



County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns
Koren Widdel
Jess Brown
Jim Howard

John Vars
Judith Humburg
Lauren Silberman
Louie Figone

Frank McPherson
Robert Marsh
Ron Sturgeon
Summer Burlison

William Cook
Peter Marchi
Natalie Sare

County Office Building
455 County Center, 2nd Floor
Redwood City, California 94063
650/363-1825
Fax: 650/363-4849

Regular Meeting

****BY VIDEOCONFERENCE ONLY****

Date: Monday, September 13, 2021
Time: 7:00 p.m. to 9:00 p.m.
Place: Virtual Meeting due to COVID-19 Shelter in Place Order

Pursuant to the Shelter in Place Orders issued by the San Mateo County Health Officer and the Governor, the Governor's Executive Order N-29-20, and the CDC's social distancing guidelines which discourage large public gatherings, the Half Moon Bay Public Library is no longer open to the public for Agricultural Advisory Committee meetings.

*** PUBLIC PARTICIPATION**

Written Comments:

Members of the public may provide written comments by email to SBurlison@smcgov.org and 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.

The length of the emailed comment should be commensurate with the 5 minutes customarily allowed for verbal comments, which is approximately 300-400 words. To ensure your comment is received and read into the record for the appropriate agenda item, please submit your comments no later than 5:00 p.m. the day before the meeting. The County will make every effort to read emails received after that time, but cannot guarantee such emails will be read into the record. Any emails received after the deadline which are not read into the record will be provided to the Committee after the meeting and become part of the administrative record.

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 agenda, meeting notice, agenda packet, or other writings that may be distributed at the meeting should contact Summer Burlison, the Planning Liaison, by 10:00 a.m. on the Friday before the meeting at SBurlison@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.

Virtual Meeting/Spoken Comments

Spoke public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The September 13, 2021 Agricultural Advisory meeting may be accessed through Zoom online at the <https://smcgov.zoom.us/j/91557244203>. The **meeting ID** is: **915 5724 4203**. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the meeting ID: **915 5724 4203** then press #. (To find your local number: <http://smcgov.zoom.us/u/admSDqceDg>).
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.

MATERIALS PRESENTED FOR THE MEETING:

Applicants and members of the public are encouraged to 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. If you wish to retain the original of an item, a legible copy must be left with the Committee Secretary.

AGENDAS AND STAFF REPORTS ONLINE:

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.

CORRESPONDENCE TO THE COMMITTEE:

Summer Burlison, Interim Agricultural Advisory Committee Liaison
455 County Center, 2nd Floor
Redwood City, CA 94062
Email: SBurlison@smcgov.org

NEXT MEETING:

The next regularly scheduled Agricultural Advisory Committee meeting is on October 11, 2021.

AGENDA
7:00 p.m.

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.
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. **Updates from Planning Liaison** regarding AAC Membership and Officer Election.
6. **Consideration of the Action Minutes** for the June 14, 2021 and August 9, 2021 AAC regular meetings.
7. **Committee Discussion and Update** on the current COVID-19 pandemic, potential policies needed to protect local agricultural and water from contamination, how the pandemic may affect local food supply, and access to farm labor and resources available to producers and farm workers.
8. **Committee Discussion** on action steps for market development for San Mateo County's agricultural production and potential.

REGULAR AGENDA

9. **Owner:** Daniel and Natalie Sare
Applicant: Natalie Sare
File Number: PLN 2021-00329
Location: 78 Pilarcitos Creek Road, Half Moon Bay (unincorp)
Assessor's Parcel No.: 056-380-110

Consideration of an Agritourism Event Permit for the upcoming winter holiday tree season, November 20, 2021 – January 3, 2022. The proposed days and hours of operation are as follows: Daily from 9:00 a.m. to 5:00 p.m. The proposed Event elements include Christmas tree sales, a train ride (rubber tires), a hayride, and a prepackaged snack bar (less than 25 sq. ft.) with seasonal Christmas tree related item sales. Parking for the Event will occur alongside the tree farm fields. The addition of a hayride (same route as train ride) is the only change from the previous year's Event operation. Please direct any questions to Project Planner Tiare Pena, at TPena@smcgov.org.

10. **Owner:** Chris Gounalakis
File Number: PLN 2015-00084
Location: 185 Verde Road, San Gregorio
Assessor's Parcel No.: 066-310-080

STAFF UPDATE on the assessment of Williamson Act Compliance for the Arata Pumpkin Farm property located at 185 Verde Road in the unincorporated San Gregorio area of San Mateo County.

11. **Finalize Committee Review of Draft Farm Stand Guidelines.** The Guidelines were previously discussed at the March 8, 2021, April 12, 2021, May 10, 2021, June 14, 2021, July 12, 2021, and August 9, 2021 AAC Meetings.
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12. **Community Development Director's Report**

13. **Adjournment**

Agricultural Advisory Committee meetings are accessible to people with disabilities. Individuals who need special assistance or a disability-related modification or accommodation (including auxiliary aids or services) to participate in this meeting; or who have a disability and wish to request a alternative format for the agenda, meeting notice, agenda packet or other writings that may be distributed at the meeting, should contact the County Representative at least five (5) working days before the meeting at (650) 363-1829, or by fax at (650) 363-4849, or e-mail LRichstone@smcgov.org. Notification in advance of the meeting will enable the Committee to make reasonable arrangements to ensure accessibility to this meeting and the materials related to it.

ROLL SHEET – September 13, 2021

Agricultural Advisory Committee Attendance 2020-2021

	Sept	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept
VOTING MEMBERS													
Judith Humburg Public Member		X	X	X	X	X	X		X	X	X	X	
BJ Burns Farmer, Chair		X	X	X	X	X	X	X	X	X	X	X	
Natalie Sare Farmer		X	X	X	X	X	X		X		X	X	
Louie Figone Farmer				X	X		X	X	X	X		X	
Vacant Position** Public Member		X	X	X	X		X	X	X	X			
John Vars Farmer, Vice-Chair		X	X	X	X		X		X	X		X	
William Cook Farmer		X		X	X		X	X	X			X	
Peter Marchi Farmer			X	X	X	X	X	X	X	X	X	X	
Robert Marsh Farmer								X			X		
Ron Sturgeon Conservationist		X	X	X	X	X	X	X	X	X	X	X	
Lauren Silberman Ag Business		X	X	X	X	X	X	X	X	X	X	X	
Natural Resource Conservation Staff Jim Howard													
San Mateo County Agricultural Commissioner Koren Widdel		X	X	X	X	X	X	X	X	X	X	X	
Farm Bureau Executive Director Jess Brown		X	X	X	X	X	X	X	X	X	X	X	
San Mateo County Planning Staff Summer Burlison		X	X	X	X	X	X	X	X	X	X	X	
UC Co-Op Extension Representative Frank McPherson					X	X				X			

X: Present

Blank Space: Absent or Excused

Grey Color: No Meeting

*** Special Meeting**

**** Position Vacant as of June 2021**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

6



County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns
Fred Crowder
Jess Brown
Jim Howard

John Vars
Judith Humburg
Laura Richstone
Lauren Silberman

Louie Figone
Margaret Gunn
Robert Marsh
Ron Sturgeon

William Cook
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Peter Marchi
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ACTION MINUTES

Draft

Monday June 14, 2021

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020 and March 31, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, public hearings will not be held in person until the Shelter-in-Place Order is lifted. Instead, members of the public may provide written comments by email to the San Mateo County Planning Liaison Laura Richstone at LRichstone@smcgov.org. To be read into the record and discussed at the meeting, comments must be submitted via email no less than 30 minutes before the scheduled meeting. Comments received after that time will be held for the next scheduled meeting.

1. **Call to Order**

At the virtual meeting room hosted by the San Mateo County Planning Department on the Zoom Video Communications platform due to Covid-19 Shelter-in-Place Orders, Chair BJ Burns called the meeting to order at 7:07 p.m.

2. **Member Roll Call**

Regular Committee Members Present:

Judith Humburg
BJ Burns
Louie Figone
Cynthia Duenas
John Vars
Peter Marchi
Ron Sturgeon
Lauren Silberman

Regular Committee Members Absent:

Natalie Sare
William Cook
Robert Marsh

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Jess Brown, San Mateo County Farm Bureau Executive Director
Laura Richstone, Planning Staff Liaison
Frank McPherson, UC Co-Op Extension Representative

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff

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.
 - Krystlyn Geidt, President & CEO of the Coastside Half Moon Bay Chamber of Commerce, shared about the upcoming Farm, Fish & Flowers Tours event on July 24 and invited any farms to participate by promoting products and providing tours.

4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
 - Cynthia Duenas shared that it is the end of her term and tonight will be her last meeting. She also noted that she appreciated working with the committee and will continue to support agriculture on the coastside.
 - Peter Marchi raised an item for next month's agenda regarding San Gregorio Creek.
 - Lauren Silberman brought up an upcoming project that the committee was notified would be on a future agenda regarding Redwood Empire rebuilding from the CZU fire/burn scar work.

5. **Consideration of the Action Minutes** for the April 12, 2021 and May 10, 2021 AAC regular meetings.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

Committee Member Cynthia Duenas moved and Committee Member Louie Figone seconded a motion to approve the April 12, 2021 and May 10, 2021 minutes.

Motion carried as follows:

- **April 12, 2021: 6-0-2 with 3 absent members; abstentions due to previous absences.**
- **May 10, 2021: 8-0-0 with 3 absent members.**

6. **Committee Discussion and Update** on the current COVID-19 pandemic, potential policies needed to protect local agricultural and water from contamination, how the pandemic may affect local food supply, and access to farm labor and resources available to producers and farm workers.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee discussed that Cal-OSHA will provide updated guidance for Covid-19 workplace safety guidelines on June 17, 2021, and county guidance will follow after that.

REGULAR AGENDA

7. **Owner:** Gregory R. Joswiak Trust
Applicant: Kurt Simrock
 File Number: PLN 2020-00133
 Location: 2450 Purisima Creek Road, San Gregorio
 Assessor's Parcel No. 066-230-050

Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit for a new 7,550 sq. ft. two-story single-family residence, 1,180 sq. ft. attached garage, 703 sq. ft. basement, septic system, 5,205 sq. ft. two-story barn; 1,920 sq. ft. horse barn; driveway and fire truck turnaround; and one 706 sq. ft. Affordable Housing Unit (deed restricted) and associated septic system, on a 20.26- acre property, located at 2450 Purisima Creek Road within the unincorporated North San Gregorio community of San Mateo County. Nineteen trees are proposed for removal, including 6 significant trees. The project is appealable to the California Coastal Commission. Please direct any questions to Project Planner Camille Leung, at CLeung@smcgov.org.

PUBLIC SPEAKERS:

Kerry Burke
Robert Peter

COMMITTEE ACTION:

The committee discussed and raised questions regarding the proposed water usage for this project particularly regarding the existing wells (both old ones and new ones drilled with an emergency permit) and the property's water rights off the creek, a proposed orchard as new agricultural activity on the property, the size of the barn and if it will be used continuously for agriculture, clarifications regarding the number of bedrooms and bathrooms in the proposed main house, the deed restricted affordable housing unit proposed for the longtime caretakers of the land, the location of several elements of the development that are close to the creek, and proposed restoration of riparian areas.

Member of the public Kerry Burke, a land use consultant working on this project, shared details regarding the proposed development and answers questions about the project.

And member of the public Robert Peter, a neighbor, shared concerns regarding the amount of water needed for this development, the size of the proposed barn, the location of several elements of the development close to the creek.

Committee Member Ron Sturgeon moved and Committee Member Louie Figone seconded a motion to table the conversation to the next meeting pending documentation of water rights off the creek and review of water needs for the proposed development.

Motion carried 8-0-0 with 3 members absent.

8. **Continued Committee Review of Draft Farm Stand Guidelines.** Planning Staff is requesting input and feedback on these Draft Guidelines that were composed with input from the Agricultural Ombudsman, Environmental Health, and Planning Department. The Guidelines were previously discussed at the March 8, 2021, April 12, 2021, and May 10, 2021 AAC Meetings.

The committee discussed the current discussion notes gathered by county staff, the next steps in developing these Farm Stand Guidelines, that this project was requested by farmers in the county because current farm stand rules are not meeting their needs, a desire for more clarification on the discussion notes the committee will provide the Planning Department. Committee Secretary Lauren Silberman volunteered to rework the discussion notes to ensure committee recommendations are clearly communicated and provide a new version at the next AAC meeting.

Committee Member John Vars moved and Committee Member Judith Humburg seconded a motion to continue the item so the committee can take time to create more detailed notes to make clearer suggestions to the county.

Motion carried 8-0-0 with 3 members absent.

9. **Community Development Director's Report**

No discussion. Committee Secretary Lauren Silberman moved and Committee Member Louie Figone seconded a motion to continue the report to the next meeting so everyone can see it.

Motion carried 8-0-0 with 3 members absent.

10. Adjournment

Meeting was adjourned at 9:05 p.m. by Committee Chair BJ Burns.



County of San Mateo Planning & Building Department Agricultural Advisory Committee

BJ Burns
Fred Crowder
Jess Brown
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John Vars
Judith Humburg
Laura Richstone
Lauren Silberman

Louie Figone
Margaret Gunn
Robert Marsh
Ron Sturgeon

William Cook
Cynthia Duenas
Peter Marchi
Natalie Sare

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ACTION MINUTES

Draft

Monday August 9, 2021

On March 17, 2020, the Governor issued Executive Order N-29-20 suspending certain provisions of the Ralph M. Brown Act in order to allow for local legislative bodies to conduct their meetings telephonically or by other electronic means. Pursuant to the Shelter-in-Place Order issued by the San Mateo County Health Officer on March 16, 2020 and March 31, 2020, the statewide Shelter-in-Place Order issued by the Governor in Executive Order N-33-20 on March 19, 2020, and the CDC's social distancing guidelines which discourage large public gatherings, public hearings will not be held in person until the Shelter-in-Place Order is lifted. Instead, members of the public may provide written comments by email to the San Mateo County Planning Liaison Laura Richstone at LRichstone@smcgov.org. To be read into the record and discussed at the meeting, comments must be submitted via email no less than 30 minutes before the scheduled meeting. Comments received after that time will be held for the next scheduled meeting.

1. **Call to Order**

At the virtual meeting room hosted by the San Mateo County Planning Department on the Zoom Video Communications platform due to Covid-19 Shelter-in-Place Orders, Chair BJ Burns called the meeting to order at 7:03 p.m.

2. **Member Roll Call**

Regular Committee Members Present:

Judith Humburg
BJ Burns
Natalie Sare
Louie Figone
John Vars
William Cook
Peter Marchi
Ron Sturgeon
Lauren Silberman

Regular Committee Members Absent:

Robert Marsh

Nonvoting Committee Members Present:

Koren Widdel, San Mateo County Agricultural Commissioner
Jess Brown, San Mateo County Farm Bureau Executive Director
Summer Burlison, Planning Staff Liaison

Nonvoting Committee Members Absent:

Jim Howard, Natural Resource Conservation Staff
Frank McPherson, UC Co-Op Extension Representative

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.
 - Adria Arko, San Mateo County Agricultural Ombudsman, shared that the water board is reviewing the San Gregorio watershed for a Water Quality Improvement Plan and encouraged everyone to participate. She also shared that Supervisor Horsley is interested in reviewing the guidelines for the Farm Labor Housing Assistance Program, and she will convene listening session to gather feedback on the program guidelines and encouraged everyone to participate.
4. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
 - Peter Marchi followed up with the water master after last meeting's discussion on San Gregorio Creek and the adjudication of San Gregorio Creek water rights, and shared a clarification that at least six properties abutting the creek have rights to draw water.
 - Natalie Sare responded to Adria discussion items and asked to see San Gregorio Creek water rights information.
5. **Committee Discussion and Update** on the current COVID-19 pandemic, potential policies needed to protect local agricultural and water from contamination, how the pandemic may affect local food supply, and access to farm labor and resources available to producers and farm workers.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

No action required. The Committee discussed that pop-up vaccination clinics are available again on farms, and anyone interested in hosting one can contact the county Department of Agriculture to schedule a clinic. The Committee also shared that free Covid-19 testing is available each Wednesday in Half Moon Bay in front of the Ted Adcock Community Center from 10am to 6pm and that the mask mandate is back for any indoor public spaces.

6. **Committee Discussion** of market development for San Mateo County's agricultural production and potential, as exemplified by the Ithaca Farmer's Market: <http://youtu.be/PFhBFipXcbo>.

PUBLIC SPEAKERS:

Adria Arko

COMMITTEE ACTION:

No action required. Committee Chair BJ Burns presented an idea for a new community initiative for shared marketing activities to promote coastside agriculture, specifically using the old Bay City Flowers Nursery as a facility for centralize processing, marketing, distribution, and sales. He then invited AAC members to join with Farm Bureau members to help identify and gather resources needed to develop this shared facility and initiative. Many committee members expressed support for this idea and volunteered to help.

Member of the public Adria Arko, San Mateo County Agricultural Ombudsman, volunteered resources and offered to help coordinate and facilitate a conversation with county agricultural producers to conduct visioning and identify next steps for the proposed project.

REGULAR AGENDA

7. **Owner:** Dolores Togneri
Applicant: David Repetto
 File Number: PLN 2021-00270
 Location: 12592 San Mateo Road, Half Moon Bay
 Assessor's Parcel No. 056-321-020

Consideration of an Agritourism Event Permit for the Repetto's 2021 October pumpkin selling season, October 1, 2021 – November 15, 2021. Proposed days and hours of operation are as follows: Daily from 9:00 a.m. to sunset. Proposed Event elements include a pumpkin patch, hay ride, and corn maze; no operational changes are proposed from last season. Parking will occur in an existing open field on the 15-acre property. Please direct any questions to Project Planner Tiare Pena, at TPena@smcgov.org.

PUBLIC SPEAKERS:

None

COMMITTEE ACTION:

The committee discussed a past committee decision to put Agritourism Event Permits with no operational changes from last year on a consent agenda.

Committee Member Peter Marchi moved and Committee Member Bill Cook seconded a motion to pass this project.

Motion carried 8-1-0 with 1 member absent; abstention due to temporary technical issues with the virtual meeting.

8. **Owner:** Gregory R. Joswiak Trust
Applicant: Kurt Simrock
 File Number: PLN 2020-00133
 Location: 2450 Purisima Creek Road, San Gregorio
 Assessor's Parcel No. 066-230-050

Consideration of a Planned Agricultural District Permit, Coastal Development Permit, and Grading Permit for a new 7,550 sq. ft. two-story single-family residence, 1,180 sq. ft. attached garage, 703 sq. ft. basement, septic system, 4,022 sq. ft. two-story barn; 1,920 sq. ft. horse barn; driveway and fire truck turnaround; and one 706 sq. ft. Affordable Housing Unit (deed restricted) and associated septic system, on a 20.26-acre property, located at 2450 Purisima Creek Road within the unincorporated North San Gregorio community of San Mateo County. Fifteen trees are proposed for removal, including 7 significant trees. The project is appealable to the California Coastal Commission. This item is continued from the June 14, 2021 AAC meeting. Please direct any questions to Project Planner Camille Leung at CLeung@smcgov.org.

