

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

**DATE:** August 9, 2021

**TO:** Agricultural Advisory Committee

**FROM:** Tiare Pena, Project Planner; tpena@smcgov.org

**SUBJECT:** Consideration of an Agritourism Event starting on October 1, 2021 and ending on November 15, 2021, located at 12592 San Mateo Road in unincorporated Half Moon Bay (Repetto's Pumpkins).

County File Number: PLN 2021-00270 (Repetto/Togneri)

**PROPOSAL**

The applicant, Repetto, has applied for an Agritourism Event for the upcoming 2021 October pumpkin selling season, October 1, 2021 – November 15, 2021, at 12592 San Mateo Road, unincorporated Half Moon Bay (Repetto's Pumpkins). The proposed days and hours of operation are as follows: Daily from 9:00 a.m. to sunset. The proposed Event elements include a pumpkin patch, hay ride, and corn maze. Parking for the Event will occur in an existing open field on the 15-acre property. There will be 4-6 employees on the site. No changes are proposed from the previous year's Event operation.

**DECISION MAKER**

Community Development Director

**QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE**

1. Is the agritourism use compatible with the long-term agricultural uses of the land?
2. Will the agritourism operation have any adverse effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
2. What decision do you recommend the Community Development Director take with respect to this application?

Chronology:

<u>Date</u>	<u>Action</u>
October 2019	- Agritourism Event permit, PLN2019-00407, approved.
August 2020	- Subject Agritourism Event application submitted, PLN2020-00286.
September 14, 2020	- Agricultural Advisory Committee public meeting; meeting cancelled and item rescheduled.
October 19, 2020	- Agricultural Advisory Committee public meeting.
July 13, 2021	- Subject Agritourism Event application submitted, PLN2021-00270.
August 9, 2021	- Agricultural Advisory Committee public meeting.

*Will the project be visible from a public road?*

Yes, the project site is visible from San Mateo Road/Highway 92; however, the Event is secondary, and supplemental to ongoing agricultural use of the land, and as a seasonal event not uncharacteristic for the area.

*Will any habitat or vegetation need to be removed for the project?*

No.

*Is there prime soil on the project site?*

Yes, a majority of the parcel contains prime soils as illustrated in Attachment B.

## **DISCUSSION**

### **A. KEY ISSUES**

Planning staff has reviewed this application for conformance with the following Agritourism Guidelines and Performance Standards:

1. Temporary Seasonal Agritourism Uses and Activities
  - a. The Agritourism operation will not interfere with agricultural production on or adjacent to the lot.

In addition to operating a pumpkin patch and hayrides, the Event will include a corn maze.

2. Performance Standards for Seasonal Agritourism Uses and Activities

- a. Adequate on-site parking is provided including conformance with applicable provisions from Local Coastal Program Policy 10.22 (*Parking*) for adequate parking facilities to accommodate the temporary seasonal uses that are appropriate for the site's size, environmental sensitivity, and amount of land suitable for parking; and that are not visually prominent from public views.

Approximately 1 acre of the property will be designated for parking in association with the Event. The area for parking is a large open field in the western portion of the property, nearest the roadway; this area has been used in past years for parking during the annual pumpkin season Event at the property. While this parking area is visible from San Mateo Road/Highway 92, there will be no modifications made to the area to accommodate parking so that the designated area maintains a natural and rural setting complementary to the surrounding area.

- b. Any new signage will be temporarily established and maintained throughout the duration of the Agritourism event, as allowed pursuant to Local Coastal Program Policy 8.21 (*Commercial Signs*), will be simple and easy to read, and will not be brightly illuminated colored, rotating, reflective, blinking, flashing or moving signs, pennants, or streamers.

Temporary signage meeting these requirements, as provided in past years, will be erected for the seasonal operation.

- c. All Agritourism uses and activities shall meet the current standards for setbacks and buffers from watercourses, including creeks, and/or riparian vegetation.

All uses and activities associated with the Agritourism Event will be located on the front half of the lot, farthest away from nearby Pilarcitos creek and its natural habitat.

- d. On parcels under forty (40) acres in size, all agritourism elements shall be clustered and shall consume no more than one (1) gross acres (excluding hayrides or trains with rubberized wheels); parking is excluded from this acreage calculation.



**San Mateo County**

12331 San Mateo Road



0 0.07 0.14 Miles



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



This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.  
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# COUNTY OF SAN MATEO PLANNING AND BUILDING

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

## Application for Agritourism Event

Primary Permit #: PLN 2021-00270

### 1. Instructions

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

### 2. Project Information

Parcel/Lot Size:

056-321-020 15 acres

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

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

Use will be no more than 1 acre

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

Pumpkin patch, corn maze

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

Daily: 9 am to sunset

There will be approximately 4-6 employees

Please describe the agricultural uses on the land:

Ornamental flower grower, pumpkins, & corn

Applicant's Name: DAVID REPETTO

Address:

12331 San Mateo Road

Half Moon Bay, CA 94019



**3. Site Description**

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

Please describe any on-site eating establishments:  
None

**4. Qualification Requirements**

Please initial next to the category which qualifies your project for an agritourism use.  
DR Event will not occur for more than 45 days. Total acreage does not exceed two gross acres.  
DR Total acreage does not exceed one gross acre. DR Does not interfere with agricultural uses of the land.

**5. Williamson Act Contract**

Is the parcel currently under a Williamson Act Contract?  YES  NO  
If Yes, please provide contract number: \_\_\_\_\_

**6. Materials Required**

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

**7. Approval**

Planner: \_\_\_\_\_ Date: \_\_\_\_\_

**8. Processing**

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

**9. Signatures**

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

Owner's Signature (1): David Byrth  
Owner's Signature (2): \_\_\_\_\_  
Applicant's Signature: \_\_\_\_\_

Hwy 92

Pumpkin Patch

Pumpkin Patch

Parking

Hay Ride

Corn Maze

Cut Flowers  
Cut Flowers

Entrance

Entrance



