

9/8/2024

San Mateo County Planning Department,

I am writing on behalf of the San Mateo County A.A.C. Committee, regarding A.P.N. Numbers 086-150-050 and 087-053-010, at 330 Butano Cut off Road, Pescadero. Containing Prime ag land this project with a County File Number: PLN2021-00056 at that time and now PLN2023-00146 was and is to build a new fire station on the above parcel. It also allows for the realization of potable drinking water for the students of the middle/high school.

Because the fire station is to be built on prime soils the above matter came before our committee in August 2022 for recommendations. At that time, Prior to issuance of the building permit for construction, the County was instructed to submit evidence of an off-site agricultural property for mitigation purposes that had been granted in perpetuity to the County or other qualifying entity. The property provided as mitigation was to meet the following criteria:

- The easement shall provide agricultural conservation acreage at a ratio of 2:1 for the loss of agricultural land associated with the approved project (i.e. at least 3.5 acres shall be provided to offset the 1.75 acres of the fire station site).
- The property shall be acquired by the County and placed under an agricultural easement; or the County shall enter into an agreement to newly encumber lands owned by another entity.
- The property shall be located within the Coastal Zone, within reasonable proximity to the project site.
- The property shall be on land of a similar quality as the project site (i.e., Prime soils).

A few months later, In the fall of 2022, in September, a notice of public hearing was written by County of San Mateo Planning and Building stating that The San Mateo County Planning Commission will consider a local coastal plan map and text amendment to change the land use designation of this subject parcel from Agriculture to Institutional and amend public works policies to facilitate future construction of a replacement fire station (County Fire Station number 59) and extension of CSA-11 boundaries to serve the fire station and Pescadero Middle/high School. The hearing was stated to be held Oct 12,2022.

It's been determined that this change in zoning had never come before our A.A.C. committee. Nor had this matter, mitigating the land, been brought to us for any recommendations to assist in determining an appropriate mitigation ag property, since the summer of 2022.

ATTACHMENT A

If in a fact this was a general plan amendment, I believe general plan amendments predicate public interest. Further, the parcel in question still holds prime ag land requiring appropriate mitigation, regardless of whether it's zoned agriculture or institutional. Prime ag land is still being lost and because of that, we believe agreeing to a suitable mitigation property necessitates input from our advisory committee. More loss of prime agricultural land in San Mateo County is concerning and as such requires the review and recommendation of farmers and others in the community and us, whom you have appointed to advise on such matters. Not partaking in the recommendations for an appropriate mitigation property that meets the outlined criteria is contrary to our mission statement of preserving agriculture on the San Mateo County Coast.

We request at this time to be provided with mitigation properties being considered so that we can properly review and provide input to the county in our advisory role, before any decision is made on a definitive mitigation property. Even if the responsibility of securing the mitigation property has been handed off to another entity, our expertise should be utilized by the county in advisement which can be forwarded to such entity. Especially and primarily because the property requiring a mitigation property encompasses prime soils within our county.