



BOARD OF SUPERVISORS

Board of Supervisors Chambers
400 County Center, Redwood City

ITEM # 13

Owner: **Jeb Boynton and Katie Barnes**

Applicant: **Jeb Boynton**

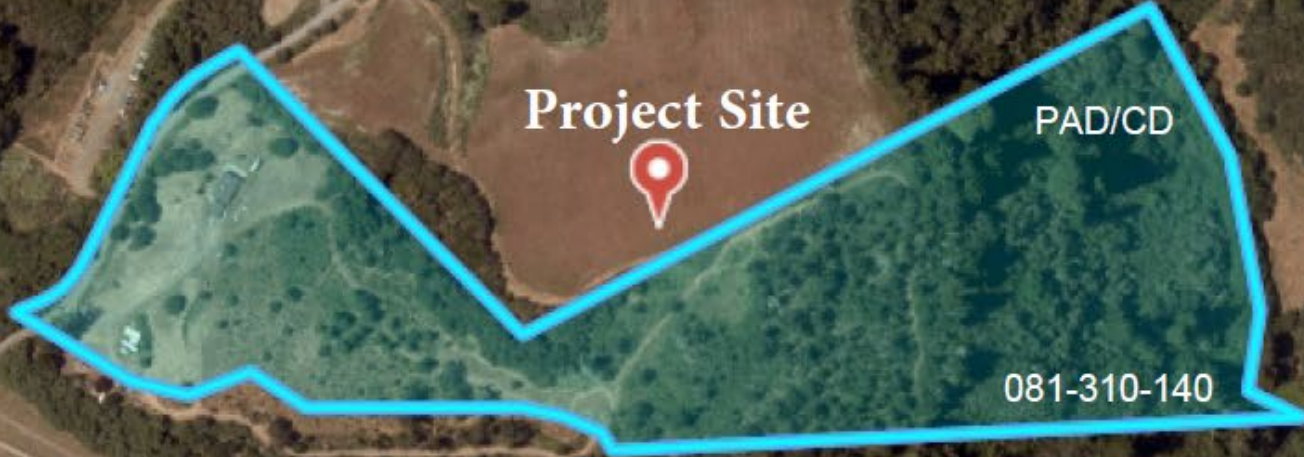
File Number: **PLN 2023-00078**

Location: **1000 Bear Gulch Road, San Gregorio, CA 94074**

APN: **081-310-140**

Project Description:

Consideration of a California Land Conservation (Williamson) Act Contract for a 42.23-acre parcel located at 1000 Bear Gulch Road in the unincorporated San Gregorio area of San Mateo County.



