



## 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, October 21, 2024  
**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/89968224312>. **The meeting ID is:** 899 6822 4312. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID:** 899 6822 4312 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. **Consideration of Meeting Minutes** for the July 8, 2024 AAC meeting.
5. **Officer Elections** for Chair and Vice Chair. *(These positions are required to be filled by farmers.)*
6. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
7. **Committee Nomination** for AAC Secretary.
8. **Planning and Building Department Director's Report.** *(Planning Liaison)*

---

### Regular Agenda

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

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

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

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

- b. Committee Member Chair, Natalie Sare - Drafting steps and paths for the County to help preserve and promote farm labor housing.
  - c. Committee Member Chair, Natalie Sare – List of methods to help farmers stay in the area, Chair Sare to send a draft list to Planning staff.
- 

## 11. **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 November 18, 2024.

### **\*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/89968224312>. **The meeting ID is:** 899 6822 4312  
. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID:** 899 6822 4312 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 –October 21 , 2024**  
 Agricultural Advisory Committee

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

**4**



## 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

### ACTION MINUTES

*Draft*  
Monday July 8, 2024

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/OfspdR\\_5ysk](https://youtu.be/OfspdR_5ysk).

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

At the Ted Adcock Community Center, in the South Day Room, located at 535 Kelly Avenue, Half Moon Bay, Chair Natalie Sare called the meeting to order at 6:08 pm.

#### 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

##### Regular Committee Members Absent:

None

##### Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner  
Jess Brown, San Mateo County Farm Bureau Executive Director  
Dr. Igor Lacan, UC Co-Op Extension Representative

##### Nonvoting Committee Members Absent:

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.

##### **Public Speakers:**

Kerry Burke, Public Member - asked for information regarding why the County passed on the Bay City property purchase.

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

**Committee Member Speakers:**

Daniel Theobald, Committee Member, requested to agendaize farm stays, when people come and stay on a farm for education, as an agenda item discussion topic regarding regulations to allow this. It was noted that the discussion should include whether farm stays are in conflict with zoning regulations.

Natalie Sare, Committee Chair, requested that the AAC receive a copy of a 2015-2016 comprehensive assessment on farm labor housing conditions and needs that was referenced by a Board of Supervisor at the Pescadero Municipal Advisory Council meeting. The Supervisor mentioned that a current study is to be completed in December 2026 by the Department of Housing. *Planning staff emailed a website link of this information to Natalie Sare on August 2, 2024.*

Chair Sare expressed concerns regarding difficulty for farmers to stay in the area to farm and she proposes to collect other topics from AAC Committee members and other farmers, in order to create a comprehensive list of challenges for farmers.

Jon Vars, Committee Member, raised that his Farmworker Advisory Commission term is ending and AAC members may be asked if they are interested in the position, on behalf of the AAC Committee. For more information, interested AAC members can contact him.

Koren Widdel, Committee Member, noted that Justin Mates, Deputy County Executive, will be presenting on the County's Farm Labor Housing Taskforce on July 10, 2024, at the Pescadero High School, 7-8:30 p.m. He is schedule to present at the August 12, 2024 AAC Committee meeting.

Dr. Igor Lacan, UC Co-Op Extension Representative, his supervisors, university staff from the University of California, Agriculture of Natural Resources (ANR) will be visiting August 23, 2024 and will provide an opportunity for stockholders, which includes the AAC Committee members, to give input on the program. Committee members can alert the department of agricultural needs.

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

**Speakers:**

Natalie Sare, Committee Chair, inquired whether the listed Ag Event Permit project is a renewal.

---

**Regular Agenda**

- |    |                              |  |
|----|------------------------------|--|
| 6. | <b>Applicant/Owner:</b>      | <b>Jeb Boynton</b>                           |
|    | <b>File Number</b>           | PLN 2023-00078                               |
|    | <b>Location:</b>             | 1000 Bear Gulch Rd, San Gregorio (unincorp.) |
|    | <b>Assessor's Parcel No.</b> | 081-310-140                                  |



Consideration of a California Land Conservation (Williamson) Act Contract for a 42.23-acre parcel located at 1000 Bear Gulch Road in the unincorporated San Gregorio area of San Mateo County. Project Planner: Luis Topete, [LTopete@smcgov.org](mailto:LTopete@smcgov.org).

**Action Request:** That the AAC provide a recommendation to the Board of Supervisors on the proposed project.

**PUBLIC SPEAKERS:**

None

**COMMITTEE ACTION:**

The applicant made a presentation regarding the proposed project. The owner confirmed the project is under Williamson Act.

Committee Members, Jon Vars and Daniel Theobald, commented the owner has done a good job recovering the land that was defunct; the land is being taken care of now.

Committee Member, James Oku, asked why the land was taken out of Williamson Act and will the land be cattle farmed? The applicant confirmed the plan is for the neighbor to farm the land.

