

RESOLUTION NO. 080671

BOARD OF SUPERVISORS, COUNTY OF SAN MATEO, STATE OF CALIFORNIA

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**RESOLUTION AUTHORIZING EXECUTION 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 FOR APN 081-310-140**

RESOLVED, by the Board of Supervisors of the County of San Mateo, State of California, that

WHEREAS, Jeb Boynton and Katie Barnes, owners of certain land (1000 Bear Gulch Road, APN 081-31-140) in the County of San Mateo used for agricultural purposes within the concept of the California Land Conservation Act of 1965, have requested to enter into an Agricultural Land Conservation Act Contract on a properly executed contract form heretofore approved by this Board, for execution by the President of the Board; and

WHEREAS, said property is located in an Agricultural Preserve established by the County in 1967; and

WHEREAS, all procedural requirements of the Land Conservation Act and Board of Supervisors of San Mateo County Resolution No. 071565 have been followed; and

WHEREAS, this Board deems it desirable to enter into land conservation contracts, under the provisions of the California Land Conservation Act of 1965, with owners of land which is appropriately used for agriculture or other purposes authorized

by said Act, or purposes left within the discretion of the Board of Supervisors under the terms of the Act; and

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED by the Board of Supervisors as follows:

1. That the form of the Land Conservation Contract presented to this Board is hereby, approved.
2. That the President of this Board of Supervisors is hereby authorized and directed to execute said contract for and on behalf of the County of San Mateo, and the Clerk of this Board shall attest their signature hereto.
3. That two types of land uses are permitted on contracted property, “Agricultural Uses” as defined in EXHIBIT “B” to this Resolution, and “Compatible Uses” as defined in EXHIBIT “C” to this Resolution.
4. That a copy of this Resolution, and a Map of the property described in EXHIBIT “A” to this Resolution, be filed with the County Recorder of San Mateo County and the Director of Agriculture, State of California, and that said Resolution and Map be kept current by the County of San Mateo for said County Recorder and Director of Agriculture.

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EXHIBIT "A"

PROPERTY DESCRIPTION

APN: 081-310-140

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA IN COUNTY OF SAN MATEO, STATE OF CALIFORNIA AND IS DESCRIBED AS FOLLOWS:

THAT CERTAIN PARCEL OF LAND SITUATED IN THE SAN GREGORIO RANCHO, BEING A PORTION OF THAT CERTAIN 397.057 ACRE, MORE OR LESS TRACT OF LAND DESCRIBED IN DECREE OF DISTRIBUTION OF THE ESTATE OF JOHN V. SOUZA, DECEASED, RECORDED JULY 7, 1943 IN BOOK 1070 OF OFFICIAL RECORDS AT PAGE 119, RECORDS OF SAN MATEO COUNTY, CALIFORNIA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE MOST WESTERLY CORNER OF THE LANDS CONVEYED TO KEITH L. JOHNSON, ET UX, BY THAT CERTAIN DEED RECORDED ON NOVEMBER 2, 1971 IN BOOK 6039 OF OFFICIAL RECORDS AT PAGE 265 (FILE NO. 59447AE), RECORDS OF SAN MATEO COUNTY, CALIFORNIA; SAID WESTERLY CORNER BEING IN THE CENTER LINE OF RIGHT OF WAY DESCRIBED IN DEED TO THE COUNTY OF SAN MATEO, RECORDED NOVEMBER 9, 1938 IN BOOK 818 OF OFFICIAL RECORDS AT PAGE 71, RECORDS OF SAN MATEO COUNTY, CALIFORNIA; RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG SAID CENTER LINE OF SAID RIGHT OF WAY, SOUTH 60° WEST 58.49 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 400 FEET, THROUGH A CENTRAL ANGLE OF 33° 30' AN ARC DISTANCE OF 233.87 FEET; THENCE SOUTH 26° 30' WEST 310.64 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE RIGHT, WITH A RADIUS OF 200 FEET THROUGH A CENTRAL ANGLE OF 41° 30', AN ARC DISTANCE OF 144.86 FEET; THENCE SOUTH 68° WEST 43.69 FEET; THENCE SOUTHERLY ALONG A TANGENT CURVE TO THE LEFT, WITH A RADIUS OF 200 FEET THROUGH A CENTRAL ANGLE OF 14° 30' 15", AN ARC DISTANCE OF 50.63 FEET THENCE LEAVING SAID CENTERLINE OF THE AFORESAID RIGHT OF WAY (BOOK 818 OF OFFICIAL RECORDS AT PAGE 71) AND RUNNING SOUTH 57° 16' 23", EAST 304.76 FEET; AND THENCE SOUTH 67° 24' 25" EAST 131.97 FEET TO THE JUNCTION OF THE CENTERLINE OF TWO DRAWS; RUNNING THENCE ALONG THE CENTERLINE OF THE MOST NORTHERLY OF THE TWO DRAWS NORTH 73° 19' 45" EAST 150.07 FEET; THENCE SOUTH 55° 06' 55" EAST 149.93 FEET; THENCE SOUTH 89° 33' 37" EAST 488.59 FEET; THENCE SOUTH 71° 43' 46" EAST 92.57 FEET; THENCE SOUTH 55° 43' 20" EAST 98.03 FEET; THENCE SOUTH 25° 59' 22" EAST 71.22 FEET TO THE POINT OF INTERSECTION THEREOF WITH A POINT WHICH BEARS SOUTH 37° 57' 40" EAST 1296.97 FEET FROM THE MOST WESTERLY CORNER OF THE AFORESAID LANDS CONVEYED TO KEITH L. JOHNSON, ET UX (FILE NO. 59447AE); THENCE LEAVING SAID CENTER LINE OF

