

COUNTY OF SAN MATEO PLANNING AND BUILDING

Agricultural Advisory Committee

Jess Brown Ryan Casey Crystal Chaix
Marilyn Johnson Andrew Miller Peter Marchi
James Oku Natalie Sare Daniel Theobald
Koren Widdel

Cole Mazariegos-Anastassiou
John Vars

County Government Center
455 County Center, 2nd Floor
Redwood City, CA 94063
650-363-4161 T
www.planning.smcgov.org



Regular Meeting

AGRICULTURAL ADVISORY COMMITTEE

Supervisor Ray Mueller's Coastside Office

270 Capistrano Rd., Unit G, Half Moon Bay

Monday, August 10, 2026

6:00 p.m. to 8:00 p.m.

<https://smcgov.zoom.us/j/82597827338>

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

This meeting of the Agricultural Advisory Committee will be held at the Coastside office of Supervisor Ray Mueller, located at 270 Capistrano Rd., Unit G, Half Moon Bay, California. Members of the public will be able to participate in the meeting in person at the office, 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/82597827338>. **The meeting ID is:** 825 9782 7338. The meeting may also be accessed via telephone by dialing +1 (669) 900-6833 (Local). **Enter the meeting ID:** 825 9782 7338 and then press #. Members of the public can also attend this meeting physically at Supervisor Ray Mueller's office, located at 270 Capistrano Rd., Unit G, Half Moon Bay.

*Written public comments may be emailed to rmiller@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. All public comments must relate to something that is within the subject matter jurisdiction of this agency. If a comment does not relate to the subject matter jurisdiction of this agency, we will interrupt your comment and move on to the next speaker.

***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 Robby Miller, Planning Liaison, as early as possible but no later than 10:00 a.m. on the business day before the meeting at (650) 802-2084 or rmiller@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.

CALL TO ORDER & ROLL CALL**PUBLIC COMMENT**

*This item is reserved for persons wishing to address the Committee on any Agricultural Advisory Matter on consent agenda or matters not on the agenda. Public 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.*

ACTION TO SET AGENDA & TO APPROVE CONSENT AGENDA ITEMS

This item is to set the final consent agenda and regular agenda and for approval of the items listed on the consent agenda. All items on the consent agenda are approved by one action.

CONSENT AGENDA

1. **Consideration of the Minutes of the Agricultural Advisory Committee for February 10, 2025, March 10, 2025, and July 13, 2026.**

END OF CONSENT AGENDA

REGULAR AGENDA

6:10

2. **Wells and Domestic Water Systems Ordinance Update (25 min)** Presenters: San Mateo County Environmental Health Program Supervisor, Land Use and Water Protection Programs, Ed Diaz, etc.

Action Request:

- Provide input on proposed changes

3. **Annual Workplan (45 min)** Presenters: San Mateo County Planning & Building Assistant Director, Sophie Mintier and Planning Liaison, Robby Miller, etc.

Action Request:

- Discuss feedback from P&B Staff review of subcommittee draft workplan goals
- Adoption of workplan goals by the full AAC

4. **SB 707-Teleconferencing (20 min)** Presenters: Deputy County Attorney, Brian Pettit.

Action Request:

- Q&A

5. **Meeting Location & Time (10 min)** Presenter: Planning Liaison, Robby Miller

Action Request:

- Vote on location (HMB Library or District 3 Supervisor's Office) and time of monthly AAC meetings

6. **COMMITTEE MEMBERS UPDATES & QUESTIONS** to allow Committee Members to share news and/or concerns for items not on the agenda

7. PLANNING LIAISON REPORT

Presenter: SMC Planning and Building Department Planning Liaison, Robby Miller

8. ADJOURNMENT

ADDITIONAL INFORMATION**Next Meeting**

The next regularly scheduled Agricultural Advisory Committee meeting is on **September 14, 2026**.

Correspondence to the Committee

Robby Miller, Agricultural Advisory Committee Liaison
455 County Center, 2nd Floor
Redwood City, CA 94062
(650) 802-2084
Email: rmiller@smcgov.org

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.

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.