Committee Chair, Natalie Sare, asked what the current lease terms are. The applicant confirmed the term is January 2023-2025. At the end of the lease the applicant would have to start the non-renewal process.

Committee Members, James Oku and Peter Marchi, supported the project.

Motion passed 8-0-0, with no members absent.

The Committee suggested to revise the "Staff Evaluation" wording from "Based on the information submitted by the landowner, staff recommends the parcel be encumbered by a Williamson Act contract" to "Staff believes the project fulfills all requirements".

**7. Discussion Items:**

**a. Pescadero Fire Station Mitigation Measures - review a draft recommendation letter written by the AAC Committee, addressed to the County.**

Natalie Sare, Committee Chair, requested Planning staff to send the Planning Commission and Board of Supervisors staff reports and the respective decision letters to her so that she can finalize the draft letter. Did the Farm Bureau receive a response from a similar letter? *Staff emailed the documents to her July 22, 2024.*

James Oku, Committee Member, asked how the California Coastal Commission and the County check that the mitigation measures have been met? What if the County and the Coastal Commission have determined that the land doesn't comply? He suggests a follow up letter to be sent to the California Coastal Commission and to ask the County to write a letter to the California Coastal Commission.

Peter Marchi, Committee Member, Peter Marchi, commented he is surprised the Pescadero High School property was chosen for the new fire station location.

Jon Vars, Committee Member, expressed concern that the AAC didn't recommend approval because there is no land that exists that meets the mitigation measure criteria.

Cole Mazariegos – Anastassiou, Committee Member, concurred with Committee Member, Jon Vars, and would prefer that the County invest in a larger property that hasn't been farmed in 30 years but is still viable for agriculture. Non-farmed 30 year land is more viable than no farming in the last three years.

Daniel Theobald, Committee Member, commented it would be good for individuals to submit a similarly drafted letter to the California Coastal Commission.

The Committee Members requested to continue to agendaize this item for the August meeting.

**Action item**

No action required.

- b. Revised wording of Exhibit Item A of Director's Report for Peninsula Open Space Trust parcels excluded from wildlife conservation easements that are associated with the Lake Lucerne Mutual Water Company.**

James Oku, Committee Member, proposes this item to be removed. Committee Member, Peter Marchi, can provide any updates when new information is available.

**Action item**

No action required.

- c. Drafting steps and paths for the County to help preserve and promote farm labor housing.**

Cole Mazariegos-Anastassiou, Committee Member, proposes forming a subcommittee. Suggestions to propose trailers and tiny houses as options for a faster permitting process and to expedite septic system permitting. There is a lack of trust between the County and the farmers due to the farm labor housing taskforce inspections. Farm Labor Housing families fear reporting noncompliance of housing conditions due to fear of losing affordable housing. There is also a concern regarding the farmers leaving the area. If trailers and tiny homes are a successful option, this could potentially lead to lower rent.

James Oku, Committee Member, commented the farm labor housing loans are not enough. The investment to place and provide new farm labor housing units is a bigger investment than the budget of the loans. There are also issues with water service, including having to work with the state, and septic systems. Can a prefabricated living unit program be set up with the County's Building Department to be more proactive to help provide farm labor housing and to create a ready-made program.

**PUBLIC SPEAKERS:**

Kerry Burke, Public Member, commented that different jurisdictions have different rules; thus limitations are different.

Cole Mazariegos-Anastassiou, Committee Member, proposed this topic to continue as an agenda item for August.

**Action item**

No action required.

**d. How to encourage City of Half Moon Bay to start their farm labor housing unit inspections.**

Crystal Chaix, Committee Member, asked how to start the Farm Labor Housing taskforce for the City of Half Moon Bay.

**Action item**

No action required.

**8. Adjournment**

Meeting was adjourned at 8:05 p.m. by Committee Chair Natalie Sare.



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

**ITEM**

**8**

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

**DATE:** October 10, 2024

**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 Department from August 28, 2024 to September 30, 2024.

**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 Department during this time period.

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

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

**OTHER PROJECTS**

- a. **Owner:** KimKen Trust  
**Applicant:** Chuck Reichel, Water Solutions Inc.  
**File Number:** PLN2023-00087  
**Location:** 22495 Cabrillo Highway  
**Assessor's Parcel No.:** 066-330-190

Consideration of a Coastal Development Permit (CDP) and Architectural Review Permit Exemption, to allow for the drilling of one agricultural replacement well. The CDP is appealable to the California Coastal Commission. Project Planner, Angela Chavez; [achavez@smcgov.org](mailto:achavez@smcgov.org),

*This project was approved by the Planning Commission at their September 11, 2024 meeting. The California Coastal Commission appeal period commenced on October 3, 2024 and ends on October 17, 2024.*

**ADDITIONAL ANNOUNCEMENTS**

Next meeting is on November 18, 2024.



