

RESOLUTION NO. .

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

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**RESOLUTION RESCINDING THE CALIFORNIA LAND CONSERVATION ACT
(WILLIAMSON ACT) CONTRACT AND FARMLAND SECURITY ZONE CONTRACT
FOR APNS 065-210-090, 065-210-220, 065-210-240, 065-370-200, AND 064-370-070,
AND REPLACING SAID CONTRACTS WITH A FARMLAND SECURITY ZONE
CONTRACT AND OPEN SPACE EASEMENT AGREEMENTS**

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

WHEREAS, on October 1, 2021, Peninsula Open Space Trust and Midpeninsula Open Space District submitted an application for Certificates of Compliance, a Lot Line Adjustment, and Coastal Development Permit to revise the configuration of four parcels (APNs 064-370-200, 064-370-070, 065-210-230, and 064-370-200, collectively, the “Property”) currently owned by Peninsula Open Space Trust (“Owner”);

WHEREAS, the Property is located in an Agricultural Preserve established by the County, a map of which is on file with the Recorder of San Mateo County, and the Property is covered by an existing Farmland Security Zone Contract and Williamson Act Contract; and

WHEREAS, APNs 065-210-220 and 065-210-240 are covered by a 10-year Williamson Act Contract (Contract No. 2005-222499); and

WHEREAS, APNs 065-210-090, 065-370-200, and 064-370-070 are covered by a Farmland Security Zone Contract (Contract No. 2005-222500); and

WHEREAS, the requested Lot Line Adjustment would modify the parcel boundaries of the Property such that the existing Farmland Security Zone Contract and Williamson Act Contract must be rescinded and replaced with new contracts that align with the proposed parcel configurations (see Exhibit A); and

WHEREAS, the Owner and the County desire to limit the use of proposed parcels 1, 3, and 4 depicted on Exhibit A via a 20-year Farmland Security Zone Contract (the form of which is attached hereto as Exhibit B) to agricultural uses and compatible uses to preserve the limited supply of agricultural land and to discourage the premature and unnecessary conversion of agricultural land to urban land uses; and

WHEREAS, the Owner and the County recognize that agricultural land has definite public value as open space, that preservation of land in agricultural production will assure and adequate food supply and that such agricultural land constitutes an important social, aesthetic and economic asset to the people of the County and the State of California; and

WHEREAS, both the Owner and the County intend that the Farmland Security Zone Contract is and shall continue to be, through its initial term and any extension

thereof, an enforceable restriction within the meaning of Section 8 of Article XIII of the State Constitution, and that this Farmland Security Zone Contract shall thereby qualify as an enforceable restriction under the provisions of the California Revenue and Taxation Code, Section 422; and

WHEREAS, the Owner and the County desire to limit the use of proposed parcel 2 depicted on Exhibit A via two Open Space Easement Agreements with a term of 10 years for the southern portion of parcel 2 (the form of which is attached hereto as Exhibit C) and 20 years for the northern portion of parcel 2 (the form of which is attached hereto as Exhibit D); and

WHEREAS, the proposed Open Space Easement Agreements would benefit the County in that (1) they would secure enforceable open space restrictions on Parcel 2 for minimum periods of 10 and 20 years, respectively, and (2) they would preserve the rural character of the area in which the land is located; and

WHEREAS, the Board has reviewed the Farmland Security Zone Contract and Open Space Easement Agreements and desires to enter into the same.

NOW THEREFORE, IT IS HEREBY DETERMINED AND ORDERED that the President of the Board is hereby authorized and directed to execute the Farmland Security Zone Contract and the Open Space Easement Agreements, and the Clerk of the Board shall attest to the President's signatures thereto.

BE IT FURTHER RESOLVED that County staff shall take all appropriate action to ensure recordation of the Farmland Security Zone Contract and Open Space Easement Agreements.

BE IT FURTHER RESOLVED that the Community Development Director, in consultation with the County Attorney, is authorized to approve minor modifications to the form of the Farmland Security Zone Contract and Open Space Easement Agreements consistent with the objectives and restrictions described in this resolution.

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