pie Ranch advertises the apprenticeship opportunity on our website and on other farm-related sites. There is an application process stipulating that apprentices have one year of farm-based experience and that they have an interest in continuing their farm education. Apprentices in Pie Ranch's Emerging Farmers program are provided with a modest monthly stipend along with room and board. Apprentices are taught all aspects of a working farm; learning to develop a crop plan, learning about healthy soil maintenance, organic farming techniques, different careers in farm-based businesses, harvesting and production and animal husbandry. Due to the CZU fire, this use has been suspended until the structures are rebuilt.

- Internship Program (college aged students) - Operates only during the summer for 3 interns who camp on site in tents. Interns assist the Apprentices in their daily activities. Summer interns share the apprentice kitchen in the historic Steele Family Farmhouse and are responsible for their own needs. Summer interns share the restroom facilities with the farm apprentices.

Farmstand Programming

- The farmstand was constructed in 1934. The barn's original function was to provide a location to process, box and ship farm products to market. This function continues to this day, but is now also used for two purposes: 1) as a covered farmstand and 2) as the location for monthly barn dances. The Farmstand has been in operation since 2006 and is permitted under Health Permit number PT0005146. It sells fresh produce and value-added products from Pie Ranch and some other farms in the surrounding area. It also sells books on farming, crafts made with items from the farm, and beverages such as coffee/tea and cold beverages. Currently, the pies are made by our partner Companion Bakeshop in Santa Cruz, but the proposal in the master plan is to convert part of the Farmstand into a commercial kitchen in order to bake on-site (See Farmstand Drawing Set, in particular A2.1, A2.2). All of these activities from propagation and planting through processing and selling of crops all take place on the farm. The Farm Stand is open 10am - 5pm Saturday & Sunday; and 12-5pm Monday through Friday (closed on Tuesday); year round; with breaks for holidays (e.g. two weeks at the winter holiday from Christmas through the first part of the year; and at other recognized holidays.) Visitation to the farm stand slows down considerably in the winter months and during the week. Most popular times are during the weekends and summer months. At peak times the Farm stand receives 150 over the course of an average day.

Existing non-agriculturally related uses to not exceed 13 times per year:

- Site Rental/Private Events/weddings- In addition to formal farming and educational activities, Pie Ranch occasionally rents out its facilities for weddings and other private events. Wedding parties of 100-150 people are accommodated on site with an outdoor

ceremony and dancing in the barn. For wedding parties, amplified music is allowed until 10pm. All activities must cease by 11pm. Pie Ranch has approximately 6 weddings a year and approximately 6 private site rentals (for birthday parties, family celebrations or luncheons). Pie Ranch emphasizes tours for site rental and wedding guests, using our culinary partners who are committed to utilizing Pie Ranch produce at all events, flowers grown at the farm, etc. and interweaving Pie Ranch programming and messaging throughout the event. All food is catered (cooked off site in licensed commercial kitchens and brought to the event). Alcohol is permitted only through insurance (see Wedding contract sample). Pie Ranch has ample parking on its lower slice below the Amah Mutsun Native Garden and behind the FarmStand for these small sized (150 people or less) events and weddings.

Tribal Collaboration

The Amah Mutsun Tribal Band (AMTB), an Indian Tribe recognized by the State of California, entered into this Memorandum of Understanding (MOU) to facilitate the continuity and preservation of its heritage in 2016. The area utilized by the Amah Mutsun Tribe is shown in the attached site plan. Activities carried out by the tribe within this area are:

1. Provide interpretation and education as appropriate, concerning important cultural aspects the Tribe wishes to convey to the public.
2. Collaborate with Pie Ranch on the design and interpretation of a garden displaying ethnobotanically important plants.
3. Collaborate with Pie Ranch on educational events for school groups and the public about Tribal culture and history and other agreed upon projects as they arise.

Existing Structures and Infrastructures and Proposed Changes

Pie Ranch Lower Slice currently supports the following structures and infrastructure:
Existing Structures

The Steele Family Farmhouse: The old house, originally built in 1863, tragically burned in the 2020 CZU Lightening Complex Fires. It has since been removed from the National Register of Historic Places. The rebuilding of the structure, Permit # BLD2021-00921 commenced in 2021, and is planned to be finished in 2023. The square footage and elevations changed very little, keeping the four bedrooms on the 2nd floor, and maintaining the living room, kitchen, study, and closets on the first floor.

The Farmstand: The farmstand building is 2,201 square feet. It is located at the front of the site in the small area bound by the western bank of Green Oaks Creek as it crosses the site and Cabrillo Hwy (See Site Plan, 1/A0.1). Parking is provided along the front of the building facing Highway 1 and along the south side of the building adjacent to the private road serving this property and properties beyond. While parking is not paved, approximately 13 cars can comfortably park, with additional event parking for 60 cars along the unpaved roads leading to the rear of the site. There are no permanent bathroom facilities in the farm stand building. However, 1 handicap accessible and one regular porta-potty are provided and waste is trucked

away and the units are serviced on a weekly basis. The Farmstand walls consist of open framing, with one layer of board and batten sheathing over the open framing. Corrugated metal roofing lies directly on the exposed trusses which span from wall to wall. The trusses do not have mechanical fasteners to the walls nor do the walls themselves have any significant shear capacity to resist lateral movement. Sliding barn doors leave significant gaps which rodents use to obtain access to the barn. Floors also have small gaps. The walls rest on a combination of old and new unconnected pier foundations that are settling independently. Because the structure is so loosely built, this has not yet caused any significant issues for the building to date.
Proposed Changes: The Farmstand is located at the lowest elevation of the site and adjacent to Green Oaks Creek, placing it within the setbacks of the creek's associated riparian zone as well as the flood zone as defined by the San Mateo County Planning Department. However, since the barn is pre-existing in this location, we proposed to repair it in place. This work will consist of 1) insulating the structure 2) providing additional lateral support 3) adding clips that secure the roof and roof trusses to the walls they rest upon 4) new perimeter foundation to anchor added lateral support 5) new fire resistant perimeter skirt around the base 6) plugging small gaps in the floor/doors (where possible). 7) New commercial kitchen for on-site pie baking, 8) new seismic restraint systems, 9) new electrical upgrade, 10) a new ADA ramp, 11) a new 675 square foot deck with a 590 square foot cover, and 12) two new accessible restrooms 13) new cupola for light and natural ventilation (Please see Farmstand Renovation Drawing Set).

The Creamery: The Creamery is one of the older buildings on the ranch and sits roughly in the center of the site just north of the amphibian crossing from the adjacent property to the south to Green Oaks Creek, (See Site Plan, 1/A0.1). This building is approximately 985 square feet. This building has a concrete foundation with a 4' concrete stem wall and is in modestly good condition. The existing pond adjacent to the building (See Site Plan, 1/A0.1), was created as a holding pond for Creamery waste, but is no longer used as such, and does not hold water.
Proposed Changes: Existing roof orientation has good solar access making it potentially valuable as a location for either solar hot water or photovoltaic panels. The structure is currently being used for agricultural storage, but we are proposing to repurpose the building for washing and packing produce. The building systems needing upgrades are: 1) improve the foundation 2) Reframe the exterior and interior partition walls. 3) Add integrated photovoltaics. 4) Bring electrical/water/gas service from adjacent utility services. We plan to undertake these tasks as needed assuming the rights we have to do so as an agricultural building improvement.

