

**Proposed General Plan Amendments:**

Revise Table 1-7 (General Plan Resource and Constraints Maps) as shown on the attached pages (Attachment 1)

Add Policy 5.12.14 to the General Plan/Local Coastal Program Land Use Plan, as follows:

**Section 5.12.14 Zone Districts Where Timber Harvesting is Allowed**

**Allow timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, only in the Timber Production (TP), Parks, Recreation and Open Space (PR), Mineral Extraction Industrial (M-3), Commercial Agriculture (CA), and Agriculture (A) zone districts, and on those areas of properties zoned Special Use (SU) that are designated as Timber Resource on the General Plan Resource and Constraint Maps. On SU zoned parcels or portions of parcels that are not designated as Timber Resource, maintain a process to determine whether timber harvesting in these areas is consistent with the General Plan.**

Revise the following sections of the General Plan/Local Coastal Program Land Use Plan, as follows:

**Section 5.13.5 Principal Permitted Uses on Commercial Agricultural (CA) Zoned Land**

Maintain a Commercial Agricultural (CA) Zone District for application to commercial agricultural lands that are intended to be maintained exclusively for long-term commercial agricultural uses. Allow principal permitted uses in the CA Zone District to include only agricultural pursuits for the commercial cultivation of plant crops, including food, flower, and fiber crops and raising of animals including grazing and livestock production **and timber harvesting operations.**

**Section 5.14.1 Uses Allowed on Non-Commercial Agricultural (A) Zoned Lands  
(Agricultural Land Use Designation with Agricultural Zone District)**

- (LCP) On land designated Agricultural on the General Plan and LCP Land Use Maps, but not Agricultural Resource on the Agricultural Resource Maps, allow the following range of uses based on parcel size.
- (a) On parcels 2.5 acres and smaller in size, allow one residence and accessory uses; agricultural uses; open space uses; recreational uses and community facilities where these uses can be shown to not conflict with any adjacent agricultural.

**ATTACHMENT 4**

activity.

(b) On parcels over 2.5 acres in size, allow a range of agricultural uses, including both commercial and non-commercial agricultural activities; one residence; publically owned and operated landfill as an interim use; or other uses where these uses are consistent with the Coastal Act, and where these uses can be shown to not conflict with any adjacent agricultural activity.

(c) Agricultural service establishments according to siting criteria for the location of such businesses. Siting criteria shall include the following: the business shall be compatible with the agricultural area and support farming operations in the area; potential business sites shall not conflict with agricultural practices or residential uses; and potential business sites will afford maximum protection of agricultural Production and resource values.

**(d) Timber harvesting operations, pursuant to an approved Timber Harvesting Plan, on those portions of parcels designated as Timber Resource by the County General Plan Resource and Constraint Maps.**

**Figure 1-7 (page 1 of 2)**  
**General Plan Resources and Constraints Maps**

Resource/Constraint	Matrix Map	Original Mapping Source	Map Used to Convert to EMIS	New Information Acceptable for Updating Maps	Parcel Specific Overriding Information For Matrix Density Determinations (Sec.2.3)
Agriculture	X	Agricultural Resources Map, 1979; LCP LUP R&C Maps	Revised Agricultural Resource Maps, 1991 (Incorporates LCP Maps)	General Plan and LCP amendment	Not applicable
Airport Clear Zone		Watsonville Airport Plan	Source Map	Revised Airport Land Use Plan, Federal Aviation Regulations, staff recommended changes	Not applicable
Archaeological		Resource Maps, County Archaeologic Consultant	Revised resource maps, County Archaeologic Consultant, 1992	Revised maps prepared by archaeologic consultant	Report prepared by qualified professional archaeologist
Critical Fire Hazard	X	Growth Management Environmental Report Natural Fire Hazards Map	Source Map	Report from biologist showing site is not chaparral	Report from biologist showing site is not chaparral habitat
Electric and Magnetic Fields		PG & E Maps	Not converted, will use PG & E Maps for locations of transmission and major distribution lines	Addition or removal of transmission or major distribution lines by any utility	Not applicable
Floodway/Floodplain	X	FEMA Floodway/Flood Insurance Maps	Source Maps	Revised FEMA Floodway/Flood Insurance Maps	Report by certified engineering geologist, licensed surveyor or civil engineer
Mineral Resource					
Location of	X	Growth Mgmt. Environmental Report Timber and Mineral Resource Map	Source Map	General Plan and LCP Amendment	Not applicable
Designations/Classifications		California Dept. of Conservation, Division of Mines and Geology, Special Report 146 Part IV and SMARA Designation Report No. 7	Source Maps	Revision of State Mines and Geology Designation/Classification Maps	Not applicable
Noise		Noise Corridor Maps from 1976	To be revised to reflect updated Noise Element	Update of Ground Trans. and Airport Noise Contours by an acoustical engineer	Study of noise levels by an acoustical engineer
Riparian Woodland	X	Land Use/Land Cover Map, S.C. co. Office of Watershed Mgmt. (based on 1976 satellite images) LCP LUP R&C Maps	Source Maps	Map of extent of riparian vegetation prepared by a qualified biologist	Map of extent of riparian vegetation prepared by qualified biologist