PUBLIC SPEAKERS:

Kerry Burke
 Robert Peter
 Unidentified Representative from Andreotti Family Farm

COMMITTEE ACTION:

Project Planner Camille Leung shared changes to the project made since the previous AAC discussion on this item, then owners Greg and Sue Joswiak introduced themselves to the committee

and shared about the proposed development. The committee then discussed the new proposed agricultural use of hay production, the reduced size of the barn and consolidated drive way, the lack of PAD restrictions on developing large new houses in agricultural areas, the property's water rights to the creek and wells, proposed water usage for this development, and the usage of density credits for this project.

Member of the public Kerry Burke, a land use consultant working on this project, shared details regarding the proposed development and answers questions about the project.

Member of the public Robert Peter, a neighbor, shared questions and concerns regarding the proposed hay production as well as concerns about the wells, proposed water use, size of the proposed barn, and lack of notification about this project for downstream neighbors.

An unidentified member of the public representing the Andreotti Family Farm shared concerns regarding the proposed new agricultural use being used to shield the development of a large new house in PAD lands, and believe this is a shared concern with farmers in the area.

Committee Member Lauren Silberman moved and Committee Member Judith Humburg seconded a motion to approve the project.

Motion not carried 2-0-7 with 1 member absent.

Committee Member Bill Cook moved and Committee Member Louie Figone seconded a motion to approve the project.

Motion carried 8-0-1 with 1 member absent.

9. **Continued Committee Review of Draft Farm Stand Guidelines**. Planning Staff is requesting input and feedback on these Draft Guidelines that were composed with input from the Agricultural Ombudsman, Environmental Health, and Planning Department. The Guidelines were previously discussed at the March 8, 2021, April 12, 2021, May 10, 2021, June 14, 2021 and July 12, 2021 AAC Meetings.

PUBLIC SPEAKERS:

Adria Arko

COMMITTEE ACTION:

No action taken. The committee discussed the new discussion notes developed by Committee Secretary Lauren Silberman, the committee's recommendations regarding density credits being used to develop farm stands, and the desire for more time to discuss and finalize the notes.

Member of the public Adria Arko, San Mateo County Agricultural Ombudsman, discussed commercial kitchens to produce value added products and a desire to have these new Farm Stand Guidelines focus on farm stand activities without additional limitations on agricultural activities.

9. **Community Development Director's Report**

No action required.

Motion carried 8-0-0 with 3 members absent.

10. **Adjournment**

Meeting was adjourned at 9:11 p.m. by Committee Chair BJ Burns.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

9

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

DATE: September 13, 2021

TO: Agricultural Advisory Committee

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

SUBJECT: Consideration of an Agritourism Event starting on November 20, 2021 and ending on January 3, 2022, located at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm).

County File Number: PLN 2021-00329 (Sare)

PROPOSAL

The applicant has applied for an Agritourism Event for the upcoming winter holiday tree season, November 20, 2021 – January 3, 2022, at 78 Pilarcitos Creek Road, unincorporated Half Moon Bay (Santa's Tree Farm). The proposed days and hours of operation are as follows: Daily from 9 a.m. to 5 p.m. The proposed Event elements include Christmas tree sales, a train ride (rubber tires), A hayride, and a pre-packaged snack bar (less than 25 sq. ft.) with seasonal Christmas tree related item sales. Parking for the Event will occur alongside of the tree farm fields. There will be three (3) employees on the site. The addition of a hayride (same route as the train ride) is the only change from the previous year's Event operation.

DECISION MAKER

Community Development Director

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

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 Peña, Project Planner

Owner/Applicant: Daniel and Natalie Sare

Location: 78 Pilarcitos Creek Road, unincorporated Half Moon Bay

APN: 056-380-110

Parcel Size: 200 acreS (above listed parcel only)

Existing Zoning: Planned Agricultural District/Coastal Development (PAD/CD)

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: N/A

Existing Land Use: Christmas tree production, barns, residence

Water Supply: Private well

Sewage Disposal: Private septic system

Flood Zone: Flood Zone A (1 percent 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 16, 2012.

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 property is located on the north side of Highway 92 with the Event located over 1/2 mile north of the highway along Pilarcitos Creek Road. Intervening vegetation and mountains screen the Event location from the highway.

Chronology:

<u>Date</u>	<u>Action</u>
November 9, 2020	- Agritourism Event permit, PLN 2020-00335, approved.
August 23, 2021	- Subject Agritourism Event application submitted, PLN 2021-00329.
September 13, 2021	- Agricultural Advisory Committee public meeting.

Will the project be visible from a public road?

No, the Event site is located over 1/2 mile north of Highway 92, along Pilarcitos Creek Road, with intervening vegetation and mountainous topography that screens visibility of the Event area from Highway 92.

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

No.

Is there prime soil on the project site?

Minimal areas of the parcels contain prime soils, see Attachment B. The Agritourism Event will not occur on prime soils.

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 for Christmas tree production.

- 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 November 20, 2021 through January 3, 2022 winter holiday tree 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 daily from 9:00 a.m. to 5:00 p.m. No lighting is allowed 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	
One (1) pony ride area ³	
One (1) farm animal petting zoo on all lands	
One (1) hayride on all lands	1
One (1) train with rubberized wheels on all lands	1
One (1) food vendor, mobile or on-site, including mobile prepackaged food/snack bar ⁴ , located on all soils	
One (1) prepackaged food/snack bar on non-prime soils ⁴	1
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.

Parking for the Event will occur in the same area as used in past years, alongside the tree farm fields. Up to 600 vehicles can be

accommodated and the parking areas are not visible from San Mateo Road/Highway 92. Furthermore, no land modifications are necessary to accommodate parking.

- 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.

Temporary signage meeting these requirements, as provided in past years, will be erected for the duration of the seasonal operation.

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

Pilarcitos Creek meanders through the property; however, the Event is confined to previously used/disturbed areas only.

- d. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excluding hayrides or trains with rubberized wheels); parking is excluded from this acreage calculation.

The proposal meets these requirements as the Event area does not occupy more than 1 acre.

- 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. Recommended Findings for the Agritourism Event

- a. That the agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the Agritourism Event supports the economic viability of the farm and does not prevent future agricultural uses on the land.
- 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. 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 a great benefit to the economic sustainability of the farm. Further, the applicant is responsible for following all 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, that 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 as discussed throughout this report.

ATTACHMENTS

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

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A



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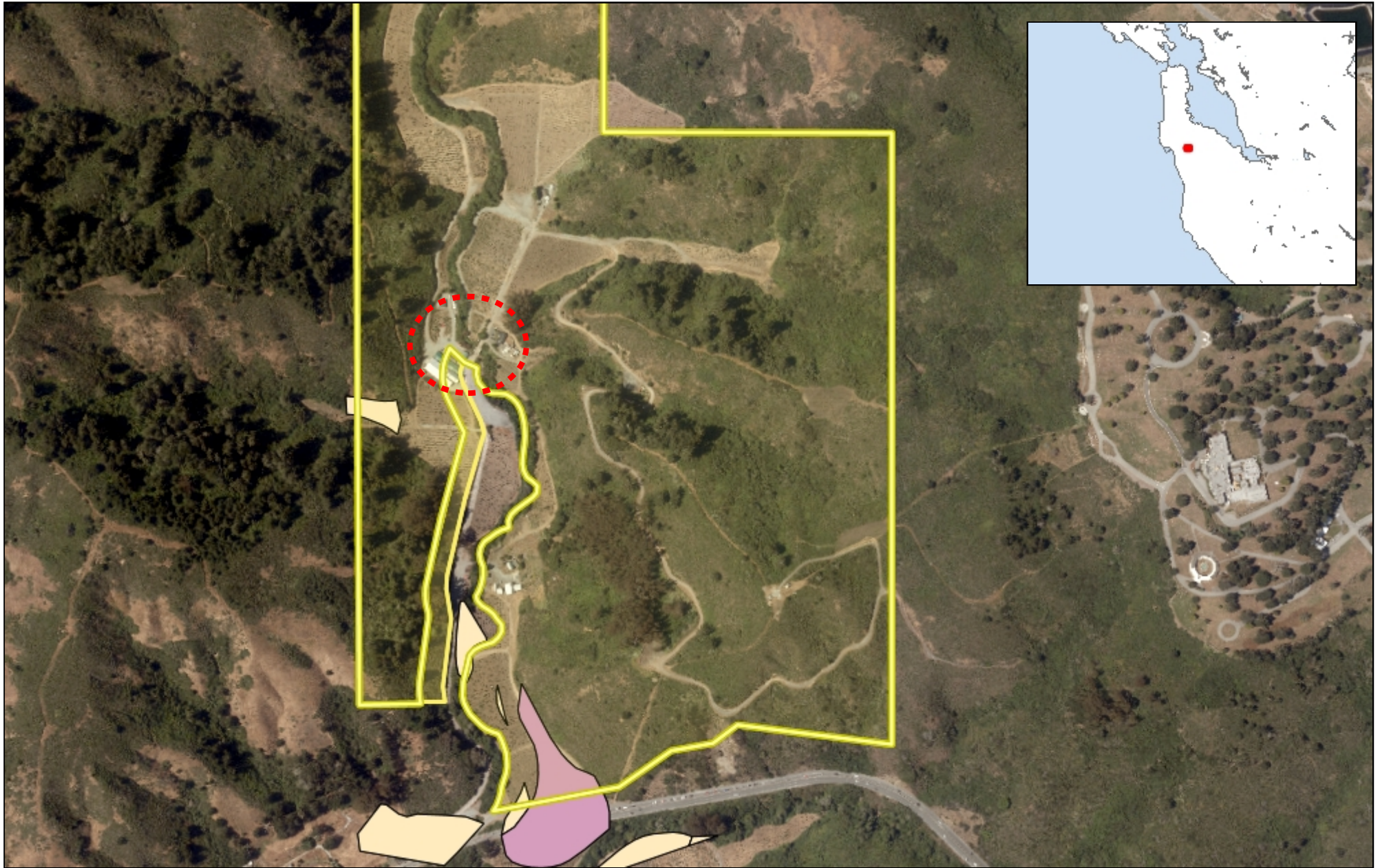
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.28 0 0.14 0.28 Miles

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

Site plan 1.



Circles represents location of ag tourism activities

Same location as all past years.

↓ Highway 92

Site plan 2.



Close up picture of site plan 1.

Circles represents location of ag tourism activities.

Same location as all past years.

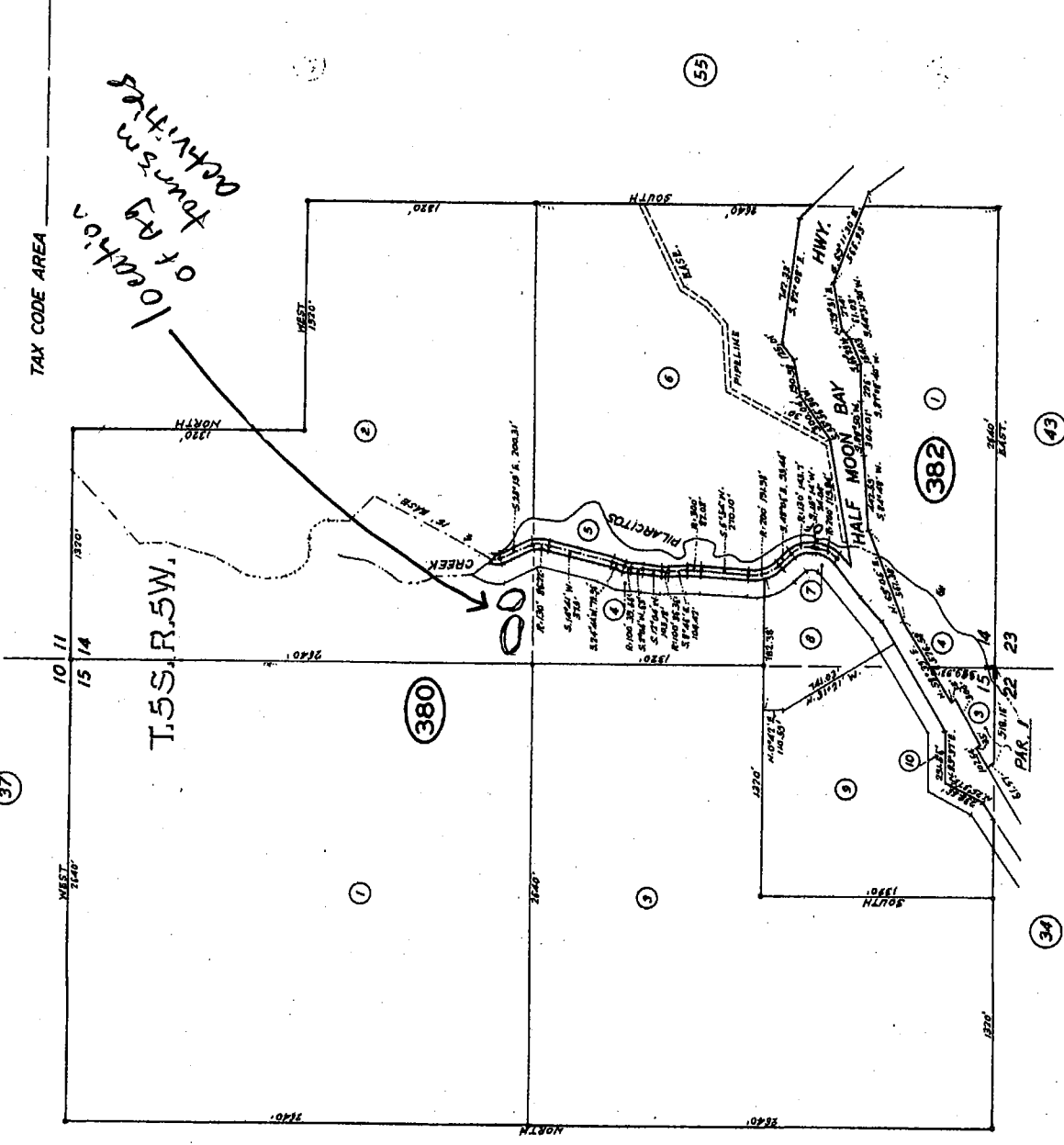
Site plan 3.

56-3



TAX CODE AREA


Location of #9 town's activities



PARCEL MAP VOL 79/37

ASSESSOR'S MAP COUNTY OF SAN MATEO, CALIF.

ML

<p>Recorded at the Request of, and When Recorded Return to: Pete Bentley, Project Planner Planning and Building Department 455 County Center, 2nd Floor Mail Drop PLN122 Redwood City, CA 94063</p> <p>Exempt from Fees Pursuant to Government Code Section 27383</p>	<p>For Clerk Use Only</p> <p>2011-073431 CONF 8:53 am 06/30/11 CC Fee: NO FEE Count of pages 4 Recorded in Official Records County of San Mateo Mark Church Assessor-County Clerk-Recorder</p>  <p>* R 0 0 0 1 2 1 0 7 2 8 *</p>
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County of San Mateo
Planning and Building Department

CERTIFICATE OF COMPLIANCE

Pursuant to Government Code Section 66499.35(a)

Planning File No. PLN 2011-00082

The County of San Mateo has received a request from Kerry Burke, 34 Amesport Landing, Half Moon Bay, CA 94019, to determine if the real property owned by D. and N. Sare, identified as portions of Assessor's Parcel Numbers 056-380-020 and -060 and further described below, complies with provisions of the California Subdivision Map Act and the San Mateo County Subdivision Ordinance.

Property Description

West 1/2 and the SE 1/4 of the NW 1/4 and the NE 1/4 of the SW 1/4 of Section 14, Township 5 South, Range 5 West, Mount Diablo Base and Meridian.

Containing 160 acres M.O.L.

This 160-acre parcel was first conveyed separately from adjacent parcels by Government Deed from the U.S. Government (President U. S. Grant) to John Schmidt in January 1875 through Homestead Certificate #4618 deposited in the General Land Office of the United States.

As such, the cited conveyance of the lot precedes the County's initially adopted Subdivision Ordinance No. 595, effective on July 20, 1945.

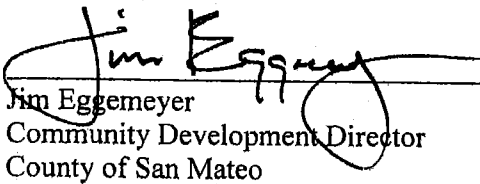
This is to certify that the real property described above complies with the State of California Subdivision Map Act and the San Mateo County Subdivision Ordinance.

Certificate of Compliance

D. and N. Sare (APNs 056-380-020 and -060)

Page 2

NOTICE: This document certifies compliance with the State of California Subdivision Map Act and the San Mateo County Subdivision Regulations only. Any development on, or use of, the property described herein is subject to the San Mateo County General Plan, Zoning Regulations, building regulations, and other County regulations affecting use and development of the property. Further, this Certificate of Compliance shall in no way affect the requirements of any other federal, State or local agency that regulates development or use of real property.



