



## County of San Mateo Planning & Building Department Agricultural Advisory Committee

John Vars  
Koren Widdel  
Jess Brown  
Jim Howard

Frank McPherson  
Judith Humburg  
Lauren Silberman  
Ryan Casey

James Oku  
Peter Marchi  
Natalie Sare  
Fred Crowder

Jonathan Winslow  
Summer Burlison

County Office Building  
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Redwood City, California 94063  
650/363-1825  
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### Regular Meeting \*\*BY VIDEOCONFERENCE ONLY\*\*

**Date:** Monday, November 14, 2022

**Time:** 7:00 p.m. to 9:00 p.m.

**Place:** Virtual Meeting

<https://smcgov.zoom.us/j/94886844741>

#### **\* PUBLIC PARTICIPATION**

##### **Written Comments:**

Members of the public may provide written comments by email to [SBurlison@smcgov.org](mailto:SBurlison@smcgov.org) and should include the specific agenda item on which you are commenting, or note that your comment concerns an item that is not on the agenda.

The length of the emailed comment should be commensurate with the 5 minutes customarily allowed for verbal comments, which is approximately 300-400 words. To ensure your comment is received and read into the record for the appropriate agenda item, please submit your comments no later than 5:00 p.m. the day before the meeting. The County will make every effort to read emails received after that time, but cannot guarantee such emails will be read into the record. Any emails received after the deadline which are not read into the record will be provided to the Committee after the meeting and become part of the administrative record.

Individuals who require special assistance or a disability-related modification or accommodation to participate in this meeting, or who have a disability and wish to request an alternative format for the agenda, meeting notice, agenda packet, or other writings that may be distributed at the meeting should contact Summer Burlison, the Planning Liaison, by 10:00 a.m. on the Friday before the meeting at [SBurlison@smcgov.org](mailto:SBurlison@smcgov.org). Notification in advance of the meeting will enable the County to make reasonable arrangements to ensure accessibility to this meeting, the materials related to it, and your ability to comment.

##### **Virtual Meeting/Spoken Comments**

Spoke public comments will be accepted during the meeting through Zoom. **Please read the following instructions carefully:**

1. The November 14, 2022 Agricultural Advisory meeting may be accessed through Zoom online at <https://smcgov.zoom.us/j/94886844741>. The **meeting ID is 948 8684 4741**. The meeting may also be accessed via telephone by dialing +1 669-900-6833 (Local). Enter the meeting ID: **948 8684 4741** then press #. (To find your local number: <http://smcgov.zoom.us/u/admSDqceDg>).

2. You may download the Zoom client or connect to the meeting using an internet browser. If using your browser, make sure you are using a current, up to date browser: Chrome 30+, Firefox 27+, Microsoft Edge 12+, Safari 7+. Certain functionalities may be disabled in older browsers including internet explorer.
3. You may be asked to enter an email address and name. We request that you identify yourself by name as this will be visible online and will be used to notify you that it is your turn to speak.
4. When the Committee calls for the item on which you wish to speak, click on “raise hand” or \*9 if calling in on a phone. The Secretary will activate and unmute speakers in turn. Speakers will be notified shortly before they are called to speak.
5. When called, please limit your remarks to the time limit allotted.

**MATERIALS PRESENTED FOR THE MEETING:**

Applicants and members of the public are encouraged to submit materials to the Agricultural Advisory Committee. All materials (including but not limited to models and pictures) submitted on any item on the agenda are considered part of the administrative record for that item and must be retained by the Committee Secretary. If you wish to retain the original of an item, a legible copy must be left with the Committee Secretary.

**AGENDAS AND STAFF REPORTS ONLINE:**

To view the agenda, please visit our website at <https://planning.smcgov.org/agricultural-advisory-committee>. Staff reports will be available on the website one week prior to the meeting. For further information on any item listed below please contact the corresponding Project Planner indicated.

**CORRESPONDENCE TO THE COMMITTEE:**

Summer Burlison, Interim Agricultural Advisory Committee Liaison  
455 County Center, 2<sup>nd</sup> Floor  
Redwood City, CA 94062  
Email: [SBurlison@smcgov.org](mailto:SBurlison@smcgov.org)

**NEXT MEETING:**

The next regularly scheduled Agricultural Advisory Committee meeting is on December 12, 2022.