Animal Barn: This structure was built in the late 1860's or early 1870s and is approximately 2,225 square feet. The barn houses goats, and other livestock. This structure is an actively working animal barn. There are loafing areas outside the barn under a shed roof extension and loafing area inside the barn and for enclosure predator protection at night. There is a second story hay-loft used to store hay and other animal supplies.This barn has been well maintained and improved over the years and has a long usable life left.
Proposed Changes: No changes are being proposed.

Steele Family Hunting Lodge (Multipurpose Agricultural Building) This single-story structure was built around the 1940's and was used as a trophy room by the Steele Family. The building is approximately 820 square feet and made of exposed uninsulated framing and an open-floor plan with no interior rooms. This building is structurally sound, has been well maintained and improved over the years and has a long usable life left. It has an ADA ramp.
Proposed Changes: No changes are being proposed.

Outdoor Kitchen The outdoor kitchen was built in 2008. The facility includes a sink, oven, cooktop and brick pizza oven. The structure was built to exceed code requirements of the day, and to serve as an outdoor space for residents and visitors to cook farm fresh meals.
Proposed Changes: - None, except as required for legalization of the structure.

Yurts - Three independent 16' diameter yurts have been in use on site for many years. These structures have provided temporary housing for 3 apprentices living on the site during their apprenticeship. The yurts have off-grid solar electricity and have been heated by wood stoves, until the fall of 2020. After the fires in August of 2020, the yurts were repurposed to temporary workspaces for farm staff.
Proposed Changes: We would like to keep the yurts in use until a new bunkhouse is constructed.

New Bunkhouse The bunk house is proposed to be two stories, 1,500 square feet total. (See Site Plan, 1/A0.1) It will be ADA compliant and meet County Green requirements. A shared bathroom will be on each floor serving the four rooms (see Plan and Section Diagrams, 1/A 1.2, 2/A1.2). In addition, there will be a lounge/kitchen structure connected to the bunkhouse. The bunkhouse would replicate the historic bunkhouse used for employees of the former Steele family dairy and is sited in approximately the same location It would house up to eight total farm interns and apprentices.

The Pantry/Shed This small structure, (290 square feet), is temporarily being used for small scale storage of miscellaneous items needed for operation of the educational activities of the ranch. It also serves as the farm office where daily meetings are held to coordinate the day's farm activities. The pantry/farm office is in poor condition and needs to be refurbished. It is centrally located near the outdoor kitchen. (See Site Plan, 1/A0.1).
Proposed Changes: This building is proposed to be repurposed for bathrooms for apprentices, interns and visitors. A shared long sink, 3 separate toilets and 3 separate showers are being proposed. (See Plan and Section Diagrams 3/A1.2, 4/A1.2)

Existing INFRASTRUCTURE
Septic System: The existing septic system serves only the Steele Family Residence and outdoor kitchen. It was improved in 2000, and has an active permit to serve the Steele House rebuild . The 1500 gallon tank was inspected after the CZU fires in 2020 and approved for use in the rebuild, along with the existing leach field across the driveway and down towards the animal barn. There was a 100% replacement area identified as well.
Proposed Change

This existing septic system and leach field can remain, however, it is not sized to accept additional loads anticipated by the Master Plan. A septic plan is included (See septic plans dated, 4/07/2022 prepared by Sherwood Design Engineers) with our application submission. The additional septic system will serve the Farmstand/Barn, bathhouse, and bunkhouse). The new septic system and leach field is located outside the flood zone (please see septic plan for location).

Drinking Water: Potable water on the site comes from a well near the Farmstand. Previous well tests indicate a minimum of 25 gallons per minute. Over the years, we have never had a shortage of water. Green Oaks Creek is not a source of potable water for the Lower Slice.
Proposed Change: None

Agricultural Water: The Upper Slice has an in-stream 2 acre-ft agricultural pond on Green Oaks creek and uses this water as part of their agricultural water supply, as well as a 275-ft deep well on the upper slice (APN 089-230-280). Water is piped from these sources on Upper Slice to Lower Slice to provide adequate Agricultural water supplies.
Proposed Changes: None

Fire Water: There is currently a 29,500 gallon water tank installed for the fire rebuild of the Steele House with wet draft hydrants per permit # BLD2021-00921. There are an additional two 5,000 gallon tanks near the Farmstand.
Proposed change: Add a second wet draft hydrant for use by CalFire at the Farmstand.

Electrical Service: Electrical service is provided by Pacific Gas and Electric. Power to the site is provided via a transmission line located on the east side of Highway One which feeds power poles located on the property as shown on the Site Plan (1/A0.1) and Electrical Site Plan (1/E1.1).
Proposed Changes: Upgrade the service as shown on the Electrical Legend on the Electrical Site Plan (E1.1) to provide adequate power on the site for all existing and proposed structures and uses, as well as adding (4) sub-panels and activating (1) inactive meter as shown on the Electrical Legend and Electrical Site Plan (E1.1).

Circulation and Parking: Pie Ranch has a network of unpaved, all weather, agricultural roads which provide access to all buildings on the property. Primary access is via Green Oaks Way which extends along the southern edge of the site, providing access to parking spaces in the front and rear of the site. An additional road along the northern edge of the site provides access between the project driveway/front parking area and rear parking area. The road within this right of way is 18-20 feet wide composed of compacted gravel and serves 5 adjacent properties east and south of Pie Ranch. The right of way is owned by the Lee-Moser married couple, however, Pie Ranch property has an easement over this road. Further back in the site another dirt road that connects between Green Oaks Way and the dirt road on the north side of the site. This provides access to the turnaround area. There is also a driveway on the north side of the farmstand. This driveway is primarily used for deliveries, staff and by the customers of the farmstand.

Pie Ranch currently has two primary parking areas, one at the front of the site along Cabrillo Highway, and another behind the site along Green Oaks Way. There is no paved parking area for the site. However, there are 59 defined parking places on the site, including a handicap

accessible van area at the entrance to the property. For events requiring more parking, 130 cars can be accommodated without double parking the cars. Other than farm vehicles and equipment, no other cars are allowed beyond this parking area shown in the traffic study.
Proposed Changes: A traffic and parking study was prepared by Hexagon Transportation Consultants, Inc., dated 9/23/16. This report was updated on 11/16/22. Both are included with our submission materials. There are recommendations included in this study that have been incorporated into the engineered site plan for the project. These include 1.) removal of site access at the existing driveway to ensure all inbound and outbound trips use Green Oaks Way; and 2.) improve signage to notify drivers of existing parking areas in the rear of the building. Parking spaces should be better defined through the use of wheel stops to mark each space.

