



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

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

Dr. Igor Lacan  
James Oku  
Jess Brown  
Jim Howard

Jonathan Winslow  
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, October 16, 2023  
**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.

#### **Remote Public Participation Option**

1. The October 16, 2023 Agricultural Advisory Committee meeting may be accessed remotely by members of the public through Zoom online at: <https://smcgov.zoom.us/j/92325880062>. **The meeting ID is:** 923 2588 0062. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID:** 923 2588 0062 and then press #. (To find your local number: <http://smcgov.zoom.us/u/admSDqceDg>).
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 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.

**\*Please see instructions for written and spoken public comments below.**

## **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.

## **\*Instructions for Public Comment During Meeting**

Members of the public may address the Members of the Agricultural Advisory Committee as follows:

### **\*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.

### **\*Spoken Comments**

If you wish to speak to 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 include 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.

If participating by Zoom, please click on the “raise hand” feature or \*9 if calling in on a phone. Once the Chair calls on you to speak, you will be activated and/or unmuted to speak.

### **\*Additional Information:**

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.

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

## **AGENDAS AND STAFF REPORTS ONLINE:**

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)

**NEXT MEETING:**

The next regularly scheduled Agricultural Advisory Committee meeting is on November 13, 2023.

**AGENDA**

**6:00 p.m.**

1. **Call to Order**
  2. **Member Roll Call**
  3. **Meeting Procedures**
  4. **Committee Nomination** for AAC Secretary.
  5. **Officer Elections** for Chair and Vice Chair. *(These positions are required to be filled by farmers.)*
  6. **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 above regarding the spoken comments process. *Please note that the Committee cannot discuss or act on an item not on the agenda.*
  7. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
  8. **Consideration of Meeting Minutes** for the December 12, 2022, April 10, 2023, and May 8, 2023 AAC meetings.
  9. **Community Development Director's Report.** *(Planning Liaison)*
  10. **Discussion** on status of Peninsula Open Space Trust parcels excluded from wildlife conservation easements that are associated with the Lake Lucerne Mutual Water Company.
  11. **Presentation** on efforts to establish a food hub for San Mateo County. Presenters: Verónica Mazariegos-Anastassiou (Brisa Ranch), James Nakahara (Kitchen Table Advisors), Kathy Webster (LeftCoast Grassfed), Eliza Milio (San Mateo Resource Conservation District).
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**Consent Agenda**

12.   **Owner:**                               **Daniel and Natalie Sare**  
      **Applicant:**                       **Natalie Sare**  
      **File Number**                     PLN 2023-00321  
      **Location:**                       78 Pilarcitos Creek Road, Half Moon Bay (unincorp.)  
      **Assessor's Parcel No.**       056-380-110 (formerly 056-380-020 and portion of 056-380-060)

Consideration of an Agritourism Event Permit for the temporary, seasonal Santa's Tree Farm operation beginning on November 18, 2023, and ending on January 1, 2024. No operational changes are proposed from last season. Please direct any questions to Project Planner Summer Burlison at [sburlison@smcgov.org](mailto:sburlison@smcgov.org).

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13.   **Adjournment**

**Roll Sheet – October 16, 2023**  
 Agricultural Advisory Committee

	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct
<b>Voting Members</b>														
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	
John Vars Farmer	X	X	X	X	X	X	X	X	X	X	X	X	X	
Peter Marchi Farmer	X	X	X	X	X		X	X	X	X	X	X	X	
Ryan Casey Farmer	X	X	X	X		X	X	X	X	X	X		X	
Cole Mazariegos- Anastassiou Farmer												X	X	
Jonathan Winslow Public Member	X		X	X		X	X	X	X	X	X		X	
Daniel Theobald Ag Business													X	
**Vacant Farmer														
**Vacant Public Member	X			X	X	X								
**Vacant Conservationist	X			X	X									
<b>Non-Voting Members</b>														
Natural Resource Conservation Staff: Jim Howard														
San Mateo County Agricultural Commissioner: Koren Widdel	X		X	X	X	X	X	X	X	X	X	X	X	
Farm Bureau Executive Director: Jess Brown	X	X		X		X	X	X		X		X	X	
UC Co-Op Extension Representative: Dr. Igor Lacan									X				X	
<b>Planning Liaison</b>														
San Mateo County Planning Liaison: Olivia Boo	X	X	X	X	X	X	X	X	X	X	X	X	X	
<b>X: Present    Blank Space: Absent or Excused    Grey Color: No meeting    *Special Meeting    **Position Vacant</b>														





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

**ITEM**

**3**

San Mateo County AAC Meeting  
October 16, 2023  
Item 3 – Meeting Procedures

### **General Meeting Procedure Resources**

- San Mateo County Boards and Commissions Handbook, **and**
- Virtual Training Session hosted by San Mateo County Boards and Commissions, conducted on March 3, 2022 (including review of the Brown Act):

<https://www.smcgov.org/bnc/san-mateo-county-boards-and-commissions-training-session>

- Agricultural Advisory Committee Bylaws – copy attached.
- County Planning Memo to AAC on (meeting) best practices for accurate meeting minutes, dated January 30, 2019 – copy attached.



