

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

DATE: September 9, 2024

TO: Agricultural Advisory Committee

FROM: Tiffany Gee, Planning Staff, 650/383-4326

SUBJECT: Consideration of an Agritourism Event starting on October 1, 2024, and ending on October 31, 2024, located on an unaddressed parcel four parcels west of 12331 San Mateo Road, unincorporated Half Moon Bay (Repetto's Pumpkins).

County File Number: PLN2024-00187 (Repetto/Togneri)

PROPOSAL

The applicant, David Repetto, has applied for an Agritourism Event for the upcoming 2024 October pumpkin selling season, October 1, 2024 – October 31, 2024, located on an unaddressed parcel four parcels west of 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 and corn maze. Parking for the Event will occur in an existing 1-acre open field on the 15-acre property. There will be 4-6 employees on the site. Temporary signage meeting the Agricultural Event signage requirements, as provided in past years, will be erected for the seasonal operation. No changes are proposed from the previous year's Event operation.

DECISION MAKER

Director of Planning and Building

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 Director of Planning and Building take with respect to this application?

BACKGROUND

Report Prepared By: Tiffany Gee, Project Planner

Applicant: David Repetto

Owner: Dolores Togneri Et Al Trust

Location: Unaddressed parcel four parcels west of 12331 San Mateo Road, unincorporated Half Moon Bay

APN(s): 056-321-020

Parcel Size: 15 acres

Existing Zoning: Planned Agriculture 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 (GRX91-0004).

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:

Date

Action

- September 2014 - Application for Agritourism Event permit, PLN2014-00287, recommended for approval by the AAC.
- September 2015 - Application for Agritourism Event permit, PLN2015-00434, approved.
- October 2016 - Application for Agritourism Event permit, PLN2016-00421, recommended for approval by the AAC.
- September 2017 - Application for Agritourism Event permit, PLN2017-00371, filed.
- November 2019 - Application for Agritourism Event permit, PLN2019-00407, recommended for approval by the AAC.
- October 2020 - Application for Agritourism Event permit, PLN2020-00286, recommended for approval by the AAC.
- August 2021 - Application for Agritourism Event permit, PLN2021-00270, recommended for approval by the AAC.
- September 2022 - Application for Agritourism Event permit, PLN2022-00246, recommended for approval by the AAC.
- September 2023 - Application for Agritourism Event permit, PLN2023-00249, recommended for approval by the AAC.
- June 24, 2024 - Subject Agritourism Event permit application submitted, PLN2024-00187.
- September 9, 2024 - Agricultural Advisory Committee meeting scheduled.

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, 2024 – October 31, 2024 (typical) pumpkin season, occurring one time per year.

- 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 with 4-6 employees on site. 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	
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 Inflation 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, the Event will include a corn maze.

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.*

Approximately one (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.*

One orange sign with black lettering, sized 6’ x 8’, will be temporarily erected on the fence at the entrance, reading “Repetto’s Pumpkin Patch”. Three swooper feather flags, sized 3’ x 11’, reading “Pumpkins” will be temporarily located at the entrance of the field. The

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 because 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.
- 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, and Williamson Act as discussed throughout this report.

ATTACHMENTS

- A. Location and Vicinity Map
- B. Prime Soils Map
- C. Site Plan
- D. Application