***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

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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 rmiller@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 – AUGUST 10, 2026													
	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug
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		
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	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	
Marilyn Johnson Public Member	X		X	X	X	X	X	X	X	X		X	
**Vacant Public Member													
**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		X	
UC Co-Op Extension Rep.: Andrew Miller													
Staff Liaison													
San Mateo Co. Planning Liaison: Robby Miller	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													



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

1



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, 2nd Floor
Redwood City, California 94063
650/363-1825
planning.smcgov.org

DRAFT ACTION MINUTES

Monday, February 10, 2025

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/wpxLdc8lvR4>.

AGENDA

1. Call to Order

Chair Natalie Sare called the meeting to order at 6:01 p.m.

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

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff
Igor Lacan, UC Co-Op Extension Representative

Planning Liaison Present:

Olivia Boo, Planning Staff Liaison

Moment of silence for Bob Marsh, former committee member.

3. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda.

SPEAKERS

Public Speaker, Kerry Burke, announced that Farm Day is March 28, 2025 and tickets can be purchased through the Chamber of Commerce and the Farm Bureau.

4. **Committee Nomination** for AAC Secretary.

SPEAKERS

None.

5. **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, Crystal Chaix, announced that Wednesday, June 11, 2025 is the Burt Silva golf tournament. Interested parties can go Eventbrite and find the information or contact Crystal Chaix for more information.

Committee Member, James Oku, announced his land was inspected for his tenants regarding non-payment of wages and possibly people living in greenhouses. The police thought there were 200 people employed, when in reality there are 10 people employed. The Department of Cannabis was present and involved and found no violations.

Committee Member, John Vars, announced Wednesday evening that there is a special meeting of the Farm Worker Advisory Commission at the Half Moon Bay Library. The Commission would like to gather suggestions from farm workers on what would be helpful. There is no set agenda; it is an open forum to suggest how to navigate the healthcare system, how to prepare for ice raids. The meeting is on February 12, 2025, 6:00 p.m. - 7:30 p.m.

San Mateo County Agricultural Commissioner, Koren Widdel, announced a save the date for Wednesday, May 14 and Thursday, May 15 for the California Ag Tourism Summit, sponsored by the USDA in San Diego.

6. **Planning and Building Department Director's Report.** (*Planning Liaison*)
The next meeting is March 10, 2025.

SPEAKERS

None.

7. **Discussion items:**

- a. AAC Ag Workshop - All Committee Members – Propose holding AAC monthly meetings, possibly starting in May 2025, to invite different categories of farmers to

AAC meetings to collect ideas regarding steps and paths for the County to help preserve farming on the San Mateo County coast:

Chair, Natalie Sare, announced that this meeting may be in May. The Ted Adcock, Grand Oak room, can hold 150 seats and possibly be set up classroom style. April is a better month; it would work better for farmers. Koren offered to pay for postage, the goal is to mail the flyer in the first week of March.

Committee Member, Ryan Casey, shared concern with a large headcount meeting, as it could result in disaster, whereas a smaller group may have a clear focus and communication, and be more productive.

Committee Member, James Oku, commented that the workshop could go overtime and asked if the meeting could start earlier.

Vice Chair, Peter Marchi, commented that the big collective meeting would push off regular AAC items.

Public Speaker, Eliza Milio, offered that if there's complications reserving the Ted Adcock, the Resource Conservation District (RCD) has a room available.

- b. Pescadero Fire Station Pipeline - Committee Member, Cole Mazariegos-Anastassiou, suggested the Committee draft a letter for this topic, addressed to the County. This is regarding farmers interested in having access to connect CSA-11 project. The intent is to invite Planning staff involved with the new fire station project to attend an AAC meeting, so that farmers can be part of the discussion to provide input to the County.

Public Speaker, Dante Silvestri, commented that CSA-11 is a limited aquifer, there is a new well, and no one is permitted to connect. It only benefits the fire station and the school.

Committee Member, Ryan Casey, commented that the CSA-11 topic has been discussed in the past.

8. Presentation on proposed language changes to Midpeninsula Regional Open Space District's Basic Policy; Presenter: Susanna Chan, Assistant General Manager, Midpeninsula Regional Open Space District (Midpen).

SPEAKERS

Public Speaker, Kerry Burke, commented that people are supportive of being allowed to have additional agricultural uses and buildings allowed on PAD land, such as agricultural storage buildings and additional uses.