Jim Eggemeyer
Community Development Director
County of San Mateo

6/29/11

Date

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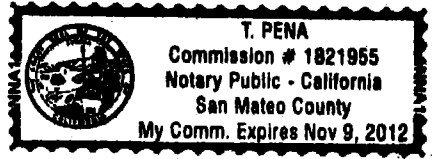
State of California)

County of San Mateo)

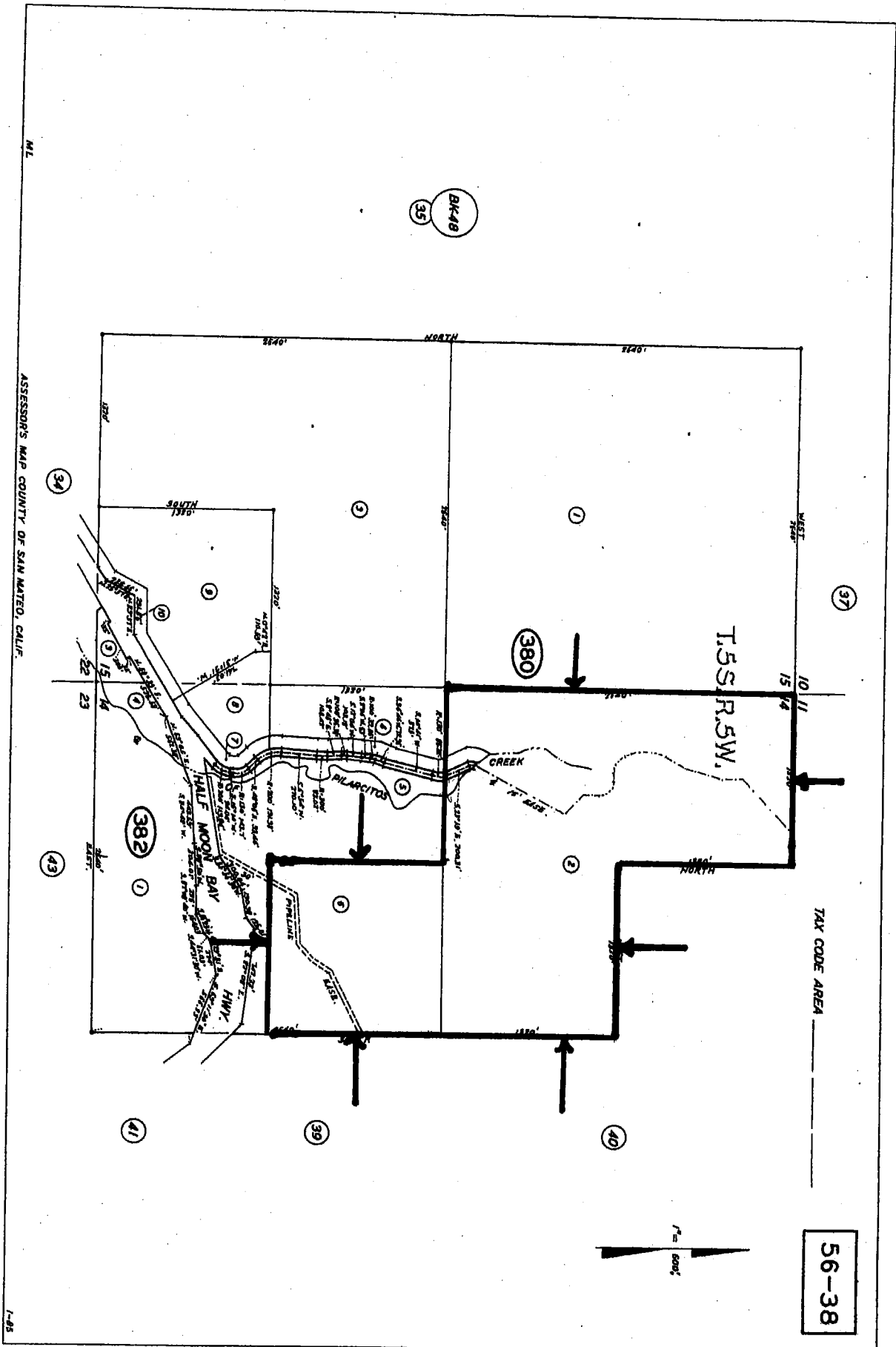
On 6/29/2011, before me, T. Peña,
a Notary Public, personally appeared JIM EGGEMEYER, who proved to me on the basis of
satisfactory evidence to be the person whose name is subscribed to the within instrument and
acknowledged to me that he executed the same in his authorized capacity, and that by his
signature on the instrument the person, or the entity upon behalf of which the person acted,
executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the
foregoing paragraph is true and correct.

WITNESS my hand and official seal.



Signature T. Peña



M.L.

ASSASSOR'S MAP COUNTY OF SAN MATEO, CALIF.

1-85

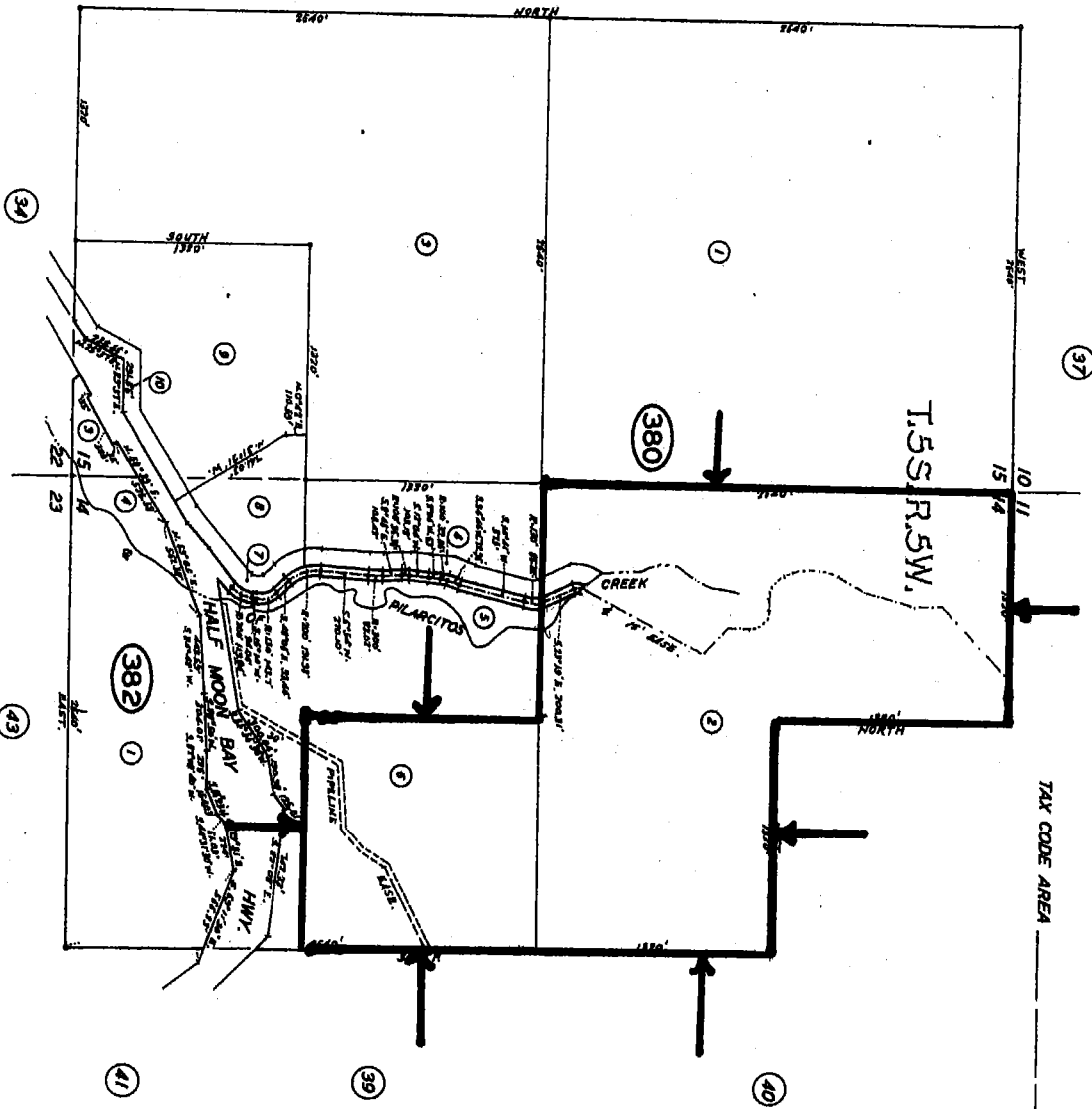
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35

TAX CODE AREA

56-38



T.5S. R.5W.





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

10

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

DATE: September 13, 2021

TO: Agricultural Advisory Committee

FROM: Summer Burlison, Planning Staff, 650/363-1815

SUBJECT: STAFF UPDATE on the assessment of Williamson Act Compliance for the Arata Pumpkin Farm property located at 185 Verde Road in the unincorporated San Gregorio area of San Mateo County.

County File Number: PLN 2015-00084 (Gounalakis)

BACKGROUND

The Agricultural Advisory Committee (AAC) directed Planning staff at its October 19, 2020 meeting to conduct a detailed assessment on Williamson Act Compliance for the Arata Pumpkin Farm property located at 185 Verde Road in San Gregorio. The directive was made in conjunction with consideration of the renewal of a Planned Agricultural District Permit (PAD) and Coastal Development Permit (CDP) for seasonal commercial recreation activities on the property.

Report Prepared By: Summer Burlison, Project Planner

Owner/Applicant: Chris Gounalakis

Location: 185 Verde Road, San Gregorio

APN: 066-310-080

Size: 8.37 acres

Existing Zoning: Planned Agricultural District/Coastal Development (PAD/CD)

General Plan Designation: Agriculture

Local Coastal Program Designation: Agriculture

Williamson Act: Contracted in 1967 (AP67-39) and amended in September 2012

Existing Land Use: Agricultural uses, residence, barns, accessory buildings, and seasonal recreation activities

KEY DISCUSSION

A. SITE INSPECTION

Planning staff conducted a site inspection of the property on May 11, 2021 to observe use of the property for agricultural crop production. The inspection was completed with the assistance of San Mateo County Agricultural/Weights and Measures staff. During the site visit, County staff observed recent pumpkin and corn plantings as well as maturing “Christmas” trees in the open field areas of the property, see photos in Attachment B. County staff conducted a follow-up site inspection of the property on June 24, 2021 and confirmed progress of the crops observed during the previous May 2021 inspection.

B. USE COMPATIBILITY

1. Agricultural Uses

Commercial agriculture on the property (i.e., crop production) is consistently and primarily comprised of corn and pumpkins grown on the property.

2. Existing Development

The property is developed with a single-family house, one barn, a snack bar, a play set, one office trailer, and two sheds. The applicant constructs a temporary hay maze and parking area for seasonal recreational use.

3. Determination of Compatibility

The amount of compatible and agricultural uses required by the Williamson Act Program (Program) are as follows:

The percentage of a parcel’s total area used for compatible uses on contracted lands cannot exceed the percentage used for agricultural uses and the portion of the parcel used for compatible uses cannot exceed 25% of the parcel size.

Building and structures used to support the agricultural use, unpaved roads, farm labor housing, and underground utilities are excluded from this calculation.

Maximum Allowance of Compatible Uses Calculation	
Parcel Size	8.37 acres
Agricultural Uses – <i>corn, pumpkins, trees</i>	5 acres (approximate) (60% of parcel)
Compatible Uses* – <i>developed area, parking,</i>	1.32 acres (16% of parcel)

<i>hay maze and play set/jumper</i>	
*These uses have been determined compatible as amended by the Board of Supervisors in 2012.	

C. INCOME REQUIREMENT VERIFICATION

Property owners must demonstrate that in the three of the five immediately preceding years, the contracted parcel has met the following minimum annual gross income requirements resulting from the commercial sale of the agricultural commodity. Income requirements must then be met for the duration of the contract. For parcels less than 40 acres in size, the minimum annual gross crop income requirement is \$10,000. Staff requires owners submit copies of Federal Tax Return Schedule F for review and verification; this information is held confidential.

To date, County staff has not received legible copies of Federal Tax Return Schedule F from the property owner in order to complete verification that the minimum income requirements for crop production, stated above, are met. Absent of the required documentation and pursuant to Uniform Rule 4, Section B (Non-Renewal) of the County’s Land Conservation (Williamson) Act Uniform Rules and Procedures, the County is forced to initiate the contract non-renewal process for the property.

D. STAFF EVALUATION

Based on staff’s assessment described above, the property complies with the Williamson Act requirements for compatibility of uses; however, to-date has failed to provide legible copies of the required documentation for staff’s verification of crop income compliance. Therefore, staff will seek to initiate the contract non-renewal process for the property pursuant to Uniform Rule 4, Section B (Non-Renewal) of the San Mateo County Land Conservation (Williamson) Act Uniform Rules and Procedures.

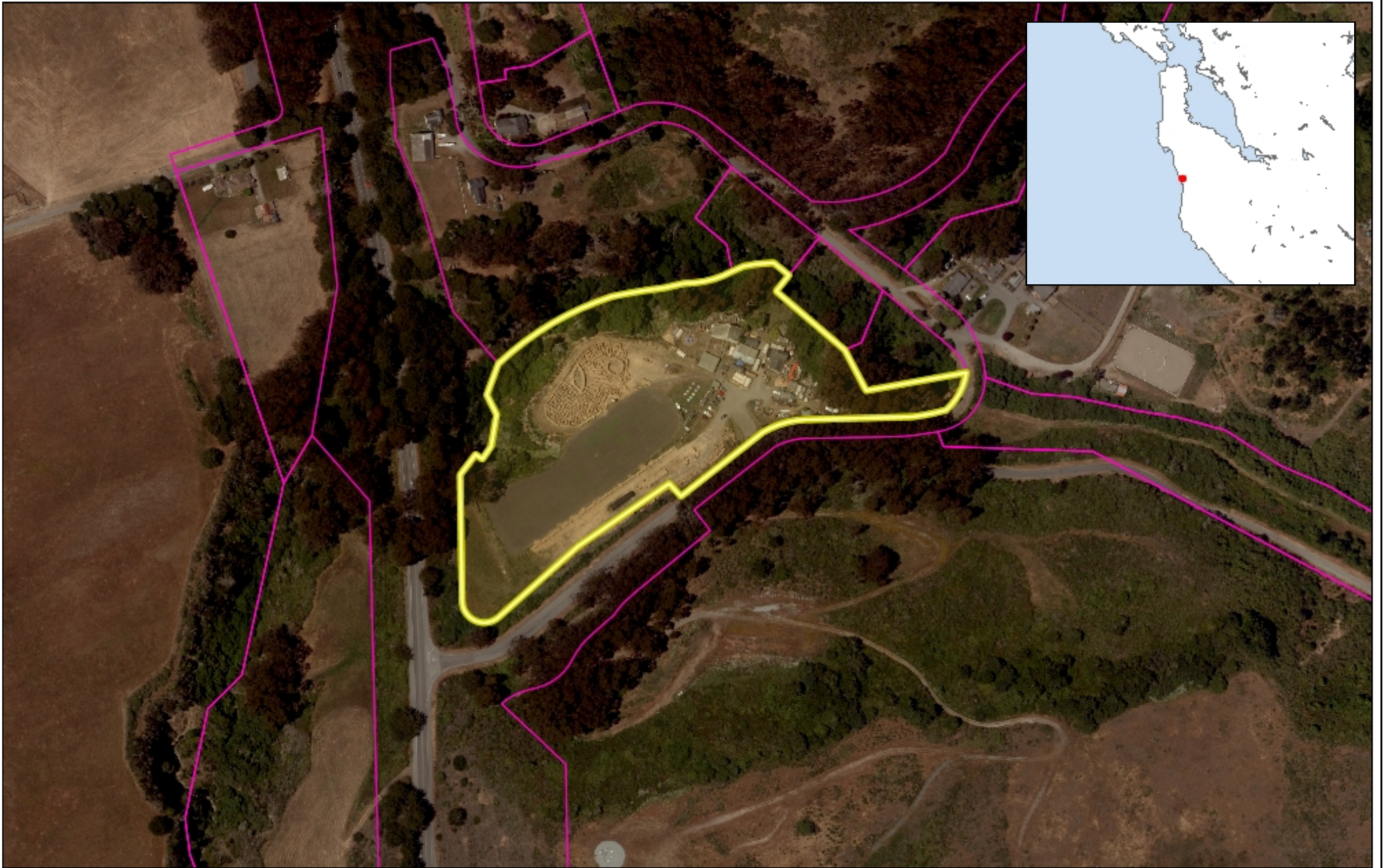
ATTACHMENTS

- A. Vicinity Map
- B. Site Photos, May 11, 2021
- C. Agricultural Advisory Committee Staff Report, October 19, 2020
- D. Planning Commission Decision Letter, November 20, 2020




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A



0.14 0 0.07 0.14 Miles

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

County Site Inspection

May 11, 2021











County Site Inspection

June 24, 2021











COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

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

DATE: October 19, 2020

TO: Agricultural Advisory Committee

FROM: Summer Burlison, Planning Staff, 650/363-1815

SUBJECT: Consideration of a renewal of a Planned Agricultural District Permit, pursuant to Section 6350 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow continued seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road in the unincorporated San Gregorio area of San Mateo County.

County File Number: PLN 2015-00084 (Gounalakis)

PROPOSAL

(This item was originally scheduled for the September 14, 2020 Agricultural Advisory Committee meeting; however, that meeting was cancelled)

The applicant proposes to renew the Planned Agricultural District Permit and Coastal Development Permit to continue seasonal commercial recreation activities for the 2020 – 2025 fall/winter season (5-year permit). The seasonal commercial recreation activities at the Arata Farm property are proposed to take place between August 1 and November 1 for five years, with no use or activity changes from the previous 2017 approved Planning Agricultural District Permit and Coastal Development Permit. Continued commercial recreation activities would be limited to a hay maze, a haunted barn, a play set/jumper, a petting zoo, pony rides, train rides, a snack bar, food truck, and associated parking spaces.

During the seasonal recreation period, approximately 62% of the property remains in permanent agriculture. During the remaining nine (9) months of the year, the entire property (with the exception of the developed area and the play set/jumper area) is used for agricultural production, with seedling/starter plants (non-soil dependent) and agricultural storage in areas used for parking and crop production in all other areas. Crops to be grown are fava beans, pumpkins, corn, bell beans, and Stone Pine Christmas trees. As shown in Table 2, crops are to be grown in six zones, Zone A through F, on the property.

Table 2 Crop Production By Zone, see Attachment C for Zones							
	A	B	C	D	E	F	
November	Christmas Trees	Fallow/Cover Crop					
December							
January							
February							
March							
April		Peas*/ Stone Pines*/ Fava Beans/ Christmas Trees	Fava Beans	Corn/ Pumpkins	Stone Pines	Seedlings/ Starter Plants	
May							
June							
July							
August							
September			Harvest/Sales				None (Parking)
October			Harvest/Sales				None (Parking)
*Entire zone planted, excluding areas of the hay maze and parking for month of August.							

Previously (2017) permitted hours of operation: July 1 – November 1 (except October)

Monday – Friday: 9:00 a.m. – 6:00 p.m.

Saturday: 9:00 a.m. – 9:00 p.m.

Sunday: 9:00 a.m. – 8:00 p.m.

No changes are proposed under the subject renewal.

Previously (2017) permitted hours of operation: October

Monday – Thursday: 9:00 a.m. – 7:00 p.m.

Friday and Saturday: 9:00 a.m. – 10:00 p.m.

Sunday: 9:00 a.m. – 7:00 p.m.

No changes are proposed under the subject renewal.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

Regarding the Planned Agricultural District Permit and Coastal Development Permit:

1. Will the proposal have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
2. What position do you recommend that the Planning Department staff take with respect to the application for this project?

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner

Owner/Applicant: Chris Gounalakis

Location: 185 Verde Road, San Gregorio

APN: 066-310-080

Size: 8.37 acres

Existing Zoning: Planned Agricultural District/Coastal Development (PAD/CD)

General Plan Designation: Agriculture

Local Coastal Program Designation: Agriculture

Williamson Act: Contracted in 1967 (AP67-39) and amended in September 2012

Existing Land Use: Agricultural uses, residence, barns, accessory buildings, and seasonal recreation activities

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0269F; effective October 2, 2017

Setting: The project parcel is located on Verde Road to the east of Cabrillo Highway, is developed and is relatively flat in terrain. Lobitos Creek runs along the northern perimeter of the parcel. The parcel contains a 0.88-acre developed area containing paved driveways and five (5) legal structures: a 1,500 sq. ft. single-family residence, three barns (1,800 sq. ft., 500 sq. ft. and 300 sq. ft.), and a 900 sq. ft. store building. The buildings were constructed in the 1930s, prior to building permit requirements.

Environmental Evaluation: Categorically exempt from further environmental review pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) Guidelines for the continued operation of an approved facility/activities with no changes or expansion of uses.

Chronology:

<u>Date</u>		<u>Action</u>
1967	-	Property owner enters into Williamson Act contract (AP67-39) with San Mateo County.
1999	-	Applicant (Mr. Gounalakis) leases property from the Arata family.

