

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

DATE: September 12, 2022

TO: Agricultural Advisory Committee

FROM: Tiare Pena, Planning Staff, 650/363-1850

SUBJECT: Consideration of an Agritourism Event starting on October 1, 2022 and ending on November 15, 2022, located at 12291 San Mateo Road, unincorporated Half Moon Bay (4-C's Pumpkin Farm).

County File Number: PLN 2022-00247 (Cozzolino)

PROPOSAL

The applicant, Cozzolino, has applied for an Agritourism Event for the upcoming 2022 October pumpkin selling season, October 1, 2022 – November 15, 2022, at 12291 San Mateo Road, unincorporated Half Moon Bay (4-C's Pumpkin Farm). The proposed days and hours of operation are as follows: Monday – Friday from 9:00 a.m. to 5:00 p.m. and Saturday – Sunday from 9:00 a.m. to 6:00 p.m. The proposed Event elements are: 1) a pumpkin patch, pony ride, petting zoo, two inflatables, and 2) one food vendor. The food vendor will be onsite during weekends only.

Parking for the Event will occur in the existing large open field adjacent to the Event area and in the gravel parking lot between these two fields. There will be 2-4 employees on the site, consisting primarily of Cozzolino family members.

DECISION MAKER

Community Development Director

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE (AAC)

1. Is the agritourism use compatible with the long-term agricultural uses of the land?
2. Will the agritourism operation have any adverse effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
3. What decision do you recommend the Community Development Director take with respect to this application?

BACKGROUND

Report Prepared By: Tiare Pena, Project Planner

Owner/Applicant: John and Jennifer Cozzolino

Location: 4-C's Pumpkin Farm, 12291 San Mateo Road, unincorporated Half Moon Bay

APN: 056-331-110

Parcel Size: 3.57 acres

Existing Zoning: Planned Agricultural District/Coastal Development

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: The subject parcel is encumbered by a Williamson Act contract (AP 72-18)

Existing Land Use: Agriculture

Water Supply: Private well

Flood Zone: Flood Zone A (1% annual chance of flooding) and Flood Zone X (Area of Minimal Flooding), pursuant to Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0260E, effective October 12, 2016.

Environmental Evaluation: Categorically exempt from environmental review pursuant to Section 15304, Class 4, of the California Environmental Quality Act (CEQA) Guidelines, for the minor temporary use of land having negligible or no permanent effects on the environment.

Setting: The subject site is located on the south side of San Mateo Road, also known as California Highway 92, and is visible from the roadway. The site is quaint and provides the public with the first view of San Mateo County's rich history of agriculture and demonstrates how the County respects and encourages small family farms to succeed.

Chronology:

<u>Date</u>	<u>Action</u>
September 2018	- Application for Agritourism Event received and recommended for approval by the AAC.
October 2019	- Application for Agritourism Event received and recommended for approval by the AAC.
Aug. 13, 2020	- Subject application for Agritourism Event received.
Sept. 12, 2022	- Agricultural Advisory Committee public meeting.

Will the project be visible from a public road?

Yes, the project site is visible from San Mateo Road/Highway 92; however, the Event is secondary and supplemental to ongoing agricultural use of the land, and as a seasonal event not uncharacteristic for the area.

Will any habitat or vegetation need to be removed for the project?

No.

Is there prime soil on the project site?

Yes, there are prime soils interspersed throughout the site.

DISCUSSION

A. KEY ISSUES

Planning staff has reviewed this application for conformance with the following Agritourism Guidelines and Performance Standards:

1. Temporary Seasonal Agritourism Uses and Activities
 - a. The Agritourism operation will not interfere with agricultural production on or adjacent to the lot.

The Agritourism Event does not interfere with the agricultural use of the land, which includes the growing of hay, pumpkins and Christmas trees.
 - b. The Agritourism event will not exceed a maximum of 45 consecutive days and will not occur more than two times per year.

The proposed Agritourism Event is for the October 1, 2022 - November 15, 2022 (typical) pumpkin season.

- c. The Agritourism event will operate within the guideline’s allowance of Sunday through Saturday from 9:00 a.m. to sunset; no lighting is allowed.

The Event will operate Monday – Friday from 9:00 a.m. to 5:00 p.m. and Saturday – Sunday from 9:00 a.m. to 6:00 p.m. No lighting is proposed in association with the Event; therefore, the proposal meets these requirements.