Committee Member, Cole Mazariegos-Anastassiou, asked for a map of the areas under Midpen that are used for agriculture or planned to be used for agriculture and to show the difference of what is used for grazing and for row crops.

Vice Chair, Peter Marchi, asked regarding the tenant policy, if a current farmer's lease goes up for bid, and the farmer is a good tenant, why does the land need to go up for bid?

Committee Member, John Vars, asked whether Midpen is looking for specific feedback on the green text?

Midpen staff will return to the March 10, 2026 AAC meeting for further discussion.

San Mateo County Agricultural Commissioner, Koren Widdel, shared H5N1 was found at a property in the City of San Mateo. This was confirmed by the United States Department of Agriculture (USDA), all the chickens died, and the property is under 120 day quarantine. The health department monitored humans for exposure. A stray cat picked up H5N1 and passed. So far, no other incidents have been found.

9. Adjournment

Chair Natalie Sare adjourned the meeting at 7:59 p.m.

Agricultural Advisory Committee

[illegible]



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
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Dr. Igor Lacan
Koren Widdel
Peter Marchi
Ryan Casey

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DRAFT ACTION MINUTES

Monday, March 10, 2025

IN-PERSON WITH REMOTE PARTICIPATION

A full recording of this meeting can be accessed at:

<https://www.smcgov.org/planning/event/agricultural-advisory-committee-meeting-march-10-2025>

REGULAR MEETING AGENDA

1. Call to Order

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

2. Member Roll Call

Regular Committee Members Present:

James Oku
Natalie Sare
Peter Marchi
Cole Mazariegos-Anastassiou
Crystal Chaix
Daniel Theobald

Regular Committee Members Not Present:

John Vars
Ryan Casey

Nonvoting Committee Members Present:

Koren Widdel
Jess Brown

Nonvoting Committee Members Not Present:

Jim Howard
Igor Lacan

Planning Liaison:

Olivia Boo, Planning Liaison

3. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda.

NO SPEAKERS

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

San Mateo County Agricultural Commissioner, Koren Widdel, announced Supervisor Mueller has a proclamation for National Agriculture Day, March 19, 2025; last week her department mailed and emailed webinar information, 100 invitations, regarding Rights and Responsibilities for Immigration issues.

Supervisor Aide, Mike O'Neill, announced Supervisor Mueller is interviewing next Friday for vacant AAC positions.

Chair Natalie Sare inquired if there are any bird flu updates.

5. **Planning and Building Department Director's Report.** (*Planning Liaison*)
The next meeting is April 14, 2025, which is also the special workshop meeting.

NO SPEAKERS

6. **Presentation** (continuation from February 10, 2025 meeting) to collect comments on the proposed language changes to Midpeninsula Regional Open Space District's Basic Policy; Presenter: Susanna Chan, Midpeninsula Regional Open Space District (Midpen).

SPEAKERS

Midpen Assistant General Manager, Susanna Chan, noted that there is public engagement taking place throughout the coast, in addition to gathering AAC comments; Midpen will be meeting with the City of Half Moon Bay, Peninsula Municipal Advisory Council, and other groups. The documents will be brought to the Midpen Board in the summer of 2025.

AAC Vice Chair, Peter Marchi, commented that when there is a tenant currently leasing Midpen property for agricultural use, and then it will be up for review in a few years, this can discourage tenants who have been farming for a long time, as that tenant has put a large investment into the land. Ranchers, so long as they are following rules, should have first opportunity to continue farming.

Midpen Assistant General Manager, Brian Malone, responded that the lease term has increased to a 15-year term, to increments of 5 years/5 years/5 years, for a combined 15-year term. The Midpen Board has made leases competitive to give opportunities to people who did not previously have opportunities. Midpen staff will take AAC comments back to their Board.

Committee Member, Daniel Theobald, commented that hopefully consideration can be given to the rancher already on site relative to leases, and that the overall timing is less important. The revisions are well thought out in terms of preserving agriculture.

Committee Member, Cole Mazariegos-Anastassiou, commented if the tenant is operating under 5 yrs, this isn't a long time for a farm business. If the focus is on short-term lease - conservation goals are difficult with a 5-year lease. Making sure that the land is being managed in a way that accomplishes conservation goals is more difficult with short-term leases. How does Midpen determine which farmland is available for conservation grazing versus which is available for vegetable production, what criteria are used to make the determination?

