

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

DATE: September 13, 2021

TO: Agricultural Advisory Committee

FROM: Summer Burlison, Planning Staff, 650/363-1815

SUBJECT: STAFF UPDATE on the assessment of Williamson Act Compliance for the Arata Pumpkin Farm property located at 185 Verde Road in the unincorporated San Gregorio area of San Mateo County.

County File Number: PLN 2015-00084 (Gounalakis)

BACKGROUND

The Agricultural Advisory Committee (AAC) directed Planning staff at its October 19, 2020 meeting to conduct a detailed assessment on Williamson Act Compliance for the Arata Pumpkin Farm property located at 185 Verde Road in San Gregorio. The directive was made in conjunction with consideration of the renewal of a Planned Agricultural District Permit (PAD) and Coastal Development Permit (CDP) for seasonal commercial recreation activities on the property.

Report Prepared By: Summer Burlison, Project Planner

Owner/Applicant: Chris Gounalakis

Location: 185 Verde Road, San Gregorio

APN: 066-310-080

Size: 8.37 acres

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

General Plan Designation: Agriculture

Local Coastal Program Designation: Agriculture

Williamson Act: Contracted in 1967 (AP67-39) and amended in September 2012

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

KEY DISCUSSION

A. SITE INSPECTION

Planning staff conducted a site inspection of the property on May 11, 2021 to observe use of the property for agricultural crop production. The inspection was completed with the assistance of San Mateo County Agricultural/Weights and Measures staff. During the site visit, County staff observed recent pumpkin and corn plantings as well as maturing “Christmas” trees in the open field areas of the property, see photos in Attachment B. County staff conducted a follow-up site inspection of the property on June 24, 2021 and confirmed progress of the crops observed during the previous May 2021 inspection.

B. USE COMPATIBILITY

1. Agricultural Uses

Commercial agriculture on the property (i.e., crop production) is consistently and primarily comprised of corn and pumpkins grown on the property.

2. Existing Development

The property is developed with a single-family house, one barn, a snack bar, a play set, one office trailer, and two sheds. The applicant constructs a temporary hay maze and parking area for seasonal recreational use.

3. Determination of Compatibility

The amount of compatible and agricultural uses required by the Williamson Act Program (Program) are as follows:

The percentage of a parcel’s total area used for compatible uses on contracted lands cannot exceed the percentage used for agricultural uses and the portion of the parcel used for compatible uses cannot exceed 25% of the parcel size.

Building and structures used to support the agricultural use, unpaved roads, farm labor housing, and underground utilities are excluded from this calculation.

Maximum Allowance of Compatible Uses Calculation	
Parcel Size	8.37 acres
Agricultural Uses – <i>corn, pumpkins, trees</i>	5 acres (approximate) (60% of parcel)
Compatible Uses* – <i>developed area, parking,</i>	1.32 acres (16% of parcel)

<i>hay maze and play set/jumper</i>	
*These uses have been determined compatible as amended by the Board of Supervisors in 2012.	

C. INCOME REQUIREMENT VERIFICATION

Property owners must demonstrate that in the three of the five immediately preceding years, the contracted parcel has met the following minimum annual gross income requirements resulting from the commercial sale of the agricultural commodity. Income requirements must then be met for the duration of the contract. For parcels less than 40 acres in size, the minimum annual gross crop income requirement is \$10,000. Staff requires owners submit copies of Federal Tax Return Schedule F for review and verification; this information is held confidential.

To date, County staff has not received legible copies of Federal Tax Return Schedule F from the property owner in order to complete verification that the minimum income requirements for crop production, stated above, are met. Absent of the required documentation and pursuant to Uniform Rule 4, Section B (Non-Renewal) of the County’s Land Conservation (Williamson) Act Uniform Rules and Procedures, the County is forced to initiate the contract non-renewal process for the property.

D. STAFF EVALUATION

Based on staff’s assessment described above, the property complies with the Williamson Act requirements for compatibility of uses; however, to-date has failed to provide legible copies of the required documentation for staff’s verification of crop income compliance. Therefore, staff will seek to initiate the contract non-renewal process for the property pursuant to Uniform Rule 4, Section B (Non-Renewal) of the San Mateo County Land Conservation (Williamson) Act Uniform Rules and Procedures.