**PROCEDURAL RULES OF THE SAN MATEO COUNTY  
AGRICULTURAL ADVISORY COMMITTEE**

***Rule 1B***      ***Authority and Purpose.***

These Procedural Rules of the Agricultural Advisory Committee (hereafter the AAC) are adopted pursuant to San Mateo County Board of Supervisors Resolution No. 65019, which set forth the Standing Rules for County Boards, Commissions, and Advisory Committees. These Rules of Procedure shall be submitted to the County Counsel for review and approval, and thereafter filed with the Clerk of the Board of Supervisors. The purpose of this Committee is to assist in the achievement of the objectives of the Planned Agricultural District Ordinance and the San Mateo County Local Coastal Program. More particularly, the Committee is to actively assist in the preservation of agriculture throughout San Mateo County by advice and recommendation to the Planning Commission and the Board of Supervisors.

***Rule 2B***      ***Members.***

**Section 2.1**    **General.**

The AAC Committee is authorized by Section 6362 of the County Zoning Regulations, and responsibilities and membership are specified by resolutions of the Board of Supervisors. (hereafter, "the Board.") At the time these rules are being prepared, the most recent Board resolution is No. 066501, adopted on February 24, 2004. However, it is understood that subsequent resolutions may be adopted by the Board of Supervisors, and that in any event, the members, the member's terms, and the member's duties are as set forth in the most current Board of Supervisors resolution. In the event of an inconsistency between these rules and any Board of Supervisors resolution, any Board Resolution will take precedence over these Rules.

**Section 2.2**    **Number.**

The current membership as established by the Board of Supervisors includes a total of fifteen (15) members, which total includes eleven (11) voting members and four (4) non-voting members as follows:

### Voting members

- a. Seven (7) farmer/growers,
- b. One (1) agricultural business representative,
- c. One (1) conservationist, and
- d. Two (2) public members.

### Non-voting members

The following or their designees:

- a. The County Agricultural Commissioner,
- b. County Director, UC Cooperative Extension,
- c. The Executive Director of the San Mateo County Farm Bureau, and
- d. United States Natural Resources Conservation Service (USNRCS), District Conservationist for San Mateo County.

### **Section 2.3 Appointment.**

All members other than those serving by virtue of their official capacity shall be appointed by the Board of Supervisors of San Mateo County and shall serve at the pleasure of the Board.

### **Section 2.4 Length and limitation of terms.**

Members shall serve terms of office of four (4) years. At the conclusion of a term, a member may be reappointed to another term. No member appointed by the Board may serve on the Commission for more than a total of twelve (12) years of full terms. This limitation does not include partial terms at the beginning or conclusion of a member's service. "Non-voting members" are those who serve by virtue of their public office, other specifically designated office, or representation of a specific agency. Non-voting members' terms shall be for the term of their office, or for the term of their designation by the agency they represent.

**Section 2.5. Dates of Terms.**

Terms are for a fixed period. They shall begin on October 1, and end on September 30, four years thereafter. The fact that a member may be appointed or begin his or her service in the middle of a term does not affect the starting or ending dates of the term.

**Section 2.6 Resignation.**

Any member may resign effective on giving written notice to the Clerk of the Board of Supervisors and the secretary of the AAC, unless the notice specifies a later time for his or her resignation to become effective. The acceptance of a resignation shall not be necessary to make it effective.

**Section 2.7 Removal.**

Any member appointed by the Board may be removed from office at any time for any reason or without any reason by the Board.

**Section 2.8 Vacancies.**

Any vacancy on the AAC, however created, shall be filled for the unexpired term by the Board. Each vacancy shall be filled by an individual having the qualifications of his or her predecessor.

**Section 2.9 Action by the Board.**

Notwithstanding the foregoing, the qualifications, term and other conditions of AAC membership shall be as determined from time to time by action of the Board.

**Section 2.10**

No member will act on behalf of the AAC as a whole verbally, in writing or otherwise unless specifically authorized to do so by a majority vote of the AAC.

***Rule 3B      Officers.***

The Officers shall be a Chairperson, who shall preside at all meetings of the full AAC, and a Vice-Chairperson who in the Chairperson's absence or inability to act shall preside at the meetings. If both the Chairperson and Vice-Chairperson are absent or unable to act, the

members present shall select one of the members present to act as chairperson *pro tempore*, who, while so acting, shall have all of the authority of the Chairperson. The officers shall be elected annually at the first meeting in October or at an adjournment of that meeting. The officers shall serve for one (1) year terms. The positions of Chairperson and Vice-Chairperson shall be filled by farmers.

Special duties of the Chair and Vice-chair are as follows:

- a. To prepare agendas for meetings in cooperation with such other persons from other governmental agencies as may be required;
- b. To convene meetings
  - (1) call to order
  - (2) ask for public comment
  - (3) ask for agenda approval
  - (4) approval of minutes
  - (5) close meeting
  - (6) to conduct the business of the meetings according to parliamentary procedure;
- c. To serve as a link between the Board of Supervisors and the AAC.
- d. To coordinate reports to the Board of Supervisors.

***Rule 4B Meetings.***

**Sec. 4.1 Regular and Special Meetings.**

The date, time and place of regular meetings shall be established by resolution of the AAC. The AAC shall meet regularly on the second Monday of each month. Special meetings shall be held at any time and place at the call of the Chairperson or a majority of the authorized number of members.

**Sec. 4.2 Open and Public.**

Meetings shall be open and public and all persons shall be permitted to attend.

**Sec. 4.3        Notice.**

The Committee shall set a regularly occurring date for its regular meetings. Thereafter, no notice of any regular meeting need be given. Written notice of each special meeting shall be delivered personally or by mail to each member and to each local newspaper of general circulation, radio or television station requesting notice in writing. Such notice shall be received at least 24 hours before the time of such meeting as specified in the notice. The call and notice shall specify the time and place of the special meeting and the agenda for the meeting. Written notice may be dispensed with as to any Member who at or prior to the time the meeting convenes files with the Clerk a written waiver of notice. Such waiver may be given by telegram. Such written notice also may be dispensed with as to any Member who is actually present at the meeting at the time it convenes. Notice shall be required pursuant to this section regardless of whether any action is taken at the special meeting. In cases of emergency, notice of special meetings may be dispensed with only to the extent permitted by applicable law.