**AGENDA**  
**7:00 p.m.**

1. **Call to Order**
  2. **Member Roll Call**
  3. **Adopt a Resolution** that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees.
  4. **Oral Communications** to allow the public to address the Committee on any matter not on the agenda. If your subject is not on the agenda, the Chair will recognize you at this time.
  5. **Committee Member Update(s) and/or Questions** to allow Committee Members to share news and/or concerns for items not on the agenda.
  6. **Committee Discussion and Update** on next action steps for market development for San Mateo County's agricultural production and potential.
  7. **Officer Elections** for chair and vice chair. This is a continuation from the October 17, 2022 meeting. *(These positions are required to be filled by farmers.)*
  8. **Community Development Director's Report**
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**Regular Agenda**

9. **Committee Review of (AAC) Subcommittee Meeting Notes on Agritourism Guidelines.** Topics to be focused on at the meeting will be the Subcommittee Meeting Notes as provided in the accompanying Discussion Guide on: Length/Frequency of Agritourism Uses and Farm Dinners.
  10. **Adjournment**
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## ROLL SHEET – November 14, 2022

Agricultural Advisory Committee Attendance 2021-2022

	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	July	Aug	Sept	Oct	Nov	Dec
<b>VOTING MEMBERS</b>														
Judith Humburg Public Member		X	X	X	X	X	X	X	X	X	X			
James Oku Farmer				X	X	X	X	X	X	X	X	X		
Natalie Sare Farmer	X		X	X	X	X		X		X	X	X		
Vacant Position** Farmer, Vice-Chair	X	X	X	X	X		X	X		X	X			
Jonathan Winslow Public Member				X	X	X	X	X	X	X	X			
John Vars Farmer, Chair	X	X	X	X	X	X	X	X	X	X	X	X		
Vacant Position** Farmer	X	X	X	X	X	X	X		X	X				
Peter Marchi Farmer	X	X	X	X	X	X	X	X	X	X	X	X		
Ryan Casey Farmer				X	X	X	X	X	X	X	X	X		
Fred Crowder Conservationist				X	X	X		X	X	X	X			
Lauren Silberman Ag Business	X	X	X	X	X	X	X		X	X		X		
Natural Resource Conservation Staff Jim Howard														
San Mateo County Agricultural Commissioner Koren Widdel	X	X	X	X	X	X	X	X	X	X	X			
Farm Bureau Executive Director Jess Brown	X	X	X			X	X	X	X	X	X			
San Mateo County Planning Staff Summer Burlison	X	X	X	X	X	X	X	X	X	X	X	X		
UC Co-Op Extension Representative Frank McPherson														

**X: Present**

**Blank Space: Absent or Excused**

**Grey Color: No Meeting**

**\* Special Meeting**

**\*\*Position vacant as of Nov 2022**



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

**ITEM**

**3**

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

**DATE:** November 4, 2022

**To:** Agricultural Advisory Committee  
**From:** Summer Burlison, Planning Liaison  
**Subject:** Resolution to make findings allowing continued remote meetings under Brown Act

**RECOMMENDATION:**

Adopt a resolution finding that, as a result of the continuing COVID-19 pandemic state of emergency, in person meetings of the Agricultural Advisory Committee would present imminent risks to the health or safety of attendees.

**DISCUSSION:**

On October 18, 2022, the County of San Mateo Board of Supervisors adopted a Resolution finding that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees. The Board's adopted resolution invokes the provisions of recently enacted state legislation (AB 361) to continue teleconferencing for meetings, and strongly encourages other County legislative bodies to make similar findings and continue meeting remotely through teleconferencing.

As encouraged by the Board of Supervisors, and for the reasons set forth in the proposed resolution, we recommend that your Committee similarly avail itself of the provisions of AB 361 allowing continuation of remote meetings by adopting findings to the effect that conducting in-person meetings would present an imminent risk to the health and safety of attendees. A resolution to that effect, and directing staff to return each 30 days with the opportunity to renew such findings, is attached hereto.