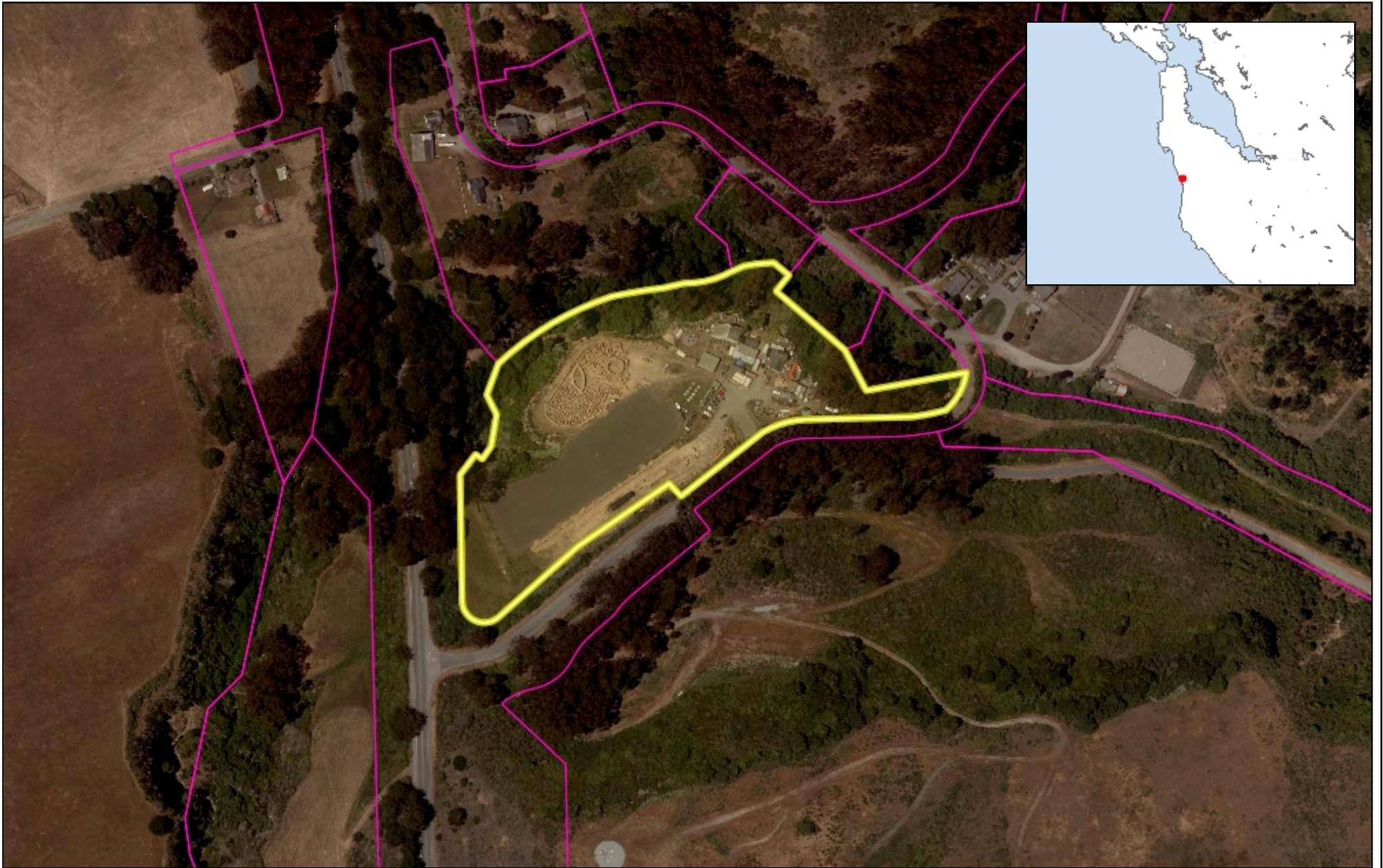
ATTACHMENTS

- A. Vicinity Map
- B. Site Photos, May 11, 2021
- C. Agricultural Advisory Committee Staff Report, October 19, 2020
- D. Planning Commission Decision Letter, November 20, 2020




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B

County Site Inspection

May 11, 2021











County Site Inspection

June 24, 2021











COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

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

DATE: October 19, 2020

TO: Agricultural Advisory Committee

FROM: Summer Burlison, Planning Staff, 650/363-1815

SUBJECT: Consideration of a renewal 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 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.

County File Number: PLN 2015-00084 (Gounalakis)

PROPOSAL

(This item was originally scheduled for the September 14, 2020 Agricultural Advisory Committee meeting; however, that meeting was cancelled)

The applicant proposes to renew the Planned Agricultural District Permit and Coastal Development Permit to continue seasonal commercial recreation activities for the 2020 – 2025 fall/winter season (5-year permit). The seasonal commercial recreation activities at the Arata Farm property are proposed to take place between August 1 and November 1 for five years, with no use or activity changes from the previous 2017 approved Planning Agricultural District Permit and Coastal Development Permit. Continued commercial recreation activities would be limited to a hay maze, a haunted barn, a play set/jumper, a petting zoo, pony rides, train rides, a snack bar, food truck, and associated parking spaces.

During the seasonal recreation period, approximately 62% of the property remains in permanent agriculture. During the remaining nine (9) months of the year, the entire property (with the exception of the developed area and the play set/jumper area) is used for agricultural production, with seedling/starter plants (non-soil dependent) and agricultural storage in areas used for parking and crop production in all other areas. Crops to be grown are fava beans, pumpkins, corn, bell beans, and Stone Pine Christmas trees. As shown in Table 2, crops are to be grown in six zones, Zone A through F, on the property.

Table 2 Crop Production By Zone, see Attachment C for Zones						
	A	B	C	D	E	F
November	Christmas Trees	Fallow/Cover Crop				
December						
January						
February						
March						
April		Peas*/ Stone Pines*/ Fava Beans/ Christmas Trees	Fava Beans	Corn/ Pumpkins	Stone Pines	Seedlings/ Starter Plants
May						
June						
July						
August						
September		Harvest/Sales				None (Parking)
October						
*Entire zone planted, excluding areas of the hay maze and parking for month of August.						

Previously (2017) permitted hours 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.

No changes are proposed under the subject renewal.

Previously (2017) permitted hours of operation: 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.

No changes are proposed under the subject renewal.

DECISION MAKER

Planning Commission

QUESTIONS FOR THE AGRICULTURAL ADVISORY COMMITTEE

Regarding the Planned Agricultural District Permit and Coastal Development Permit:

1. Will the proposal have any negative effect on surrounding agricultural uses? If so, can any conditions of approval be recommended to minimize any such impact?
2. What position do you recommend that the Planning Department staff take with respect to the application for this project?

BACKGROUND

Report Prepared By: Summer Burlison, Project Planner

Owner/Applicant: Chris Gounalakis

Location: 185 Verde Road, San Gregorio

APN: 066-310-080

Size: 8.37 acres

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

General Plan Designation: Agriculture

Local Coastal Program Designation: Agriculture

Williamson Act: Contracted in 1967 (AP67-39) and amended in September 2012

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

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, is developed 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 1,500 sq. ft. single-family residence, three barns (1,800 sq. ft., 500 sq. ft. and 300 sq. ft.), and a 900 sq. ft. 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/activities with no changes or expansion of uses.

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 the benefit of permits to include seasonal commercial recreation activities during the months of May through October.
- 2009 - Complaint filed to 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 Coastal Commission; no action is taken by the 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 Coastal Commission; no action is taken by the Coastal Commission.
- May 11, 2015 - Agricultural Advisory Committee meeting to review proposed activities for 2015 (PLN2015-00084). Item continued to June 8, 2015.
- June 8, 2015 - AAC reviewed the item and made no recommendation on the development project. The requested minimum parcel size exception was heard by the Agricultural Advisory Committee and received one recommendation of denial by the AAC and one recommendation of approval by the Agricultural Commissioner.
- July 22, 2015 - Planning Commission approved 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 permits.
- April 10, 2017 - 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 extended 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 annual administrative review and inspection per permit condition of approval.
- August 2018 - Planning staff completed annual administrative review and inspection per permit condition of approval.
- August 2019 - Planning staff completed annual administrative review and inspection per permit condition of approval.
- February 5, 2020 - Application submitted to San Mateo County Planning for renewal of permits for seasonal recreational uses at the property; no changes from last approval proposed; however, the applicant requests a 5-year permit.
- September 14, 2020 - AAC public meeting; meeting cancelled and item rescheduled.
- October 19, 2020 - AAC public meeting.