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

**ITEM**

**9**

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

**DATE:** October 21, 2024

**TO:** Agricultural Advisory Committee

**FROM:** Tiffany Gee, Planning Staff, 650/383-4326

**SUBJECT:** Consideration of an Agritourism Event starting on November 22, 2024, and ending on January 5, 2025, located at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm).

County File Number: PLN2024-00263 (Sare)

**PROPOSAL**

The applicants, Daniel and Natalie Sare, have applied for an Agritourism Event for the upcoming 2024 winter holiday tree season, November 22, 2024 – January 5, 2025, located at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm). The proposed days and hours of operation are as follows: Daily from 9:00 a.m. to 5:00 p.m. The proposed Event elements are: 1) Christmas tree sales, a train ride (rubber tires) with a route consisting of an existing rural field access road (same route as previous years), agricultural education farm tours and stories, and 2) a pre-packaged food/snack bar (less than 25 sq. ft.) with seasonal and Christmas related item sales.

Parking for the Event will occur alongside the tree farm fields. There will be 3-4 employees on the site. Temporary signage meeting the Agricultural Event signage requirements, as provided in past years, will be erected for the seasonal operation.

**DECISION MAKER**

Director of Planning and Building

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

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



## **BACKGROUND**

Report Prepared By: Tiffany Gee, Project Planner

Owner/Applicant: Daniel Sare and Natalie Sare

Location: Santa's Tree Farm, 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 Agriculture District/Coastal Development (PAD/CD)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: N/A

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

Water Supply: Private well.

Sewage Disposal: Private septic system.

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

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

Setting: The subject property is located on the north side of San Mateo Road, also known as California Highway 92, with the Event located approximately one (1) mile north of the highway along Pilarcitos Creek Road. Intervening vegetation and mountains screen the Event location from the highway.

Chronology:

Date

Action

- September 2015 - Application for Agritourism Event permit, PLN2015-00436, approved.
- November 2016 - Application for Agritourism Event permit, PLN2016-00458, approved.
- September 2017 - Application for Agritourism Event permit, PLN2017-00372, approved.
- November 2018 - Application for Agritourism Event permit, PLN2018-00409, approved.
- November 2019 - Application for Agritourism Event permit, PLN2019-00434, recommended for approval by the AAC.
- November 2020 - Application for Agritourism Event permit, PLN2020-00335, approved.
- September 2021 - Application for Agritourism Event permit, PLN2021-00329, recommended for approval by the AAC.
- October 2022 - Application for Agritourism Event permit, PLN2022-00248, recommended for approval by the AAC.
- October 2023 - Application for Agritourism Event permit, PLN2023-00321, recommended for approval by the AAC.
- September 20, 2024 - Subject Agritourism Event permit application submitted, PLN2024-00263.
- October 21, 2024 - Agricultural Advisory Committee meeting scheduled.

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

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

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

No.

*Is there prime soil on the project site?*

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

**DISCUSSION**

A. KEY ISSUES

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

1. Temporary Seasonal Agritourism Uses and Activities

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

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

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

The proposed Agritourism Event is for the November 22, 2024 – January 5, 2025 winter holiday tree season, occurring one time per year.

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

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

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

| Maximum Allowed Agritourism Use/Activity                           | Proposed (Quantity) |
|--|---------------------|
| Two (2) inflatables <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                                       |                     |
| 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   | 1 |
| <sup>1</sup> Inflatables are subject to the standards of the Safe Inflatable Operators Training Organization.<br><sup>2</sup> Subject to a 36-foot height limit as set forth in the Planned Agricultural District and Resource Management District Regulations.<br><sup>3</sup> Confined animal permit or exemption required.<br><sup>4</sup> Environmental Health Permit required. |   |

*Other recreational/educational activities/Additional comments*

The Event will include agricultural education farm tours and stories.

2. Performance Standards for Seasonal Agritourism Uses and Activities

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

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

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

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

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

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

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

The proposal meets these requirements as the Event area does not occupy more than two (2) acres.

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

No land disturbance is necessary to accommodate the Event.

