



**COUNTY OF SAN MATEO**  
Inter-Departmental Correspondence  
Planning and Building



**Date:** November 30, 2015  
**Board Meeting Date:** December 15, 2015  
**Special Notice / Hearing:** 10 days within 500 feet  
**Vote Required:** Majority

**To:** Honorable Board of Supervisors

**From:** Steve Monowitz, Community Development Director

**Subject:** EXECUTIVE SUMMARY: Public hearing to consider (1) General Plan Map Amendment changing the land use designation of four parcels from Open Space to Timber Production, and (2) Zoning Map Amendment to rezone same parcels from Resource Management (RM) to Timberland Preserve Zone (TPZ).

**RECOMMENDATION:**

1. Adopt a resolution amending the San Mateo County General Plan Land Use Map to change the land use of four parcels to "Timber Production," in the unincorporated North 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 four parcels to "TPZ," in the unincorporated North Skyline Area.

**BACKGROUND:**

The applicant, Martin and Carolyn Eberhard, proposes to rezone four parcels consisting of 104.17 acres from "Resource Management District" to "Timberland Preserve Zone" and re-designate the land use from "Open Space" to "Timber Production." These parcels are located in the North Skyline Area, adjacent to Highway 35. No development of these parcels is proposed.

**DISCUSSION:**

The four parcels have been historically used for timber harvesting from the 1880s to 1910s. In 1990, Cal-Fire granted a timber harvesting permit (THP #1-89-382 SMO) for a selective harvest. There was also an exemption from a timber harvesting permit issued by Cal-Fire in 2012 (1-12EX-308 SMO). The proposal from the property owners is to continue to manage the tree stand on these properties using selective harvesting in an effort to maintain a sufficient number of trees. To this end, the applicant will be

submitting a California Cooperative Forest Management Plan for review and approval by Cal-Fire.

Given the history of the timber harvesting land use and the County's desire to protect and encourage sustainable timber harvesting as outlined in the General Plan, staff and the Planning Commission recommend that the Board of Supervisors approve the requested rezoning.

County Counsel has reviewed the report, ordinance and resolution as to form.

Approval of this project contributes to the Shared Vision 2025 of a Livable Community by designating appropriately suited land for timber harvesting and natural resource preservation.

**FISCAL IMPACT:**

There will be a slight decrease in property tax revenue to the County due to the properties being rezoned to TPZ. The State Board of Equalization sets harvest value schedules and collects a tax when the timber is harvested; revenue from this program is allocated to the counties where the harvesting occurred.