



County of San Mateo Planning & Building Department Agricultural Advisory Committee

Natalie Sare, Chair
Peter March, 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

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.