

**COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT**

**DATE:** May 13, 2015

**TO:** Planning Commission

**FROM:** Planning Staff

**SUBJECT:** EXECUTIVE SUMMARY: Consideration of (1) General Plan Map Amendment changing the land use designation of one parcel from Open Space to Timber Production and (2) Zoning Map Amendment to rezone same parcel from Resource Management (RM) to Timberland Preserve Zone (TPZ).

County File Number: PLN 2014-00459 (Stoddard Trust)

**PROPOSAL**

During the County's Williamson Act Program Uniform Rules and Procedures (Program) update, the Board of Supervisors, at its March 25, 2014 public hearing, considered the inclusion of timber harvesting as a qualifying Williamson Act agricultural use. After considering public testimony and staff's analysis, including two affected contracted parcels actively used for timber harvesting, a decision was reached to exclude timber harvesting from the Program as an agricultural use, though it remains a compatible use.

As a result of this action, the affected parcels are now ineligible to remain under contract since no other qualifying agricultural use is present on the properties. In exchange, the Board has presented the landowners the option of rezoning the parcels to Timberland Preserve Zone given the history of timber harvesting and has directed the Planning and Building Department to absorb the processing costs.

To date, the applicant is the only landowner that has requested to rezone.

If approved, the project will rezone one parcel from "Resource Management District" to "Timberland Preserve Zone" and re-designate the land use from "Open Space" to "Timber Production."

**RECOMMENDATION**

Recommend to the Board of Supervisors that it:

1. Adopt a resolution to amend the San Mateo County General Plan Land Use Map to change the land use of one parcel to "Timber Production," in the unincorporated South Skyline Area.

2. Adopt an ordinance amending Chapter 2 of Division VI of the San Mateo County Ordinance Code (Zoning Annex) to revise the Zoning Maps, Appendix A, to change the zoning of one parcel to “TPZ,” in the unincorporated South Skyline Area.

## **SUMMARY**

Prior to the adoption of the 2013 County Williamson Act Program Uniform Rules and Procedures (Program), timber harvesting was a qualifying agricultural use for a Williamson Act contract. Under the current Program, timber harvesting is no longer an agricultural use, though it remains a compatible use.

Initially under Williamson Act contract in 1972 for timber harvesting, the Stoddard parcel has historically been harvested prior to the 1930s and again in 1972. A recent 2010 Non-Industrial Timber Management Plan, was submitted to the California Department of Forestry and Fire Protection indicating the landowner’s continued interest in timber harvesting and forest management though the submittal was later withdrawn.

Given the history of the timber harvesting land use, the County’s desire to protect and encourage timber and timberlands as outlined in the General Plan, and the Board’s presented option to rezone at its March 25, 2014 public hearing, the landowner has requested the 40-acre heavily forested parcel to be rezoned.

If approved, lands zoned for timber production under contract are prohibited from contract renewal, thus, a California Land Conservation Act Notice of Non-Renewal must be filed by the Board of Supervisors.

The economic effect of exiting the Williamson Act Program and rezoning to Timberland Preserve Zone, as assessed by the Assessor’s Office, is comparable to the current property tax benefit of the contracted Resource Management designated parcel.

The proposed project is in conformance with General Plan policies relating to Rural Land Uses and existing uses and development remain compliant under the Timberland Preserve Zone.

## **California Environmental Quality Act (CEQA)**

Rezoning: Statutory exemption pursuant to Section 15264 *Timberland Preserves*.

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As a result of this action, the affected parcels are now ineligible to remain under contract since no other qualifying agricultural use is present on the properties. In exchange, the Board has presented the landowners the option of rezoning the parcels to Timberland Preserve Zone given the history of timber harvesting and has directed the Planning and Building Department to absorb the processing costs.

To date, the applicant is the only landowner that has requested to rezone.

Staff's research of the land use activities on the Stoddard's property have identified a 1972 timber harvesting permit (SM-4-72) and 2010 Non-Industrial Timber Management Plan<sup>1</sup> (1-10NTMP-006SMO (permit withdrawn)) and also notes harvesting prior to the 1930s. The landowner has indicated a continued interest in timber harvesting and has signed a contract for future timber harvesting with a local timber operator in anticipation of a future timber harvest plan submittal.