**Sec. 4.4        Attendance and Participation.**

Members must attend the regular meetings of the AAC and of committees to which they are appointed and shall contribute their time and special abilities as may be required for the benefit of the AAC. If a Member is unable to attend a meeting, he or she shall so inform the Chair giving the reason therefore. Failure to attend a meeting without first notifying the Chair shall, except in cases of emergency or extreme hardship, be treated as an unexcused absence. Two (2) unexcused absences during a six-month period shall be grounds for a request that the Board remove the Member.

**Sec. 4.5        Quorum.**

A majority of the voting members of the AAC present in person shall constitute a quorum for the transaction of business at any regular or special meeting of the AAC or any committee.

**Sec. 4.6        Meeting Agendas.**

The AAC shall prepare an agenda for every meeting, which shall set forth a brief general description of each item of business to be transacted or discussed at the meeting and the time and location of the meeting. The Chair or Vice-chair of the AAC, in conjunction with persons from

other governmental agencies as may be required, shall prepare an agenda for the upcoming meeting. A Committee member may contact the chair or vice-chair to request that an item be placed on the agenda. In order to be placed on the printed agenda, the item must be submitted at least ten (10) days prior to the meeting. Any member of the public may request that a matter directly related to the Committee's business be placed on the agenda within the same time period. The AAC may limit the total time to be devoted to any matter at the meeting and may limit the time allowed for any one person to speak on any matter. Each agenda for a regular meeting shall provide an opportunity for members of the public to address the AAC directly on items of interest to the public that are within the subject matter jurisdiction of the AAC. At least 72 hours before a regular meeting, the agenda shall be posted in the Hall of Justice and Records, at a location designated by the Clerk of the Board of Supervisors. No action shall be taken at a regular meeting on any item not appearing on the posted agenda; provided, however, that the Members may take action on items of business not appearing on the posted agenda if: (1) the AAC determines by a majority vote that an emergency situation exists under California Government Code section 54956.5; (2) the AAC determines by a two-thirds vote of the Members, or, if less than two-thirds of the Members are present, by a unanimous vote of those Members present, that the need to take the action arose subsequent to the posting of the agenda; or (3) the item was included in the posted agenda for a meeting of the AAC occurring not more than five calendar days prior to the date action is taken on the item, and at the prior meeting the item was continued to the meeting at which action is being taken. At least 24 hours before a special meeting, the Secretary shall cause the agenda for the meeting to be posted with the call and notice of the meeting at the Hall of Justice and Records, or, as determined by duly adopted resolution of the AAC, any other location that is freely accessible to members of the public. No business not set forth in the posted agenda shall be considered by the AAC at such special meeting.

**Sec. 4.7        Conduct of Business.**

The items on the agenda shall be considered in order unless the Chairperson shall announce a change in the order of consideration. Unless an agenda item identifies a particular source for a report, the Chair or county liaison shall present the item, after which members may comment, and then the topic shall then be open to public comment upon recognition of the speaker by the

Chairperson. The rules in Sturgis Standard Code of Parliamentary Procedures shall rule where applicable and not in conflict with adopted guidelines of the AAC.

**Sec. 4.8      Resolutions.**

All official acts of the AAC shall be taken and authorized by resolution, adopted on motion, duly made, seconded and adopted by vote of the Members.

**Sec. 4.9      Voting.**

All resolutions to the AAC shall be adopted by the affirmative vote of a majority of the Members, constituting a quorum, present and voting except as otherwise provided by law or these bylaws.

**Sec. 4.10     Disqualification from Voting.**

A Member shall be disqualified from voting on any resolution relating to a transaction in which he or she has a financial interest, as required by law and the Conflict of Interest Policy of the AAC. Except as required by law and the Conflict of Interest Policy of the AAC, no Member shall be disqualified from serving as a Member or taking part in any proceedings of the AAC because of any financial interest of a Member.

**Sec. 4.11     Minutes.**

The Secretary (County Planning Division liaison) shall prepare the minutes of each meeting of the AAC. The minutes shall be an accurate summary of the AAC's or committee consideration of each item on the agenda and an accurate record of each action of the AAC. At a subsequent meeting, the minutes shall be submitted for approval by a majority vote of Members in attendance at the meeting covered by the minutes. When approved, the minutes shall be kept with the record of proceedings of the AAC.

**Sec. 4.12     Public Records.**

All documents and records of the AAC, not exempt from disclosure by applicable law, shall be public records under the California Public Records Act (California Government Code Section 6250 et seq).

***Rule 5B***      ***Committees.***

**Sec. 5.1**      **Appointment.**

The AAC may by resolution, from time to time, create and appoint the members of such committees and subcommittees as it deems necessary to carry out its purposes. Subcommittees may include persons who are not members of the AAC. Each such subcommittee shall report its activities, progress and findings to the AAC as a whole at its next regularly scheduled meeting. If a majority of the AAC approves any recommendation from the subcommittee, such recommendation shall be reported to the Board of Supervisors.

**Sec. 5.2**      **Standing Committees.**

**Sec. 5.3**      **Meetings.**

Regular meetings of committees and subcommittees shall be held at such times and places as are determined by the AAC. Special meetings may be held at any time and place as may be held at any time and place as may be designated by the Chairperson, the Chair or county liaison or a majority of the members of the committee or subcommittee. A majority of the authorized number of members of the committee or subcommittee shall constitute a quorum for the transaction of business.