Drainage: Drainage plans will be developed for each proposed project as required. A drainage plan, using the County's prescriptive methods was prepared for the Steele House fire rebuild, permit # BLD2021-00921. An engineered drainage plan was prepared for the proposed Farmstand renovation, dated 4/7/22, prepared by Sherwood Design Engineers. See Farmstand Grading & Drainage Plan 1/C3.0, Details C6.0 for existing and proposed drainage improvements near the Farmstand. See also Pie Ranch Farmstand Renovation Drainage Report, dated 4/7/22, prepared by Sherwood Design Engineers

Biotic Resources Management:
Coast Range Biological prepared a biological Impact Form and a Biotic Report in 2016. This report was updated by Coast Range Biological in 2019, and then again in 2022, by Sol Ecology (11-9-22) and contains mitigations to avoid impacts to the sensitive habitats and species identified. Pie Ranch will follow all mitigations recommended in the report.

Phasing:
The project will take place over time based on the funding available and the permitting requirements. We plan to begin Phase I immediately upon approval of the required building permits. We would apply for the coastal permit during the implementation of Phase I and would begin construction after approval of coastal permits and building permits. Work would begin on the development of the plans for Phase III while implementation of Phase II is underway. Upon completion of the plans and other materials for Phase III we would submit an application for a Coastal Permit for this phase. Work would begin after approval of the coastal permit and building permits.

Phase I - Building permit only; no new coastal permit required
1. Legalize (E) Outdoor Kitchen, See Sheet A1.1
2. Proposed Agricultural Shed:1520 Sf Ground Floor + 400 Sf Loft, Max Ht: 20', Under Separate Coastal Development Exemption Application
3. Remove (E) Cargo Containers Once Agricultural Shed Is Complete.
4. Proposed Greenhouse ± 800 Sf, Max Ht. 18'. Under Separate, Future Coastal Development Exemption Application.
5. (E) Creamery To Be Renovated For Ag Product Handling With ±400 Sf Porch Roof Addition. Under Separate, Future Coastal Development Exemption Application.

6. Remove (E) produce washing system at back of Farmstand once Creamery renovation is complete.
7. (N) Roof Mounted Solar Pv Array On (E) Creamery And/Or Proposed Agricultural Shed, Under Approved Permit Bld2021-00921

Phase II - Requires a Coastal Development Permit
1. (E) Farmstand To Be Renovated, With Proposed Accessible Ramp And Deck Addition, See Separate Farmstand Renovation Drawing Set
2. Septic & Water System Expansion, See Civil Drawings By Sherwood Design Engineers, Dated 4/7/2022

Phase III - Coastal Permit Required, funding required, plans must be further developed
1. Proposed Bunkhouse, See Concept Drawings, Sheet A1.2. This Site Is Chosen To Avoid The Fema Flood Zone, Prime Ag Soils, And Steep Topography & Animal Pasture North Of The Proposed Agricultural Shed & Greenhouse. Historically A Bunkhouse Was Located Here. In Addition, It Is Much Less Visible From Hwy 1, Due To Existing Vegetation
2. (E) Yurts To Be Removed When Proposed Bunkhouse Is Complete.
3. (E) Shed To Be Removed, Proposed Bathroom In Footprint Of (E) Shed. Once Septic System Expansion Is Complete. See Concept Drawings, Sheet A1.2

ATTACHMENT D - Pie Ranch Master Plan - PLN2015-00208

Prime Soils Map – 2080 Cabrillo Highway, APN 089-230-210

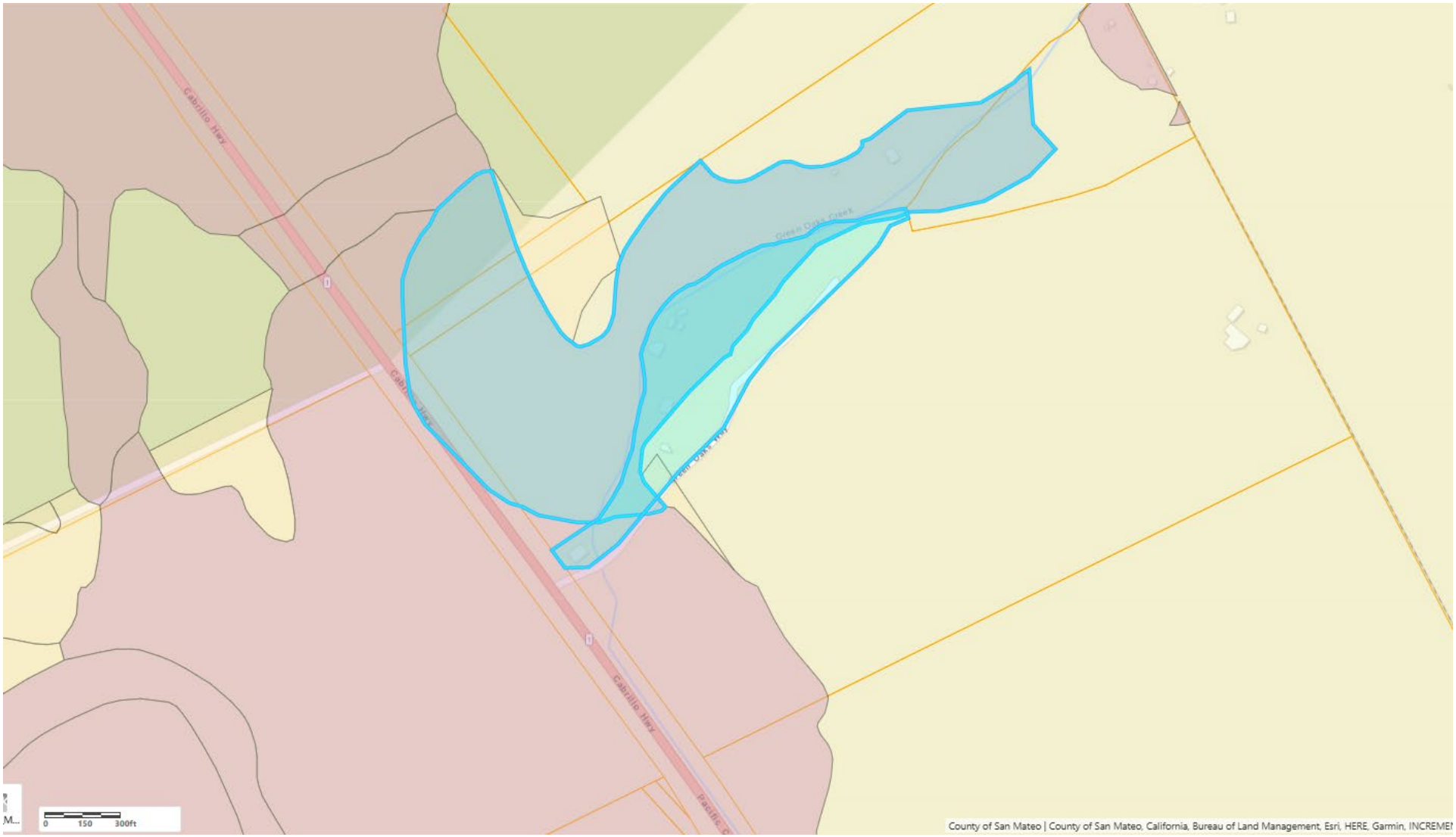
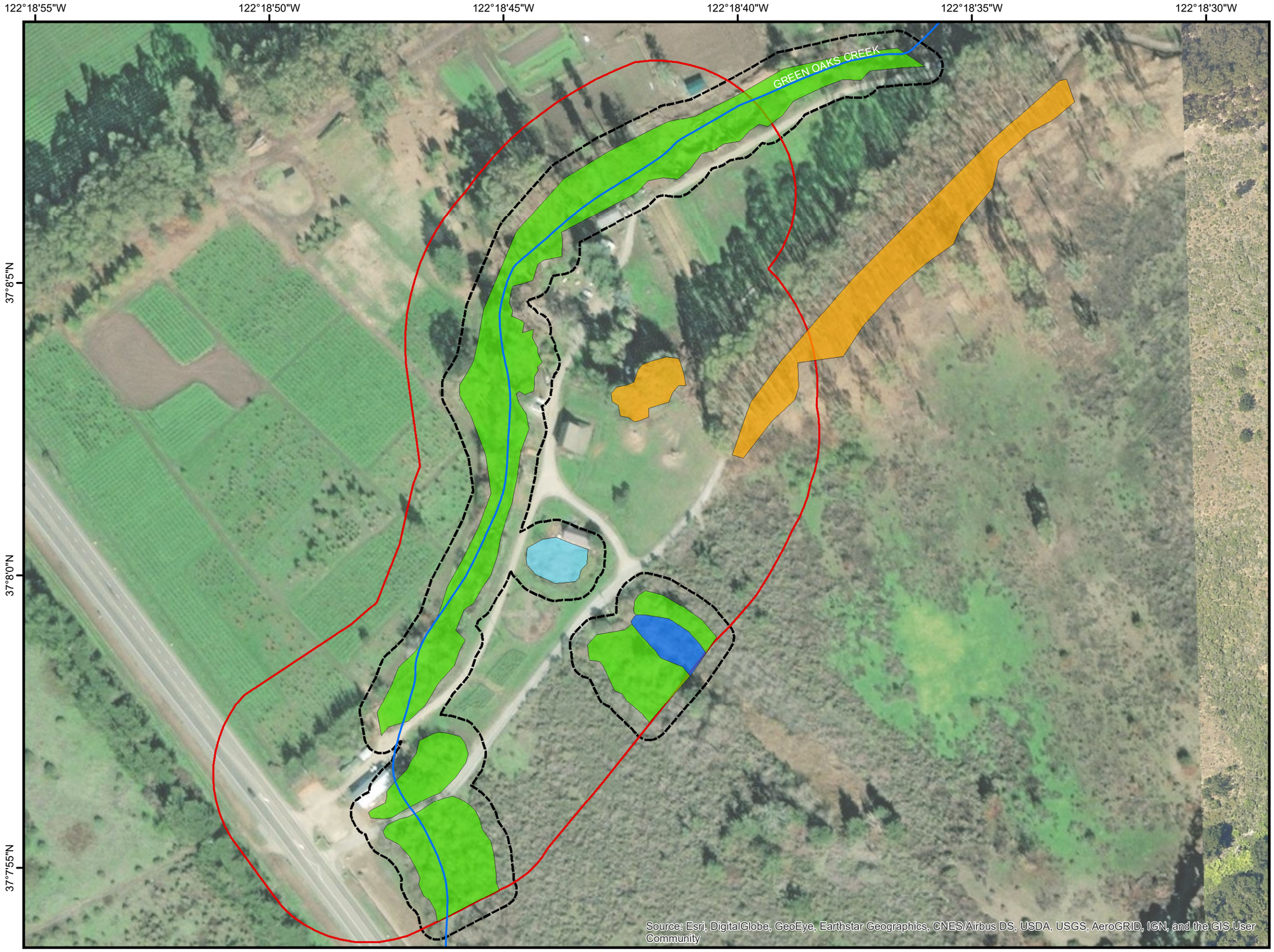


