

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

April 30, 2008

AGENDA DATE: May 13,2008

Board of Supervisors County of Santa Cruz 701 Ocean Street Santa Cruz, CA 95060 APN(S): 101-211-01 & 101-221-01

Application: 07-0549

Subject: Public hearing to consider a proposal to rezone APN(s) 101-211-01 and 101-221-01

from the Agriculture (A) zone district to the Timber Production (TP) zone district.

Members of the Board:

On September 18, 2007, the County Planning Department accepted this application for rezoning two parcel(s) totaling approximately 30.5 acres from the Agriculture (A) zone district to Timber Production zone district.

Background

The property owner also owns approximately 55.3 acres of Timber Production zoned land, APN 101-221-02, which is contiguous with the subject properties. The uses on the property consist of vacant rural acreage.

This project qualifies for a rezoning under California Government Code Section 51113.5. This section allows a property owner with TP-zoned land to petition the County to rezone contiguous land not zoned TP to the TP zone.

The only requirements for this type of rezoning are that the parcels must meet the definitions of Government Code Section 51104(f), (g) and (h)¹. The County may not place any additional requirements on this petition to rezone the property to TP.

In accordance with Section 51113.5 of the State Government Code, the project meets the following criteria for rezoning to Timber Production:



¹ **1** Government Code Section 51104

⁽f) "Timberland" means privately owned land, or land acquired for state forest purposes, which devoted to and used for growing and harvesting timber, or for growing and harvesting timber, or for growing and harvesting timber ad compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

⁽g) Timberland productionzone" or "TPZ" means an area which has been zoned pursuant to Section 51112 and 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h).

⁽h) "Compatible use" is any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber, and shall include, but not be limited to, any of the following, unless in a specific instance such a use would be contrary to the preceding definition of compatible use:

^(]) Management for watershed.

⁽²⁾ Management for fish and wildlife habitat or hunting and fishing.

⁽³⁾ A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas.

⁽⁴⁾ The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.

⁽⁵⁾ Grazing.

⁽⁶⁾ A residence or other structure necessary for the management of land zoned **as** timberland production.

- (1) The property is contiguous with Timber Production zoned property under the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code (Exhibit C of Attachment 5).
- (2) The property is timberland, as it is capable of producing an average of 15 cubic feet of timber per acre annually (Exhibit E to Attachment 5).

The uses on the parcel(s) comply with the Timber Production Zone uses set forth in Section 13.1 0.372. This project qualifies for a statutory exemption in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines (Article 17, Section 1703).

Planning Commission Recommendation

On March 26,2008, the Planning Commission held a duly noticed public hearing to consider the application for a rezoning. Following the public hearing, the Commission adopted a resolution recommending approval of the rezoning Attachment 3).

Conclusion and Recommendation

All of the criteria have been met for rezoning the subject parcel(s) to the Timber Production zoning designation. All required findings can be made to approve this application pursuant to California State Government Code Section 51 I 13.5. It is, therefore recommended that your Board:

- 1. Adopt the attached Ordinance Amending County Code Chapter 13.10 to change the zoning on APN(s) 101-211-01 and 101-221-01 from the Agriculture zone district to the Timber Production zone district; and
- 2. Certify the CEQA Exemption.

Sincerely,

Tom Burns
Planning Director

RECOMMENDED:

SUSAN A. MAURIELLO

County Administrative Officer

Attachments:

1. Ordinance Amending Chapter 13.10of the County Code

maurullo ce

- 2. Notice of Exemption from CEQA
- 3. APN Map(s)
- 4. Planning Commission Resolution 49-08
- 5. Planning Commission staff report
- 6. Planning Commission Meeting Minutes

cc: Christopher Anderton, 961 Burl Road, Santa Cruz, CA 95060



ORDINANCE	NO.	

ORDINANCE AMENDING CHAPTER 13 OF THE SANTA CRUZ COUNTY CODE CHANGING FROM ONE ZONE DISTRICT TO ANOTHER

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the timber resource properties located on the north side of Burl Road, approximately one mile north of the intersection with Redwood Drive; finds that the zoning to be established herein is consistent with all elements of the Santa Cruz County General Plan and the Santa Cruz County Code, as modified by the *Big Creek* decision; and finds and certifies that the project is subject to a statutory exemption under the California Environmental Quality Act.

SECTION II

The Board of Supervisors hereby adopts the Zoning Plan Amendment as described in Section III, and adopts the findings in support thereof without modification as set forth below:

- 1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
- 1. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
- 2. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; and
- 3. The **property** meets the requirements of Government Code section 51113 or 51113.5 and County Code Section 13.10.375(c).



SECTION III

Chapter 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by amending Section 13.10.210 - Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

Assessor's Parcel N	<u>lumber</u>	Existing Zone District	New Zone District	
101-211-01 101-221-01		Agriculture (A) Agriculture (A)	TP TP	
		SECTION IV		
This ordinance shall take effect on the 31st day after the date of final passage.				
PASSED AND ADO of the County of Sant			_ 2008, by the Board of Supervisors	
NOES: SUPE ABSENT: SUPE	RVISORS RVISORS RVISORS RVISORS			
		Chairman of the	Board of Supervisors	
ATTEST: Clerk of the Board				
APPROVED AS TO	lid			
Exhibit: Rezoning M	lap			
DISTRIBUTION:	County Coun Planning Assessor County	sel	GIS	S