**Sec. 5.4**      **Open and Public.**

Meetings of committees and subcommittees will be open and public.

***Rule 6B***      ***Conflict of Interest Policy.***

**Sec. 6.1**

Each member of the AAC shall file statements disclosing reportable investments, business positions, interest in real property and income in accordance with the Political Reform Act of 1974 (Government Code Section 81000 et seq.) and the regulations of the Fair Political Practices Commission.



## **Sec. 6.2**

A member of the AAC shall not make, participate in making or in any way attempt to use the member's position to influence a decision in which the member knows or has reason to know the member has a financial interest.

### ***Rule 7B Annual Work Plan.***

The AAC will develop an annual work plan, and submit an annual report to the Board of Supervisors. The AAC shall hold an annual planning and review meeting. The date and time shall be selected by the Committee. At the meeting, the AAC shall review its accomplishment plan and Bylaws. The members shall develop an annual workplan for the succeeding year. The AAC shall report periodically to the Board of Supervisors. An annual report shall be submitted to the Board and the report shall be presented by the chairperson accompanied by at least one other member of the AAC.

### ***Rule 8B Oath of Office.***

**Before beginning service, each member will take an oath of office, to be personally administered by the Clerk of the Board of Supervisors or a deputy of said Clerk.**

### ***Rule 9B Amendment of Procedural Rules***

These Rules may be amended only by a resolution of the AAC at any meeting of the AAC. Proposed additions or amendments to the Rules shall be submitted to members of the AAC in writing to be read and discussed before adoption. Rules will, barring emergencies, be adopted or amended after consideration at two (2) meetings of the AAC. The formal adoption of policies shall be by majority vote of all AAC members and the action shall be recorded in the minutes of the AAC. Only those written statements so adopted and recorded shall be regarded as official.

Adopted November 2004

# MEMORANDUM

## COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

**DATE:** January 30, 2019  
**TO:** Agricultural Advisory Committee  
**FROM:** Laura Richstone, San Mateo County Agricultural Advisory Liaison  
**SUBJECT:** Agricultural Advisory Committee Best Practices for Accurate Meeting Minutes

Due to staffing shortages, the Planning and Building Department is not presently able to physically staff Agricultural Advisory Committee (AAC) meetings. County Staff will continue to coordinate the meeting rooms, prepare the minutes, agenda, and Director's Report for the AAC meetings, and answer questions that arise during these meetings through the issuance of memos to the Committee. During this time, however, County Staff requests that AAC Members please follow the best practices outlined below so that Staff can prepare the most accurate meeting minutes possible.

### Best Practices:

1. Prior to the call to order, begin recording the meeting for the public record.
2. Note the date and the time that the meeting starts.
3. Perform a Members' Roll Call.
4. Identify for the record, each agenda item.
4. Have members of the public who speak identify themselves by name for the public record.
5. Identify, by name, AAC Members who make a motion and the Member who seconds the motion.
6. For split vote and/or contentious items, identify by name Members who voted aye, nay, and those who abstained.
7. Clearly state the time the meeting adjourns.
8. Email the audio file of the meeting to the County AAC liaison within 1 week of the meeting.

Staff recommends that AAC Members keep a copy of this memo present for reference during future AAC meetings.



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

**ITEM**

**8**



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

John Vars  
Koren Widdel  
Jess Brown  
Jim Howard

Frank McPherson  
Judith Humburg  
Lauren Silberman

Fred Crowder  
Peter Marchi  
Natalie Sare

Ryan Casey  
James Oku  
Jonathan Winslow

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

### ACTION MINUTES

*Draft*

Monday December 12, 2022

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020 and March 31, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, public hearings will not be held in person until the Shelter-in-Place Order is lifted. Instead, members of the public may provide written comments by email to the San Mateo County Planning Liaison Summer Burlison at [SBurlison@smcgov.org](mailto:SBurlison@smcgov.org). To be read into the record and discussed at the meeting, comments must be submitted via email no less than 30 minutes before the scheduled meeting. Comments received after that time will be held for the next scheduled meeting.

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: <https://www.youtube.com/watch?v=Guykhejfhlw>.

#### 1. **Call to Order**

At the virtual meeting room hosted by the San Mateo County Planning Department on the Zoom Video Communications platform due to Covid-19 Shelter-in-Place Orders, Committee Chair John Vars called the meeting to order at 7:07 p.m.

#### 2. **Member Roll Call**

##### Regular Committee Members Present:

Judith Humburg  
James Oku  
Jonathan Winslow  
John Vars  
Peter Marchi  
Ryan Casey  
Fred Crowder

##### Regular Committee Members Absent:

Natalie Sare  
Lauren Silberman

##### Nonvoting Committee Members Present:

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

##### Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff  
Frank McPherson, UC Co-Op Extension Representative

Planning Liaison Present:

Summer Burlison, Planning Staff Liaison

3. **Adopt a Resolution** that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees.

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

Committee Chair John Vars moved, and Committee Member Fred Crowder seconded, to adopt the above resolution. No objections were raised and the motion passed unanimously.

4. **Consideration of the Action Minutes** for the June 13, 2022 and September 12, 2022 AAC meetings.

Committee Member Fred Crowder moved, and Committee Member James Oku seconded, a motion to approve the Action Minutes for June 13, 2022 and September 12, 2022.

**Motion passed 6-0-1, with 1 abstention.**

5. **Consideration of the 2023 AAC Meeting Schedule.**

No objects were raised and the schedule was unanimously approved by the Committee.