EMIS = Environmental Management Information System  
 GP = General Plan  
 LCP LUP R&C Maps = Local Coastal Program Land Use Plan Resources and Constraints Maps

PROS PLAN = Parks Recreation & Open Space Plan  
 SMARA = State Mining and Reclamation Act  
 USGS = United States Geological Survey  
 X = Used in Rural Residential Density Determinations (See section 2.3)

*Proposed Change*

**Figure 1-7 (Page 2 of 2)**  
**General Plan Resources and Constraints Maps**

**ATTACHMENT 4**

Resource/Constraint	Matrix Map	Original Mapping Source	Map Used to Convert to EMIS	New Information Acceptable for Updating Maps	Parcel Specific Overriding Information For Matrix Density Determinations (Sec.2.3)
Seismic Review Zones					
State	X	State of CA Special Studies Zones 1976; Seismic Safety Element, 1975	State Special Studies Zones 1992	Revision of Stat0 Special Studies Zones	Report by <sup>08-07</sup> certified engineering geologist
County	X	Growth Mgmt Environmental Report Seismic Hazards Map, 1977; Seismic Safety Element, 1975	Source Maps	General Plan amendment	Report by certified engineering geologist
Liquefaction	X	Seismic Safety Element Liquefaction Map	Not converted, no map of appropriate scale available, USGS bedrock geology will be used when available	General Plan amendment	Report by certified engineering geologist or soils engineer
Sensitive Habitat (Biotic Resources)	X	Growth Mgmt Environmental Report Biotic Resource Maps; California Native Plant Society Maps; LCP LUP R&C maps	Source Maps, CA Dept of Fish & Game Natural Diversity Database Maps	Biotic report prepared by a qualified biologist, changes in State/Federal lists	Biotic report prepared by a qualified biologist
Streams (Riparian Corridor)					
Location of	X	USGS Topographic maps	Streams from topographic maps (in digital format), USGS FEMA flood study area and 701/RDA aerial photos where available	New aerial photogrammetry or revised USGS topographic map.	Report by qualified biologist
Classification of	X	USGS Topographic maps	Source Maps	Revised USGS topographic maps, biologist or qualified hydrologist	Report by qualified biologist
Timber	X	Timber Production Zone Maps; PROS Plan; LCP LUP R&C Maps	Source Maps	Rezoning of property by the Board of Supervisors to or from T 1 Production Zone	Report by registered forester demonstrating that land is/ is not capable of growing end average annual volume of 15 cu.ft. wood fiber/acre
Visual Resources (includes Scenic and Hydrologic/Geologic Features)		LCP LUP R&C Maps	Source Maps	General Plan and LCP Amendment	Visual analysis by architect, landscape architect, planner or other qualified professional
Water Resources					
Water Supply Watersheds	X	Master Plan for Water Development, 1968-2020; Growth Mgmt Environmental Report Water Supply Watershed Map; PROS Plan; LCP LUP R&C Maps; wafer Purveyor Information	Source Maps	Water District/Agency Master Plans, General Phn amendment	Topographic survey by licensed surveyor
Least Disturbed Watersheds	X	San Lorenzo Valley Area GP, 1974; PROS Plan; LCP LUP R&C Maps	Source Maps	General Plan Amendment	Topographic survey by licensed surveyor
Primary Groundwater Recharge	X	Growth Mgmt Environmental Report Groundwater Recharge Maps based on soils and geology mapping	Source Maps	Report by certified engineering geologist or hydrogeologist	Report by certified engineering geologist or hydrogeologist
Reservoir Protection		Master Plan for Water Development, 1968-2020; PROS Plan	Source Maps; Pajaro Valley Water Mgmt Agency Management Plan, 1993	Water District/Agency Master Plans	Water District/Agency Master Plan
EMIS = Environmental Management Information System GP = General Plan LCP LUP R&C Maps = Local Coastal Program Land Use Plan Resource and Constraint Maps			PROS PLAN = Parks Recreation & Open Space Plan SMARA = State Mining and Reclamation Act USGS - United States Geological Survey X = Used in Residential Density Determinations (See section 2.3)		