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<sup>1</sup> Non-Industrial Timber Management Plan (NTMP) is defined as a timberland owner with less than 2,500 acres and who is not primarily engaged in the manufacture of forest products (Public Resources Code Section 4593.2(b)). NTMPs are long term multiple harvest forest management plans compared with Timber Harvest Plans (THP) which are single harvest permits.

If approved, the project will rezone one parcel from “Resource Management District” to “Timberland Preserve Zone” and re-designate the land use from “Open Space” to “Timber Production.”

The economic effect of exiting the Williamson Act Program and rezoning to Timberland Preserve Zone, as assessed by the Assessor’s Office, is comparable to the current property tax benefit of the contracted Resource Management designated parcel.

Approval of this rezone requires the recording of a California Land Conservation Act Notice of Non-renewal for the Williamson Act Contract upon approval of the rezone.

## **RECOMMENDATION**

Recommend to the Board of Supervisors that it:

1. Adopt a resolution to amend the San Mateo County General Plan Land Use Map to change the land use of one parcel to “Timber Production,” in the unincorporated South Skyline Area.
2. Adopt an ordinance amending Chapter 2 of Division VI of the San Mateo County Ordinance Code (Zoning Annex) to revise the Zoning Maps, Appendix A, to change the zoning of one parcel to “TPZ,” in the unincorporated South Skyline Area.

## **BACKGROUND**

Report Prepared By: Melissa Ross, Senior Planner, Telephone 650/599-1559

Applicant/Owner: Jeffrey Hunt Stoddard Trust

Location: 24707 Highway 9, La Honda (South Skyline Area)

APN: 085-170-010

Size: 40 acres

Existing Zoning: Resource Management

General Plan Designation: Open Space

Existing Land Use: Single-family residence, barn, outbuildings and timber harvesting.

Williamson Act: Contracted (AP72-13)

Water Supply: Existing well.

Sewage Disposal: Existing septic.

Parcel legality: Legal parcel. Residence constructed in 1935 prior to the County's jurisdiction over building permits.

Flood Zone: Zone X (areas of minimal flooding). FEMA Community Panel 06081C0384E; effective October 12, 2012.

Environmental Review: Rezoning – California Environmental Quality Act (CEQA) statutory exemption Section 15264 (Timberland Preserves); local agencies are exempt from the requirement to prepare an Environmental Impact Report (EIR) or Negative Declaration on the adoption of timberland preserve zones under Government Code Sections 51110 et seq. (Gov. Code, Sec. 51119).

Setting: The 40-acre parcel is densely forested and improved with a single-family residence and barn and located 0.25-mile from the Santa Clara County border and 2.69 miles from the Santa Cruz County border. Two unnamed tributaries flow through the property northward to Oil Creek. Access to the property is via an easement from Highway 9. Tree species on the parcel include a mix of redwood, Douglas fir, tan oak and other conifers and hardwoods; the parcel has an average 31% slope.

## **DISCUSSION**

### **A. KEY ISSUES**

#### **1. Conformance with the General Plan**

##### **Rural Land Use Policies**

Policy 9.4 (*Land Use Objectives for the Rural Lands*) aim to protect and conserve vegetation, water, fish and wildlife resources, and resources for forestry while carefully managing and enhancing the use, production or extraction of such resources.

Though now superseded by State law, prior to 1982 the County retained regulatory authority over timber harvesting permits. Such permits were processed by the County in the 1970s on the parcel in compliance with the natural resources protections of the General Plan and Timber Harvest Ordinance.

Since that time, regulatory authority has shifted to the California Department of Forestry and Fire Protection (Cal-Fire) subject to the natural resources protections within the California Forest Practice Rules (Rules). Silvicultural practices, watercourse protections, as well as timber regeneration methods and endangered/threatened species protections are plan requirements consistent with applicable County General Plan policies and the Timber

Harvest Ordinance. Regulatory review of such timber harvesting plans includes the Department of Fish and Wildlife and the Regional Water Quality Control Board. As a reviewing agency, the San Mateo County Planning and Building Department is provided a copy of the initial timber harvest plan for conformance review with the County's Forest Practice Special Rules and zoning regulations. Furthermore, timber harvest plans submitted to Cal-Fire have served as the functional equivalent of a California Environmental Quality Act Environmental Impact Report since 1976, therefore requiring mitigation of potential significant environmental impacts and alternative project analysis. The landowner has completed timber harvesting under permit and intends to continue harvesting for the foreseeable future.