If the resolution is not adopted, the Committee must meet in person, effective as of November 14, 2022.

**ATTACHMENTS:**

A. Resolution (No. 14) for Adoption

## RESOLUTION NO. (14)

### RESOLUTION FINDING THAT, AS A RESULT OF THE CONTINUING COVID-19 PANDEMIC STATE OF EMERGENCY, IN PERSON MEETINGS OF THE AGRICULTURAL ADVISORY COMMITTEE WOULD PRESENT IMMINENT RISKS TO THE HEALTH OR SAFETY OF ATTENDEES

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**RESOLVED**, by the Agricultural Advisory Committee of the County of San Mateo, State of California, that

**WHEREAS**, on March 4, 2020, pursuant to section 8550, *et seq.*, of the California Government Code, Governor Newsom proclaimed a state of emergency related to the COVID-19 novel coronavirus and, subsequently, the County of San Mateo Board of Supervisors declared a local emergency related to COVID-19, and the proclamation by the Governor and declaration by the Board remain in effect; and

**WHEREAS**, on March 17, 2020, Governor Newsom issued Executive Order N-29-20, which suspended certain provisions in the California Open Meeting Law, codified at Government Code section 54950, *et seq.* (the “Brown Act”), related to teleconferencing by local agency legislative bodies, provided that certain requirements were met and followed; and

**WHEREAS**, on July 12, 2021, the Governor issued Executive Order N-08-21, which extended certain provisions of Executive Order N-29-20 that waive otherwise-applicable Brown Act requirements related to remote/teleconference meetings by local agency legislative bodies through September 30, 2021; and

**WHEREAS**, on September 16, 2021, Governor Newsom signed AB 361, which provides that a local agency legislative body may continue to meet remotely without complying with otherwise-applicable requirements in the Brown Act related to remote/teleconference meetings by local agency legislative bodies, provided that a state of emergency has been declared and the legislative body determines that meeting in person would present imminent risks to the health or safety of attendees, and provided that the legislative body makes such finding at least every thirty days during the term of the declared state of emergency; and

**WHEREAS**, on October 18, 2022, the County of San Mateo Board of Supervisors made the finding that, as a result of the continuing COVID-19 pandemic state of emergency, meeting in person would present imminent risks to the health and safety of attendees, and therefore adopted a Resolution invoking the provisions of AB 361 to continue teleconferencing for meetings, and strongly encouraging other County legislative bodies to make similar findings and continue meeting remotely through teleconferencing; and,

**WHEREAS**, the Agricultural Advisory Committee concludes that there is a continuing threat of COVID-19 to the community, and that Committee meetings have characteristics that give rise to risks to health and safety of meeting participants (such as the increased mixing associated with bringing together people from across the community, the need to enable those who are immunocompromised or unvaccinated to be able to safely continue to participate fully in public governmental meetings, and the challenges with fully ascertaining and ensuring compliance with vaccination and other safety recommendations at such meetings); and

**WHEREAS**, California Department of Public Health and the federal Centers for Disease Control and Prevention caution that the Delta variant of COVID-19, currently



the dominant strain of COVID-19 in the country, is more transmissible than prior variants of the virus, that it may cause more severe illness, and that even fully vaccinated individuals can spread the virus to others, resulting in rapid and alarming rates of COVID-19 cases and hospitalizations (<https://www.cdc.gov/coronavirus/2019-ncov/variants/delta-variant.html>); and

**WHEREAS**, this Agricultural Advisory Committee has an important interest in protecting the health and safety of those who participate in meetings of this Committee; and

**WHEREAS**, this Agricultural Advisory Committee typically meets in-person in a public setting, such that the number of people present at these meetings may impair the safety of the occupants; and

**WHEREAS**, the COVID-19 pandemic has informed County agencies about the unique advantages of online public meetings, which are substantial, as well as the unique challenges, which are frequently surmountable; and

