

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

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**AN URGENCY ORDINANCE EXTENDING THE INTERIM ORDINANCE AMENDING, ON AN INTERIM BASIS, THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX), DIVISION VI, PART ONE, CHAPTER 20, “S” (COMBINING DISTRICTS) TO ADD THE “S-75” COMBINING DISTRICT (WEEKEND ACRES), AND CHAPTER 2, SECTION 6111, COMBINING DISTRICTS, TO ADD THE “S-75” COMBINING DISTRICT, FOR A PERIOD OF ONE YEAR OR UNTIL SUCH TIME THAT THE REVISED S-75 COMBINING DISTRICT (WEEKEND ACRES) PROVISIONS IN THE SAN MATEO COUNTY ORDINANCE CODE (ZONING ANNEX) BECOMES EFFECTIVE, WHICHEVER COMES FIRST.**

The Board of Supervisors of the County of San Mateo, State of California,

**ORDAINS** as follows

**SECTION 1.** Findings and Declarations.

1. Under the prior S-7 regulations affecting property subject to this Ordinance, the potential existed for development that was incompatible with the character of the Weekend Acres area, which constituted a threat to the welfare of residents of the affected area.
  
2. In response to this threat, on November 15, 2011, the San Mateo County Board of Supervisors adopted an Urgency Interim Ordinance, Ordinance 04591, amending the San Mateo County Ordinance Code (Zoning Annex), Division VI, Part One, Chapter 20, “S” (Combining Districts) to add the “S-75” District for the Weekend Acres area, and Chapter 2, Section 6111, Combining Districts, to add the “S-75” Combining District for the Weekend Acres area. The interim period for which this

Ordinance is in effect is ten months and fifteen days.

3. Without further action by this Board, this Urgency Interim Ordinance would expire September 30, 2012.
4. The reinstatement of the previous S-7 regulations after this date would reintroduce the threat to the public welfare caused by the application of the prior regulations in the affected area.
5. Section 65858(a) of the California Government Code allows a subsequent extension of this Urgency Interim Ordinance for a period of one year.
6. Planning staff has prepared, and the Planning Commission has recommended, non-interim regulations for the affected area, but, if adopted by this Board, they will not take effect until after the Urgency Interim regulations have expired.
7. Given the findings and declarations above, this Board finds and declares that there is a threat to the public welfare should the Urgency Interim Ordinance expire without being extended before new regulations can take effect.
8. This Board further finds and declares that the extension of the Urgency Interim Ordinance is exempt from environmental review under the California Environmental Quality Act under Section 1506(b)(3) of Title 14 of the California Code of Regulations because there is no possibility that the extension of the Interim Regulations, which impose further restrictions on development than previously existed, will have the potential for causing a significant effect on the environment.

**SECTION 2.** Urgency Interim Ordinance 04591, initially adopted November 15, 2011, amending, on an interim basis, the San Mateo County Ordinance Code (Zoning Annex), Division VI, Part One, Chapter 20, "S" (Combining Districts), to add the S-75 Combining District (Weekend Acres), and Chapter 2, Section 6111, Combining Districts, to add the "S-75" Combining District, for a period of one year or until such time that the revised S-75 Combining District (Weekend Acres) provisions in the San Mateo County Ordinance Code (Zoning Annex) becomes effective, whichever comes first. This action requires a four-fifths vote.

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