Aside from timber harvesting, development on this land must conform to policies of the General Plan including *Vegetative, Water, Fish and Wildlife Resources, Soil Resources, Visual Quality, General Land Use, and Rural Land Use* among others, irrespective of the land use designation. Such review would occur at the time a development proposal is submitted to the Planning and Building Department.

Land use re-designation and the continued use of the land for timber harvesting and residence are consistent with Policy 9.4.

Policy 9.32(e) (*Encourage Existing and Potential Timber Production Land Uses*) focuses on evaluating timber production designation for lands containing valuable timber resources that are presently designated General Open Space during future review of area plans.

Though no area plan is proposed, re-designation of the Stoddard's property to Timber Production from Open Space is appropriate given the historical use and intent of the policy to encourage existing timber production uses on lands containing productive timber resources. And, is further supported by Table 9.1P (*Appropriate Land Use Designations, Densities and Locational Criteria in Rural Areas*), which utilizes the Timber Production designation for lands within timber production zoning districts and those used for harvesting under California Department of Forestry and Fire Protection permits.

Re-designation of this property will not diminish the natural resources protections required by the General Plan for existing or proposed uses and development.

## 2. Zoning Regulations Compliance

During the late 1970s, the Board of Supervisors adopted the TPZ District and rezoned certain RM District parcels having identified timberlands for the protection of timber and forest resources. Though the Stoddard's property was not rezoned during this process, rezoning at this time is consistent with

the intent of the Timberland Preserve Zone in that the land meets the definition of timber<sup>2</sup> and timberland.<sup>3</sup>

Permitted uses for the current and proposed zoning district share some similarities; however, certain uses will no longer be available to the landowner upon approval of the rezone. Below is a list of the development and uses for each district (subject to applicable permits).

Existing Zoning District: Resource Management District	Proposed Zoning District: Timberland Preserve Zone
<b>Similar Uses List</b>	
Commercial timber harvesting	Commercial timber harvesting
Agricultural uses/accessory structures/on-site agricultural sales	Agricultural and recreational animal uses/accessory structures
Single-family/Multi-family residence	Residential housing*
Second dwelling units	Second dwelling units*
Keeping of pets	Keeping of pets*
Animal fanciers	Animal fanciers*
Kennels/catteries	Kennels/catteries*
Confined animals	Confined animals*
Scientific/Technical research and test facilities	Scientific/technical research and test facilities*
Livestock raising and grazing	Grazing*
Large residential child day care	Large residential child day care*
Temporary trailer parks/farm labor housing	Limited trailer housing for laborer
Oil and gas exploration, production and storage	Mineral hydrocarbon production*
Public and commercial recreation	Campgrounds/overnight recreation

<sup>2</sup> Timber as defined in Zoning Regulations Section 6710.11, means trees of any species maintained for eventual harvest for forest products purposes excluding nursery stock.

<sup>3</sup> Timberland as defined in Zoning Regulations Section 6710.12, means privately owned land which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses. It must also be capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre. The 2010 Timber Management Plan indicated a rate of 70-110 ft.<sup>3</sup>/acre/year.

Existing Zoning District: Resource Management District	Proposed Zoning District: Timberland Preserve Zone
Dissimilar Uses List	
Home occupations	Outdoor education activities*
Hotels, motels and restaurants	Energy resource development*
Churches	On-premise signs
Schools	Stables
Fire stations	Watershed management*
Public and private clubs	Wildlife habitat land management*
Wineries	Recreation management (e.g., fishing)*
Dairies	Use integrally related to the growing, harvesting and processing forest products*
Exotic animals	Gas, electric, water, communications, transmission facilities*
Veterinary hospitals for small/large animals	On-site manufacture/sale of minor quantities manufactured products (e.g., 100,000 board feet)
Quarries and waste disposal	
* Defined as a timber harvesting "compatible use" (Zoning Regulations Chapter 34 Section 6710.1); all other TPZ listed uses are defined as "minor development" (Zoning Regulations Chapter 34B Section 6754).	

In addition, commercial timber operations in the RM District carry one requirement not found in the TPZ in the form of a 1,000-foot buffer provision that prohibits timber harvesting operations within 1,000 feet of an existing dwelling without prior written consent of the affected landowner. Two parcels under common ownership abut the Stoddard's property; one vacant parcel to the east and one developed (1922 cabin) parcel to the west. In 2010, the Stoddard's submitted a Non-Industrial Timber Management Plan to harvest the entire 40 acres. Though withdrawn, the plan did not identify any dwelling units within the 1,000 buffer zone; therefore, removal of this requirement by way of rezoning is not expected to affect adjacent landowners.