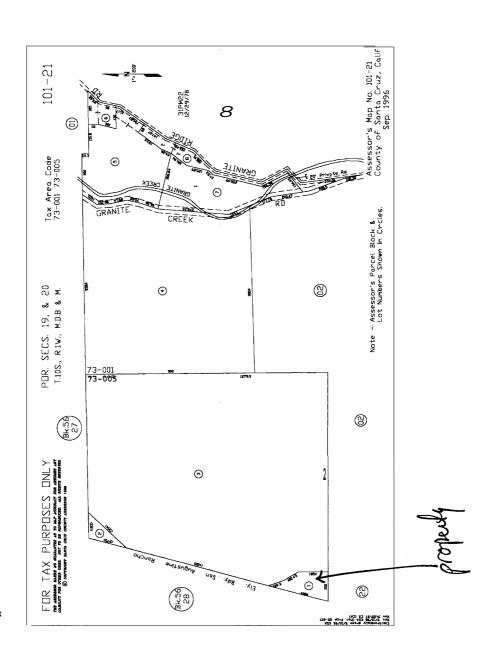


CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

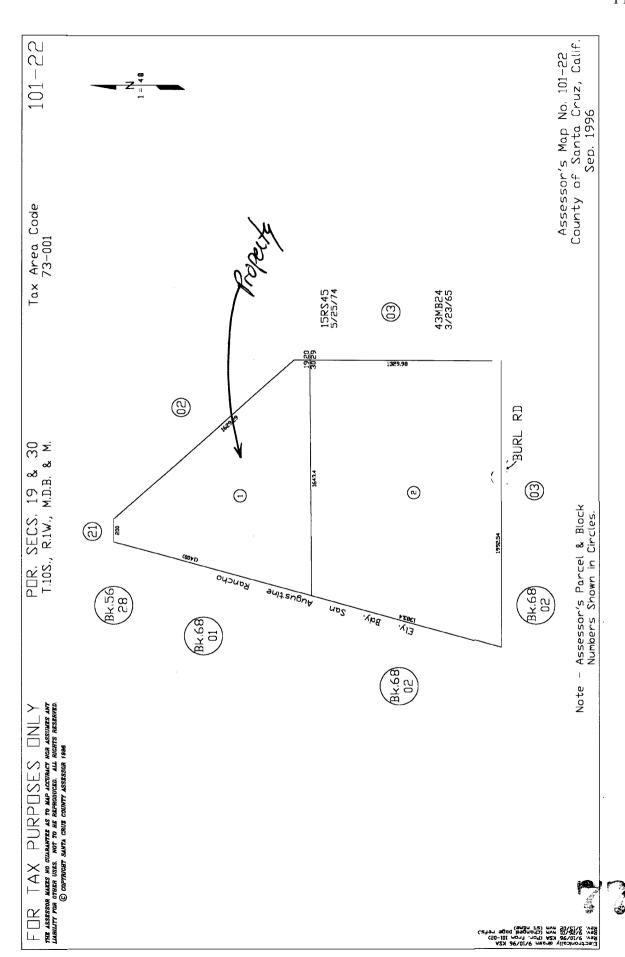
The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 07-0549 Assessor Parcel Number: 101-211-01 & 101-221-01 Project Location: Property located on the north side of Burl Road, approximately one mile north of the intersection with Redwood Drive. Project Description: Rezone properties from the Agriculture (A) zone district to the Timber Production (TP) zone district. Person or Agency Proposing Project: Christopher G. Anderton, M/M SS et al **Contact Phone Number: (831) 423-8593** The proposed activity is not a project under CEQA Guidelines Section 15378. A. ____ B. ____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c). C. Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment. D. <u>x</u> Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285). [Section 1703] In addition, none of the conditions described in Section 15300.2 apply to this project.









BEFORE THE PLANNING COMMISSION OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

1130

RESOLUTION NO. 49-08

On the motion of Commissioner Aramburu duly seconded by Commissioner Gonzalez the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No.07-0549 involving properties located on the north side of Burl Road, approximately one mile north of the intersection with Redwood Drive, and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the Agriculture (A) district to the Timber Production zone district.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this <u>_26rh</u> day of <u>March</u>, 2008, by the following vote:

AYES:

COMMISSIONERS Bremner, Aramburu, Dann, Gonzalez, and Shepherd

NOES: ABSENT: COMMISSIONERS COMMISSIONERS

ABSTAIN:

COMMISSIONERS

Chairperson

ATTEST

MARK DEMING, Secretary

APPROVED AS TO F

COUNTY COUNSEL

COUNTY OF SANTA CRUZ



PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

February 12,2008

Planning Commission County of Santa Cruz 701 Ocean Street Santa Cruz, CA 95060

Agenda Date: March 26,2008 **APN:** 101-211-01 & 101-221-01

Application: 07-0549

Item 25

Subject: A public hearing to consider a proposal to rezone two lots of record from the Agriculture (A) zone district to the Timber Production (TP) zone district.

Members of the Commission:

On September 18,2007 the County Planning Department accepted this application for rezoning two parcels totaling about 30.5 acres from **the** Agriculture (A) zone district to Timber Production.

The property owner, Christopher G.Anderton, also own approximately 55.3 acres Timber Production zoned parcel, APN 101-221-02, which is contiguous with the subject property. The uses on the property consist of vacant rural acreage.

This project qualifies for a rezoning under California Government Code Section 5 1113.5 "Petition by owner to add to timberland production zone." This section allows a property owner with TP-zoned land to petition the County to rezone contiguous land not zoned TP to the TP zone. The only requirements for this type of rezoning are that the parcels must meet the definitions of Government Code Section 5 1104(f), (g) and (h)¹. The County may not place any additional requirements on this petition to rezone the property to TP.