### 3. Recommended Findings for the Agritourism Event

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

## **ATTACHMENTS**

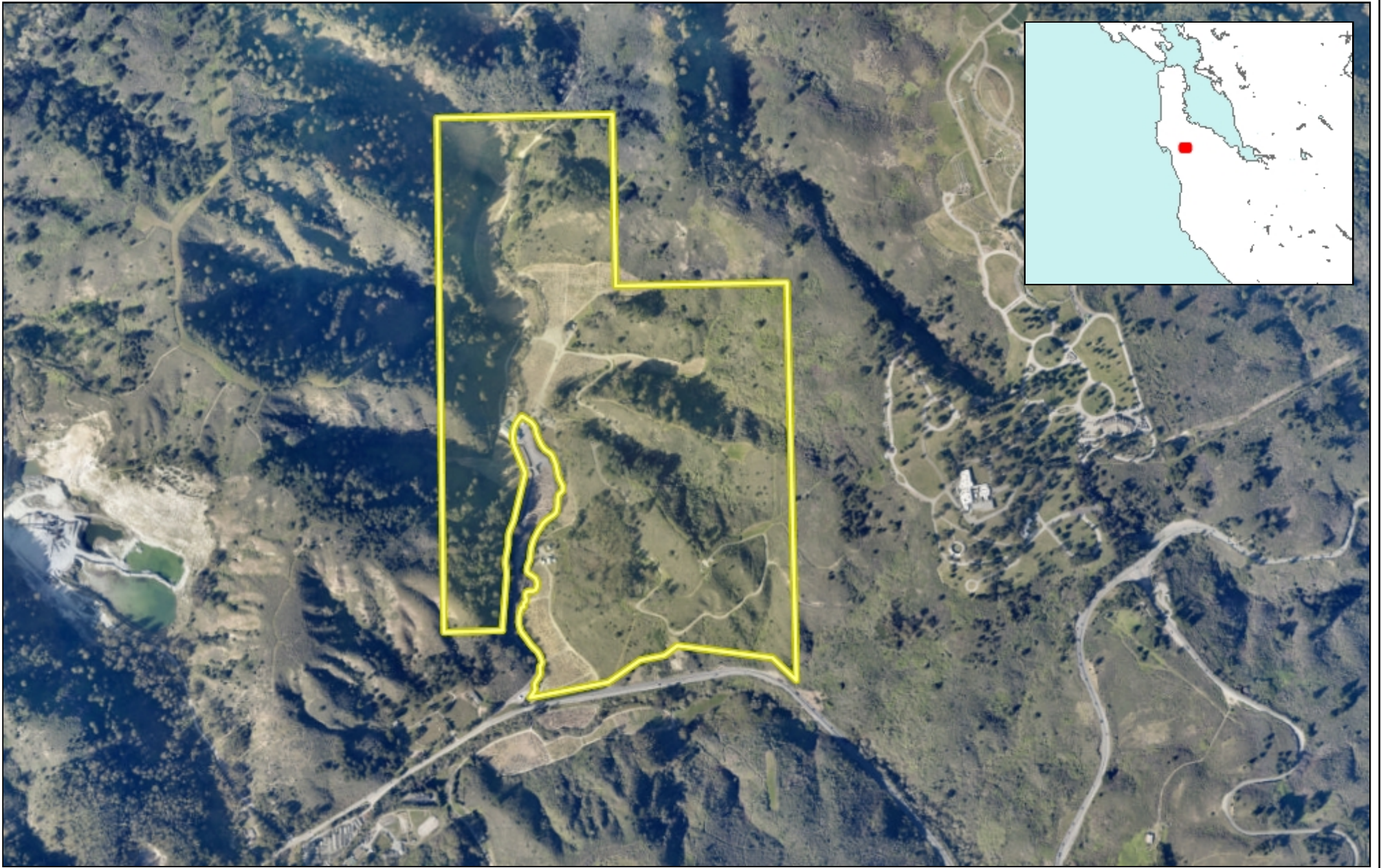
- A. Location and Vicinity Map
- B. Prime Soils Map
- C. Site Plan
- D. Application



