



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

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

Crystal Chaix  
James Oku  
Jess Brown  
Jim Howard

Dr. Igor Lacan  
Koren Widdel  
Peter Marchi  
Ryan Casey

County Office Building  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, California 94063  
650/363-1825  
[planning.smcgov.org](http://planning.smcgov.org)

### Regular Meeting

**Date:** Monday, February 10, 2025  
**Time:** 6:00 p.m. to 8:00 p.m.  
**Place:** Ted Adcock Community Center – South Day Room  
535 Kelly Avenue, Half Moon Bay, California

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

This meeting of the Agricultural Advisory Committee will be at the Ted Adcock Community Center, South Day Room, at 535 Kelly Avenue, Half Moon Bay, California. Members of the public will be able to participate in the meeting in person at the Ted Adcock Community Center, South Day Room, 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/82372672623>. **The meeting ID is:** 823 7267 2623. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID:** 823 7267 2623 and then press #. Members of the public can also attend this meeting physically in the Ted Adcock Community Center – South Room, 535 Kelly Ave, Half Moon Bay.

\*Written public comments may be emailed to [oboo@smcgov.org](mailto:oboo@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.

**\*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 Olivia Boo, Planning Liaison, as early as possible but no later than 10:00 a.m. on the business day before the meeting at (650) 363-1818 and/or [oboo@smcgov.org](mailto:oboo@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.

## **AGENDA**

1. **Call to Order**
2. **Member Roll Call**
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 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.*
4. **Committee Nomination** for AAC Secretary.
5. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
6. **Planning and Building Department Director's Report.** (*Planning Liaison*)  
The next meeting is March 10, 2025.
7. **Discussion items:**
  - a. All Committee Members – Propose holding AAC monthly meetings, beginning possibly May 2025, to invite different categories of farmers to AAC meetings to collect ideas regarding steps and paths for the County to help preserve farming on the San Mateo County coast:  
  
Categories of Farmers
    - Farmers of flowers/nursery (includes indoor/outdoor plants, Christmas trees, cut flowers, nursery stock, potted plans)
    - Ranchers - livestock
    - Row Crop – (approximately 30-40 people)
    - Ornamentals
    - Vegetables (30 farmers)
    - Fruit/nut crops
  - b. Pescadero Fire Station Pipeline - Committee Member Cole Mazariegos-Anastassiou suggests the Committee draft a letter for this topic, addressed to the County.
8. **Presentation** on proposed language changes to Midpeninsula Regional Open Space District's Basic Policy; Presenter: Susanna Chan, Assistant General Manager, Midpeninsula Regional Open Space District (Midpen).

**Action Requested:** That the AAC provide feedback to Midpen on the proposed language changes.

*Background:*

The Basic Policy serves as Midpen’s “constitution”, providing the highest level of policy guidance on fulfilling our mission. The last comprehensive update to the Basic Policy was in 1996 prior to the annexation of the Coastside Protection Area. In 2023, Midpen’s Board of Directors (Board) approved the process for incorporating the Coastside Protection Area into the Basic Policy in a manner consistent with the Coastal Service Plan and formed a Board Ad Hoc Committee to guide the process. Under the guidance of the Ad Hoc, staff proposed policy statement changes to the Basic Policy. The Board provided initial review of the draft update and directed staff to solicit stakeholders and community feedback.

**9. Adjournment**

**ADDITIONAL INFORMATION**

**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://planning.smcgov.org/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.

**Correspondence to the Committee**

Olivia Boo, Agricultural Advisory Committee Liaison  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94062  
(650) 363-1818  
Email: [oboo@smcgov.org](mailto:oboo@smcgov.org)

**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.

**Next Meeting**

The next regularly scheduled Agricultural Advisory Committee meeting is on March 10, 2025.

**\*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/82372672623>. **The meeting ID is: 823 7267 2623** The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID: 823 7267 2623** 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 [oboo@smcgov.org](mailto:oboo@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 – February 10, 2025**  
 Agricultural Advisory Committee

	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb
<b>Voting Members</b>													
James Oku Farmer**	X	X	X	X		X	X	X		X	X	X	
Natalie Sare Farmer	X	X		X	X	X		X	X	X	X	X	
John Vars Farmer	X	X		X	X	X	X	X	X	X	X		
Peter Marchi Farmer	X	X	X	X	X	X	X	X	X	X	X	X	
Ryan Casey Farmer	X	X	X	X		X	X		X		X	X	
Cole Mazariegos- Anastassiou Farmer	X	X	X	X	X	X	X	X	X		X		
Crystal Chaix Farmer	X	X	X	X	X	X	X	X		X		X	
Daniel Theobald Ag Business	X	X	X	X	X	X	X	X		X	X	X	
**Vacant Public Member													
**Vacant Public Member													
**Vacant Conservationist													
<b>Natural Resource Conservation Staff:</b>													
Jim Howard													
San Mateo Co. Agricultural Commissioner: Koren Widdel	X	X	X	X	X	X	X	X	X	X	X	X	
Farm Bureau Exec. Director: Jess Brown	X	X		X		X	X	X				X	
UC Co-Op Extension Rep.: Dr. Igor Lacan		X		X		X		X			X	X	
<b>Planning Liaison</b>													
San Mateo Co. 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**

**DATE:** February 10, 2025

**TO:** Agricultural Advisory Committee

**FROM:** Planning Staff

**SUBJECT:** Director's Report

**CONTACT INFORMATION:** Olivia Boo, Planner, [oboo@smcgov.org](mailto:oboo@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 December 19, 2024, to January 29, 2025.

**PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES**

One (1) PAD application was heard or considered by the Board of Supervisors and/or Planning Commission during this time period.

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

Consideration of a Planned Agricultural District Permit, Coastal Development Permit (CDP), and Grading Permit for the construction of two 1,820 sq. ft. duplex buildings to accommodate four (4) farm labor housing units, a new septic system, two new 5,000-gallon fire water storage tanks, a fire hydrant, access improvements and conversion of an agricultural well to domestic use, on a 549-acre property; a total of 850 cubic yards of grading, minimal vegetation removal, and no tree removal. The project site is located within the Cloverdale Road County Scenic Corridor, and the CDP is appealable to the California Coastal Commission. Project Planner, Olivia Boo: [oboo@smcgov.org](mailto:oboo@smcgov.org). *This project was approved by the Planning Commission at their January 22, 2025 meeting.*

**UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS**

No PAD permit application was received by the Planning Division during this time period.

**COASTAL DEVELOPMENT EXEMPTIONS (CDX) FOR AGRICULTURAL PROJECTS**

No CDX applications for agricultural projects were submitted during this time period.

**ADDITIONAL ANNOUNCEMENTS**

Next meeting is on March 10, 2025.