Will the project be visible from a public road?

The western edge of the property runs along Cabrillo Highway, a portion that is designated as a State scenic corridor. As proposed, the western portion of the property would remain in agricultural production (i.e., corn and pumpkin fields). The “castle,” metal gorilla, and “arena” seen in the past will not be installed on the property as part of this project.

The temporary hay maze structure and other commercial recreation uses are located on the eastern half of the property and would be somewhat visible from Cabrillo Highway. The applicant proposes to construct a main portion of the maze in areas of non-prime soil south of Lobitos Creek and immediately adjacent to developed areas of the property (see Map of Prime Soil and Seasonal Commercial Recreation Activities included as Attachment C). In this location, the hay maze would cover a smaller area of prime soils

and would be located further and be less visible from Cabrillo Highway. Also, the pony ride will continue to be located in the developed areas of the property. In the past, the applicant had constructed a “castle” and “arena” and located a train ride on prime soils. These elements continue to not be included in this proposal.

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

The hay maze will continue to be located temporarily in areas used for agriculture and will not result in the removal of vegetation. The proposed parking area is not located on prime soils and will not result in the removal of vegetation. The starter plants that are located in the parking area are not soil-dependent, instead they are container-based.

Is there prime soil on the project site?

As shown in Attachment B, a majority of the site is characterized by prime soils, consisting of Class II (TuB – Tunitas clay loam, gently sloping) and Class IV Cld2 (Sandy Loam, moderately steep). Areas of prime soils are largely occupied by agricultural uses, with the exception of developed areas and a small portion that will be occupied by parking and a section of the hay maze during the recreational season.

Remaining areas consist of Class VII (Ma – Mixed alluvial), areas considered “lands suitable for agriculture.” These areas are largely occupied by agricultural uses (mostly container-based, non-soil dependent agriculture), with the exception of developed areas and areas occupied by parking and the hay maze during the recreational season.

KEY ISSUES

Planning staff has reviewed this proposal and presents the following key issues for the Agricultural Advisory Committee’s consideration:

1. Compliance with Planned Agricultural District (PAD) Regulations

In order to approve and issue a PAD Permit renewal, the project must comply with the substantive criteria for the issuance of a PAD Permit, as applicable and as delineated in Section 6355 of the Zoning Regulations. As proposed and to be conditioned, the proposal complies with the following applicable policies. Further discussion can be found under Compliance with Local Coastal Program Agriculture Component Policies in Section 2, below.

- a) The encroachment of all development upon land which is suitable for agricultural uses and other lands shall be minimized.
- b) All development permitted on a site shall be clustered.
- c) Development shall be located, sited and designed to carefully fit its environment so that its presence is subordinate to the pre-existing character

of the site and its surrounding is maintained to the maximum extent practicable.

- d) Small, separate parking areas are preferred to single large parking lots.
- e) No use, development or alteration shall substantially detract from the scenic and visual quality of the County; or substantially detract from the natural characteristics of existing major watercourses, established and mature trees and other woody vegetation, dominant vegetative communities or primary wildlife habitats.
- f) No off-premises outdoor advertising shall be permitted. Other permitted signs shall be carefully designed to harmonize with the scenic qualities of scenic corridors.
- g) Where possible, structural uses shall be located away from prime agricultural soils.

2. Compliance with Agriculture Component Policies of the Local Coastal Program (LCP)

Prime Agricultural Lands

LCP Policy 5.5 (*Permitted Uses on Prime Agricultural Lands*) permits agricultural and agriculturally related development on prime agricultural lands; non-residential development customarily considered accessory to agricultural uses including barns, storage/equipment sheds, stables for farm animals, water wells, and water storage tanks; and temporary road stands for seasonal sale of produce grown in San Mateo County, among other uses.

For areas of prime soils, the continued operation involves the following: (1) the use of the existing barn and the location of the petting zoo, the pony ride, food truck, snack stand, and train ride are within the developed area for commercial recreation use, (2) the temporary construction of a portion of the hay maze, and (3) location of temporary parking adjoining developed areas of the property. The following is a discussion of each project component and policy compliance:

- a) Use of Barn and the Location of Petting Zoo, Pony Ride and Train Ride within Developed Area for Commercial Recreation Use: These uses within the existing developed areas of prime soils are consistent with Policy 5.5 since the proposal clusters development in an area where existing development prevents the use of prime soil for agricultural production.
- b) Temporary Construction of a Portion of the Hay Maze: The area of prime soil that is occupied temporarily by a portion of the hay maze (approximately 5,600 sq. ft.) has been used as an entrance to the property since at least

2005. The continued use significantly reduces the acreage of prime soil used for the hay maze by approximately 35% over the 2011 hay maze location. The hay maze is a temporary structure used from July 1 to November 1 and would not deplete the productivity of the soil. At the end of the Halloween/Pumpkin Season on November 1, operation of the hay maze ends. Within 30 days, the applicant will be required to deconstruct the hay maze. In the past, the applicant has stacked the hay in clusters not on prime soils and in areas minimally visible from Highway 1.

- c) Location of Temporary Parking Adjoining the Developed Area: Temporary parking to support commercial recreation use would be located in areas used in the past for parking. These areas directly adjoin developed areas and are located at the entrance of the property. While leaks from automobiles likely have depleted the productivity of the soil, the applicant continues to use the area for container-based, non-soil dependent agricultural uses.

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 agriculture and non-soil dependent agricultural uses such as greenhouses and nurseries. The policy also conditionally permits commercial recreation including country inns, stables, riding academies, campgrounds, rod and gun clubs, and private beaches. In these areas, the continued operation involves the following: (1) maintenance of a play set; (2) construction of a hay maze; and (3) location of temporary parking to support commercial recreation uses. These commercial recreation uses are permitted with the approval of a Planned Agricultural District (PAD) Permit.

