



County of San Mateo Planning & Building Department Agricultural Advisory Committee

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

Ryan Casey
James Oku
John Vars
Marilyn Johnson

Dr. Igor Lacan
Jess Brown
Koren Widdel

County Office Building
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Redwood City, California 94063
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MINUTES

Monday, March 9, 2026

IN-PERSON WITH REMOTE PARTICIPATION

Revised to correct names and member statement

A full recording of this meeting can be accessed on the official government YouTube channel of the County of San Mateo at: <https://www.smcgov.org/planning/event/agricultural-advisory-committee-meeting-march-9-2026>.

Call to Order

Chair Natalie Sare called the meeting to order at 6:03 p.m.

Member Roll Call

Regular Committee Members Present:

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

Regular Committee Members Not Present:

John Vars

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 Liaisons Present:

Robby Miller, Planner II, San Mateo County Planning & Building Department

Public Comment 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, announced Farm Day at end of March

Public Speaker, Joaquin Jimenez, announced running for County Supervisor 6

Action To Set Agenda & To Approve Consent Agenda Items

1. Consideration of the Minutes of the Agricultural Advisory Committee for February 9, 2026.

SPEAKERS

Committee Member, Crystal Chaix, motions to reject the March agenda for not including the physical packets as an agenda item.

Vice Chair, Peter Marchi, seconds motion.

Committee Member, Marilyn Johnson, doesn't recall voting on motion

Chair, Natalie Sare, responds that it was voted on approximately 4 months ago.

Committee Member, Crystal Chaix, responds that the Committee asked it to be put on the agenda for discussion then, and is not getting full packets mailed to her.

San Mateo County Agricultural Commissioner, Koren Widdel, asks whether the motion is to not approve the agenda or not to approve the consent item with the minutes.

Chair, Natalie Sare, responds that minutes will be voted on separately.

Planning Liaison, Robby Miller, responds that this agenda item is only for setting the order, and asks for clarification from County Counsel or Angela Montes.

Chair, Natalie Sare, responds that under Section 3B of the Bylaws, the Chair and Vice-chair have a special duty to ask for agenda approval.

Committee Member, Crystal Chaix, asks to make a friendly addendum to the motion to put the packets item on the next meeting agenda.

Planning & Building Staff, Angela Montes, responds that this is not the opportunity to add items for next meeting, and is only to set the agenda for today.

County Counsel, Brian Pettit, responds that the agenda for today has already been approved and this action is only to set the agenda for today.

Committee Member, James Oku, asks what 'set the agenda' means.

County Counsel, Brian Pettit, responds that it is confirming the order and items of the agenda

COMMITTEE ACTION:

Member, Crystal Chaix, motions to reject the March agenda for not including the physical packets as an agenda item. Vice Chair, Peter Marchi, seconds motion. **Motion denied 2-5, 1 abstain** (Mazariegos-Anastassiou, Oku, Theobald, Casey, Johnson dissenting with Sare abstaining)

Committee Member, Daniel Theobald motions to approve the agenda. Committee Member, Ryan Casey seconds motion. **Motion passed 7-0, 1 abstain** (Sare).

Committee Member, Crystal Chaix motions to approve February 9, 2026 minutes.
Committee Member, Cole Mazariegos-Anastassiou seconds motion. **Motion passed 6-0, 1 abstain** (Sare).
Committee Member, Marilyn Johnson motions to set the agenda and approve the consent agenda item. Committee Member, Cole Mazariegos-Anastassiou seconds motion. **Motion passed 5-0, 3 abstain** (Chaix, Oku, Sare abstain).

Regular Agenda

2. **Owners:** Katherine Nolan-Srevaux
Applicant: Toby Long, AIA (Project Architect)
File Number: PLN2024-00210
Location: Pescadero Creek Road, Unincorporated County of San Mateo
Assessor's Parcel No.: 088-090-030

Consideration of Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit, Grading Permit (GP) to construct a new 2,446 sq. ft. single-family home with a 568 sq. ft. attached two-car garage and 522 sq. ft. detached pool house, new septic system, and three 4,900-gallon water tanks on a legal 86,622 sq. ft. parcel. The project also involves an After-the-Fact CDP to legalize the conversion of an existing well. A total of 385 cubic yards (c.y.) of grading is proposed including 295 c.y. of cut and 90 c.y. of fill. The property is located in the Pescadero Rd County Scenic Corridor within the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the California Coastal Commission. Presenter: Planning Staff, Sonal Aggarwal