Figure 1. Project Study Area and Sensitive Communities Map



Sensitive Communities

Pie Ranch, San Mateo County, Ca

Sensitive Communities

- Riparian Habitat
- Potential Monarch butterfly Habitat
- Pond
- Marsh

- Streams
- 2022 Project Study Area
- 30' Setback from Riparian Edge



Coordinate System: NAD 1983 UTM Zone 10N
Projection: Universal Transverse Mercator
Datum: North American 1983
Vertical Datum: NAVD88, U.S. Feet

Map created: 10-17-2022
Data: Sol Ecology Inc., San Mateo Co.
Base: ESRI
GIS: AG2102

N

0 50 100 200
Feet

1 inch = 167 feet

SOL ECOLOGY
solecology.com

Farmstand (Table 1.3 applies sq. ft. per De	Building Area	sq.ft.	**Number of Measuring Units Per Density Credit Based on Peak Daily Water Use With Conservation Fixtures**	Project Public Ar	Max Allowed		Max Visitors/da	Demand	Daily Total (gallons/d	DAILY WATER USE	Domestic Water – Drinking	Domestic Water - Toilet Flushing/Hand Washing	Reliant on porto potty or truck-in water
Food Establishments Specializing in Carry-Out or Delivery Service	*1,000 sq. ft*	1620	*1.62*			Drinking Water	100	0.25	25		Current: Bottled water		
Visitor Serving Bonus	*1.5*	2430			945								
Actual	1300			0.401234568	**0.598765432**	Flushing	100	1.5	150		Proposed: Well Water; bottles available	Future: 2 added toilets in Farmstand	Current: 3 porto potty at farmstand
Food and produce	0.75	975											
Gift store	0.25	325		Left Over Wate	**565.8333333**								
									175				
Farm-related Events (Uses not in table; water calculated)										Events & Education			
NO MORE THAN 1 EVENT PER DAY					Current	Drinking Water	200	1	200	USE MAX OF FOLLOWING (No more than 1 event per day)	Current: Bottled water		
					Current	Flushing (2x/day)	200	3	600	Community Workday, Potluck, and Barn Dance (Up to 150 people)	Proposed: 50% Well Water/ 50% bottled		
					REDUCE TO MAX 565 g/d				**800**				
					ADJUSTED	Drinking Water	**140**	1	140	**Bay Area Youth Day on the Farm (200 people)**		Future: Restroom Building and 2 added toilets in Farmstand	Current: 4 porto potties
					ADJUSTED	Flushing (2x/day)	**140**	3	420	Roadside Barn Workshop; Corporate events (up to four); Education (up			
										Farm Tours (up to 20 popele)			
					ADJUSTED				**560**				
Non-Related based related events (Uses not in table; water calculated)													
Annual 300 person fundraiser	NO OTHER EVENTS ON THIS DAY; CONSIDER AS TEMP EVENT					Drinking Water	300	1	300	Annual 300 person fundrais	Current: Bottled		
						Flushing (2x a day; pro	300	3	900				
					ALLOWED AS TEMP EVENT				**1200**				
Private events/weddings	NO OTHER EVENTS ON THIS DAY				Current	Drinking Water	150	1	150	**private events/weddings (Up to 150)**		N/A	Proposed/Current: porto potty
					Current	Flushing (2x a day; pro	150	3	450		Proposed: Well water		
					REDUCE TO MAX 565 g/d				**600**				
					ADJUSTED	Drinking Water	**140**	1	140				
					ADJUSTED	Flushing (2x a day; pro	**140**	3	420				
					ADJUSTED				**560**				