**WHEREAS**, in the interest of public health and safety, as affected by the state of emergency caused by the spread of COVID-19, the San Mateo County Agricultural Advisory Committee finds that meeting in person would present imminent risks to the health or safety of attendees, and the Committee will therefore invoke the provisions of AB 361 related to teleconferencing for meetings of the Agricultural Advisory Committee, as strongly encouraged by the Board of Supervisors, to make such findings and continue meeting remotely through teleconferencing.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** that

1. The recitals set forth above are true and correct.
2. The Agricultural Advisory Committee finds that meeting in person would present imminent risks to the health or safety of meeting attendees.
3. The Planning staff liaison to the Committee is directed to continue to agendize public meetings of the Agricultural Advisory Committee only as online teleconference meetings, as strongly encouraged by the Board of Supervisors, until the risk of community transmission has further declined.
4. No later than thirty (30) days, or at the beginning of the next regular meeting, after the date of adoption of this resolution the Committee shall again consider whether to make the findings required by AB 361 in order to continue meeting remotely under its provisions.



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

**ITEM**

**8**

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

**DATE:** November 2, 2022

**TO:** Agricultural Advisory Committee  
**FROM:** Planning Staff  
**SUBJECT:** Community Development Director's Report

**CONTACT INFORMATION:** Summer Burlison, Senior Planner, [SBurlison@smcgov.org](mailto:SBurlison@smcgov.org)

The following is a list of Planned Agricultural District Permits and Coastal Development Exemptions for the rural area of the County that have been received by the Planning Division from October 3, 2022 to November 2, 2022.

**PLANNED AGRICULTURAL DISTRICT (PAD) PERMIT OUTCOMES**

No PAD permit applications were heard or considered by the Board of Supervisors and/or Planning Commission during this time period.

**UPCOMING PLANNED AGRICULTURAL DISTRICT PERMIT PROJECTS**

The following PAD permit applications were received by the Planning Division during this time period:

- a. **Owner:** Pete Marchi & Son Farms  
**Applicant:** Peter Marchi  
**File Number:** PLN2022-00326  
**Location:** 123 Seaside School Road, San Gregorio  
**Assessor's Parcel No.:** 081-250-030

Planning Agricultural District Permit and Coastal Development Permit (CDP) to convert an existing cabin (circa 1900) into a Farm Labor Housing unit. The CDP is appealable to the California Coastal Commission. Project Planner: Summer Burlison, [SBurlison@smcgov.org](mailto:SBurlison@smcgov.org).

*This application was filed on November 2, 2022.*

**COASTAL DEVELOPMENT EXEMPTIONS FOR AGRICULTURAL PROJECTS**

Two (2) rural CDX applications were submitted during this time period. Please see the attached status report regarding the applications. The CDX list includes the description of the project and its status. A copy of the CDX is available for public review upon request.

**OTHER PROJECTS**

- a. **Owner:** San Mateo County; La Honda Pescadero Unified School District  
**Applicant:** San Mateo County  
**File Number:** PLN2021-00056

**Location:** 350-360 Butano Cut Off Road, Pescadero  
**Assessor's Parcel No.:** 087-053-010

Consideration of a Local Coastal Plan Map and Text Amendment to change the land use designation of the subject parcel from "Agriculture" to "Institutional" and amend Public Works Component policies to facilitate future construction of a replacement fire station (County Fire Station Number 59) and extension of CSA-11 boundaries to serve the fire station and Pescadero Middle/High School located at 350-360 Butano Cut Off. Project Planner: Michael Schaller, [MSchaller@smcgov.org](mailto:MSchaller@smcgov.org).

*The Planning Commission recommended approval of this project at their October 12, 2022 public meeting and the project is scheduled for the November 15, 2022 Board of Supervisors public meeting.*

- b. **Owner:** Midpeninsular Regional Open Space District and Peninsula Open Space Trust  
**Applicant:** Mike Williams (MROSD) and Ben Wright (POST)  
**File Number:** PLN2021-00381  
**Location:** Higgins Canyon Road, unincorp Half Moon Bay  
**Assessor's Parcel No.:** 064-370-200, 064-370-070, 065-210-240, and 065-210-220

Consideration of a Coastal Development Permit, Planned Agricultural District Permit, and Certificates of Compliance (Type B) to confirm the separate legality of three parcels and a subsequent Lot Line Adjustment affecting those three and a fourth legal parcel. The project also includes a request to rescind Land Conservation (Williamson Act) and Farmland Security Zone Contracts and replace with same or with an Open Space Easement reconciling with the newly adjusted parcels. The Coastal Development Permit is appealable to the California Coastal Commission. Project Planner: Angela Chavez, [AChavez@smcgov.org](mailto:AChavez@smcgov.org).