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A



0.24 0 0.12 0.24 Miles

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1:7,681



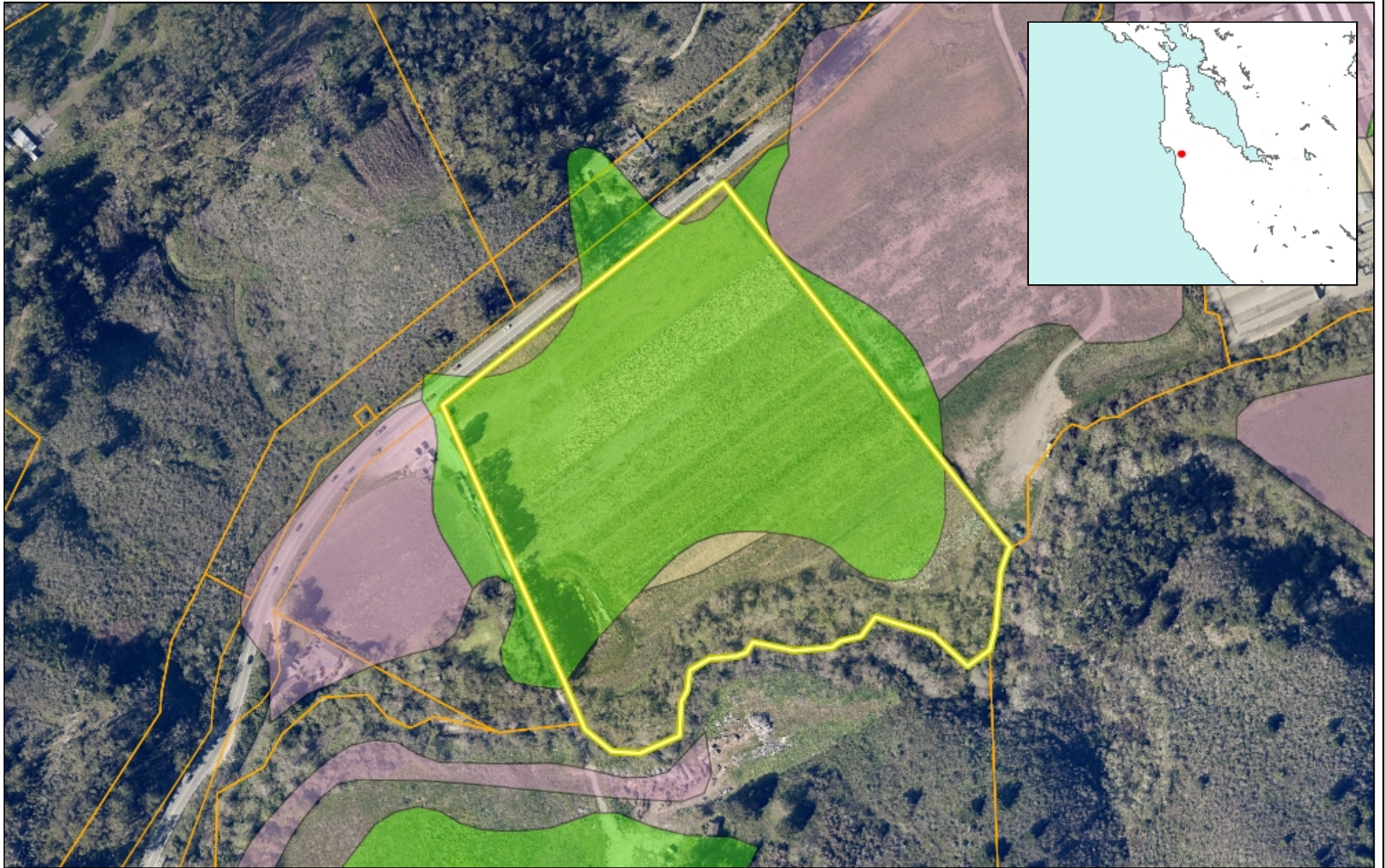
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.12 0 0.06 0.12 Miles

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1:3,840



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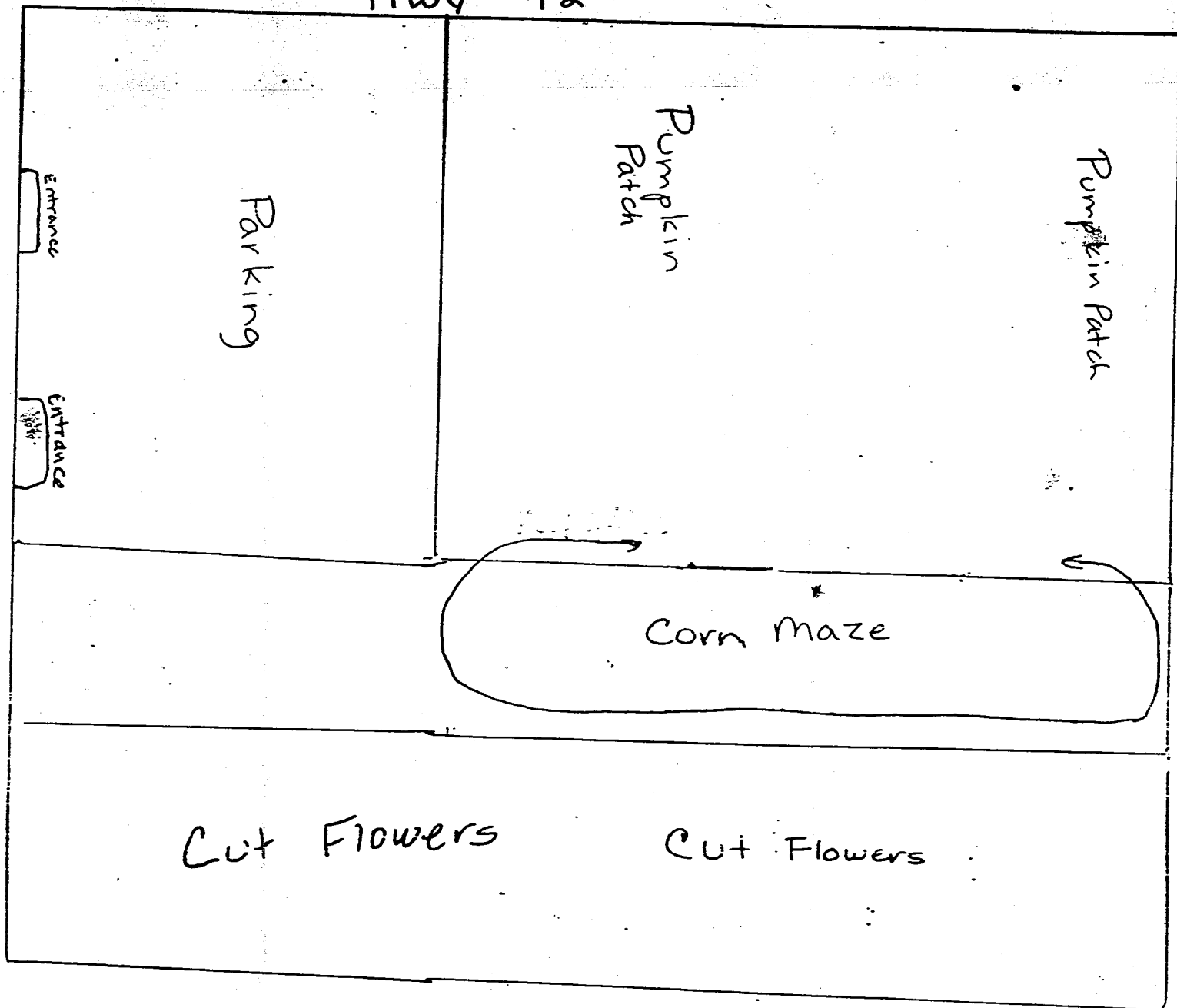
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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