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM 4

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 9, 2026

TO: Agricultural Advisory Committee

FROM: Michael Schaller, Planning Staff, 628/222-3108

SUBJECT: Consideration of a Coastal Development Permit and Planned Agricultural Development Permit, pursuant to Section 8.252.050 and 8.106.040 of the County Ordinance Code to permit the implementation of a limited interim public access plan for hiking on existing ranch roads in two locations ("Butano Farms" and High Hill") in the northern area of Cloverdale Ranch Open Space Preserve, including improvements to allow permit parking. The subject property is located directly south of the Town of Pescadero, in the unincorporated south coast area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN2026-00228 (MPROSD)

PROPOSAL

The applicant, MidPeninsula Regional Open Space District (MidPen) is requesting a Coastal Development Permit (CDP) and Planned Agricultural Development Permit (PAD) to authorize the implementation of a limited interim public access plan for hiking on existing ranch roads in two locations ("Butano Farms" and High Hill") in the northern area of Cloverdale Ranch Open Space Preserve. The proposed Butano Farms Loop trail will originate from a new parking area off of Pescadero Creek Road and use existing ranch roads that pass by one fenced agriculture pond (Butano Farms Pond) and crosses one unnamed drainage. This loop will be approximately three miles in length and will utilize existing ranch roads.

Parking for this trail will be constructed at an existing corral on the south side of Pescadero Creek Road, approximately 900 feet west of Cloverdale Road. The corral is used approximately two times per year by the current grazing tenant to load/unload cattle. The proposed parking area will not impair the functionality of the corral, and the overall corral area would be expanded for improved circulation. To minimize cattle and vehicle conflicts, the applicant will replace and reconfigure the existing corral fencing with standard galvanized steel corral fencing/panels. The revised site layout will allow parking for up to 10 vehicles within an approximately 4,200 sq. ft. area, with the remaining space (2,100 sq. ft.) in the corral open for cattle on a day-to-day basis. One staff parking space will also be provided outside of the corral behind the District gate. Natural pervious surfacing, such as gravel, will be used as the parking surface material. Implementation of the proposed parking improvements at Butano Farms may require

minor grading, totaling approximately 60 cubic yards of earthwork. This will allow for all-season access and prevent sediment tracking into the County right-of-way. The entire corral will still be available for cattle operations when needed by the grazing tenant, and on those days, the applicant will suspend issuance of permits for parking and restrict public access on this trail. In addition, permits will also be suspended during red flag fire danger days in conformance with MidPen's Coastside Service Plan.

The High Hill trail will begin at a new parking area off of Bean Hollow Road and utilize existing ranch roads until reaching the scenic vista point at High Hill. The parking area will hold up to 10 vehicles and will be located along an existing ranch road immediately inside the Preserve entrance gate on the east side of Bean Hollow Road, approximately 1-mile south of Pescadero Creek Road. The proposed parking area would be approximately 6,590 square feet. Proposed fencing improvements will prevent cattle from interfacing with vehicles and facilitate grazing tenant access to an existing corral adjacent to the interim parking area. To allow for all-season access and prevent sediment tracking into the County right-of-way, gravel will be used as the parking surface material. Implementation of the proposed parking improvements at High Hill may require minor grading, totaling approximately 74 cubic yards of earthwork.

Parking and trail access at both locations will be by permit only. Informational and regulatory signage will be installed at each parking location to indicate parking spaces and support conservation grazing operations. Trail use will be limited to on-trail hiking on designated existing ranch roads, and parking areas and trail routes will be patrolled by MidPen Rangers. Permittees will be required to stay on the designated trails. This regulation will be listed on the permit, called out on the public map, and on signage posted at trailheads and, as necessary, locations along the trails.

DECISION MAKER

Planning Commission.

QUESTIONS FOR THE AGRICULURAL ADVISORY COMMITTEE

FOR Planned Agricultural Development (PAD):

1. Will the project have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?

2. What position do you recommend that the Planning staff take with respect to the application for this project?

BACKGROUND

Report Prepared By: Michael Schaller, Senior Planner

Owner/Applicant: MidPeninsula Regional Open Space District (MPROSD)

Location: Cloverdale Ranch Open Space Preserve, immediately south of the Town of Pescadero.

APN(s): 086-270-050, 086-080-070, -020, and -060.

Parcel Size: The entire preserve is 846 acres in size.

Existing Zoning: Planned Agricultural Development (PAD)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: N/A

Existing Land Use: Open Space/Ranchland

Water Supply: N/A

Sewage Disposal: N/A

Flood Zone: Portions of the Preserve are in Flood Zone A (Areas of 100 Year Flood Hazard, No Base Flood Elevations Determined), FEMA Community Panel 06081C-0432E, Effective Date: October 16, 2012. However, no components of the proposed project will occur in this area.

Environmental Evaluation: The project is exempt from environmental review pursuant to the California Environmental Quality Act (CEQA) Guidelines, Section 15304 (*Minor Alterations to Land*) and 15305 (*Minor Alterations in Land Use Limitations*). The project will involve minor grading for the two parking areas and placement of a limited amount of signage. The applicant is also proposing to restrict access to the Preserve and trails through a permitting process that is designed to limit the impact of visitors upon biotic and agricultural resources in the Preserve.

Setting: The Preserve is located within MidPen conservation grazing units and vegetation cover is comprised of grassland and shrubs. Both proposed interim parking areas are in flat disturbed locations (e.g., existing corral and ranch road). The proposed hiking routes along existing ranch roads range between flat to hilly terrain. No water bodies are located within the area of disturbance for the project. The Butano Farms hiking route passes by a fenced agriculture pond (Butano Farms Pond). Existing

development in the proposed project area consists of grazing infrastructure, including gravel ranch roads, corrals, fencing, automatic gates, storage containers, water tanks and troughs, and an agriculture pond.

Chronology:

Date		Action
June 2023	-	MidPen purchases the Cloverdale Ranch Uplands properties from Peninsula Open Space Trust (POST), creating the Cloverdale Ranch Open Space Preserve (Cloverdale Ranch or Preserve).
December 2024	-	MidPen staff provided an overview of the Project to the Pescadero Municipal Advisory Council (PMAC) and returned to PMAC with a status update in January 2026.
February 2026	-	MidPen staff met on-site with representatives of the San Mateo County Farm Bureau for consultation on the Project.
June 2026	-	Application for permits submitted to County Planning.

Will the project be visible from a public road?

The proposed parking areas will be visible from adjacent public roads. However, no large structures are proposed at either parking lot. The visual impacts of the proposed improvements will be minimal.

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

Both proposed parking areas contain only non-native grasslands. No habitat has been identified at either location. The existing ranch roads that will be used as trails also do not contain any identified habitat.

Is there prime soil on the project site?

Yes. Prime soil has been identified in portions of the preserve, specifically in the area off of Bean Hollow Road where the High Hill parking area will be located.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this proposal and has concluded the following:

1. Compliance with Local Coastal Program (LCP) Policies:

Policy 5.5 – (*Permitted Uses on Prime Agricultural Lands Designated as Agriculture*). This policy conditionally permits public recreation and shoreline access trails, subject to the issuance of a Coastal Development Permit. In this instance, the applicant is requesting the necessary Coastal Development Permit.