SPEAKERS

Committee Member, Crystal Chaix, asks whether property was farmed
Committee Member, Marilyn Johnson, responds that it was an orchard in the 1960's or 70's.
Property Owner, Katherine Nolan-Srevaux, adds that the previous owner told them no farming activity has occurred since 1985.
Chair, Natalie Sare, asks if there is a prime soils map.
Presenter, Sonal Aggarwal, responds.
Vice Chair, Peter Marchi, asks how deep the sanitary seal and how many gallons per minute for the existing well.
Presenter, Sonal Aggarwal, responds that she does not have that information and it was reviewed by Environmental Health as an after-the-fact permit.
Committee Member, James Oku, asks whether there is commercial farming happening on the adjacent parcels and size of them.
Presenter, Sonal Aggarwal, responds that adjacent parcels are similar size to subject parcel and not aware of commercial farming activity.
Committee Member, Marilyn Johnson, asks if the well is agriculture or domestic.
Presenter, Sonal Aggarwal, agriculture well converted to a domestic well.
Property Owner, states that the flow rate of the well is 4.2 gallons per minute and 38 feet deep.
Committee Member, Marilyn Johnson, states that there is a commercial vineyard nearby.
Property Owner, Katherine Nolan-Srevaux, responds in the affirmative.

Vice Chair, Peter Marchi, states that wells need to be 50 feet from the property line. Presenter, Sonal Aggarwal, responds that the well was approved by Environmental Health under a non-conforming permit and is allowed to stay and be converted to domestic well.

Committee Member, Cole Mazariegos-Anastassiou, asks owner whether they had plans to have farming activity on some of the best orchard land in the County.

Property Owner, Katherine Nolan-Srevaux, responds that they do not have plans, but proposing to plant native landscaping to support farming activity.

Vice Chair, Peter Marchi, asks about the well sanitary seal depth.

Applicant, Toby Long, responds that it is 10 feet according to the original permit in 1964.

Vice Chair, Peter Marchi, asks what Ed Diaz from Environmental Health said about building a house with a 10-foot sanitary seal.

Presenter, Sonal Aggarwal, responds that Environmental Health conditionally approved the well and she will look for the condition.

Committee Member, Ryan Casey, states that he does not think this project will impact agriculture due to the small parcel size, limited agricultural activity in the area, and low well flow rate.

Applicant, Toby Long, makes brief presentation to Committee.

Public Speaker, Karey Burke, states the damage for agriculture already happened when it was subdivided into smaller parcels. 1964 well records will be very hard to find. The CDP for the house covers the conversion of the well, not an after-the-fact permit. Can only get pump test after CDP is issued. Wishes the County would not designate such small parcels as PAD.

Public Speaker, Bridgette Jett, agrees that the staff report is misleading regarding the well permit being approved, and recommend the staff report be updated for Planning Commission.

Vice Chair, Peter Marchi, starts to talk about the well sanitary seal.

Applicant, Toby Long, states that they found another document recovered from the County archive that says the sanitary seal is 20 feet instead of 10 feet.

Chair, Natalie Sare, asks if the documentation can be presented to the Committee.

Presenter, Sonal Aggarwal, displays the approved septic exemption letter by Environmental Health for the Committee.

COMMITTEE ACTION:

Committee Member, James Oku motions to recommend approval of the project if the staff report is updated with the correct well permit information. Committee Member, Ryan Casey seconds motion. **Motion failed 4-4**, (Mazariegos-Anastassiou, Johnson, Chaix, Sare).

SPEAKERS

Vice Chair, Peter Marchi, asks whether the septic system leach line setbacks are met. Applicant, Toby Long, responds in the affirmative.

Presenter, Sonal Aggarwal, responds in the affirmative.

Committee Member, Cole Mazariegos-Anastassiou, states that he would consider to vote yes if the applicant would agree to lease out at least 2/3rds of an acre to a farmer for orchard.

Vice Chair, Peter Marchi, states that the parcel zoning allows for one density credit for a single family house, concerns that the small parcel size makes it not viable for commercial agriculture, and it meets many of the requirements.

Committee Member, Crystal Chaix, agrees with Cole and asks if the conversion of the

well to domestic will impact potential farming activity.

Committee Members, respond that it will not have an impact.

Committee Member, James Oku, small space leases are not recommended due to the complexity of parking and separating utilities.

Committee Member, Ryan Casey, agrees and reiterates that the damage was done when the parcel was subdivided.

Chair, Natalie Sare, responds that the parcels is mostly prime soil.

Committee Member, Daniel Theobald, advises that the next motion should encourage but not require the applicant to grow.

Committee Member, Cole Mazariegos-Anastassiou, states that the location has unique climate and many farmers in the area would like to lease even a ½ acre of that land, and offers himself as resource to connect the owner with farmers.