SAID NORTHERLY DRAW AND RUNNING NORTH 87° 00' 18" EAST 1626 FEET, MORE OR LESS, TO A POINT IN THE CENTER LINE OF CORTE MADERA CREEK; THENCE UP THE CENTER LINE OF CORTE MADERA CREEK IN A NORTHERLY DIRECTION TO THE POINT OF INTERSECTION THEREOF WITH THE SOUTHEASTERLY LINE OF THE AFORESAID LANDS CONVEYED TO KEITH L. JOHNSON, ET UX (FILE NO. 59447AE); RUNNING THENCE ALONG THE BOUNDARY LINES OF SAID LANDS OF JOHNSON SOUTH 63° 17' 15" WEST 1545.41 FEET, MORE OR LESS, TO AN ANGLE POINT THEREON; THENCE CONTINUING NORTH 49° 41' 40" WEST 902.50 FEET AT THE POINT OF BEGINNING.

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EXHIBIT “B”

PERMITTED AGRICULTURAL USES

“PERMITTED AGRICULTURAL USES” are defined as follows:

- A. Commercial production of agricultural commodities, as defined in the San Mateo County Land Conservation Act Regulations. Agricultural commodities shall mean an unprocessed product of farms, ranches, production nurseries, and forests.

Agricultural commodities shall include fruits, nuts and vegetables; grains, such as wheat, barley, oats and corn; mushrooms; legumes, such as field beans and peas; animal feed and forage crops, such as grain, hay and alfalfa; seed crops; fiber, bio-fuel and oilseed crops, such as safflower and sunflower; nursery stock, such as Christmas trees, ornamentals and cut flowers; trees grown for lumber and wood products; turf grown for sod; livestock, such as cattle, sheep alpacas, llamas and swine; poultry, such as chickens, ostriches and emus.

- B. Commercial grazing operation for the purpose of pasturing livestock such as cattle, sheep, alpacas, and llamas.
- C. Commercial horse breeding provided the annual breeding operation consists of a minimum of 15 broodmares. The keeping of horses does not constitute an agricultural use.

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EXHIBIT “C”

COMPATIBLE USES

“COMPATIBLE USES” are defined as follows:

1. Compatible uses include and shall comply with the provisions of Government Code Section 51238-51238.1 and the underlying San Mateo County land use designation and zoning of the parcel, including permitting requirements. The following uses are identified as “Compatible Uses”:
 - a. The erection, construction, alteration, or maintenance of gas, electrical, water, communication, or agricultural laborer housing facilities.
 - b. Non-residential development customarily considered accessory to agricultural uses including but not limited to barns, storage/equipment sheds, water wells, well covers, pump houses, water storage tanks, water impoundments, and water pollution control facilities for agricultural purposes.
 - c. Soil dependent and non-soil dependent greenhouses and nurseries.
 - d. Dairies.
 - e. Temporary road stands for seasonal sale of produce grown in San Mateo County.
 - f. Permanent road stands for the seasonal sale of produce.
 - g. Single-family residences, including repairs, alterations, and additions.
 - h. Keeping of pets in association with a single-family dwelling and the limited keeping of pets in association with a farm labor housing unit or multi-family dwelling unit.
 - i. Animal fanciers.
 - j. Aquacultural activities.
 - k. Some uses not listed could be considered as “Compatible Uses” upon determination by the Planning Commission and Board of Supervisors.

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RESOLUTION NUMBER: 080671

Regularly passed and adopted this 8th day of October, 2024

AYES and in favor of said resolution:

Supervisors:

DAVE PINE

NOELIA CORZO

RAY MUELLER

DAVID J. CANEPA

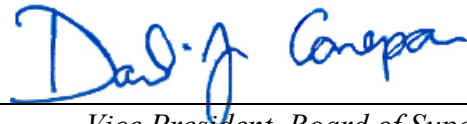
NOES and against said resolution:

Supervisors:

NONE

Absent Supervisor:

WARREN SLOCUM



*Vice President, Board of Supervisors
County of San Mateo
State of California*

Certificate of Delivery

I certify that a copy of the original resolution filed in the Office of the Clerk of the Board of Supervisors of San Mateo County has been delivered to the President of the Board of Supervisors.



Assistant Clerk of the Board of Supervisors