Policy 5.8 – (*Conversion of Prime Agricultural Land Designated as Agriculture*). This policy prohibits the conversion of prime agricultural land within a parcel to a conditionally permitted use unless it can be demonstrated that:

a. *No alternative site exists for the use*;

The location of the High Hill parking area is dictated by the location of the existing ranch roads which will be utilized for public access. The proposed parking area has historically been used for access and parking of farm vehicles. Conversion of this area to a non-agricultural use preceded the adoption of the County's Local Coastal Program.

b. *Clearly defined buffer areas are provided between agricultural and non-agricultural uses*;

The lands of the Cloverdale Preserve are used for cattle grazing. Consistent with MidPen practice at other preserves, the cattle will continue to be free roaming. It will be the responsibility of hikers using the Preserve's trails to remain on-trail and avoid conflicts with the grazing cattle.

c. *The productivity of any adjacent agricultural land will not be diminished*;

Since 2022, MidPen has run a number of docent led hikes within the Preserve. There is no evidence at this time to suggest that the limited number of permitted hikers that would utilize the Preserve (if this CDP is approved) will have a significant impact upon adjacent agricultural lands.

d. *Public service and facility expansions and permitted uses will not impair agricultural viability, including by increased assessment costs or degraded air and water quality*.

No new public services or facility expansions are proposed as part of this project. There is no evidence to suggest that this limited passive recreation proposed will impair agricultural viability on surrounding lands.

2. Compliance with Planned Agricultural District (PAD) Regulations:

Chapter 8.106.040 – (*Uses Permitted Subject To The Issuance Of A Planned Agricultural Permit*). As discussed above, public recreation/shoreline access trails are a conditionally permitted use on all agriculturally zoned lands in the Coastal Zone.

Chapter 8.106.060 – (*Substantive Criteria For Issuance Of A Planned Agricultural Permit*).

B. General Criteria

1. *The encroachment of all development upon land which is suitable for agricultural use shall be minimized*.

As discussed previously, the locations of the proposed parking areas are dictated by the locations of the existing ranch roads which will be utilized for public access. The size of each parking area has been minimized to only that which is needed for a limited number of parking spaces. Additionally, each area will continue to function as staging areas for the on-going grazing operations, thus not eliminating the use of these areas for agriculture.

2. *All development permitted on a site shall be clustered*.

There will be minimal physical development required to create the parking areas and that development that will occur will be clustered in the two parking areas (which are already developed as staging areas for the on-going grazing operation).

3. *Every project shall conform to the Development Review Criteria contained in Chapter 20A.2 of the San Mateo County Ordinance Code.*

The project has been reviewed against these criteria. The project complies with the site design criteria by minimizing alterations to the topography and vegetation of the site as much as possible. The development does not significantly encroach on any sensitive habitats, nor will it create any lasting noise or dust producing impacts.

C. Criteria for the Conversion of Prime Agricultural Lands

1. General Criteria

See discussion above under LCP Policy 5.8.

D. Criteria for the Conversion of Lands Suitable for Agriculture and Other Lands

1. *All agriculturally unsuitable lands on the parcel have been developed or determined to be undevelopable.*

The portion of the project site where the Butano Farms parking area will be located is not designated as prime soils on the San Mateo County Soil Survey but instead falls within the definition of "Lands Suitable for Agriculture". There are no areas in the lower portions of the preserve that could not be used for grazing (which currently occurs on site). Therefore, the constraints of the parcel preclude development of "unsuitable" lands.

2. *Continued or renewed agricultural use of the soils is not feasible as defined by Section 30108 of the Coastal Act.*

The applicant currently leases the lands of the Preserve for a cattle grazing operation and intends to have this continue into the future. Based upon past experience, there is no reason to believe that continued cattle grazing cannot continue alongside the proposed low intensity recreational use of the Preserve.

3. *Clearly defined buffer areas are developed between agricultural and non-agricultural uses.*

The lands of the Cloverdale Preserve are used for cattle grazing. Consistent with MidPen practice at other preserves, the cattle will continue to be free roaming. It will be the responsibility of hikers using the Preserve's trails to remain on-trail and avoid conflicts with the grazing cattle.

4. *The productivity of any adjacent agricultural lands is not diminished.*

Since 2022, MidPen has run a number of docent led hikes within the Preserve. There is no evidence at this time to suggest that the limited number of permitted hikers that would utilize the Preserve (if this CDP is approved) will have a significant impact upon adjacent agricultural lands.

5. *Public service and facility expansions and permitted uses do not impair agricultural viability, including by increased assessment costs or degraded air and water quality.*

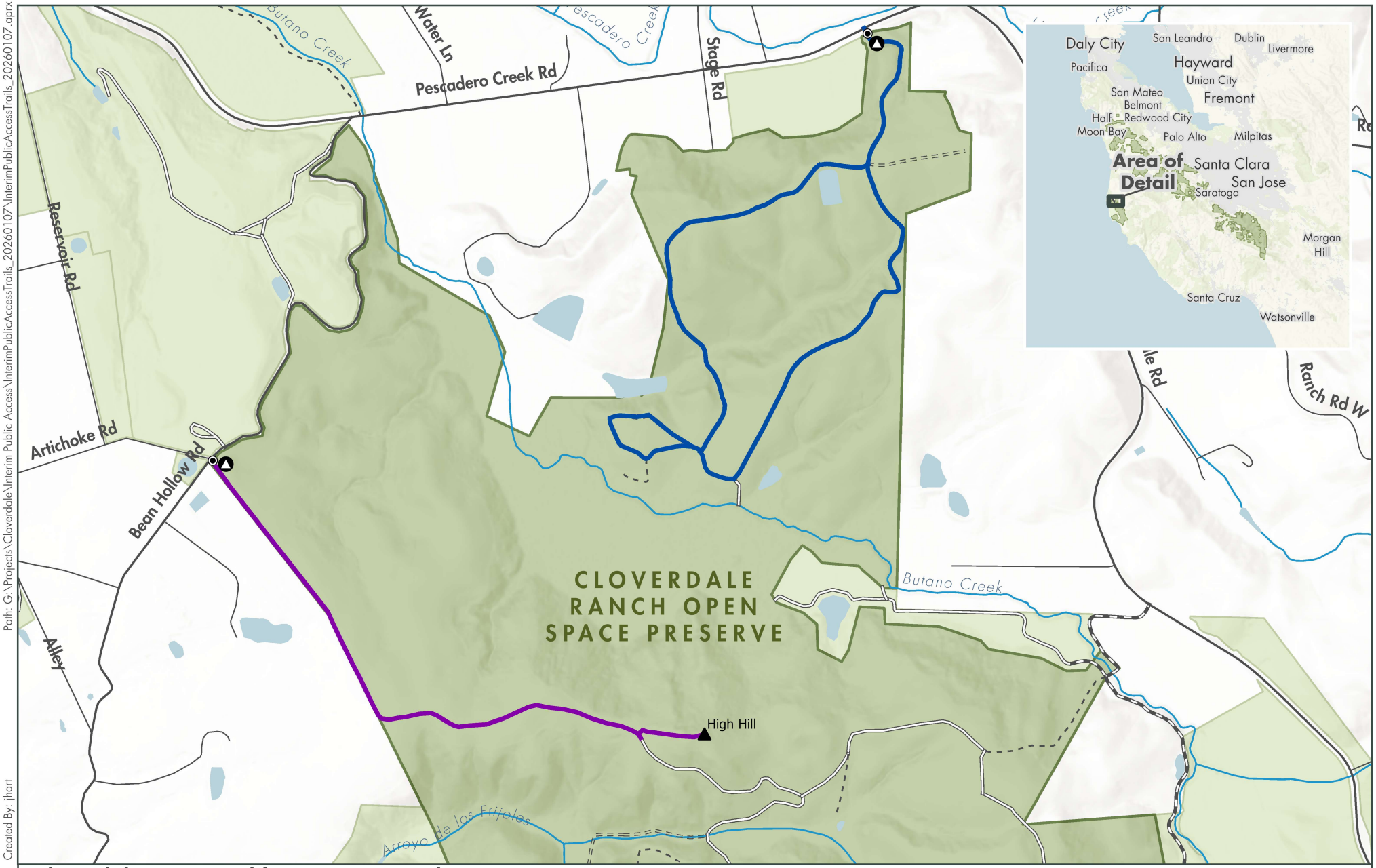
No new public services or facility expansions are proposed as part of this project. There is no evidence to suggest that this limited passive recreation will impair agricultural viability on surrounding lands.