¹ Government Code Section 51104

⁽f) "Timberland" means privately owned land, or land acquired for state forest purposes, which devoted to and used for growing and harvesting timber, or for growing and harvesting timber ad compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

⁽g)"Timberland production zone" or "TPZ" means an area which has been zoned pursuant to Section 51112 and 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h).

⁽h) "Compatible use" is any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber, and shall include, but not be limited to, any of the following, unless in a specific instance such a use would be contrary to the preceding definition of compatible use:

⁽¹⁾Management for watershed.

⁽²⁾ Management for fish and wildlife habitat or hunting and fishing.

⁽³⁾A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas.

⁽⁴⁾ The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.

⁽⁵⁾Grazing.

⁽⁶⁾ A residence or other structurenecessary for the management of land zoned as timberland production.

In accordance with Section 51113.5 of the State Government Code, the project meets the following criteria for rezoning to Timber Production:

- The property is contiguous with Timber Production zoned property under the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code (Exhibit C).
- The property is timberland, as it is capable of producing an average of 15 cubic feet of timber per acre annually (Exhibit E).
- The uses on the parcels comply with the Timber Production Zone uses set forth in Section 13.10.372.

This project qualifies for a statutory exemption in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines (Article 17, Section 1703).

Conclusion

All of the criteria have been met for rezoning the subject parcels to the Timber Production zoning designation. All required findings can be made to approve this application pursuant to California State Government Code Section 5 1113.5.

Recommendation

It is recommended that the Commission adopt Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for approval of Application 07-0549, to adopt the Ordinance rezoning the property to the TP zone district.

EXHIBITS

- A. Planning Commission Resolution, with Ordinance/Findings
- **B.** APN map
- C. Location, Current Zoning and General Plan Designation and Ownership maps
- D. Notice of Exemption from CEQA
- E. Not applicable for adjacent property proposals

Maria Perez Project Planner Development Review

Reviewed By:

Assistant Planning Director



BEFORE THE PLANNING COMMISSION OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO.	
----------------	--

On the motion of Commissioner duly seconded by Commissioner the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No.07-0549 involving properties located on the north side of Burl Road, approximately one mile north of the intersection with Redwood Drive, and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the Agriculture (A) district to the Timber Production zone district.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning as contained in the Report to the Planning Commission.

PASSED A	AND ADOPTED by the Plan	ning Commission of the County of Santa Cruz, S
of California,	this day of	, 2008, by the following vote:
	COMMISSIONERS	
NOES:	COMMISSIONERS	
ABSENT:	COMMISSIONERS	
ABSTAIN:	COMMISSIONERS	
		Chairperson
ATTEST:		_
M	ARK DEMING, Secretary	
APPROVED	AS TO FORM:	
	OLD JOET	_
COUNTY CO	OUNSEL	



_				
1	i	-	5	4

ORDINANCE NO.	
---------------	--

ORDINANCE AMENDING CHAPTER 13 OF THE SANTA CRUZ COUNTY CODE CHANGING FROM ONE ZONE DISTRICT TO ANOTHER

The Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General **Plan** and Local Coastal Program Land Use Plan regarding the timber resource properties located on the north side of Burl Road, approximately one mile north of the intersection with Redwood Drive; finds that the zoning to be established herein is consistent with all elements of the Santa Cruz County General Plan and the Santa Cruz County Code, as modified by the *Big Creek* decision; and finds and certifies that the project is subject to a statutory exemption under the California Environmental Quality Act.

SECTION II

The Board of Supervisors hereby adopts the ZoningPlan Amendment as described in Section III, and adopts the findings in support thereof without modification as set forth below:

- 1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
- 1. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
- 2. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; and
- 3. The property meets the requirements of Government Code section 51113 or 51113.5 and County Code Section 13.10.375(c).



EXHIBIT A

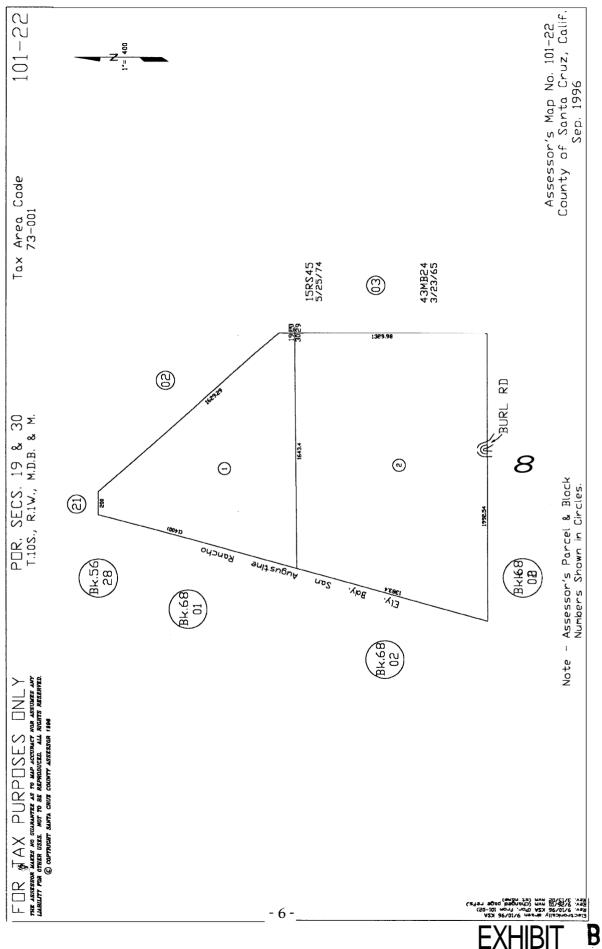
SECTION III

Chapter 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by amending Section 13.10.210 - Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