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


# **ATTACHMENT A**





0.48 0 0.24 0.48 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1: 15,361 

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

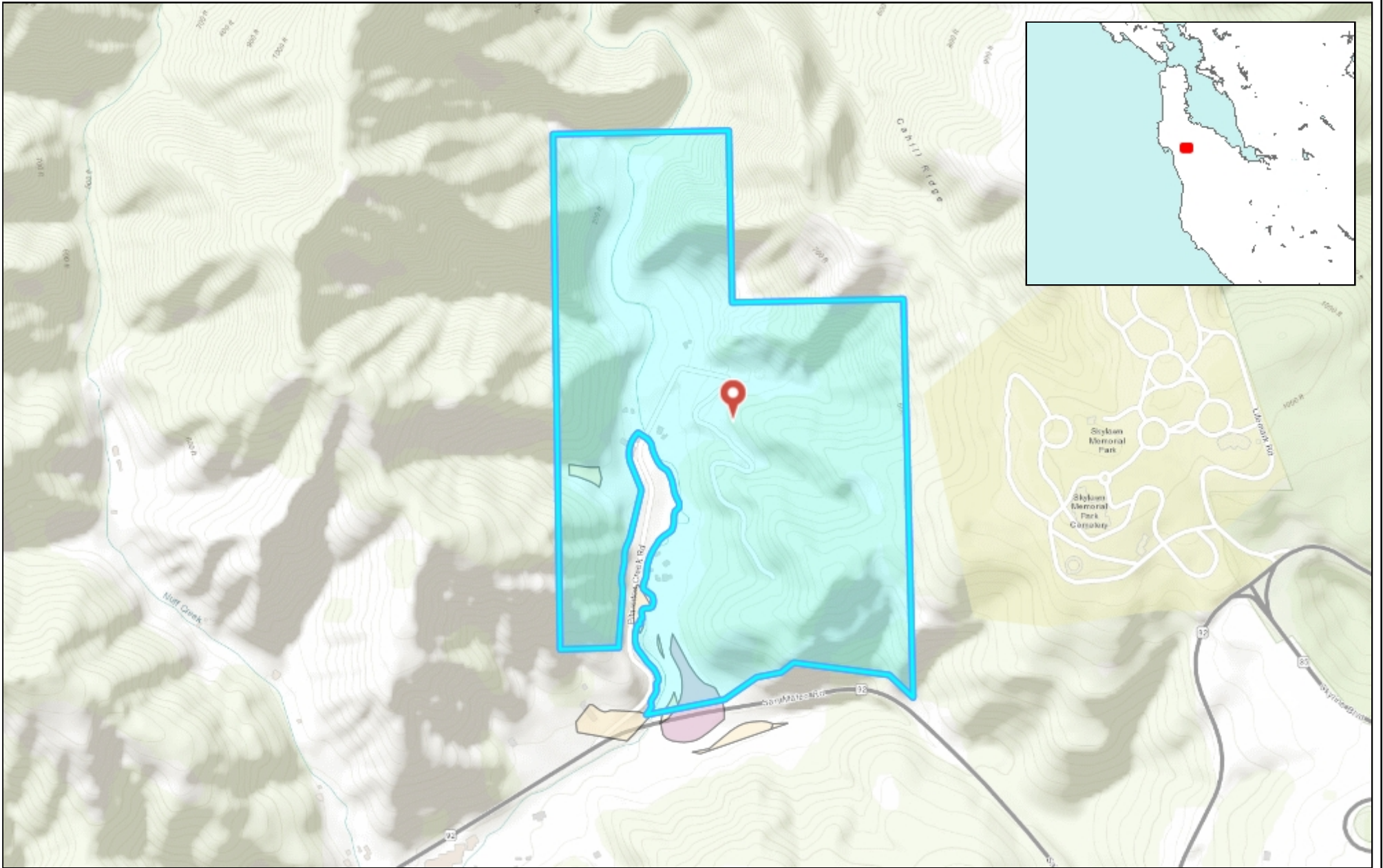
**THIS MAP IS NOT TO BE USED FOR NAVIGATION**





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

# **ATTACHMENT B**



0.48 0 0.24 0.48 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
© Latitude Geographics Group Ltd.