- d. The Agritourism event will consist of no more than the maximum allowed uses and activities indicated below:

Maximum Allowed Agritourism Use/Activity	Proposed (Quantity)
Two (2) inflatables ¹ allowed on all lands ²	2
One (1) pony ride area ³	1
One (1) farm animal petting zoo on all lands	1
One (1) hayride on all lands	
One (1) train with rubberized wheels on all lands	
One (1) food vendor, mobile or on-site, including mobile prepackaged food/snack bar ⁴ , located on all soils	1
One (1) prepackaged food/snack bar on non-prime soils ⁴	
Other recreational/educational activities, see discussion below	
¹ Inflatables are subject to the standards of the Safe Inflatable Operators Training Organization. ² Subject to a 36-foot height limit as set forth in the Planned Agricultural District and Resource Management District Regulations. ³ Confined animal permit or exemption required. ⁴ Environmental Health Permit required.	

2. Performance Standards for Seasonal Agritourism Uses and Activities

- a. Adequate on-site parking is provided, as designated on the attached site plan, including conformance with applicable provisions from Local Coastal Program Policy 10.22 (*Parking*) for adequate parking facilities to accommodate the temporary seasonal uses that are appropriate for

the site's size, environmental sensitivity, and amount of land suitable for parking; and that are not visually prominent from public views.

There are approximately 50 unmarked spaces located on the adjacent large open field and on the existing graveled section of the parcel that will be used for Event parking; these areas have been used in past years for this annual pumpkin season Event at the property. While these areas are visible from San Mateo Road/Highway 92, the spaces are purposely unmarked to keep with the natural and rural setting of the site.

- b. Any new signage will be temporarily established and maintained throughout the duration of the Agritourism event, as allowed pursuant to Local Coastal Program Policy 8.21 (*Commercial Signs*), will be simple and easy to read, and will not be brightly illuminated colored, rotating, reflective, blinking, flashing or moving signs, pennants, or streamers.

One painted wood sign for the 4-C's farm, located at the entrance to the farm, will be used throughout the duration of the Event. The wood sign blends with the natural environment and rural feel of the farm.

- c. All Agritourism uses and activities shall meet the current standards for setbacks and buffers from watercourses, including creeks, and/or riparian vegetation.

All uses associated with the Agritourism Event will be located on the opposite side of an existing access road separating the Event area from nearby Pilarcitos creek and its natural habitat.

- d. On parcels under forty (40) acres in size, all agritourism elements shall be clustered and shall consume no more than one (1) gross acres (excluding hayrides or trains with rubberized wheels); parking is excluded from this acreage calculation.

The proposal meets these requirements.

- e. The agritourism operation shall not involve any land disturbance, including import of gravel or fill.

No land disturbance is necessary to accommodate the Event.

3. Compliance with the Williamson Act

The project parcel was placed under Williamson Act contract in 1972 (County File No. AP 72-18) and currently remains under contract. Pursuant

to the County's Williamson Act regulations, compatible uses include those uses that are incidental to and will not interfere with existing or potential agricultural productivity on the property or in the surrounding area.

The proposed Agritourism Event is secondary and supplemental to existing agricultural use of the land. The proposed Event will comprise less than 1 acre of the 3.57-acre parcel. The Agritourism Event will not interfere, hinder or impair existing ongoing agricultural use or operations, or the potential for future agricultural use, on the subject parcel or surrounding parcels.

Therefore, staff considers the proposed seasonal Agritourism Event to be a compatible use to existing ongoing primary agricultural use of the parcel, and thus, in compliance with the Williamson Act.

4. Recommended Findings for the Agritourism Event

- a. That the agritourism use is compatible with the long-term agricultural uses of the land as 4-C's grows the pumpkins onsite with the proceeds from the Agritourism Event including pumpkin sales, supporting the economic viability of the farm.
- b. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. The farming activity and Agritourism Event is primarily operated by family members. Staff has evaluated the Event proposal and finds there will be no negative impacts on the agricultural uses of the land. Staff believes that use of the land for the proposed seasonal Event is of a greater benefit than letting the land lay fallow. Further, the applicant is responsible for following any restrictions set forth through State and County Health Orders related to COVID-19, including but not limited to social distancing protocols and health and safety plan requirements applicable to the Event.
- c. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, the operation is secondary and supplemental to existing agricultural operation on the land.
- d. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, Zoning Regulations, and Williamson Act as discussed throughout this report.