Public Speaker, Kerry Burke, commented regarding item F, inquired "who determines if the land is viable for agriculture?", is there a better definition?

Committee Chair, Natalie Sare, commented she would like to hear back regarding the definition of "viable agricultural land", this should be discussed with AAC. She would like the AAC Committee to advise Midpen on "what is viable". She invited Midpen to the April workshop.

County Attorney's Office, Brian Pettit, commented that the document will get adopted by Board.

7. Discussion items:

All Committee Members – Propose holding AAC monthly meetings, approximately April, May, and June 2025, to invite different categories of farmers to AAC meetings to collect ideas on how to preserve agriculture on the coastside.

SPEAKERS

Committee Chair, Natalie Sare, announced Crystal will take notes on easel pad. Comments and ideas will be noted first; discussion will be at a future date. Crystal, Daniel, Koren, Cole, James and Mike will help with set up.

Chair, Natalie Sare, will ask the attendees their understanding of the existing regulations and options to modify and/or improve the regulations. Committee Member, Crystal Chaix, has volunteered to collect attendees' names and farm information. Committee Member, Daniel Theobald, volunteered to notify Puente of the workshop. Mike O'Neill will be the official timekeeper. Planning staff will bring a projector. Koren Widdel will take notes on laptop.

8. Adjournment

The meeting was adjourned at 7:34 p.m.

Agricultural Advisory Committee



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
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Andrew Miller
Jess Brown
Koren Widdel

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MINUTES

Monday, July 13, 2026

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://www.smcgov.org/planning/event/agricultural-advisory-committee-meeting-july-13-2026>.

Call to Order

Vice Chair Peter Marchi called the meeting to order at 6:20 p.m.

Member Roll Call

Regular Committee Members Present:

James Oku
Peter Marchi
Cole Mazariegos-Anastassiou
Crystal Chaix
Daniel Theobald
Marilyn Johnson

Regular Committee Members Not Present:

Natalie Sare
Ryan Casey
John Vars

Nonvoting Committee Members Present:

Jess Brown, San Mateo County Farm Bureau Executive Director

Nonvoting Committee Members Not Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Andrew Miller, UC Co-Op Extension Representative

Planning Liaisons Present:

Robby Miller, 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

Dr. Patrick Horn, PMAC announcements for special meeting from ag sector and farmworker housing task force.

Kerry Burke, update on Pescadero Creek Road planning application.

Action To Set Agenda & To Approve Consent Agenda Items

1. Consideration of the Minutes of the Agricultural Advisory Committee for June 8, 2026.

COMMITTEE ACTION:

Committee Member, James Oku, motions to set the agenda and approve the minutes.

Committee Member, Daniel Theobald, seconds motion. **Motion passed 5-0-1.**

(Johnson abstains)

Regular Agenda

2. **Workplan** – Presenter's: AAC Workplan Subcommittee's and County Planning & Building Department Staff

SPEAKERS

Committee Member, James Oku, presents *Provide Input on County Policies* subcommittee draft workplan goals.

San Mateo County Farm Bureau Executive Director, Jess Brown, asks a question (inaudible)

Committee Member, James Oku, responds (inaudible)

San Mateo County Planning & Building Assistant Director, Sophie Mintier, asks if the subcommittee considered specific policies.

Committee Member, James Oku, responds that he is interested in Williamson Act Audits, farm labor housing, PAD/RM permits, LCP amendments for farm labor housing, agritourism, and farmstand guidelines.

Committee Member, Cole Mazariegos-Anastassiou, presents *Policies, Permitting, & Regulation* subcommittee draft workplan goals.

Committee Member, Daniel Theobald, emphasizes allowing farmworkers to own their home and move it between farms would be a major benefit.

Committee Member, Crystal Chaix, asks whether farmers are supposed to provide the water, sewer and power, and the farmworker is supposed to provide the tiny house or RV.

Committee Member, Cole Mazariegos-Anastassiou, responds that either party could purchase the housing.

Committee Member, Daniel Theobald, adds that the County could be involved with a program to help farmworkers to finance the housing.

Committee Member, Crystal Chaix, asks if farmworkers owning their house would take responsibility off the farmers for the condition of the housing or not.