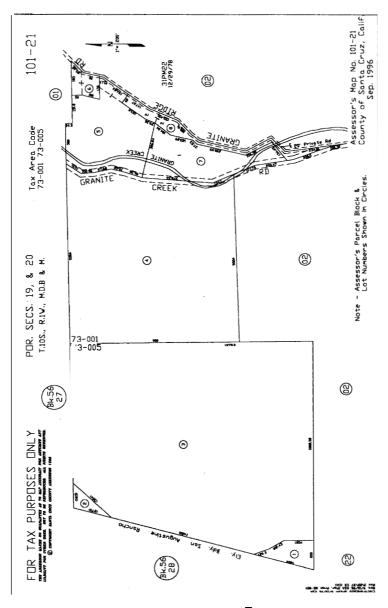
Assessor's Parcel N	<u>[umber</u>	Existing Zone District	New Zone District	
101-211-01 101-221-01		Agriculture (A) Agriculture (A)	TP TP	
		SECTION IV		
This ordinance shall take effect on the 31st day after the date of final passage.				
PASSED AND ADO of the County of Sant		•	2008, by the Board of Supervisors	
NOES: SUPE ABSENT: SUPE	RVISORS RVISORS RVISORS RVISORS			
		Chairman of the I	Board of Supervisors	
ATTEST: Clerk of the	ne Board	_		
APPROVED AS TO FORM:				
Assistant County Counsel				
Exhibit: Rezoning Map				
DISTRIBUTION:	County Coun	sel		