1: 15,361



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

**THIS MAP IS NOT TO BE USED FOR NAVIGATION**

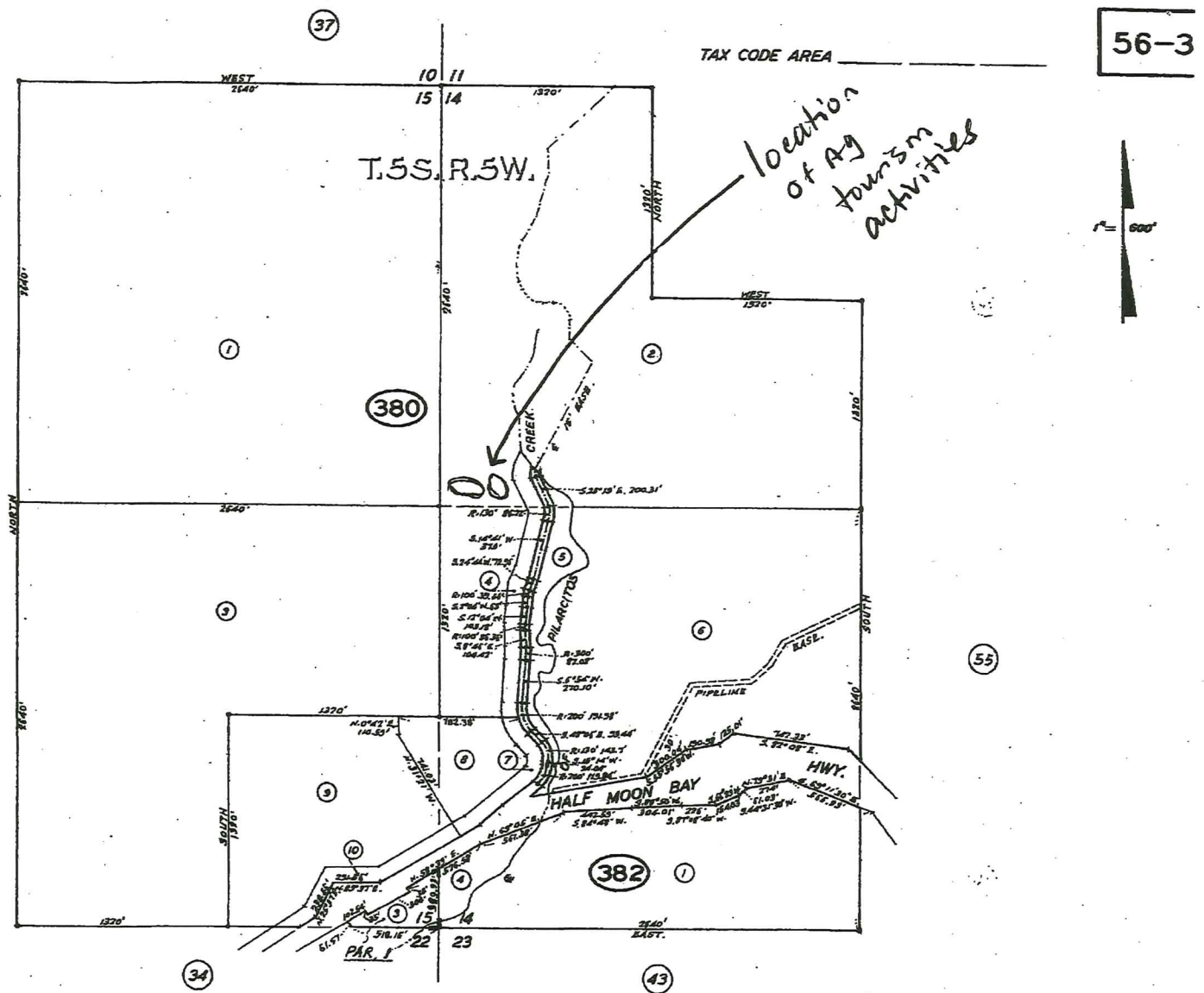


**COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT**

# **ATTACHMENT C**

# Site plan 3.

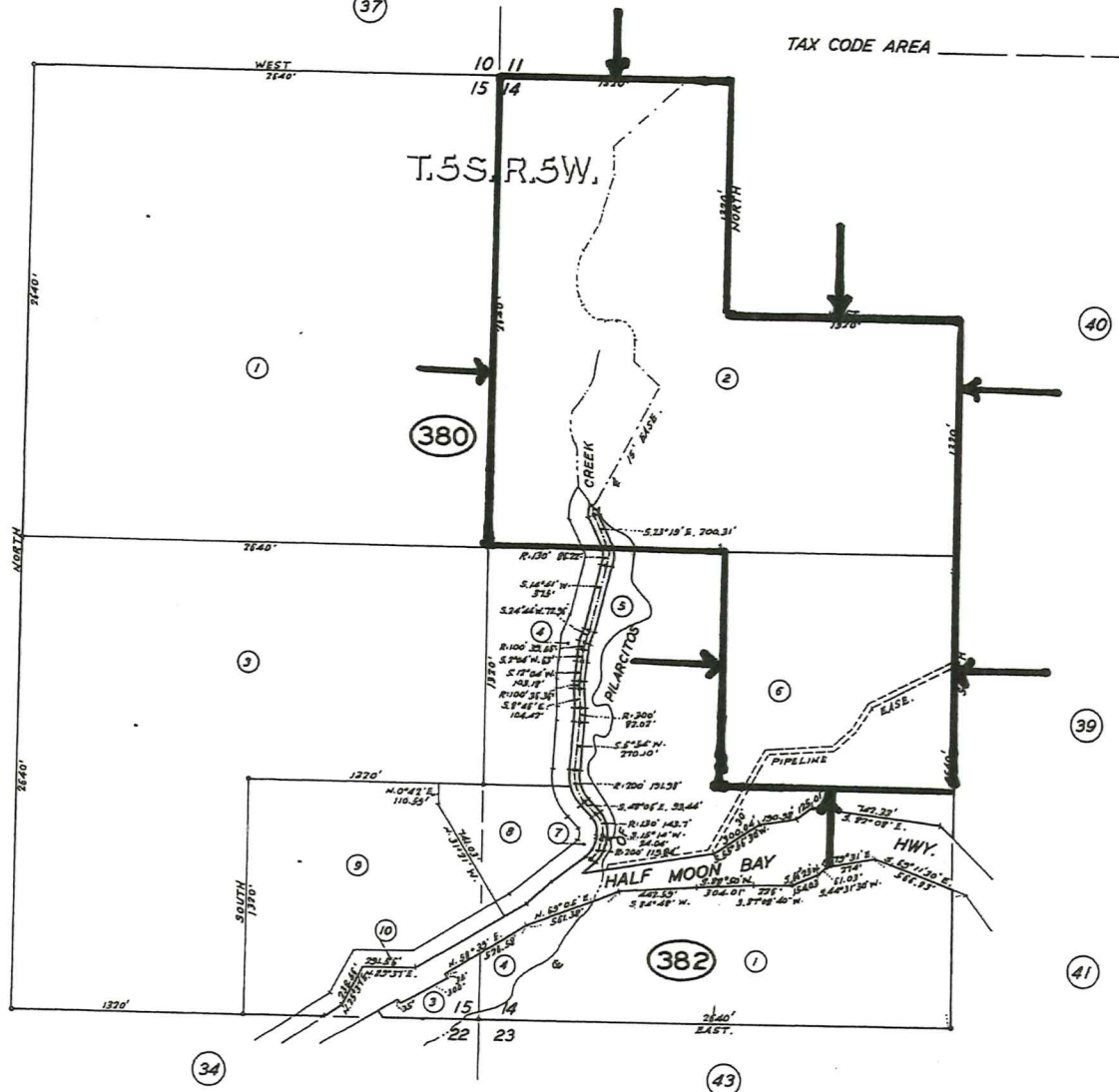
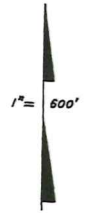
BK-48  
35



