



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
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DRAFT ACTION MINUTES

Monday, October 20, 2025

IN-PERSON WITH REMOTE PARTICIPATION

Revised to correct member statement

Once available, a full recording of this meeting can be accessed at:
<https://www.smcgov.org/planning/event/agricultural-advisory-committee-meeting-october-20-2025-adjusted-due-holiday>

REGULAR MEETING AGENDA

1. Call to Order

Chair Natalie Sare called the meeting to order at 6:13 p.m.

2. Member Roll Call

Regular Committee Members Present:

Natalie Sare
Peter Marchi
Ryan Casey
Cole Mazariegos-Anastassiou
Crystal Chaix
Marilyn Johnson

Regular Committee Members Not Present

James Oku
John Vars
Daniel Theobald
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:
Olivia Boo, Planning Liaison

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

SPEAKERS

Public Speaker, Kerry Burke, announced interested parties can buy tickets for the annual Farm Bureau As Fresh as it Gets Dinner on November 7, 2025.

4. **Action to Set Agenda and To Approve Consent Agenda Items**
(This item is to set the final consent and regular agenda, and for the recommendation for approval, or approval, of the items listed on the consent agenda. All items on the consent agenda are approved by one action.)

Consent Agenda

5. **Consideration of Meeting Minutes** for the August 11, 2025 and September 8, 2025, AAC meetings.

August minutes

Committee Action:

Public Member, Marilyn Johnson, motioned to approve.
Committee Member, Crystal Chaix, seconded the motion.

Motion passed 6-0

September minutes

Committee Action:

Committee Member, Cole Mazariego-Anastassiou, motioned to approve.
Committee Member, Crystal Chaix, seconded the motion.

Motion passed 5 – 0

One abstained

6. **Owner/Applicant:** Daniel Sare and Natalie Sare
File Number: PLN2025-00295
Location: 78 Pilarcitos Creek Road, unincorporated Half Moon Bay
Assessor's Parcel No.: Portion of 056-380-110 (formerly 056-380-020 and portion of 056-380-060)

Consideration of an Agritourism Event for the temporary, seasonal Santa's Tree Farm operation starting on November 22, 2025, and ending on January 5, 2026. No operational changes from last season. Project Planner: Summer Burlison, sburlison@smcgov.org.

SPEAKERS

Committee Vice Chair, Peter Marchi, noted nothing has changed for this project since last year.

Committee Action:

Committee Vice Chair, Peter Marchi, motioned to approve the item.

Committee Member, Marilyn Johnson, seconded the motion.

Motion passed 5-0

One abstained

7. **Owner/Applicant:** Water Solutions Inc./ Joshua Skolnick
File Number: PLN2025-00081
Location: West of Cabrillo Highway in the community of Pescadero, unincorporated San Mateo County
Assessor's Parcel No.: 086-250-140, 086-250-150, 086-250-160

Consideration of a Coastal Development Permit (CDP), Planned Agricultural District (PAD) Permit, and Architectural Review Permit, for the drilling of a test domestic well to determine if adequate water is present to serve future development on an undeveloped 6.53-acre property. Two well locations are identified as potential well sites but only one well will be constructed and certified. The AAC previously recommended approval on June 12, 2022 for three test wells (PLN2022-00211); however, all three previously approved test wells were not found to be viable. The project is located in the Cabrillo Highway State Scenic Corridor. The CDP is appealable to the Coastal Commission. Project Planner: Kanoa Kelley, kkelley@smcgov.org.

SPEAKERS

Committee Member, Marilyn Johnson, asked why there is no address and only parcel numbers.

Public Speaker, Bridget Jett, shared that no address is assigned until development is proposed.

Committee Action:

Committee Vice Chair, Peter Marchi, motioned to approve the item.

Committee Member, Cole Mazariago-Anastassiou, seconded the motion.

Motion passed 4-1

One abstained

End of Consent Agenda

8. **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 Vice Chair, Peter Marchi, shared that a fire in San Gregorio impacted 20 acres, and helicopters took water from his reservoir even though there's a pipeline

serving Pescadero High School.

San Mateo County Agricultural Commissioner, Koren Widdel, announced that the County Agriculture/Weights and Measures published a 2024 crop report that is available on the County website. The Grower's annual workshop for continuing education will be December 2, 2025 at 10 a.m. at the Half Moon Bay Library. The Mediterranean fruit fly is in Santa Clara County. Three new glassy-winged sharpshooter infestations have been found in El Dorado County, Kings County, and Stanislaus County, and these areas have quarantines. A new pest, the New World screwworm fly, was found in Central and South America and is moving into Mexico.

Committee Chair, Natalie Sare, shared that it's a challenge to make decisions on projects without hard copies of meeting packets, and it's costly for members to pay for hard copies. She requests to agendaize this topic for the next meeting to discuss viable options.

Committee Member, Cole Mazariegos-Anastassiou, shared that he uses his phone to review the packet.

Housing Development Specialist for the County Housing Department, Alejandro Segura, announced that at next month's AAC meeting, the Housing Department will be presenting an update on the farm labor housing loan program.

Committee Chair, Natalie Sare, motioned to discuss hard copies of meeting packets at the next AAC meeting to discuss a viable option.