Assessor County

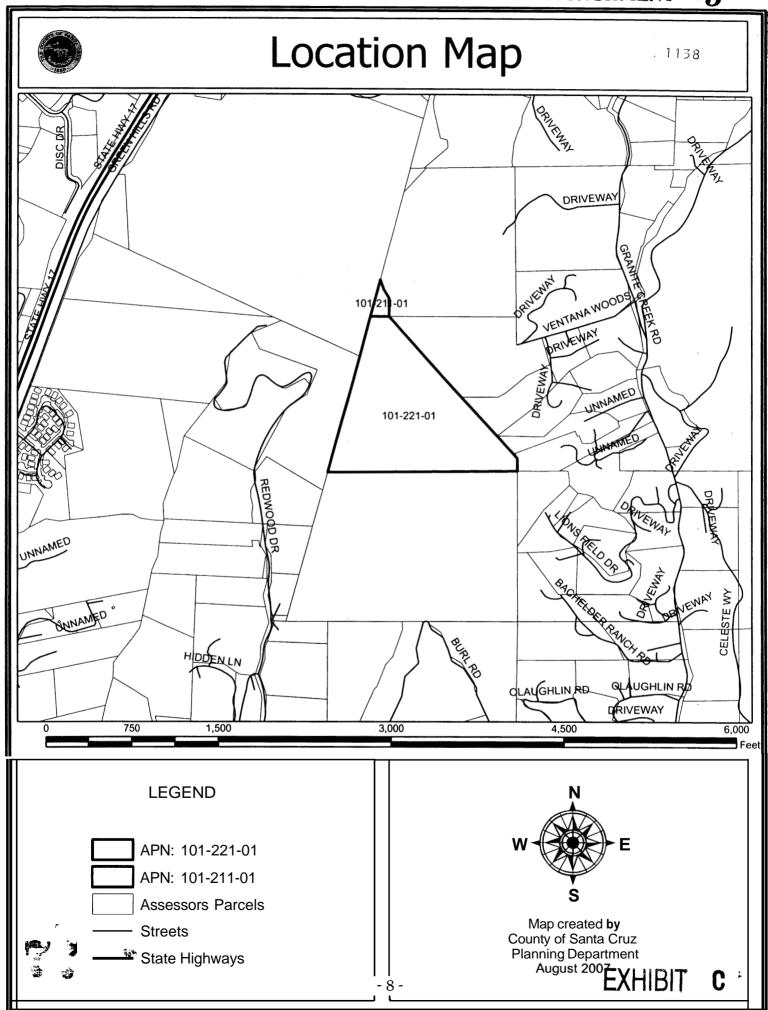


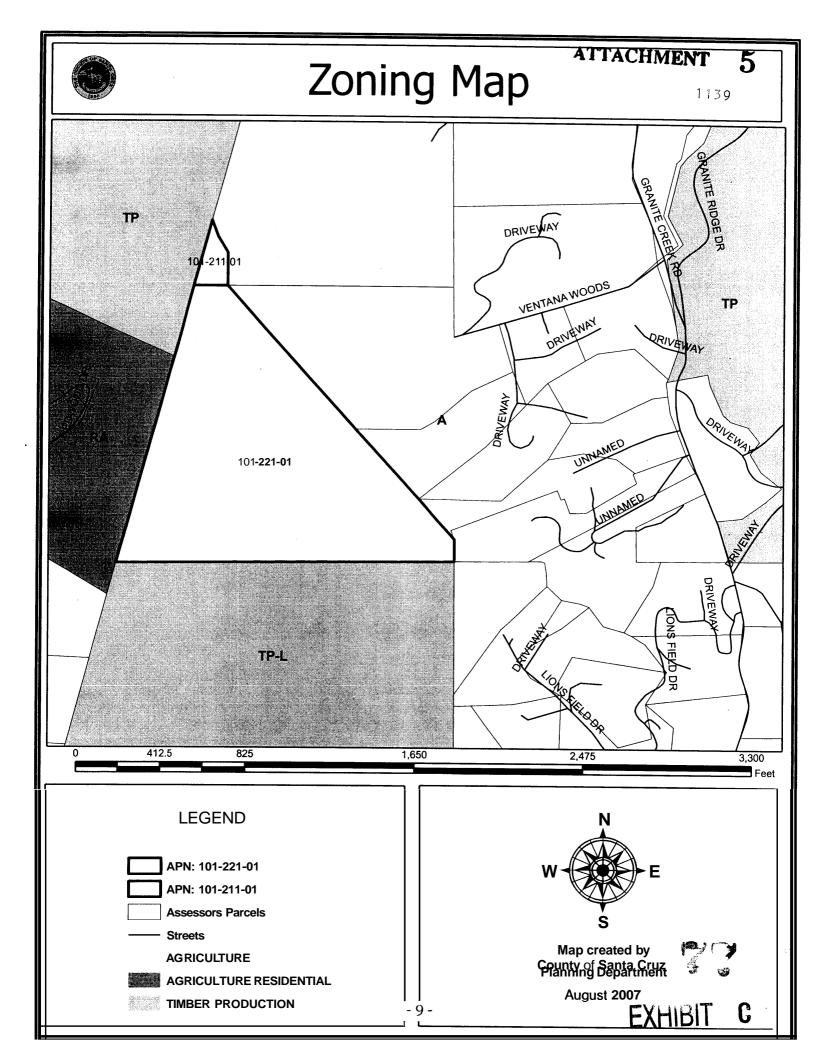






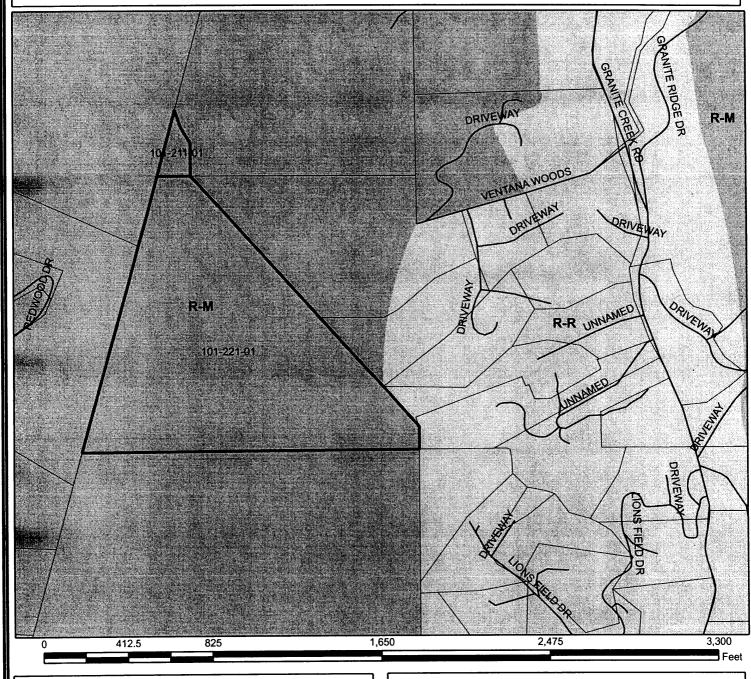


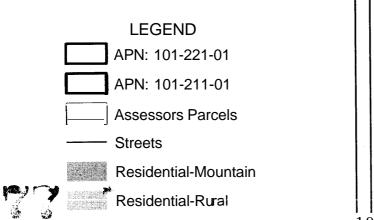


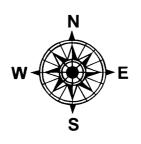




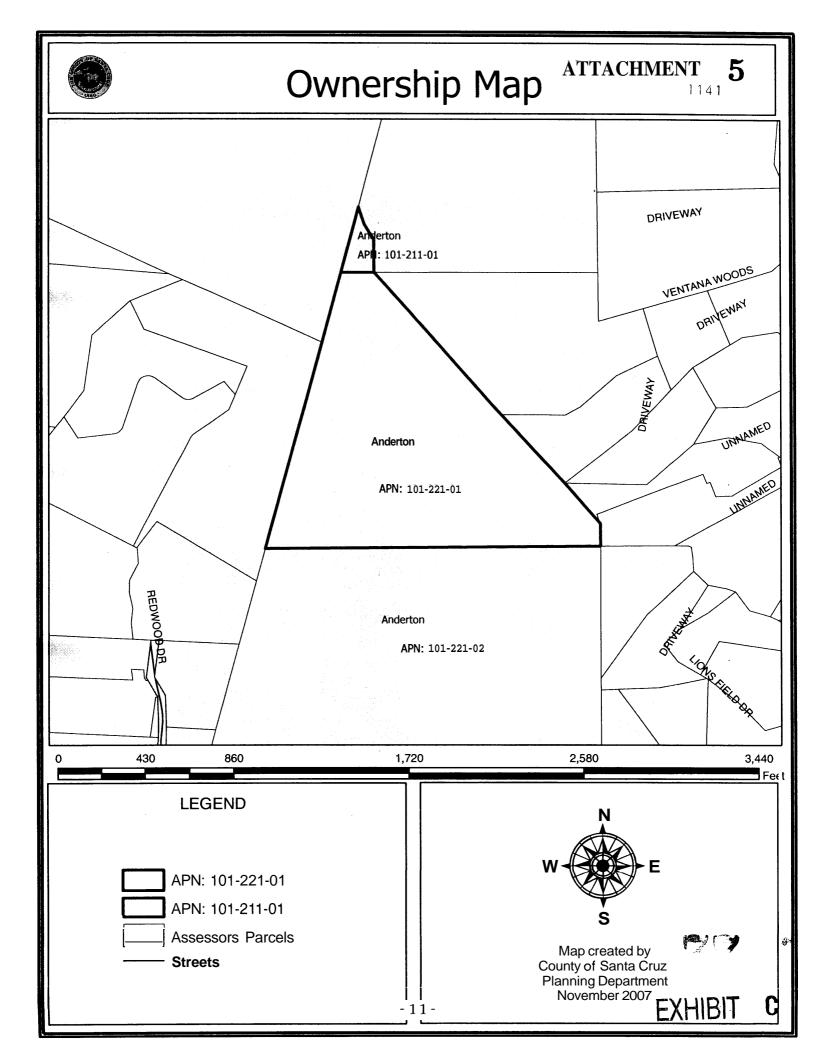
General Plan Designation Map 114







Map created by County of Santa Cruz Planning Department August 2007 EXHIBIT



CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 07-0549 Assessor Parcel Number: 101-211-01 & 101-221-01 Project Location: Property located on the north side of Burl Road, approximately one mile north of the intersection with Redwood Drive. Project Description: Rezone properties from the Agriculture (A) zone district to the Timber Production (TP) zone district. Person or Agency Proposing Project: Christopher G. Anderton, M/M SS et al **Contact Phone Number: (831) 423-8593** A. ____ The proposed activity is not a project under CEQA Guidelines Section 15378. The proposed activity is not subject to CEQA as specified under CEQA В. ____ Guidelines Section 15060 (c). Ministerial Project involving only the use of fixed standards or objective C. ____ measurements without personal judgment. D. __x_ Statutory Exemption other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285). [Section 1703] In addition, none of the conditions described in Section 15300.2 apply to this project.



Maria Porcila Perez, Project Planner

Planning Commission Minutes- 3/26/08

Proceedings of the Santa Cruz County Planning Commission

Volume 2008, Number 5

March 26, 2008

Location: Board of Supervisors, County Government Center, 701 Ocean Street, Room 525, Santa Cruz, CA 95060

Action Summary Minutes

Voting Key

Commissioners: Bremner, Vice Chair Aramburu, Dann, Chair Gonzalez, and Shepherd **Alternate Commissioners:** Hancock, Hummel, Danna, Guth, and Britton

Commissionerspresent were Bremner, Vice Chair Aramburu, Dann, Chair Gonzalez, and Shepherd.

Consent Agenda

6. Approval of minutes

To approve the minutes of the March 12,2008 Planning Commission meeting as submitted by the Planning Department.

Approved minutes. CommissionerAramburu made the motion and CommissionerBremner seconded. Voice vote carried **5-0** with ayesfrom Bremner, Aramburu, Dann Gonzalez and Shepherd.

Scheduled Items

Items 7-37. The Commission approved staff recommendations and passed resolutions recomnzending approval of each

