

**Board Meeting Date:** July 7, 2020  
**Special Notice / Hearing:** None  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** Steve Monowitz, Community Development Director

**Subject:** EXECUTIVE SUMMARY: Consideration of a Local Coastal Program Amendment amending: (1) Zoning Regulations Chapter 21A Planned Agricultural District and Chapter 36 Resource Management-Coastal Zone, and (2) Chapter 4 of the Subdivision Regulations to grant relief from agricultural/conservation open space easements and maximum parcel size requirements when public agencies propose land divisions for purposes of public recreation in the Coastal Zone.

County File Number: PLN 2019-00258  
(Midpeninsula Regional Open Space District and Peninsula Open Space Trust)

**RECOMMENDATION:**

- A) That the Board of Supervisors approve the proposed Local Coastal Program Amendment, subject to Coastal Commission certification, by adopting the Ordinance revising Zoning Regulations Chapters 21A and 36 and Subdivision Regulations Chapter 4, to grant relief from agricultural/conservation open space easements and maximum parcel size requirements when public agencies propose land divisions for purposes of public recreation in the Coastal Zone.
- B) That the Board of Supervisors adopt a resolution directing staff to submit the Local Coastal Program amendment for California Coastal Commission certification, by adopting the findings in Attachment A.

**BACKGROUND:**

Applicants, Midpeninsula Regional Open Space District (MROSD) and Peninsula Open Space Trust (POST), have applied for a Local Coastal Program (LCP) text amendment in order to facilitate their policies/programs of open space preservation and restoration, development of low-intensity public trail networks, and securing and sustaining farmland within the County. The focused text amendment provides relief from two requirements, easements and maximum parcel size, within the Zoning and Subdivision Regulations and are only applicable to public agencies proposing land divisions (i.e., lot line

adjustments, subdivisions) for the purpose of providing public recreation within the Coastal Zone.

In proposing this amendment, the applicants seek consistency with the California Coastal Act (Section 30106) and County's LCP (Policy 1.2) which identifies and prioritizes the need for public recreation within the Coastal Zone and provides an exception from Coastal Development Permits for public agencies when proposing land divisions for public recreation purposes.

The amendments will modify the following Regulations Chapters:

1. Zoning Regulations: Chapter 21A Planned Agricultural District (PAD).
2. Zoning Regulations: Chapter 36 Resource Management-Coastal Zone (RM-CZ).
3. Subdivision Regulations, Chapter 4 Exactions, Article 9 Agricultural Protection in the Planned Agricultural District.
4. Subdivision Regulations, Chapter 4 Exactions, Article 10 Open Space Preservation in the Resource Management/Coastal Zone District.

The matter currently being considered by the Planning Commission is whether to recommend that the Board of Supervisors adopt an Ordinance amending the above Regulations. Such LCP amendments will subsequently require certification by the California Coastal Commission (CCC).

**DISCUSSION:**

The applicants' request to amend the LCP is a result of due diligence review of future MROSD/POST lot line adjustments and subdivisions where property boundaries will be adjusted in order to establish new trails and connect trails between preserves while improving and protecting farmland. Current regulations language prevents the applicants from carrying out these and similar future projects because of zoning and subdivision regulations requirements for agricultural/open space easements and a 5-acre maximum parcel size.

Staff presented the amendments to the San Mateo County Farm Bureau, Agricultural Advisory Committee, Pescadero Municipal Advisory Council, and Midcoast Community Council at their respective public meetings, and to the California Coastal Commission via conference call. Advisory agencies comments are addressed in the staff report as well as comment letters received from the City of Half Moon Bay, Green Foothills, and the Sustainable Pescadero Collaborative.

The Planning Commission voted unanimously to recommend approval of the amendments and submission of the LCP amendments to the California Coastal Commission.

For consistency, the proposed text amendments utilize the language, verbatim, found in the Coastal Act and Local Coastal Program.

Environmental Review. The County will rely on California Environmental Quality Act Section 21080.9 which exempts local government from the requirement of preparing an environmental document and where the California Coastal Commission will conduct a functionally equivalent CEQA analysis.

The staff report, resolution, and ordinance have been reviewed and approved by County Counsel as to form.

**FISCAL IMPACT:**

There is no foreseeable fiscal impact to the County from adoption of the proposed ordinance.

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