- 2005 - Agricultural operation is expanded without the benefit of permits to include seasonal commercial recreation activities during the months of May through October.
- 2009 - Complaint filed to the County regarding the expansion of unpermitted activities. Applicant is directed by the County to cease all unpermitted activities on the property until the required permits were secured.
- Fall/Winter 2010 - Applicant conducts seasonal recreation activities under “Interim Operating Conditions” issued by the County for 2010 only.
- Fall/Winter 2011 - Board of Supervisors approves seasonal recreation uses at the property for 2011 only (PLN 2010-00207). Project is appealed to the Coastal Commission; no action is taken by the Coastal Commission
- September 25, 2012 - Board of Supervisors amends the Williamson Act contract for the property to allow commercial recreation uses (PLN 2012-00178).
- Fall/Winter 2013 - No hay maze is constructed.
- May 12, 2014 - Agricultural Advisory Committee meeting to review proposed activities for 2014.
- June 25, 2014 - Planning Commission approves seasonal recreation uses at the property for 2014 only (PLN 2013-00494). Project is appealed to the Coastal Commission; no action is taken by the Coastal Commission.
- May 11, 2015 - Agricultural Advisory Committee meeting to review proposed activities for 2015 (PLN2015-00084). Item continued to June 8, 2015.
- June 8, 2015 - AAC reviewed the item and made no recommendation on the development project. The requested minimum parcel size exception was heard by the Agricultural Advisory Committee and received one recommendation of denial by the AAC and one recommendation of approval by the Agricultural Commissioner.
- July 22, 2015 - Planning Commission approved seasonal recreation uses at the property for 2015 and 2016 with option to renew the permit.

- December 22, 2016 - Application submitted to San Mateo County Planning for renewal of permits.
- April 10, 2017 - AAC reviewed the item and recommended approval of a 1-year permit for the project. The AAC also recommended that the Planning Commission not grant the proposed extended hours, instead leaving in place the hours of operation that were approved in 2015.
- May 10, 2017 - Planning Commission approved a 3-year permit for seasonal recreation uses at the property with no extended hours, instead leaving in place the hours of operation that were approved in 2015.
- August 2017 - Planning staff completed annual administrative review and inspection per permit condition of approval.
- August 2018 - Planning staff completed annual administrative review and inspection per permit condition of approval.
- August 2019 - Planning staff completed annual administrative review and inspection per permit condition of approval.
- February 5, 2020 - Application submitted to San Mateo County Planning for renewal of permits for seasonal recreational uses at the property; no changes from last approval proposed; however, the applicant requests a 5-year permit.
- September 14, 2020 - AAC public meeting; meeting cancelled and item rescheduled.
- October 19, 2020 - AAC public meeting.

Will the project be visible from a public road?

The western edge of the property runs along Cabrillo Highway, a portion that is designated as a State scenic corridor. As proposed, the western portion of the property would remain in agricultural production (i.e., corn and pumpkin fields). The “castle,” metal gorilla, and “arena” seen in the past will not be installed on the property as part of this project.

The temporary hay maze structure and other commercial recreation uses are located on the eastern half of the property and would be somewhat visible from Cabrillo Highway. The applicant proposes to construct a main portion of the maze in areas of non-prime soil south of Lobitos Creek and immediately adjacent to developed areas of the property (see Map of Prime Soil and Seasonal Commercial Recreation Activities included as Attachment C). In this location, the hay maze would cover a smaller area of prime soils

and would be located further and be less visible from Cabrillo Highway. Also, the pony ride will continue to be located in the developed areas of the property. In the past, the applicant had constructed a “castle” and “arena” and located a train ride on prime soils. These elements continue to not be included in this proposal.

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

The hay maze will continue to be located temporarily in areas used for agriculture and will not result in the removal of vegetation. The proposed parking area is not located on prime soils and will not result in the removal of vegetation. The starter plants that are located in the parking area are not soil-dependent, instead they are container-based.

Is there prime soil on the project site?

As shown in Attachment B, a majority of the site is characterized by prime soils, consisting of Class II (TuB – Tunitas clay loam, gently sloping) and Class IV Cld2 (Sandy Loam, moderately steep). Areas of prime soils are largely occupied by agricultural uses, with the exception of developed areas and a small portion that will be occupied by parking and a section of the hay maze during the recreational season.

Remaining areas consist of Class VII (Ma – Mixed alluvial), areas considered “lands suitable for agriculture.” These areas are largely occupied by agricultural uses (mostly container-based, non-soil dependent agriculture), with the exception of developed areas and areas occupied by parking and the hay maze during the recreational season.

KEY ISSUES

Planning staff has reviewed this proposal and presents the following key issues for the Agricultural Advisory Committee’s consideration:

1. Compliance with Planned Agricultural District (PAD) Regulations

In order to approve and issue a PAD Permit renewal, the project must comply with the substantive criteria for the issuance of a PAD Permit, as applicable and as delineated in Section 6355 of the Zoning Regulations. As proposed and to be conditioned, the proposal complies with the following applicable policies. Further discussion can be found under Compliance with Local Coastal Program Agriculture Component Policies in Section 2, below.

- a) The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized.
- b) All development permitted on a site shall be clustered.
- c) Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character

of the site and its surrounding is maintained to the maximum extent practicable.

- d) Small, separate parking areas are preferred to single large parking lots.
- e) No use, development or alteration shall substantially detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major watercourses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.
- f) No off-premises outdoor advertising shall be permitted. Other permitted signs shall be carefully designed to harmonize with the scenic qualities of scenic corridors.
- g) Where possible, structural uses shall be located away from prime agricultural soils.

2. Compliance with Agriculture Component Policies of the Local Coastal Program (LCP)

Prime Agricultural Lands

LCP Policy 5.5 (*Permitted Uses on Prime Agricultural Lands*) permits agricultural and agriculturally related development on prime agricultural lands; non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, stables for farm animals, water wells, and water storage tanks; and temporary road stands for seasonal sale of produce grown in San Mateo County, among other uses.

For areas of prime soils, the continued operation involves the following: (1) the use of the existing barn and the location of the petting zoo, the pony ride, food truck, snack stand, and train ride are within the developed area for commercial recreation use, (2) the temporary construction of a portion of the hay maze, and (3) location of temporary parking adjoining developed areas of the property. The following is a discussion of each project component and policy compliance:

- a) Use of Barn and the Location of Petting Zoo, Pony Ride and Train Ride within Developed Area for Commercial Recreation Use: These uses within the existing developed areas of prime soils are consistent with Policy 5.5 since the proposal clusters development in an area where existing development prevents the use of prime soil for agricultural production.
- b) Temporary Construction of a Portion of the Hay Maze: The area of prime soil that is occupied temporarily by a portion of the hay maze (approximately 5,600 sq. ft.) has been used as an entrance to the property since at least

2005. The continued use significantly reduces the acreage of prime soil used for the hay maze by approximately 35% over the 2011 hay maze location. The hay maze is a temporary structure used from July 1 to November 1 and would not deplete the productivity of the soil. At the end of the Halloween/Pumpkin Season on November 1, operation of the hay maze ends. Within 30 days, the applicant will be required to deconstruct the hay maze. In the past, the applicant has stacked the hay in clusters not on prime soils and in areas minimally visible from Highway 1.

- c) Location of Temporary Parking Adjoining the Developed Area: Temporary parking to support commercial recreation use would be located in areas used in the past for parking. These areas directly adjoin developed areas and are located at the entrance of the property. While leaks from automobiles likely have depleted the productivity of the soil, the applicant continues to use the area for container-based, non-soil dependent agricultural uses.

Lands Suitable for Agriculture

LCP Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) permits agricultural and agriculturally related development on lands suitable for agriculture, including agriculture and non-soil dependent agricultural uses such as greenhouses and nurseries. The policy also conditionally permits commercial recreation including country inns, stables, riding academies, campgrounds, rod and gun clubs, and private beaches. In these areas, the continued operation involves the following: (1) maintenance of a play set; (2) construction of a hay maze; and (3) location of temporary parking to support commercial recreation uses. These commercial recreation uses are permitted with the approval of a Planned Agricultural District (PAD) Permit.

3. Compliance with the Williamson Act

The property has been in a Williamson Act contract (AP67-39) since 1967. The contract was amended in September 2012 (PLN 2012-00178) to allow for the proposed commercial recreation uses and reads as such”

During the term of this Agreement [Williamson Act Contract] the above described land shall not be used for any purpose, other than the production of agricultural commodities for commercial purposes and certain compatible uses of the underlying land use designation and zoning of the parcel and subject to applicable permits, as follows: structures that are directly related to and compatible with agricultural use; residence buildings for such individuals as may be engaged in the management of said land, and their families; and agriculturally related seasonal visitor-serving uses such as pony rides, hay rides, a farm animal petting zoo, a children’s play area (including up to two inflatable play structures), a seasonally decorated barn, a farm-themed children’s train ride, and a hay bale

maze, provided, however, that for all such seasonal visitor-serving uses the Owner will secure, at Owner's expense, private or public agency traffic safety services satisfactory to the Community Development Director, and further provided that no food shall be prepared on site for sale to visitors. Regardless of the applicability of permit requirements, any seasonal installation of compatible use structures and other materials on the parcel is subject to the timely approval by the Community Development Director of a site plan to ensure that annual agricultural productivity of the parcel is not substantially affected by seasonal activities. Nothing in this Agreement shall prohibit the use of the property as a farm education center pursuant to necessary permits issued by the County so long as the farm continues to be dedicated to the production of agricultural commodities for commercial purposes.

The uses proposed are compliant with the compatible uses outlined in the Williamson Act contract.

Williamson Act Program Eligibility Requirements

Review of minimum eligibility requirements include Assessor's Office Agricultural Preserve Questionnaires and documents submitted by the owner. Crop income is held confidential; review of this criterion is identified only as "Completed."

APN 066-310-080	Williamson Act Program Requirements	Planning Review	Compliance
Land Use Designation	Open Space or Agriculture	Agriculture	Yes
Zoning ¹	PAD, RM, or RM-CZ	PAD	Yes
Parcel Size ²	40 Acres	8.37 Acres	No
Prime Soils ³	--	3.95 Acres	--
Non-Prime Soils	--	4.42 Acres	--
Crop Income ^{4,6}	\$10,000	Completed	Yes
Grazing Utilization ^{5,6}	40 Acres	--	--
Horse Breeding	15 Broodmares	--	--
<ol style="list-style-type: none"> 1. Zoning designations: "PAD" (Planned Agricultural District), "RM" (Resource Management), and "RM-CZ" (Resource Management-Coastal Zone). 2. Parcel size taken from the San Mateo County Assessor's Office records. 3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data. 4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6). 5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7). 6. Crop income and grazing data taken from Assessor's Office Agricultural Preserve Questionnaire response using the highest income and grazing acreage of the previous three years for purposes of this review. Contracted parcels are required to meet the minimum commercial crop income, commercial grazing land utilization, or commercial horse breeding. 			

Agricultural Uses

Commercial agriculture includes 3.77 acres for permanent agriculture. Peas, fava beans, corn, stone pines, pumpkins, and seedlings are grown on the property.

Existing Development

The property is developed with a single-family house, one barn, a snack bar, a play set, one office trailer, and two sheds. The applicant constructs a temporary hay maze and parking area for seasonal recreational use.

Determination of Compatibility

The landowner has submitted the requested supplemental documentation in order to calculate the compatible and agricultural uses required by the Williamson Act Program (Program).

The percentage of a parcel's total area used for compatible uses on contracted lands cannot exceed the percentage used for agricultural uses and the portion of the parcel used for compatible uses cannot exceed 25% of the parcel size.

Building and structures used to support the agricultural use, unpaved roads, farm labor housing, and underground utilities are excluded from this calculation.

Maximum Allowance of Compatible Uses Calculation

8.37-Acre Parcel:

Agricultural uses: 5.23 acres (62% of parcel) of peas, stone pine trees, fava beans, corn, pumpkins, and seedlings.

Compatible uses: 1.32 acres (16% of parcel) of developed area, parking, hay maze and play set/jumper.

These uses have been determined compatible as amended by the Board in 2012.

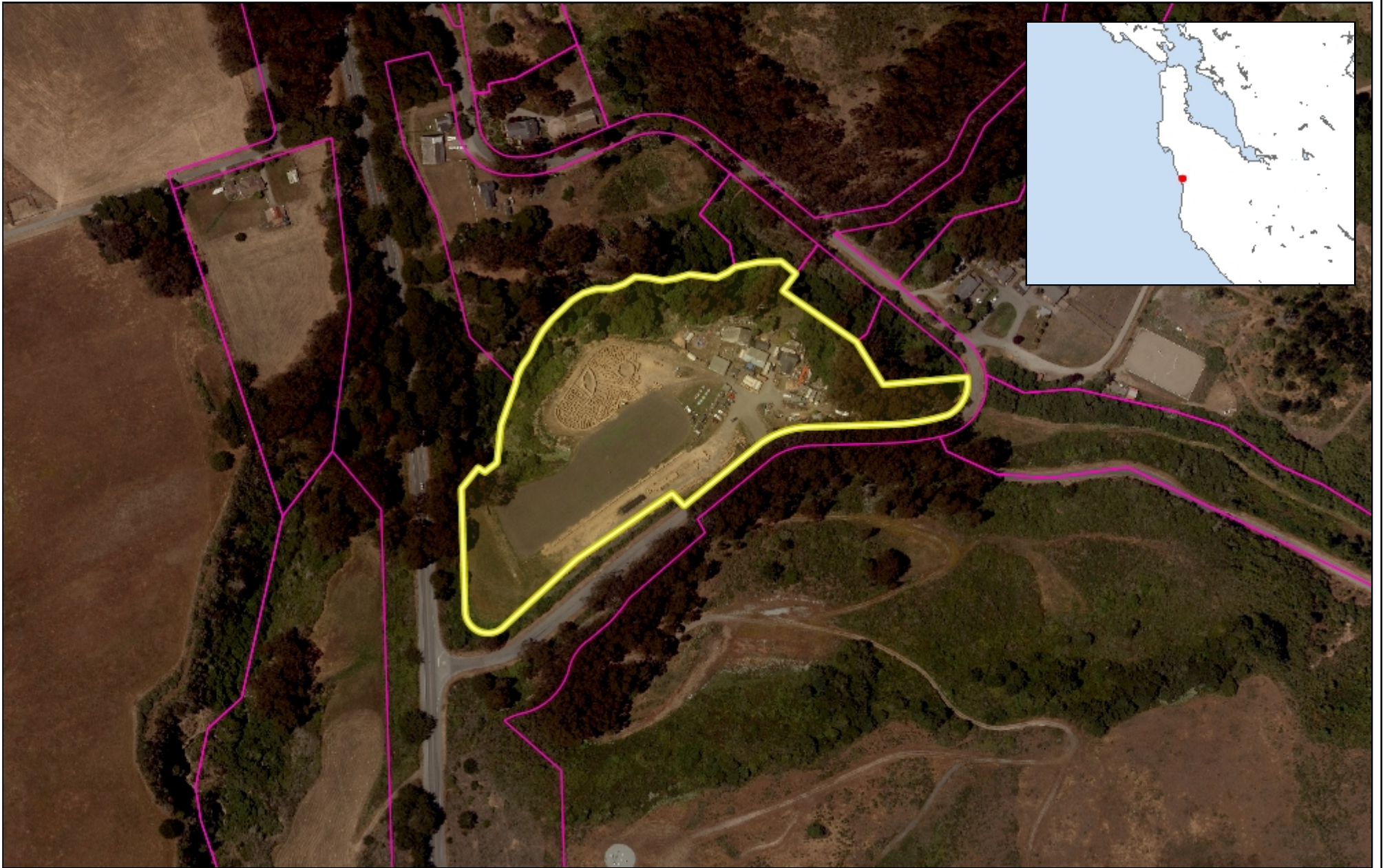
Staff Evaluation

Based on the information submitted by the landowner, the property complies with the Williamson Act requirements for crop income and compatibility of uses. In 2015, an exception to the minimum parcel size was reviewed and granted. No changes to the size of the parcel are proposed. The contracted area is otherwise in compliance with the minimum eligibility requirements.

ATTACHMENTS


- A. Vicinity Map
- B. Prime Soils Map
- C. Agricultural Activities Site Plan 2020
- D. Seasonal Commercial Recreation Activities Site Plan 2020

- E. Previously Approved Agricultural Activities Site Plan 2017
- F. Previously Approved Seasonal Commercial Recreation Activities Site Plan 2017
- G. Previously Approved 2017 PAD and CDP conditions of approval