Committee Member, Cole Mazariegos-Anastassiou, seconded the motion.

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

SPEAKERS

None

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

SPEAKERS

Committee Chair, Natalie Sare, gave feedback that it is nice to work with Debbie Schechter and that the collection of feedback on the topic was well done.

11. **Presentation on Proposed Farm Labor Housing Water System Program.** Presenter: Heather Forshey, Director of Environmental Health Services.

SPEAKERS

Committee Vice Chair, Peter Marchi, asked if service for 1- 4 connections will be changed to State small systems, and how are small water systems and ADU systems treated compared to a residential system.

Public Speaker, BJ Burns, asked if the units that were found by the taskforce were all occupied farm laborers.

Public Speaker, Kerry Burke, commented that the testing cost will be a financial burden for owners and asked if there are options for water storage.

Committee Chair, Natalie Sare, asked if the AAC could provide input to Environmental Health. Chair Sare requested that Environmental Health be a future agenda item for the AAC to make recommendations. Chair Sare asked if there is funding to offset farm labor housing fees, and if some Measure K or grant program funds can be used by owners to offset costs.

Director of Environmental Health Services, Heather Forshey, confirmed that staff can return in January to the AAC.

Public Speaker, Bridget Jett, shared that the County covers permit funding for the next two years. Speaker Jett asked if the \$2,300 permit fee only covers staff time, inspection time, and does not include any testing, and what situation would change the funding, which is currently covered until June 2027 for permitting, while the fees for testing are the responsibility of the owner.

Committee Member, Cole Mazariegos-Anastassiou, commented that without long-term funding, the Environmental Health regulations could worsen the farm worker housing affordability.

Committee Member, Marilyn Johnson, asked about cost and supports the request for Environmental Health to return in November for further discussion.

Committee Vice Chair, Peter Marchi, shared that he sent an inquiry letter to the County Board of Supervisors regarding connecting to CSA-11.

Committee Action:

Committee Vice Chair, Peter Marchi, motioned for the item to return in a near future month.

Committee Member, Crystal Chaix, seconded the motion.

Motion passed 5-1

Regular Agenda

12.

Owner/Applicant:	Peter Marchi & Son Farms/Smilin Dogs, Konrad Thaler
File Number:	PLN2021-00432
Location:	123 Seaside School Road, San Gregorio
Assessor's Parcel No.:	081-250-030

Consideration of an After-the-Fact Coastal Development Permit (CDP), Planned Agricultural District Permit, Architectural Review Permit, and Kennel Permit to allow a dog walking operation for a maximum of 75 dogs per day (Monday – Friday, 10:00 a.m. to 3:00 p.m., no weekends) within a fenced 23-acre portion of a 150-acre parcel, and legalize a five-stall carport structure and three cargo storage containers that support the

dog walking operation. The project is located in the Cabrillo Highway State Scenic Corridor. The CDP is appealable to the California Coastal Commission. Project Planner: Summer Burlison, sburlison@smcgov.org.

SPEAKERS

Committee Chair, Natalie Sare, commented that the project is not on prime soils, there's no agricultural production on the portion of land where the proposed project will occupy, and the project doesn't have an effect on agricultural land.

Committee Action:

Committee Member, Marilyn Johnson, motioned for the item to return in a near future month.

Committee Member, Crystal Chaix, seconded the motion.

Motion passed 5-0

One abstained

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

UPDATED REPORT: Consideration of an After-the-Fact Planned Agricultural District (PAD) Permit to legalize the basement and first story of an existing cargo container storage building that was built without permits along with legalization of a man-made pond and a water tank on a legal 25,253 sq. ft. parcel. No trees were removed and approximately 98 cubic yards of grading was required for the pond. The property is located in the La Honda Road County Scenic Corridor and qualifies for a Coastal Development Exemption for agriculture-related development. Project Planner: Sonal Aggarwal, saggarwal@smcgov.org.

SPEAKERS

Committee Chair, Natalie Sare, asked if the cargo storage is one or two story, and commented that the Committee has to take into consideration the neighbors.

Committee Member, Crystal Chaix, noted the storage unit will be one story from La Honda Road and two-stories from Madera Lane.

Public Speaker, Ron Cardoza, commented that the person who tested the noise encroached on his property and the neighbor's property for the testing without the property owners' permission, the project affects neighboring properties, and requested the project be moved to the November meeting to allow for adequate time to discuss concerns.

Committee Member, Marilyn Johnson, shared that AAC members are volunteers and all arrived at 6 p.m. and would like the item continued to the November 2025 AAC.

Committee Action:

Committee Member, Crystal Chaix, motioned to continue the item to November 2025 due to time constraints and the complexity of the project.

Committee Member, Marilyn Johson, seconded the motion.

Motion passed 6-0

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

The item was deferred to the November 2025 meeting due to time constraints.

15. **Adjournment.** Committee Chair, Natalie Sare, adjourned the meeting at 8:15 p.m.

ROLL SHEET – October 20, 2025

	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct
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	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
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
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		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	X
X: Present Blank Space: Absent or Excused Grey Color: No Meeting *Special Meeting **Position Vacant ^Alternate													