

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

DATE: October 28, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: EXECUTIVE SUMMARY: Consideration of a Renewal of a Planned Agricultural District Permit and a Coastal Development Permit, to allow continued seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road, in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00084 (Gounalakis)

PROPOSAL

The applicant proposes to renew the Planned Agricultural District (PAD) Permit and Coastal Development Permit (CDP) to continue conducting seasonal commercial recreation activities on an 8.37-acre parcel (Arata Farm) for four months, between July 1 and November 1 over a five-year period (2020-2025) with the option to renew based on condition compliance and recommendation by the Agricultural Advisory Committee.

Commercial recreation activities remain limited to a hay maze, a haunted house, a play set/jumper, a petting zoo, pony rides, a store, a miniature ride-on train, a snack bar, a food truck, associated gravel surface parking areas, and hay bale storage area. With the exception of the developed area, the play set/jumper area, small area of hay bale storage and undisturbed areas, the entire property will be used for agricultural production during the remaining eight months of the year.

The current and proposed hours of operation remain unchanged from the previous 2017 approval and are as follows:

July 1 - November 1 (except October)

Monday - Friday: 9:00 a.m. - 6:00 p.m.

Saturday: 9:00 a.m. - 9:00 p.m.

Sunday: 9:00 a.m. – 8:00 p.m.

October

Monday – Thursday: 9:00 a.m. – 7:00 p.m.

Friday and Saturday: 9:00 a.m. – 10:00 p.m.

Sunday: 9:00 a.m. – 7:00 p.m.

The parcel is subject to a Williamson Act contract which was amended by the Board of Supervisors in September 2012 to include the above uses as potentially compatible uses under the contract.

RECOMMENDATION

Approve renewal of the Planned Agricultural District Permit and Coastal Development Permit, PLN 2015-00084, by making the required findings and adopting the conditions of approval listed in Attachment A of the staff report.

SUMMARY

The proposed renewal remains consistent with the applicable policies of the General Plan and Local Coastal Program, and Planned Agricultural District regulations, related to agriculture, sensitive habitats and visual resources as discussed in the attached staff report. No changes to the previously permitted uses or operation activities on the property are proposed as part of this renewal. The proposed renewal is categorically exempt from further environmental review pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) Guidelines, for the continued operation of an approved facility involving negligible or no expansion of use.

On October 19, 2020, the Agricultural Advisory Committee (AAC) reviewed the proposal and recommended that the Planning Commission continue the hearing on the application and direct staff to conduct a detailed assessment of the property's compliance with its Williamson Act contract. Staff concurs that such an assessment is warranted and will report its findings to the AAC as soon as the assessment can be completed. However, in the interest of putting in place the permits needed for this season's commercial recreation activities, staff is recommending that the Planning Commission approve the requested renewal of the CDP and PAD permits. This renewal will have no impact on the upcoming assessment of Williamson Act contract compliance, which is a separate and distinct issue from the permit application currently before the Planning Commission and can be effectively addressed outside of the permitting process.

The project is in compliance with the last approved conditions of approval adopted by the Planning Commission in 2017, and the Planning and Building Department has not received any complaints. Staff is recommending changes to Condition of Approval No. 2, to allow a five (5) year permit renewal term provided that prior to next season, the Planning Commission consider the AAC's comments on the County's evaluation of the property's Williamson Act contract compliance, among other things, and for future renewal/amendment of the permits be considered by the Zoning Hearing Officer, which is the review process for other similar seasonal commercial recreation farms along Highway 92. Annual administrative reviews by staff will continue to be required to monitor seasonal compliance. Otherwise, the conditions of approval from 2017 are recommended to be retained with minor modifications to reflect current dates, contact information, code references, and terminology edits as discussed in Section A.5 and reflected in Attachment A of the staff report dated October 28, 2020.

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

DATE: October 28, 2020

TO: Planning Commission

FROM: Planning Staff

SUBJECT: Consideration of a Renewal of a Planned Agricultural District Permit and Coastal Development Permit, pursuant to Section 6350 and 6328.4 of the San Mateo County Zoning Regulations, to allow continued seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road in the unincorporated San Gregorio area of San Mateo County. This project is appealable to the California Coastal Commission.

County File Number: PLN 2015-00084 (Gounalakis)

PROPOSAL

The applicant, Chris Gounalakis, proposes to renew the Planned Agricultural District Permit and Coastal Development Permit to continue seasonal commercial recreation activities on an 8.37-acre parcel (Arata Farm) for four months, between July 1 and November 1, over a five-year period (2020-2025). No use or activity changes from the previous 2017 approval are proposed.

Commercial recreation activities would be limited to a hay maze, a haunted house, a play set/jumper, a petting zoo, pony rides, a store, miniature ride-on train, a snack bar, food truck, associated gravel surface parking areas, and hay bale storage area. With the exception of the developed area, the play set/jumper area, small area of hay bale storage, and undisturbed areas, the entire property will be used for agricultural production during the remaining eight months of the year.

The current and proposed hours of operation remain unchanged from the previous 2017 approval and are as follows:

July 1 - November 1 (except October)

Monday - Friday: 9:00 a.m. - 6:00 p.m.

Saturday: 9:00 a.m. - 9:00 p.m.

Sunday: 9:00 a.m. – 8:00 p.m.

October

Monday – Thursday: 9:00 a.m. – 7:00 p.m.

Friday and Saturday: 9:00 a.m. – 10:00 p.m.

Sunday: 9:00 a.m. – 7:00 p.m.

The parcel is encumbered by a Williamson Act contract which was amended by the Board of Supervisors in September 2012 to include the above uses as compatible uses under the contract.

RECOMMENDATION

Approve renewal of the Planned Agricultural District Permit and Coastal Development Permit, PLN 2015-00084, by making the required findings and adopting the conditions of approval listed in Attachment A of the staff report.

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner

Owner/Applicant: Chris Gounalakis

Location: 185 Verde Road, San Gregorio

APN: 066-310-080

Parcel Size: 8.37 acres

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

General Plan Designation: Agriculture

Local Coastal Program: Agriculture

Existing Land Use: Agricultural uses, residence, barns, accessory buildings, and seasonal recreation activities

Water Supply: Riparian rights from Lobitos Creek for agriculture and spring for residential purposes

Sewage Disposal: On-site septic system; portable toilets used by the public during the recreation season

Flood Zone: Zone X (area of minimal flooding); FEMA FIRM Panel 06081C0269F; effective October 2, 2017

Setting: The project parcel is located on Verde Road to the east of Cabrillo Highway and is relatively flat in terrain. Lobitos Creek runs along the northern perimeter of the parcel. The parcel contains a 0.88-acre developed area containing paved driveways and five (5) legal structures: a single-family residence, three barns and a store building. The buildings were constructed in the 1930s, prior to building permit requirements.

Environmental Evaluation: Categorically exempt from further environmental review pursuant to Section 15301, Class 1, of the California Environmental Quality Act (CEQA) Guidelines for the continued operation of an approved facility involving negligible or no expansion of use as the renewal does not propose any changes in uses or operation activities since the County's last approval in 2017.

Williamson Act: The parcel is under a Williamson Act contract, AP67-39, that was amended in September 2012 to include the subject commercial recreation uses as compatible uses under the contract. In 2015, an exception to the minimum parcel size was reviewed and granted. No changes to the size of the parcel are proposed. Based on assessments conducted to date, the property is being used for agricultural purposes in a manner that is otherwise in compliance with the minimum eligibility requirements.

Chronology:

<u>Date</u>	<u>Action</u>
1967	- Property owner enters into Williamson Act contract (AP67-39) with San Mateo County.
1999	- Applicant (Mr. Gounalakis) leases property from the Arata family.
2005	- Agricultural operation is expanded without permits to include seasonal commercial recreation activities during the months of May through October.
2009	- Complaint filed with the County regarding the expansion of unpermitted activities. Applicant is directed by the County to cease all unpermitted activities on the property until the required permits were secured.
Fall/Winter 2010	- Applicant conducts seasonal recreation activities under "Interim Operating Conditions" issued by the County for 2010 only.
Fall/Winter 2011	- Board of Supervisors approves seasonal recreation uses at the property for 2011 only (PLN 2010-00207). Project is appealed to the California Coastal Commission; no action is taken by the California Coastal Commission.
September 25, 2012	- Board of Supervisors amends the Williamson Act contract for the property to allow commercial recreation uses (PLN 2012-00178).
Fall/Winter 2013	- No hay maze is constructed.

- May 12, 2014 - Agricultural Advisory Committee meeting to review proposed activities for 2014.
- June 25, 2014 - Planning Commission approves seasonal recreation uses at the property for 2014 only (PLN 2013-00494). Project is appealed to the California Coastal Commission; no action is taken by the Coastal Commission.
- May 11, 2015 - Agricultural Advisory Committee meeting to review proposed activities for 2015 (PLN 2015-00084). Item continued to June 8, 2015.
- June 8, 2015 - Agricultural Advisory Committee (AAC) reviewed the item and made no recommendation on the development project. The requested minimum parcel size exception was heard by the AAC and received one recommendation of denial by the AAC and one recommendation of approval by the Agricultural Commissioner.
- July 22, 2015 - Planning Commission approves seasonal recreation uses at the property for 2015 and 2016 with option to renew the permit.
- December 22, 2016 - Application submitted to San Mateo County Planning for renewal of permit.
- April 10, 2017 - Agricultural Advisory Committee (AAC) reviewed the item and recommended approval of a 1-year permit for the project. The AAC also recommended that the Planning Commission not grant the proposed extend hours, instead leaving in place the hours of operation that were approved in 2015.
- May 10, 2017 - Planning Commission approved a 3-year permit for seasonal recreation uses at the property with no extended hours, instead leaving in place the hours of operation that were approved in 2015.
- August 2017 - Planning staff completed an annual administrative review and inspection per permit condition of approval.
- August 2018 - Planning staff completed an annual administrative review and inspection per permit condition of approval.
- August 2019 - Planning staff completed an annual administrative review and inspection per permit condition of approval.

- February 5, 2020 - Application submitted for renewal of permit; no changes from 2017 approval proposed; however, the applicant is requesting a 5-year permit.
- September 23, 2020 - Planning staff completed an annual administrative review and inspection per permit condition of approval.
- September 14, 2020 - Agricultural Advisory Committee public meeting cancelled.
- October 19, 2020 - Agricultural Advisory Committee public meeting.
- October 28, 2020 - Planning Commission public hearing.

DISCUSSION

A. **KEY ISSUES**

1. **Conformance with the General Plan**

The County General Plan designates the property for agriculture and describes the primary feasible uses associated with this land use designation as “resource management and production uses including, but not limited to, agriculture and uses considered accessory and ancillary to agriculture” (Table 7.1P, *General Plan Land Use Designations*). Policy 9.7 (*Rural Lands*) further defines such land uses to also include public or private recreation or open space.