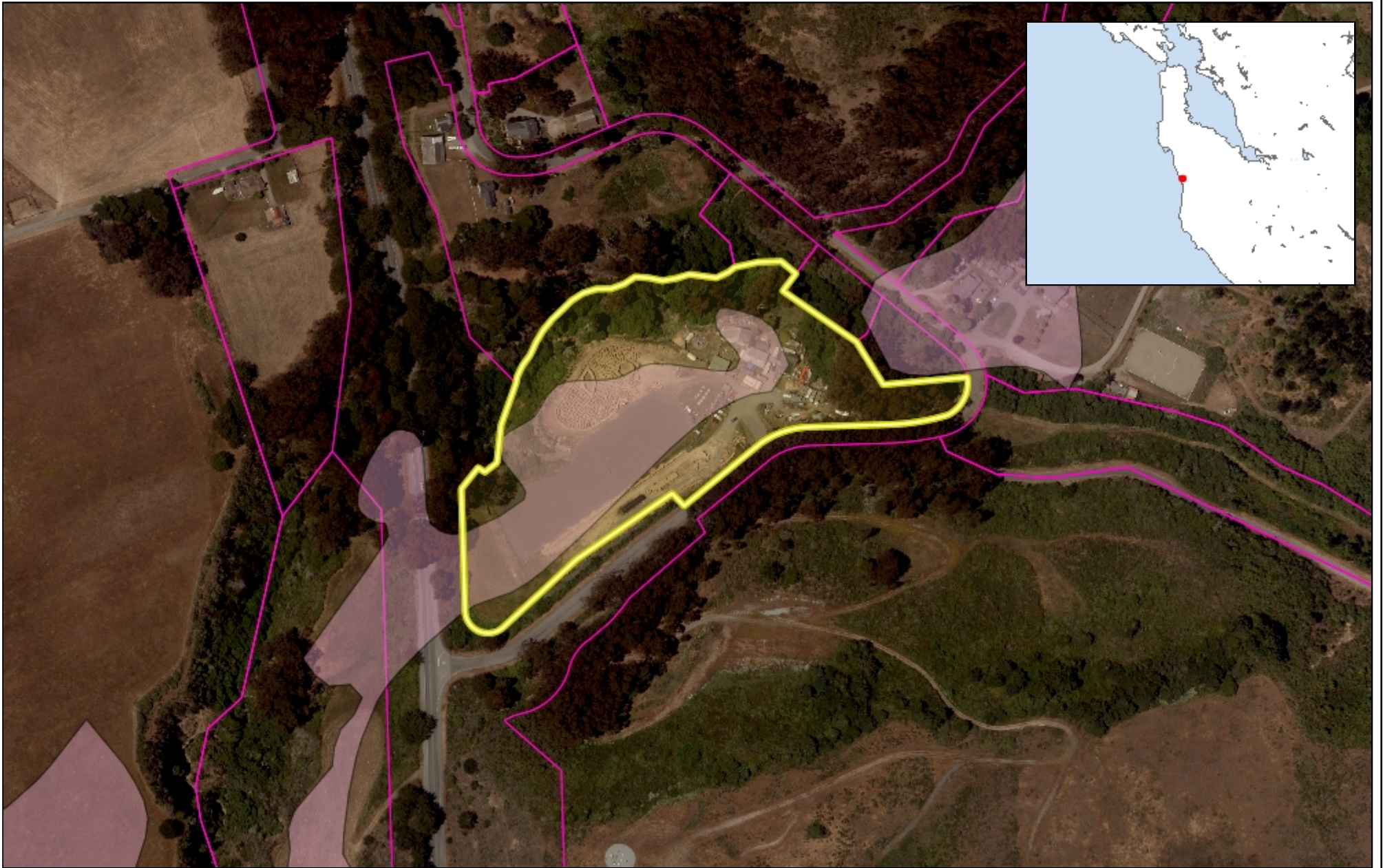
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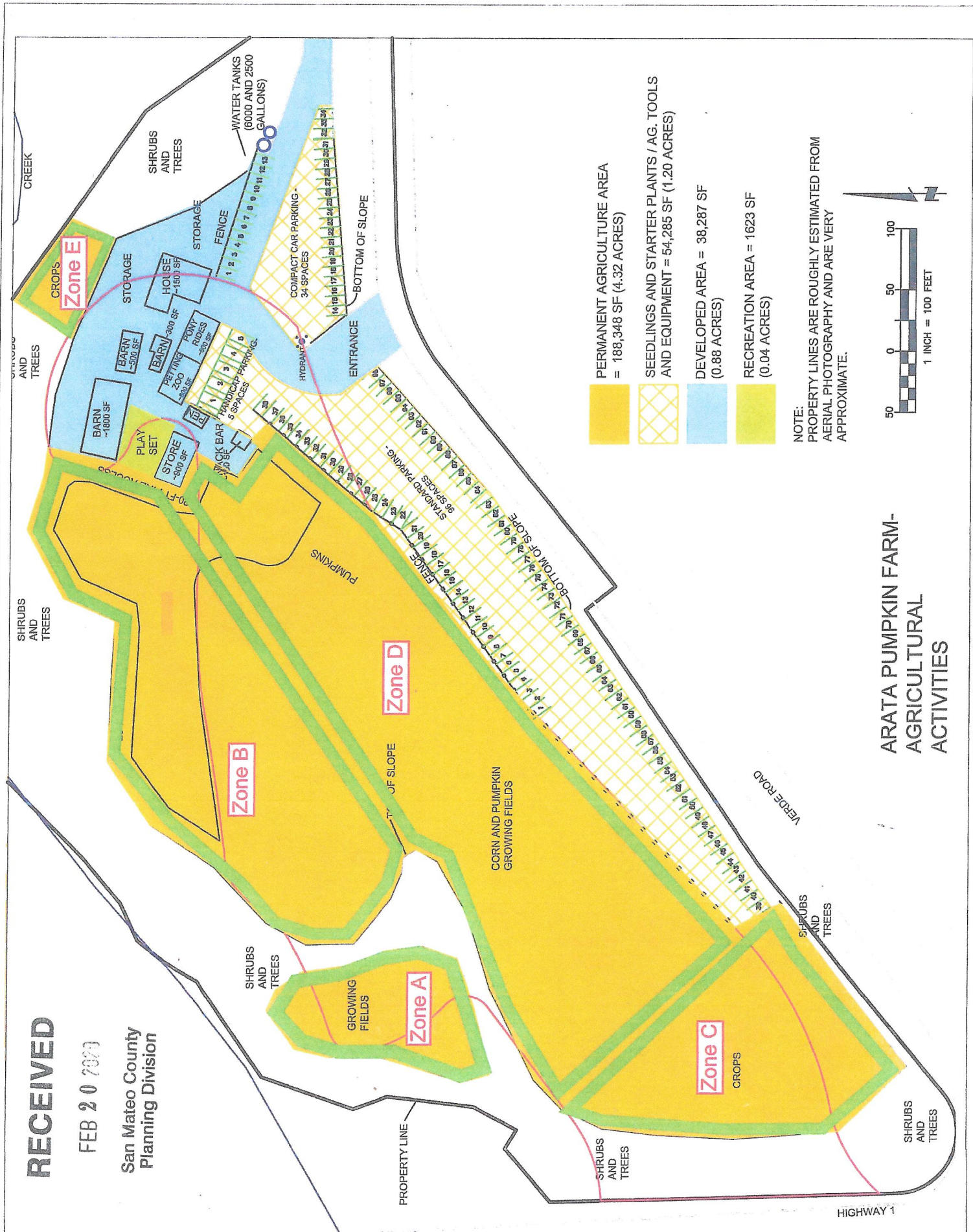
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RECEIVED

FEB 20 2020

San Mateo County
Planning Division



- PERMANENT AGRICULTURE AREA = 188,348 SF (4.32 ACRES)
- SEEDLINGS AND STARTER PLANTS / AG. TOOLS AND EQUIPMENT = 54,285 SF (1.20 ACRES)
- DEVELOPED AREA = 38,287 SF (0.88 ACRES)
- RECREATION AREA = 1623 SF (0.04 ACRES)

NOTE: PROPERTY LINES ARE ROUGHLY ESTIMATED FROM AERIAL PHOTOGRAPHY AND ARE VERY APPROXIMATE.

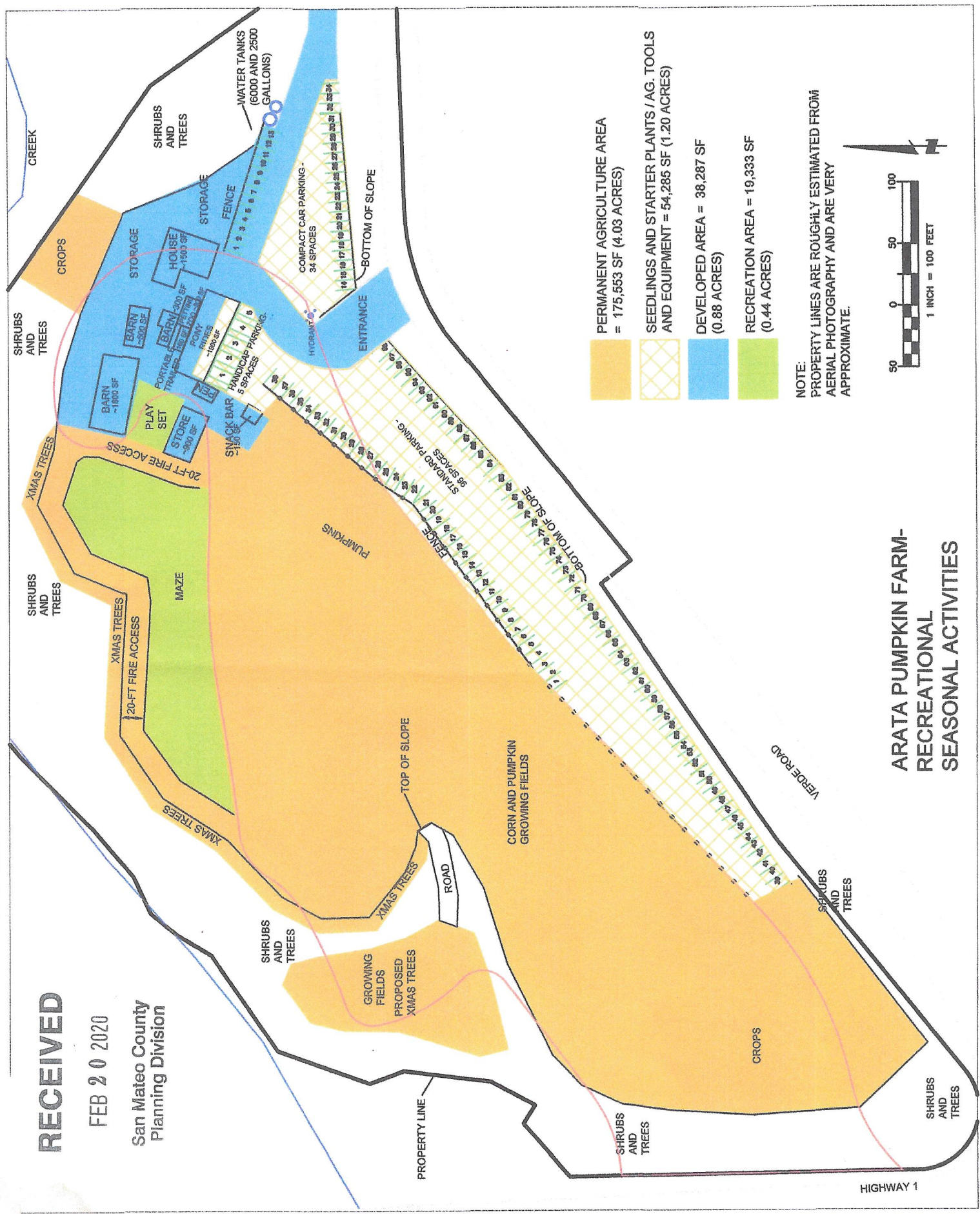
ARATA PUMPKIN FARM- AGRICULTURAL ACTIVITIES

HIGHWAY 1

RECEIVED

FEB 20 2020

San Mateo County
Planning Division



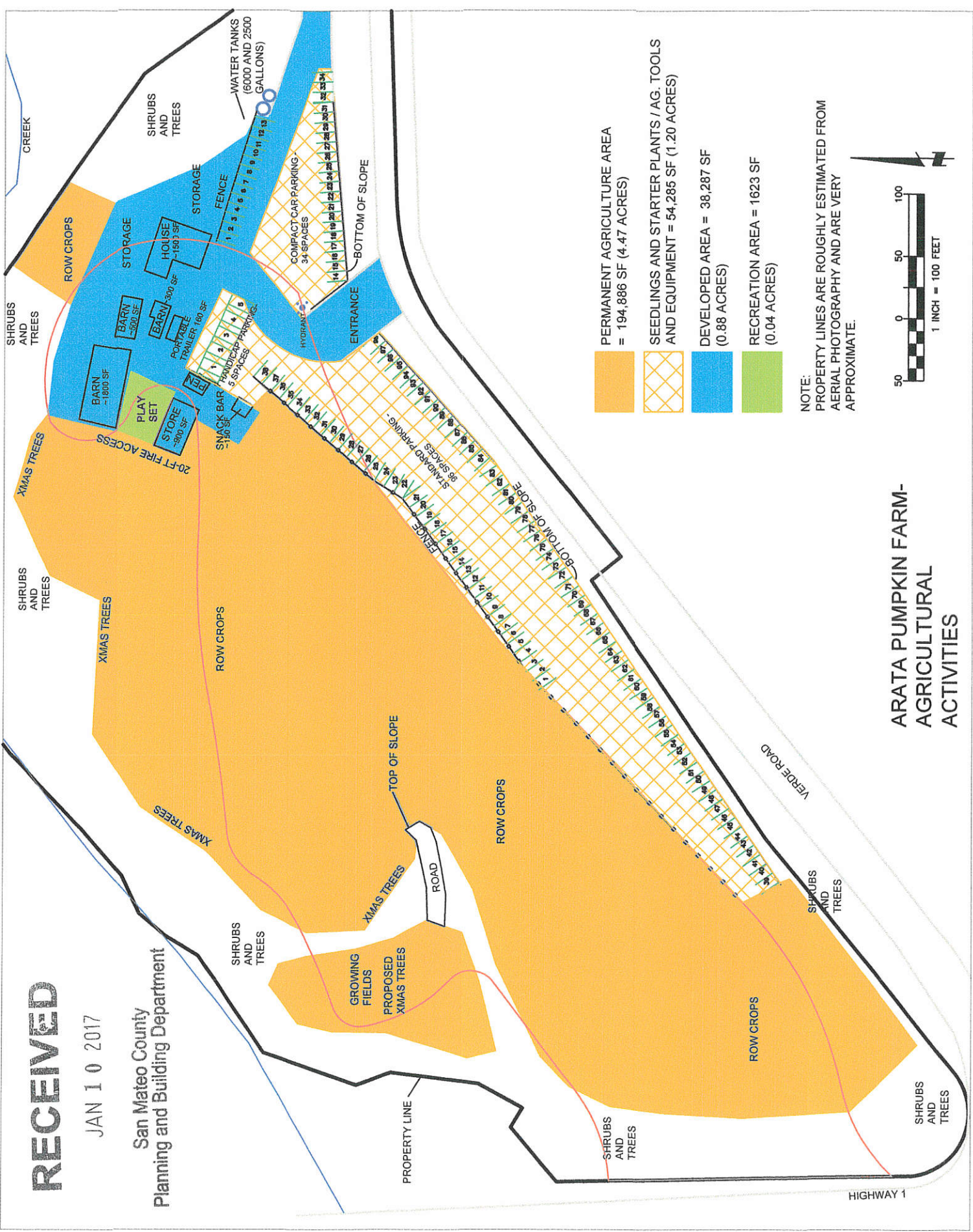
**ARATA PUMPKIN FARM-
RECREATIONAL
SEASONAL ACTIVITIES**

PLN2015-00084

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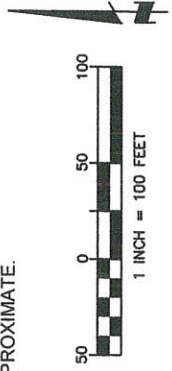
JAN 10 2017

San Mateo County
Planning and Building Department



- PERMANENT AGRICULTURE AREA
= 194,886 SF (4.47 ACRES)
- SEEDLINGS AND STARTER PLANTS / AG. TOOLS
AND EQUIPMENT = 54,285 SF (1.20 ACRES)
- DEVELOPED AREA = 38,287 SF
(0.88 ACRES)
- RECREATION AREA = 1623 SF
(0.04 ACRES)

NOTE:
PROPERTY LINES ARE ROUGHLY ESTIMATED FROM
AERIAL PHOTOGRAPHY AND ARE VERY
APPROXIMATE.



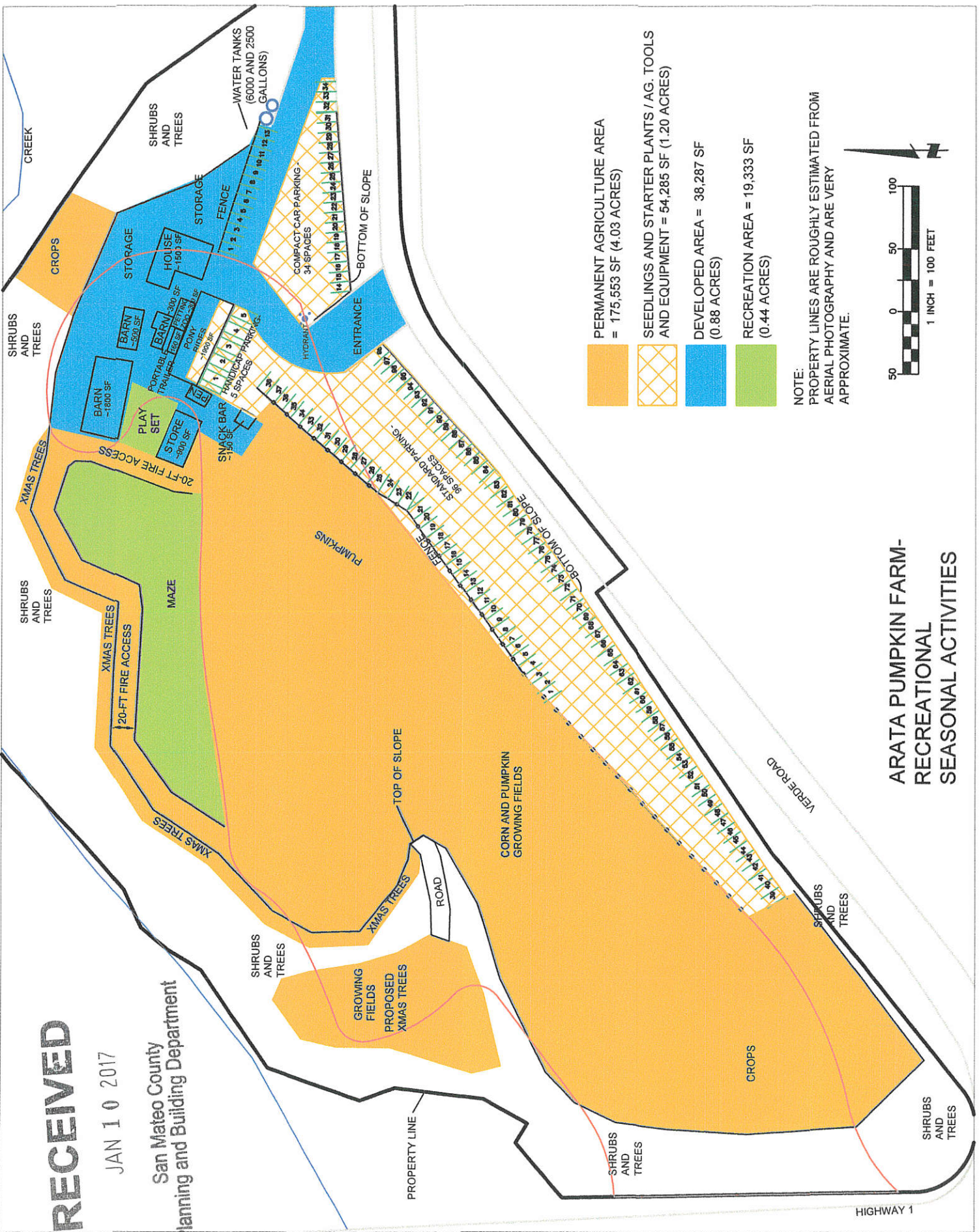
**ARATA PUMPKIN FARM-
AGRICULTURAL
ACTIVITIES**

PLN2015-00084

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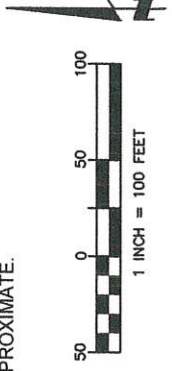
JAN 10 2017

San Mateo County
Planning and Building Department



- PERMANENT AGRICULTURE AREA = 175,553 SF (4.03 ACRES)
- SEEDLINGS AND STARTER PLANTS / AG. TOOLS AND EQUIPMENT = 54,285 SF (1.20 ACRES)
- DEVELOPED AREA = 38,287 SF (0.88 ACRES)
- RECREATION AREA = 19,333 SF (0.44 ACRES)

NOTE:
PROPERTY LINES ARE ROUGHLY ESTIMATED FROM AERIAL PHOTOGRAPHY AND ARE VERY APPROXIMATE.



