



County of San Mateo Planning & Building Department Agricultural Advisory Committee

Natalie Sare, Chair
Peter Marchi, Vice Chair
Daniel Theobald
Cole Mazariegos-Anastassiou

Crystal Chaix
James Oku
Jess Brown
Jim Howard

Dr. Igor Lacan
Koren Widdel
John Vars
Ryan Casey

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825
planning.smcgov.org

Regular Meeting

Date: Monday, July 14, 2025
Time: 6:00 p.m. to 8:00 p.m.
Place: Ted Adcock Community Center – South Day Room
535 Kelly Avenue, Half Moon Bay, California

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

This meeting of the Agricultural Advisory Committee will be held at the Ted Adcock Community Center, South Day Room, located 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/97280180328>. **The meeting ID is:** 972 8018 0328. The meeting may also be accessed via telephone by dialing +1 (669) 900-6833 (Local). **Enter the meeting ID:** 972 8018 0328 and then press #. Members of the public can also attend this meeting physically at the Ted Adcock Community Center – South Day Room, 535 Kelly Ave, Half Moon Bay.

*Written public comments may be emailed to 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. 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.

REGULAR MEETING 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 April 14, 2025 and June 9, 2025 AAC meetings.
5. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items **not** on the agenda.
6. **Planning and Building Department Director's Report.** (*Planning Liaison*)
The next meeting is August 11, 2025.
7. **Presentation** on Farm Labor Housing Loan Program. Presenters: Karen Coppock and Alejandro Segura (San Mateo County Department of Housing).
8. **Overview of the Amendments to the Minimum Wage Ordinance** - effective July 10, 2025. Presenters: Shane Ross and Shireen Malekafzali (San Mateo County Office of Labor Standards and Enforcement).
9. **Update on Request to Return to In-Person Only AAC Meetings** - County update on the request by AAC to return to in-person only meetings and stop the current hybrid meeting format. Olivia Boo, Planning Liaison.
10. **Adjournment**

ADDITIONAL INFORMATION FOR THE REGULAR MEETING

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, 2nd Floor
Redwood City, CA 94062
(650) 363-1818
Email: 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 August 11, 2025.

***INSTRUCTIONS FOR PUBLIC COMMENT DURING MEETINGS**

Public comments in-person will be taken first, followed by speakers on Zoom.

In-person

If you wish to address the Members of the Agricultural Advisory Committee, please raise your hand for the Chair to acknowledge you. Once acknowledged, please start by clearly stating your first and last name for the record. If you have anything that you wish distributed to the Agricultural Advisory Committee and included in the official record, please hand it to the Committee Secretary and/or Chair, or other designee, who will distribute the information to the Agricultural Advisory Committee members and staff.

Via Zoom

1. The Agricultural Advisory Committee meeting may be accessed remotely by members of the public through Zoom online at: <https://smcgov.zoom.us/j/97280180328>

The meeting ID is: 972 8018 0328. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID: 972 8018 0328** 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.
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 – July 14, 2025

Agricultural Advisory Committee

	July	Aug	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July
Voting Members													
James Oku Farmer	X	X	X		X	X	X	X	X	X	X		
Natalie Sare Farmer	X		X	X	X	X	X	X	X	X	X	X	
John Vars Farmer	X	X	X	X	X	X		X		X	X		
Peter Marchi Farmer	X	X	X	X	X	X	X	X	X	X	X	X	
Ryan Casey Farmer	X	X		X		X	X	X		X	X	X	
Cole Mazariegos-Anastassiou Farmer	X	X	X	X		X		X	X	X	X		
Crystal Chaix Farmer	X	X	X		X		X	X	X	X	X	X	
Daniel Theobald Ag Business	X	X	X		X	X	X	X	X	X		X	
Erik Hagstrom Public Member											X	X	
Marilyn Johnson Public Member											X	X	
**Vacant Conservationist													
Natural Resource Conservation Staff:													
Jim Howard													
San Mateo Co. Agricultural Commissioner: Koren Widdel	X	X	X	X	X	X	X	X	X	X	X	X	
Farm Bureau Exec. Director: Jess Brown	X	X	X				X	X	X	X	X	X	
UC Co-Op Extension Rep.: Dr. Igor Lacan	X		X			X	X			X		X	
San Mateo Co. Planning Liaison: Olivia Boo													
	X	X	X	X	X	X	X	X	X	X	X	X	
X: Present Blank Space: Absent or Excused Grey Color: No meeting *Special Meeting **Position Vacant													



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

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County of San Mateo Planning & Building Department Agricultural Advisory Committee

Natalie Sare, Chair
Peter March, Vice Chair
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ACTION MINUTES

Draft

Monday, April 14, 2025

Revised to correct the meeting end time

A full recording of this meeting can be accessed on the Agricultural Advisory Committee meeting page here: <https://youtu.be/xlRMufu8Lzw>.