Chapter 34.A (*Zoning, Rezoning, Land Division in the Timberland Preserve Zone*) provides a mechanism by which a landowner can rezone land to TPZ provided four requirements can be met: (1) detailed map of the property, (2)

timber management plan prepared by a registered professional forester, (3) timberland area to meet timber stocking standards, and (4) land under one ownership and consisting of at least 30 acres.

The 2010 timber plan submittal prepared by Registered Professional Forester Gary Paul, included multiple detailed maps of the 40-acre parcel and identified the parcel as overstocked. According to the Assessor's Office, the 40-acre parcel of land is under one ownership.

The proposed rezone is compliant with the Timber Preserve Zone District.

### Terms of the Timberland Preserve Zone

It should be noted that once land is zoned TPZ, the zoning effect is similar to that of a Williamson Act contract. In that, lands zoned TPZ are zoned for a term that is extended each anniversary date of the initial zoning unless the Board of Supervisors or landowner gives written notice of its intent not to extend the term of zoning, though no zoning term is defined in the regulations other than the annual renewal. Should the Board or landowner desire not to extend the zoning term, a rezone to a zoning district and land use designation consistent with the General Plan must be approved by a majority vote by the full Board to take affect 10 years from the date of rezone approval. In some instances, immediate rezoning may be approved by the Board.

### 3. County Williamson Act Program Uniform Rules and Procedures

Under the current Program, timber harvesting is excluded from the list of agricultural uses (Uniform Rule 2 (*Types of Contracts*)), thereby disqualifying the land from the Williamson Act. Since no other agricultural uses are present on the Stoddard's property that would otherwise qualify for a contract under the current zoning, and the landowner has no intention of introducing other agricultural uses that would allow entry into a new contract, the contract must be non-renewed.

Pursuant to California Land Conservation Act of 1965 (Section 51246(b)) and the County's Program, lands zoned for timber production are ineligible for new contracts and existing contracts shall not be renewed. A Notice of Non-Renewal has been prepared (Attachment F) to this effect and will be considered by the Board of Supervisors in conjunction with the recommended rezoning. If approved, filing of the Notice of Non-Renewal will begin the 9-year non-renewal contract phase out until contract expiration on December 31, 2024.

Should the rezone be disapproved, the parcel will be reviewed during this year's contract compliance review and recommended for non-renewal.

#### 4. Findings

- a. That the General Plan Land Use Map Amendment is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan.

Surrounding land use designations are a mix of heavily forested developed and undeveloped Open Space and Timber Production designated lands with both types abutting the Stoddard's parcel. Continued timber harvesting is consistent with applicable General Plan policies that encourage existing timber production in a manner that protects natural resources while managing extraction of timber resources. Existing development and uses also remain consistent with applicable General Plan policies including *Rural Land Uses*.

- b. That the proposed rezoning of the subject parcel meets the public necessity, convenience, and the general welfare of the community.

Forest resources and timberlands are a valuable natural renewable resource and proper forest management can enhance the quality of the forests in the County while respecting the landowner's right to develop his/her property with compatible uses. Rezoning the Stoddard's property further encourages the continual use of the land as timberland.

#### B. ENVIRONMENTAL REVIEW

Rezoning: California Environmental Quality Act statutory exemption Section 15264 *Timberland Preserves*. Local agencies are exempt from the requirement to prepare an EIR or negative declaration on the adoption of timberland preserve zones under Government Code Sections 51110 et seq., (Gov. Code, Sec. 51119). Section 51110 declares forest resources, timberlands and industry to substantially contribute to the health and stability of the state's economy and environment.

Government Code Section 51119 exempts any action of the Board undertaken to zone a parcel as timberland production pursuant to Section 51113 from the requirements of Public Resources Code Section 21151 (environmental impact report on any project the local agency intends to carry out or approve which may have a significant effect on the environment).

Government Code Section 51113 provides the mechanism for a landowner to petition the Board to zone his/her land to timberland production provided adopted procedures and criteria are met. Adopted procedures include the initiating, filing and processing of such requests, and the criteria include submittal of a map, forest management plan, timber stocking standards and land under one owner-

ship. These adopted procedures and criteria are found in Chapters 34, 34A and 34B of the Zoning Regulations and compliance is discussed in Section A.2 of this staff report.

