



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

Andrew Miller
Jess Brown
Koren Widdel

County Office Building
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Redwood City, California 94063
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planning.smcgov.org

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.