AGENDA

1. Call to Order

At the Ted Adcock Community Center, in the Grand Oak Room, located at 535 Kelly Avenue, Half Moon Bay, Chair Natalie Sare called the meeting to order at 6:05 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

Nonvoting Committee Members Present

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

Nonvoting Committee Members 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.

Speakers:

Crystal Chaix, Committee Member, announced the 34th Burt Silver Annual Golf Tournament on June 11, 2025. Contact Crystal Chaix for more information.

Koren Widdel, San Mateo County Agricultural Commissioner, spoke on the Fertile Capeweed Eradication Efforts in Pescadero. Ag. Department staff are conducting surveys on private properties in the Bean Hollow area of Pescadero to look for A-rated, Fertile Capeweed. This weed is detrimental to pastures and rangeland. Once identified the Department is offering property owners free pest management services to help offset the property owner's cost of eradication and protect neighboring properties from infestation. If you think you may have fertile capeweed, please contact County Agriculture/Weights and Measures office.

Koren Widdel, San Mateo County Agricultural Commissioner, announced the Peninsula Fresh showcase will be on May 5 from 10 am – 1 pm. All producers can sign up for a table to showcase produce. Agriculture/Weights and Measures would like to get as many producers to showcase as possible (includes producers and restaurants).

Dr. Igor Lacan, UC Co-Op Extension Rep, informed his office is in process of hiring an administrative director to cover San Mateo County and Santa Clara County. The position will oversee the office. Contact Dr. Igor Lacan for further information.

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 Chair, Natalie Sare, announced that two new Public Members were present, Eric Hagstrom and Marilyn Johnson.

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

COMMITTEE ACTION:

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

Regular Agenda Item

6. **Owner:** Half Moon Bay Properties, LLC
Applicant: Jim Guan
File Number: PLN2023-00334
Location: 12761 San Mateo Road, Half Moon Bay
Assessor's Parcel No.: 056-270-010, 056-270-030, 056-270-060, 056-270-090 and 056-270-100

Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit, to address facility and operational violations (VIO2023-00035) at Terra Gardens, including grading of 14,050 cubic yards associated with site clean-up, drainage/access improvements, and permitting existing work, located at 12761 San Mateo Road (Highway 92) within the unincorporated Half Moon Bay area of San Mateo County. Please direct any questions to Project Planner, Camille Leung at cleung@smcgov.org.

Action Requested: That the AAC provide a recommendation to the Planning Commission on the subject application.

PUBLIC SPEAKERS:

Kerry Burke
Marilyn Johnson

COMMITTEE ACTION:

Committee Member, James Oku, asked what type of permits were required for the greenhouses, if there are future plans to replace the farm labor housing that is being removed, what is the replacement for the greenhouses and what type is it. He also commented that he does not see a need to remove the hoop houses.

Public Member, , Marilyn Johnson, asked if the violations will be remediated.

Committee Member, Natalie Sare, asked is it a requirement for violation to be resolved prior to issuance, shared her desire for more information regarding damage to prime soils after the farm labor housing units are removed, what will occur and the time frame, and that she would like to see a narrative, before making a recommendation.

Member of the Public, Kerry Burke, asked why there is so much grading, what is the cut and fill, where will the off haul go, will all structures meet the 30 ft. setback and riparian requirements. She expressed that it is frustrating that so much work was done without permits and asked if the landowner is required to bond for compliance, what is the water source for the ultimate project, was there review by the water board for the illegal erosion from the creek. She commented that it is a lot of degradation to the farm area, that she noticed the degradation over the years, and she asked to see the improvements happen for certain, so mitigations can occur, including conditions of approval.

Committee Member, Daniel Theobald, asked what are the specific negative impacts, he recommends soils be tested and if adverse conditions are found, those need to be resolved.

Committee Member, Cole Mazariego-Anastassiou, asked if ownership is the same now as when the violations happened, how will the County oversee the improvements, and how does the County ensure the violations won't repeat.

San Mateo County Farm Bureau Executive Director, Jess Brown, asked how long has the property been owned.

Committee Vice Chair, Peter Marchi, asked about fencing for wildlife.

Public Member , Erik Hagstrom, asked if compost be handled on site.

Committee Chair, Natalie Sare, moved and Crystal Chaix seconded, a motion to continue to the item to the May meeting, in order to receive additional necessary information to make a recommendation, including a prime soils report.

Committee Member, Daniel Theobald, moved and Cole Mazariego-Anastassiou seconded, a recommendation that the soil be tested prior to approval of the project to keep the project moving,

Motion passed 5-3 to continue the item to a future date as determined by the project planner.