The applicant has maintained compliance with the previous permit approval for the commercial recreational uses in conformance with General Plan Policies 9.4 (*Land Use Objectives for the Rural Lands*) and 9.38 (*Encourage Private Recreation Land Uses*) which promote the provision of diverse private and public outdoor recreational opportunities for existing and future County residents. The areas of land use are unchanged from the previous approval, as shown below.

Percentages of Land Use During the Recreation Season		
Proposed Use	Area in Acres	% of Property
<i>Non-Recreational</i>		
Permanent Agriculture	4.03	48%
Undisturbed (e.g., shrubs and trees)	1.82	22%
Permanent Developed Area (structures, driveways)	0.88	11%

Subtotal	6.73	81%
<i>Recreational</i>		
Parking	1.20	14%
Maze and Play Set/Jumper	0.44	5%
Subtotal	1.64	19%
Total	8.37	100%

Similarly, agricultural uses outside of the recreation season also remain unchanged as identified below.

Crop Production By Zone, as Shown on Map										
	A	B	C	D	E	F				
November	Christmas Trees	Fallow/Cover Crop								
December										
January										
February										
March										
April		Peas*/ Fava Beans/ Christmas Trees	Fava Beans	Corn/ Pumpkins*	Christmas Trees	Seedlings/ Starter Plants				
May										
June						None (Parking)				
July										
August		Harvest/Sales								
September										
October										
<p>* Entire zone planted, excluding areas of the hay maze for the month of August. Note: Crop type may change, as long as an active agricultural use is maintained.</p>										

2. Conformance with the Local Coastal Program (LCP)

Staff has reviewed and determined that the project maintains conformance with the applicable LCP Policies, including the following:

a. Agriculture

The project parcel contains prime agricultural land and lands suitable for agriculture, according to the County General Plan.

Prime Agricultural Lands

The project maintains consistency with LCP Policy 5.5 (*Permitted Uses on Prime Agricultural Lands*) which allows agricultural and agriculturally-related development on prime agricultural lands and non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, water wells, and temporary road stands, among other uses. For areas designated Prime Agricultural Lands, the following uses continue to occur as previously approved: (1) the location of the petting zoo and the pony ride within the developed area; (2) the temporary hay maze; and (3) the location of temporary parking adjoining developed areas of the property for the proposed commercial recreation use. No changes are proposed to these previously approved uses or areas.

- Developed Area for Commercial Recreation Use: Existing uses within the developed areas of Prime Agricultural Lands are consistent with this policy, as the uses remain clustered in an area where existing development prevents the use of Prime Agricultural Land for agricultural production.
- Temporary Hay Maze: The area of Prime Agricultural Land that is occupied temporarily by a portion of the hay maze (approximately 5,600 sq. ft.) has been used in a similar matter since at least 2005. The hay maze is a temporary structure used from August 1 to November 1 and does not deplete the productivity of the soil.
- Location of Temporary Parking Adjoining the Developed Area: Temporary parking that supports the commercial recreation is located in the same area historically used for parking and this area has been approved for this use. Leaks from automobiles may deplete the productivity of the soil. However, contaminated soil can be removed and replaced with soil amendments to restore soil productivity in the future for agriculture in this area. Condition No. 24 remains as part of this permit renewal which requires the applicant restore gravel parking areas for productive soil use in consultation with an agricultural specialist familiar with County lands upon ceasing of seasonal operations either by the applicant no longer wanting to have such seasonal operations on the property or due to revocation of the permit by the County.

Therefore, as proposed and conditioned, parking would not permanently deplete the productivity of the soil.

Lands Suitable for Agriculture

LCP Policy 5.6 (*Permitted Uses on Lands Suitable for Agriculture Designated as Agriculture*) permits agricultural and agriculturally-related development on lands suitable for agriculture, including agricultural and non-soil dependent agricultural uses such as greenhouses and nurseries. The policy also conditionally permits commercial recreation uses including country inns, stables, riding academies, campgrounds, rod and gun clubs, and private beaches. In portions of the property that are suitable for agriculture, but do not contain Prime Agricultural Lands, the following uses continue to occur as previously approved: (1) maintenance of a play set/jumper; (2) construction of a hay maze; (3) location of temporary parking to support commercial recreation uses; (4) hay bale storage during non-recreational months; and (5) container-based agriculture in parking areas. Container-based agriculture is permitted as a type of non-soil dependent agricultural use. No changes are proposed to the previously approved uses.

b. Sensitive Habitat Component

The project remains consistent with Policy 7.11 (*Establishment of Buffer Zones*) which requires a buffer zone of 50 feet from the edge of riparian vegetation for perennial streams. Lobitos Creek runs along the project parcel's northeastern property line. The section of Lobitos Creek adjoining the property does not contain riparian vegetation, per previous biological assessment. The required buffer from the centerline of the stream is 30 feet. No activities or development have occurred or are proposed within the required buffer zone. The creek is located down a slope from the proposed hay maze. Due to the location of the creek on the property, access to the creek by members of the public would be difficult.

c. Visual Resources Component

The project is consistent with Policy 8.5 (*Location of Development*) which requires that new development be located on a portion of a parcel where the development: (1) is least visible from State and County Scenic Roads; (2) is least likely to significantly impact views from public viewpoints, including coastal roads; and (3) best preserves the visual and open space qualities of the parcel overall. The policy also requires clustering of new development with existing development. The hay maze is located approximately 250 feet from Highway 1, in excess of the 100-foot scenic corridor setback required

by LCP Policy 8.31 (below). Existing structures and parking uses are clustered with existing development and minimize encroachments on prime soils. While the use is visible from Highway 1, the hay maze is visual compatible with the existing agricultural uses on the property and in the surrounding area. It is clustered with existing development on the property and will be temporarily located on the property. Condition of Approval No. 15 remains as part of this permit renewal which requires that at the end of the Halloween/Pumpkin Season on November 1, operation of all recreational activities will cease immediately, and within 30 days, the applicant/property owner shall deconstruct the hay maze. Hay that is stacked for future use shall be clustered and located outside of prime soil areas and within areas minimally visible from Highway 1.

Policy 8.31 (*Regulation of Scenic Corridors in Rural Areas*) requires a minimum setback of 100 feet from the right-of-way line, and greater where possible. The closest proposed recreational structure, the hay maze, is located approximately 250 feet from Highway 1.

Policy 8.21 (*Commercial Signs*) seeks to prohibit off-premises commercial signs, brightly colored, illuminated, rotating, reflective, blinking, flashing or moving signs, pennants or streamers and requires such directional signs to be simple, easy to read and harmonize with surrounding elements. Per Condition No. 12, during the Halloween/Pumpkin season (September 15 to October 31), the applicant is permitted to temporarily install on-site up to four (4) directional traffic signs, maximum 2 feet by 3 feet, each visible from Highway 1. Signage is not allowed on or along Highway 1. Signage shall prohibit parking along Verde Road and Highway 1.

3. Conformance with the Zoning Regulations

As conditioned, the project remains consistent with Planned Agricultural District regulations, including development standards (e.g., setbacks), in that uses are not being expanded, no new structures are proposed, and no existing structures are being relocated; thus, no impacts to Prime or Non-Prime Agricultural Lands are occurring under this permit renewal. Should future amendments be proposed, compliance with the applicable policies and regulations will be reviewed at that time.

4. Conformance with the Confined Animal Regulations

Per Section 7700 of the San Mateo County Confined Animal Regulations, the keeping of up to five (5) ponies on lands designated as Planned Agricultural District is allowed subject to a Confined Animal Permit Exemption. In 2003, the applicant applied for and received a Confined Animal Permit Exemption for the keeping of five ponies (County File No.

PLN 2003-00264) for proposed pony rides. The applicant has met all requirements for manure and stormwater management per the stated regulations. Any increase in the number of ponies beyond five ponies will require an application for the keeping of confined animals.

5. Compliance with Conditions of Last Approval

The applicant is proposing to renew the existing Planned Agricultural District (PAD) permit and Coastal Development Permit (CDP) granted in 2017. The conditions of approval are identified below with staff's discussion on compliance and a recommendation to retain/not retain each condition.

2017 Conditions of Approval

Current Planning Section

- a. Condition No. 1: This approval applies only to the proposal described in this report and submitted to and approved by the Planning Commission on May 10, 2017. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with the approval. Any other changes, modifications or additions shall require an amendment to the permit at a public hearing.

Compliance with Condition? Yes.

Recommend to Retain? Yes, but modified to reflect the current Planning Commission hearing date of October 28, 2020.

- b. Condition No. 2: This permit shall be valid for **three (3)** years until May 10, 2020. The applicant shall file for a renewal of this permit six (6) months prior to expiration with the Planning Department by submitting the applicable application forms and payment of applicable fees, if continuation of this use is desired. Renewal/amendment of the permit shall be subject to review by the Agricultural Advisory Committee and the Planning Commission. Complaints received by the Planning and Building Department shall be considered by the Planning Commission in its review of any renewal or amendment of the permit.

This permit shall be subject to annual administrative reviews which shall include annual inspections scheduled by the applicant/property owner with Planning staff and completed prior to September 30 of each year.

Compliance with Condition? Yes.

Recommend to Retain? Yes, but modified to allow a five (5) year approval term and to allow future renewal and/or amendment of the permits be considered by the Zoning Hearing Officer, which is the permit review process for similar seasonal commercial recreation farms along Highway 92. These changes are appropriate, as the operation has been compliant with the conditions of approval over the past three (3) years since approval in 2017 and the Planning and Building Department has not received any complaints. Annual administrative reviews will continue to be required to monitor seasonal compliance. Additionally, based on staff's discussion in Section C of this report, the following language is added:

The five year duration of this permit shall only take effect if, prior to the commencement of commercial recreation activities after November 1, 2020, the Planning Commission: considers the Agricultural Advisory Committee's comments on the County's evaluation of this property's Williamson Act contract compliance; confirms that the commercial recreation activities conducted this season were carried out in compliance with the terms of this permit and all applicable County policies and regulations; and determines whether any modifications to the conditions, or any new conditions, are needed in order to achieve compliance.

- c. Condition Nos. 3-12, 15, 17-19, 22-23, 25, 27, 29-31 speak to operational requirements, required signage, prohibited signage, and use of the property during Halloween/Pumpkin Season.

Compliance with Conditions? Yes. Annual inspections of the property have been conducted to verify that conditions of approval have been satisfied. No violations regarding the seasonal operations were reported to San Mateo County for 2018, 2019, or 2020 (to date).

Recommend to Retain? Yes, but with modifications to update the County contact information in Condition No. 3, eliminate a past date in Condition No. 4 while retaining the condition to require continued maintenance of vegetative screening from Highway 1, and to make a correction to the commercial recreational activity acreage from 1.79 acres to 1.64 acres in Condition No. 25.

- d. Condition Nos. 13, 14, 26 relate to parking operations during the Halloween/Pumpkin Season, the requirement for parking attendants, and exploring the possibility of off-site parking.