6. **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.

No speakers.

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

- Peter Marchi, Committee Member, shared that last weekend there was a mountain lion sighting in San Gregorio.
- John Vars, Committee Chair, updating members on his attendance at the County's initial Farmworker Advisory Committee meeting.
- Summer Burlison, Planning Liaison, announced that County public meetings will be returning to in-person meetings starting March 2023.

8. **Community Development Director's Report**

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

No action required. The Committee reviewed the items on this month's report.

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**Regular Agenda**

9. **Informational/Training Item** on the County's Farm Labor Housing Guidelines, Application Process and Procedures. Presenter: Summer Burlison, Planning Liaison.

**PUBLIC SPEAKERS:**

Kerry Burke

**COMMITTEE ACTION:**

No action taken. The Committee discussed and asked clarifying questions regarding type of housing units allowed for farm labor housing, minimum housing size requirements, and need for assistance for applicants to navigate through the permitting and loan process.

10. **Committee Review of (AAC) Subcommittee Meeting Notes on Agritourism Guidelines.**

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

No action taken. The Committee reviewed previous discussion on this item regarding length and frequency of allowed agritourism activities and farm dinners. The Committee focused continued conversation on defining farm tours and educational tours.

11. **Adjournment**

Meeting was adjourned at 8:54 p.m. by Committee Chair John Vars.



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

John Vars, Chair  
Natalie Sare, Vice Chair  
Lauren Silberman, Secretary  
Frank McPherson

James Oku  
Jess Brown  
Jim Howard  
Jonathan Winslow

Koren Widdel  
Peter Marchi  
Ryan Casey

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

### ACTION MINUTES

*Draft*

Monday April 10, 2023

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: <https://youtu.be/QPNfkhCowbo>.

#### 1. **Call to Order**

At the Ted Adcock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay, Vice Chair Natalie Sare called the meeting to order at 6:05 pm.

#### 2. **Member Roll Call**

Regular Committee Members Present:

Natalie Sare  
John Vars  
Peter Marchi  
Ryan Casey  
Jonathan Winslow

Regular Committee Members Absent:

James Oku  
Lauren Silberman

Nonvoting Committee Members Present:

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

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff  
Frank McPherson, UC Co-Op Extension Representative

Planning Liaison Present:

Summer Burlison, 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.

- Adria Arko, San Mateo Resource Conservation District, introduced the new County Agricultural Ombudsman, Eliza Milio.
- Eliza Milio, San Mateo Resource Conservation District Agricultural Program Manager and Agricultural Ombudsman, introduced herself to the Committee.
- Dante Silvestri, member of the public, voiced desire for Peninsula Open Space Trust to write in utility easements over lands associated with the Lake Lucerne Mutual Water Company

that are planned to be transferred to Midpeninsula Regional Open Space District before any land transfer occurs.

- Kerry Burke, member of the public, shared that Midpeninsula Regional Open Space District's agricultural policies for agricultural land management on the Coastside is in public review and encouraged all to review and submit input to Midpeninsula Regional Open Space District.

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

- Koren Widdel, Agricultural Commissioner, announced minimum wage increased to \$16.50 as of April 1, 2023 for all unincorporated areas regardless of the size of the business; encouraged certified producers to submit for certification 2 weeks prior to certificate expiration to allow proper time for processing; and that the County Ag Department is working on trying to address a noxious weed, A-rated pokeweed, that was being sold as a cut flower for a short period of time.
- Natalie Sare, Committee Vice Chair, requested clarification on the projects reported in the Director's Report.
- Summer Burlison, Planning Liaison, reviewed general project categories included in the Director's Report each month.

5. **Community Development Director's Report.** *(Planning Liaison)*

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

No action required. The Committee reviewed the items on this month's report.

**Regular Agenda**

6. **Informational Item** on water supply wells in San Mateo County. Presenter: Gregory Smith, Water Protection and Land Use Programs Supervisor, County Environmental Health Services. A copy of the presentation slides is available at: <https://www.smcgov.org/planning/event/agricultural-advisory-committee-meeting-april-10-2023>.

**PUBLIC SPEAKERS:**

Kerry Burke  
Dante Silvestri

**COMMITTEE ACTION:**

No action required. The presenter addressed a clarifying question from the committee that drilling a hole in the ground, such as a boring for a geotechnical study, does not require a permit from Environmental Health Services if only going down 9 ft. However, if 10 ft. or greater, even if just a boring without construction, a permit from Environmental Health Services is required. Separately, the minimum sanitary seal depth is 20 ft.

7. **Adjournment**

Meeting was adjourned at 8:04 p.m. by Committee Chair John Vars.





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

John Vars, Chair  
Natalie Sare, Vice Chair  
Lauren Silberman, Secretary  
Dr. Igor Lacan

James Oku  
Jess Brown  
Jim Howard  
Jonathan Winslow

Koren Widdel  
Peter Marchi  
Ryan Casey

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

### ACTION MINUTES

*Draft*  
Monday May 8, 2023

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: <https://youtu.be/ZOtJVUmK3aE>.

#### 1. **Call to Order**

At the Ted Adcock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay, Chair John Vars called the meeting to order at 6:15 pm.

#### 2. **Member Roll Call**

##### Regular Committee Members Present:

James Oku  
Natalie Sare  
John Vars  
Peter Marchi  
Ryan Casey  
Jonathan Winslow

##### Regular Committee Members Absent:

Lauren Silberman

##### Nonvoting Committee Members Present:

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

##### Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff  
Dr. Igor Lacan, UC Co-Op Extension Representative

##### Planning Liaison Present:

Summer Burlison, 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.