Hwy 92



Parking

Pumpkin Patch

Pumpkin Patch

Corn Maze

Cut Flowers

Cut Flowers



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D



COUNTY OF SAN MATEO PLANNING AND BUILDING

455 County Center, 2nd Floor, Redwood City, CA 94063 | <https://planning.smcgov.org> | T: 650-363-1825 F: 650-363-4849

Application for Agritourism Event

Primary Permit #: PLN2024-00187

1. Instructions

Please fill out the general Planning Permit Application Form, Environmental Information Form, and this form when applying for an Agritourism use. **Applications must be submitted two months prior to the event.**

2. Project Information

Parcel/Lot Size:

056-321-020 15 acres

If less than 40 Acres project not to exceed 1 gross Acre.

If more than 40 Acres project not to exceed 2 gross Acres.

Use will be no more than 1 acre

Please describe all elements and activities associated with your agritourism activities:

Pumpkin Patch & corn maze

Please describe hours, number of employees and statement of conformance with agritourism guidelines:

There will be approximately 4-6 employees

Please describe the agricultural uses on the land:

Ornamental flowers, pumpkins, corn

Applicant's Name:

Address:

David Repetto

12331 San Mateo Road

Half Moon Bay, CA 94019

3. Site Description

Please describe any on-site parking areas:
We have approximately 1 acre for parking

Please describe any on-site eating establishments:
None

4. Qualification Requirements

Please initial next to the category which qualifies your project for an agritourism use.

DR _____ Event will not occur for more than 45 days. _____ Total acreage does not exceed two gross acres.
DR _____ Total acreage does not exceed one gross acre. DR _____ Does not interfere with agricultural uses of the land.

5. Williamson Act Contract

Is the parcel currently under a Williamson Act Contract? YES NO

If Yes, please provide contract number: _____

6. Materials Required

- a. Three (3) sets of plans that include a scaled site plan, elevations, and floor plans
 - b. One (1) set of reduced plans (8 1/2"X11" or 11"X17")
 - c. All applicable applications forms
 - d. Environmental Information Form
 - e. Photographs (if requested)
 - f. Fees as set by Resolution of the Board of Supervisors
- Additional information may be required during review of your application.

7. Approval

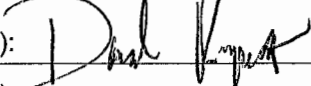
Planner: _____ Date: _____

8. Processing

- Fee Collected
- Referral to Agricultural Advisory Committee
- Update Permit Plan

9. Signatures

We hereby certify that the information stated above and on forms, plans and other materials submitted herewith in support of the application is true and correct to the best of our knowledge. It is our responsibility to inform the County of San Mateo through our assigned project planner of any changes to information represented in these submittals.

Owner's Signature (1): 
Owner's Signature (2): _____
Applicant's Signature: _____