*An appeal of the County's approval on this project was filed to the California Coastal Commission on October 12, 2022.*

### **ADDITIONAL ANNOUNCEMENTS**

1. The next Agricultural Advisory Committee meeting is scheduled for Monday, December 12, 2022.
2. Three (3) vacancies on the Agricultural Advisory Committee are open for recruitment, two (2) representing: Farmer/Grower and one (1) representing: Agricultural Business. The application filing deadline is Friday, November 11, 2022 at 5:00 p.m. Please visit the County's Boards & Commissions website at: <https://www.smcgov.org/bnc/vacancies> for further information.

# COUNTY OF SAN MATEO

Count Distinct (RECORD ID)						
2						
Permit Number	RECORD NAME	DATE OPENED	DESCRIPTION	APN	ADDR FULL LINE1	RECORD STATUS
<a href="#">PLN2022-00304</a>	PARK IMPROVEMENTS	10/12/2022	CDX to allow the installation of four benches at two locations (two in each location) within Quarry Park.	047340290	200 DOLPHINE AVE EL GRANADA	Approved
<a href="#">PLN2022-00307</a>	POWER POLE REPLACEMENT	10/13/2022	CDX to allow the replacement of a PG&E power pole and trimming of brush and trees in non-accessible areas via helicopter to allow access to the pole.	066200080	1500 PURISIMA CREEK RD NORTH SAN GREGORIO	Submitted



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

**ITEM**

**9**

## San Mateo County Agritourism Guidelines Review: Discussion Notes for the August 8, 2022 Agricultural Advisory Committee Meeting

Note: Existing Agritourism Guidelines available in your green binder or online [here](#).

### Length/Frequency of Agritourism Uses: 45 consecutive day events twice per year

- **Per current Agritourism guidelines:**
  - Allow temporary agritourism uses and facilities on all agricultural lands, but *limit them in scale, location, and time*. Require staff level review to confirm temporary uses are consistent with these guidelines.
  - Uses that occur for more than 45 consecutive days or more than two (2) times per year require a Planned Agricultural District Permit, or a Resource Management Permit, a Coastal Development Permit, and review by the Agricultural Advisory Committee.
- **Subcommittee Discussion Questions:**
  - *Is this secondary to agriculture on site? Is it limited in scale, location & time?*
  - *Does the amount of people onsite constitute an impact? To traffic, soils, neighbors? Is the impact limited in duration or is there a cumulative impact?*
  - *Would this trigger a PAD or LCP permit?*
  - *If the days are non-consecutive, would this constitute year-round use?*
  - *Would changing this conflict with existing PAD regulations?*
- **Notes on Subcommittee Recommendations:**
  - **Event Type:** agritourism events are currently limited by the length and frequency of the event to 45 consecutive days twice per year, originally designed around the Pumpkin and Xmas Tree seasons.
  - **Frequency:** we discussed allowing one 90 consecutive day event per year, 12 non-consecutive events not to exceed 7 days, or keeping the two 45 consecutive day events per year.
  - **Attendees:** not discussed, current guidelines do not limit or qualify agritourism events based on number of attendees/participants.

