

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

**DATE:** September 11, 2023

**TO:** Agricultural Advisory Committee

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

**SUBJECT:** Consideration of an Agritourism Event beginning on October 1, 2023, and ending on October 31, 2023, located at 12331 San Mateo Road in unincorporated Half Moon Bay (Repetto's Pumpkins).

County File Number: PLN 2023-00249 (Repetto/Togneri)

**PROPOSAL**

The applicant (Repetto) has submitted an application for an Agritourism Event for the upcoming 2023 October pumpkin selling season. The proposed days and hours of operation are as follows: October 1, 2023 – October 31, 2023, at 12331 San Mateo Road, unincorporated Half Moon Bay (Repetto's Pumpkins). The proposed days and hours of operation are as follow: Daily from 9:00 a.m. to sunset. The proposed Event elements include a pumpkin patch, hay ride 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-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 an 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

Location: Repettos, 12331 San Mateo Road, Half Moon Bay

APN(s): 056-321-020

Existing Zoning: Planned Agricultural District/Coastal Development

General Plan Designation: Agriculture

Williamson Act: The project site is not encumbered by a Williamson Act contract.

Existing Land Use: Agricultural Uses

Setting: The 15-acre parcel is located on San Mateo Road in the unincorporated area of Half Moon Bay. The property is currently an established ornamental flower agricultural business.

Chronology:

<u>Date</u>	<u>Action</u>
October, 2019	- Agritourism Event permit, PLN 2019-00407, approved.
October, 2020	- Agritourism Event permit, PLN 2020-00286, approved.
August, 2021	- Agricultural Event permit PLN 2021-00270, approved.
July 2022	- Agritourism Event application submitted PLN 2022 00246.
September 2022	- Agricultural Advisory Committee public meeting.
August 2023	- Agritourism Event application submitted, PLN 2023-0000249.
September 2023	- Agritourism Advisory Committee public meeting.

## **DISCUSSION**

*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?*

There are prime soils interspersed throughout the site as illustrated in Attachment B.

### **A. KEY ISSUES**

#### **1. Agritourism Event Certificate of Exemption**

Planning staff has reviewed this application for conformance with the Agritourism Guidelines. The proposed Agritourism activities are secondary and supplemental to established agricultural uses on the property. All activities are temporary, support the economic viability of the farm and does not prevent future agricultural uses on the land. Staff has determined that this application is in compliance with the Agritourism Guidelines.

#### **2. Compliance with the Williamson Act:**

The subject property is not encumbered by a Williamson Act contract.

## **FINDINGS**

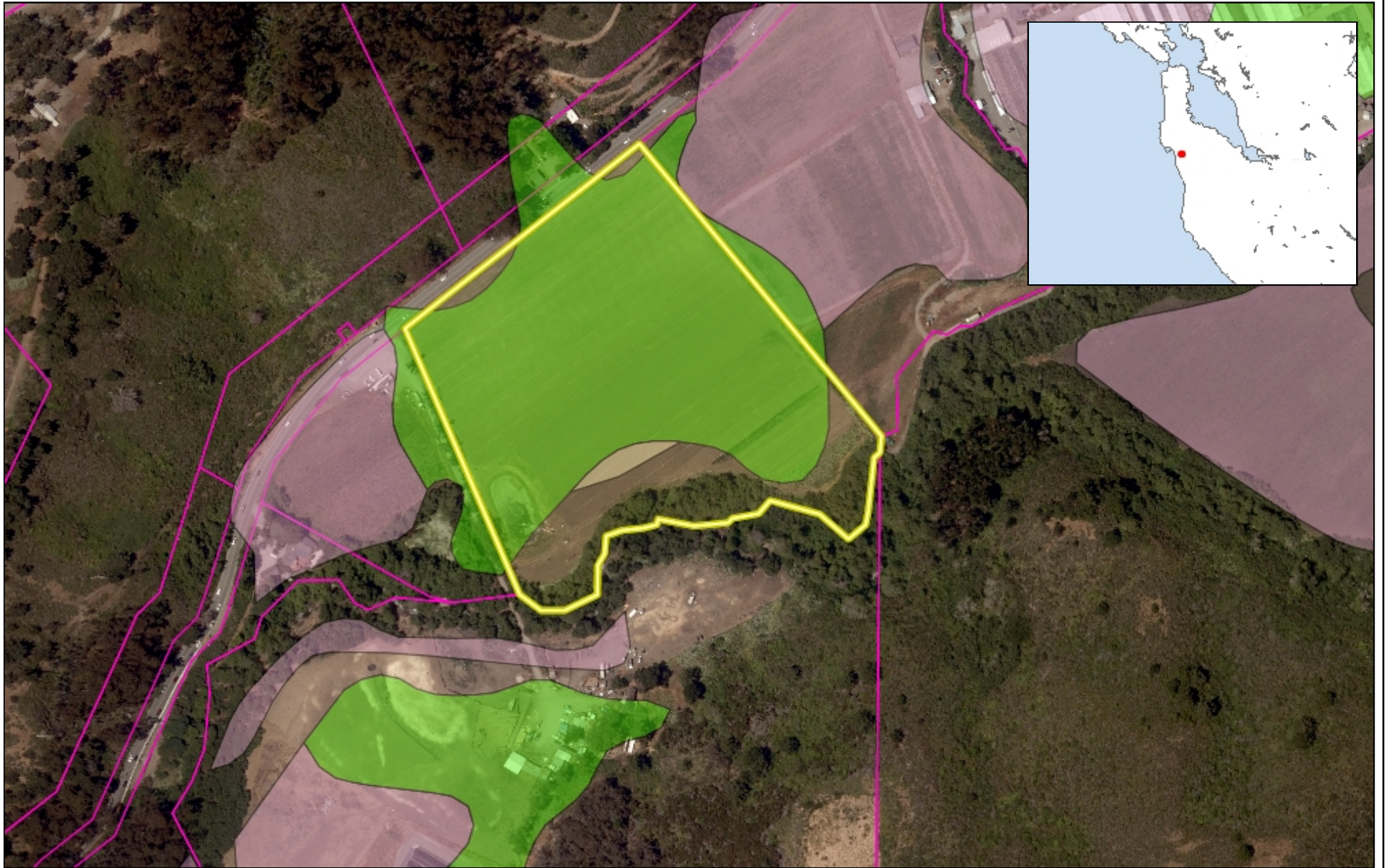
1. That the Agritourism use is compatible with the long-term agricultural uses of the land because the proceeds from the pumpkin sales support the economic viability of the farm. This is an established agricultural farm; therefore, this finding can be made.
2. That the Agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property. The applicant will hire five (5) employees for the season to assist with parking and pumpkin sales. This finding can be made.

3. 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. Due to the ongoing agricultural uses on the property, this finding can be made.
4. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program and San Mateo Zoning Regulations.

### **ATTACHMENTS**

- A. Prime Soil Map

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0.14 0 0.07 0.14 Miles

WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1:4,514

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