

**CALIFORNIA COASTAL COMMISSION**

NORTH CENTRAL COAST DISTRICT OFFICE  
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May 8, 2017

Mr. Roberto Bartoli  
Planning and Building Department  
455 County Center, 2<sup>nd</sup> Floor  
Mail Drop PLN122  
Redwood City, CA 94063

**RE: San Mateo County PLN2015-00084 (Gounalakis 185 Verde Road, Half Moon Bay)**

Dear Mr. Bartoli,

Thank you for forwarding the Planning Permit Application Referral for PLN2015-00084, (Goulanakis), dated January 25, 2017 for Commission staff review. The referral, which we received on May 2, 2017 (via e-mail), includes copies of the following site plans: *Arata Pumpkin Farm-Recreational Seasonal Activities*, *Arata Pumpkin Farm-Agricultural Activities*, and *Arata Pumpkin Farm-Agricultural Activities, Off Season*. The application submitted by the property owner seeks renewal of a Planned Agricultural Permit and Coastal Development Permit to operate seasonal, commercial recreation activities located on 8.37 acres of land at 185 Verde Road, in Half Moon Bay.

The applicant proposes to renew and amend the current permit to continue conducting seasonal commercial recreation activities on an 8.37-acre parcel (Arata Farm) for three months, between August 1 and November 1 over a five-year period (2017-2022) with the option to renew based on condition compliance and recommendation by the Agricultural Advisory Committee to the Planning Commission. The applicant is also requesting a change to the hours of operation during October. The modification would extend Monday through Thursday hours for an additional two hours and on Fridays and Saturdays for an additional half-hour. It is not clear in the staff report why the applicant is requesting the change in hours. We suggest that this be clarified.

The previous approval allowed for a two-year permit. We acknowledge the challenging interface between traditional agricultural use of prime soils/agricultural lands and current-day mixture of traditional agricultural use with agricultural related recreational uses. It is, however, important to ensure that the agricultural productivity of these lands is retained to the maximum extent possible. The Coastal Commission is therefore tasked with protecting coastal resources that include Prime Agricultural Lands. San Mateo County's Local Coastal Program (LCP) Policies 5.1, 5.3, 5.5, 5.6, 5.8 along with Chapter 21A of the Zoning Regulations, afford the protection of prime soils/agricultural lands within San Mateo County. The 8.37 acres comprise both Prime Agricultural Lands and Other Lands Suitable for Agriculture, respectively meeting the definitions of LCP Policies 5.1 and 5.3. There has been concern regarding on-going agricultural

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use of this land. We suggest that the timeframe for the permit approval remain the same as previously approved permits; two years, rather than five years. This will ensure that the agricultural use of the land remains consistent with the requirements of the LCP and prior County approvals.

Please feel free to contact me regarding this matter. You can reach me by telephone at 415-904-5260; or in writing at the address listed in the letter head or via e-mail at [rananda@coastal.ca.gov](mailto:rananda@coastal.ca.gov).

Sincerely,

A handwritten signature in cursive script that reads "Renée T. Ananda". The signature is written in black ink and is positioned above the typed name and title.

Renée T. Ananda  
Coastal Program Analyst