**ARATA PUMPKIN FARM-
RECREATIONAL
SEASONAL ACTIVITIES**

May 10, 2017

Chris Gounalakis
185 Verde Road
Half Moon Bay, CA 94019

Dear Mr. Gounalakis:

Subject: **LETTER OF DECISION**
File Number: PLN 2015-00084
Location: 185 Verde Road, unincorporated Half Moon Bay
APN: 066-310-080

On May 10, 2017 the San Mateo County Planning Commission considered a Renewal and Amendment of a Planned Agricultural District Permit, pursuant to Section 6350 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road approximately 4 miles south of the City of Half Moon Bay. This project is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the renewal and amendment of the Planned Agricultural District Permit and Coastal Development Permit, by making the revised required findings and adopting the conditions of approval listed in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on May 24, 2017**.

The approval of this project is also appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Please direct any questions regarding this matter to Project Planner Rob Bartoli at 650-363-1857 or rbartoli@smcgov.org.



Sincerely,



Janneth Lujan
Planning Commission Secretary

cc: Department of Public Works
Environmental Health Department
Building Inspection Department
California Coastal Commission
Coastside Fire Protection District

Attachment A

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00084

Hearing Date: May 10, 2017

Prepared By: Rob Bartoli
Project Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Mitigated Negative Declaration, Found:

1. That the proposed renewal and amendment is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Class 1, Section 15301 for continued operation of an existing facility involving negligible or no expansion of use.

Regarding the Planned Agricultural District Permit, Found:

2. That the project, as described and conditioned, conforms with the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations as described in the staff report dated May 10, 2017 because no changes are proposed to the project other than the hours of operation which will not adversely affect the current and foreseeable use of the property for agricultural purposes.

Regarding the Coastal Development Permit, Found:

3. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. Specifically, the applicable policies of the Agriculture Component, Sensitive Habitat Component, and the Visual Resources Component because the project scope remains consistent with the prior approval and that the hours of operations modification will not adversely affect the agricultural uses, potential sensitive habitats or visual resources.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal described in this report and submitted to and approved by the Planning Commission on May 10, 2017. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with the approval. Any other changes, modifications or additions shall require an amendment to the permit at a public hearing.

2. This permit shall be valid for **three (3)** years until May 10, 2020. The applicant shall file for a renewal of this permit six (6) months prior to expiration with the Planning Department by submitting the applicable application forms and payment of applicable fees, if continuation of this use is desired. Renewal/amendment of the permit shall be subject to review by the Agricultural Advisory Committee and the Planning Commission. Complaints received by the Planning and Building Department shall be considered by the Planning Commission in its review of any renewal or amendment of the permit.

This permit shall be subject to annual administrative reviews which shall include annual inspections scheduled by the applicant/property owner with Planning staff and completed prior to September 30 of each year.

3. The applicant shall install a durable sign near or on the snack bar, outside of areas used for agricultural production, which provides contact information (name, phone number, and email address) of the applicant's designated representative who shall be responsible for responding to complaints regarding project operation. The sign shall be posted from August 1 to November 1, each year. The sign shall also include contact information to direct complaints to a designated County representative (Ana Santiago, Code Compliance Section, 650/363-4825). The complaint would be investigated within four (4) working days of the filing date of the complaint and, if confirmed, a violation case would be opened, written correspondence would be sent to the applicant/owner, and enforcement would be escalated according to standard procedure, until the violation is corrected to the satisfaction of the Community Development Director. The applicant shall submit the precise wording of the sign for review and approval by the Community Development Director at least two (2) weeks prior to August 1 of each year.
4. The applicant/property owner shall maintain native vegetation outside of agricultural production areas to screen all aspects of the commercial recreation use (i.e., hay maze, jump houses, etc.) such that structures are minimally visible from Cabrillo Highway, to the extent feasible, in accordance with a planting plan that shall be submitted for review and approval by the Community Development Director at least two (2) weeks prior to August 1, 2017.
5. The property owner is responsible for maintaining the health of intervening vegetation necessary for screening all structures associated with commercial recreation as viewed from the Cabrillo Highway. Per Section 6324.2 of the Zoning Regulations (Site Design Criteria), the removal of any mature trees (those over 55 inches in circumference) would be subject to the issuance of a PAD Permit.
6. The petting zoo shall be limited to animals traditionally associated with California coastal agriculture (i.e., sheep, goats, chickens, etc.).
7. Any increase in the number of ponies beyond five (5) ponies will require an application for the keeping of confined animals. The applicant shall comply with the approved manure and stormwater management plan per the San Mateo County Confined Animal Regulations.
8. The applicant shall locate all uses according to the site plans submitted by the applicant (Attachment C). Compliance with this requirement shall be demonstrated to the satisfaction of the Community Development Director prior to the start of project operation.

9. All structures (i.e., haunted barn and sales kiosk) and signage associated with the commercial recreation use are required to maintain the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director.
10. The applicant/property owner shall maintain the gravel-surface parking lot, maze structures, and other development such that pollutants (including trash and sediment) do not enter Lobitos Creek or any right-of-way.
11. Mitigation Measure 6: The applicant/property owner shall strictly adhere to the following hours/days of operation:

July 1 - November 1 (except October)

Monday - Friday: 9:00 a.m. - 6:00 p.m.

Saturday: 9:00 a.m. - 9:00 p.m.

Sunday: 9:00 a.m. - 8:00 p.m.

October

Monday - Thursday: 9:00 a.m. - 7:00 p.m.

Friday and Saturday: 9:00 a.m. - 10:00 p.m.

Sunday: 9:00 a.m. - 7:00 p.m.

Violation of the hours of operation, as confirmed by Planning staff, may result in the revocation of this permit.

12. Mitigation Measure 7: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner is permitted to temporarily install up to four (4) directional traffic signs, maximum 2 feet x 3 feet each in size, which may be visible from Cabrillo Highway. Such signs shall be installed on-site and not in the public right-of-way and shall be of the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director. All signage shall be removed from the site by November 1. No signage shall be allowed on or along Cabrillo Highway.
13. Mitigation Measures 2 and 4: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner shall employ at least three (3) parking attendants to assist in the facilitation of pedestrian and vehicular movement along Cabrillo Highway and Verde Road, and entering and exiting the site. The applicant/property owner shall be responsible to ensure that no parking or standing occurs on or along Cabrillo Highway or Verde Road.
14. The applicant/property owner is encouraged to explore off-site parking opportunities (i.e., a formal off-site parking agreement with property owner(s) in the area), to ease parking challenges at the site. Off-site parking shall comply with permitting requirements of the Planned Agricultural District (PAD) Coastal Development (CD) Zoning Districts.
15. At the end of the Halloween/Pumpkin Season on November 1, operation of all recreational activities will cease immediately and, within 30 days, the applicant/property owner shall deconstruct the hay maze. Hay that is stacked for future use shall be clustered and located outside of prime soil areas and within areas minimally visible from Highway 1.

16. The applicant/property owner must commit areas of the property to active agricultural production, according to the timeframes in the table below:

Crop Production by Zone, as Shown on Map							
	A	B	C	D	E	F	
November	Christmas Trees	Fallow/Cover Crop					Seedlings/ Starter Plants
December							
January							
February							
March		Peas*/ Stone Pin es*/ Chri stm as Tre es/ Fav a Bea ns	Fava Bea ns	Corn/ Pu mpk ins*	Pumpkin s	None (Parking)	
April							
May							
June							
July							
August							
September	Harvest/Sales					None (Parking)	
October							
* Entire zone planted, excluding areas of the hay maze for the month of August. Note: Crop type may change, as long as an active agricultural use is maintained.							

17. The applicant/property owner shall manage trash and debris by providing covered containers placed in locations throughout publicly accessible areas of the property. Trash shall be removed in a timely manner such that there is no trash overflow.
18. The use of flashing lights on the property is prohibited.
19. A building permit shall be obtained from the Building Inspection Section prior to any construction on the property, and all construction shall be in accordance with approved plans. No hay bale structure shall exceed 6 feet in height from grade.
20. The applicant shall apply for and obtain a farm-stand license from the Environmental Health Division for and prior to the operation of the store and sales kiosk. Copies of permits shall be submitted to the Current Planning Section. Depending on the extent of both food services and water use offered by Arata Farms during the recreation season, Arata Farms must remain in compliance with all directives of the San Mateo County Environmental Health Division and the California Department of Public Health - Drinking Water Division.

21. Additional demand on the existing septic system or the existing well to serve the commercial recreation use is subject to Environmental Health Division review and permitting.
22. The applicant/property owner shall apply for and obtain any required permits from Coastside Fire Protection District. Copies of permits shall be submitted to the Current Planning Section.
23. Off-premises commercial signs, brightly colored or illuminated, rotating, reflective, blinking, flashing or moving signs, and pennants or streamers are prohibited, per Local Coastal Program Policy 8.21 (*Commercial Signs*). Directional signs shall be simple, easy to read and harmonize with surrounding elements.
24. The property owner shall remove gravel and restore the quality of the soil in all parking areas on prime soil, as necessary to maintain the existing agricultural productivity of these soils, immediately upon the ceasing of seasonal operations as described in PLN 2015-00084, either by the applicant no longer pursuing such seasonal operations on the property or due to revocation of the permit by the County. The gravel parking area shall not be expanded from the area shown on the submitted map received by the County on January 10, 2017. Specific remediation actions shall be determined in consultation with an agricultural specialist familiar with County lands. Container farming is permitted within the existing gravel parking area during non-recreational months.
25. Mitigation Measure 1: The applicant/property owner shall utilize no more than 1.79 acres of the total undeveloped area of land for recreational activities. This permit does not allow any intensification or expansion of use beyond the scope of the approved project. All structures associated with the recreational use of the property (other than the barns, store, snack bar, and single-family dwelling) shall be removed, and the land made available for agricultural purposes, by November 7 of each year.
26. Mitigation Measure 3: The applicant/property owner shall maintain the 135 on-site parking spaces. All spaces shall be clearly marked with chalk prior to September 15; the applicant shall submit to the Planning Department for review and approval a parking management plan that includes placement of attendants and vehicular movement within the site. At no time shall vehicles be allowed to park along Cabrillo Highway or along areas of Verde Road where parking is prohibited.
27. Mitigation Measure 5: The applicant/property owner shall be responsible for ensuring that all visitors have left the premises within 30 minutes of the site activities' closing time.
28. Per LCP Policy 11.15(c)(2) (*Private Recreation and Visitor-Serving Facilities*), the property owner/applicant shall execute and record a deed restriction over the entire parcel and shall specify that: "Conversion of any portion of the commercial recreation facilities to a non-public, private, or member only use, or the implementation of any program to allow extended or exclusive use or occupancy of such facilities by an individual or limited group or segment of the public, shall require an amendment to the applicable permits." The applicant shall demonstrate compliance with this condition at least two (2) weeks prior to August 1, 2017.
29. The one bounce house shall be operated in compliance with the standards of the "Safe Inflatable Operators Training Organization" and/or other comparable best management practices for the safe operation of the bounce house.

30. The applicant shall comply with the Williamson Act contract, as amended by the Board of Supervisors on September 25, 2012. The contract allows for limited seasonal recreation uses, as listed in the contract. It should be noted that the contract does not permit the on-site sale of non-pre-packaged food.
31. During the recreation season, the applicant/property owner shall erect temporary fencing and signage to prevent public access to areas within 20 feet of the top of the creek bank. The signage shall contain verbiage directing the public to stay away from the Lobitos Creek. The signs and fence shall be self-anchored signs and shall minimize land disturbance.
32. Administrative annual reviews of PLN 2015-00084 shall occur prior to December 1 of each year of the permit to confirm that all conditions of approval have been met. The applicant shall pay the inspection fee per the San Mateo County Planning and Building Department fee schedule to cover staff costs to conduct the administrative reviews. If there are any significant compliance problems, these shall be reported to the Planning Commission.

Department of Public Works

33. All owners, employees, visitors and individuals otherwise associated with the property shall park on-site, or within the length of Verde Road approved by Cal-Fire and the Department of Public Works staff shown in Attachment J of the staff report. Parking along Verde Road shall accommodate a maximum of 58 parking spaces and maintain a minimum 20-foot wide paved road clearance. Applicant must discontinue use of on-street parking until Department of Public Works (DPW) requirements, including those listed below, have been met; otherwise, any on-street parking authorized by this permit will be void.

Prior to commencing any commercial recreation activities on the site, the applicant/property owner shall be required to: (1) submit a parking plan and traffic control plan to the Department of Public Works and (2) install on standard poles with temporary CA Manual on Uniform Traffic Control Devices (MUTCD) M26F "No Parking - Fire Lane" signs at 300-foot intervals along Verde Road, with the exception of the portion of road described above, subject to the approval of the DPW via an encroachment permit. The signage plan shall describe the location, type, color, size, and mounting of proposed signage to be located along Verde Road. The applicant/property owner is responsible for the cost of all improvements and long-term maintenance of improvements. Violation of parking restrictions, as confirmed by County staff, may result in the revocation of this permit. Temporary signs shall be removed by November 7.

The applicant/property owner shall monitor all parking associated with this project within the Verde Road right-of-way. The applicant/property owner shall coordinate with the Coastside Fire Protection District and the Department of Public Works to mark sections of Verde Road where parking is allowed, as well as the individual 58 parking spaces to promote efficient parking. As required by Condition No. 32, the applicant shall contact the County Sheriff's Office immediately if there are violations of the "No Parking" zones. Furthermore, as required by Condition No. 32, the applicant shall hire security guards and after-hour police/sheriff's officers to ensure that the "No Parking" zones are adequately enforced.

34. Prior to the start of operation, the applicant/property owner shall restrict parking on Verde Road by complying with the following requirements, subject to the approval of the Department of Public Works (non-compliance with this condition may result in the revocation of this permit):
- a. Prior to the start of operation each year, the applicant shall obtain a Special Events Road Closure/Encroachment Permit for Verde Road from the Department of Public Works and comply with all applicable requirements of the permit. The applicant shall submit a plan, subject to the Department of Public Works review and approval, to restrict parking within the closed-off section of Verde Road and ensure adequate pedestrian safety along Verde Road (no pedestrians are allowed on Cabrillo Highway). Issuance of the permit requires proof of authorization by the California Highway Patrol (CHP), the County Sheriff's Office, and Cal-Fire. The applicant shall pay the applicable fee to the Sheriff's Office for the adequate enforcement of the parking plan (hourly or bihourly passing checks and ticketing as necessary). For all weekends of the month of October, the applicant shall utilize a minimum of six (6) parking attendants to ensure adequate levels of enforcement. The Road Closure Permit will allow local traffic, parking of patrons along designated areas of Verde Road, and access by emergency vehicles. The applicant shall maintain a minimum road clearance of 20 feet for emergency vehicles at all times.
- b. At no time should street parking block driveways to properties or impede vehicles turning along Verde Road (i.e., at Lobitos Creek Cutoff). The applicant shall coordinate with a fire service representative to mark the limits of parking along Verde Road prior to October 1 of each year or commencement of venue operations, whichever is later.

Coastside Fire Protection District

35. Project must meet 2016 California Fire Code Sections 907.2.12, 907.2.12.1, 907.2.12.2, and 907.2.12.3, Special Amusement Parks. An automatic smoke detection system shall be provided in special amusement buildings in accordance with Sections 907.2.12.1 through 907.2.12.3.
36. The Haunted House must meet Appendix K Sections K101 through K103 of the 2016 California Fire Code and Coastside Fire District Ordinance #PI-011, Haunted Houses.
37. An approved automatic fire system meeting the requirements of NFPA-13 shall be required to be installed for use of the barn as a haunted barn. A fire sprinkler plan shall be received, reviewed, and approved by the Coastside Fire Protection District prior to the use of the haunted barn. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the Coastside Fire Protection District. The sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to the commodity. Unobstructed fire sprinkler coverage shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage.
38. Along with the automatic fire sprinkler system, this project is required to install fire sprinkler hardware (Post Indicator Valve, Fire Department Connect, and Exterior Bell). Plans shall be submitted, reviewed, and approved by the Coastside Fire Protection District.

39. A Knox Box, Knox Key Switch, or Knox Padlock shall be installed to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information, please contact the San Mateo County Fire Marshal's Office.
40. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6 inches x 18 inches green reflective metal sign.
41. Building plans shall include the proper exiting system (panic hardware and exit signs), including listing of hardware, as per the current California Building and Residential Codes. The system must be installed and inspected, prior to Coastside Fire Protection District final approval of a building permit.
42. All Occupancy Loads will be set by the San Mateo County Building Inspection Section and will be supported and enforced by the Coastside Fire Protection District. Any room having an occupant load of 50 or more, where fixed seats are not installed, and which is used for a classroom, assembly, or similar purpose, shall have the capacity of the room posted in a conspicuous place.
43. A fire alarm system shall be installed meeting California Fire and Building Codes and NFPA-72.
44. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Coastside Fire Protection District final approval for the building permit.

Environmental Health Division

45. For all events where food or beverages are distributed to the public, Arata Farms must obtain timely permits from the Environmental Health Division Food Program and comply with the California Retail Food Code. Foods must be stored and distributed in accordance to the California Retail Food Code. It should be noted that the on-site sale of non-pre-packaged food is not permitted at this site. Potable water must be available in sufficient quantity for handwashing and food utensil washing. Lavatories for food/beverage handlers must be located within 200 feet of every food/beverage distribution site. Trash must be contained to as not becoming an attractive nuisance to vermin. Petting zoos shall have hand wash stations for patrons.
46. Applicant shall provide information on the proposed number of portable toilets and supporting documentation or calculations demonstrating the proposal is an adequate number of portable toilets for the commercial recreational activities. The applicant must identify the frequency (number of days in a year) of the limited events. The applicant

shall demonstrate that adequate potable water supply is available to patrons and employees.

Building Inspection Section

47. A building permit is required for the snack building and play set.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

November 20, 2020

Chris Gounalakis
185 Verde Road
Half Moon Bay, CA 94019

Subject: **LETTER OF DECISION**
File Number: PLN2015-00084
Location: 185 Verde Road, San Gregorio
APN: 066-310-080

On October 28, 2020 the San Mateo County Planning Commission considered a renewal of a Planned Agricultural District Permit and Coastal Development Permit, pursuant to Section 6350 and 6328.4 of the San Mateo County Zoning Regulations, to allow continued seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing the Planning Commission approved renewal of the Planned Agricultural District Permit and Coastal Development Permit, PLN 2015-00084, by making the required findings and adopting the revised conditions of approval listed in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on November 11, 2020.**

The approval of this project is appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.



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Please direct any questions regarding this matter to Project Planner Summer Burlison at sburlison@smcgov.org.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Janneth Lujan".

Janneth Lujan
Planning Commission Secretary

cc: Department of Public Works
Environmental Health
Coastside Fire Protection District
California Coastal Commission

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00084

Hearing Date: October 28, 2020

Prepared By: Summer Burlison,
Project Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Environmental Review, Found:

1. That the project is categorically exempt from further environmental review pursuant to Class 1, Section 15301, of the California Environmental Quality Act Guidelines related to the continued operation of an approved facility involving negligible or no expansion of use as the renewal does not propose any changes in uses or operation activities since the County's last approval in 2017.