Project Site

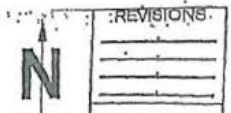
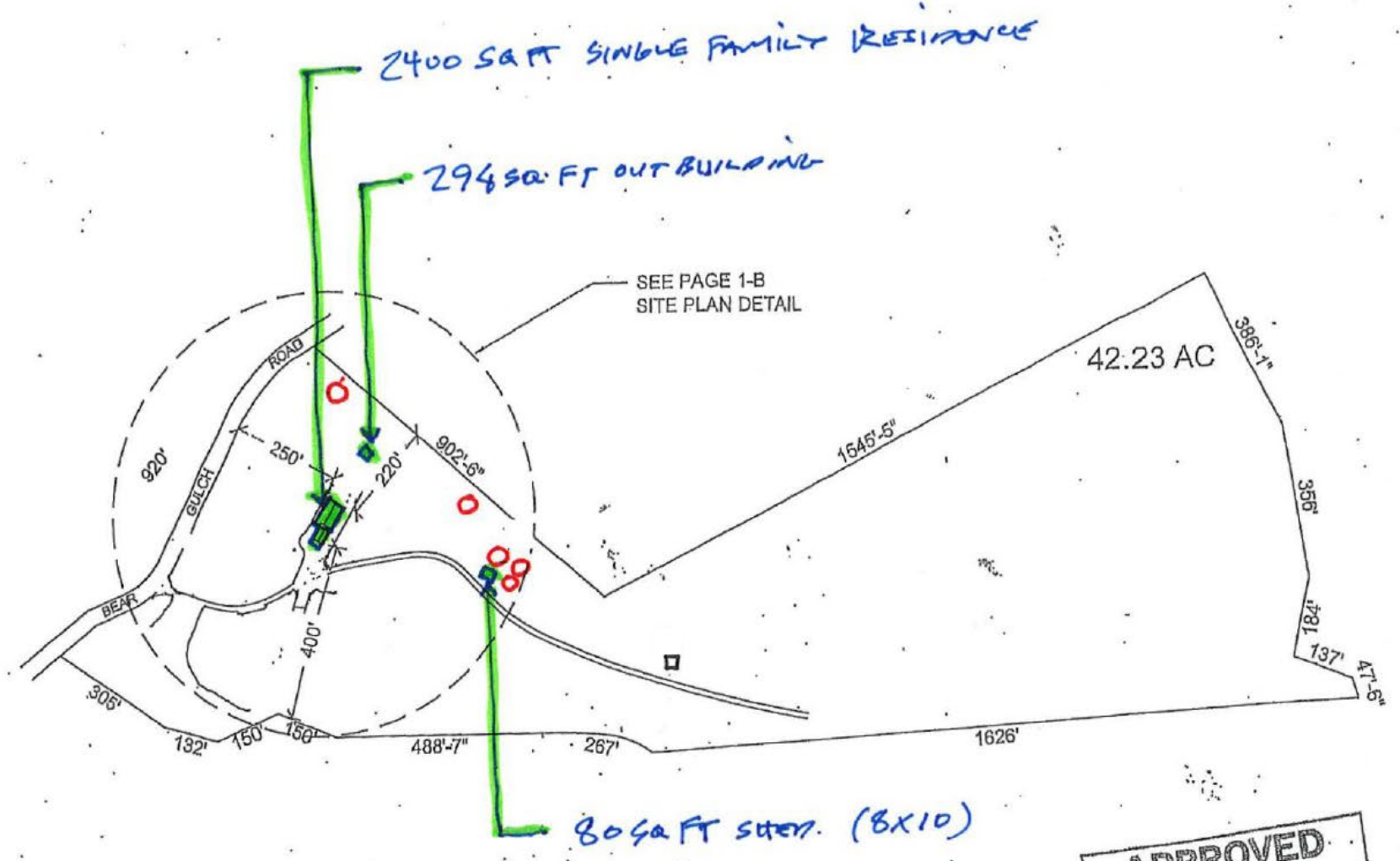
PAD/CD

081-310-140



COUNTY OF
SAN MATEO

BUILDINGS



REVISIONS

FIRE

APN:081-310-140
 Size: 42.23 acres
 Zone District: PAD/CD
 Parcel/Owner's Address: 1000 Bear Gulch, San Gregorio, CA 94074
 Owner's Name: Jeb Boynton and Katie Barnes

APPROVED
 APR 13 2006
 BY: *Seibert*
 SAN MATEO COUNTY
 PLANNING DIVISION

RESUBMITTAL
 APR 13 2006
 BUILDING INSPECTOR

DATE:	06/08/06
DRAWN BY:	
<small>All drawings and information herein constitute the original responsibility and shall not be used without the written consent of the designer.</small>	
SCALE:	AS NOTED
PAGE	