### Length/Frequency of Agritourism Uses: 12 Farm Dinners per year

- **Per current Agritourism guidelines:**
  - *From D. Agritourism Guidelines; 1. Agritourism Uses and Activities that Require a Permit; 5. Commercial Dining Events (pg 5-6):*
  - Commercial food service to groups with issuance of an Environmental Health permit and fire review occurring on an infrequent basis shall be allowed without the need of a PAD permit unless otherwise required.\*



- \*For purposes of this section, infrequent is defined as no more than twelve (12) meal servings per calendar year.
  - All other commercial food services not meeting the standards above may occur with the issuance of a PAD permit.
  - Commercial dining events cannot occur simultaneously with any temporary or seasonal agritourism event.
- **Subcommittee Discussion Questions:**
  - *As an alternative to unlimited, do we want to recommend something like: up to \_\_\_\_ (24) per year (doubling current amount), not to exceed \_\_\_\_ (4) farm dinner events per month?*
  - *How could the Planning Dept verify and check what will be served at farm dinners to ensure local ingredients? Could this potentially create additional layers of oversight when the desire is to have no permit/oversight?*
  - *Do we want to add an attendee cap to help guide future ag-tourism activities? Or do we want to leave it undefined? What is the benefit to having a defined or undefined number of attendees in the guidelines?*
- **Notes on Subcommittee Recommendations:**
  - **Event Type:** Interested in creating a preference for farm dinner events that feature what is produced on the farm hosting the dinner/ locally sourced food; note related language from the county’s Farm Stand Guidelines reads, “main part of main course is from San Mateo County;” explored requiring that a “majority of dishes served will feature products from San Mateo County” as part of a goal to promote local agriculture, where violations would be addressed via complaints.
  - **Frequency:** currently capped at 12 per year; we discussed preference for unlimited amount of farm dinners, however Agritourism Guidelines require limits in ‘scale, location, and time’; further discussion explored 24-30 farm dinners per year with no more than 8 per month, or 48 farm dinners per year, which would allow 2 farm dinners per weekend for 6 months.
  - **Attendees:** no current cap on attendees in existing guidelines, but Planning Dept does consider number of attendees when reviewing ag-tourism permits; we discussed capping attendees at up to 200 or in alignment with public safety guidelines, allowing “what the property can reasonably accommodate,” and leaving the attendees regulations as is.
  - **Facilities:** discussed that agritourism events should take place in existing structures on the property that do not require new development/construction, and that cooking facilities need to either be existing commercial kitchens or temporary structures.

# SAN MATEO COUNTY AGRITOURISM GUIDELINES

The San Mateo County Planning and Building Department and the San Mateo County Agricultural Advisory Committee's subcommittee on agritourism have developed the following guidelines for the review and establishment of commercial activities on agricultural land. These guidelines seek to provide guidance regarding the application of existing Local Coastal Program (LCP) policies and zoning regulations in a manner that facilitates the establishment of uses that are **secondary** to the agricultural uses of the land, support the economic viability of farming and ranching, and minimize conflicts with agricultural activities on said lands and/or adjacent lands. These guidelines are not intended to obviate the need for compliance with other State or Federal regulations. (Agritourism review procedures are addressed in Part F of this document.)

## A. DEFINITIONS

1. **Agritourism** – The act of visiting a working farm/ranch or agricultural operation for the purpose of enjoyment, education or active involvement in the activities of the farm/ranch or agricultural operation that adds to the economic viability of the agricultural operation.
2. **Compatible Use(s)** – A use that, as determined by the Community Development Director of San Mateo County, will not diminish or interfere with existing or potential agricultural productivity, and can be accommodated without adverse impact to the agricultural resources of the site or surrounding area.
3. **Non-Prime Agricultural Land** – Land that is not “prime agricultural land” as defined below. This may include, but is not limited to, land used for grazing or dry farming.
4. **Prime Agricultural Land** – Means any of the following:
  - a. All land that qualifies for rating as Class I or Class II in the Natural Resource Conservation Service (NRCS) Land Use Capability Classifications; or land that qualifies as Class III in the NRCS Land Use Capacity Classifications if producing no less than two hundred dollars (\$200) per acre annual gross income for three of the past five years.
  - b. Land which qualifies for rating 80 through 100 in the Storie Index Rating.
  - c. Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.

- d. Land planted with fruit- or nut-bearing trees, vines, bushes or crops which have a non-bearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre.
- e. Land which has returned from the production of unprocessed agricultural plant products an annual gross value of not less than two hundred dollars (\$200) per acre annual gross income for three of the past five years.
- f. In all cases, prime land shall have a secure water source adequate to support the agriculture on the premises.