ATTACHMENTS

- A. Vicinity Map
- B. Prime Soils Map
- C. Site Plan

TGP:cmc – TGPGG0270_WCU.DOCX



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A

ATTACHMENT B





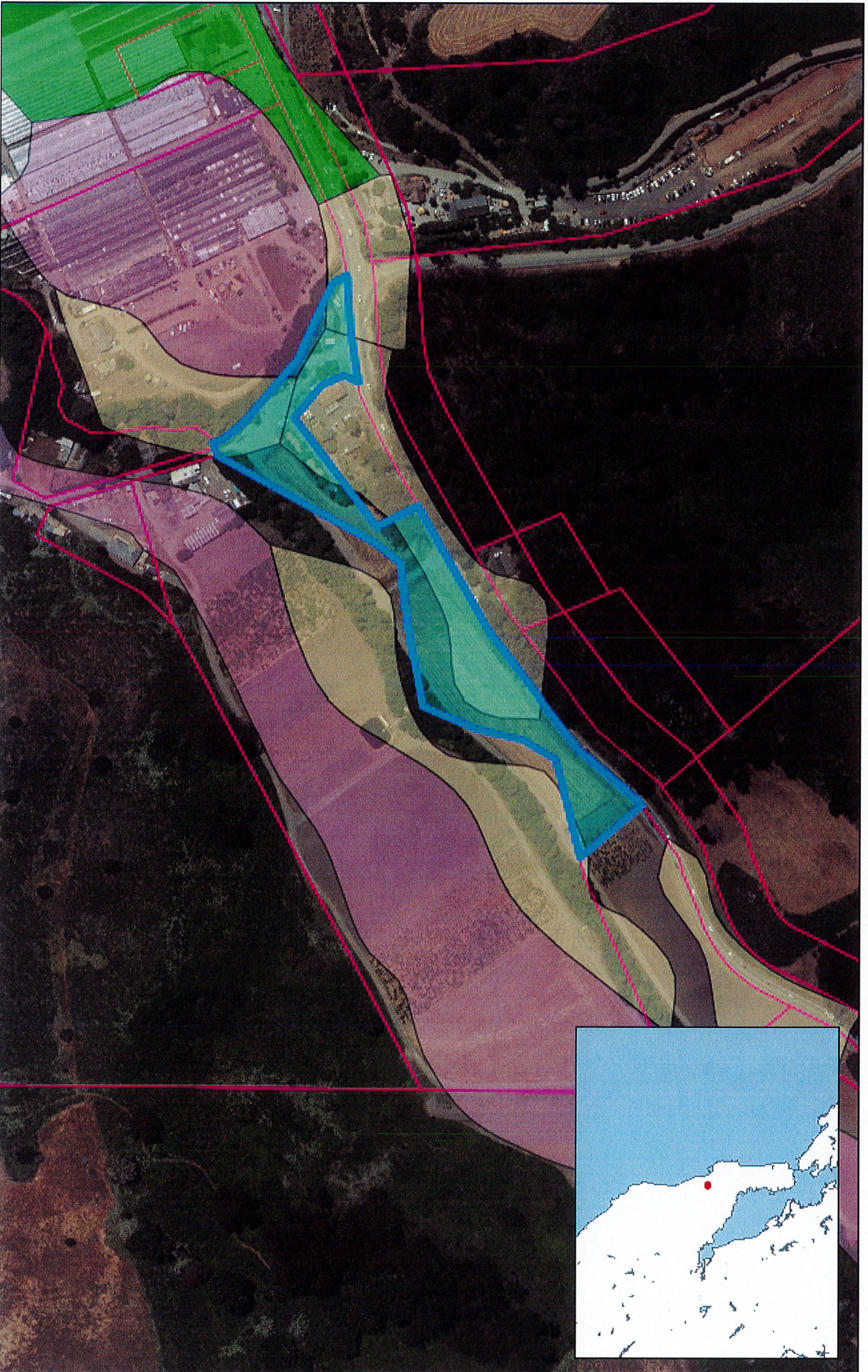
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



