



County of San Mateo Planning & Building Department Agricultural Advisory Committee

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

REVISED Regular Meeting

Date: Monday, August 11, 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/95364233000>. **The meeting ID is:** 953 6423 3000. The meeting may also be accessed via telephone by dialing +1 (669) 900-6833 (Local). **Enter the meeting ID:** 953 6423 3000 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.

AGENDA

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.** (*Planning Liaison*)
The next meeting is September 8, 2025.
6. **Opportunity for County support to AAC.** Presenters: Steve Monowitz, Director of Planning and Building, and Debbie Schechter, Schechter Consulting.
7. **Farm Labor Housing – proposed permit streamlining.** County of San Mateo
Presenters: Steve Monowitz, Director of Planning and Building, and Kanoa Kelley, Planner III.

Consent Agenda

8. **Owner/Applicant:** Coastside County Water District
File Number: PLN2025-00126
Location: Pilarcitos Creek Road, unincorporated Half Moon Bay
Assessor's Parcel No.: 056-370-080

Consideration of a Coastal Development Permit, Planned Agricultural Development Permit and Use Permit, to drill six municipal water wells to replace existing wells in the Pilarcitos Canyon wellfield, in the unincorporated El Granada area of San Mateo County. This project is appealable to the California Coastal Commission. Project Planner: Michael Schaller, mschaller@smcgov.org.

Action Request: That the AAC provide a recommendation to the Planning Commission on the subject application.

Regular Agenda

9. **Owner/Applicant:** Half Moon Bay Properties LLC/Jim Guan
File Number: PLN2023-00334
Location: 12761 San Mateo Road (Highway 92), unincorporated San Mateo County
Assessor's Parcel No.: 056-270-010, 056-270-030, 056-270-060, 056-270-090, and 056-270-100 (also involves work on parcels located in the City of Half Moon Bay)

Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit, to address facility and operational violations (VIO2023-00035) at Terra Gardens, including grading of 14,050 cubic yards (c.y.) associated with site clean-up, drainage/access improvements and permitting existing work. This project is appealable to the California Coastal Commission. *This item is continued from the April 14, 2025 AAC meeting.* Project Planner: Camille Leung, cleung@smcgov.org.

Action Request: That the AAC provide a recommendation to the Planning Commission on the subject application.

10. Adjournment

ADDITIONAL INFORMATION FOR THE 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 September 8, 2025.

***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/95364233000>. **The meeting ID is:** 953 6423 3000. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). **Enter the meeting ID:** 953 6423 3000 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.

Agricultural Advisory Committee

X: Present Blank Space: Absent or Excused Grey Color: No Meeting
*Special Meeting **Position Vacant