3. Compliance with the Williamson Act

The property has been in a Williamson Act contract (AP67-39) since 1967. The contract was amended in September 2012 (PLN 2012-00178) to allow for the proposed commercial recreation uses and reads as such”

During the term of this Agreement [Williamson Act Contract] the above described land shall not be used for any purpose, other than the production of agricultural commodities for commercial purposes and certain compatible uses of the underlying land use designation and zoning of the parcel and subject to applicable permits, as follows: structures that are directly related to and compatible with agricultural use; residence buildings for such individuals as may be engaged in the management of said land, and their families; and agriculturally related seasonal visitor-serving uses such as pony rides, hay rides, a farm animal petting zoo, a children’s play area (including up to two inflatable play structures), a seasonally decorated barn, a farm-themed children’s train ride, and a hay bale

maze, provided, however, that for all such seasonal visitor-serving uses the Owner will secure, at Owner's expense, private or public agency traffic safety services satisfactory to the Community Development Director, and further provided that no food shall be prepared on site for sale to visitors. Regardless of the applicability of permit requirements, any seasonal installation of compatible use structures and other materials on the parcel is subject to the timely approval by the Community Development Director of a site plan to ensure that annual agricultural productivity of the parcel is not substantially affected by seasonal activities. Nothing in this Agreement shall prohibit the use of the property as a farm education center pursuant to necessary permits issued by the County so long as the farm continues to be dedicated to the production of agricultural commodities for commercial purposes.

The uses proposed are compliant with the compatible uses outlined in the Williamson Act contract.

Williamson Act Program Eligibility Requirements

Review of minimum eligibility requirements include Assessor's Office Agricultural Preserve Questionnaires and documents submitted by the owner. Crop income is held confidential; review of this criterion is identified only as "Completed."

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
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. 			

Agricultural Uses

Commercial agriculture includes 3.77 acres for permanent agriculture. Peas, fava beans, corn, stone pines, pumpkins, and seedlings are grown on the property.

Existing Development

The property is developed with a single-family house, one barn, a snack bar, a play set, one office trailer, and two sheds. The applicant constructs a temporary hay maze and parking area for seasonal recreational use.

Determination of Compatibility

The landowner has submitted the requested supplemental documentation in order to calculate the compatible and agricultural uses required by the Williamson Act Program (Program).

The percentage of a parcel's total area used for compatible uses on contracted lands cannot exceed the percentage used for agricultural uses and the portion of the parcel used for compatible uses cannot exceed 25% of the parcel size.

Building and structures used to support the agricultural use, unpaved roads, farm labor housing, and underground utilities are excluded from this calculation.

Maximum Allowance of Compatible Uses Calculation

8.37-Acre Parcel:

Agricultural uses: 5.23 acres (62% of parcel) of peas, stone pine trees, fava beans, corn, pumpkins, and seedlings.

Compatible uses: 1.32 acres (16% of parcel) of developed area, parking, hay maze and play set/jumper.

These uses have been determined compatible as amended by the Board in 2012.

Staff Evaluation

Based on the information submitted by the landowner, the property complies with the Williamson Act requirements for crop income and compatibility of uses. In 2015, an exception to the minimum parcel size was reviewed and granted. No changes to the size of the parcel are proposed. The contracted area is otherwise in compliance with the minimum eligibility requirements.

ATTACHMENTS

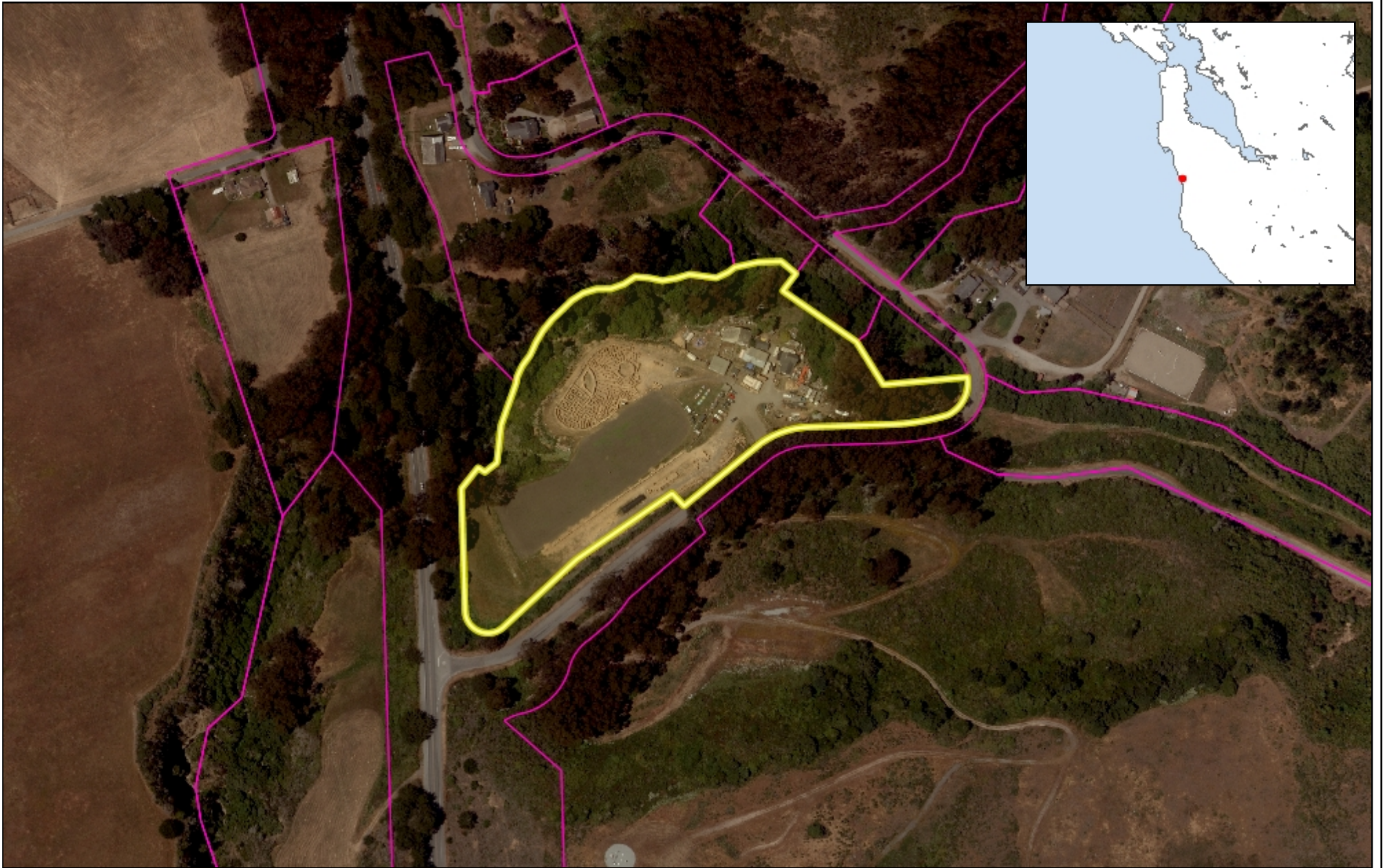
- A. Vicinity Map
- B. Prime Soils Map
- C. Agricultural Activities Site Plan 2020
- D. Seasonal Commercial Recreation Activities Site Plan 2020

