



COUNTY OF SAN MATEO
Inter-Departmental Correspondence
Planning and Building



Date: March 22, 2016
Board Meeting Date: April 26, 2016
Special Notice / Hearing: 10 days, within 300 feet
Vote Required: Majority

To: Honorable Board of Supervisors

From: Steve Monowitz, Community Development Director

Subject: EXECUTIVE SUMMARY: Public hearing to consider a request to rescind a recorded Land Conservation Contract (Williamson Act) and replace it with a California Open Space Easement Agreement on a parcel (APN 083-340-140) located in the unincorporated La Honda area of San Mateo County.

RECOMMENDATION:

Adopt a Resolution authorizing the rescission of a California Land Conservation Contract (Williamson Act) and simultaneous execution of a grant of Open Space Easement, consistent with the California Land Conservation Act of 1965, the California Open Space Easement Act of 1974, and Board of Supervisors Resolution No. 040736 (original Williamson Act Contract Resolution; recorded 1980), for the subject property for a self-renewing term of ten years.

BACKGROUND:

The applicant, Peninsula Open Space Trust, has proposed to rescind a previously approved Land Conservation Contract (Williamson Act) (the "Contract") and simultaneously enter into a California Open Space Easement, pursuant to the California Land Conservation Act and the Open Space Easement Act of 1974.

DISCUSSION:

The California Land Conservation Act of 1965 allows, upon mutual agreement, parties to rescind a contract in order to simultaneously enter into an open space easement pursuant to the Open Space Easement Act of 1974 provided that the easement is consistent with the contract, the Board can make the required findings, and the easement is consistent with the County's General Plan.

The applicant proposes to rescind the contract and simultaneously enter into a California Open Space Easement. This action will preserve the rural character of the area in which the land is located and is consistent with the County's General Plan. It

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would also allow the property to be used for recreational activities and other uses consistent with the open space easement.

The property has no current commercial agricultural activities on the property and the applicant has proposed open space/recreational uses of the property. Under the current Williamson Act contract, only agricultural activities are allowed to occur on the property. The rehabilitation of the cabin for recreational use could not be approved until the non-renewal of the Williamson Act occurs in 2020.

County Counsel has reviewed the report, Resolution, the Notices of Rescission of the Land Conservation Contract, and the Open Space Easement Agreement as to form.

Approval of this project contributes to the Shared Vision 2025 of a Livable Community by preserving the open space character of the subject parcel for the foreseeable future.

FISCAL IMPACT:

The property owner, Peninsula Open Space Trust, is exempt from taxes currently, and as such, the tax revenue to the County would not be impacted.