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 COUNTY OF SANTA CRUZ
 

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## PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060  
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
 ALVIN JAMES, DIRECTOR

Agenda Date: May 7, 2002

April 17, 2002

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

Subject: Proposal to rezone Assessor's Parcel Number 104-171-20 from the Residential Agriculture ("RA") zone district to the Timber Production ("TP") zone district. Requires a Rezoning. The property is located south and east of Bates Creek near the confluence of Grover Gulch and Bates Creek; approximately 500 feet east on a private right-of-way from the end of Prescott Road; Situs: 6700 Prescott Road, Soquel.

APPLICATION NUMBER: 00-0073

APN: 104-171-20

APPLICANT: Donald and Gary Jost

OWNERS: Donald and Gary Jost

Members of the Board:

#### BACKGROUND

The County's General Plan Policy on Timber Resources is to "encourage timberland owners to apply for Timber Production Zoning where appropriate." Your Board adopted a resolution on April 14, 1998 establishing a flat fee of \$750 to process a rezoning to the Timber Production zone district, in order to facilitate appropriate rezoning of timberlands.

On February 1, 2000, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone a 38.1 acre parcel from the Residential Agriculture (RA) zone district to the Timber Production (TP) designation. This project qualifies for a statutory exemption (Attachment 2) in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines (Article 17, Section 1703). County Code Section 13.10.375 (c) zoning to the TP district specifies the six criteria which must be met in order to rezone to TP. The project meets the following six criteria for rezoning to Timber Production:

1. A map has been submitted with the legal description or assessor's parcel number of the property to be rezoned (Attachment 5, Exhibit B).
2. A Timber Management Plan, dated November 9, 1998, prepared by a registered professional forester has been submitted for the property (Attachment 5, Exhibit H). The Timber Management Plan has been reviewed and accepted by the Planning Department as meeting minimum standards (Attachment 5, Exhibit I).

3. The parcel currently meets the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules for the district in which the parcel is located.
4. The parcel is timberland, as the entire parcel is capable of producing a minimum of 15 cubic feet of timber per acre annually and is located within a mapped Timber Resource area.
5. The uses on the parcel are in compliance with the Timber Production Zone uses set forth in Section 13.10.372.
6. The land area to be rezoned is in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and is comprised of at least five acres in area.

In addition, the three required findings for rezoning have been prepared and are included with this staff report as Attachment 1.

On March 27, 2002, the Planning Commission heard this application at a noticed public hearing. The Planning Commission unanimously adopted Resolution 2-02 (Attachment 3), recommending approval of the rezoning of the subject parcel to your Board. Minutes of the Planning Commission meeting can be seen as Attachment 6.

## DISCUSSION

### Project Setting:

The subject parcel is roughly 38.1 gross acres and is currently developed with a single family dwelling. The dwelling is located on a knoll top clearing on the parcel. Approximately one-half acre of the parcel is utilized for residential related uses. The property has a history of timber harvesting and timber management activities. The property was clear cut at the turn of the century, consequently no old growth trees remain. The subject parcel was recently selectively harvested under Timber Harvest Plan (THP) 1-97-122 SCR. The property is heavily forested with second growth redwood and isolated areas of oaks and related hardwoods. The Timber Management Plan (Exhibit H of Attachment 5) proposes to use the existing timber road system for future harvests. As established in the Timber Management Plan and verified in the field, the subject property is capable of producing at least 15 cubic feet of timber per acre annually, meeting the definition of timberland.

### General Plan & Zoning Consistency

The project site has a 1994 General Plan land use designation of Mountain Residential. All of the property is located within a mapped Timber Resource designated area (Attachment 5, Exhibit D). This parcel is currently zoned Residential Agriculture. The Residential Agriculture and Timber Production zoning districts implement the Mountain Residential General Plan designation, as specified in Section 13.10.170 of the County Code.

The proposed rezoning is consistent with General Plan Objective 5.2 "Riparian Corridors and Wetlands". Specifically, the subject parcel does not contain any streams meeting the definition of a riparian corridor set forth under General Plan Policy 5.2.1 and 5.2.7. The subject parcel does not contain any habitats meeting the definition of a Sensitive Habitat set forth in General Plan Policy 5.1.2. Therefore, the

proposed rezoning to allow future timber harvesting is consistent with the General Plan Objective 5.1 for maintaining biological diversity. Timber harvesting and the roads and landings associated with timber harvesting will not create or exacerbate landslide or slope stability hazards to any nearby residences. Thus, the proposal is consistent with General Plan Objective 6.2 for protecting public health and safety from landslide hazards.