Compliance with Conditions? Yes.

Recommend to Retain? Yes, but with modification to Condition No. 26 to allow alternative temporary options (other than chalk) be used to

mark on-site parking spaces as the on-site parking lot includes a combination of dirt and gravel which makes chalk hard to maintain throughout seasonal use. The recommended wording for Condition No. 26 is “All spaces shall be easily distinguishable (e.g., striping, parking blocks, or other method)”.

- e. Condition No. 16: The applicant/property owner must commit areas of the property to active agricultural production, according to the timeframes in the table below:

Crop Production By Zone								
	A	B	C	D	E	F		
November	Christmas Trees	Fallow/Cover Crop					Seedlings/ Starter Plants	
December								
January								
February								
March								
April		Peas*/	Fava Beans	Corn/ Pumpkins*	Christmas Trees	None (Parking)		
May		Fava Beans/ Christmas Trees						
June								
July								
August								
September		Harvest/Sales						None (Parking)
October								
* Entire zone planted, excluding areas of the hay maze for the month of August. Note: Crop type may change, as long as an active agricultural use is maintained.								

Compliance with Condition? Yes. Annual inspections are conducted to verify compliance with the condition of approval.

Recommend to Retain? Yes.

- f. Condition Nos. 20 and 21 are conditions of approval regarding Environmental Health Services required permits and review.

Compliance with Condition? Yes.

Recommend to Retain? Yes.

- g. Condition No. 24: The property owner shall remove gravel and restore the quality of the soil in all parking areas on prime soil, as necessary to maintain the existing agricultural productivity of these soils, immediately upon the ceasing of seasonal operations as described in PLN 2015-00084, either by the applicant no longer pursuing such seasonal operations on the property or due to revocation of the permit by the County. The gravel parking area shall not be expanded from the area shown on the submitted map received by the County on January 10, 2017. Specific remediation actions shall be determined in consultation with an agricultural specialist familiar with County lands. Container farming is permitted within the existing gravel parking area during non-recreational months.

Compliance with Condition? Yes.

Recommend to Retain? Yes, but with modification to update the date to February 20, 2020.

- h. Condition No. 28: Per LCP Policy 11.15(c)(2) (*Private Recreation and Visitor-Serving Facilities*), the property owner/applicant shall execute and record a deed restriction over the entire parcel and shall specify that: "Conversion of any portion of the commercial recreation facilities to a non-public, private, or member only use, or the implementation of any program to allow extended or exclusive use or occupancy of such facilities by an individual or limited group or segment of the public, shall require an amendment to the applicable permits." The applicant shall demonstrate compliance with this condition at least two (2) weeks prior to August 1, 2017.

Compliance with Condition? Yes.

Recommend to Retain? Yes, but modified to remove requirement for recordation of the deed restriction as that has been completed.

- i. Condition No. 32: Administrative annual reviews of PLN 2015-00084 shall occur prior to December 1 of each year of the permit to confirm that all conditions of approval have been met. The applicant shall pay the inspection fee per the San Mateo County Planning and Building Department fee schedule to cover staff costs to conduct the administrative reviews. If there are any significant compliance problems, these shall be reported to the Planning Commission.

Compliance with Condition? Yes.

Recommend to Retain? Yes, but with modification that problems shall be reported to the Zoning Hearing Officer.

Department of Public Works

Condition Nos. 33-34 are regarding compliance and operation requirements with the approved parking plan for vehicle parking along Verde Road.

Compliance with Conditions? Yes.

Recommend to Retain? Yes.

Coastside Fire Protection District

- j. Condition Nos. 35-44 related to Coastside Fire Protection District requirements for the project.

Compliance with Conditions? Yes.

Recommend to Retain? Yes, but with modification to change references for the “haunted barn” to “haunted house” and to update code references.

Environmental Health Division

- k. Condition Nos. 45-46 relate to Environmental Health Services requirements for food/beverage service and food handlers.

Compliance with Conditions? Yes.

Recommend to Retain? Yes.

Building Inspection Section

- l. Condition No. 47: A building permit is required for the snack building and play set.

Compliance with Condition? Yes.

Recommend to Retain? No. However, a new condition no. 47 has been added to generally require a building permit be obtained prior to any construction or building modifications on the property.

B. CONFORMANCE WITH THE WILLIAMSON ACT

The Williamson Act provides local governments with the ability to enter into contracts with private landowners in order to maintain agricultural land in agricultural production. In return, the land under contract is taxed at a different rate than properties that are not being used for commercial agricultural purposes. Decisions regarding such contracts are made by the Board of Supervisors, under a process that is separate and distinct from the permitting process.

In this case, the County’s review of contract compliance that have been conducted to date have concluded that the agricultural use of the property meets the requirements of the contract. In 2015, the property was granted an exception to the minimum parcel size of 40 acres, as the subject parcel is 8.37 acres in size. Staff granted the exception in 2015 based on input from the Agricultural Commissioner that the agriculture on the property is highly productive and that continued agricultural production has a significant public benefit. No changes to the size of the parcel are proposed. The contracted area is otherwise in compliance with the minimum eligibility requirements, as summarized in the following table:

APN 066-310-080	Williamson Act Program Requirements	Planning Review	Compliance
Land Use Designation	Open Space or Agriculture	Agriculture	Yes
Zoning ¹	PAD, RM, or RM-CZ	PAD	Yes
Parcel Size ²	40 Acres	8.37 Acres	No; exception granted to parcel size in 2015
Prime Soils ³	--	3.95 Acres	--
Non-Prime Soils	--	4.42 Acres	--
Crop Income ^{4,6}	\$10,000	Completed	Yes
Grazing Utilization ^{5,6}	40 Acres	--	--
Horse Breeding	15 Broodmares	--	--
<ol style="list-style-type: none"> 1. Zoning designations: “PAD” (Planned Agricultural District), “RM” (Resource Management), and “RM-CZ” (Resource Management-Coastal Zone). 2. Parcel size taken from the San Mateo County Assessor’s Office records. 3. Prime soils: Class I or Class II (U.S. Department of Agriculture Soil Conservation Service Land Use Capability Classification), Class III lands capable of growing artichokes or Brussels sprouts, and lands qualifying for an 80-100 Storie Index Rating taken from the Planning and Building Department GIS data. 4. Required income calculated per Income Requirements for Crops (Uniform Rule 2.A.6). 5. Grazing land utilization is 75% of parcel acreage (Uniform Rule 2.A.7). 6. Crop income and grazing data taken from Assessor’s Office Agricultural Preserve Questionnaire response using the highest income and grazing acreage of the previous three years for purposes of this review. Contracted parcels are required to meet the minimum commercial crop income, commercial grazing land utilization, or commercial horse breeding. 			

C. REVIEW BY THE AGRICULTURAL ADVISORY COMMITTEE

On October 19, 2020, the Agricultural Advisory Committee (AAC) reviewed the proposal and recommended that the Planning Commission continue the hearing on the application and direct staff to conduct a detailed assessment of the property's compliance with its Williamson Act contract. Staff concurs that such an assessment is warranted, and will report its findings to the AAC as soon as the assessment can be completed. However, in the interest of putting in place the permits needed for this season's commercial recreation activities, staff is recommending that the Planning Commission approve the requested renewal of the CDP and PAD permits. This renewal will have no impact on the upcoming assessment of Williamson Act contract compliance, which can be effectively addressed outside of the permitting process. Condition of Approval No. 2 requires that for the renewal to take effect after this current (2020) season, the Planning Commission shall consider the AAC's comments on the County's evaluation of this property's Williamson Act contract compliance; confirm compliance of this season's activities with the conditions of approval and all applicable County policies and regulations; and determine whether any modifications to the conditions, or any new conditions, are needed in order to achieve compliance.

D. ENVIRONMENTAL REVIEW

The proposed renewal is categorically exempt from further environmental review pursuant to Class 1, Section 15301, of the California Environmental Quality Act Guidelines related to the continued operation of an approved facility involving negligible or no expansion of use as the renewal does not propose any changes in uses or operation activities since the County's last approval in 2017.

E. REVIEWING AGENCIES

Building Inspection Section
Coastside Fire Protection District
Department of Public Works
Environmental Health Services
California Coastal Commission

ATTACHMENTS

- A. Recommended Findings and Conditions of Approval
- B. Vicinity Map of Project Parcel
- C. Map of Prime Soils
- D. Seasonal Commercial Recreation Activities Site Plan 2020
- E. Agricultural Activities Site Plan 2020
- F. PAD and CDP Conditions of Approval 2017
- G. Memo to the Agricultural Advisory Committee, October 22, 2020

SSB:cmc – SSBEE0405_WCU.DOCX

County of San Mateo
Planning and Building Department

RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00084 Hearing Date: October 28, 2020

Prepared By: Summer Burlison, For Adoption By: Planning Commission
Project Planner

RECOMMENDED FINDINGS

Regarding the Environmental Review, Find:

1. That the project is categorically exempt from further environmental review pursuant to Class 1, Section 15301, of the California Environmental Quality Act Guidelines related to the continued operation of an approved facility involving negligible or no expansion of use as the renewal does not propose any changes in uses or operation activities since the County's last approval in 2017.

Regarding the Planned Agricultural District Permit, Find:

2. That the project, as described and conditioned, conforms with the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations as described in the staff report dated October 28, 2020 as conditions of approval remain in place to ensure there are no long-term impacts to the agricultural productivity of the land and no changes are proposed to the project since last approval in 2017.

Regarding the Coastal Development Permit, Find:

3. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program (LCP), specifically with regard to the Agriculture Component, Sensitive Habitat Component, and the Visual Resources Component of the Local Coastal Program.
4. That the project is not subject to the public access and public recreation policies of Chapter 3 of the Coastal Act of 1976 (commencing with Section 30200 of the Public Resources Code) since the project is not located between the nearest public road and the sea, or the shoreline of Pescadero Marsh.

5. That the project conforms to specific findings required by policies of the San Mateo County LCP with regard to Agriculture, Sensitive Habitats, and Visual Resources Components. Specifically, the project continues to conform with these applicable policies as discussed in the staff report dated October 28, 2020 and no changes are proposed to the project since last approval in 2017.

RECOMMENDED CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal described in this report and submitted to and approved by the Planning Commission on October 28, 2020. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with the approval. Any other changes, modifications or additions shall require an amendment to the permit at a public hearing.
2. These permits shall be valid for **five (5) years** until May 10, 2025*. The applicant shall file for a renewal of these permits six (6) months prior to expiration with the Planning Department by submitting the applicable application forms and payment of applicable fees, if continuation of this use is desired. Renewal/amendment of the permits shall be subject to review by the Agricultural Advisory Committee (AAC) and the Zoning Hearing Officer. Complaints received by the Planning and Building Department shall be considered by the Zoning Hearing Officer in its review of any renewal or amendment of the permits.