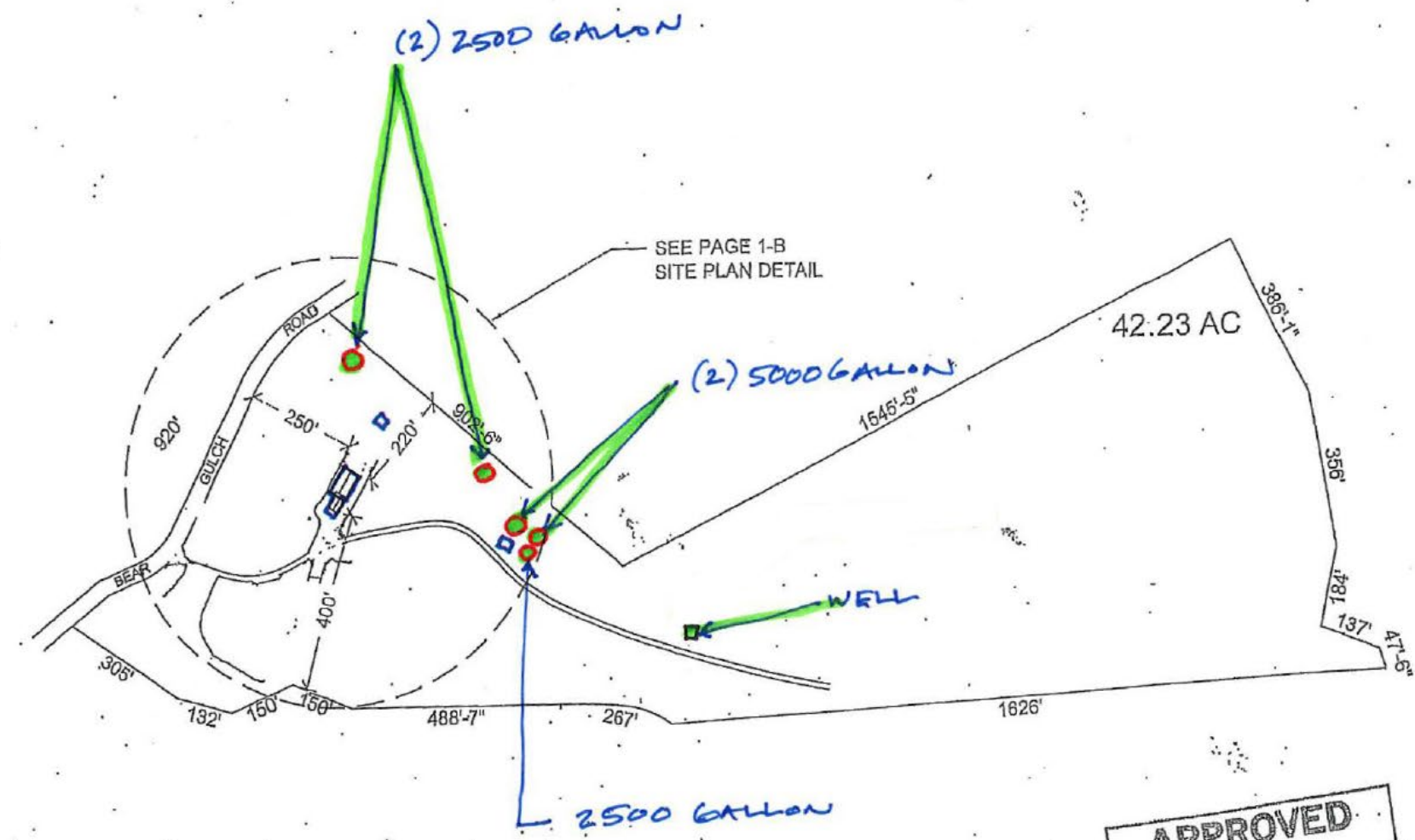
250'
 SCALE: 1" = 250'

081-310-140



COUNTY OF
 SAN MATEO

WELL/WATER IMPROVEMENTS



SEE PAGE 1-B
SITE PLAN DETAIL

42.23 AC

APN: 081-310-140
 Size: 42.23 acres
 Zone District: PAD/CD
 Parcel/Owner's Address: 1000 Bear Gulch, San Gregorio, CA 94074
 Owner's Name: Jeb Boynton and Katie Barnes

APPROVED
 APR 13 2006
 BY: *Seibert*
 SAN MATEO COUNTY
 PLANNING DIVISION

RESUBMITTAL
 APR 13 2006
 BUILDING INSPECTOR

250'
 SCALE: 1" = 250'

REVISIONS	
WALDEN RESIDENCE 1000 BEAR GULCH ROAD SAN GREGORIO, CA	
DATE:	06/08/06
DRAWN BY:	
All drawings and information herein constitute the original work of the drafter and shall not be used without the written consent of the drafter.	
SCALE:	AS NOTED
PAGE	