Committee Member, Daniel Theobald, responds [inaudible]

Committee Member, James Oku, responds that in past meetings with Steve Monowitz

there has been push back against tiny homes because they cannot accommodate a family, but we should revisit this because many of our farmworkers were single with no family.

Committee Member, Marilyn Johnson, concerned that a County loan that was defaulted on would remove the unit.

Committee Member, Daniel Theobald, states that there are situations where 20 people are living in RV's so we should not focus on perfection but action.

Committee Member, Crystal Chaix, responds [inaudible]

Committee Member, Cole Mazariegos-Anastassiou, responds that he has heard of 10 people living together, etc. [inaudible]

Committee Member, Marilyn Johnson, states that Moonridge operated by Midpen housing was built for farmworkers and asks how to get it back for farmworkers.

Planning Liaison, Robby Miller, responds that this might be a workplan goal.

San Mateo County Planning & Building Assistant Director, Sophie Mintier, states that farmworker housing is very important but is not appropriate for an AAC workplan goal because of all the agencies, regulations, etc., unless very specific items are identified to address.

Committee Member, Daniel Theobald, brings up example of farmworker housing situation that occurred when he bought his Bay Cities property, and adds that if your rich you can live in a RV year around without issues.

Committee Member, Cole Mazariegos-Anastassiou, responds [mostly inaudible] about RV parking for non-farmworker families at schools in East Palo Alto and wants more opportunities like this in the County.

Committee Member, Marilyn Johnson, responds [inaudible]

Vice Chair, Peter Marchi, states there was a Board of Supervisor discussion in the 80's that went nowhere, and concerned that any new farmworker housing or farmstand regulations do not restrict or hinder current farmstand regs because vegetables out of the County were helpful for customers and his farmstand; In a previous talk with Steve Monowitz about tiny houses, one of the things he wanted was HUD and State stamp on house. Agrees with James that smaller units for single farmworkers would be useful as long as water and other regulations are followed; At Palmer property, there was farmworker housing for 25 people that was removed for ocean views; thinks the RV infrastructure is a good idea for reduced costs to farmer than traditional housing.

Committee Member, Crystal Chaix, responds to Marilyn's comment about Moonridge and wonders how this type of situation can be prevented.

Vice Chair, Peter Marchi, responds that Bay City did not want farmworker housing because they did not want to deal with it and reiterates support for having more farmworker housing on farms.

Committee Member, Crystal Chaix, responds that she is not against farmworker housing on farms, but wants Moonridge and operator be held accountable if non-farmworkers are living there.

Committee Member, Daniel Theobald, suggests pursuing an audit of Moonridge.

Vice Chair, Peter Marchi, responds that there might have been one in the last few years because of AAC request.

Committee Member, Crystal Chaix, says that Moonridge is within the jurisdiction of City of Half Moon Bay.

Committee Member, Marilyn Johnson, agrees with Peter that a farmstand should include some out of County produce.

Committee Member, Cole Mazariegos-Anastassiou, responds that a percentage can be discussed further.

Vice Chair, Peter Marchi, asks Daniel if the homestead is different from the farm labor

housing.

Committee Member, Daniel Theobald, responds in the affirmative and adds that it is for multigeneration farming opportunities.

Vice Chair, Peter Marchi, responds that this topic came up in the workshop and the workshop subcommittee had a conversation with Steve and needs to follow up with him.

San Mateo County Farm Bureau Executive Director, Jess Brown, asks if the *Policies, Permitting, & Regulation* subcommittee is going to pursue an audit of Moonridge and adds that it might be located in the County.

Committee Member, Crystal Chaix, responds [inaudible]

Public Speaker, Kerry Burke, [mostly inaudible] reminds committee that there are two Midpens.

Committee Member, Crystal Chaix, presents *Community Engagement and Coordination* subcommittee draft workplan goals.

San Mateo County Planning & Building Assistant Director, Sophie Mintier, recommends changing language of Promote new agritourism guidelines to Provide feedback on the latest agritourism revisions because Staff still needs to review it.

Planning Liaison, Robby Miller, asks if there are specific farmers that the subcommittee wants to engage with.

Committee Member, Crystal Chaix, responds that she is not sure what Natalie had in mind, and added that it could be engaging with older and well as emerging farmers.