These permits shall be subject to annual administrative reviews which shall include annual inspections scheduled by the applicant/property owner with Planning staff and completed prior to September 30th of each year.

*The five year duration of this permit shall only take effect if, prior to the commencement of commercial recreation activities after November 1, 2020, the Planning Commission: considers the Agricultural Advisory Committee's comments on the County's evaluation of this property's Williamson Act contract compliance; confirms that the commercial recreation activities conducted this season were carried out in compliance with the terms of this permit and all applicable County policies and regulations; and determines whether any modifications to the conditions, or any new conditions, are needed in order to achieve compliance.

3. The applicant shall install a durable sign near or on the snack bar, outside of areas used for agricultural production, which provides contact information (name, phone number, and email address) of the applicant's designated representative who shall be responsible for responding to complaints regarding project operation. The sign shall be posted from August 1 to November 1, each year. The sign shall also include contact information to direct complaints to the County Code Compliance Section, 650/363-4825. The complaint would be investigated within four (4) working days of the filing date of the complaint and, if confirmed, a

violation case would be opened, written correspondence would be sent to the applicant/owner, and enforcement would be escalated according to standard procedure, until the violation is corrected to the satisfaction of the Community Development Director. The applicant shall submit the precise wording of the sign for review and approval by the Community Development Director at least two (2) weeks prior to August 1 of each year.

4. The applicant/property owner shall maintain native vegetation outside of agricultural production areas to screen all aspects of the commercial recreation use (i.e., hay maze, jump houses, etc.) such that structures are minimally visible from Cabrillo Highway, to the extent feasible, in accordance with the approved planting plan.
5. The property owner is responsible for maintaining the health of intervening vegetation necessary for screening all structures associated with commercial recreation as viewed from the Cabrillo Highway. Per Section 6324.2 of the Zoning Regulations (Site Design Criteria), the removal of any mature trees (those over 55 inches in circumference) would be subject to the issuance of a PAD Permit.
6. The petting zoo shall be limited to animals traditionally associated with California coastal agriculture (i.e., sheep, goats, chickens, etc.).
7. Any increase in the number of ponies beyond five (5) ponies will require an application for the keeping of confined animals. The applicant shall comply with the approved manure and stormwater management plan per the San Mateo County Confined Animal Regulations.
8. The applicant shall locate all uses according to the site plans submitted by the applicant (Attachment D). Compliance with this requirement shall be demonstrated to the satisfaction of the Community Development Director prior to the start of project operation.
9. All structures (i.e., haunted house and sales kiosk) and signage associated with the commercial recreation use are required to maintain the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director.
10. The applicant/property owner shall maintain the gravel-surface parking lot, maze structures, and other development such that pollutants (including trash and sediment) do not enter Lobitos Creek or any right-of-way.

11. Mitigation Measure 6: The applicant/property owner shall strictly adhere to the following hours/days of operation:

July 1 - November 1 (except October)

Monday - Friday: 9:00 a.m. - 6:00 p.m.

Saturday: 9:00 a.m. - 9:00 p.m.

Sunday: 9:00 a.m. - 8:00 p.m.

October

Monday - Thursday: 9:00 a.m. - 7:00 p.m.

Friday and Saturday: 9:00 a.m. - 10:00 p.m.

Sunday: 9:00 a.m. - 7:00 p.m.

Violation of the hours of operation, as confirmed by Planning staff, may result in the revocation of this permit.

12. Mitigation Measure 7: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner is permitted to temporarily install up to four (4) directional traffic signs, maximum 2 feet by 3 feet each in size, which may be visible from Cabrillo Highway. Such signs shall be installed on-site and not in the public right-of-way and shall be of the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director. All signage shall be removed from the site by November 1. No signage shall be allowed on or along Cabrillo Highway.
13. Mitigation Measures 2 and 4: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner shall employ at least three (3) parking attendants to assist in the facilitation of pedestrian and vehicular movement along Cabrillo Highway and Verde Road, and entering and exiting the site. The applicant/property owner shall be responsible to ensure that no parking or standing occurs on or along Cabrillo Highway or Verde Road.
14. The applicant/property owner is encouraged to explore off-site parking opportunities (i.e., a formal off-site parking agreement with property owner(s) in the area), to ease parking challenges at the site. Off-site parking shall comply with permitting requirements of the Planned Agricultural District (PAD) and Coastal Development (CD) Zoning Districts.
15. At the end of the Halloween/Pumpkin Season on November 1, operation of all recreational activities will cease immediately, and, within 30 days, the applicant/property owner shall deconstruct the hay maze. Hay that is stacked for future use shall be clustered and located outside of prime soil areas and within areas minimally visible from Highway 1.
16. The applicant/property owner must commit areas of the property to active agricultural production, according to the timeframes in the table below:

Crop Production By Zone						
	A	B	C	D	E	F
November	Christmas Trees	Fallow/Cover Crop				
December						
January						
February						
March						
April		Peas*/				Seedlings/ Starter Plants
May		Fava Beans/ Christmas Trees	Fava Beans	Corn/ Pumpkins*	Christmas Trees	
June						None (Parking)
July						
August						
September		Harvest/Sales				None (Parking)
October						
<p>* Entire zone planted, excluding areas of the hay maze for the month of August. Note: Crop type may change, as long as an active agricultural use is maintained.</p>						

17. The applicant/property owner shall manage trash and debris by providing covered containers placed in locations throughout publicly accessible areas of the property. Trash shall be removed in a timely manner such that there is no trash overflow.
18. The use of flashing lights on the property is prohibited.
19. A building permit shall be obtained from the Building Inspection Section prior to any construction on the property, and all construction shall be in accordance with approved plans. No hay bale structure shall exceed 6 feet in height from grade.
20. The applicant shall apply for and obtain a farm-stand license from the Environmental Health Division for and prior to the operation of the store and sales kiosk. Copies of permits shall be submitted to the Current Planning Section. Depending on the extent of both food services and water use offered by Arata Farms during the recreation season, Arata Farms must remain in compliance with all directives of the San Mateo County Environmental Health Division and the California Department of Public Health - Drinking Water Division.

21. Additional demand on the existing septic system or the existing well to serve the commercial recreation use is subject to Environmental Health Services review and permitting.
22. The applicant/property owner shall apply for and obtain any required permits from Coastside Fire Protection District. Copies of permits shall be submitted to the Current Planning Section.
23. Off-premises commercial signs, brightly colored or illuminated, rotating, reflective, blinking, flashing or moving signs, and pennants or streamers are prohibited, per Local Coastal Program Policy 8.21 (*Commercial Signs*). Directional signs shall be simple, easy to read and harmonize with surrounding elements.
24. The property owner shall remove gravel and restore the quality of the soil in all parking areas on prime soil, as necessary to maintain the existing agricultural productivity of these soils, immediately upon the ceasing of seasonal operations as described in PLN 2015-00084, either by the applicant no longer pursuing such seasonal operations on the property or due to revocation of the permit by the County. The gravel parking area shall not be expanded from the area shown on the submitted map received by the County on February 20, 2020. Specific remediation actions shall be determined in consultation with an agricultural specialist familiar with County lands. Container farming is permitted within the existing gravel parking area during non-recreational months.
25. Mitigation Measure 1: The applicant/property owner shall utilize no more than 1.64 acres of the total undeveloped area of land for recreational activities. This permit does not allow any intensification or expansion of use beyond the scope of the approved project. All structures associated with the recreational use of the property (other than the barns, store, snack bar, and single-family dwelling) shall be removed, and the land made available for agricultural purposes, by November 7 of each year.
26. Mitigation Measure 3: The applicant/property owner shall maintain the 135 on-site parking spaces. All spaces shall be easily distinguishable (e.g., striping, parking blocks, or other method) prior to September 15; the applicant shall submit to the Planning Department for review and approval a parking management plan that includes placement of attendants and vehicular movement within the site. At no time shall vehicles be allowed to park along Cabrillo Highway or along areas of Verde Road where parking is prohibited.
27. Mitigation Measure 5: The applicant/property owner shall be responsible for ensuring that all visitors have left the premises within 30 minutes of the site activities' closing time.
28. Per LCP Policy 11.15(c)(2) (*Private Recreation and Visitor-Serving Facilities*), conversion of any portion of the commercial recreation facilities to a non-public, private, or member only use, or the implementation of any program to allow

extended or exclusive use or occupancy of such facilities by an individual or limited group or segment of the public, shall require an amendment to the applicable permits.

29. The one (1) bounce house shall be operated in compliance with the standards of the "Safe Inflatable Operators Training Organization" and/or other comparable best management practices for the safe operation of the bounce house.
30. The applicant shall comply with the Williamson Act contract, as amended by the Board of Supervisors on September 25, 2012. The contract allows for limited seasonal recreation uses, as listed in the contract. It should be noted that the contract does not permit the on-site sale of non-pre-packaged food.
31. During the recreation season, the applicant/property owner shall erect temporary fencing and signage to prevent public access to areas within 20 feet of the top of the creek bank. The signage shall contain verbiage directing the public to stay away from Lobitos Creek. The signs and fence shall be self-anchored signs and shall minimize land disturbance.
32. Administrative annual reviews of PLN 2015-00084 shall occur prior to December 1 of each year of the permit to confirm that all conditions of approval have been met. The applicant shall pay the inspection fee per the San Mateo County Planning and Building Department fee schedule to cover staff costs to conduct the administrative reviews. If there are any significant compliance problems, these shall be reported to the Zoning Hearing Officer.

Department of Public Works

33. All owners, employees, visitors and individuals otherwise associated with the property shall park on-site, or within the length of Verde Road approved by Cal-Fire and the Department of Public Works staff. Parking along Verde Road shall accommodate a maximum of 58 parking spaces and maintain a minimum 20-foot wide paved road clearance. Applicant must discontinue use of on-street parking until Department of Public Works (DPW) requirements, including those listed below, have been met; otherwise, any on-street parking authorized by this permit will be void.

Prior to commencing any commercial recreation activities on the site, the applicant/property owner shall be required to: (1) submit a parking plan and traffic control plan to the Department of Public Works and (2) install on standard poles with temporary CA Manual on Uniform Traffic Control Devices (MUTCD) M26F "No Parking - Fire Lane" signs at 300-foot intervals along Verde Road, with the exception of the portion of road described above, subject to the approval of the DPW via an encroachment permit. The signage plan shall describe the location, type, color, size, and mounting of proposed signage to be located along Verde Road. The applicant/property owner is responsible for the cost of all improvements and long-term maintenance of improvements. Violation of parking

restrictions, as confirmed by County staff, may result in the revocation of this permit. Temporary signs shall be removed by November 7.

The applicant/property owner shall monitor all parking associated with this project within the Verde Road right-of-way. The applicant/property owner shall coordinate with the Coastside Fire Protection District and the Department of Public Works to mark sections of Verde Road where parking is allowed, as well as the individual 58 parking spaces to promote efficient parking. The applicant shall contact the County Sheriff's Office immediately if there are violations of "No Parking" zones. Furthermore, the applicant shall hire security guards and after-hour police/sheriff's officers to ensure that the "No Parking" zones are adequately enforced.

