



# BOARD OF SUPERVISORS

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Board of Supervisors Chambers  
400 County Center, Redwood City

## ITEM # 3

Owner: ..... **MoonRock 2023 LLC**  
Applicant: ..... **Rachel Catuiza**  
File Number: ..... **PLN2024-00094**  
Location: ..... **7000 Stage Road, San Gregorio**  
APN: ..... **081-240-050**

Project Description:

**Consideration of an Agricultural Preserve and California Land Conservation (Williamson) Act Contract on a 151-acre parcel located in the unincorporated San Gregorio area.**



## PROJECT DESCRIPTION

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Establishment of an Agricultural Preserve and execution of a California Land Conservation (Williamson) Act contract on a 151-acre parcel in San Gregorio.

- 151 acres in commercial cattle grazing on fenced pastureland

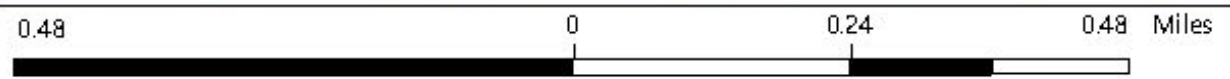
Project Site



APN 081-240-050



COUNTY OF SAN MATEO



WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
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1:15,361

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



# WILLIAMSON ACT CONTRACT

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Eligible Applicant Voluntarily Enters Into Contract with County

## **County Requirements**

- Compliance with Uniform Rules - Limitations on Non-Agricultural Uses
- 10-Year Rolling Contract (Automatically Renews 10-Year Contract Annually on January 1)
- Either Party May Request Non-Renewal
  - Contract Still in Effect for 9 Years After Non-Renewal

## **Landowner Benefits**

- Reduction in Property Taxes



## **POLICY AND REGULATION CONFORMANCE**

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### **General Plan - Consistent**

- Agricultural Preserve Consistent with Land Use Designation of Agriculture

### **Local Coastal Program Policies - Consistent**

- Project Not Defined as Development in LCP
- Consistent with LCP Policies Encouraging Preservation of Agricultural Land

### **Zoning Regulations - Consistent**

- Planned Agricultural District - Agriculture is Allowed Use
- No structures or compatible uses on the parcel
- No Known Zoning Violations



## UNIFORM RULES CONFORMANCE

	<b>Williamson Act Program Requirements</b>	<b>Planning Review</b>	<b>Compliance</b>
<b>Agricultural Enterprise Area</b>	Mapped: Agricultural Enterprise Area	Yes	Yes
<b>Important Farmland Series Map</b>	Mapped: Prime, Statewide Importance, Unique, or Local Importance	Local Importance, Grazing Lands	--
<b>Land Use Designation</b>	Open Space or Agriculture	Agriculture	Yes
<b>Zoning</b>	PAD, RM, or RM-CZ	PAD	Yes
<b>Parcel Size</b>	40 acres	151 acres	Yes
<b>Prime Soils</b>	Class II	4.3 acres	--
<b>Non-Prime Soils</b>	--	146.7 acres	--
<b>Crop Income</b>	None required	N/A	--
<b>Acreage Used for Grazing</b>	75% of the parcel	100% of the parcel	Yes



# FISCAL IMPACT

<u>Controller's Tax Loss Breakdown</u>	
Account Description/Jurisdiction	Net Impact
GENERAL COUNTY TAX	\$ 1,623.00
FREE LIBRARY	\$ 322.00
COUNTY FIRE PROTECTION STRUCTURE	\$ 648.00
CABRILLO UNIFIED GEN PUR	\$ 3,878.00
SM JR COLLEGE GEN PUR	\$ 685.00
BAY AREA AIR QUALITY MANAGEMENT	\$ 21.00
COUNTY HARBOR DISTRICT	\$ 29.00
RESOURCE CONSERVATION DISTRICT	\$ 4.00
COUNTY EDUCATION TAX	\$ 356.00
<b>Total Annual Revenue Loss</b>	<b>\$ 7,567.00</b>



## **ENVIRONMENTAL REVIEW**

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The project is categorically exempt from the California Environmental Quality Act, (CEQA), pursuant to CEQA Guidelines Section 15317, Class 17 (Open Space Contracts or Easements), which exempts the establishment of agricultural preserves and the making and renewing of open space contracts under the Williamson Act.





## COMMITTEE AND COMMISSION RECOMMENDATIONS

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### **Agricultural Advisory Committee**

The Agricultural Advisory Committee considered the project at their September 9, 2024 meeting and unanimously recommended approval.

### **Planning Commission**

The Planning Commission considered the project at their October 9, 2024 meeting and unanimously recommended the Board adopt findings for approval.



## RECOMMENDATION AND FINDINGS

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1. Find the request to establish an Agricultural Preserve and execute a California Land Conservation (Williamson) Act Contract at the subject property to be consistent with the County General Plan, Local Coastal Program, Planned Agricultural District/Coastal Development District, the California Land Conservation Act, and the San Mateo County Land Conservation Act Uniform Rules and Procedures; and
2. Adopt a resolution establishing an Agricultural Preserve and authorizing execution of a California Land Conservation (Williamson) Act Contract for APN 081-240-050.



# BOARD OF SUPERVISORS

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## ITEM # 11

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Applicant: ..... **Rachel Catuiza**  
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