

County of San Mateo  
Board of Supervisors

Ordinance Amending Section 8.106.150  
(Procedural Criteria for Issuance of a Planned  
Agricultural Permit)

County Attorney

May 5, 2026

**COUNTY OF SAN MATEO**



# Overview of Ordinance

- Implements a Settlement Agreement among the County, the San Mateo County Farm Bureau and the California Coastal Commission
- Adopts language negotiated among these parties to resolve a CEQA challenge to a prior amendment

# Need for this Amendment

- Board approved on July 7, 2020 amendments to Local Coastal Program and implementing regulations
- Intention was to streamline efforts by public agencies proposing land divisions for the purpose of public recreation
  - Relieved public agencies from some requirements

# Need for this Amendment

- Farm Bureau opposed the 2020 changes and sued the Coastal Commission in 2021
  - County was the Real Party in Interest in litigation
- Farm Bureau contended the 2020 amendments did not include adequate protection of agricultural operations
- Parties negotiated and approved new language to be added to PAD zoning regulations

# Current Regulation: 8.106.150

- “Before any division of land, the applicant shall file a Master Land Division Plan demonstrating how the parcel will be ultimately divided according to maximum density of development permitted and which parcels will be used for agricultural and non-agricultural uses if conversions are permitted. **Except where the land division is brought about in connection with the purchase of land by a public agency for public recreational use,** division for non-agricultural parcels shall be as small as practicable, not to exceed 5 acres when used for residential purposes, and shall ensure that minimum domestic well water and on-site sewage disposal area requirements are met. Division shall be permitted in phases, and all future divisions occurring on land for which a plan has been filed must conform to that plan. Master Land Division Plans shall not be required for land divisions which solely provide affordable housing, as defined by LCP Policy 3.7 on March 25, 1986.”

# Proposed Amendment

- Section 8.106.150 (Procedural Criteria for Issuance of a Planned Agricultural Permit), Subdivision A (Master Land Division Plan) of Chapter 8.106 (Planned Agricultural District) of the County’s Zoning Regulations is amended to **add** the following language to that section:
  - “For land divisions brought about in connection with the purchase of agricultural lands by a public agency for public recreational use, parcels that are suitable for agriculture shall be designated as agriculture (alone or in combination with open space, recreation or other compatible uses) in the Master Land Division Plan and be configured to minimize the potential for conflicts between agricultural and recreational uses. The agricultural production of thusly acquired lands shall be reported by the public agency to the San Mateo County Agricultural Commissioner for inclusion in the Department of Agriculture/Weights & Measures’ annual crop report.”



# Proposed Amendment

- Section 8.106.150 (Procedural Criteria for Issuance of a Planned Agricultural Permit), Subdivision A (Master Land Division Plan) of Chapter 8.106 (Planned Agricultural District) of the County's Zoning Regulations is amended to **add** the following language to that section:
  - “For land divisions brought about in connection with the purchase of agricultural lands by a public agency for public recreational use, parcels that are suitable for agriculture **shall be designated as agriculture (alone or in combination with open space, recreation or other compatible uses)** in the Master Land Division Plan and **be configured to minimize the potential for conflicts between agricultural and recreational uses**. The agricultural production of thusly acquired lands shall be reported by the public agency to the San Mateo County Agricultural Commissioner for inclusion in the Department of Agriculture/Weights & Measures' annual crop report.”

# Today's Action

- Leaves in place all of the 2020 amendments
- Implements the terms of a Settlement Agreement approved in 2025
- Resolves issues about ensuring that land divisions by public agencies will include additional protection of agricultural lands



**COUNTY** OF **SAN MATEO**