COMMITTEE ACTION:

Committee Member, Cole Mazariegos-Anastassiou motions to recommend approval of the project with encouragement to have agricultural activity. Committee Member, Daniel Theobald, seconds motion. **Motion passed 8-0.**

Committee Member, Crystal Chaix, motions to add an addendum to the passed motion to add a statement to correct the staff report to clarify the well permit information.

Committee Member, Daniel Theobald, seconds motion. **Motion (addendum) passed 8-0.**

3. AAC Meeting Location. Presenter: Planning Liaison, Robby Miller,

SPEAKERS

Committee Member, Marilyn Johnson, voices noise concerns with the Half Moon Bay room being adjacent to the larger room.

Committee Member, James Oku, asks whether Ted Adcock also has a 8:15pm hard stop time.

Presenter, Robby Miller, responds that Half Moon Bay Library and Ted Adcock have a 8:15pm hard stop time.

Committee Member, Crystal Chaix, states that she researched the Old Train Depot and found that there is no wifi, but County has portable wifi equipment to possibly use. Their hard stop is 10:45pm because cleaning stuff comes at 11pm. Bathrooms get locked at 10 pm. No charge. They have tables and chairs. Need to pick up and return the key. All we need to do is call them to reserve. ADA compliant.

Committee Member, James Oku, concerned that the County wifi equipment will not be able to support video conferencing.

Committee Member, Cole Mazariegos-Anastassiou, would consider the Old Train Depot if wifi is feasible, and asks if they use the Library and don't like it, if the Committee can come back here.

Presenter, Robby Miller, responds that we could but need a permanent location soon to deal with insurance.

Committee Member, Ryan Casey, states that the library seems to be a good fit for the group, and recalls the Old Train Depot being cold and without heat. Prefers not to move to that location if the only reason is because meetings can go longer.

Committee Member, Crystal Chaix, asks about the hard stop time and bylaws.

County of San Mateo Senior Planner, Summer Burlison, responds.
Public Speaker, Bridgette Jett, states that previous AAC meetings were held 6-8pm in winter and 7-9pm during the summer coinciding with daylight savings to give farmers more time to do farming activity.

COMMITTEE ACTION:

Committee Member, Cole Mazariegos-Anastassiou, motions to have the meeting at the Half Moon Bay library next month, and Committee Member, Marilyn Johnson, will bring wifi information about the Old Train Depot for a final vote on location. Committee Member, Marilyn Johnson seconds motion. **Motion passed 6-2** (Sare, Chaix dissenting)

4. **January Retreat.** Presenter: Robby Miller, Planning Liaison, County of San Mateo Planning & Building Department.

SPEAKERS

Committee Member, Crystal Chaix, stated she and her neighbor did not receive the Williamson Act Contract annual letter. She had to talk with three people before getting some answers.

Presenter, Robby Miller, responds that Tiffany Gee is the Planning Staff member that can help answer some questions regarding the audit.

Public Speaker, Karey Burke, asks that the audit is only for non-compliant properties.

Presenter, Robby Miller, responds in the affirmative.

Public Speaker, Karey Burke, states that the Committee also is involved when Williamson Act Contracts need to be amended.

Committee Member, Crystal Chaix, asks how the Committee's input - which was summarized in the January Retreat Summary - is going to be handled moving forward on projects that do not go to Planning Commission.

Presenter, Robby Miller, responds that Committee can go through Chair or directly to me for answers, and mentions Planning Liaison Report has a section for additional announcements that will be used to provide follow up on these type of items.

Public Speaker, Karey Burke, states that the January Retreat Summary, did not fully grasp the joint meeting between Planning Commission and the Committee, and will bring it up again when Debbie comes back.

5. **AAC Procedural Rules Amendments – Introduction and Discussion.** Presenter: Summer Burlison, Senior Planner, County of San Mateo Planning & Building Department.

SPEAKERS

Committee Member, Crystal Chaix, asks to keep the line throughout San Mateo County on Rule 1B.

Committee Member, Marilyn Johnson, asks a clarifying question about Rule 1B.

Committee Member, Crystal Chaix, asks to be provided with Rule 1B resolution.

Presenter, Summer Burlison, responds in the affirmative.

Committee Member, Crystal Chaix, asks a clarifying question about Section 2.1 under Rule 2B.

Vice Chair, Peter Marchi, asks to increase the 12-year term limit of Members in Section 2.4

Presenter, Summer Burlison, responds that that change would most likely require Board of Supervisor approval.

County Counsel, Brian Pettit, confirms that Board would need to modify their Standing Rules.

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. **Planning Liaison Report.**
Planning Liaison, Robby Miller, Planning & Building Department
8. **Adjournment.** Chair Natalie Sare tabled items 6 and 7 to next meeting, and adjourned the meeting at 8:18 p.m.