



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT A**

COUNTY OF SAN MATEO  
PLANNING AND BUILDING DEPARTMENT

**RECOMMENDED FINDINGS**

Permit File Number: PLN 2014-00459

Board Meeting Date: April 12, 2016

Prepared By: Melissa Ross  
Project Planner

For Adoption By: Board of Supervisors

**RECOMMENDED FINDINGS:**

Regarding the Environmental Review, Find:

1. That the General Plan amendment and 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; and, that the Williamson Act contract non-renewal is not subject to the California Environmental Quality Act under Section 15061(b)(3); no potential for causing a significant effect on the environment.

Regarding the General Plan Land Use 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 are consistent with the General Plan.
3. That the Planning Commission recommended that the Board of Supervisors adopt a resolution to amend the San Mateo County General Plan Land Use Map to change the land use of one parcel from "Open Space" 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 recommended that the Board of Supervisors 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 from Resource Management (RM) to Timberland Preserve Zone (TPZ), in the unincorporated South Skyline area.



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT B**

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# San Mateo County Board of Supervisors Meeting

Attachment:

File Numbers:



**County of San Mateo - Planning and Building Department**

# **ATTACHMENT C**

# **Timber Management Plan**

**Lands of  
Jeffery Hunt Stoddard Trust  
Shingle Mill Road  
San Mateo County**

**APN# 085-170-010  
Portion of Section 11  
Township 8 South  
Range 3 West  
Mount Diablo Base & Meridian**

**Report Prepared By  
Joseph Culver, Consulting Forester  
September 15, 2015**

## **PREFACE**

In August 2015, Joseph Culver, Consulting Forester, was commissioned by the owners of parcel 085-170-010 in San Mateo County to prepare a Timber Management Plan (TMP). The county assessor lists the parcel as 40 acres in size. The parcel owners would like to rezone the property to Timber Production and the TMP is a required component to rezone the parcel in San Mateo County. The management plan incorporates field-work and currently available resource data.

## **GENERAL PROPERTY DESCRIPTION**

The property is located in Southeastern San Mateo County approximately two miles east of Saratoga Gap and nine miles north of the community of Boulder Creek. The property is accessed from Shingle Mill Road off of Highway 9. The property drains into Oil Creek, which in turn flows into Pescadero Creek before reaching the Pacific Ocean. The property generally slopes to the northwest. Two small perennial watercourses flow northwesterly through the center of the property, meeting near the northern boundary of the property.

Elevation ranges from 1,750 feet along a ridge on the eastern property boundary down to 1,180 feet where the perennial watercourse leaves the property to the north. The legal description of the property is section 11, Township 8 South, Range 3 West. Timber site classification along the perennial watercourses is site II, with the remainder of the property having site III growing conditions.

Vegetative cover throughout the property is dominated by mature coniferous forest. The two conifer tree species consist of coastal redwood and Douglas-fir. The majority of redwood trees growing on the property come from stump sprouting that occurred from the original logging. However, residual growth trees are still found on the property, particularly in the more difficult to access slopes near the watercourses. As is typical with the redwood species, the second growth trees tend to grow in groves throughout the property while individual Douglas-fir trees grow from seed and have no set pattern in spacing. Douglas-fir comprises a higher percentage of the forest on the upper slopes in the eastern and southern portions of the property.

Hardwood species of tanoak, madrone and bay are interspersed through the coniferous stand, primarily as an intermediate and forest floor species. Tanoak is the most common hardwood, found in small amounts throughout the property. Bay and madrone tend to grow in the upper, drier elevations only, away from more suitable conifer growing conditions. Understory vegetation is typical for redwood forests in the Santa Cruz Mountains and includes tanoak seedlings, huckleberry, bracken fern, sword fern, California blackberry, poison oak, bunch grasses and clover.