Regarding the Planned Agricultural District Permit, Found:

2. That the project, as described and conditioned, conforms with the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations as described in the staff report dated October 28, 2020 as conditions of approval remain in place to ensure there are no long-term impacts to the agricultural productivity of the land and no changes are proposed to the project since last approval in 2017.

Regarding the Coastal Development Permit, Found:

3. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically with regard to the Agriculture Component, Sensitive Habitat Component, and the Visual Resources Component of the Local Coastal Program.

4. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.
5. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Agriculture, Sensitive Habitats, and Visual Resources Components. Specifically, the project continues to conform with these applicable policies as discussed in the staff report dated October 28, 2020 and no changes are proposed to the project since last approval in 2017.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal described in this report and submitted to and approved by the Planning Commission on October 28, 2020. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with the approval. Any other changes, modifications or additions shall require an amendment to the permit at a public hearing.
2. These permits shall be valid for **five (5) years** until May 10, 2025*. The applicant shall file for a renewal of these permits six (6) months prior to expiration with the Planning Department by submitting the applicable application forms and payment of applicable fees, if continuation of this use is desired. Renewal/amendment of the permits shall be subject to review by the Agricultural Advisory Committee (AAC) and the Zoning Hearing Officer. Complaints received by the Planning and Building Department shall be considered by the Zoning Hearing Officer in its review of any renewal or amendment of the permits.

These permits shall be subject to annual administrative reviews which shall include annual inspections scheduled by the applicant/property owner with Planning staff and completed prior to September 30th of each year.

*The five year duration of this permit shall only take effect if, prior to the commencement of commercial recreation activities after November 1, 2020, the Planning Commission: considers the Agricultural Advisory Committee's comments on the County's evaluation of this property's Williamson Act contract compliance; confirms that the commercial recreation activities conducted this season were carried out in compliance with the terms of this permit and all applicable County policies and regulations; and determines whether any modifications to the conditions, or any new conditions, are needed in order to achieve compliance.

3. The applicant shall install a durable sign near or on the snack bar, outside of areas used for agricultural production, which provides contact information (name, phone number, and email address) of the applicant's designated representative who shall be responsible for responding to complaints regarding project operation. The sign shall be posted from August 1 to November 1, each year. The sign shall also include contact information to direct complaints to the County Code Compliance Section, 650/363-4825. The complaint would be investigated within four (4) working days of the filing date of the complaint and, if confirmed, a violation case would be opened, written correspondence would be sent to the applicant/owner, and enforcement would be escalated according to standard procedure, until the violation is corrected to the satisfaction of the Community Development Director. The applicant shall submit the precise wording of the sign for review and approval by the Community Development Director at least two (2) weeks prior to August 1 of each year.
4. The applicant/property owner shall maintain native vegetation outside of agricultural production areas to screen all aspects of the commercial recreation use (i.e., hay maze, jump houses, etc.) such that structures are minimally visible from Cabrillo Highway, to the extent feasible, in accordance with the approved planting plan.
5. The property owner is responsible for maintaining the health of intervening vegetation necessary for screening all structures associated with commercial recreation as viewed from the Cabrillo Highway. Per Section 6324.2 of the Zoning Regulations (Site Design Criteria), the removal of any mature trees (those over 55 inches in circumference) would be subject to the issuance of a PAD Permit.
6. The petting zoo shall be limited to animals traditionally associated with California coastal agriculture (i.e., sheep, goats, chickens, etc.).
7. Any increase in the number of ponies beyond five (5) ponies will require an application for the keeping of confined animals. The applicant shall comply with the approved manure and stormwater management plan per the San Mateo County Confined Animal Regulations.
8. The applicant shall locate all uses according to the site plans submitted by the applicant (Attachment D). Compliance with this requirement shall be demonstrated to the satisfaction of the Community Development Director prior to the start of project operation.
9. All structures (i.e., haunted house and sales kiosk) and signage associated with the commercial recreation use are required to maintain the same earth and vegetative

tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director.

10. The applicant/property owner shall maintain the gravel-surface parking lot, maze structures, and other development such that pollutants (including trash and sediment) do not enter Lobitos Creek or any right-of-way.
11. Mitigation Measure 6: The applicant/property owner shall strictly adhere to the following hours/days of operation:

July 1 - November 1 (except October)

Monday - Friday: 9:00 a.m. - 6:00 p.m.

Saturday: 9:00 a.m. - 9:00 p.m.

Sunday: 9:00 a.m. - 8:00 p.m.

October

Monday - Thursday: 9:00 a.m. - 7:00 p.m.

Friday and Saturday: 9:00 a.m. - 10:00 p.m.

Sunday: 9:00 a.m. - 7:00 p.m.

Violation of the hours of operation, as confirmed by Planning staff, may result in the revocation of this permit.

12. Mitigation Measure 7: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner is permitted to temporarily install up to four (4) directional traffic signs, maximum 2 feet by 3 feet each in size, which may be visible from Cabrillo Highway. Such signs shall be installed on-site and not in the public right-of-way and shall be of the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director. All signage shall be removed from the site by November 1. No signage shall be allowed on or along Cabrillo Highway.
13. Mitigation Measures 2 and 4: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner shall employ at least three (3) parking attendants to assist in the facilitation of pedestrian and vehicular movement along Cabrillo Highway and Verde Road, and entering and exiting the site. The applicant/property owner shall be responsible to ensure that no parking or standing occurs on or along Cabrillo Highway or Verde Road.
14. The applicant/property owner is encouraged to explore off-site parking opportunities (i.e., a formal off-site parking agreement with property owner(s) in the area), to ease parking challenges at the site. Off-site parking shall comply with

permitting requirements of the Planned Agricultural District (PAD) and Coastal Development (CD) Zoning Districts.

15. At the end of the Halloween/Pumpkin Season on November 1, operation of all recreational activities will cease immediately, and, within 30 days, the applicant/property owner shall deconstruct the hay maze. Hay that is stacked for future use shall be clustered and located outside of prime soil areas and within areas minimally visible from Highway 1.
16. The applicant/property owner must commit areas of the property to active agricultural production, according to the timeframes in the table below:

Crop Production By Zone							
	A	B	C	D	E	F	
November	Christmas Trees	Fallow/Cover Crop					Seedlings/ Starter Plants
December							
January							
February							
March							
April		Peas*/	Fava Beans	Corn/ Pumpkins*	Christmas Trees	None (Parking)	
May		Fava Beans/ Christmas Trees					
June		Harvest/Sales	None (Parking)				
July							
August							
September	None (Parking)						
October							
* Entire zone planted, excluding areas of the hay maze for the month of August. Note: Crop type may change, as long as an active agricultural use is maintained.							

17. The applicant/property owner shall manage trash and debris by providing covered containers placed in locations throughout publicly accessible areas of the property. Trash shall be removed in a timely manner such that there is no trash overflow.
18. The use of flashing lights on the property is prohibited.

19. A building permit shall be obtained from the Building Inspection Section prior to any construction on the property, and all construction shall be in accordance with approved plans. No hay bale structure shall exceed 6 feet in height from grade.
20. The applicant shall apply for and obtain a farm-stand license from the Environmental Health Division for and prior to the operation of the store and sales kiosk. Copies of permits shall be submitted to the Current Planning Section. Depending on the extent of both food services and water use offered by Arata Farms during the recreation season, Arata Farms must remain in compliance with all directives of the San Mateo County Environmental Health Division and the California Department of Public Health - Drinking Water Division.
21. Additional demand on the existing septic system or the existing well to serve the commercial recreation use is subject to Environmental Health Services review and permitting.
22. The applicant/property owner shall apply for and obtain any required permits from Coastside Fire Protection District. Copies of permits shall be submitted to the Current Planning Section.
23. Off-premises commercial signs, brightly colored or illuminated, rotating, reflective, blinking, flashing or moving signs, and pennants or streamers are prohibited, per Local Coastal Program Policy 8.21 (*Commercial Signs*). Directional signs shall be simple, easy to read and harmonize with surrounding elements.
24. The property owner shall remove gravel and restore the quality of the soil in all parking areas on prime soil, as necessary to maintain the existing agricultural productivity of these soils, immediately upon the ceasing of seasonal operations as described in PLN 2015-00084, either by the applicant no longer pursuing such seasonal operations on the property or due to revocation of the permit by the County. The gravel parking area shall not be expanded from the area shown on the submitted map received by the County on February 20, 2020. Specific remediation actions shall be determined in consultation with an agricultural specialist familiar with County lands. Container farming is permitted within the existing gravel parking area during non-recreational months.
25. Mitigation Measure 1: The applicant/property owner shall utilize no more than 1.64 acres of the total undeveloped area of land for recreational activities. This permit does not allow any intensification or expansion of use beyond the scope of the approved project. All structures associated with the recreational use of the property (other than the barns, store, snack bar, and single-family dwelling) shall be

removed, and the land made available for agricultural purposes, by November 7 of each year.

26. Mitigation Measure 3: The applicant/property owner shall maintain the 135 on-site parking spaces. All spaces shall be easily distinguishable (e.g., striping, parking blocks, or other method) prior to September 15; the applicant shall submit to the Planning Department for review and approval a parking management plan that includes placement of attendants and vehicular movement within the site. At no time shall vehicles be allowed to park along Cabrillo Highway or along areas of Verde Road where parking is prohibited.
27. Mitigation Measure 5: The applicant/property owner shall be responsible for ensuring that all visitors have left the premises within 30 minutes of the site activities' closing time.
28. Per LCP Policy 11.15(c)(2) (*Private Recreation and Visitor-Serving Facilities*), conversion of any portion of the commercial recreation facilities to a non-public, private, or member only use, or the implementation of any program to allow extended or exclusive use or occupancy of such facilities by an individual or limited group or segment of the public, shall require an amendment to the applicable permits.
29. The one (1) bounce house shall be operated in compliance with the standards of the "Safe Inflatable Operators Training Organization" and/or other comparable best management practices for the safe operation of the bounce house.
30. The applicant shall comply with the Williamson Act contract, as amended by the Board of Supervisors on September 25, 2012. The contract allows for limited seasonal recreation uses, as listed in the contract. It should be noted that the contract does not permit the on-site sale of non-pre-packaged food.
31. During the recreation season, the applicant/property owner shall erect temporary fencing and signage to prevent public access to areas within 20 feet of the top of the creek bank. The signage shall contain verbiage directing the public to stay away from Lobitos Creek. The signs and fence shall be self-anchored signs and shall minimize land disturbance.
32. Administrative annual reviews of PLN 2015-00084 shall occur prior to December 1 of each year of the permit to confirm that all conditions of approval have been met. The applicant shall pay the inspection fee per the San Mateo County Planning and Building Department fee schedule to cover staff costs to conduct the administrative reviews. If there are any significant compliance problems, these shall be reported to the Zoning Hearing Officer.

33. All exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. The applicant shall submit for review and approval a lighting plan and manufacturer “cut sheets” for all site lighting associated with the commercial recreation activity; all site lighting shall be ‘dark sky compliant’.

Department of Public Works

34. All owners, employees, visitors and individuals otherwise associated with the property shall park on-site, or within the length of Verde Road approved by Cal-Fire and the Department of Public Works staff. Parking along Verde Road shall accommodate a maximum of 58 parking spaces and maintain a minimum 20-foot wide paved road clearance. Applicant must discontinue use of on-street parking until Department of Public Works (DPW) requirements, including those listed below, have been met; otherwise, any on-street parking authorized by this permit will be void.

Prior to commencing any commercial recreation activities on the site, the applicant/property owner shall be required to: (1) submit a parking plan and traffic control plan to the Department of Public Works and (2) install on standard poles with temporary CA Manual on Uniform Traffic Control Devices (MUTCD) M26F “No Parking - Fire Lane” signs at 300-foot intervals along Verde Road, with the exception of the portion of road described above, subject to the approval of the DPW via an encroachment permit. The signage plan shall describe the location, type, color, size, and mounting of proposed signage to be located along Verde Road. The applicant/property owner is responsible for the cost of all improvements and long-term maintenance of improvements. Violation of parking restrictions, as confirmed by County staff, may result in the revocation of this permit. Temporary signs shall be removed by November 7.

The applicant/property owner shall monitor all parking associated with this project within the Verde Road right-of-way. The applicant/property owner shall coordinate with the Coastside Fire Protection District and the Department of Public Works to mark sections of Verde Road where parking is allowed, as well as the individual 58 parking spaces to promote efficient parking. The applicant shall contact the County Sheriff’s Office immediately if there are violations of “No Parking” zones. Furthermore, the applicant shall hire security guards and after-hour police/sheriff’s officers to ensure that the “No Parking” zones are adequately enforced.

35. Prior to the start of operation, the applicant/property owner shall restrict parking on Verde Road by complying with the following requirements, subject to the approval of the Department of Public Works (non-compliance with this condition may result in the revocation of this permit):

- a. Prior to the start of operation each year, the applicant shall obtain a Special Events Road Closure/Encroachment Permit for Verde Road from the Department of Public Works and comply with all applicable requirements of the permit. The applicant shall submit a plan, subject to the Department of Public Works review and approval, to restrict parking within the closed-off section of Verde Road and ensure adequate pedestrian safety along Verde Road (no pedestrians are allowed on Cabrillo Highway). Issuance of the permit requires proof of authorization by the California Highway Patrol (CHP), the County Sheriff's Office, and Cal-Fire. The applicant shall pay the applicable fee to the Sheriff's Office for the adequate enforcement of the parking plan (hourly or bi-hourly passing checks and ticketing as necessary). For all weekends of the month of October, the applicant shall utilize a minimum of six (6) parking attendants to ensure adequate levels of enforcement. The Road Closure Permit will allow local traffic, parking of patrons along designated areas of Verde Road, and access by emergency vehicles. The applicant shall maintain a minimum road clearance of 20 feet for emergency vehicles at all times.
- b. At no time should street parking block driveways to properties or impede vehicles turning along Verde Road (i.e., at Lobitos Creek Cutoff). The applicant shall coordinate with a fire service representative to mark the limits of parking along Verde Road prior to October 1 of each year or commencement of venue operations, whichever is later.

Coastside Fire Protection District

36. The project must meet 2019, or more currently adopted, California Fire Code Sections 907.2.12, 907.2.12.1, 907.2.12.2, and 907.2.12.3, Special Amusement Parks. An automatic smoke detection system shall be provided in special amusement buildings in accordance with Sections 907.2.12.1 through 907.2.12.3.
37. The Haunted House must meet Appendix K Sections K101 through K103 of the 2016 California Fire Code and Coastside Fire District Ordinance #PI-011, Haunted Houses.
38. An approved automatic fire system meeting the requirements of NFPA-13 shall be required to be installed for the haunted house use. A fire sprinkler plan shall be received, reviewed, and approved by the Coastside Fire Protection District prior to the use of the haunted house. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the Coastside Fire Protection District. The sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to the commodity. Unobstructed fire sprinkler

coverage shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage.

39. Along with the automatic fire sprinkler system, this project is required to install fire sprinkler hardware (Post Indicator Valve, Fire Department Connect, and Exterior Bell). Plans shall be submitted, reviewed, and approved by the Coastside Fire Protection District.
40. A Knox Box, Knox Key Switch, or Knox Padlock shall be installed to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information, please contact the San Mateo County Fire Marshal's Office.
41. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be 6 inches by 18 inches green reflective metal sign.
42. Building plans shall include the proper exiting system (panic hardware and exit signs), including listing of hardware, as per the current California Building and Residential Codes. The system must be installed and inspected, prior to Coastside Fire Protection District final approval of a building permit.
43. All Occupancy Loads will be set by the San Mateo County Building Inspection Section and will be supported and enforced by the Coastside Fire Protection District. Any room having an occupant load of 50 or more, where fixed seats are not installed, and which is used for a classroom, assembly, or similar purpose, shall have the capacity of the room posted in a conspicuous place.
44. A fire alarm system shall be installed meeting California Fire and Building Codes and NFPA-72.
45. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher

company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Coastside Fire Protection District final approval for the building permit.

Environmental Health Services

46. For all events where food or beverages are distributed to the public, Arata Farms must obtain timely permits from the Environmental Health Division Food Program and comply with the California Retail Food Code. Foods must be stored and distributed in accordance to the California Retail Food Code. It should be noted that the on-site sale of non-pre-packaged food is not permitted at this site. Potable water must be available in sufficient quantity for handwashing and food utensil washing. Lavatories for food/beverage handlers must be located within 200 feet of every food/beverage distribution site. Trash must be contained to as not becoming an attractive nuisance to vermin. Petting zoos shall have hand wash stations for patrons.
47. Applicant shall provide information on the proposed number of portable toilets and supporting documentation or calculations demonstrating the proposal is an adequate number of portable toilets for the commercial recreational activities. The applicant must identify the frequency (number of days in a year) of the limited events. The applicant shall demonstrate that adequate potable water supply is available to patrons and employees.

Building Inspection Section

48. A building permit is required prior to any construction or building modifications on the property.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

11

Draft Farm Stand Guidelines

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: May 10, 2021

TO: Agricultural Advisory Committee

FROM: Planning Staff

SUBJECT: Draft Farm Stand Guidelines

The San Mateo County Planning and Building Department has developed the following guidelines for the review and establishment of farm stands within the Planned Agricultural District, Resource Management District, and Resource Management-Coastal Zone zoning districts in the unincorporated County. These guidelines seek to provide guidance regarding the application of existing Local Coastal Program (LCP) policies and zoning regulations in a manner that facilitates the establishment of farm stands that support the economic viability of farming and minimize conflicts with agricultural activities on said lands and/or adjacent lands. These guidelines are not intended to prevent or remove compliance with other local, state or federal regulations.

A. DEFINITIONS

1. **PRODUCE:** Whole farm products, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, honey, dairy, and meats, as well as other farm products and agricultural commodities grown in San Mateo County. Farm products may also include “value-added” farm products.
2. **VALUE-ADDED PRODUCTS:** Farm products in which the primary* ingredients are produced in San Mateo County and which are lightly processed to include only the following added ingredients: pectin, salt, seasoning, and/or sugar. Value-added products must be sold in accordance with local, state, and federal regulations. Examples include but are not limited to: jams, nut butters, preserves, juices, pickles etc.

*Primary ingredients are defined as an ingredient that constitutes greater than 50% of the product ingredients. Product ingredients are those products defined under produce above.

Products that are characterized as services, compost, fertilizers, foraged foods, and types of wares etc. are *not* considered produce and will not be permitted to be sold either in a Temporary or Permanent farm stand.

3. **FARM STAND OR ROAD STAND:** A business established and operated for the display and sale of agricultural products grown on the premises, or on adjacent lands, or other lands within San Mateo County. Farm or road stands shall not contain a commercial kitchen or cooking facilities. All products sold must be in accordance with local, state, and federal regulations and subject to all applicable health codes.

Permitted products to be sold at a farm or road stand include: whole farm products, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, meat, dairy, and honey as well as value-added products permitted under Cottage Food Law. Whole farm products and value-added products (except for added pectin, salt, seasoning, and/or sugar) must be produced in San Mateo County. Unless made in a commercial kitchen, edible value-added products must comply with Environmental Health Services requirements.

