



County of San Mateo Planning & Building Department Agricultural Advisory Committee

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

Eric Hagstrom
James Oku
John Vars
Marilyn Johnson
Ryan Casey

Dr. Igor Lacan
Jess Brown
Koren Widdel

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

Regular Meeting

Date: Monday, December 8 , 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/92862872179> . **The meeting ID is:** 928 6287 2179. The meeting may also be accessed via telephone by dialing +1 (669) 900-6833 (Local). **Enter the meeting ID:** 928 6287 2179 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

6:00 p.m.

1. **Call to Order**
2. **Member Roll Call**
3. **Oral Communications** to allow the public to address the Committee on any matter **not** on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time. Speakers are customarily limited to **3 minutes**. See instructions explained at the end of this agenda regarding instruction for public comment. *Please note that the Committee cannot discuss or act on an item not on the agenda.*
4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items **not** on the agenda
5. **Planning and Building Department Director's Report.** *(Robby Miller, Planning Staff)*
The next meeting is January 12, 2026.
6. **Consideration of Meeting Minutes** for November 10, 2025.

Regular Agenda

6:20 p.m.

7. **Continuation - Summary of AAC's April 2025 Special Workshop.** Presenters: AAC Chair, Natalie Sare, and Workshop Subcommittee.

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8. **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 January 12 , 2026.

***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/92862872179> . **The meeting ID is: 928 6287 2179** . The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID: 928 6287 2179** 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 – December 8, 2025

	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
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	X	
John Vars Farmer	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	X	X	X		X	X	X	X	X	
Crystal Chaix Farmer		X	X	X	X	X	X	X	X	X	X	X	
Daniel Theobald Ag Business	X	X	X	X	X		X	X		X		X	
Erik Hagstrom Public Member						X	X			X			
Marilyn Johnson Public Member						X	X	X	X		X	X	
**Vacant Conservationist													
**Vacant - Natural Resource Conservation													
San Mateo Co. Agricultural Commissioner: Koren Widdel	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						
Staff Liaison													
San Mateo Co. Planning Liaison: Olivia Boo	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 ^Alternate												



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

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

DATE: December 8, 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 October 29, 2025 to November 14, 2025.

PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES

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

1. Owner/Applicant: Erik Markegard
File Number: PLN2023-00112
Location: 350 Madera Lane, San Gregorio
Assessor's Parcel No.: 081-320-030

Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), and an After-the-Fact Planned Agricultural District (PAD) Permit, pursuant to Section 6350 of the San Mateo Zoning Regulations, to legalize an existing 2-story cargo container storage building, a man-made pond, and installation of a water tank and generator, on a legal 25,253 sq. ft. parcel located at 350 Madera Lane in the unincorporated San Gregorio area of San Mateo County. The property is located in the La Honda Road County Scenic Corridor. Please direct questions to project planner, Sonal Aggarwal, at saggarwal@smcgov.org.

This project was approved by the Planning Commission at their November 12, 2025 hearing.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

No PAD permit applications were received by the Planning Division during this time period.

COASTAL DEVELOPMENT EXEMPTIONS (CDX) FOR AGRICULTURAL PROJECTS

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

ADDITIONAL ANNOUNCEMENTS

1. Next meeting is on January 12, 2026.



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
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DRAFT ACTION MINUTES

DRAFT

Monday, November 10, 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: (to be uploaded)

1. Call to Order

Chair Natalie Sare called the meeting to order at 6:02 p.m.

2. Member Roll Call

Regular Committee Members Present:

James Oku
Natalie Sare
Peter Marchi
Ryan Casey
Crystal Chaix
Daniel Theobald
Cole Mazariegos-Anastassiou
John Vars
Marilyn Johnson

Regular Committee Members Not Present

Erik Hagstrom

Nonvoting Committee Members Present:

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

Nonvoting Committee Members Not Present:

Igor Lacan, UC Co-Op Extension Representative

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

Public Speaker, Kerry Burke
Public Speaker, Jo Chamberlain
Public Speaker, Bridget Jett

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 Member, James Oku
Committee Member, Daniel Theobald
San Mateo County Agricultural Commissioner, Koren Widdel
Committee Vice Chair, Peter Marchi
Committee Chair, Natalie Sare

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

Planning Staff Robby Miller presented the Director's Report.