ATTACHMENTS

A. Overall Site Plan
B. Parking Areas Site Plan
C. Site Photos
D. Supporting Information

County of San Mateo - Planning and Building Department

ATTACHMENT A



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Created By: ihart

Cloverdale Interim Public Access: Limited Permit Access

- Preserve Boundary
- Other Open Space
- Waterbody
- Stream
- Interim Staging Area (Permit Only)
- Gate

Trails

- Paved Road
- Unpaved All-Season Road
- Unpaved Seasonal Road
- Trail
- Abandoned / Unamaintained Trail
- Abandoned / Unmaintained Road

Phase 3 Interim Public Access Trails (Hiking Only)

- High Hill Out & Back
- Butano Farms Loop

Miles 0 0.25 0.5

Midpeninsula Regional Open Space District
(Midpen)
2/11/2026

While the District strives to use the best available digital data, these data do not represent a legal survey and are merely a graphic illustration of geographic features.

County of San Mateo - Planning and Building Department

ATTACHMENT B



0 10 20 30 40 ft

1"=10'-0" (22"X34")

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

SCALE:1"=10'-0"

DATE: 5/13/2026

CLOVERDALE INTERIM PUBLIC ACCESS

BUTANO FARMS - EXISTING CONDITIONS

PESCADERO CREEK ROAD

SAN MATEO COUNTY R.O.W.

(N) AUTOMATIC GATE

(N) BIKE RACKS

(N) 20' DOUBLE LEAF GATE

((N) STAFF PARKING

1

(N) 12' GATE & PEDESTRIAN GATE

(N) 10' GATE

(N) 8' GATE

5

(N) INTERIM PARKING AREA; *NATURAL SURFACING TBD*

(N) GRAZING FENCING; TYP.

(N) LOADING ALLEY

5

(N) 20' DOUBLE LEAF GATE

(E) GRAVEL ROAD

(N) 10' GATE

(E) POST EASEMENT AREA

(N) ALL SEASON CORRAL TO REMAIN

(N) WATER TROUGH

CORRAL EXPANSION AREA

LEGEND

PRESERVE BOUNDARY	
PROPOSED FENCE	
EXISTING FENCE	
PROPOSED GATE	

SUMMARY TABLE

	PROPOSED
STANDARD PARKING SPACES	10
STAFF PARKING SPACES	1
TOTAL	11

0 10 20 30 40 ft

1"=10'-0" (22"X34")

MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

SCALE:1"=10'-0"

DATE: 5/13/2026

CLOVERDALE INTERIM PUBLIC ACCESS

BUTANO FARMS - PROPOSED CONDITIONS



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

SCALE:1"=30'-0"

DATE: 5/13/2026

CLOVERDALE INTERIM PUBLIC ACCESS

HIGH HILL PARKING - EXISTING CONDITIONS



MIDPENINSULA REGIONAL OPEN SPACE DISTRICT

SCALE:1"=30'-0" | DATE: 5/13/2026

CLOVERDALE INTERIM PUBLIC ACCESS

HIGH HILL - PROPOSED CONDITIONS

County of San Mateo - Planning and Building Department

ATTACHMENT C



Photo 1: Butano Farms – proposed interim parking area from Pescadero Creek Road.



Photo 2: Butano Farms loop (existing ranch road).



Photo 3: Butano Farms (existing ranch road).



Photo 4: View from the Butano Farms Loop trail.



Photo 5: Existing corral adjacent to the Butano Farms Loop trail.



Photo 6: Butano Farms Pond (adjacent to Butano Farms Loop trail).



Photo 7: Butano Farms loop trail.



Photo 8: High Hill - proposed interim parking area from Bean Hollow Road



Photo 9: High Hill (existing ranch road).



Photo 10: High Hill (existing ranch roads).



Photo 11: View from Vista point at top of High Hill.

County of San Mateo - Planning and Building Department

ATTACHMENT D

Planning Permit Application Form Attachment

List all elements of proposed project: (e.g. access, size and location, primary and accessory structures, well, septic, tank)

Midpeninsula Regional Open Space District (Midpen) is proposing to allow limited interim access for hiking on existing ranch roads in two locations ("Butano Farms" and High Hill") in the northern area of Cloverdale Ranch Open Space Preserve (Preserve). Midpen proposes minimal site improvements to allow permit parking and enhancements to existing ranching infrastructure for the conservation grazing program. The interim public access would utilize existing ranch roads within the Butano Farms area with access from Pescadero Creek Road and High Hill area from Bean Hollow Road. Authorized vehicles operating under a Midpen permit would enter through an existing locked gate from the respective roadway and park at a designated interim parking area. Hikers would then proceed on foot from the parking areas to access the ranch road/trail.

Butano Farms

Permit access from the *Butano Farms* location would allow members of the public to hike an approximately 3-mile loop on existing ranch roads. Parking for up to 10 vehicles in the *Butano Farms* location would be located within an existing 6,300 square feet (sf.) corral located behind District gate and fencing on the south side of Pescadero Creek Road, approximately 900 ft. west of Cloverdale Road. The corral is used approximately two times per year by the current grazing tenant to load/unload cattle. Most loading and unloading operations within the grazing lease area occur at two other corrals on the property that were recently replaced (with new corrals) in 2024 and 2025. The proposed parking area would not impair the functionality of the corral, and the overall corral area would be expanded for improved circulation.

To minimize cattle and vehicle conflicts, Midpen would replace and reconfigure the existing corral fencing with standard galvanized steel corral fencing/panels. The revised site layout will allow parking within an approximately 4,200 sf. area, with the remaining space (2,100 sf.) in the corral open for cattle on a day-to-day basis. One (1) staff parking space would also be provided outside of the corral behind the District gate. Natural pervious surfacing, such as gravel, would be used as the parking surface material. Implementation of the proposed parking improvements at Butano Farms may require minor grading, totaling approximately 60 cubic yards of earthwork. This would allow for all-season access and prevent sediment tracking into the County right-of-way.