- Kerry Burke, member of the public, announced that on tomorrow's Board of Supervisors meeting agenda is a Measure K item for \$1,000,000 earmarked for farmworker housing.
- Ray Mueller, District 3 Board of Supervisor, explained the Measure K item on tomorrow's Board of Supervisors' agenda; that the County farm labor housing survey and task force is informing the County about how much farmworker housing supply exists to help determine how much is needed; and that the task force inspections are to verify current supply and create an inventory of issues that the County can work on addressing.

- BJ Burns, member of the public, shared that all farmworker housing sites should be inspected now to get inspections done and get any issues addressed rather than delay working on improving farmworker housing in the County.
- Dante Silvestri, member of the public, posed questions as to why farming does not occur on three Peninsula Open Space Trust parcels excluded from the “WCBE” (Wildlife Conservation Board Easement) and why the land is not offered to farmers with water.
- Mike Williams, Midpeninsula Regional Open Space Trust, shared that further research is needed to answer questions raised by Dante Silvestri regarding three parcels excluded from the WCBE.

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

- Peter Marchi, Committee Member, provided praise to Environmental Health Services’ presentation at the last AAC meeting on water supply wells.
- Koren Widdel, Agricultural Commissioner, shared that the Department of Pesticide Regulation is proposing changes to decontamination facility requirements and that a public hearing will be held on May 17, 2023 for public comment. The Department of Pesticide Regulation is also proposing to increase fine levels for Class A and Class B fines. The Ag Department is moving forward on the Ag ID Program and will schedule time at a future AAC agenda to discuss.
- Natalie Sare, Committee Vice Chair, requested the Committee invite a speaker to present on family farm transfer (tax) exemptions under Proposition 19.

5. **Consideration of Action Minutes** for the January 9, 2023 AAC meeting.

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

Committee Chair John Vars moved, and Committee Member Jonathan Winslow seconded, a motion to continue the item to the next meeting to allow time for committee members to review.

**Motion passed 6-1-0, with 1 absent member.**

6. **Discuss** a recommendation to the County to encourage Peninsula Open Space Trust (POST) to provide utility/water easements on their agricultural lands, associated with Lake Lucerne Mutual Water Company, before acquisitions by Midpeninsula Regional Open Space District.

**PUBLIC SPEAKERS:**

Dante Silvestri  
 Kerry Burke  
 BJ Burns  
 Mike Williams  
 Dan Sare

**COMMITTEE ACTION:**

No action taken. The committee discussed the topic with members of the public and a representative in the audience from Midpeninsula Regional Open Space District regarding utility easements and Lake Lucerne Water Company shareholder interests.

7. **Community Development Director's Report.** *(Planning Liaison)*

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

No action required. The Committee reviewed the items on this month's report.

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**Regular Agenda**

8. **Presentation and Discussion** on Midpeninsula Regional Open Space District's Draft Agricultural Policy. Presenter: Lewis Reed, Rangeland Ecologist/Botanist, Midpeninsula Regional Open Space District.

**PUBLIC SPEAKERS:**

James Ingalsbe  
Kerry Burke  
Dante Silvestri  
Rob Skinner

**COMMITTEE ACTION:**

No action required. The presenter provided a summary of the Midpeninsula Regional Open Space District's Draft Agricultural Policy development background, the Policy's main goals and implementation measures, and timeline for adoption, and received questions and comments from committee members and members of the public.

9. **Adjournment**

Meeting was adjourned at 8:12 p.m. by Committee Chair John Vars.



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

**ITEM**

**9**

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

**DATE:** October 6, 2023

**TO:** Agricultural Advisory Committee  
**FROM:** Planning Staff  
**SUBJECT:** Community Development 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 August 31, 2023 to September 29, 2023.

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

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

**UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS**

One (1) PAD permit application was received by the Planning Division during this time period.

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

Planned Agricultural District Permit, Coastal Development Permit (CDP) and Grading Permit for four (4) new farm labor housing units consisting of two duplex units, a new septic system, a new 5,000 gallon fire water storage tank, conversion of an existing agricultural well to domestic use, on a 549-acre parcel; 850 cubic yards of grading, no tree removal. The CDP is appealable to the California Coastal Commission. Application received September 14, 2023; Project Planner: Olivia Boo, [oboo@smcgov.org](mailto:oboo@smcgov.org).

**COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS**

No rural CDX applications were submitted during this time period.

**OTHER PROJECTS**

None.

## **ADDITIONAL ANNOUNCEMENTS**

1. AAC vacancy update.
2. Next meeting is on November 13, 2023.



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

**ITEM**

**12**

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

**DATE:** October 5, 2023

**TO:** Agricultural Advisory Committee

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

**SUBJECT:** Consideration of an Agritourism Event starting on November 18, 2023 and ending on January 1, 2024, located at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm).

County File Number: PLN 2023-00321 (Sare)

**PROPOSAL**

The applicant has applied for an Agritourism Event for the upcoming winter holiday tree season, November 18, 2023 – January 1, 2024, at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm). The proposed days and hours of operation are as follows: Daily from 9 a.m. – 5 p.m. The proposed Event elements include Christmas tree sales, a train ride (rubber tires), and a pre-packaged snack bar (less than 25 sq. ft.) with seasonal Christmas tree related item sales. Parking for the Event will occur alongside of the tree farm fields. There will be 3-4 employees on the site. No changes are proposed from the previous year's Event operation.

