

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

DATE: September 12, 2022

TO: Agricultural Advisory Committee

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

SUBJECT: Consideration of an Agritourism Event starting on October 1, 2022 and ending on November 15, 2022, located at 12331 San Mateo Road in unincorporated Half Moon Bay (Repetto's Pumpkins).

County File Number: PLN 2022-00246 (Repetto/Togneri)

PROPOSAL

The applicant, Repetto, has applied for an Agritourism Event for the upcoming 2022 October pumpkin selling season, October 1, 2022 – November 15, 2022, at 12331 San Mateo Road, unincorporated Half Moon Bay (Repetto's Pumpkins). The proposed days and hours of operation are as follows: Daily from 9:00 a.m. to sunset. The proposed Event elements include a pumpkin patch, hayride, and corn maze. Parking for the Event will occur in an existing open field on the 15-acre property. There will be 4-6 employees on the site. No changes are proposed 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 Pena, Project Planner

Applicant: David Repetto

Owner: Dolores Togneri c/o Lagomarsino Properties

Location: 12331 San Mateo Road, unincorporated Half Moon Bay

APN: 056-321-020

Parcel Size: 15 acres

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

General Plan Designation: Agriculture

Local Coastal Plan Designation: Agriculture

Williamson Act: The subject parcel is not encumbered by a Williamson Act contract.

Existing Land Use: Agriculture including ornamental flowers, pumpkins and corn

Water Supply: Private agricultural well permitted in 1991 (CDX91-0080) and an agricultural water impoundment permitted in 1991 (GRX91-00004).

Sewage Disposal: None.

Flood Zone: Flood Zone A (1% annual chance of flooding) and Flood Zone X (Area of Minimal Flooding), pursuant to Federal Emergency Management Agency, Flood Insurance Rate Map, Community Panel 06081C0260E, effective October 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 15-acre parcel is located on the south side of San Mateo Road, also known as California Highway 92, and is visible from the roadway. The site is relatively flat and just slightly lower in elevation from the roadway.

Chronology:

<u>Date</u>	<u>Action</u>
October 2019	- Agritourism Event permit, PLN2019-00407, approved.
August 2020	- Agritourism Event permit, PLN2020-00286, approved
August 2021	- Agritourism Event permit, PLN 2021-00270, approved.
July 2022	Agritourism Event permit application submitted, PLN 2022-00246
September 2022	- Agricultural Advisory Committee public hearing

Will the project be visible from a public road?

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

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

No.

Is there prime soil on the project site?

Yes, a majority of the parcel contains prime soils as illustrated in Attachment B.

DISCUSSION

A. KEY ISSUES

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

1. Temporary Seasonal Agritourism Uses and Activities

- a. The Agritourism operation will not interfere with agricultural production on or adjacent to the lot.

The Agritourism Event does not interfere with the agricultural use of the land, which includes the growing of ornamental flowers, pumpkins, and corn.

- b. The Agritourism event will not exceed a maximum of 45 consecutive days and will not occur more than two times per year.

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

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

The Event will operate daily from 9:00 a.m. to sunset. No lighting is proposed in association with the Event; therefore, the proposal meets these requirements.

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

Maximum Allowed Agritourism Use/Activity	Proposed (Quantity)
Two (2) inflatables ¹ allowed on all lands ²	
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	
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	
Other recreational/educational activities, see discussion below	1
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.	

Other recreational/educational activities:

In addition to operating a pumpkin patch and hayrides, the Event will include a corn maze.

2. Performance Standards for Seasonal Agritourism Uses and Activities

- a. Adequate on-site parking is provided 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.

Approximately 1 acre of the property will be designated for parking in association with the Event. The area for parking is a large open field in the western portion of the property, nearest the roadway; this area has been used in past years for parking during the annual pumpkin season Event at the property. While this parking area is visible from San Mateo Road/Highway 92, there will be no modifications made to the area to accommodate parking so that the designated area maintains a natural and rural setting complementary to the surrounding area.

- 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 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.

All uses and activities associated with the Agritourism Event will be located on the front half of the lot, farthest away from nearby Pilarcitos creek and its natural habitat.

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

The proposal meets these requirements.

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

No land disturbance is necessary to accommodate the Event.