## **ATTACHMENTS**

- A. Recommended Findings
- B. Location Map
- C. Resolution amending the land use designation
- D. Ordinance amending the parcel zoning
- E. Resolution authorizing Notice of Non-Renewal
- F. Notice of Non-Renewal of California Land Conservation Act Contract

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County of San Mateo  
Planning and Building Department

**RECOMMENDED FINDINGS AND CONDITIONS OF APPROVAL**

Permit or Project File Number: PLN 2014-00459

Hearing Date: May 13, 2015

Prepared By: Melissa Ross, Senior Planner

For Adoption By: Planning Commission

**RECOMMENDED FINDINGS**

Regarding the Environmental Review, Find:

1. That the rezoning is statutorily exempt pursuant to Section 15264; local agencies are exempt from the requirement to prepare an Environmental Impact Report (EIR) or Negative Declaration on the adoption of timberland preserve zones.

Regarding the General Plan Map Amendment, Find:

2. That the General Plan Land Use Map Amendment is compatible with adjacent land uses and will not be in conflict with the policies of the General Plan in that surrounding land uses and designations are similar and the existing use and development is consistent with the General Plan.
3. That the Planning Commission recommends to the Board of Supervisors to adopt a resolution to amend the San Mateo County General Plan Land Use Map to change the land use of one parcel to "Timber Production," in the unincorporated South Skyline area.

Regarding the Zoning Map Amendment, Find:

4. That the proposed rezoning of the subject parcel meets the public necessity, convenience, and the general welfare of the community in that forest resources and timberlands are a valuable natural renewable resource and the County desires to encourage proper management of such uses.
5. That the Planning Commission recommends to the Board of Supervisors to adopt an ordinance amending Chapter 2 of Division VI of the San Mateo County Ordinance Code (Zoning Annex) to revise the Zoning Maps, Appendix A, to change the zoning of one parcel to Timberland Preserve Zone (TPZ), in the unincorporated South Skyline area.

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**RESOLUTION NO. \_\_\_\_\_**

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

\* \* \* \* \*

**RESOLUTION AMENDING THE SAN MATEO COUNTY GENERAL PLAN LAND  
USE MAP TO CHANGE THE LAND USE OF ONE PARCEL TO “TIMBER  
PRODUCTION,” IN THE UNINCORPORATED SOUTH SKYLINE AREA**

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

**WHEREAS**, on March 25, 2014, the Board of Supervisors at its public hearing considered whether or not timber harvesting is an agricultural use under the County’s Williamson Act Uniform Rules and Procedures (Program); and

**WHEREAS**, the Board of Supervisors determined that timber harvesting is not an agricultural use under the Program and, where this affected two landowners, provided the option to said landowners of rezoning their respective Williamson Act contracted parcels used for timber harvesting; and

**WHEREAS**, on December 2, 2014, one landowner, Jeffrey Hunt Stoddard Trust, of one parcel located at 24707 Highway 9 (APN 085-170-010), in the unincorporated South Skyline area of San Mateo County, submitted an application to rezone the subject parcel from “Resource Management District” to “Timberland Preserve Zone” and to change the County General Plan Land Use Designation from “Open Space” to “Timber Production”; and

**WHEREAS**, on May 13, 2015, the County Planning Commission at its public hearing considered the amendment described above and recommended that the Board adopt the amendment; and

**WHEREAS**, on {DATE}, the Board at its public hearing considered the amendment described above and finds that re-designating the parcel is consistent with the applicable General Plan Policies.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED** by the Board of Supervisors that the San Mateo County General Plan Land Use Map is amended to change the land use designation of the parcel located at 24707 Highway 9 (APN 085-170-010) in the unincorporated South Skyline area from “Open Space” to “Timber Production.”