FIRE



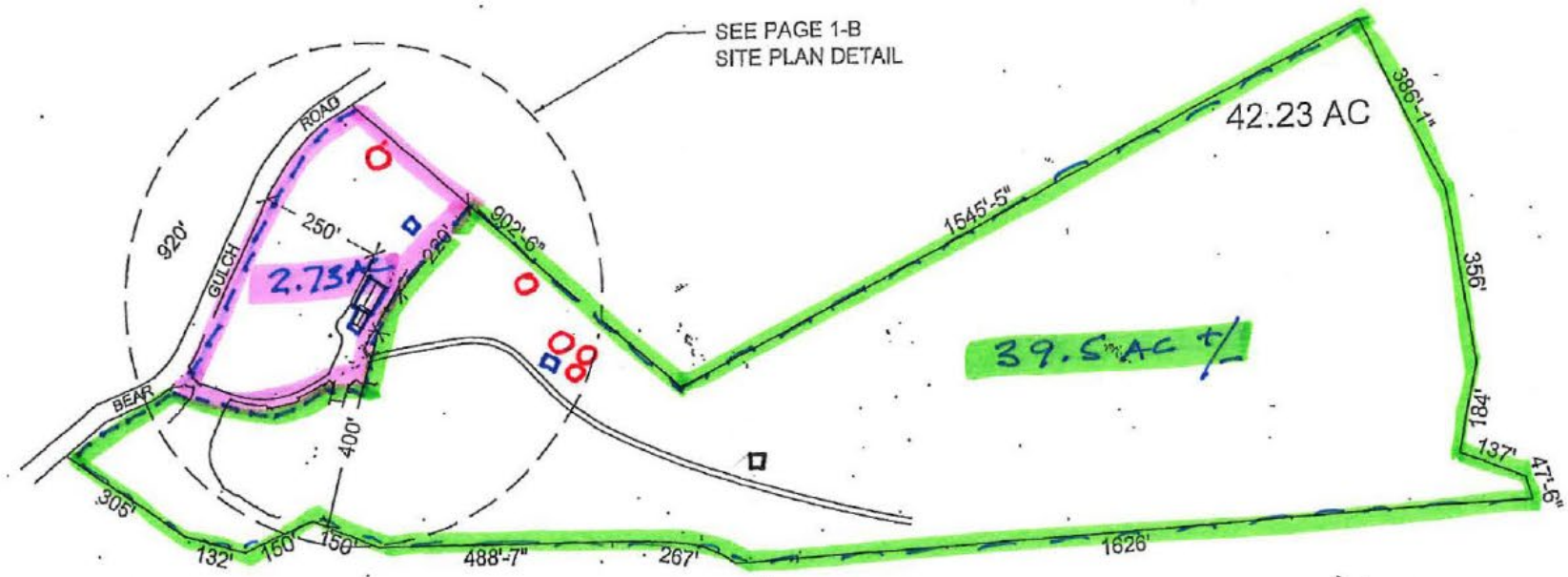
**COUNTY OF
SAN MATEO**

081-310-140

COMPATIBLE USE AREA

AGRICULTURAL USE AREA

FENCING



REVISIONS

FIRE

WALDEN RESIDENCE
1000 BEAR GULCH ROAD
SAN GREGORIO, CA

DATE: 06/08/06

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SCALE: AS NOTED

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 BUILDING INSPECTOR

← 250' →
 SCALE: 1" = 250'

081-310-140



COUNTY OF
SAN MATEO

SITE PLAN
 PH: 081-310-140
 7-14-05 4-1-06 4-12-06



COMPLIANCE WITH REGULATIONS/POLICIES

- General Plan Land Use Designation – “Agriculture”
 - Policy 9.28 (Encourage Existing and Potential Agricultural Activities)
 - Policy 9.31 (Protection of Agricultural Lands)
- Local Coastal Program - The execution of the LCA Contract is not defined as development in the County’s Local Coastal Program.
- Zoning Regulations - Planned Agricultural District and Coastal Development District regulations seek to preserve and foster existing agricultural operations in order to keep the maximum amount of prime agricultural land and all other lands suitable for agriculture in agricultural production.
- California Land Conservation Act and San Mateo County Williamson Act Uniform Rules and Procedures



FISCAL IMPACT

Account Description	Impact
GENERAL COUNTY TAX	\$1,657.03
FREE LIBRARY	\$239.33
CABRILLO UNIFIED GEN PUR	\$3,745.40
SM JR COLLEGE GEN PUR	\$661.25
COASTSIDE FIRE PROTECTION DISTRICT	\$1,477.79
GRANADA COMMUNITY SERVICES DISTRICT	\$142.62
GRANADA LIGHTING	\$84.53
COASTSIDE COUNTY WATER DIST	\$79.75
MIDPENINSULA REG. OPEN SPACE	-
BAY AREA AIR QUALITY MANAGEMENT	\$20.38
COUNTY HARBOR DISTRICT	\$29.08
COUNTY EDUCATION TAX	\$344.12
Total Annual Revenue Loss	\$8,481.28



ENVIRONMENTAL REVIEW

Categorically exempt from review under the California Environmental Quality Act (CEQA), pursuant to CEQA Guidelines Section 15317 "Open Space Contracts or Easements"



AGRICULTURAL ADVISORY COMMITTEE

The Agricultural Advisory Committee heard the item at its July 8, 2024, public hearing and recommended that the County enter into a California Land Conservation (Williamson Act) contract with the landowner.



RECOMMENDATION AND FINDINGS

- 1) Find the request to execute a California Land Conservation Act Contract to be consistent with the County General Plan, Local Coastal Program, Planned Agricultural District/Coastal Development District, the California Land Conservation Act, and San Mateo County Land Conservation Act Uniform Rules and Procedures; and

- 2) Adopt a resolution to authorize execution of a California Land Conservation (Williamson) Act Contract for APN 081-310-140.



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