San Mateo County

County San Mateo, CA



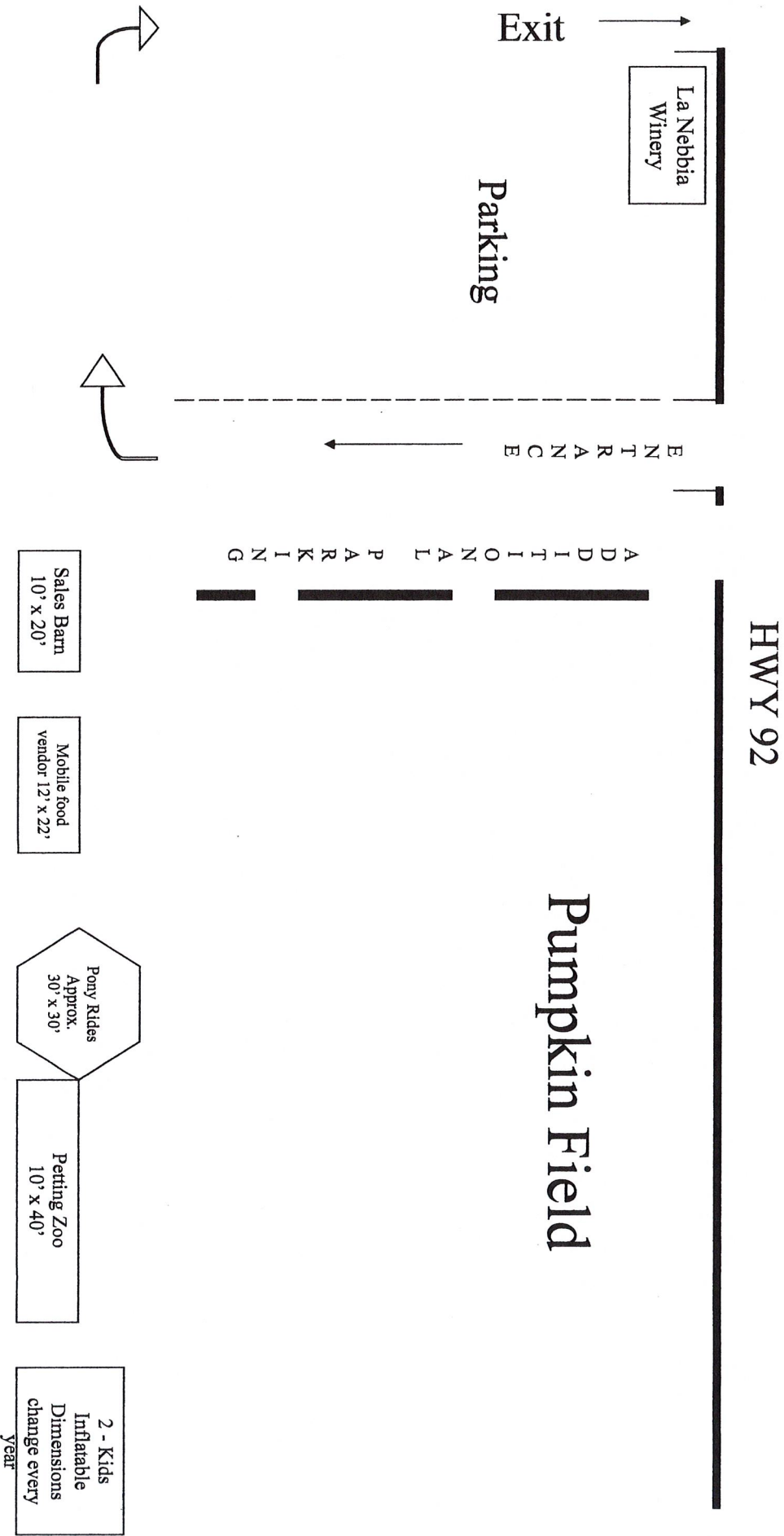
0 0.07 0.14 Miles

WGS, 1984, Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



HWY 92

Pumpkin Field

La Nebbia Winery

Parking

Exit

ENTRANCE

ADDITIONAL PARKING

Sales Barn
10' x 20'

Mobile food
vendor 12' x 22'

Pony Rides
Approx.
30' x 30'

Petting Zoo
10' x 40'

2 - Kids
Inflatable
Dimensions
change every
year