these items to the Board of Supervisors. CommissionerAramburu made the motion and Commissioner Gonzalez seconded. Voice vote carried 5-0, with ayesfrom Bremner, Aramburu, Dann, Gonzalez, and Shepherd.

7. 07-0509*

12600 Alba Road, Ben Lomond

APNs: 078-091-01, -02, -24, -25, -26, & -27

Proposal to rezone 6 parcels from the Residential Agricultural (RA) zone district to the Timber Production (TP) zone district. Requires a rezoning. Properties located on north and south sides of Alba Road at the intersect with Stoddard

Road.

Owner: Mark Engel Applicant: *Gary* Paul Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: pln1 10@co.santa-cruz.ca.us

Santa Cruz County Planning Commission Minutes Page 2

1144

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located of the end of a private right-of-way about 500 feet south of the intersection with Fern Flat Road.

Owner/Applicants: William & Ellen Pedersen

Supervisorial District: 2

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

07-0511* 9.

No Situs

APNs: 083-251-07,086-281-17, & -23

Proposal to rezone three parcels from the Special Use (SU) and Special Use-Open Space (SU-0) and Agriculture-Open Space (A-0) zone districts to the Timber Production (TP) and Timber Production-Open Space (T-O) zone districts. Requires a rezoning. Property located on the south side of the intersection of Jamison Creek Road and Empire Grade Road.

Owner/Applicant: Albert Locatelli

Supervisorial District: 3

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

10. 07-0513* 1107 Pilger Road, Boulder Creek APNs: 089-071-71, -72, -73, & -74

Proposal to rezone 4 parcels from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on the south side of Pilger Road about 700 feet west of the intersection with Bear Creek Road.

Owner/Applicant: Chstopher Bradley

Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: pln1 10@co.santa-cruz.ca.us

07-0522* 11.

15450& 15480Two Bar Road, Boulder Creek

APN: 085-222-10, -13, & -16

Proposal to rezone three parcels from the Special Use (SU) and Residential Agriculture (RA) zone districts to the Timber Production (TP) zone district. Requires a rezoning. Properties located on the east side of Two Bar Road, approximately .8 mile from the intersection with Highway 9.

Owner/Applicants: Douglas and Nigele Cross

Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

12. 07-0523* No Situs

APN: 089-011-16

Proposal to change the zoning of one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on the east and west sides of Skyview Road, approx. 1.5 miles from the intersection with Deer Creek Road.

