

# MEMORANDUM

## COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

**DATE:** October 19, 2020

**TO:** Agricultural Advisory Committee

**FROM:** Laura Richstone, Planning Department Liaison

**SUBJECT:** Agritourism Educational Events Clarification

During its August 2020 meeting, the AAC requested Planning Staff to clarify Agritourism Guidelines and events permitted with a focus on educational events. Staff has provided a table that outlines uses permitted with the issuance of a Temporary Agritourism Event Permit. Please note that the Agritourism Guidelines are not exhaustive of all possibilities that may be permitted on a property. These guidelines provide discretion for the Community Development Director to permit/not-permit certain activities due to their intensity and/or impact(s). This memorandum should be utilized as a guideline only and does not replace nor supersede the Agritourism Guidelines. Prior to engaging in an Agritourism Event-like use, please engage with the Planning Department to inquire if that use will be permitted and discuss what permits may be necessary.

Temporary agritourism events are limited to 45 or less consecutive days, or 2 or less times per year. All other longer-term events may require a Planned Agricultural District Permit, Resource Management Permit, and/or a Coastal Development Permit to be approved/denied by the County.

COMMON TEMPORARY AGRITOURISM EVENTS	
Soil Types	Uses Permitted
All Soil Types (Prime & Non-Prime)	One pony ride area (Confined Animal Permit or Exemption required)
	One farm animal petting zoo
	One hayride
	One train ride with rubberized wheels
	One food vendor, mobile or on site (Environmental Health permits required)
	Two inflatables (Subject to height regulations)
	Other recreational/educational activities subject to review and approval of the Community Development Director.
	Commercial Dining/Dinner Events (Cannot overlap with another temporary agritourism event)
	Other recreational/educational activities subject to review and approval of the Community Development Director.

	One food vendor (mobile or on-site)
Non-Prime Soils	One prepackaged food/snack bar (May be subject to Environmental Health permit)

Regarding educational events, these events are permitted via a Temporary Agritourism Event Permit on a case by case basis and are subject to the review of the AAC and Community Development Director to assess potential impacts and to determine if the use/event is secondary to, and compatible with, the agricultural uses of the land

The following questions are typically asked to assess potential impacts and compatibility when reviewing a Temporary Agricultural Event Permit for educational activities:

1. What is the scope?
2. What is the event for?
3. Is the event secondary and compatible with the current agriculture on site?
4. What is the duration?
  - a. Hours/Days?
  - b. Frequency?
5. What is the intensity of the use?
  - a. How many people?
6. Parking?
  - a. Where?
  - b. How many spaces provided vs. how many needed?
  - c. On prime or non-prime soils?
  - d. Adequate access?
  - e. Impacts on adjacent roadways?
7. Will the event have the potential to impact adjacent property owners?
  - a. Noise?
  - b. Light?
  - c. Access?
  - d. Ability to farm on adjacent property impacted?
8. Are there current violations on the property?
9. Will the event require grading or the construction of new/additional infrastructure?
10. Will the event impact sensitive habitat areas or species?
11. Is the property under a Williamson Act Contract?
  - a. Will the event/use comply with the Contract if a property is under Contract?
12. Will additional permits be required by other agencies?

While not exhaustive, the above list provides guidance to determine potential impacts of a proposed agritourism event. If the event is temporary and is not expected to result in significant impacts, the Community Development Director may determine that the proposed use is eligible for a Temporary Agricultural Event Permit. However, the Community Development Director also has the discretion to require full permits for the proposed activity (i.e. Planned Agricultural District, Resource Management, and/or Coastal Development Permit) if he deems they are necessary.

\* A copy of the Agritourism Guidelines can be found in your binder, at the Planning Department offices, and online at <https://planning.smcgov.org/documents/agritourism-guidelines>