## ORDINANCE \_\_\_\_\_

0868

ORDINANCE AMENDING COUNTY CODE SECTIONS 13.10.3 12(b) - AGRICULTURAL ZONING USES CHART, 13.10.322(b) - ALLOWED USES IN THE RESIDENTIAL ZONES, 13.10.332(b) - ALLOWED USES IN THE COMMERCIAL ZONES, 13.10.342(b) - ALLOWED USES IN THE INDUSTRIAL ZONES, 13.10.342(b) - INDUSTRIAL ZONE DISTRICT USES CHART, 13.10.362(b) - ALLOWED USES IN THE PUBLIC AND COMMUNITY FACILITY ZONE, 13.10.382 - SPECIAL USE ZONING USES CHART, 16.20.180 - PRIVATE ROAD STANDARDS AND 16.30.050 - RIPARIAN CORRIDOR EXEMPTIONS, AND ADDING COUNTY CODE SECTIONS 13.10.378 - TIMBER HARVESTING RELATED HELICOPTER REGULATIONS AND 13.10.386 - GENERAL PLAN CONSISTENCY CRITERIA FOR TIMBER HARVESTING IN THE SPECIAL USE DISTRICT

## SECTION I

Subsection (b) of Section 13.10.3 12 of the County Code is hereby amended to add the following use to the Agricultural Uses Chart to read as follows:

## AGRICULTURAL USES CHART

USE	CA	A	AP
<hr/>			
<b>Timber harvesting and associated operations (in the A zone only in areas designated as Timber Resource on the General Plan Resource and Constraint Maps )</b>	<b>P</b>	<b>P</b>	

## SECTION II

Subsection (b) of Section 13.10.322 - Residential Uses - of the County Code is hereby amended to read as follows:

(b) Allowed Uses.

1. The uses allowed in the residential districts shall be as provided in the Residential Uses Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in each of the residential zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for

processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.

0869

2. **Timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, are not allowed uses in the Residential zone districts.**

### SECTION III

Subsection (b) of Section 13.10.322 of the County Code is hereby amended to delete the following use from the Residential Uses Chart:

	RA	RR	R-1	RB	RM
<del>Timber harvesting, small scale, subject to the Timber Harvest Ordinance (Chapter 16.52)</del>	<del>P</del>	<del>P</del>	--	--	--

### SECTION IV

Subsection (b) of Section 13.10.332 - Commercial Uses - of the County Code regarding commercial uses is hereby amended to read as follows:

(b) Allowed Uses.

1. The uses allowed in the commercial districts shall be as provided in the Commercial Uses Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in each of the commercial zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.
2. **Timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, are not allowed uses in the Commercial zone districts.**

## SECTION V

0870

Subsection (b) of Section 13.10.342 - Uses in Industrial Districts - of the County Code is hereby amended to read as follows:

(b) Allowed Uses.

1. The uses allowed in the industrial districts shall be as provided in the following Industrial Uses chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in each of the industrial zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123. For purposes of this Chapter, a Mining Approval is a Use Approval.
2. **Timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, are not allowed uses in the Industrial zone districts, except in the M-3 zone district pursuant to the Uses Chart.**

## SECTION VI

Subsection (b) of Section 13.10.342 of the County Code is hereby amended by amending the following uses of the Industrial Uses Chart to read as follows:

## INDUSTRIAL USES CHART

USES	M-1	M-2	M-3
Mine site interim uses, such as:			
1) Agricultural uses subject to the regulations of the "A" District;			Allowed at Approval Levels required by Section 13.10.3 12 of the County Code <del>or Chapter 16.52</del>
2) Timber harvesting <del>subject to the regulations of Chapter 16.52 of the County Code</del>	--	--	<b>P</b>

## SECTION VII

0871

Subsection (b) of Section 13.10.362 - Public and Community Facility Uses of the County Code is hereby amended to read as follows:

(b) Allowed Uses.

1. The uses allowed in the Public and Community Facilities district shall be as provided in the Public and Community Facilities Use Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in the zone district is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.
2. **Timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, are not allowed uses in the Public and Community Facility zone district.**

## SECTION VIII

Chapter 13.10 of the County Code is hereby amended by adding Section 13.10.378 to read as follows:

**13.10.378 Timber Harvest Related Helicopter Operations**

- (a) **Helicopter yarding of timber shall only be permitted for timber harvested from properties zoned TP. Appurtenant helicopter service and log landing areas must be sited within the Timber Harvest Permit (THP) boundaries on property which is either zoned TP or is zoned to another zone district where timber harvesting is an allowed use. Helicopter flights for log transport between the area where the felling is occurring and the landing must occur only over property contained within the approved THP.**
- (b) **No helicopter flight may occur within 1,000 feet horizontally of an inhabited residence, provided that the Director may reduce this requirement to 500 feet with the written concurrence of the residential inhabitant.**



## SECTION IX

0872

Subsection (a) of Section 13.10.382 of the County Code - Uses in the Special Use "SU" District - is hereby amended to read as follows:

(a) Allowed Uses.

1. All uses allowed in the RA and R- 1 Zone District shall be allowed in the Special Use "SU" Zone District where consistent with the General Plan and when authorized at the highest Approval Levels specified in the Uses Chart in Section 13.10.322(b) for those districts.

