

MEMORANDUM

COUNTY OF SAN MATEO PLANNING AND BUILDING DEPARTMENT

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

Thank you for your Committee's consideration on the subject item at your October 19, 2020 Agricultural Advisory Committee (AAC) meeting and your recommendation to continue the item until a detailed assessment of the property's compliance with its Williamson Act contract is conducted.

Staff concurs that a detailed assessment of the property's compliance with its Williamson Act contract is warranted and will report our findings to the Committee as soon as the assessment can be completed. However, in the interest of putting in place the permits needed for this season's commercial recreation activities, staff is recommending that the Planning Commission approve the requested renewal of the CDP and PAD permits at its October 28, 2020 meeting. The renewal of the CDP and PAD permits will have no impact on staff's assessment of the property's Williamson Act contract compliance, which is a separate issue from the permit application for renewal going before the Planning Commission, and can be effectively addressed outside of the subject permit renewal process.

Furthermore, staff has added a condition that the subject CDP and PAD renewal beyond the current 2020 season shall only take effect if the Planning Commission: 1) considers the Agricultural Advisory Committee's comments on the County's evaluation of this property's Williamson Act contract compliance; 2) confirms that the commercial recreation activities conducted during the 2020 season were carried out in compliance with the terms of this permit and all applicable County policies and regulations; and 3) determines whether any modifications to the conditions, or any new conditions, are needed in order to achieve compliance.