34. Prior to the start of operation, the applicant/property owner shall restrict parking on Verde Road by complying with the following requirements, subject to the approval of the Department of Public Works (non-compliance with this condition may result in the revocation of this permit):
 - a. Prior to the start of operation each year, the applicant shall obtain a Special Events Road Closure/Encroachment Permit for Verde Road from the Department of Public Works and comply with all applicable requirements of the permit. The applicant shall submit a plan, subject to the Department of Public Works review and approval, to restrict parking within the closed-off section of Verde Road and ensure adequate pedestrian safety along Verde Road (no pedestrians are allowed on Cabrillo Highway). Issuance of the permit requires proof of authorization by the California Highway Patrol (CHP), the County Sheriff's Office, and Cal-Fire. The applicant shall pay the applicable fee to the Sheriff's Office for the adequate enforcement of the parking plan (hourly or bi-hourly passing checks and ticketing as necessary). For all weekends of the month of October, the applicant shall utilize a minimum of six (6) parking attendants to ensure adequate levels of enforcement. The Road Closure Permit will allow local traffic, parking of patrons along designated areas of Verde Road, and access by emergency vehicles. The applicant shall maintain a minimum road clearance of 20 feet for emergency vehicles at all times.
 - b. At no time should street parking block driveways to properties or impede vehicles turning along Verde Road (i.e., at Lobitos Creek Cutoff). The applicant shall coordinate with a fire service representative to mark the limits of parking along Verde Road prior to October 1 of each year or commencement of venue operations, whichever is later.

Coastside Fire Protection District

35. The project must meet 2019, or more currently adopted, California Fire Code Sections 907.2.12, 907.2.12.1, 907.2.12.2, and 907.2.12.3, Special Amusement Parks. An automatic smoke detection system shall be provided in special amusement buildings in accordance with Sections 907.2.12.1 through 907.2.12.3.

36. The Haunted House must meet Appendix K Sections K101 through K103 of the 2016 California Fire Code and Coastside Fire District Ordinance #PI-011, Haunted Houses.
37. An approved automatic fire system meeting the requirements of NFPA-13 shall be required to be installed for the haunted house use. A fire sprinkler plan shall be received, reviewed, and approved by the Coastside Fire Protection District prior to the use of the haunted house. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the Coastside Fire Protection District. The sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to the commodity. Unobstructed fire sprinkler coverage shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage.
38. Along with the automatic fire sprinkler system, this project is required to install fire sprinkler hardware (Post Indicator Valve, Fire Department Connect, and Exterior Bell). Plans shall be submitted, reviewed, and approved by the Coastside Fire Protection District.
39. A Knox Box, Knox Key Switch, or Knox Padlock shall be installed to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information, please contact the San Mateo County Fire Marshal's Office.
40. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be 6 inches by 18 inches green reflective metal sign.
41. Building plans shall include the proper exiting system (panic hardware and exit signs), including listing of hardware, as per the current California Building and Residential Codes. The system must be installed and inspected, prior to Coastside Fire Protection District final approval of a building permit.
42. All Occupancy Loads will be set by the San Mateo County Building Inspection Section and will be supported and enforced by the Coastside Fire Protection District. Any room having an occupant load of 50 or more, where fixed seats are

not installed, and which is used for a classroom, assembly, or similar purpose, shall have the capacity of the room posted in a conspicuous place.

43. A fire alarm system shall be installed meeting California Fire and Building Codes and NFPA-72.
44. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Coastside Fire Protection District final approval for the building permit.

Environmental Health Services

45. For all events where food or beverages are distributed to the public, Arata Farms must obtain timely permits from the Environmental Health Division Food Program and comply with the California Retail Food Code. Foods must be stored and distributed in accordance to the California Retail Food Code. It should be noted that the on-site sale of non-pre-packaged food is not permitted at this site. Potable water must be available in sufficient quantity for handwashing and food utensil washing. Lavatories for food/beverage handlers must be located within 200 feet of every food/beverage distribution site. Trash must be contained to as not becoming an attractive nuisance to vermin. Petting zoos shall have hand wash stations for patrons.
46. Applicant shall provide information on the proposed number of portable toilets and supporting documentation or calculations demonstrating the proposal is an adequate number of portable toilets for the commercial recreational activities. The applicant must identify the frequency (number of days in a year) of the limited events. The applicant shall demonstrate that adequate potable water supply is available to patrons and employees.

Building Inspection Section

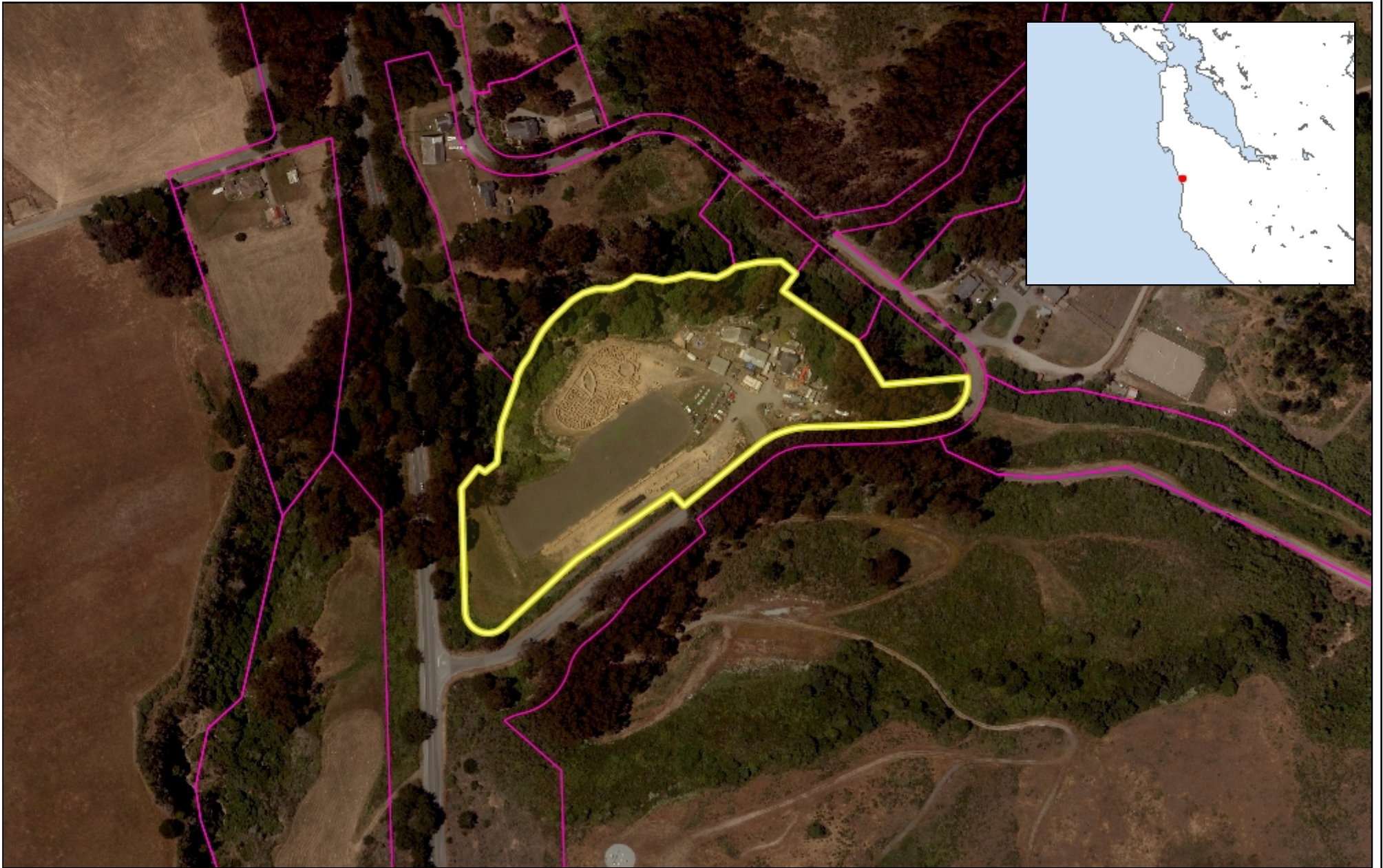
47. A building permit is required prior to any construction or building modifications on the property.

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COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.14 0 0.07 0.14 Miles

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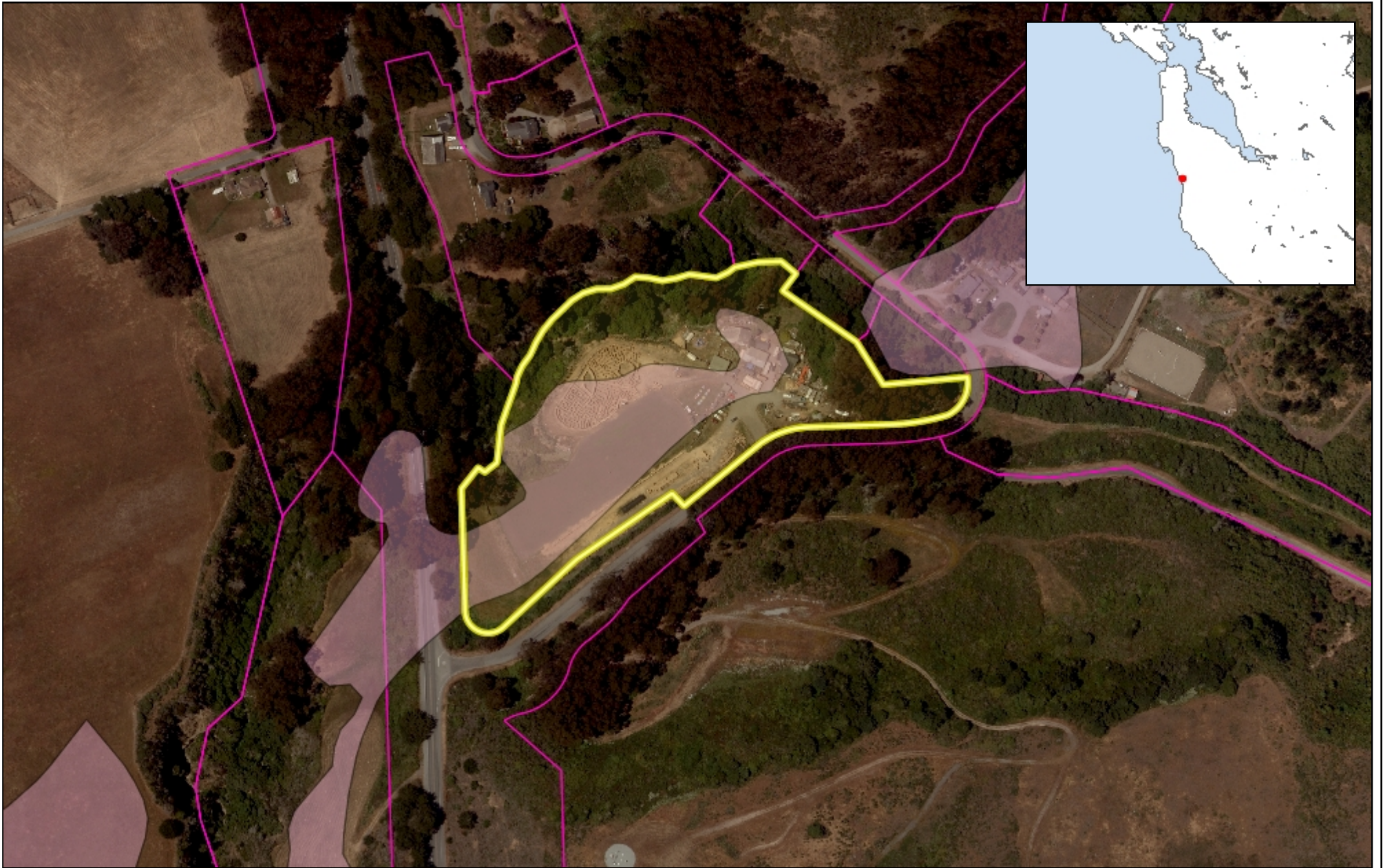
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THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C



0.14 0 0.07 0.14 Miles

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© Latitude Geographics Group Ltd.