Soils underlying the parcels consist of the Butano Loam (symbol BuF). According to the Natural Resource Conservation Service the Butano series consists of well drained, moderately permeable soils developed from weathered siliceous shales of the Monterey formation. They occur on sloping to steep topography under coniferous forests. The soil is extensive in the mountains of southern San Mateo and northern Santa Cruz Counties. The Butano soils occur in the Coast Range Mountains of central eastern California and are used for timber production. Mean annual rainfall is 30 to 50 inches and mean annual temperature is about 52 degrees Fahrenheit. Native cover consists of Douglas fir and redwood forest, with some madrone, oak, ceanothus, poison oak and scattered perennial grasses. Soils are used almost exclusively for forestry, recreation and water supply.

## **TIMBER HARVEST HISTORY**

The old-growth redwood logging in the Santa Cruz Mountains, including this property, occurred around the turn of the 20<sup>th</sup> century. This property was not clearcut, as was typical on larger logging operations with established transportation. Instead, the forest workers selected the most desirable trees for harvest and manufactured the fallen boles into split products such as grape stakes, rails, and shingles. Redwood products would have been carried off of the property on either mules or in small horse-drawn wagons. Shingle Mill Road, accessing the property off of Highway 9, refers to this historical use.

Logging next occurred on the property in 1973. Jim Greig, an early proponent of selective second growth timber harvesting, oversaw a light cutting of the property that focused on thinning second growth redwood, Douglas-fir, and the occasional residual redwood tree left from the earlier logging. The internal road system (seen on the attached Operations Map) may have been developed during the 1970's logging operation. Commercial harvesting has not occurred on the property since 1976.

## **MANAGEMENT OBJECTIVES AND GOALS**

The property owners intend to continue to manage the property for high quality forest products, while enhancing the related values of aesthetics and wildlife. As the property was last harvested approximately 40 years ago, the next harvest could occur anytime in the near future. Although State law allows for a harvest every 10 years, due to permit costs, and the relatively small size of the timbered area, it is recommended that future harvesting be spaced at a 12-20 year interval to maximize the volume removed in each harvest, and to minimize costs. Future harvests should focus on the following objectives:



1. Prescribe and implement a forest improvement program to improve stocking, increase tree vigor and maximize growth of second growth trees. Future harvesting will have to balance between improving growing stock by removing less thrifty trees and producing income from harvested logs. Generating income from Douglas-fir will be particularly difficult due to the high defect rate and the soft Douglas-fir market over the last 10-15 years.
2. Maintain a healthy and vigorous forest of well-spaced trees growing at the highest rates feasible considering the other values of the forest. Considering other values includes retaining residual redwood trees with valuable wildlife structure such as large limbs, broken or flattened tops, and large basal cavities.
3. Maintain a high degree of aesthetic consideration during all aspects of forest management.
4. Maintain wildlife habitat as part of continuing forest management.

## **RECOMMENDED LOGGING SYSTEM**

The recommended logging system for this property is to use ground based logging equipment such as tractors and log skidders. Much of the road and trail system is already in place from the previous harvest (see attached operations map with logging infrastructure). The central portion of the property near and in between the perennial watercourses may require the use of a skyline yarder for logging.

## **PRESENT AND FUTURE STAND CONDITIONS**

In September 2015, a 5% timber inventory was conducted on the property to determine conifer volume per acre, species composition, basal area, stocking levels and stand growth. For the inventory, 10, 1/5 acre fixed circular plots were randomly placed in a grid-like pattern across the property. All conifers greater than 12 inches in diameter at breast height (DBH) were measured for diameter, height, and % sound wood. The stand data gathered from this inventory, combined with on-site observations made by the professional forester preparing this report, show that the 40 acres of coniferous forest have the following approximate stand conditions:\*

Species Composition (Number of stems greater than 12 inches DBH per acre)

2<sup>nd</sup> growth redwood: 51%  
Residual redwood: 8%  
Douglas-fir: 41%

Species Composition (% of net volume per acre)

2<sup>nd</sup> growth redwood: 35%  
Residual redwood: 30%  
Douglas-fir: 35%

Basal area per acre (all conifer 12 inches DBH and greater)  
287 square feet

Net Volume/acre

2<sup>nd</sup> growth redwood: 17,667 board Feet  
Residual redwood: 15,200 board feet  
Douglas-fir: 17,869 board feet  
All conifer: 50,736

Net Volume/property

2<sup>nd</sup> growth redwood: 706,672 board Feet  
Residual redwood: 608,000 board feet  
Douglas-fir: 714,600 board feet  
All conifer: 2,029,432 board feet

The overall percent of defect on the property is high for a managed property in the Santa Cruz Mountains. Both the Douglas-fir and residual redwoods have a 30-40% defect rate. This high rate is due to fungal conks and curved stems in the Douglas-fir, and rot, fire scar, large knots and missing wood in the residual redwood. The second growth redwood has a more typical defect rate of around 12%.