- E. Previously Approved Agricultural Activities Site Plan 2017
- F. Previously Approved Seasonal Commercial Recreation Activities Site Plan 2017
- G. Previously Approved 2017 PAD and CDP conditions of approval




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT A



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

1:4,514 

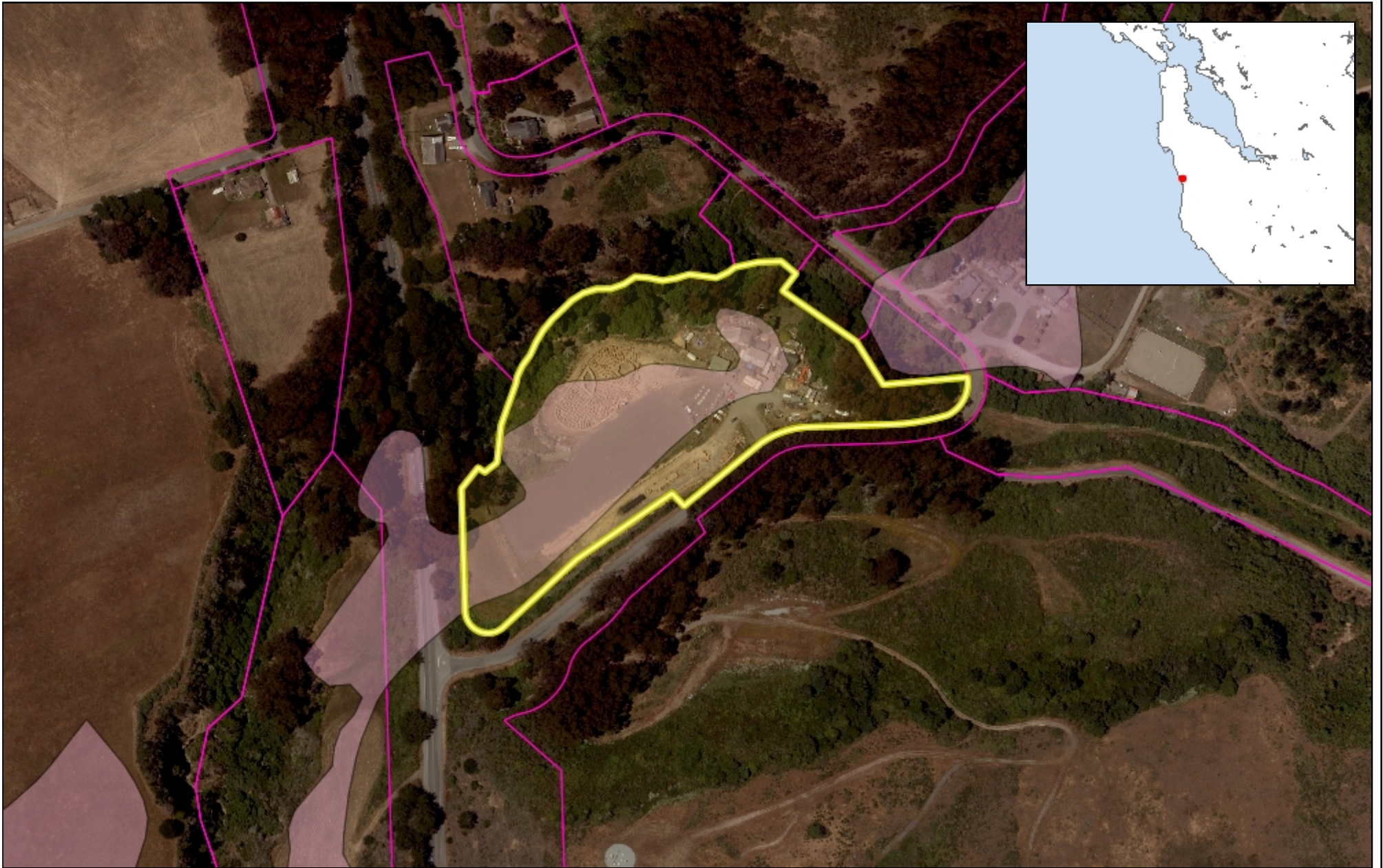
This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

THIS MAP IS NOT TO BE USED FOR NAVIGATION




COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT B



0.14 0 0.07 0.14 Miles

WGS_1984_Web_Mercator_Auxiliary_Sphere
© Latitude Geographics Group Ltd.

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.