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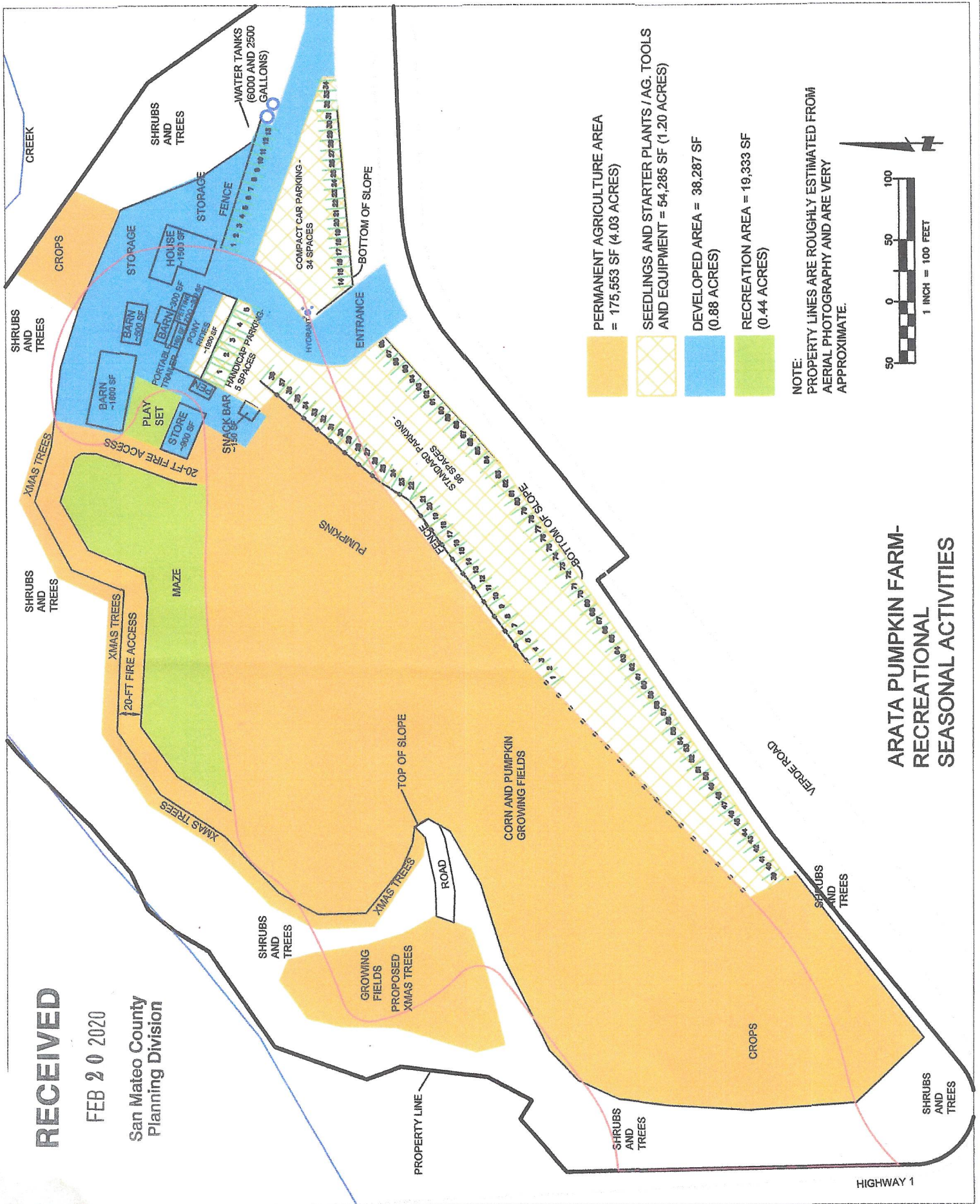
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

RECEIVED

FEB 20 2020

San Mateo County
Planning Division





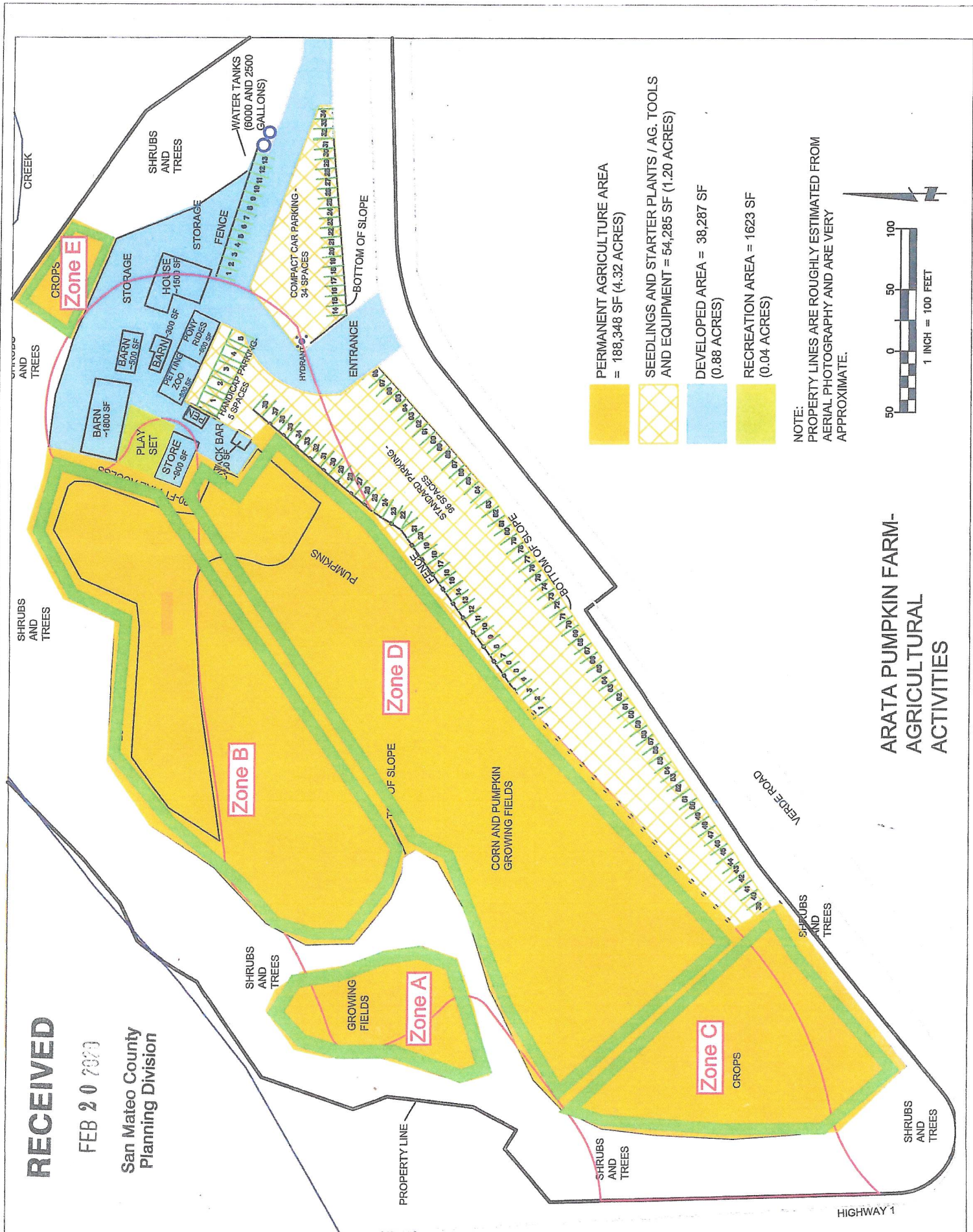
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT E

RECEIVED

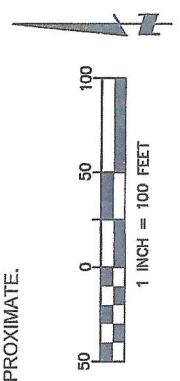
FEB 20 2020

San Mateo County
Planning Division



- PERMANENT AGRICULTURE AREA = 188,348 SF (4.32 ACRES)
- SEEDLINGS AND STARTER PLANTS / AG. TOOLS AND EQUIPMENT = 54,285 SF (1.20 ACRES)
- DEVELOPED AREA = 38,287 SF (0.88 ACRES)
- RECREATION AREA = 1623 SF (0.04 ACRES)

NOTE: PROPERTY LINES ARE ROUGHLY ESTIMATED FROM AERIAL PHOTOGRAPHY AND ARE VERY APPROXIMATE.



ARATA PUMPKIN FARM- AGRICULTURAL ACTIVITIES



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT F

May 10, 2017

Chris Gounalakis
185 Verde Road
Half Moon Bay, CA 94019

Dear Mr. Gounalakis:

Subject: **LETTER OF DECISION**
File Number: PLN 2015-00084
Location: 185 Verde Road, unincorporated Half Moon Bay
APN: 066-310-080

On May 10, 2017 the San Mateo County Planning Commission considered a Renewal and Amendment of a Planned Agricultural District Permit, pursuant to Section 6350 of the San Mateo County Zoning Regulations, and a Coastal Development Permit, pursuant to Section 6328.4 of the San Mateo County Zoning Regulations, to allow seasonal commercial recreation activities at the Arata Pumpkin Farm located at 185 Verde Road approximately 4 miles south of the City of Half Moon Bay. This project is appealable to the California Coastal Commission.