For permanent farm or road stands, the sale of whole farm products and value-added products produced outside of San Mateo are permitted. However, the majority of products sold at permanent farm or road stand structures must be produced and sold in San Mateo County (refer to Section B.2 for standards).

Sale of alcoholic or cannabis products prohibited.

B. TYPES OF FARM STANDS

1. *TEMPORARY FARM STANDS*

- a. Operations are limited to a less than a nine-month operating period per year.
- b. Agricultural products from different farm operations, and/or located on different parcels in San Mateo County, may be sold at temporary farm stand structures. Products sold are limited to value-added and agricultural products grown/produced in San Mateo County as defined under Produce above.
- c. Farm stand size shall be limited to 200 sq. ft.
- d. The structure and all other supporting structures shall be of portable construction and removed from the site within 10 days of the seasonal closure of the farm stand.
- e. Setbacks subject to regulations pertaining to watercourses and riparian vegetation. Structures shall be located outside of sensitive habitat areas.
- f. For the purposes of density credit calculation, temporary farm stands do not consume density credits.

2. *PERMANENT FARM STANDS*

- a. Operations occur for 9 months or more.
- b. Agricultural products from different farm operations, and/or located on different parcels in San Mateo County, may be sold at permanent farm stand structures.
- c. Agricultural and value-added products produced and/or grown outside of San Mateo County may also be sold. Note that a majority of products sold must be produced and/or grown within San Mateo County.
- d. A Produce Dealer's License issued by the San Mateo County Agricultural Weights and Measures Department will be required for anyone selling farm products grown outside of San Mateo County.

- e. Setbacks subject those of the overlaying zoning district as well as regulations pertaining to watercourses and riparian vegetation. Structures shall be located outside of sensitive habitat areas.
- f. Structures are limited to 1,000 sq. ft. of sales floor area. Larger structures are subject to the discretion of the Community Development Director.
- g. For the purposes of density credit calculation, permanent farm stand structures in the PAD and RM-CZ shall consume density credits (refer to SECTIONS 6356 and 6906).

C. PERFORMANCE STANDARDS

The following standards are applicable to all farm stand:

- 1. Farm stand operations shall not interfere with agricultural production on or adjacent to the parcel on which the farm stand is located.
- 2. If located in the Planned Agricultural District, a maximum of 1/4 acres of prime agricultural soils may be converted to accommodate a permanent farm stand with appropriate permits.
- 3. A Building Permit shall be required if: the farm stand structure is 120 sq. ft. or larger, electrical or plumbing is required, and/or the farm stand is in operation for 180 days or longer. A demolition permit is required to remove any structure that required a Building Permit to construct.
- 4. Lighting All exterior lighting shall be downward directed and contained to the project parcel.
- 5. Parking Adequate parking to accommodate the farm stand structure and use must be provided and designated on the site plan for review by Planning staff.
 - a. Adequate parking shall be 1 space per each 250 sq. ft. of sales floor area or as determined by the Community Development Director.
 - b. Parking shall adhere to ADA requirements.
 - c. Parking for permanent farm stands shall be of permanent construction (i.e. paved) and striped.
- 6. Hours of Operation May not exceed the following: Daily 7:00 a.m. to 8:00 p.m.
- 7. Signage
 - a. Attached signs shall not exceed the height of the building or structure to which the sign is attached, extend above the roofline, or project more than four (4) feet from the building or structure to which the sign is attached.
 - b. Attached or freestanding signs shall not project beyond any parcel boundary except signs may project a maximum of four (4) feet into the public right-of-way subject to the approval of the Director of Public Works.
 - c. Freestanding signs shall not exceed eight (8) feet in height measured from grade to the top of the sign structure.

- d. Off-premises signage for permanent farm stand operations is prohibited.
- e. All signage shall be removed by the operator within 10 days of the closure of the farm stand.
- f. All abandoned signs shall be removed at the farm stand operator's expense.
- g. Signage for farm stands located in the Coastal Zone is subject to Policy 8.21 (*Commercial Signs*) of the Local Coastal Program.
 - i. Prohibit off-premises commercial signs except for seasonal temporary agricultural signs.
 - ii. Design on premises commercial signs as an integral part of the structure they identify and which do not extend above the roofline.
 - iii. Prohibit brightly illuminated colored, rotating, reflective, blinking, flashing, or moving signs, pennants or streamers.
 - iv. Design and minimize information and direction of signs to be simple, easy-to-read, and harmonize with surrounding elements.

8. Health and Safety- All farm stands shall comply with health and safety standards including but not limited to the following:

- a. Food preparation is prohibited at farm stands with the exception of food samples.
- b. Environmental Health Services approved toilet and handwashing facilities shall be available for use by farm stand operators or their employees when food sampling is conducted in accordance with California Health and Safety Code.
- c. Prepackaged food products, including bottled water and/or soft drinks, shall be limited to a 50 sq. ft. storage and sales area.
- d. No live animals, birds, or fowl shall be kept or allowed within 20 feet of any area where food is stored or held for sale.
- e. All garbage and refuse shall be stored and disposed in an appropriate manner.
- f. All prepackaged processed food products shall be stored in an approved vermin proof area or container when the farm stand facility is closed.

		Planned Agricultural District	Resource Management and Resource Management-Coastal Zone Districts	
Temporary Farm Stands	Permits Required	Coastal Development Exemption (CDX);	RM	RM-CZ
		Coastal Development Permit (CDP) if exemption criteria not met.	N/A	Coastal Development Exemption (CDX); Coastal Development Permit (CDP) if exemption criteria not met.
	Potential Building Permit			
Allowed Products	<p>Whole farm products, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, meat, dairy and honey as well as value-added products allowed under Cottage Food Law. Whole farm products and value-added products (except for added pectin, salt, seasoning, and/or sugar) must be produced in San Mateo County.</p> <p>Sale of alcoholic or cannabis products prohibited.</p>			
Considerations	<p>Limited to 200 sq. ft. in size.</p> <p>Building permit required when: over 120 sq. ft. and/or if requires utilities or operates for 180 days or longer.</p> <p>Operations limited to less than 9 months</p> <p>Products sold are limited to those produced and/or grown in San Mateo County</p> <p>Setbacks subject to regulations pertaining to watercourses and riparian habitat</p> <p>Temporary Farm Stands do not consume density credits.</p>			
Permanent Farm Stands	Permits Required	Planned Agricultural District (PAD) Permit. Coastal Development Exemption (CDX);	RM	RM-CZ
		Coastal Development Permit (CDP) if exemption criteria not met.	Resource Management (RM) Permit.	Resource Management-Coastal Zone (RM-CZ) Permit; Coastal Development Exemption (CDX); Coastal Development Permit (CDP) if exemption criteria not met.
	Potential Building Permit.			
Allowed Products	<p>Whole farm products, including fresh fruits and vegetables, flowers, plants, grains, nuts, eggs, meat, dairy and honey as well as value-added products allowed under Cottage Food Law.</p> <p>Sale of alcoholic or cannabis products prohibited.</p>			
Considerations	<p>Limited to 1,000 sq. ft.</p> <p>Building permit required when: over 120 sq. ft. and/or if requires utilities or operates for 180 days or longer.</p> <p>Operations occur for 9 months or more.</p> <p>Products grown or produced outside of San Mateo County may be sold with the issuance of a Produce Dealer's License issued by the San Mateo County Agricultural Weights and Measures Department.</p> <p>A majority of whole farm products sold as well as the primary ingredients in value-added products must be produced and sold in San Mateo County</p>			

		<p>Setbacks subject to overlying zoning district requirements as well as regulations pertaining to watercourses and riparian vegetation. Structures shall be located outside of sensitive habitat areas.</p> <p>Permanent Farm Stands consume density credits (Refer to SECTIONS 6356 and 6906).</p>
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DRAFT

Discussion Notes on Draft Farm State Guidelines

Consolidated from March – July 2021 Meetings
San Mateo County Agricultural Advisory Committee

General Notes

- The primary goal of the committee is to protect and promote San Mateo County (SMC) grown produce and farmers – in a way that doesn't limit economic viability of farm stands.
- Committee feels that these new guidelines should not be more restrictive than current PAD/LCP regulations.
- Committee strongly disagrees with requiring that new farm stands use up a density credit, and there was consensus that this requirement would severely limit the ability for farmers to create new farm stands and new commercial outlets for their produce and value-added products. It would not be economically viable if farm stands (temporary or permanent) required a density credit.
 - If density credits are required:
 - Committee wants temporary farm stand rules to be more expansive to allow for farm stands without the use of a precious density credit.
 - Committee wants to explore partial density credit use, so that an entire density credit isn't used on a farm stand (instead of housing).
 - As an alternative to density credit usage, committee discussed limiting the size and number of farm stands across the county.

Definitions

- Produce
 - Committee discussed if farm stands should only sell produce grown on that parcel or by that farmer, but later decided that would be too restrictive.
 - Committee had a large discussion on source of produce sold at the farm stand, and if it should be limited to SMC grown produce. However, several seasoned committee members let the committee know that it is nearly impossible to run a sustainable farm stand without produce grown from outside of the county (ie out-of-season/out-of-county fruit will draw in customers, who will then purchase county grown produce) so don't want to limit in a way that will make it economically unviable
 - Committee then turned to discussion of:
 - Near consensus reached on requiring labeling of source of produce at the farm stand, to highlight locally/SMC grown produce without limiting out-of-county grown produce.
 - Near consensus reached on requiring that some of the produce be SMC grown, along with out-of-county grown produce – a 50% SMC grown produce requirement was discussed, but many later felt this would be too restrictive and did not discuss a different threshold/percentage.

- Committee also discussed limiting source of produce to 300-mile radius or only California grown produce, but later felt there wasn't a need to put these types of restrictions in place.
- Value-Added Products
 - In discussions of value-added products definition, the committee felt that they should be allowed to include non-SMC produced products.
 - Historically, farm stands could sell prepared food, and committee doesn't want to limit this ability (within existing Environmental Health regulations)
 - Discussion also included exploring allowing the sales of equipment, books, gardening kits, and other related gear – however, many committee members felt this strayed too far from promoting primary agricultural use; later discussion focused on allowing farm stands to sell produce, value-added products, and products related to farming/prime agricultural use.

Types of Farm Stands

- Location of Any Farm Stand
 - Committee discussed farm stand locations only on properties with active agriculture, or on a property owned by someone doing active agriculture elsewhere. For example, a farmer may own farming property not on main road, and also property on a main road – committee wants to allow farmers to use prime property near road, but only if doing active agriculture elsewhere.
 - General goal of the committee to not encourage broad commercial use that isn't related to active agriculture, so want to make sure this isn't too broad and allows non-farmers to use property for farm stands not related to active agriculture.
- Temporary
 - While temporary farm stands are limited to 9 months of the year, a building permit is required for structures lasting more than 6 months – so there is an inconsistency (as required by existing PAD/LCP regulations); committee would prefer if temporary farm stands didn't require building permit/density credit.
 - Committee felt that the 200 sq ft limit for a temporary farm stand is too small, but noted that the existing PAD/LCP regulations require this.
 - Committee asked and received clarification that temporary farm stands do require a CDX (Coastal Development Permit Exemptions).
 - Committee asked if a temporary farm stands on a trailer/non-permanent structure is an intensity of use on the land and requires a CDX, and would like some further clarification.
 - Committee had concerns about requiring a demolition permit annually for temporary farm stands, which would increase overall cost; committee raised questions about a temporary farm stand on wheels/non-permanent structure, which may allow for more flexibility when dealing with regulations.
- Permanent
 - Committee felt that the proposed guidelines for permanent farm stands, along with requirement for Produce Dealer's License, made sense for a permanent structure and business operation.

Performance Standards

- Parking
 - Committee has consensus that farm stands should not require paved parking.
- Hours of Operation
 - Committee had consensus that the proposed hours will work.
- Signage
 - Committee discussed a limit on the number of signs allows for farm stands, in alignment with existing signage rules for agricultural use/scenic byways.
 - Other signage ideas explored included:
 - Allowing 4-6 non-permanent signs in each direction that don't interfere with the road
 - Signage should be allowed to attract customers, especially for farm stands not located on a main road
 - Signage should help alert people to prepare to turn/avoid road collisions

Chart

- We generally felt that the chart with an overview of proposed farm stand guidelines was well put together and easy to navigate. It helped us as a reference guide during discussions, and can continue to be a great reference tool for others.

June 9, 2021

Comments on Draft Farm Stand Guidelines

Submitted by: Ryan Casey, Blue House Farm and Jered Lawson, Pie Ranch

It is our understanding that the purpose of updating farm stand guidelines within San Mateo County is to update some of the outdated verbiage and to expand and clarify what can and cannot be sold. However, as the guidelines are being proposed, we believe that these will not only hinder existing farm stands from operating legally and profitably, but will make farm stands an impractical option in the future for other agricultural businesses. We both speak from direct experience in saying that having a farm stand has been an essential source of income for our operations. In a time of increasing challenges facing agriculture, we believe that the County should assist producers by providing favorable guidelines that support our ability to sell and market products directly to the public through farm stands, rather than create additional roadblocks.

Items of concern:

”Farm or road stands shall not contain a commercial kitchen or cooking facilities.”

An on-site commercial kitchen could be a great way to process extra or blemished produce into a value-added marketable product, creating less waste and generating income. We have an excellent example of this at Swanton Berry Farm just down the coast in Santa Cruz County and at Gizdich Ranch in Watsonville, among others. Historically, farm stands could sell prepared foods.

For Pie Ranch, a commercial kitchen in the Farmstand has been the vision since the beginning -- to be able to harvest ingredients and bring them directly to the kitchen, with visitors having the smell of pies baking when they stop for a visit. We have wanted that experience to help inspire people to learn more about the farm, and more about the history of efforts in San Mateo County to preserve the food producing character of the coast.

It's not clear what is being accomplished by excluding that possibility. If it's to prevent non-farm related kitchens, then there may be a better way to prevent that than diminishing a kitchen's potential to support farming.

“Whole farm products and value- added products (except for added pectin, salt, seasoning, and/or sugar) must be produced in San Mateo County.”

Does “produced” mean processed from raw to value-added product? Currently there are no kitchens in San Mateo County offering this as a viable service. Whereas, there are Santa Cruz, Monterey, and Sonoma counties, which is where producers are now sending raw product to be processed into pies, jams, pickles, etc.. for farmers markets, CSA’s, and farm stands.

“Operations are limited to a less than a nine-month operating period per year.”

Farming is changing in the County and increasingly more farms are operating year-round. Why should we not be allowed to sell year-round?

“The structure and all other supporting structures shall be of portable construction and removed from the site within 10 days of the seasonal closure of the farm stand.”

Why do they need to be removed? What if a producer does not have another “site” to move it to?

“Structures are limited to 1,000 sq. ft. of sales floor area.”

This is way too small. For perspective, Blue House Farm is currently at 1,800 sq ft, but plans to expand to 2,500’ as more products are coming in from the field. Bigger displays are more effective at selling more produce. Why limit our ability to market our products effectively?

At Pie Ranch, the Farmstand fits beautifully and functionally within the historic redwood packing shed built in 1934. It is 1800 sq. ft. While the actual sales floor area is approximately 1000 sq. ft., we agree with Ryan that the decision about how to market products effectively does not need to be regulated in this way. If the concern is the size of the building, why not just let the existing building permit process for ag structures determine what is appropriate.

“For the purposes of density credit calculation, permanent farm stand structures in the PAD and RM-CZ shall consume density credits (refer to SECTIONS 6356 and 6906).”

This could be the single biggest inhibitor for the future of farm stands in the County. This makes it impossible for a farm operation without a density credit to construct a farmstand. Also, the potential value of a density credit in the form of housing, another structure, or the retention of it for resale value is likely to be far greater than the value earned through on-farm sales, especially after permitting and construction costs.

“Parking for permanent farm stands shall be of permanent construction (i.e. paved) and striped.”

Paving should be discouraged on agricultural lands. Perhaps require rocked or mulched surfaces as a less-permanent option. The cost of paving is likely to be prohibitive. The ability to use dirt parking as overflow parking during the dry-season is desirable.

“off-premises signage for permanent farm stand operations is prohibited”

With permission from neighboring properties, off-premise signage can not only be beneficial in attracting more customers, but more importantly can alert drivers to approaching entrances and facilitate safer driving conditions on busy roads.

In lieu of preventing off-premises signs entirely, why not say that off-premise signs are allowed with agreements with neighboring property owners, and open to review by the Ag Advisory Committee if any complaints come in to the County for having too many, too large, or done it a way that detracts from the scenic beauty of the viewshed.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ITEM

12

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

DATE: September 2, 2021

TO: Agricultural Advisory Committee
FROM: Planning Staff
SUBJECT: Community Development Director's Report

CONTACT INFORMATION: Summer Burlison, Senior Planner, SBurlison@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 Department from July 29, 2021 to September 2, 2021.

PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES

No PAD permit applications were heard or considered by the Board of Supervisors and/or Planning Commission during this time period.

UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS

1. The following PAD applications were submitted during this time period:

- a. *Owner/Applicant:* Dean and Kristi Roberts/Chris Phan
County File Number: PLN2021-00320
Location: Lobitos Creek Road, San Gregorio
APN: 066-260-060

Consideration of a Planned Agricultural District Permit, Coastal Development Permit (CDP), and Grading Permit to construct a two-story 3,690 sq. ft. single-family residence with an 840 sq. ft. garage attached by a breezeway, and driveway, landscape, septic and drainage improvements on a legal 24.14-acre parcel; a total of 3,695 cubic yards of grading and tree removal is proposed. The CDP is appealable to the California Coastal Commission. The property is located in the Tunitas Creek County Scenic Corridor. This application was submitted on August 19, 2021.

COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS

Three (3) rural CDX applications were submitted during this time period. Please see the attached status report regarding the applications. The CDX list includes the descriptions of the projects and their status. Copies of the CDXs are available for public review upon request.

ADDITIONAL ANNOUNCEMENTS

1. The next regular meeting of the AAC is scheduled for October 11, 2021.
2. AAC meetings will be held via videoconference until further notice to adhere to social distancing guidelines.

COUNTY OF SAN MATEO

Distinct(RECORD ID)

3

Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	ADDR FULL LINE1	RECORD STATUS
PLN2021-00326	Emergency CDX	8/20/2021	Emergency CDX for repairs due to storm and rot damage to an existing barn.	066230050	2450 PURISIMA CREEK RD, NORTH SAN GREGORIO, CA	Approved
PLN2021-00308	TERMITE REPAIR	8/16/2021	CDX for remodel of Building 9: Termite Repair/Reroof of existing 4820 sq. ft. equipment shed. Associated with BLD2021-01846	087110020	2997 PESCADERO RD, #BLD 9, PESCADERO, CA	Approved
PLN2021-00342	CDX	9/2/2021	CDX for three ag wells on three parcels (one per parcel) for a 1,300 acre cattle ranch.	081270010 081270020 081270030	6090 STAGE RD and 3225 POMPONIO CREEK RD, SAN GREGORIO, CA	Submitted