



County of Santa Cruz⁶²⁸³

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
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ALVIN D. JAMES, DIRECTOR

August 14, 2001

AGENDA: August 21, 2001

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

PUBLIC HEARING TO CONSIDER A PROPOSAL TO REZONE ASSESSOR'S PARCEL NUMBER 079-421-01 (FORMERLY APN 079-121-12) FROM THE SPECIAL USE ("SU") TO THE TIMBER PRODUCTION ("TP") ZONE DISTRICT

APPLICATION NO.: 98-0604

APN: 079-421-01 (formerly APN 079-121-12)

APPLICANT: Dennis Kehoe

OWNER: Charles and Rebecca Aalfs

LOCATION: Northwest side of Roberts Road, about 1 mile up Roberts Road from the intersection of Roberts Road and Love Creek Roads, Ben Lomond

Members of the Board:

On June 26, 2001, your Board considered this rezoning. Following the public hearing, your Board referred the matter to County Counsel for resolution of several issues regarding the impact of sudden *oak* death on the riparian canopy, the potential duration of the timber harvesting and the potential use of helicopters. As discussed below, staff believes that these issues have been satisfactorily resolved and the matter is ready for continued consideration by your Board. Because your Board did not continue this application to a specific date, this rezoning application has been scheduled as a new public hearing. The staff report from the June 26 public hearing has been included as Attachment 2.

Review of Issues from June 26, 2001 Public Hearing

As mentioned above, there were three issues raised at the June 26, 2001 public hearing that your Board directed Planning staff and County Counsel to investigate. These included:

- ~ the impact of Sudden Oak Death on the riparian corridor canopy
- ~ a clarification as to the duration of the timber harvesting allowed under the terms of the agreement
- ~ the potential use of helicopters as a part of the proposed timber harvest plan

Staff has investigated these issues and provides the following information for your Board's consideration:

Sudden *Oak* Death impacts - The property was inspected on August 3, 2001 by the County's forester, Planning staff and the applicant's forester. It was determined that most of the primary canopy of the riparian corridors on the proposed harvest site is composed of coniferous trees (mostly Redwoods) and that, even with 100% die-off of the *oaks* within the riparian area, Sudden Oak Death would have little effect on the shade in the riparian corridor.

Duration of the Timber Harvesting - As described in the Agreement, the property owners will be allowed one timber harvest on the property. This timber harvest will be conducted according to the requirements and standards of the Forest Practice Rules, as modified by the Agreement. Typically, THPs of this size are completed in a season or two. Timber harvesting will not occur again on the property following the end of that harvest.

Use of Helicopters - The Agreement, as written, assumes that the timber harvesting will be conducted as a cable yarding operation. If, as a part of the review of the THP, it becomes apparent that cable yarding is "not reasonably feasible", the Agreement specifies that the property owner shall confer with the County to determine the most appropriate alternative means of harvesting the property. Helicopter logging is one of the alternatives that could be examined in this scenario. The Agreement does allow the County to request reasonable conditions to mitigate the impacts of any alternative harvesting method.

Conclusion and Recommendation - The proposed rezoning of land from Special Use (SU) to Timber Production (TP) has been found to be consistent with the minimum standards of County Code Section 13.10.375 (Special Standards and Conditions for the Timber Production Zone District) and Government Code Section 51113. All required findings can be made to approve this rezoning and the rezoning is consistent with the 1994 County General Plan.

It is, therefore, RECOMMENDED that your Board:

1. Adopt the attached Ordinance Amending Chapter 13.10 of the Santa **Cruz** County Code that Rezones Assessor's Parcel Number 079-421-01 from the Special Use (SU) to Timber Production (TP) zone district (Attachment 1), and
2. Direct the Planning Department to update the General Plan Timber Resources Map to designate the property as Timber Resources.

Sincerely,



Alvin D. James
Planning Director

RECOMMENDED:



Susan A. Mauriello, CAO

Attachments: 1. Ordinance Amending Chapter 13.10 of the Santa Cruz County Code
 2. Letter of Alvin D. James, Planning Director, dated May 21, 2001 (June 26,
 2001 Board Agenda, item no. 81)

cc: Dennis Kehoe
 Charles and Rebecca **Aalfs**
 County Counsel