Improvements for cattle operations would include relocation of an existing water trough to an improved location within the corral and reconfiguration of the corral to improve cattle loading and unloading operations. The entire corral would still be available for cattle operations when needed by the grazing tenant, and on those days, Midpen would suspend issuance of permits for parking and restrict public access on this trail. In addition, permits will also be suspended during red flag fire danger days in conforming with Midpen's Coastside Service Plan, associated Environmental Impact Report and

agreement with the County for managing public access in the Coastside Protection Area. Additionally, the south end of the corral is proposed to be expanded by 550 sf. to increase the space for cattle on a day-to-day basis to 2,650 sf.; bringing the total size of the corral to 6,850 square feet.

High Hill Out & Back

Interim permit parking at the *High Hill* area for up to 10 vehicles would be located along the existing ranch road immediately inside the Preserve entrance gate on the east side of Bean Hollow Road, approximately 1-mile south of Pescadero Creek Road. The proposed parking area would be approximately 6,590 square feet. Proposed fencing improvements would prevent cattle from interfacing with vehicles and facilitate grazing tenant access to an existing corral adjacent to the interim parking area. To allow for all-season access and prevent sediment tracking into the County right-of-way, natural pervious surface, such as gravel, would be used as the parking surface material. Implementation of the proposed parking improvements at High Hill may require minor grading, totaling approximately 74 cubic yards of earthwork. From the proposed parking area, the public could reach the High Hill scenic vista point via a 1.25-mile hike along an existing ranch road, creating a 2.5-mile round trip hike.

No impervious surfaces are proposed at either parking location. Informational and regulatory signage would be installed at each parking location to indicate parking spaces and support conservation grazing operations. Trail use will be limited to on-trail hiking on designated existing ranch roads, and parking areas and trail routes would be patrolled by Midpen Rangers. Permittees will be required to stay on the designated trails. This regulation will be listed on the permit, called out on the public map, and on signage posted at trailheads and, as necessary, locations along the trails.

Describe Existing Site Conditions/Features (e.g. topography, water bodies, vegetation):

The proposed project is located within Midpen conservation grazing units and vegetation cover is comprised of grassland and shrubs. Both proposed interim parking areas are in flat disturbed locations (e.g., existing corral and ranch road). The proposed hiking routes along existing ranch roads range between flat to hilly terrain. No water bodies are located within the area of disturbance for the project. The Butano Farms hiking route passes by a fenced agriculture pond (Butano Farms Pond).

Describe Existing Structures and/or Development:

Existing development in the proposed project area consists of grazing infrastructure, including gravel ranch roads, corrals, fencing, automatic gates, storage containers, water tanks and troughs, and an agriculture pond.

Cloverdale Ranch Interim Public Access Supporting Statement

Midpeninsula Regional Open Space District's (Midpen) mission is to acquire and preserve a regional greenbelt of open space land in perpetuity, protect and restore the natural environment, and provide opportunities for ecologically sensitive public enjoyment and education. On the San Mateo County Coastside, the mission is expanded to acquire and preserve agricultural land of regional significance, protect and restore the natural environment, preserve rural character, encourage viable agricultural use of land resources and provide opportunities for ecologically sensitive public enjoyment and education.

In 2003, the Midpen Board of Directors approved the Service Plan for the San Mateo Coastal Annexation Area (Service Plan), which summarizes the services provided and policies that apply to Midpen's activities within the Coastside Protection Area. The proposed project supports Midpen's Coastside mission and the Service Plan by providing low-intensity recreation opportunities for the public while continuing to foster existing agriculture operations and minimize conflicts with non-agricultural uses.

In 2022, the Midpen Board of Directors (Board) approved the purchase of Cloverdale Ranch Uplands properties from Peninsula Open Space Trust (POST), creating the Cloverdale Ranch Open Space Preserve (Cloverdale Ranch or Preserve). As part of the Coastside outreach for the Cloverdale Ranch acquisition, the community expressed interest in near-term opportunities for public access to the property. To support this interest, Midpen offered a three-phased interim public access approach that included two community field days (Phase 1), docent-led hikes (Phase 2), and limited hiking-only access to the Preserve via a Midpen-issued day use permit (Phase 3). Phases 1 and 2 have been implemented, and Phase 3 would be achieved through the proposed project. Permit access would include limited access to an approximately 3-mile Butano Farms Loop trail and 1.25-mile High Hill trail that will be operated on an interim basis until Midpen develops a comprehensive use and management plan for public access at Cloverdale Ranch. Future Midpen Board approval of a comprehensive use and management plan and associated environmental review would be needed prior to implementing long-term public access at the Preserve.

In addition to public outreach conducted for the purchase of Cloverdale Ranch, Midpen staff have engaged with stakeholders and the community over the past 18 months related to Phase 3 of the interim public access plan (the proposed project), as summarized below:

- Midpen staff provided an overview of the Project to the Pescadero Municipal Advisory Council (PMAC) in December 2024 and returned to PMAC with a status update in January 2026.
- In February 2026, Midpen staff met on-site with representatives of the San Mateo County Farm Bureau for consultation on the Project.
- In March 2026, Midpen staff provided a project status update to the Midpen Board of Directors at their public meeting held on the Coastside in Half Moon Bay.
- Midpen staff have been coordinating with the grazing tenant of the Butano Farms Grazing Unit to ensure the interim public access (hiking) does not impact

conservation grazing operations, and that the proposed infrastructure enhancements support cattle operations.

Access will be managed through a digital permitting system. Interested visitors may apply via the Midpen website (https://www.openspace.org/where-to-go/permits) by completing a standardized form. No fees would be charged for permits. Upon submission, applicants would receive their one-day permit along with pertinent site information. Midpen anticipates issuing approximately 5 to 10 permits on weekdays and approximately 12 to 18 permits on the weekends. The maximum number of permits in one day that could be issued for parking would be 20 (10 permits at the *Butano Farms* parking area and 10 permits at the *High Hill* parking area). Issuance of permits would be temporarily suspended on days in which there are active cattle operations (e.g., loading and unloading) taking place in our adjacent to the parking areas. In addition, permits will also be suspended during red flag fire danger days in conforming with Midpen's Coastside Service Plan, associated Environmental Impact Report and agreement with the County for managing public access in the Coastside Protection Area. Copies of the Service Plan and EIR (Draft and Final EIR) are available online at: Coastside Protection | Midpeninsula Regional Open Space District.

COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM 6

COUNTY OF SAN MATEO
PLANNING AND BUILDING DEPARTMENT

DATE: November 9, 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 October 9, 2026 to October 30, 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:	VAM Investments, L.P./Silverstri P&P, LLC
Applicant:	CCMWest
File Number:	PLN2026-00375
Location:	10350 Cabrillo Hwy., Pescadero
Assessor's Parcel No.:	086-340-060

CDX for a new 44 ft. x 60 ft. agricultural support barn and enclosed 8 ft. x 60 ft. porch. Loft is non-habitable agricultural/storage only. Project involves minimal grading and no tree or vegetation removal. Please direct questions to project Planner, Caroline Chen at, cchen6@smcgov.org.

ADDITIONAL ANNOUNCEMENTS

1. Farm Stand Pop-ups
2. Next meeting: December 14, 2026

ATTACHMENTS

None