THIS MAP IS NOT TO BE USED FOR NAVIGATION



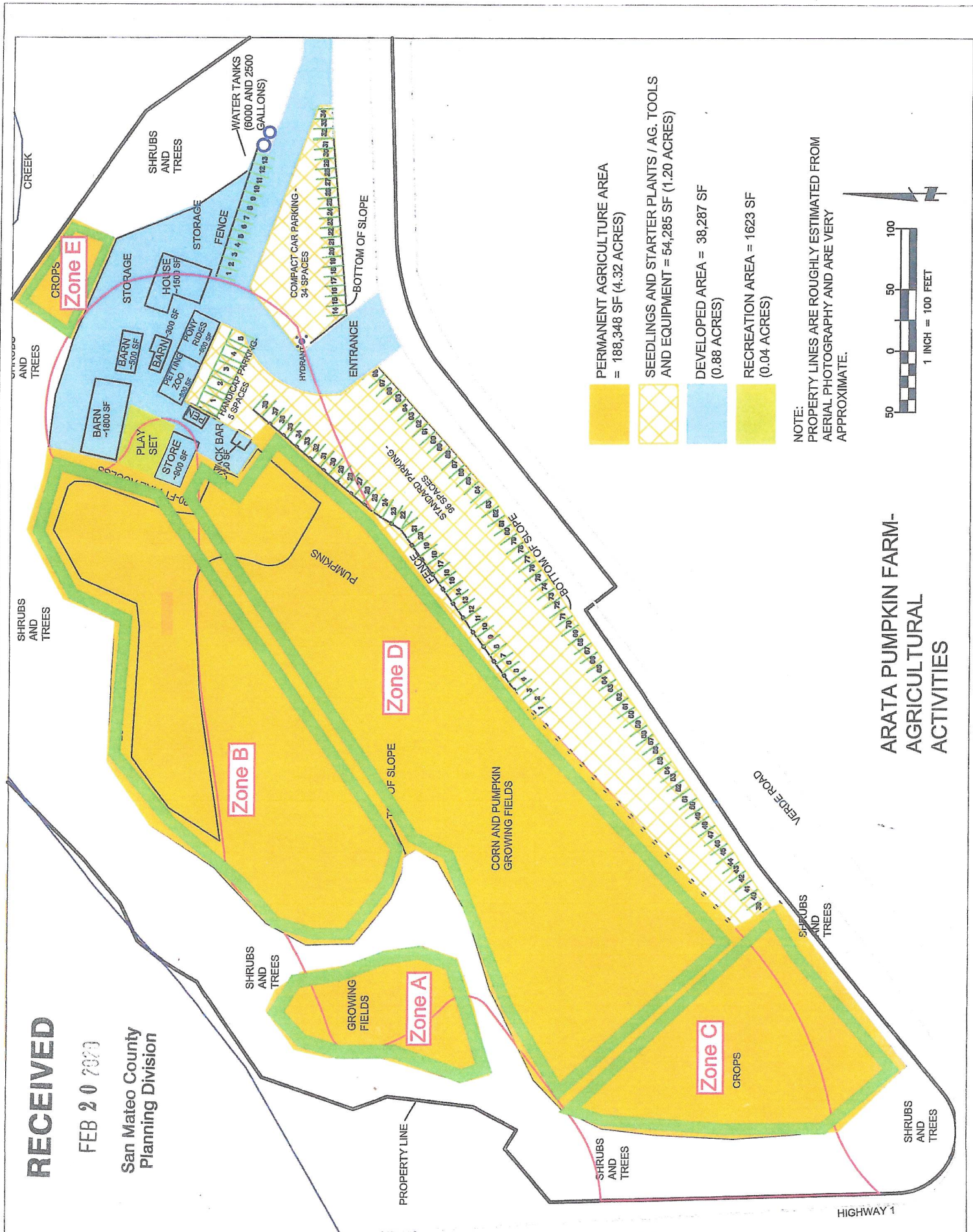
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT C

RECEIVED

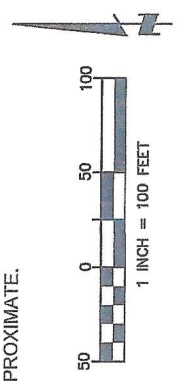
FEB 20 2020

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



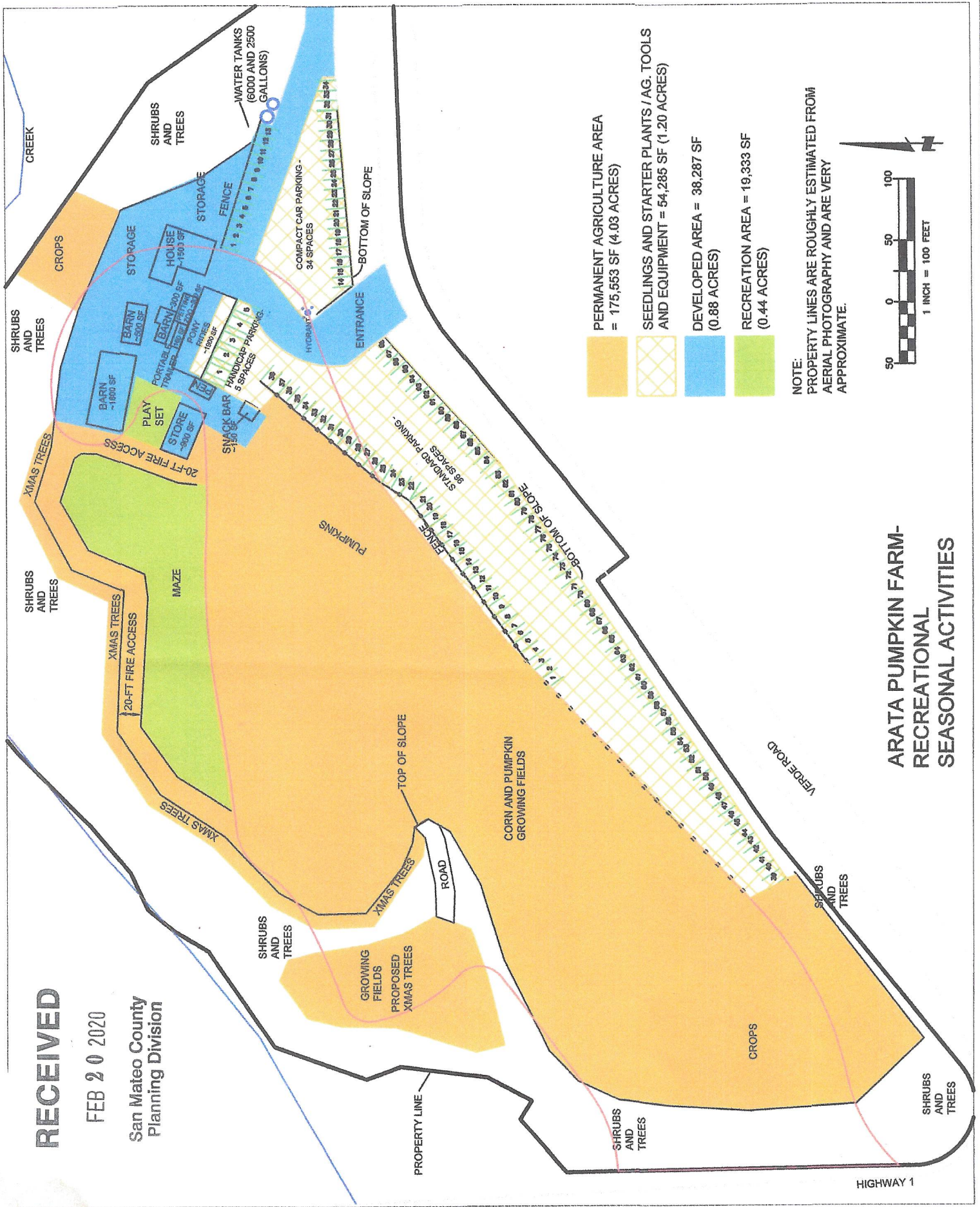
COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT D

