



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: July 30, 2012
Board Meeting Date: August 28, 2012
Special Notice / Hearing: 10-Day Notice
Vote Required: Majority

To: Honorable Board of Supervisors

From: Jim Eggemeyer, Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consider an amendment to California Land Conservation Act (Williamson Act) Contract AP67-39.

RECOMMENDATION:

Adopt a Resolution authorizing an amendment of California Land Conservation/Williamson Act Contract Number AP67-39 to allow for land uses that are compatible with agricultural operations and to continue to require the land to be dedicated to commercial agricultural production, but also allow other land uses that are compatible with agricultural operations.

BACKGROUND:

The applicant is requesting an amendment to a previously approved and recorded California Land Conservation Contract to incorporate land uses allowed by the underlying zoning district to be considered "compatible uses" under the current California Land Conservation Contract.

DISCUSSION:

The terms of the current California Land Conservation/Williamson Act Contract restrict the uses allowed on the land to production of agricultural commodities for commercial purposes and structures directly related to and compatible with the agricultural use, and residential buildings for individuals and their families engaged in the management of the land. All other uses of the property are prohibited by the current contract terms.

In September 2011, the Department of Conservation issued a letter to the Planning and Building Department with concerns regarding certain uses (e.g., agritourism) on the property and the restrictive language of the current contract. If approved, the applicant's proposal would remedy this concern.

Amending the contract terms would allow for Planned Agricultural District (PAD) zoning uses to occur on the land provided that these uses, as proposed and conditioned, are

consistent with County land use regulations and guidelines, California Land Conservation Act of 1965 requirements, and the forthcoming County Williamson Act Program update.

Should the Board of Supervisors approve the requested contract amendment, the applicant will be required to address all relevant permit requirements prior to conducting any of the agriculturally compatible uses allowed by the contract amendment. Specifically, the applicant's interest in reestablishing agritourism uses will be subject to the Planning and Building Department's and Agricultural Advisory Board's review of the proposed uses to ensure that they comply with the County's Agritourism Guidelines and Local Coastal Program.

County Counsel has reviewed and approved the Resolution as to form.

Approval of the Amended California Land Conservation Contract contributes to the 2025 Shared Vision outcome of a Livable Community because it is consistent with the County's land use regulations and ensures continuing commercial agriculture in the unincorporated San Mateo County.

FISCAL IMPACT:

No net change. An amended contract will not lower the subject parcel's tax burden below current levels.