SPEAKERS

None

Consent Agenda

6. **Owner/Applicant:** Kevin Palmer
File Number: PLN2025-00273
Location: 321 Verde Road, unincorporated San Gregorio
Assessor's Parcel No.: 066-320-170

Consideration of an Agritourism Event Permit for up to 12 private farm/ranch events throughout the year on a 43-acre parcel located at 321 Verde Road in San Gregorio (Long Branch Saloon & Farms). The property supports educational farm tours for schools, private nonprofit events, and family/friend private gatherings. No operational changes from previous years are proposed. Project Planner: Summer Burlison, sburlison@smcgov.org.

SPEAKERS

Committee Vice Chair, Peter Marchi

Public Speaker, Kevin Palmer
Committee Member, James Oku
Public Speaker, Jo Chamberlain
Committee Chair, Natalie Sare
Public Speaker, BJ Burns
Committee Member, Crystal Chaix
Committee Member, Marilyn Johnson
Committee Member, Ryan Casey
Committee Member, John Vars

COMMITTEE ACTION:

Committee Member, Ryan Casey, moved to approve the item. Committee Chair, Natalie Sare, seconded the motion.

Motion passed 9-0.

End of Consent Agenda

Regular Agenda

7. **Committee Survey Results on (Committee) Functioning and Effectiveness** -
Presenter: Debbie Schechter, Schechter Consulting.

SPEAKERS

Committee Vice Chair, Peter Marchi
Committee Member, James Oku,
Committee Member, Crystal Chaix
Committee Chair, Natalie Sare
Committee Member, Marilyn Johnson
Committee Member, Ryan Casey

8. **AAC Procedures** - Presenters: Brian Pettit, County Counsel, and Sophie Mintier,
Assistant Director of Planning and Building.

SPEAKERS

San Mateo County Agricultural Commissioner, Koren Widdel
Public Speaker, Bridget Jett
Committee Chair, Natalie Sare
Committee Member, Daniel Theobald
Committee Member, Marilyn Johnson
Committee Vice Chair, Peter Marchi
Committee Member, James Oku
Committee Member, Crystal Chaix
Committee Member, John Vars
Committee Member, Cole Mazariego-Anastassiou
Committee Member, Ryan Casey
Deputy County Attorney, Brian Pettit

9. **Response to Questions on Proposed Farm Labor Housing Water System Program.** Presenter: Ed Diaz, Environmental Health Services. (Remote attendance)

SPEAKERS

Committee Vice Chair, Natalie Sare
Public Speaker, Kerry Burke
Committee Vice Chair, Peter Marchi

10. **Owners:** Joseph Cash McEvoy; Michael Cicornio, Ronald Cicornio, and Rosanna Cicornio
Applicant: Joseph Cash McEvoy
File Number: PLN2023-00084
Location: 5321 and 4931 Pescadero Creek Road, Pescadero
Assessor's Parcel No.: 088-120-190, 087-110-030

Consideration of a Coastal Development Permit (CDP), Planned Agriculture District Permit, and Lot Line Adjustment, to adjust a segment of a shared property boundary between two neighboring developed parcels. The project is located in the Pescadero Road County Scenic Corridor. The CDP is appealable to the California Coastal Commission. Project Planner: Olivia Boo, oboo@smcgov.org.

SPEAKERS

Committee Vice Chair, Peter Marchi
Public Speaker, Kerry Burke

COMMITTEE ACTION:

Committee Member, Daniel Theobald, moved to approve the item. Committee Member, Marilyn Johnson, seconded the motion.

Motion passed 6-2 (with one abstention).

11. **Adjournment**

The meeting was adjourned by Chair Natalie Sare at 8:09 p.m.

ROLL SHEET – November 10, 2025

	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov
Voting Members													
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	X	X	X	X
John Vars Farmer	X	X		X		X	X		X		X		X
Peter Marchi Farmer	X	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	X	X	X		X	X	X	X	X
Crystal Chaix Farmer	X		X	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			X		
Marilyn Johnson Public Member							X	X	X	X		X	X
Non-Voting Members													
**Vacant Conservationist													
**Vacant - Natural Resource Conservation													
San Mateo Co. Agricultural Commissioner: Koren Widdel	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		
UC Co-Op Extension Rep.: Dr. Igor Lacan		X	X			X		X					
Staff Liaison													
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 ^Alternate													