RECEIVED

FEB 20 2020

San Mateo County
Planning Division





COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

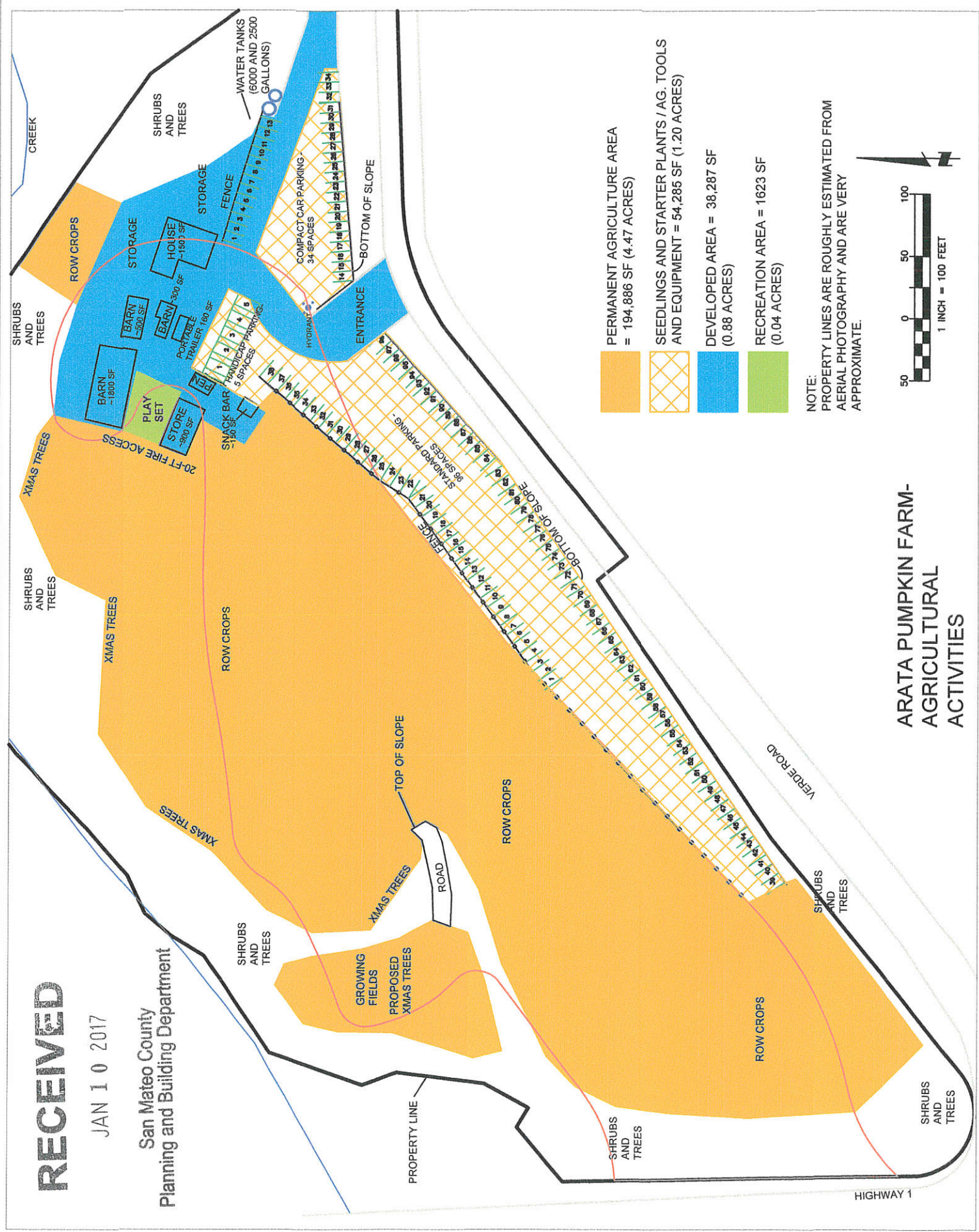
ATTACHMENT E

PLN2015-00084

RECEIVED

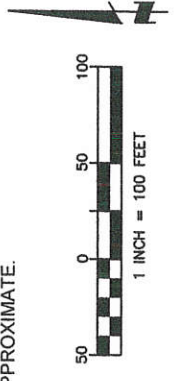
JAN 10 2017

San Mateo County
Planning and Building Department



- PERMANENT AGRICULTURE AREA
= 194,886 SF (4.47 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