Based on information provided by staff and evidence presented at the hearing, the Planning Commission approved the renewal and amendment of the Planned Agricultural District Permit and Coastal Development Permit, by making the revised required findings and adopting the conditions of approval listed in Attachment A.

Any interested party aggrieved by the determination of the Planning Commission has the right of appeal to the Board of Supervisors within ten (10) business days from such date of determination. The appeal period for this matter will end at **5:00 p.m. on May 24, 2017**.

The approval of this project is also appealable to the California Coastal Commission. Any aggrieved person may appeal this decision to the California Coastal Commission within 10 working days following the Coastal Commission's receipt of the notice of Final Local Decision. Please contact the Coastal Commission's North Central Coast District Office at (415) 904-5260 for further information concerning the Commission's appeal process. The County and Coastal Commission appeal periods are sequential, not concurrent, and together total approximately one month. A project is considered approved when these appeal periods have expired and no appeals have been filed.

Please direct any questions regarding this matter to Project Planner Rob Bartoli at 650-363-1857 or rbartoli@smcgov.org.



Sincerely,



Janneth Lujan
Planning Commission Secretary

cc: Department of Public Works
Environmental Health Department
Building Inspection Department
California Coastal Commission
Coastside Fire Protection District

Attachment A

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00084

Hearing Date: May 10, 2017

Prepared By: Rob Bartoli
Project Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Mitigated Negative Declaration, Found:

1. That the proposed renewal and amendment is categorically exempt from environmental review pursuant to the California Environmental Quality Act (CEQA), Class 1, Section 15301 for continued operation of an existing facility involving negligible or no expansion of use.

Regarding the Planned Agricultural District Permit, Found:

2. That the project, as described and conditioned, conforms with the Planned Agricultural District regulations in accordance with Section 6350 of the San Mateo County Zoning Regulations as described in the staff report dated May 10, 2017 because no changes are proposed to the project other than the hours of operation which will not adversely affect the current and foreseeable use of the property for agricultural purposes.

Regarding the Coastal Development Permit, Found:

3. That the project, as described in the application and accompanying materials required by Section 6328.7 and as conditioned in accordance with Section 6328.14, conforms to the plans, policies, requirements and standards of the San Mateo County Local Coastal Program. Specifically, the applicable policies of the Agriculture Component, Sensitive Habitat Component, and the Visual Resources Component because the project scope remains consistent with the prior approval and that the hours of operations modification will not adversely affect the agricultural uses, potential sensitive habitats or visual resources.

CONDITIONS OF APPROVAL

Current Planning Section

1. This approval applies only to the proposal described in this report and submitted to and approved by the Planning Commission on May 10, 2017. Minor revisions or modifications may be approved by the Community Development Director if they are consistent with the intent of and in substantial conformance with the approval. Any other changes, modifications or additions shall require an amendment to the permit at a public hearing.

2. This permit shall be valid for **three (3)** years until May 10, 2020. The applicant shall file for a renewal of this permit six (6) months prior to expiration with the Planning Department by submitting the applicable application forms and payment of applicable fees, if continuation of this use is desired. Renewal/amendment of the permit shall be subject to review by the Agricultural Advisory Committee and the Planning Commission. Complaints received by the Planning and Building Department shall be considered by the Planning Commission in its review of any renewal or amendment of the permit.

This permit shall be subject to annual administrative reviews which shall include annual inspections scheduled by the applicant/property owner with Planning staff and completed prior to September 30 of each year.

3. The applicant shall install a durable sign near or on the snack bar, outside of areas used for agricultural production, which provides contact information (name, phone number, and email address) of the applicant's designated representative who shall be responsible for responding to complaints regarding project operation. The sign shall be posted from August 1 to November 1, each year. The sign shall also include contact information to direct complaints to a designated County representative (Ana Santiago, Code Compliance Section, 650/363-4825). The complaint would be investigated within four (4) working days of the filing date of the complaint and, if confirmed, a violation case would be opened, written correspondence would be sent to the applicant/owner, and enforcement would be escalated according to standard procedure, until the violation is corrected to the satisfaction of the Community Development Director. The applicant shall submit the precise wording of the sign for review and approval by the Community Development Director at least two (2) weeks prior to August 1 of each year.
4. The applicant/property owner shall maintain native vegetation outside of agricultural production areas to screen all aspects of the commercial recreation use (i.e., hay maze, jump houses, etc.) such that structures are minimally visible from Cabrillo Highway, to the extent feasible, in accordance with a planting plan that shall be submitted for review and approval by the Community Development Director at least two (2) weeks prior to August 1, 2017.
5. The property owner is responsible for maintaining the health of intervening vegetation necessary for screening all structures associated with commercial recreation as viewed from the Cabrillo Highway. Per Section 6324.2 of the Zoning Regulations (Site Design Criteria), the removal of any mature trees (those over 55 inches in circumference) would be subject to the issuance of a PAD Permit.
6. The petting zoo shall be limited to animals traditionally associated with California coastal agriculture (i.e., sheep, goats, chickens, etc.).
7. Any increase in the number of ponies beyond five (5) ponies will require an application for the keeping of confined animals. The applicant shall comply with the approved manure and stormwater management plan per the San Mateo County Confined Animal Regulations.
8. The applicant shall locate all uses according to the site plans submitted by the applicant (Attachment C). Compliance with this requirement shall be demonstrated to the satisfaction of the Community Development Director prior to the start of project operation.

9. All structures (i.e., haunted barn and sales kiosk) and signage associated with the commercial recreation use are required to maintain the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director.
10. The applicant/property owner shall maintain the gravel-surface parking lot, maze structures, and other development such that pollutants (including trash and sediment) do not enter Lobitos Creek or any right-of-way.
11. Mitigation Measure 6: The applicant/property owner shall strictly adhere to the following hours/days of operation:

July 1 - November 1 (except October)

Monday - Friday: 9:00 a.m. - 6:00 p.m.

Saturday: 9:00 a.m. - 9:00 p.m.

Sunday: 9:00 a.m. - 8:00 p.m.

October

Monday - Thursday: 9:00 a.m. - 7:00 p.m.

Friday and Saturday: 9:00 a.m. - 10:00 p.m.

Sunday: 9:00 a.m. - 7:00 p.m.

Violation of the hours of operation, as confirmed by Planning staff, may result in the revocation of this permit.

12. Mitigation Measure 7: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner is permitted to temporarily install up to four (4) directional traffic signs, maximum 2 feet x 3 feet each in size, which may be visible from Cabrillo Highway. Such signs shall be installed on-site and not in the public right-of-way and shall be of the same earth and vegetative tones as the predominant colors of the site, as determined by and to the satisfaction of the Community Development Director. All signage shall be removed from the site by November 1. No signage shall be allowed on or along Cabrillo Highway.
13. Mitigation Measures 2 and 4: During the Halloween/Pumpkin Season (September 15 to October 31), the applicant/property owner shall employ at least three (3) parking attendants to assist in the facilitation of pedestrian and vehicular movement along Cabrillo Highway and Verde Road, and entering and exiting the site. The applicant/property owner shall be responsible to ensure that no parking or standing occurs on or along Cabrillo Highway or Verde Road.
14. The applicant/property owner is encouraged to explore off-site parking opportunities (i.e., a formal off-site parking agreement with property owner(s) in the area), to ease parking challenges at the site. Off-site parking shall comply with permitting requirements of the Planned Agricultural District (PAD) Coastal Development (CD) Zoning Districts.
15. At the end of the Halloween/Pumpkin Season on November 1, operation of all recreational activities will cease immediately and, within 30 days, the applicant/property owner shall deconstruct the hay maze. Hay that is stacked for future use shall be clustered and located outside of prime soil areas and within areas minimally visible from Highway 1.

16. The applicant/property owner must commit areas of the property to active agricultural production, according to the timeframes in the table below:

Crop Production by Zone, as Shown on Map							
	A	B	C	D	E	F	
November	Christmas Trees	Fallow/Cover Crop					Seedlings/ Starter Plants
December							
January							
February							
March		Peas*/ Stone Pin es*/ Chri stm as Tre es/ Fav a Bea ns	Fava Bea ns	Corn/ Pu mpk ins*	Pumpkin s	None (Parking)	
April							
May							
June							
July							
August							
September	Harvest/Sales					None (Parking)	
October							
* Entire zone planted, excluding areas of the hay maze for the month of August. Note: Crop type may change, as long as an active agricultural use is maintained.							

17. The applicant/property owner shall manage trash and debris by providing covered containers placed in locations throughout publicly accessible areas of the property. Trash shall be removed in a timely manner such that there is no trash overflow.
18. The use of flashing lights on the property is prohibited.
19. A building permit shall be obtained from the Building Inspection Section prior to any construction on the property, and all construction shall be in accordance with approved plans. No hay bale structure shall exceed 6 feet in height from grade.
20. The applicant shall apply for and obtain a farm-stand license from the Environmental Health Division for and prior to the operation of the store and sales kiosk. Copies of permits shall be submitted to the Current Planning Section. Depending on the extent of both food services and water use offered by Arata Farms during the recreation season, Arata Farms must remain in compliance with all directives of the San Mateo County Environmental Health Division and the California Department of Public Health - Drinking Water Division.

21. Additional demand on the existing septic system or the existing well to serve the commercial recreation use is subject to Environmental Health Division review and permitting.
22. The applicant/property owner shall apply for and obtain any required permits from Coastside Fire Protection District. Copies of permits shall be submitted to the Current Planning Section.
23. Off-premises commercial signs, brightly colored or illuminated, rotating, reflective, blinking, flashing or moving signs, and pennants or streamers are prohibited, per Local Coastal Program Policy 8.21 (*Commercial Signs*). Directional signs shall be simple, easy to read and harmonize with surrounding elements.
24. The property owner shall remove gravel and restore the quality of the soil in all parking areas on prime soil, as necessary to maintain the existing agricultural productivity of these soils, immediately upon the ceasing of seasonal operations as described in PLN 2015-00084, either by the applicant no longer pursuing such seasonal operations on the property or due to revocation of the permit by the County. The gravel parking area shall not be expanded from the area shown on the submitted map received by the County on January 10, 2017. Specific remediation actions shall be determined in consultation with an agricultural specialist familiar with County lands. Container farming is permitted within the existing gravel parking area during non-recreational months.
25. Mitigation Measure 1: The applicant/property owner shall utilize no more than 1.79 acres of the total undeveloped area of land for recreational activities. This permit does not allow any intensification or expansion of use beyond the scope of the approved project. All structures associated with the recreational use of the property (other than the barns, store, snack bar, and single-family dwelling) shall be removed, and the land made available for agricultural purposes, by November 7 of each year.
26. Mitigation Measure 3: The applicant/property owner shall maintain the 135 on-site parking spaces. All spaces shall be clearly marked with chalk prior to September 15; the applicant shall submit to the Planning Department for review and approval a parking management plan that includes placement of attendants and vehicular movement within the site. At no time shall vehicles be allowed to park along Cabrillo Highway or along areas of Verde Road where parking is prohibited.
27. Mitigation Measure 5: The applicant/property owner shall be responsible for ensuring that all visitors have left the premises within 30 minutes of the site activities' closing time.
28. Per LCP Policy 11.15(c)(2) (*Private Recreation and Visitor-Serving Facilities*), the property owner/applicant shall execute and record a deed restriction over the entire parcel and shall specify that: "Conversion of any portion of the commercial recreation facilities to a non-public, private, or member only use, or the implementation of any program to allow extended or exclusive use or occupancy of such facilities by an individual or limited group or segment of the public, shall require an amendment to the applicable permits." The applicant shall demonstrate compliance with this condition at least two (2) weeks prior to August 1, 2017.
29. The one bounce house shall be operated in compliance with the standards of the "Safe Inflatable Operators Training Organization" and/or other comparable best management practices for the safe operation of the bounce house.