**B. COMPATIBILITY DETERMINATIONS**

Any activity authorized by these guidelines may be made subject to a Use Permit at the discretion of the Community Development Director.

**C. GOALS**

- 1. Confirm that agritourism uses are secondary and supplemental to existing agricultural uses of the land.
- 2. Agritourism uses must be compatible with and beneficial to the agricultural uses on the land.
- 3. Allow temporary agritourism uses and facilities on all agricultural lands, but limit them in scale, location and time. Require staff level review to confirm temporary uses are consistent with these guidelines.
- 4. Limit percentage of lands utilized for agritourism.
- 5. Ensure the “Right to Farm” on all lands per Chapter 2.65 of the San Mateo County Ordinance (Administration/Agricultural Awareness).

**D. AGRITOURISM GUIDELINES**

- 1. **Agritourism Uses and Activities that Require a Permit.** Uses will be reviewed by Planning staff and the Agricultural Advisory Committee to ensure adherence to the guidelines.

Agritourism uses must be found to be compatible with the long-term agricultural uses of the land. Uses that occur for more than 45 consecutive days or more than two (2) times per year require a Planned Agricultural District Permit, or a Resource Management Permit, a Coastal Development Permit, and review by the Agricultural Advisory Committee.

**MAINTAIN COMPATIBILITY WITH AGRICULTURE BY LIMITING ATTRACTIONS AND ACTIVITIES TO NO MORE THAN THE FOLLOWING:**

- a. One (1) farm animal petting zoo on **non-prime soils**.
- b. One (1) pony ride area located on **non-prime soils** (confined animal permit or exemption required).
- c. One (1) food vendor, mobile or on-site (Environmental Health permit if applicable) located on **non-prime soils**.
- d. One (1) prepackaged food/snack bar on **non-prime soils**.
- e. One (1) haunted house/barn on **non-prime soils**.
- f. One (1) hay maze on **non-prime soils**.
- g. One (1) train and tracks located on **non-prime soils**.
- h. One (1) hayride on all soils.
- i. Train rides on rubberized wheels throughout all soils subject to case-by-case review.
- j. Inflatables\* on **non-prime soils** (subject to height limitations set forth in the Planned Agricultural District and Resource Management Regulations) subject to case-by-case review.
- k. Produce stand permitted per Section 6352(5) of the Planned Agricultural District Regulations (Environmental Health permit required).
- l. Other recreational/educational activities subject to review and approval of the Community Development Director.
- m. Days and hours of operation per determination of the Community Development Director.

2. **Performance Standards for Agritourism Uses and Activities that Require a Permit.** Agritourism uses shall be consistent with LCP and zoning standards, including but not limited to the following:

- a. Adequate on-site parking to accommodate the uses must be provided on non-prime soils and designated on the site plan for review by Planning staff.

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\*Inflatables subject to the standards of the Safe Inflatable Operators Training Organization.

- b. Parking subject to standards of Policy 10.22 (*Parking*) of the LCP.
  - c. Signage subject to standards of Policy 8.21 (*Commercial Signs*) of the LCP.
  - d. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - e. On parcels under forty (40) acres in size, all agritourism elements shall be clustered and shall consume no more than one (1) gross acre (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - f. Setbacks subject to regulations pertaining to watercourses and riparian vegetation.
3. **Temporary Seasonal Agritourism Uses and Activities that Do Not Require Permits.** Temporary seasonal visitor serving uses and facilities allowed on all agricultural lands limited in scale, elements and time. Uses will be reviewed by Planning staff and the Agricultural Advisory Committee to ensure adherence to the guidelines.
- a. Does not interfere with agricultural production on or adjacent to the lot.
  - b. Allowed for a maximum of 45 consecutive days per use and limited to no more than two (2) per year.
  - c. Days and hours of operation: Sunday through Saturday from 9:00 a.m. to sunset (no lighting shall be allowed).
  - d. Two (2) inflatables\* allowed on all lands (subject to height limits set forth in the Planned Agricultural District and Resource Management Regulations).
  - e. One (1) pony ride area (confined animal permit or exemption required).
  - f. One (1) farm animal petting zoo on all lands.
  - g. One (1) hayride on all lands.
  - h. One (1) train with rubberized wheels on all lands.