3. Recommended Findings for the Agritourism Event

- a. That the agritourism use is compatible with the long-term agricultural uses of the land as the proceeds from the Agritourism Event, including pumpkin sales, 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 of a greater benefit than letting the land lay fallow. 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, and Zoning Regulations as discussed throughout this report.

ATTACHMENTS

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

TGP:mda – TGPGG0279_WMU.DOCX



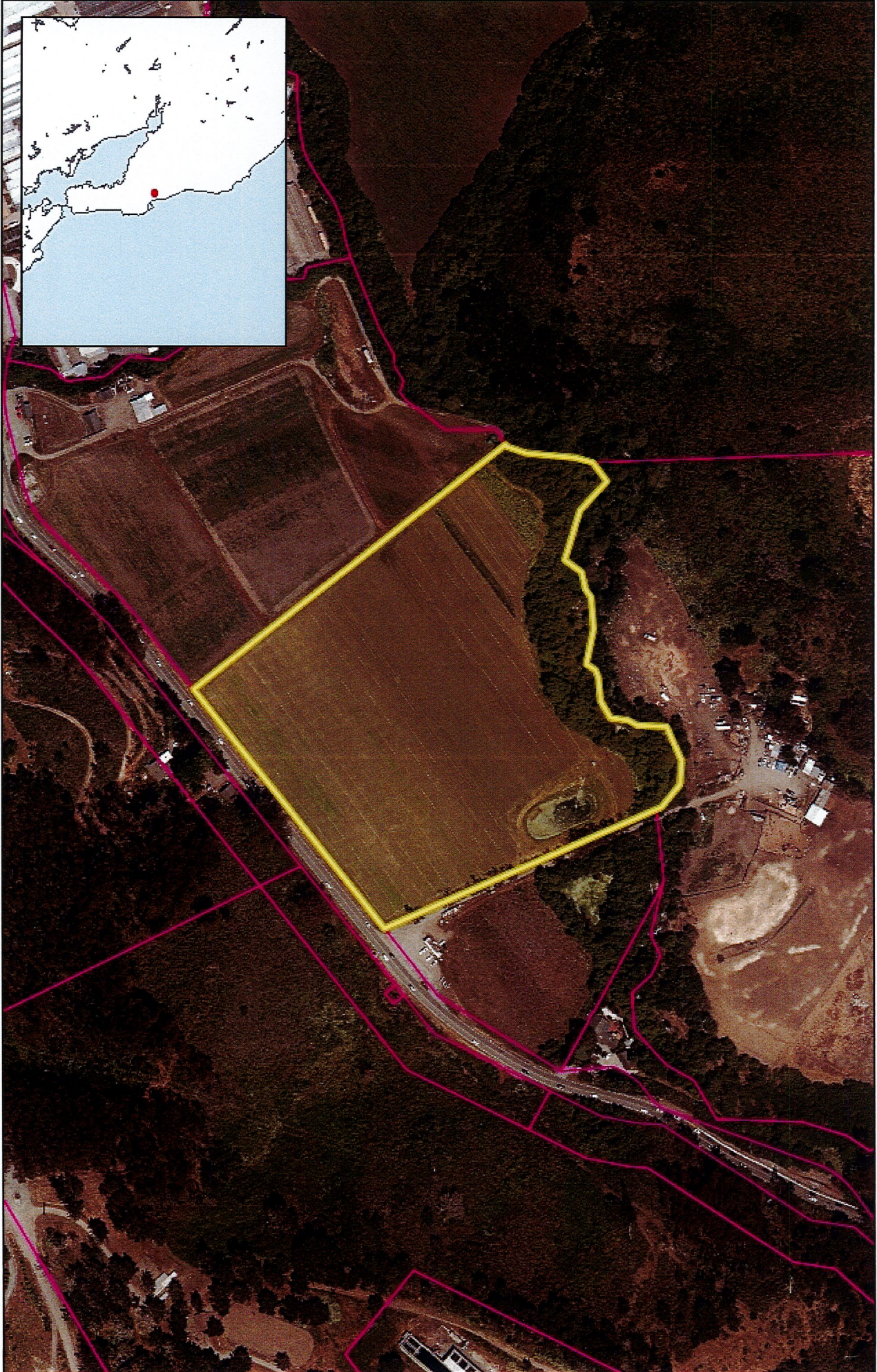
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ATTACHMENT A