30. The applicant shall comply with the Williamson Act contract, as amended by the Board of Supervisors on September 25, 2012. The contract allows for limited seasonal recreation uses, as listed in the contract. It should be noted that the contract does not permit the on-site sale of non-pre-packaged food.
31. During the recreation season, the applicant/property owner shall erect temporary fencing and signage to prevent public access to areas within 20 feet of the top of the creek bank. The signage shall contain verbiage directing the public to stay away from the Lobitos Creek. The signs and fence shall be self-anchored signs and shall minimize land disturbance.
32. Administrative annual reviews of PLN 2015-00084 shall occur prior to December 1 of each year of the permit to confirm that all conditions of approval have been met. The applicant shall pay the inspection fee per the San Mateo County Planning and Building Department fee schedule to cover staff costs to conduct the administrative reviews. If there are any significant compliance problems, these shall be reported to the Planning Commission.

Department of Public Works

33. All owners, employees, visitors and individuals otherwise associated with the property shall park on-site, or within the length of Verde Road approved by Cal-Fire and the Department of Public Works staff shown in Attachment J of the staff report. Parking along Verde Road shall accommodate a maximum of 58 parking spaces and maintain a minimum 20-foot wide paved road clearance. Applicant must discontinue use of on-street parking until Department of Public Works (DPW) requirements, including those listed below, have been met; otherwise, any on-street parking authorized by this permit will be void.

Prior to commencing any commercial recreation activities on the site, the applicant/property owner shall be required to: (1) submit a parking plan and traffic control plan to the Department of Public Works and (2) install on standard poles with temporary CA Manual on Uniform Traffic Control Devices (MUTCD) M26F "No Parking - Fire Lane" signs at 300-foot intervals along Verde Road, with the exception of the portion of road described above, subject to the approval of the DPW via an encroachment permit. The signage plan shall describe the location, type, color, size, and mounting of proposed signage to be located along Verde Road. The applicant/property owner is responsible for the cost of all improvements and long-term maintenance of improvements. Violation of parking restrictions, as confirmed by County staff, may result in the revocation of this permit. Temporary signs shall be removed by November 7.

The applicant/property owner shall monitor all parking associated with this project within the Verde Road right-of-way. The applicant/property owner shall coordinate with the Coastside Fire Protection District and the Department of Public Works to mark sections of Verde Road where parking is allowed, as well as the individual 58 parking spaces to promote efficient parking. As required by Condition No. 32, the applicant shall contact the County Sheriff's Office immediately if there are violations of the "No Parking" zones. Furthermore, as required by Condition No. 32, the applicant shall hire security guards and after-hour police/sheriff's officers to ensure that the "No Parking" zones are adequately enforced.

34. Prior to the start of operation, the applicant/property owner shall restrict parking on Verde Road by complying with the following requirements, subject to the approval of the Department of Public Works (non-compliance with this condition may result in the revocation of this permit):
- a. Prior to the start of operation each year, the applicant shall obtain a Special Events Road Closure/Encroachment Permit for Verde Road from the Department of Public Works and comply with all applicable requirements of the permit. The applicant shall submit a plan, subject to the Department of Public Works review and approval, to restrict parking within the closed-off section of Verde Road and ensure adequate pedestrian safety along Verde Road (no pedestrians are allowed on Cabrillo Highway). Issuance of the permit requires proof of authorization by the California Highway Patrol (CHP), the County Sheriff's Office, and Cal-Fire. The applicant shall pay the applicable fee to the Sheriff's Office for the adequate enforcement of the parking plan (hourly or bihourly passing checks and ticketing as necessary). For all weekends of the month of October, the applicant shall utilize a minimum of six (6) parking attendants to ensure adequate levels of enforcement. The Road Closure Permit will allow local traffic, parking of patrons along designated areas of Verde Road, and access by emergency vehicles. The applicant shall maintain a minimum road clearance of 20 feet for emergency vehicles at all times.
- b. At no time should street parking block driveways to properties or impede vehicles turning along Verde Road (i.e., at Lobitos Creek Cutoff). The applicant shall coordinate with a fire service representative to mark the limits of parking along Verde Road prior to October 1 of each year or commencement of venue operations, whichever is later.

Coastside Fire Protection District

35. Project must meet 2016 California Fire Code Sections 907.2.12, 907.2.12.1, 907.2.12.2, and 907.2.12.3, Special Amusement Parks. An automatic smoke detection system shall be provided in special amusement buildings in accordance with Sections 907.2.12.1 through 907.2.12.3.
36. The Haunted House must meet Appendix K Sections K101 through K103 of the 2016 California Fire Code and Coastside Fire District Ordinance #PI-011, Haunted Houses.
37. An approved automatic fire system meeting the requirements of NFPA-13 shall be required to be installed for use of the barn as a haunted barn. A fire sprinkler plan shall be received, reviewed, and approved by the Coastside Fire Protection District prior to the use of the haunted barn. Plans shall be submitted to the San Mateo County Building Inspection Section for review and approval by the Coastside Fire Protection District. The sprinkler system design shall be based on an at least Ordinary-Group 2 classification or higher classification based on stored commodity. Please provide information as to the commodity. Unobstructed fire sprinkler coverage shall extend to all areas in the occupancy. Any areas creating compartmentalization due to new walls shall have additional sprinkler heads installed to provide unobstructed coverage.
38. Along with the automatic fire sprinkler system, this project is required to install fire sprinkler hardware (Post Indicator Valve, Fire Department Connect, and Exterior Bell). Plans shall be submitted, reviewed, and approved by the Coastside Fire Protection District.

39. A Knox Box, Knox Key Switch, or Knox Padlock shall be installed to allow rapid response of emergency vehicles onto your property in case of a fire or medical emergency. For an application or further information, please contact the San Mateo County Fire Marshal's Office.
40. All buildings that have a street address shall have the number of that address on the building, mailbox, or other type of sign at the driveway entrance in such a manner that the number is easily and clearly visible from either direction of travel from the street. New residential buildings shall have internally illuminated address numbers contrasting with the background so as to be seen from the public way fronting the building. Residential address numbers shall be at least 6 feet above the finished surface of the driveway. An address sign shall be placed at each break of the road where deemed applicable by the Coastside Fire Protection District. Numerals shall be contrasting in color to their background and shall be no less than 4 inches in height, and have a minimum 1/2-inch stroke. Remote signage shall be a 6 inches x 18 inches green reflective metal sign.
41. Building plans shall include the proper exiting system (panic hardware and exit signs), including listing of hardware, as per the current California Building and Residential Codes. The system must be installed and inspected, prior to Coastside Fire Protection District final approval of a building permit.
42. All Occupancy Loads will be set by the San Mateo County Building Inspection Section and will be supported and enforced by the Coastside Fire Protection District. Any room having an occupant load of 50 or more, where fixed seats are not installed, and which is used for a classroom, assembly, or similar purpose, shall have the capacity of the room posted in a conspicuous place.
43. A fire alarm system shall be installed meeting California Fire and Building Codes and NFPA-72.
44. Portable fire extinguishers with a minimum rating of 2A-10BC are required to be placed throughout your project. Contact a licensed/certified fire extinguisher company for proper placement of the required extinguishers. Documentation is required on building plans at the building permit application stage. Proper installation is required prior to Coastside Fire Protection District final approval for the building permit.

Environmental Health Division

45. For all events where food or beverages are distributed to the public, Arata Farms must obtain timely permits from the Environmental Health Division Food Program and comply with the California Retail Food Code. Foods must be stored and distributed in accordance to the California Retail Food Code. It should be noted that the on-site sale of non-pre-packaged food is not permitted at this site. Potable water must be available in sufficient quantity for handwashing and food utensil washing. Lavatories for food/beverage handlers must be located within 200 feet of every food/beverage distribution site. Trash must be contained to as not becoming an attractive nuisance to vermin. Petting zoos shall have hand wash stations for patrons.
46. Applicant shall provide information on the proposed number of portable toilets and supporting documentation or calculations demonstrating the proposal is an adequate number of portable toilets for the commercial recreational activities. The applicant must identify the frequency (number of days in a year) of the limited events. The applicant

shall demonstrate that adequate potable water supply is available to patrons and employees.

Building Inspection Section

47. A building permit is required for the snack building and play set.



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

MEMORANDUM

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

DATE: October 22, 2020
TO: Agricultural Advisory Committee
FROM: Summer Burlison, Project Planner
SUBJECT: Renewal of a Planned Agricultural District Permit (PAD) and Coastal Development Permit (CDP) for seasonal commercial recreation activities at Arata Pumpkin Farm located at 185 Verde Road, San Gregorio. Owner/Applicant Chris Gounalakis; File No. PLN2015-00084

Thank you for your Committee's consideration on the subject item at your October 19, 2020 Agricultural Advisory Committee (AAC) meeting and recommendation to continue further consideration on the application and direct staff to conduct a detailed assessment of the property's compliance with its Williamson Act contract. Staff concurs with the AAC that a detailed assessment of the property's compliance with its Williamson Act contract is warranted and will report our findings to your Committee as soon as the assessment can be completed. However, in the interest of putting in place the permits needed for this season's commercial recreation activities, staff is recommending that the Planning Commission approve the requested renewal of the CDP and PAD permits at its October 28, 2020 meeting. The renewal will have no impact on staff's assessment of the property's Williamson Act contract compliance, which is a separate issue from the permit application for renewal going before the Planning Commission, and can be effectively addressed outside of the subject renewal permit process. Furthermore, a condition on the subject renewal is that the renewal permit beyond the current 2020 season shall only take effect if the Planning Commission: considers the Agricultural Advisory Committee's comments on the County's evaluation of this property's Williamson Act contract compliance; confirms that the commercial recreation activities conducted this season were carried out in compliance with the terms of this permit and all applicable County policies and regulations; and determines whether any modifications to the conditions, or any new conditions, are needed in order to achieve compliance.