Increment boring data was gathered from coring 28 trees during the timber inventory. The growth data was then inserted into a stand table projection table to determine the growth of the forest over the last ten years. Due to a long interval between the last harvest, a closed-in canopy, large trees, and senescence in many of the Douglas-fir and residual redwoods, the stand has a low growth rate of 1.4% of the board foot volume per year. Although the growth percentage is low, the overall volume per acre on the property is high, resulting in a moderate increase in volume of 660 board feet per acre per year. This equates to an annual increase in the conifer resource of 26,400 board feet over the entire property. Converting this figure to cubic feet gives a current annual growth rate of 2,200 cubic feet over the entire property, or 55 cubic feet per acre per year. This exceeds the required average of 15 cubic feet per acre per year to classify a property as timberland.

Sustainable harvesting will allow for the removal of approximately 92 thousand board feet (MBF) of second growth redwood and 93 MBF of Douglas-fir every 10 years. At current growth rates, the amount of wood that can be sustainably harvested will increase at an annual rate of 9.2 MBF for second growth redwood and 9.3 MBF for Douglas-fir. These harvest volumes are based on forest growth over the last ten years. As the property has not been harvested in almost 40 years, the next harvest could remove a higher amount of volume to open up the forest, improve growing conditions, and increase the growth rate in the remaining trees. The harvest area is most feasibly logged as one management unit.

*\*Limitation: Data expressed in the "Present and Future Stand Conditions" section of the Management Plan is based on a field sample and an extrapolated growth rate for the previous ten years. This data should only be used as a guide for management purposes, and should not be extended or taken out of context for other purposes, such as an appraisal.*

## OTHER PROPERTY USES

The property is currently used as the primary residence for the property owners, watershed and wildlife habitat.

## CONCLUSION

The property is well suited for timber management into the future. The forest resource is currently healthy but growth rates have begun to decline due to overstocked stand conditions and a closed in canopy. The property owners have indicated they would like to manage the timber resource and stand conditions warrant a harvest in the near future.

**TIMBER STOCKING:** To rezone a property to the "Timber Production" zoning a property must meet the timber stocking standards set forth in Section 4561 of the Public Resources Code. Section 4561 states in part that "The average residual basal area, measured in stems one inch or larger in diameter.....in areas which the registered professional forester has determined are site II classification or lower, the minimum average residual basal area shall be 50 square feet per acre. Rock outcroppings and other areas not normally bearing timber shall not be considered as requiring stocking." The average residual conifer basal area in the timbered portions of the property is 287 square feet and therefore meets the stocking standards.

**TIMBERLAND:** To rezone a property to the "Timber Production" zoning a property must meet the definition of timberland. Section 51104 of the California Code states that "Timberland means privately owned land.....capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre." The property proposed for rezoning is capable of growing an annual average volume of coniferous wood fiber of 55 cubic feet per acre and therefore meets the definition of timberland.

**COMPATIBLE USE:** Existing infrastructure on the properties does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber.