7. **Adjournment**

Meeting was adjourned at 6:59 pm by Committee Chair, Natalie Sare.



County of San Mateo Planning & Building Department Agricultural Advisory Committee

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ACTION MINUTES

DRAFT

Monday, June 9, 2025

IN-PERSON WITH REMOTE PARTICIPATION

A full recording of this meeting can be accessed on the official government

YouTube channel of the County of San Mateo at: <https://youtu.be/UNSdj8FQ7Fg?t=3>

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 6:06 pm.

2. Member Roll Call

Regular Committee Members Present:

Natalie Sare
Peter Marchi
Ryan Casey
Crystal Chaix
Daniel Theobald
Erik Hagstrom
Marilyn Johnson

Regular Committee Members Absent:

James Oku
John Vars
Cole Mazariego-Anastassiou
Jim Howard - retired

Nonvoting Committee Members Present:

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

Nonvoting Committee Members Absent:
Jim Howard, Natural Resource Conservation Staff

Planning Liaison Present:
Olivia Boo, Planning Staff Liaison
Robby Mill, Planning Staff Liaison

3. **Oral Communications** to allow the public to address the Committee on any matter **not** on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.

SPEAKERS

Committee Vice Chair, Peter Marchi - CSA water system to be connecting to the Pescadero High School and the Pescadero fire station. He sent a letter to the Board of Supervisors regarding resident connection and was told it would require involvement through LAFCO and likely be too costly. He thinks the process is selective regarding who is allowed a water connection.

Committee Member, Daniel Theobald – his farm has hundreds of redwood seedlings if anyone has use for planting.

Committee Member, Crystal Chaix – Wednesday, June 11, 2025, is the 34th Annual Burt Silva golf tournament, Half Moon Bay Golf Links.

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

SPEAKERS

Committee Chair, Natalie Sare - asked if the two violation Planning projects, heard earlier this year, will return and include presentations.

Supervisor Aide, Mike O'Neil - is coordinating for Department of Housing staff to attend an AAC meeting for an overview for the Farm Labor Housing program. Tentative meeting dates are in June and July.

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

No speakers

6. **Presentation** on the Brown Act. Presenter: Brian Pettit (San Mateo County Counsel).

SPEAKERS

Committee Chair, Natalie Sare
San Mateo County Agricultural Commissioner, Koren Widdel
San Mateo County Farm Bureau Executive Director, Jess Brown

Committee Vice Chair, Peter Marchi
Public Member, Marilyn Johnson
Supervisor Aide, Mike O'Neil
Ag Business, Daniel Theobald
Farmer, Crystal Chaix

7. **Motion to Formalize the Adhoc Workshop Subcommittee**

Motion by: Natalie Sare, Second by: Daniel Theobald
Opposed – none

8. **The meeting was adjourned at 7:40 pm.**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

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

DATE: July 14, 2025

TO: Agricultural Advisory Committee

FROM: Planning Staff

SUBJECT: Director's Report

CONTACT INFORMATION: Olivia Boo, Planner, 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 May 29, 2025, to June 30, 2025

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

Two PAD permit applications were received by the Planning Division during this time period.

- a. Owner/Applicant: Deborah S. Harley
File Number: PLN2025-00157
Location: 79 North St., Pescadero
Assessor's Parcel No.: 087-042-060

Planned Agricultural District Permit, Coastal Development Permit (CDP) and Grading Permit for the restoration of an existing 2-story, 4,502 sq. ft. barn, stormwater improvements to existing parking areas and roadways for ingress and egress, and new fencing. Proposed grading is associated with a new basement, and a new loft and parking area is proposed. The barn is used for packing, storage and sales of locally produced agricultural products. A large mound buffer and fencing is proposed to protect adjacent pasture agricultural land and irrigation pond. Grading of 2,860 cubic yards is proposed and no tree removal. The CDP is appealable to the California Coastal Commission. Application received June 26, 2025. Project Planner: Olivia Boo, oboo@smcgov.org.

- b. Owner/Applicant: Peggy Smith
File Number: PLN2025-00185
Location: 2307 Pescadero Creek Rd., Pescadero
Assessor's Parcel No.: 086-070-020

Planned Agricultural District Permit and Coastal Development Permit (CDP) for a new domestic well proposed adjacent to an existing, irreparable well. Application received June 27, 2025. The CDP is appealable to the California Coastal Commission. Project Planner: Randy Cohen, rcohen@smcgov.org.

COASTAL DEVELOPMENT EXEMPTIONS (CDX) FOR AGRICULTURAL PROJECTS

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

ADDITIONAL ANNOUNCEMENTS

1. Next meeting is on August 11, 2025.