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\*Inflatables subject to the standards of the Safe Inflatable Operators Training Organization.

- i. One (1) food vendor, mobile or on-site including mobile prepackaged food/snack bar (Environmental Health permit required) located on all **soils**.
  - j. One (1) prepackaged food/snack bar on non-prime soils (may be subject to Environmental Health permit).
  - k. Other recreational/educational activities subject to review and approval of the Community Development Director.
4. **Performance Standards for Seasonal Uses and Activities that Do Not Require Permits**
- a. Adequate on-site parking to accommodate the temporary seasonal uses must be provided and designated on the site plan for review by Planning staff.
  - b. Parking subject to standards of Policy 10.22 (*Parking*) of the LCP.
  - c. Signage subject to standards of Policy 8.21 (*Commercial Signs*) of the LCP.
  - d. Meets the current standards for buffers from creeks and/or riparian vegetation.
  - e. On parcels forty (40) acres or more in size, all agritourism elements shall be clustered and shall consume no more than two (2) gross acres (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - f. On parcels under forty (40) acres in size, all agritourism elements shall be clustered and shall consume no more than one (1) gross acre (excludes hayrides or trains with rubberized wheels). Parking is excluded from acreage calculation.
  - g. Setbacks subject to regulations pertaining to watercourses and riparian vegetation.
  - h. No land disturbance including import of gravel or fill.
  - i. Produce stand permitted per Section 6352(5) of the Planned Agricultural District Regulations (Environmental Health permit required).
5. **Commercial Dining Events**
- a. Commercial food service to groups with issuance of an Environmental Health permit and fire review occurring on an infrequent basis shall be allowed without the need of a PAD permit unless otherwise required.\*

- b. All other commercial food services not meeting the standards above may occur with the issuance of a PAD permit.
- c. Commercial dining events cannot occur simultaneously with any temporary or seasonal agritourism event.

**E. OTHER NON-AGRICULTURAL COMMERCIAL EVENTS**

Commercial events on PAD lands require review by the Agricultural Advisory Committee to determine whether they constitute an agritourism event.

The following examples are uses when operated as a commercial business that are not considered agritourism and require County permits.

- Weddings.
- Music concerts.
- Paint ball.
- Carnivals.

\*For purposes of this section, infrequent is defined as no more than twelve (12) meal servings per calendar year.

**F. AGRITOURISM REVIEW PROCEDURES**

For seasonal non-permit required event applications, applicants shall submit an application and accompanying materials to the Planning and Building Department two (2) months prior to desired date of event.

For seasonal permit required event applications, applicants shall submit an application and accompanying materials no later than six (6) months prior to desired date of event.

All application submittals are subject to the following:

1. Completion of permit application forms.
2. Submittal of any existing Williamson Contract on said lands.
3. Description of existing agricultural operations and statement of conformance with the goals of the agritourism standards.
4. Site plan showing existing permanent buildings and structures, all agricultural areas, watercourses, riparian areas and wells.
5. Site plan showing all agritourism uses and activities, and existing/proposed parking areas.

6. Statement of operations (days/hours).
7. Number of employees on-site for agritourism purposes.

**G. RECOMMENDED FINDINGS**

When considering proposals to establish agritourism uses, the Agricultural Advisory Committee and relevant decision makers should determine:

1. That the agritourism use is compatible with the long-term agricultural uses of the land.
2. That the agritourism operation will not adversely affect the health or safety of persons in the area and will not be materially detrimental to the public welfare or injurious to agricultural property.
3. That the agritourism operation is in substantial conformance with the goals set forth in the San Mateo County Agritourism Guidelines. Specifically, that the operation is secondary and supplemental to existing agricultural operation on said land.
4. That the proposed use and activities comply with all relevant provisions of the General Plan, Local Coastal Program, Zoning Regulations, and Williamson Act (where applicable).

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