Timber Management Plan Prepared By:

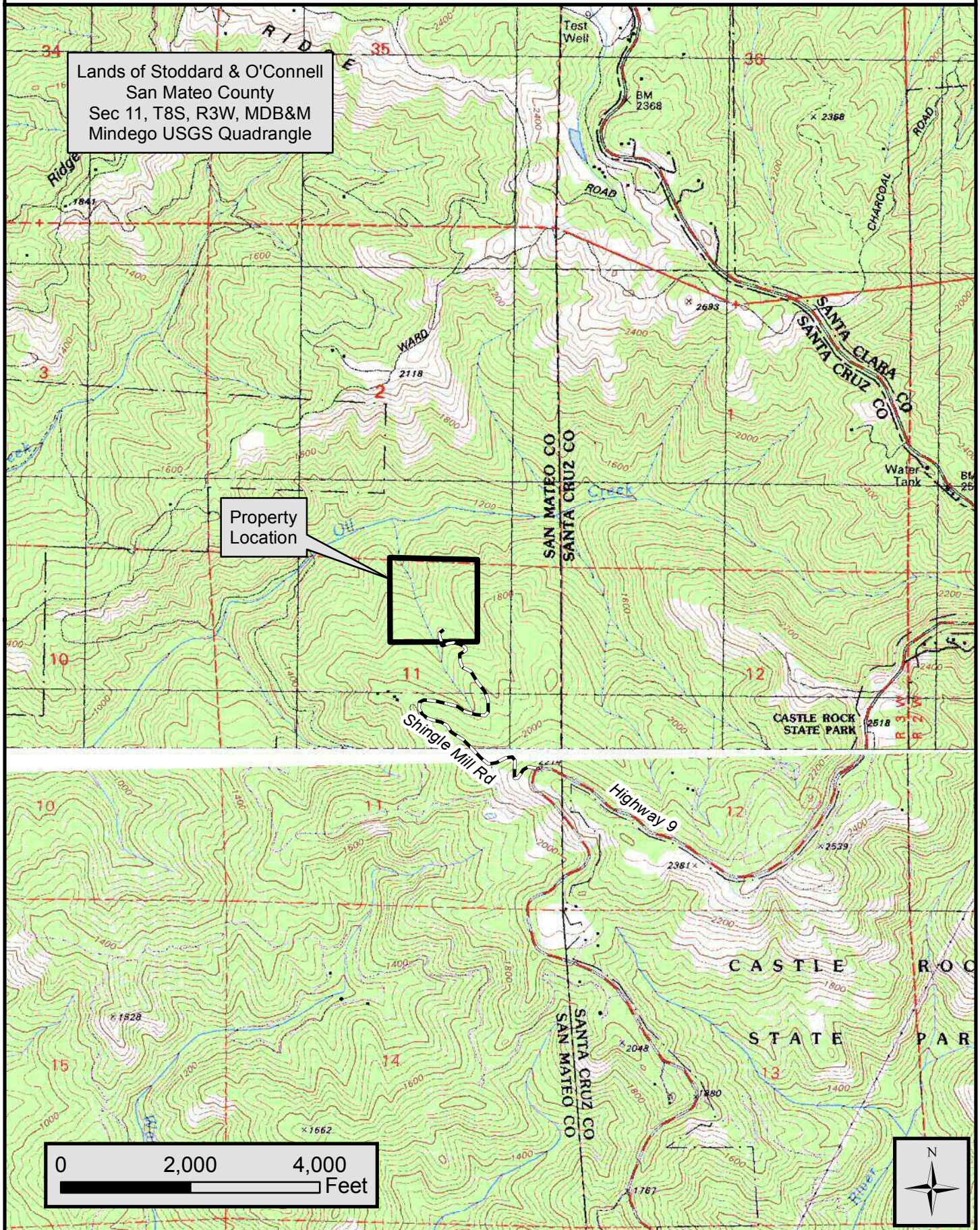


Joseph Culver  
Registered Professional Forester #2674

September 15, 2015  
Date

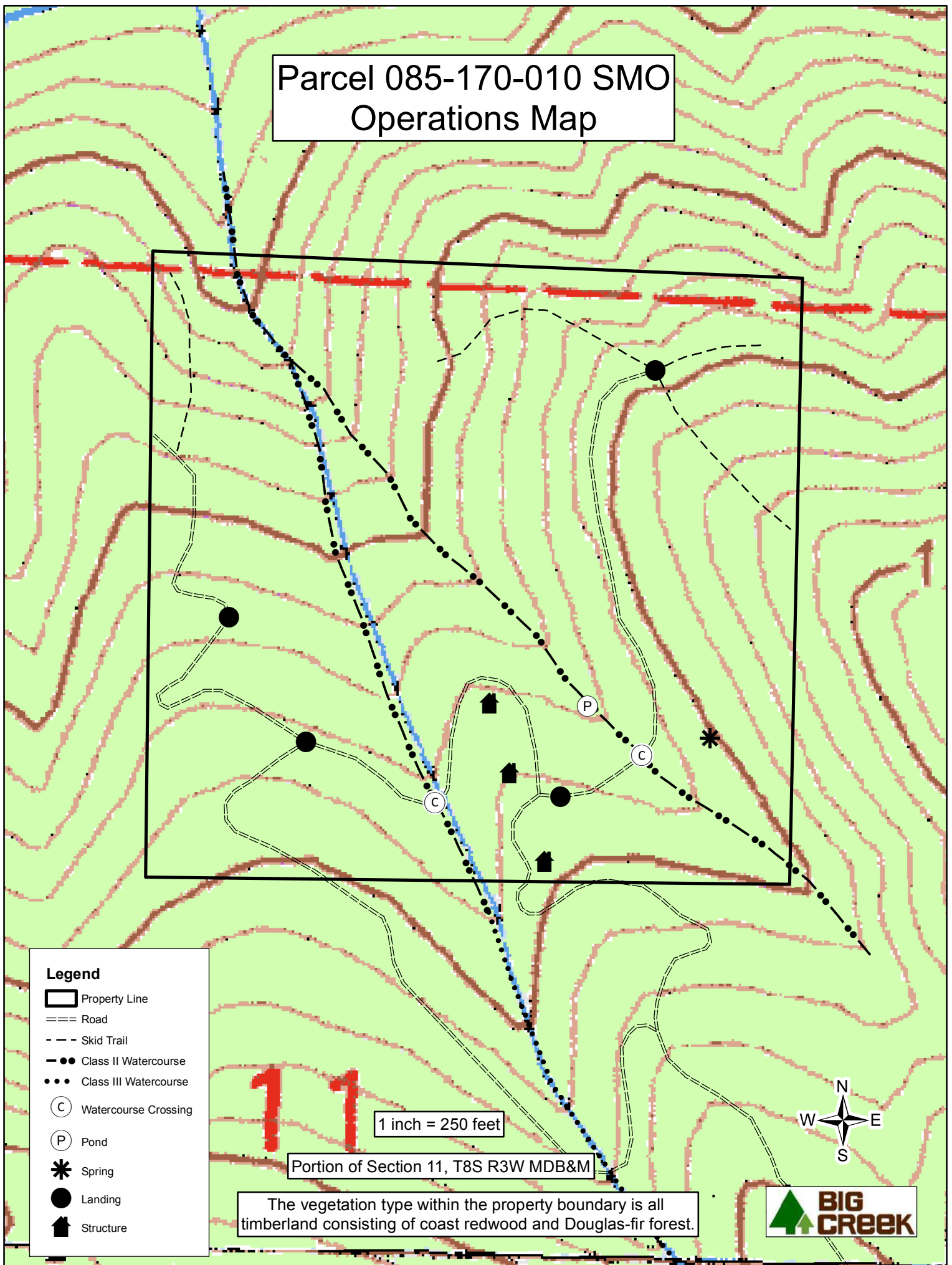


# Timber Management Plan: Location Map





# Parcel 085-170-010 SMO Operations Map





**County of San Mateo - Planning and Building Department**

# **ATTACHMENT D**

<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 April 12, 2016, 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, 2017.

The aforementioned contract will fully expire on December 31, 2025.

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Steve Monowitz  
Community Development Director  
County of San Mateo

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Date



A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document, to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California )  
County of San Mateo )

On \_\_\_\_\_, before me, \_\_\_\_\_,  
a Notary Public, personally appeared STEVE MONOWITZ, who proved to me on the basis  
of satisfactory evidence to be the person whose name is subscribed to the within instrument  
and acknowledged to me that he executed the same in his authorized capacity, and that by  
his signature on the instrument the person, or the entity upon behalf of which the person  
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature \_\_\_\_\_