**DECISION MAKER**

Community Development Director

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

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

**BACKGROUND**

Report Prepared By: Summer Burlison, Project Planner



Owner/Applicant: Daniel and Natalie Sare

Location: 78 Pilarcitos Creek Road, unincorporated Half Moon Bay

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

Parcel Size: 160 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: N/A

Existing Land Use: Christmas tree production, barns, residence

Water Supply: Private well

Sewage Disposal: Private septic system

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

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

Setting: The subject property is located on the north side of Highway 92 with the Event located approximately 1 mile north of the highway along Pilarcitos Creek Road. Intervening vegetation and mountains screen the Event location from the highway.

Chronology:

<u>Date</u>	<u>Action</u>
October 23, 2019	- Agritourism event permit, PLN2019-00434, approved.
November 10, 2020	- Agritourism event permit, PLN2020-00335, approved.
September 16, 2021	- Agritourism event permit, PLN2021-00329, approved.

- October 22, 2022 - Agritourism event permit, PLN2022-00248, approved.
- October 16, 2023 - Agricultural Advisory Committee meeting to consider agritourism event permit, PLN2023-00321.

*Will the project be visible from a public road?*

No, the Event site is located approximately 1 mile north of Highway 92, along Pilarcitos Creek Road, with intervening vegetation and mountainous topography that screens visibility of the Event area from Highway 92.

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

No.

*Is there prime soil on the project site?*

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

## **DISCUSSION**

### **A. KEY ISSUES**

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

#### **1. Temporary Seasonal Agritourism Uses and Activities**

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

The Agritourism Event does not interfere with the agricultural use of the land for Christmas tree production.

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

The proposed Agritourism Event is for the November 18, 2023 – January 1, 2024 winter holiday tree season.

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

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

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

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

2. Performance Standards for Seasonal Agritourism Uses and Activities

- a. Adequate on-site parking is provided, as designated on the attached site plan, including conformance with applicable provisions from Local Coastal Program Policy 10.22 (*Parking*) for adequate parking facilities to accommodate the temporary seasonal uses that are appropriate for the site’s size, environmental sensitivity, and amount of land suitable for parking; and that are not visually prominent from public views.

Parking for the Event will occur in the same area as used in past years, alongside the tree farm fields. Up to 600 vehicles can be accommodated and the parking areas are not visible from San Mateo Road/Highway 92. Furthermore, no land modifications are necessary to accommodate parking.

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

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

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

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

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

The proposal meets these requirements as the Event area does not occupy more than 1 acre.

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

No land disturbance is necessary to accommodate the Event.

### 3. Recommended Findings for the Agritourism Event

- a. That the agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the Agritourism Event supports the economic viability of the farm and does not prevent future agricultural uses on the land.
- b. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. Staff has evaluated the Event proposal and finds there will be no negative impacts on the agricultural uses of the land. Staff believes that use of the land for the proposed seasonal Event is a great benefit to the economic sustainability of the farm.

- c. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on the land.
- d. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, Zoning Regulations as discussed throughout this report.