Owner: Lea Chondorow Applicant: John Culver Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321

Email: plnl 10@co.santa-cruz.ca.us

07-0524* 13.

910 Marty Road, Los Gatos

APN: 091-081-09

Proposal to rezone one parcel from the Special Use zone district (SU) to the Timber Production (TP) zone district. Requires a rezoning. Property located on the east side of East Zayante Road, approximately 2 miles south of the intersection with Summit Road.

Owner: Clair & Patricia Claire Mullen

Applicant: Joe Culver Supervisorial District: 5



Santa Cruz County Planning Commission Minutes Page 3

1145

Project Planner: Porcila Perez, 454-5321 Email: pln | 10@co.santa-cruz.ca.us

14. 07-0525*

218 Geyser Road, Scotts Valley

APNs: 070-211-12, & -20

Proposal to rezone two parcels from the Residential Agriculture (RA) zone district to the Timber Production (TP) zone district. Requires a rezoning. Properties located on the north side of Geyer Road, approximately 1000 feet west of the intersection with Lockhart Gulch Road.

Owner: David Hunter M.D. Applicant: Joe Culver Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: <u>plnl10@co.santa-cruz.ca.us</u>

15. 07-0527*

1027 Doeg Road, Boulder Creek

APN: 089-081-37

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires **a** rezoning. Property located on the south side of Doeg Road, at the intersection with Hopkins Gulch Road.

Owner: Robert Weikert Applicant: Joe Culver Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: pln 110@co.santa-cruz.ca.us

16. 07-0528*

848 Redwood Drive

APN: 068-071-04

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on the west side of Redwood Drive, approximately 3/4 mile north of the intersection with Glen Canyon Road.

Owner: Ken Strumpell Applicant: Joe Culver Supervisorial District: 1

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

17. 07-0529*

No Situs

APNs: 106-351-09, -10, -11, & -12

Proposal to rezone four parcels from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires **a** rezoning. Property located on both sides of Dove Lane about .5 miles west from the intersection with Eureka Canyon Road.

Owner/Applicant: Steven Chambers

Supervisorial District: 2

Project Planner: Porcila Perez, 454-5321 Email: pln110@co.santa-cruz.ca.us

18. 07-0530*

741 Redwood Drive, Santa Cruz

APN: 068-311-01

Proposal to rezone one parcel from the Residential Agriculture (RA) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on the west side of redwood drive, approximately 3/4 mile north of the intersection with Glen Canyon Road.

Owners: John & Beth LaBarba

Applicants: Joe Culver Supervisorial District: 1

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

19. 07-0534"

12655 Alba Road, Ben Lomond

APN: 078-091-56

6

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on the southwest side of Alba Road, approximately 1 mile south of the intersection with Empire Grade.

Owner/Applicants: Daniel & Cynthia Meschi

Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

APN: 087-241-11 20. 07-0543* No Situs

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on the south side of Kings Creek Road, approximately 1.5 miles north of the intersection with Logan Creek Road.

Owner: Ira & Marlene Jackson Applicant: David Van Lennep Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

21. 07-0544* No Situs APN: 106-351-15

Proposal to rezone one parcel from the Residential Agriculture (RA) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on the south side of Eureka Canyon Road, at the intersection with Dove Lane.

Owner/Applicant: William Conley

Supervisorial District: 2

Project Planner: Porcila Perez, 454-5321 Email: pln1 10@co.santa-cruz.ca.us

22. 07-0545* No Situs APN: 089-491-03

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production zone district (TP). Requires a rezoning. Property located on the west side of Bear Creek Road about 350 feet south of the intersection with Whalebone Gulch Road.

Owner/Applicant: Duc B. Tran Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

07-0546* No Situs APN: 105-151-08 23.

Proposal to rezone one parcel from the Residential Agriculture (RA) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located at the end of a Flume Road about .5 miles north from the intersection with Valencia Road.

Owner/Applicant: Gregory and Juliet Prussia

Supervisorial District: 2

Project Planner: Porcila Perez, 454-5321 Email: pln1 10@co.santa-cruz.ca.us

24. 07-0547* No Situs APN: 106-141-40

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located at the south end of Tindall Ranch Road. approximately two miles from the intersection with Eureka Canyon Road.

Owner/Applicant: Carl & Kelsey Taussig

Supervisorial District: 2

Project Planner: Porcila Perez, 454-5321 Email: pln1 10@co.santa-cruz.ca.us



25. 07-0549* No Situs APNs: 101-211-01, & 101-221-01

Proposal to rezone two parcels from the Agriculture (A) zone district to the Timber Production (TP) zone district. Requires a rezoning. Properties located on the north side of Burl Road, approximately 1 mile north of the intersection with Redwood Drive.

Owner/Applicant: Katherine Anderton et al

Supervisorial District: 1

Project Planner: Porcila Perez, 454-5321 Email: pln110@co.santa-cruz.ca.us

26. 07-0551* 780 Marty Road, Los Gatos APN: 091-081-45

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a Rezoning. Property located on the north side of Marty Road approximately 0.8 miles west of the intersection with Summit Road.

Owner/Applicant: Edmond Fafard

Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: pln110@co.santa-cruz.ca.us

27. 07-0554* 16403 Hwy 9, Boulder Creek APNs: 085-101-18, & 085-271-04 Proposal to rezone two parcels from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Properties located on the west side of Highway 9,

approximately 700 feet north of the intersection with Wildwood Drive.