56-38

TAX CODE AREA

T.5S.R.5W.



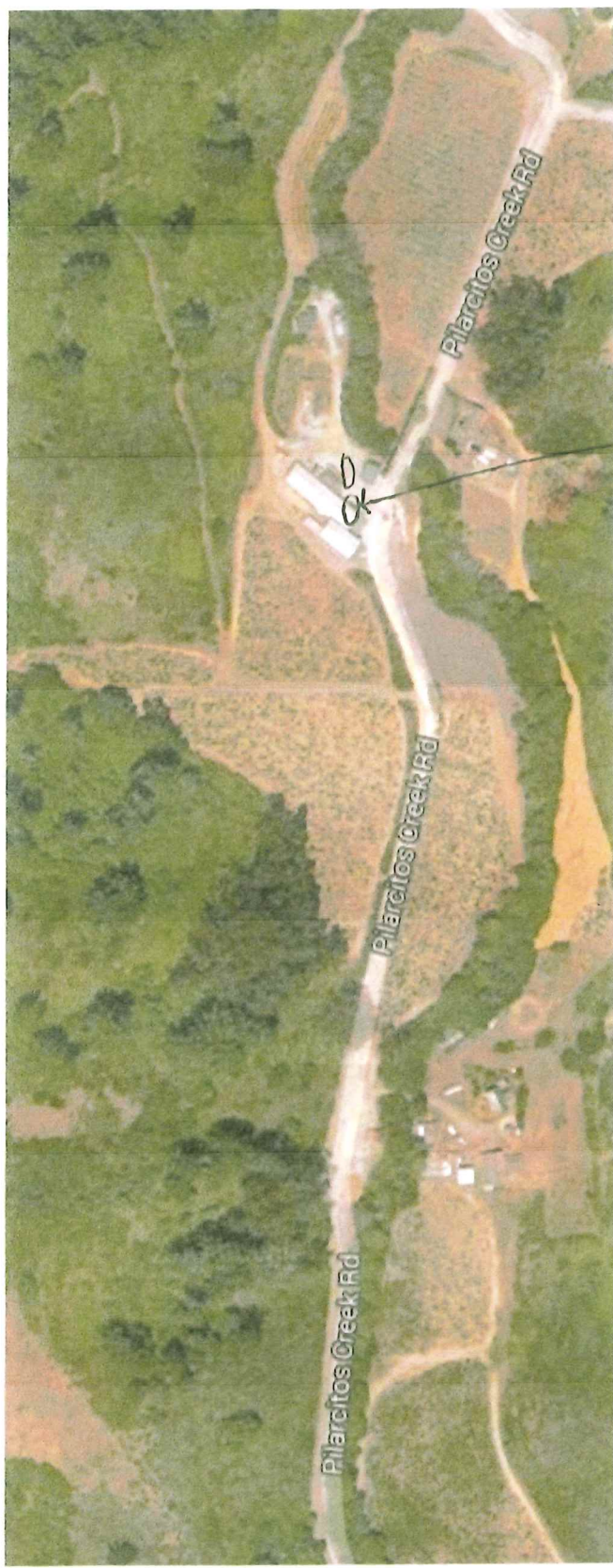
BK-48  
35

ML

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.



Site plan 1.



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

Circles represents location of ag tourism activities 2011.

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.



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

**ATTACHMENT D**





# COUNTY OF SAN MATEO PLANNING AND BUILDING

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

## Application for Agritourism Event

Primary Permit #: \_\_\_\_\_

### 1. Instructions

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

### 2. Project Information

Parcel/Lot Size: \_\_\_\_\_

160 acres - APN 056-380-110 Per the County.