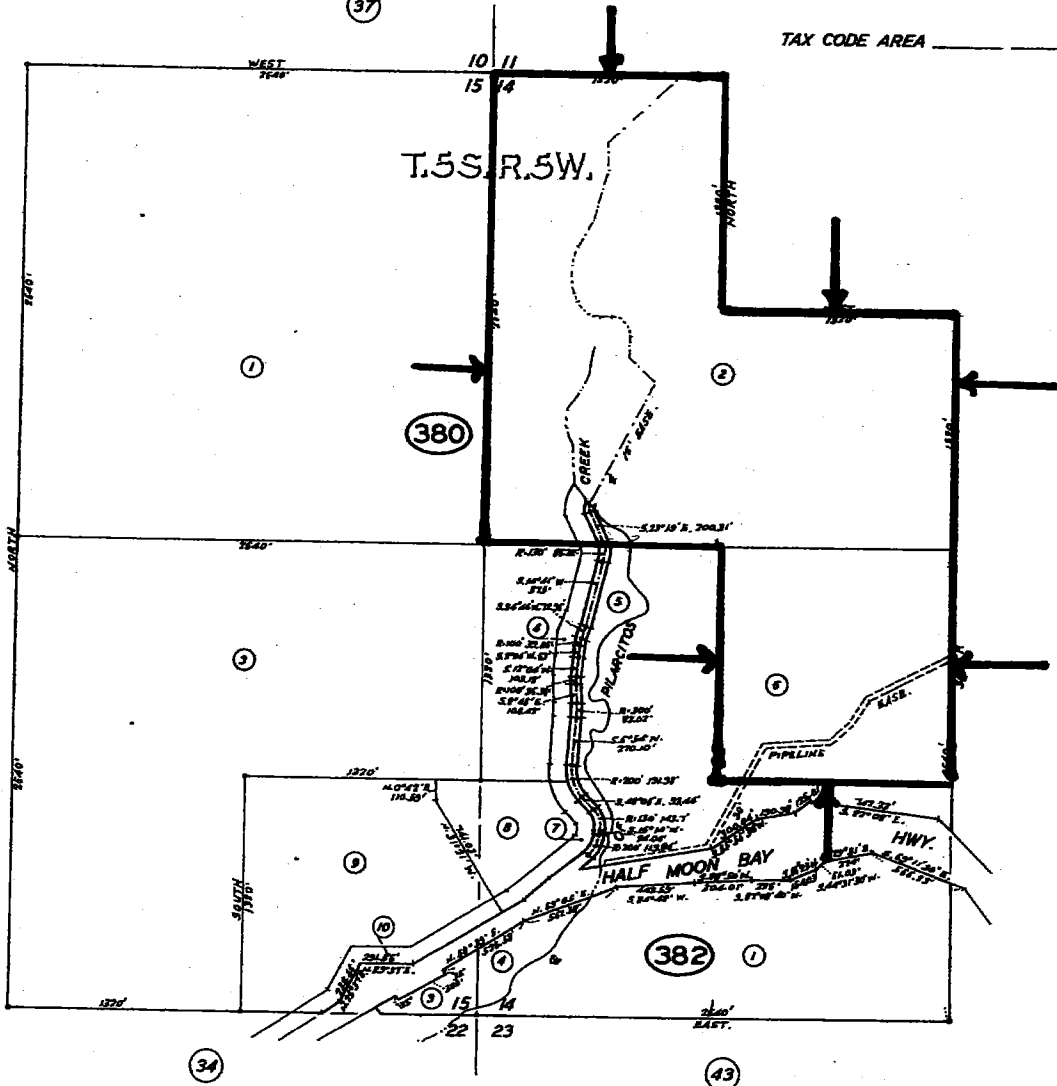
### **ATTACHMENTS**

- A. Vicinity Map
- B. Prime Soils Map
- C. Site Plan

56-38

TAX CODE AREA

T.5S. R.5W.



BK-48  
35

ML

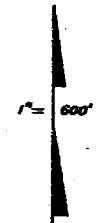
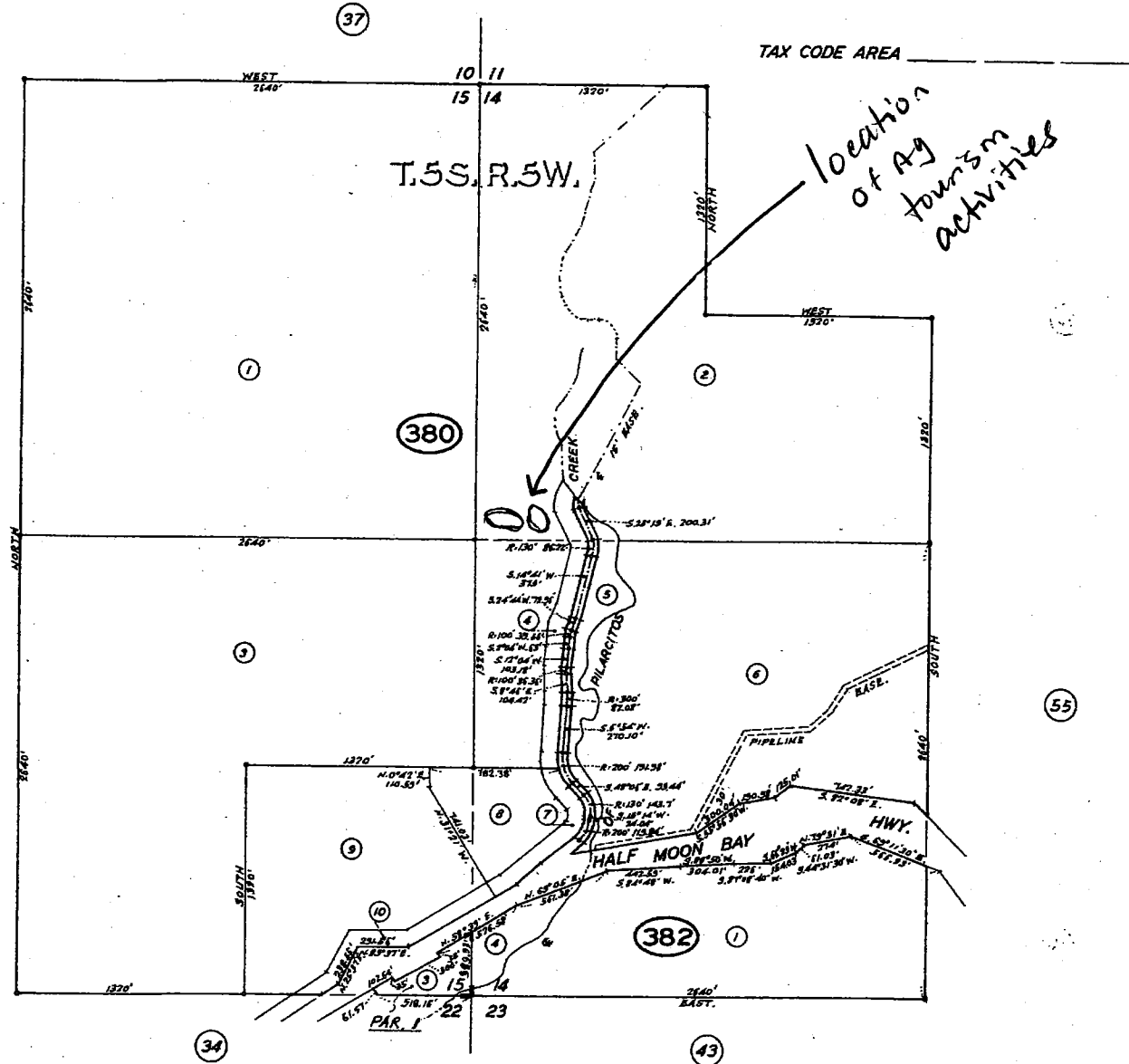
ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

1-85

# Site plan 3.

56-3

BK 40  
35



Site plan 1.



Circles represents location of ag tourism activities

Same location as all past years.

↓ Highway 92



Site plan 2.



Close up picture of  
site plan 1.

Circles represents location of  
ag tourism activities.

Same location as all past years.