2. All uses allowed in Zone Districts other than RA and R-1 shall be allowed in the Special Use "SU" Zone District where consistent with the General Plan and when authorized at the highest Approval Level required by such districts but no lower than Level V.

**3. Timber harvesting is allowed as a Permitted Use in the Special Use "SU" Zone District within any area of a property which is designated as Timber Resource on the General Plan Resource and Constraints Maps, or in any area of a property that does not have the Timber Resource designation but has been determined to be consistent with the General Plan, pursuant to Section 13.10.386.**

## SECTION X

Chapter 13.10 of the County Code is hereby amended by adding Section 13.10.386 to read as follows:

**13.10.386 GENERAL PLAN CONSISTENCY CRITERIA FOR TIMBER HARVESTING IN THE SPECIAL USE "SU" ZONE DISTRICT**

(a) Timber harvesting may be allowed on properties zoned Special Use "SU" for an area which is not designated as Timber Resource on the General Plan Resource and Constraints Map if it is determined that the proposed timber harvesting meets the following criteria for General Plan consistency:

1) Parcel size is 5 acres or greater (Documentation: Property size calculation).

2) Slopes greater than 70 percent on a property are excluded (Documentation: A slope map for the property will be required to confirm the extent of the areas on a property that meet this criteria).

3) Areas within recent and/or active landslides, as defined by County Code Section 16.10.040 are excluded (Documentation: A map prepared by a registered geologist or engineering geologist which indicates the areas of the property affected by or containing recent or active landslides, or a letter from a registered geologist stating that there are no recent or active landslides on the property).

4) Areas of a property which do not meet the minimum timber stocking standards of Public Resources Code Section 4561 are excluded (Documentation: A report from a Registered Professional Forester that documents that the property or portion of the property meets the minimum timber stocking standards of Public resources Code Section 4561 and meets the productivity standard of 15 cubic feet per acre per year).

b) The determination shall be made, based on a review of the documentation submitted, by the Zoning Administrator (Level V) following a noticed public hearing.

c) The determination of the Zoning Administrator may be appealed in conformance with the provisions of Section 18.10.330 et seq of the County Code.

## SECTION XI

Subsection (h) of Section 16.20.180- Design Standards for Private Roads, Driveways and Bridges of the County Code is hereby amended to read as follows:

~~(h) In all cases, where road gradients exceed 15 percent, 1 1/2 inches of asphaltic concrete shall be provided. (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used.) Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, oil and screen may be required at the discretion of the Planning Director. Road surfacing shall meet the following standards, based on the road gradient: 0 to 10 percent gradient - 6 inches of drain rock; 10- 15 percent gradient - oil and screenings; greater than 15 percent gradient - 1 1/2 inches asphaltic concrete (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inches of concrete is used).~~

## SECTION XII

Section 16.30.050 of the County Code is hereby amended to read as follows:

16.30.050 Exemptions. The following activities shall be exempt from the provisions of this Chapter.

(a) The continuance of any preexisting nonagricultural use, provided such use has not lapsed for a period of one year or more. This shall include change of uses which do not significantly increase the degree of encroachment into or impact on the riparian corridor as determined by the Planning Director.

(b) The continuance of any preexisting agricultural use, provided such use has been exercised within the last five years.

~~(c) All activities done pursuant to a valid County Timber harvest permit~~

~~(d)~~ (c) All activities listed in the California Food and Agricultural Code pursuant to the

control and eradication of a pest as defined in Section 5006, Food and Agriculture Code, as required or authorized by the County Agricultural Commissioner.

~~(e)~~ (d) Drainage, erosion control, or habitat restoration measures required as a condition of County approval of a permitted project. Plans for such measures shall be reviewed and approved by the Planning Director.

~~(f)~~ (e) The Pajaro River Sediment Removal Project, under the Army Corps of Engineers Permit No. 21212S37, issued May 1995, or as amended.

### SECTION XIII

If any section, subsection, division, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of this County hereby declares that it would have adopted this Ordinance and each section, subsection, division, sentence, clause, phrase, or portion thereof, irrespective of any such decision.

### SECTION XIV

This Ordinance shall take effect on the 31<sup>st</sup> day after final passage outside the Coastal Zone, and shall become effective upon certification by the California Coastal Commission within the Coastal Zone.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this \_\_\_\_\_ day of \_\_\_\_\_, 1997, by the following vote:

AYES: SUPERVISORS  
NOES: SUPERVISORS  
ABSENT: SUPERVISORS  
ABSTAIN: SUPERVISORS

\_\_\_\_\_  
CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: \_\_\_\_\_  
Clerk of the Board

APPROVED AS TO FORM: \_\_\_\_\_  
County Counsel

Copies to: Planning  
County Counsel