San Mateo County Planning & Building Assistant Director, Sophie Mintier, suggests adding a workplan goal that is similar to the 2025 community workshop held.

Committee Member, Crystal Chaix, responds about adding specific items to workplan to keep them moving forward.

Committee Member, Marilyn Johnson, asks if open ended opportunity for farmers at meeting is best approach.

Committee Member, Crystal Chaix, responds that she is not aware of what Natalie intended.

Committee Member, James Oku, responds that farmers are always welcome to come to meeting to voice a concern and asks a question.

Committee Member, Cole Mazariegos-Anastassiou, adds a goal of ensuring a percentage of produce sourced by county institutions to *Policies, Permitting, & Regulation* subcommittee draft workplan goals

San Mateo County Planning & Building Assistant Director, Sophie Mintier, responds [mostly inaudible] positively to adding it that to the workplan.

Public Speaker, Kerry Burke, supports the workplan efforts as a tool to keep the committee focused on accomplishing goals, reviewing projects, and acknowledges many of the goals are challenging and interrelated.

Planning Liaison, Robby Miller, asks what are the next steps.

San Mateo County Planning & Building Assistant Director, Sophie Mintier, responds that Staff will review the goals and suggest how to make them fit within the scope of the AAC and provide a draft for AAC to discuss.

3. Meeting Location & Time - Presenter: Planning Liaison, Robby Miller.

SPEAKERS:

Committee Member, Crystal Chaix, asks about SB 707 and participation.

Planning Liaison, Robby Miller, responds and says he would follow up.

San Mateo County Farm Bureau Executive Director, Jess Brown, asks a question (inaudible)

San Mateo County Planning & Building Assistant Director, Sophie Mintier, responds [mostly inaudible]

Committee Member, Crystal Chaix, asks about pre-SB 707 and remote participation.

Planning Liaison, Robby Miller, responds that county counsel has advised members not to participate online.

San Mateo County Planning & Building Assistant Director, Sophie Mintier, responds that this does not need to be resolved now and the vote should move forward for a new location.

Committee Member, James Oku, states that he is wanting to hear back about this because he is interested in remote participation.

Committee Member, Marilyn Johnson, recalls moving the time up to 5:30 would be hard for farmers in the summer because of longer days, but is possible in winter and was done in the past.

Committee Member, Daniel Theobald, responds that longer meetings are not preferred.

Committee Member, Marilyn Johnson, responds that meetings are once a month.

Committee Member, Crystal Chaix, asks a clarifying question about SB 707.

Planning Liaison, Robby Miller, responds.

Committee Member, Crystal Chaix, states that public are unlikely to come to meetings past 8 pm so having locked doors should not be a concern.

Planning Liaison, Robby Miller, responds that it is probably concern because the public needs access to meetings at all times.

Committee Member, Daniel Theobald, states that many members want a hard stop and shorter meetings.

Committee Member, Crystal Chaix, responds that there are no time limits in the bylaws.

San Mateo County Planning & Building Assistant Director, Sophie Mintier, responds that it doesn't mean that is how we need to run the meetings. The concern is not from staff having longer meeting times, the concern is for volunteer members and respecting people's time. Having a location that is inconvenient for members and members stop showing up is a problem. Also, a two hour meeting is enough time for getting important business done and many of our advisory committee's operate that way.

Committee Member, Daniel Theobald, responds that we are losing participating because of this.

Committee Member, Crystal Chaix, responds that she wants to make sure the committee has enough time finish things and not table things as James brought up.

Committee Member, James Oku, clarifies that what he brought up is around getting the committee to be more decisive on projects.

Committee Member, Daniel Theobald, suggests there be a hard stop time of 8 pm and if the committee wants to go over it should be voted on.

Committee Member, Marilyn Johnson, responds that the library has a hard stop of 8 pm or 8:15 pm so that will not work.

San Mateo County Farm Bureau Executive Director, Jess Brown, says that the committee voted to have two meetings here and now staff has made a recommendation so the committee should vote one way or the other.

Committee Member, Cole Mazariegos-Anastassiou, suggests the library with a start time of 5:45 pm so there could be up to 30 minutes available to go over.

Vice Chair, Peter Marchi, opens public comment.