Owner/Applicant: Easter Seals Central California

Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

28. 07-0555* No Situs APN: 086-041-34

Proposal to rezone a parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires approval of a rezoning to Timber Production (TP) zoning. Property located on the north side of Highway 236 about 1/2 mile east of the intersection with Lodge Road.

Owner: Frances Rodriguez Applicant: Joseph Culver Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: pln110@co.santa-cruz.ca.us

29. 07-0556* 23300 Schulties Road, Los Gatos APNs: 095-011-23 & 096-121-09

Proposal to rezone properties from the Special Use (SU) and Residential Agriculture (RA) zone districts to the Timber Production (TP) zone district. Requires a rezoning. Property located on the southwest side of Schulties Road approximately 3/4 mile south of the intersection with Old Santa

Cruz Road.

Owner: Anthony Piazza Applicant: Joseph Culver Supervisorial District: 1

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

30. 07-0559* 135 Whalebone Gulch Road, Boulder Creek APN: 089-491-04
Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production
(TP) zone district. Requires a rezoning. Property located on the northwest side of Bear Creek Road about 650 feet south from the intersection of Bear Creek Road and Whalebone Gulch Road

Owner/Applicants: Stephen & Karin Meyer

Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

31. 07-0560* 5821 Aptos View Road, Aptos, and 2010 Freedom Boulevard, Watsonville APNs: 105-431-08 & 105-431-22

Proposal to rezone two noncontiguous parcels from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a Rezoning. First property located on the left side of Aptos View Road (5821 Aptos View Road) approximately 0.5 miles north of the intersection with Fern Flat Road; second parcel about 0.25 miles north of the intersection with Fern Flat Road.

Owners: Carl & Betty Davidson Trustees

Applicant: Joanna Davidson Supervisorial District: 2

Project Planner: Porcila Perez, 454-5321 Email: pln110@co.santa-cruz.ca.us

32. 07-0561* No Situs APN: 107-081-11

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on the north side of the Rider Road about .5 miles northwest of the intersection with Buzzard Lagoon Road.

Owner/Applicant: Ron Beeson Supervisorial District: 2

Project Planner: Porcila Perez, 454-5321 Email: pln1 10@co.santa-cruz.ca.us

33. 07-0562* 520 Orchard Road, Felton APN: 064-041-06

Proposal to rezone one parcel from the Residential Agriculture (RA) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on the north side of Orchard Road, approximately 1300 feet west of the intersection with Hillside Drive.

Owner/Applicant: James Warmkessel

SupervisorialDistrict: 5

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

34. 07-0563* 801 Sunlit Lane, Santa Cruz APN: 080-411-28

Proposal to rezone one parcel from Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located at the end of an unpaved right-of-way at approximately 1/4 mile west of the west end of Sunlit Lane at approx. 3/4 mile west of Empire Grade Road (801 Sunlit Lane).

Owner/Applicant: Jessica Britt

Supervisorial District: 3

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

35. 07-0565* No Situs APN: 083-151-05, & -18

Proposal to rezone two parcels from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Properties located at the south end of Tradewinds Drive, approximately 1 mile east of the intersection with Crow's Nest Drive.

Owner/Applicant: John A Farkas

Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Émail: pln110@co.santa-cruz.ca.us



36. 07-0566* 500 Hopkins Gulch Road APN: 089-111-40

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a Rezoning. Property located on the west side of Hopkins Gulch Road (500 Hopkins Gulch Road) approximately 0.25 miles north of the intersection with Bear Creek

Owner/Applicants: Jerry & Mary Bradley

Supervisorial District: 5

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

37. 07-0567* 16011 Comstock Road, Los Gatos APN: 097-141-05

Proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district. Requires a rezoning. Property located on the east and west side of Comstock Mill

Road about .5 mile from the intersection with Robin Ridge Lane.

Owner/Applicant: Mark Borchardt

Supervisorial District: 2

Project Planner: Porcila Perez, 454-5321 Email: plnl 10@co.santa-cruz.ca.us

38. PROPOSED REZONING OF PARCELS

Public hearing to consider County-sponsored rezonings of multiple parcels currently or formerly under Open Space Easement or Agricultural Preserve (Williamson Act) Contracts to correct the zoning of these parcels. This action will not affect the contract or tax-reduced status of any of the subject parcels, but will reconcile the records kept by County Planning with those maintained by the County Assessor. 263 parcels are affected.

Owners: Various

Applicant: County of Santa Cruz Supervisorial District: Countywide Project Planner: Sarah Neuse 454-3290 Email: pln320@co.santa-cruz.ca.us

Approved staff recommendation and passed resolution recommending approval to the board of supervisors. Commissioner Aramburu made the motion and Commissioner Dann seconded. Voice vote carried 5-0 with ayes from Bremner, Aramburu, Dann, Gonzalez, and Shepherd.

39. Proposed Ordinance Amendment to the Santa Cruz County Code

> Public hearing to consider proposed ordinance amendments to the County Code Section 15.01.080, regarding park dedication in-lieu fees, that would eliminate the exemption currently provided for certain for-sale affordable housing units. The proposed amendments to County Code Section 15.01.080 are amendments to the Local Coastal program implementing ordinances.

Supervisorial District: Countywide Project Planner: Sarah Neuse 454-3290 Email: pln320@co.santa-cruz.ca.us

Approved staff recommendation and passed resolution recommending approval to the board of supervisors. Commissioner Shepherd made the motion and Commissioners Aramburu and Dann seconded. Voice vote carried 5-0 with ayes from Bremner, Aramburu, Dann, Gonzalez, and Shepherd.

