



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: September 18, 2012
Board Meeting Date: September 25, 2012
Special Notice / Hearing: 10-Day Notice
Vote Required: Majority

To: Honorable Board of Supervisors

From: Jim Eggemeyer, Community Development Director

Subject: EXECUTIVE SUMMARY: Consideration of a Resolution authorizing an amendment to a California Land Conservation/Williamson Act Contract to allow for specific land uses and activities that are compatible with agricultural operations and to continue to require the land to be dedicated to commercial agricultural production for a property located in the unincorporated Half Moon Bay area of San Mateo County.

RECOMMENDATION:

1. Adopt a Resolution authorizing an amendment of California Land Conservation/Williamson Act Contract Number AP67-39 to allow for specific land uses and activities that are compatible with agricultural operations and to continue to require the land to be dedicated to commercial agricultural production for a property located in the unincorporated Half Moon Bay area of San Mateo County.
2. Make the findings listed in Attachment A.

BACKGROUND:

On August 28, 2001, the Board of Supervisors considered a request by the applicant to amend a California Land Conservation (Williamson Act) Contract to allow land uses that are currently allowed by the underlying zoning district. Based on the issues and concerns discussed at that meeting, the amendment request has been made more specific, and would allow for agriculturally related seasonal visitor serving uses such as pony rides, hayrides, a farm animal petting zoo, a children's play area (including up to two inflatable play structures), a seasonally decorated barn, a farm-themed children's train ride, and a hay bale maze. The amendment also requires Community Development Director approval of a site plan to ensure that annual agricultural productivity of the parcel is not substantially affected by seasonal activities. This approval is required in addition to any other permits or approvals required by the Local Coastal Program, County Regulations, and associated guidelines (e.g. Agritourism Guidelines).

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.

Specifically, the amended contract terms would allow for specific seasonal visitor serving uses that are agriculturally related, based on a site plan approved by the Community Development Director. Should the Board of Supervisors approve the requested contract amendment, the applicant will be required to address all relevant site plan and permit requirements prior to conducting any of the agriculturally compatible uses allowed by the contract amendment.

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.