San Mateo County

12331 San Mateo Road



0.14



0 0.07 0.14 Miles

WGS, 1984, Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514



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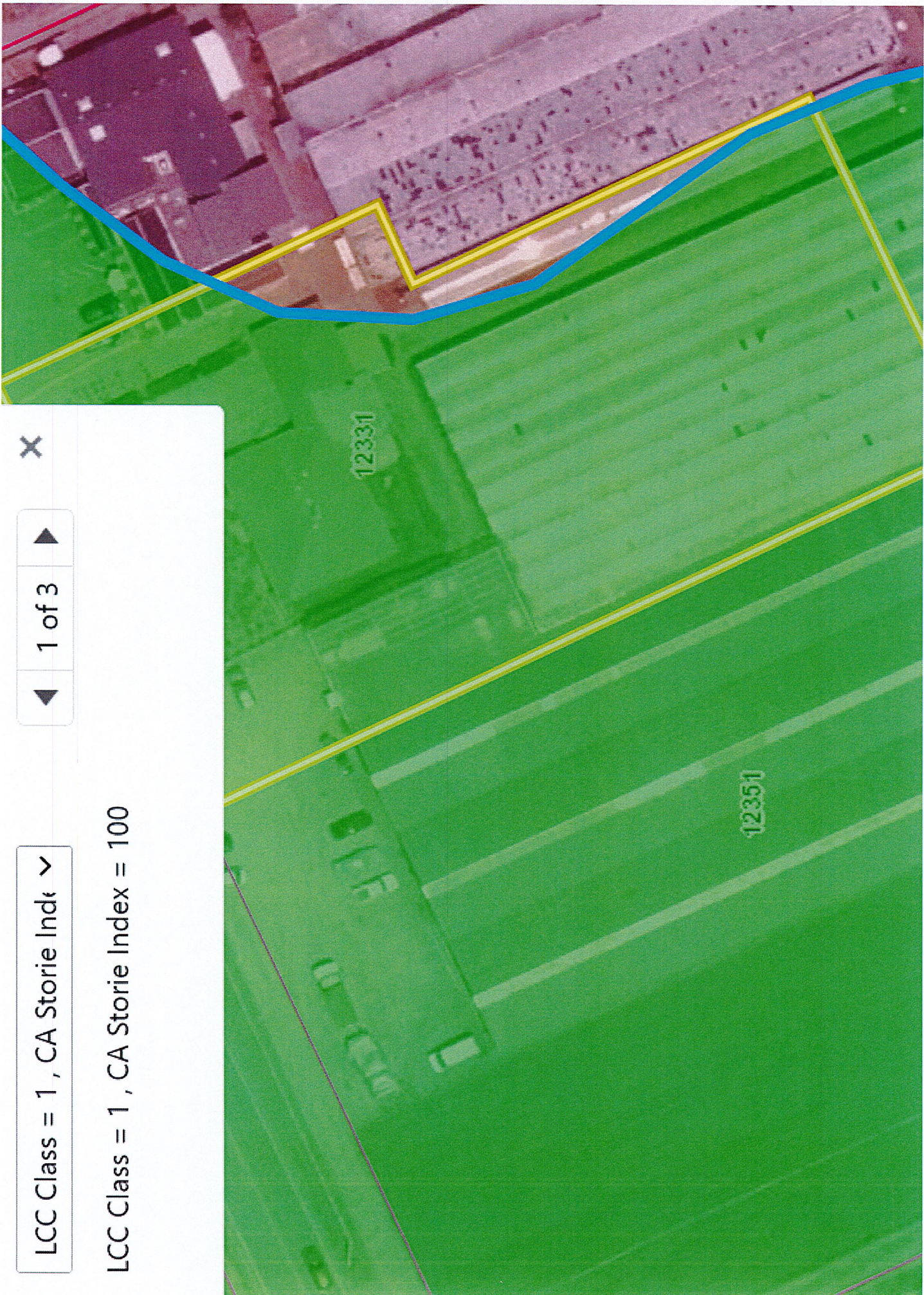
ATTACHMENT B

LCC Class = 1 , CA Storie Index

◀ 1 of 3 ▶

✕

LCC Class = 1 , CA Storie Index = 100





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ATTACHMENT C

Hwy 92

Pumpkin Patch

Pumpkin Patch

Parking

Hay Ride

Corn Maze

Cut Flowers

Cut Flowers

Entrance

Entrance