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**ORDINANCE NO. \_\_\_\_\_**  
**BOARD OF SUPERVISORS, COUNTY OF SAN MATEO,**  
**STATE OF CALIFORNIA**

\* \* \* \* \*

**AN ORDINANCE AMENDING CHAPTER 2 OF DIVISION VI OF THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) TO REVISE THE ZONING MAPS, APPENDIX A, TO CHANGE THE ZONING OF ONE PARCEL TO TIMBERLAND PRESERVE ZONE (TPZ), IN THE UNINCORPORATED SOUTH SKYLINE AREA**

The Board of Supervisors of the County of San Mateo, State of California,  
**ORDAINS** as follows

**SECTION 1.** Section 6115 of Chapter 2 of Part One of Division VI of the San Mateo County Ordinance Code (Zoning Maps), Appendix A, shall be amended to designate the following Assessor’s Parcel Number 085-170-010 as Timberland Preserve Zone (TPZ).

**SECTION 2.** This ordinance shall be effective thirty (30) days from the passage date thereof.

\* \* \* \* \*

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**RESOLUTION NO. \_\_\_\_\_**

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

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**RESOLUTION AUTHORIZING THE PLANNING AND BUILDING DEPARTMENT TO  
FILE A NOTICE OF NON-RENEWAL OF CALIFORNIA LAND CONSERVATION  
CONTRACT PURSUANT TO THE CALIFORNIA LAND CONSERVATION ACT  
OF 1965 (WILLIAMSON ACT) FOR THE IDENTIFIED PARCEL**

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

**WHEREAS**, in 1965 the State Legislature enacted the California Land Conservation Act (Williamson Act) authorizing local governments to enter into contracts with private landowners for the purposes of restricting development to agricultural and agriculturally-related uses on specific parcels in exchange for reduced property tax assessments; and

**WHEREAS**, one private landowner and the County have entered into such a contract on December 19, 1972 (File Number AP72-13); and

**WHEREAS**, the current landowner, Jeffrey Hunt Stoddard Trust, owner of one parcel located at 24707 Highway 9 (APN 085-170-010), in the unincorporated South Skyline area of San Mateo County, submitted an application to rezone said parcel under same contract to a zoning district that is ineligible for contract renewal pursuant to the California Land Conservation (Williamson Act) Act of 1965 (Section 51246(b)); and

**WHEREAS**, on May 13, 2015, the County Planning Commission at its public hearing considered the rezoning; and

**WHEREAS**, on {DATE}, the Board at its public hearing considered the rezoning and Williamson Act Contract Notice of Non-Renewal and desires to non-renew the identified contract pursuant to the California Land Conservation Act of 1965 and the San Mateo County Williamson Act Uniform Rules and Procedures.

**NOW, THEREFORE, IT IS HEREBY DETERMINED AND ORDERED AS FOLLOWS:** That the President of the Board is hereby authorized and directed to execute the Notice of Non-Renewal of California Land Conservation Contract for the identified parcel, and the Clerk of the Board shall attest to his signature thereto.

**IT IS FURTHER DETERMINED AND ORDERED** that County staff shall take all appropriate action to ensure recordation of the Notice of Non-Renewal.

\* \* \* \* \*

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<p>Recorded at the Request of, and When Recorded Return to: Melissa Ross, Project Planner Planning and Building Department 455 County Center, 2nd Floor Mail Drop PLN122 Redwood City, CA 94063</p> <p><b>County File No.: PLN 2014-00459</b></p> <p>Exempt from Fees Pursuant to Government Code Section 27383</p>	<p>For Clerk Use Only</p>
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County of San Mateo  
Planning and Building Department

**NOTICE OF NON-RENEWAL OF  
CALIFORNIA LAND CONSERVATION CONTRACT**

On \_\_\_\_\_, the County of San Mateo Board of Supervisors authorized by Resolution No. \_\_\_\_\_ on \_\_\_\_\_, the Planning and Building Department to record a County Initiated Notice of Non-Renewal for the contracted APN 085-170-010 approved by the Board of Supervisors by Resolution No. 31120 and recorded in the San Mateo County Records as Document No. 88584AF on December 21, 1972 (Planning File No. AP72-13).

**Property Description**

APN: 085-170-010

Owner: Jeffrey Hunt Stoddard Trust

Property Description: 40 AC NW 1/4 OF NE 1/4 OF SEC 11 T8SR3W MDB&M LA HONDA PESCADERO UNIFIED SCH DIST

In compliance with Section 51245 of the Government Code, the County has served the Notice of Non-Renewal at least 60 days prior to the contract renewal date of January 1, 2016.

The aforementioned contract will fully expire on December 31, 2024.

\_\_\_\_\_  
Steve Monowitz  
Acting Community Development Director  
County of San Mateo

\_\_\_\_\_  
Date

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