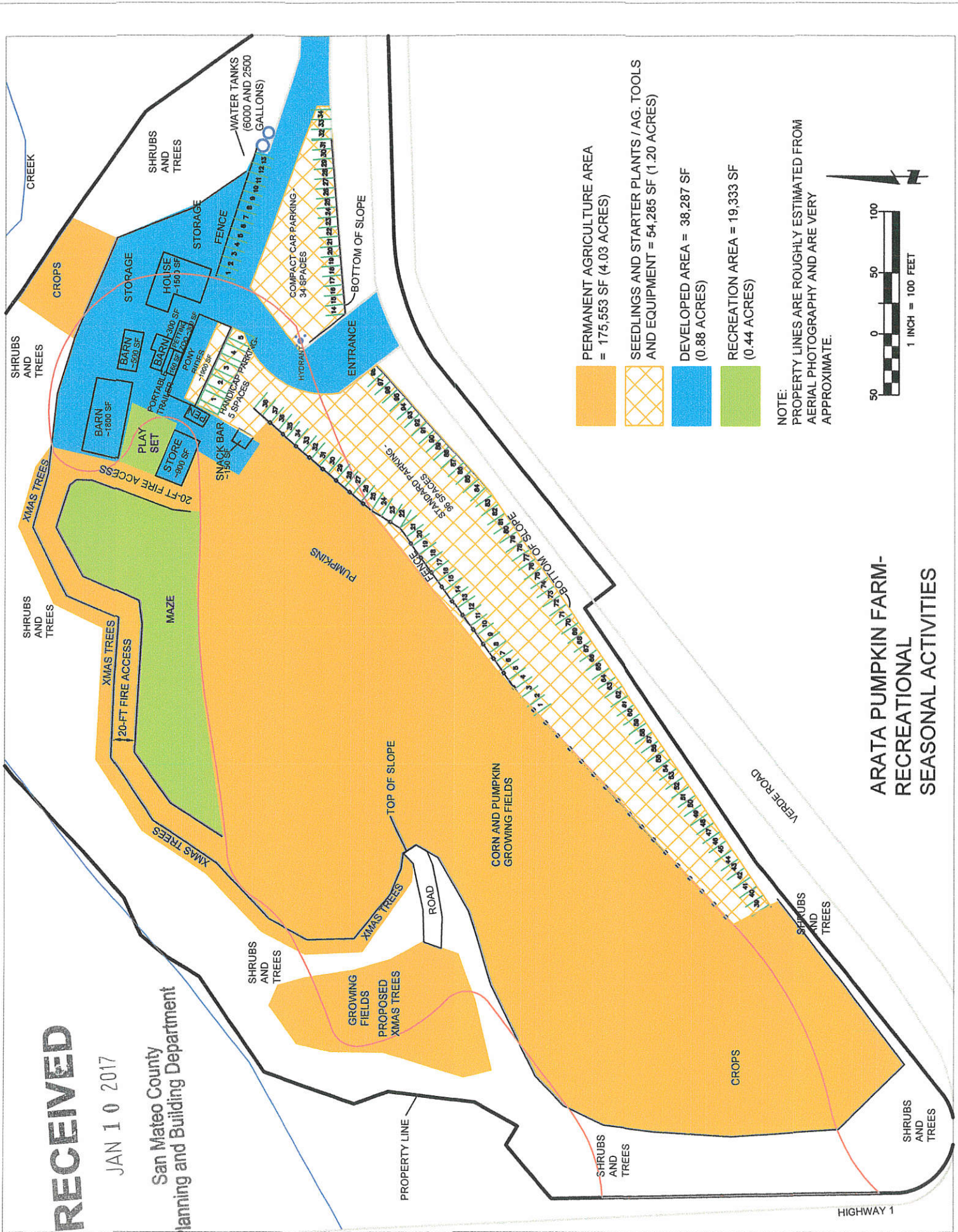
ATTACHMENT F

PLN2015-00084

RECEIVED

JAN 10 2017

San Mateo County
Planning and Building Department



**ARATA PUMPKIN FARM-
RECREATIONAL
SEASONAL ACTIVITIES**



COUNTY OF SAN MATEO - PLANNING AND BUILDING DEPARTMENT

ATTACHMENT G

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 D

November 20, 2020

Chris Gounalakis
185 Verde Road
Half Moon Bay, CA 94019

Subject: **LETTER OF DECISION**
File Number: PLN2015-00084
Location: 185 Verde Road, San Gregorio
APN: 066-310-080

On October 28, 2020 the San Mateo County Planning Commission considered 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.

Based on information provided by staff and evidence presented at the hearing the Planning Commission approved renewal of the Planned Agricultural District Permit and Coastal Development Permit, PLN 2015-00084, by making the required findings and adopting the revised 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 November 11, 2020.**

The approval of this project is 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.



Page 2

Please direct any questions regarding this matter to Project Planner Summer Burlison at sburlison@smcgov.org.

To provide feedback, please visit the Department's Customer Survey at the following link: <http://planning.smcgov.org/survey>.

Sincerely,

A handwritten signature in blue ink, appearing to read "Janneth Lujan".

Janneth Lujan
Planning Commission Secretary

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

County of San Mateo
Planning and Building Department

FINDINGS AND CONDITIONS OF APPROVAL

Permit or Project File Number: PLN 2015-00084

Hearing Date: October 28, 2020

Prepared By: Summer Burlison,
Project Planner

Adopted By: Planning Commission

FINDINGS

Regarding the Environmental Review, Found:

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, 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 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, 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 (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.

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					Seedlings/ Starter Plants None (Parking) None (Parking)
December							
January							
February							
March							
April		Peas*/	Fava Beans	Corn/ Pumpkins*	Christmas Trees		
May		Fava Beans/ Christmas Trees					
June		Harvest/Sales	None (Parking)				
July							
August							
September		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 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.

33. All exterior lighting shall be designed and located so as to confine direct rays to the subject property and prevent glare in the surrounding area. The applicant shall submit for review and approval a lighting plan and manufacturer “cut sheets” for all site lighting associated with the commercial recreation activity; all site lighting shall be ‘dark sky compliant’.

Department of Public Works

34. 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.

35. 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

36. 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.
37. 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.
38. 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.

39. 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.
40. 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.
41. 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.
42. 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.
43. 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.
44. A fire alarm system shall be installed meeting California Fire and Building Codes and NFPA-72.
45. 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

46. 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.
47. 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

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

SSB:cmc – SSBEE0405_WCU.DOCX