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

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

Area less than 2 acres.

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

Agritourism activities are temporary seasonal ag use supplemental to year round ag crop.

One train with rubber tires, route consisting of an existing rural field access road, same route as before.

One pre-packaged food/snack bar and seasonal and Christmas related items.

Agricultural education farm tours and ~~stamps~~ stories.

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

Agritourism is Nov. 22nd - January 5<sup>th</sup>, 2024, (45 days) 9am - 5pm.

Agritourism is 3-4 employees.

Prepackaged snack bar is less than 25 SF. This does not interfere with ag production on or adjacent to the area.

No W.A.C., no land disturbance, not in scenic corridor as ag tourism activities are approx 1 mile inland from highway 92 and behind curved hills etc.

Please describe the agricultural uses on the land:

Christmas tree crop production currently and since 1972.

All signage related to ag tourism is only up during ag tourism event time period. Other year round signage is for year round ~~crop~~ crop.

Applicant's Name: ~~Natalie and Don Sore~~

Address: Santas Tree Farm

Natalie and Don Sore

78 Pilarcitos Creek rd

Half Moon Bay, CA 94019

**3. Site Description**

Please describe any on-site parking areas:

*Parking is available alongside/next to Christmas tree fields.*

Please describe any on-site eating establishments:

*None.*

**4. Qualification Requirements**

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

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

**5. Williamson Act Contract**

Is the parcel currently under a Williamson Act Contract?

YES

NO

If Yes, please provide contract number: \_\_\_\_\_

**6. Materials Required**

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

**7. Approval**

Planner: \_\_\_\_\_

Date: \_\_\_\_\_

**8. Processing**

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

**9. Signatures**

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

Owner's Signature (1): *Natalie Sae*

Owner's Signature (2): *[Signature]*

Applicant's Signature: *Natalie Sae [Signature]*



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

**ITEM**

**10**

9/8/2024

San Mateo County Planning Department,

I am writing on behalf of the San Mateo County A.A.C. Committee, regarding A.P.N. Numbers 086-150-050 and 087-053-010, at 330 Butano Cut off Road, Pescadero. Containing Prime ag land this project with a County File Number: PLN2021-00056 at that time and now PLN2023-00146 was and is to build a new fire station on the above parcel. It also allows for the realization of potable drinking water for the students of the middle/high school.

Because the fire station is to be built on prime soils the above matter came before our committee in August 2022 for recommendations. At that time, Prior to issuance of the building permit for construction, the County was instructed to submit evidence of an off-site agricultural property for mitigation purposes that had been granted in perpetuity to the County or other qualifying entity. The property provided as mitigation was to meet the following criteria:

- The easement shall provide agricultural conservation acreage at a ratio of 2:1 for the loss of agricultural land associated with the approved project (i.e. at least 3.5 acres shall be provided to offset the 1.75 acres of the fire station site).
- The property shall be acquired by the County and placed under an agricultural easement; or the County shall enter into an agreement to newly encumber lands owned by another entity.
- The property shall be located within the Coastal Zone, within reasonable proximity to the project site.
- The property shall be on land of a similar quality as the project site (i.e., Prime soils).

A few months later, In the fall of 2022, in September, a notice of public hearing was written by County of San Mateo Planning and Building stating that The San Mateo County Planning Commission will consider a local coastal plan map and text amendment to change the land use designation of this subject parcel from Agriculture to Institutional and amend public works policies to facilitate future construction of a replacement fire station (County Fire Station number 59) and extension of CSA-11 boundaries to serve the fire station and Pescadero Middle/high School. The hearing was stated to be held Oct 12,2022.

It's been determined that this change in zoning had never come before our A.A.C. committee. Nor had this matter, mitigating the land, been brought to us for any recommendations to assist in determining an appropriate mitigation ag property, since the summer of 2022.

ATTACHMENT A

If in a fact this was a general plan amendment, I believe general plan amendments predicate public interest. Further, the parcel in question still holds prime ag land requiring appropriate mitigation, regardless of whether it's zoned agriculture or institutional. Prime ag land is still being lost and because of that, we believe agreeing to a suitable mitigation property necessitates input from our advisory committee. More loss of prime agricultural land in San Mateo County is concerning and as such requires the review and recommendation of farmers and others in the community and us, whom you have appointed to advise on such matters. Not partaking in the recommendations for an appropriate mitigation property that meets the outlined criteria is contrary to our mission statement of preserving agriculture on the San Mateo County Coast.

We request at this time to be provided with mitigation properties being considered so that we can properly review and provide input to the county in our advisory role, before any decision is made on a definitive mitigation property. Even if the responsibility of securing the mitigation property has been handed off to another entity, our expertise should be utilized by the county in advisement which can be forwarded to such entity. Especially and primarily because the property requiring a mitigation property encompasses prime soils within our county.