

**REZONING FINDINGS**

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,

The rezoning will allow a density of development and types of uses which are consistent with the objectives and the land use designations of Agriculture and Mountain Residential. The uses will more closely conform with the General Plan as a result of the rezoning of twenty two parcels which have been placed in Williamson Act contracts for agricultural and open space preservation. The majority of these properties lie within an Agricultural designation, except APNs 058-051-05, 07 and 059-1 5 1-01. APNs 058-05 1-05 and 07 were formerly residential agricultural lots and as such were too small to be consistent with the agricultural resource designation. These small lots have been joined with a larger CA zoned, Agricultural Resource parcel. APN 059-1 5 1-01 is a 17 1 acre parcel which is contiguous with CA lands in the same ownership. Although this land was not designated as agriculture, it contains significant rangelands of sufficient acreage to be viable for agriculture by itself and with adjacent rangelands in the same ownership.

General Plan Policy 5.10.1 defines visual resources as areas having regional public importance for their natural beauty or rural agricultural character, including vistas from designated scenic roads, Coastal Special Scenic Areas, and other unique features. In addition, General Plan Policy 5.102 recognizes that the visual resources of Santa Cruz County possess diverse characteristics and that the resources worthy of protection include ocean views, agricultural fields, open meadows and mountain hillside views. Moreover, General Plan Policy 5.10.5 states that the County shall continue to preserve the aesthetic value of agricultural vistas. Designated scenic roads are valued for their vistas, and General Plan Policy 5.10.10 requires that the public vistas from a designated scenic road be afforded the highest level of protection. The rezoning of the subject parcels to the CA-P and A-P zone districts will be consistent with the existing Agricultural Preservation (Williamson Act) contracts for these properties, and will promote the goal of preserving agricultural and open space vistas.

2. THE PROPOSED ZONE DISTRICT IS APPROPRIATE OF THE LEVEL OF UTILITIES AND COMMUNITY SERVICE AVAILABLE TO THE LAND; AND,

The proposed CA-P and A-P zone districts are appropriate to the level of utilities and community services available to the subject parcels. Only a few of the parcels are developed with single family dwellings and/or other structures and the proposed rezoning will limit the residential development potential on the undeveloped lands. The subject parcels are rural agricultural properties and are accessed primarily via a public highway. The parcels are located outside of the Urban Services Line and are, therefore, rural in nature.

3. THE PROPOSED REZONING IS NECESSARY TO PROVIDE FOR A COMMUNITY RELATED USE WHICH WAS NOT ANTICIPATED WHEN THE ZONING PLAN WAS ADOPTED,

The proposed rezoning is necessary to provide for a community related use - the preservation of agricultural and open space lands through Williamson Act contracts and appropriate zone districts. These properties were not in Williamson Act contracts at the time the zoning plan was adopted. The rezoning will allow the continuation of agricultural uses on the subject parcels and will limit non-agricultural development of these lands thereby preserving open space.

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### **COASTAL DEVELOPMENT PERMIT FINDINGS**

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The proposed rezoning of the subject parcels from the "CA" and "RA" zone districts to the "CA-P" zone districts is consistent with the Williamson Act contracts which have been executed on these properties. The new zone district and the uses allowed are consistent with the General Plan and Local Coastal Program land use designation of Agriculture (AG).

The proposed rezoning of the subject parcel 059-15 1-01 from the "SU" zone district to the "A-P" zone district is consistent with the Williamson Act contracts which has been executed on this property. The new zone district is consistent with the current and proposed use of a large tract of prime rangelands. The Agriculture with Agricultural Preserve zone district is an implementing zone district of the General Plan and Local Coastal Program land use designation of Mountain Residential (R-M).

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The subject parcel are governed by a Williamson Act contract, sometimes referred to as a Agricultural Preserve easement. The proposed rezonings will result in zoning designations more consistent with the existing land use contract and development restrictions, and will clearly indicate that these properties are subject to Williamson Act contracts.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.

Not applicable - no development is proposed.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION,

AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

Some of the subject parcels are located in the appealable area between the shoreline and the first through public road. The proposed rezonings, reflecting the executed Williamson Act (Agricultural Preserve) contracts, will not interfere with public access to the beach, ocean, or any nearby body of water. Some of these properties will likely be transferred into public ownership by California State Parks and Recreation and/or the Federal Bureau of Land Management at some future date.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

The proposed rezonings are consistent with the County's certified Local Coastal Program in that the rezoning to implement the Williamson Act contracts will further preserve and protect coastal agricultural lands from other non-agricultural development. The rezonings will not generate visual impacts to the scenic resource areas of any nearby public beaches, due to site location and topography and furthermore, will preserve and protect these existing open space and agricultural vistas.