Resource Conservation District, Eliza Milio, states that she has attended many meetings over the years and often had trouble hearing except when the meetings were held at the library.

COMMITTEE ACTION:

Committee Member, Crystal Chaix, motions to hold meetings at District 3 Supervisors Office. Committee Member, Marilyn Johnson, seconds motion. **Motion fails, 2-2-2-0.** (Nays: Theobald, Mazariegos-Anastassiou; Abstain: Oku, Marchi)

SPEAKERS

Committee Member, Cole Mazariegos-Anastassiou, motions to hold meetings at Half Moon Bay library with a 5:45 pm start time.

Committee Member, Marilyn Johnson, says the room is very small and only accommodates 3 public members.

Planning Liaison, Robby Miller, responds that the library room is not small and there is plenty of room for our average public attendance numbers.

Committee Member, Cole Mazariegos-Anastassiou, suggests either room should orient the committee toward the public instead of the screen.

Committee Member, Cole Mazariegos-Anastassiou, motions to hold meetings at Half Moon Bay library with a 5:45 pm start time. Committee Member, Daniel Theobald, seconds motion. **Motion fails, 2-2-2-0.** (Nays: Chaix, Johnson; Abstain: Oku, Marchi)

Committee Member, Daniel Theobald, motions to hold the next meeting at District 3 Supervisors Office and resume this topic. Committee Member, Crystal Chaix, seconds motion. **Motion passes, 4-0-2-0.** (Abstain: Oku, Marchi)

4. COMMITTEE MEMBERS UPDATES & QUESTIONS

SPEAKERS:

Committee Member, James Oku, asks for an update on Stonepine project.

San Mateo County Planning & Building Assistant Director, Sophie Mintier, responds that she will follow up with a short update on that for next Planning Liaison Report.

5. PLANNING LIAISON REPORT

SPEAKERS:

None

6. ADJOURNMENT Vice Chair, Peter Marchi, adjourned the meeting at 8:26 p.m.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

7

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

DATE: August 10, 2026

TO: Agricultural Advisory Committee

FROM: Planning Staff

SUBJECT: Planning Liaison Report

CONTACT INFORMATION: Robby Miller, Planner, rmiller@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 July 4, 2026 to July 31, 2026.

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.

Owner:	Katie and Olivier Nolan-Stevaux
Applicant:	Toby Long
File Number:	PLN2024-00210
Location:	Pescadero Creek Road, Pescadero
Assessor's Parcel No.:	088-090-030

Consideration of the adoption of an Initial Study/Mitigated Negative Declaration, pursuant to the California Environmental Quality Act (CEQA), Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit, and Grading Permit (GP) to construct a new 2,446 sq. ft. single-family home with a 568 sq. ft. attached two-car garage, 522 sq. ft. detached pool house, new septic system, new domestic well and three 4,900-gallon water tanks, on a legal 86,622 sq. ft. undeveloped parcel. The project involves removal of four trees and a total of 385 cubic yards (c.y.) of grading, including 295 c.y. of cut and 90 c.y. of fill. The property is located in the Pescadero Creek Road County Scenic Corridor within the unincorporated Pescadero area of San Mateo County. The CDP is appealable to the California Coastal Commission. Please direct questions to project Planner, Sonal Aggarwal at, saggarwal@smcgov.org. *This project was approved by the Planning Commission at their July 8, 2026 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

Two CDX permit applications were received during this time period.

1.

Owner: BJ and Lorene Burns
Applicant: BJ Burns & Bridget Jett
File Number: PLN2026-00276
Location: Pescadero
Assessor's Parcel No.: 087-080-080 & 087-052-010

CDX to drill a new agricultural well to support future domestic well. Please direct questions to project Planner, Summer Burlison at, sburlison@smcgov.org.

2.

Owner/Applicant Janina Pawlowski
File Number: PLN2026-00263
Location: 4900 Cloverdale Rd., Pescadero
Assessor's Parcel No.: 087-080-050

CDX to drill a new agricultural well. Please direct questions to project Planner, Sonal Aggarwal at, saggarwal@smcgov.org.

ADDITIONAL ANNOUNCEMENTS

1. October 10th meeting - Chair and Vice Chair elections.

ATTACHMENT(S)

NONE