All of the criteria have been met for rezoning this parcel to the Timber Production zoning designation, in accordance with County Code Section 13.10.375, Special Standards and Conditions for the Timber Production (TP) District. All required findings can be made to approve this application and the rezoning is consistent with the General Plan policies and land use designations.

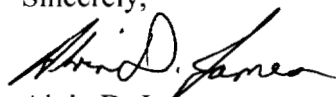
#### RECOMMENDATION

It is, therefore, RECOMMENDED that your Board, based on the attached Findings (Attachment 1):

Approve the determination that the project is statutorily exempt from the California Environmental Quality Act (Attachment 2); and

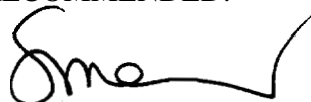
Adopt the attached Ordinance amending Chapter 13.10 of the Santa Cruz County Code that Rezones Assessor's Parcel Number 089-091-22 from the SU zone district to the TP zone district (Attachment 4).

Sincerely,



Alvin D. James  
Planning Director

RECOMMENDED:



SUSAN A. MAURIELLO  
County Administrative Officer

cc: Donald and Gary Jost, P.O. Box 758 Reedley, CA 93654  
Dale Holderman, 583 Mountain View Rd. Santa Cruz, CA 95065

Attachments:

1. Findings
2. CEQA Exemption
3. Planning Commission Resolution No 2-02
4. Ordinance Amending Chapter 13.10 of the County Code
5. Planning Commission Staff Report of March 27, 2002
6. Planning Commission Minutes for March 27, 2002

**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 rezone will allow a density of development and types of uses, which are consistent with the objectives and the Mountain Residential land use designation. The uses will more closely conform with the General Plan as a result of the rezoning of a parcel which lies within a Timber Resource designation, contains timber resources meeting the timber stocking requirements and has a history of timber growing and harvesting.

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

The proposed TP zone district is appropriate to the level of utilities and community services available to the parcel. The subject parcel is accessed via a privately maintained road. The parcel is located outside of the Urban Services Line and is, 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 – timber harvesting and timberland management. Timber harvesting was permitted in the RA zone district in the past in certain circumstances under the jurisdiction of the County and later under the sole authority of the California Department of Forestry. Presently, timber harvesting is only allowed within the Timber Production, Parks and Recreation and Mineral Resources zone districts. The subject parcel is located entirely within a Timber Resources area and contains timber stands meeting the timber stocking standards. The property was harvested in 1998 and the rezoning will allow the continuation of harvesting and management of timberlands on the subject parcel.

NOTICE OF EXEMPTION FROM THE CALIFORNWIA ENVIRONMENTAL QUALITY ACT

0547

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No. 00-0073

Assessor Parcel No. 104-171-20 (formerly 104-171-17)

Project Location: The property is located south and east of Bates Creek near the confluence of Grover Gulch and Bates Creek; approximately 500 feet east on a private right-of-way from the end of Prescott Road. Situs: 6700 Prescott Road, Soquel.

Project Description: Proposal to rezone Assessor's Parcel Number 104-171-20 (formerly 104-171-17) from the Residential Agriculture ("RA") zone district to the Timber Production ("TP") zone district. Requires a rezoning.

Person or Agency Proposing Project: Donald and Gary Jost

Phone Number: (559) 638-5880

- A. The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
B. Ministerial Project involving only the use of fixed standards or objective measurements without personal judgement.
C. XXX Statutory Exemption other than a Ministerial Project. Specify type: Article 17, Section 1703. Timberland Preserves

D. Categorical Exemption

- 1. Existing Facility
2. Replacement or Reconstruction
3. New Construction of Small Structure
4. Minor Alterations to Land
5. Alterations in Land Use Limitations
6. Information Collection
7. Actions by Regulatory Agencies for Protection of the Environment
8. Actions by Regulatory Agencies for Protection of Nat. Resources
9. Inspection
10. Loans
11. Accessory Structures
12. Surplus Govt. Property Sales
13. Acquisition of Land for Wildlife Conservation Purposes
14. Minor Additions to Schools
15. Minor Land Divisions
16. Transfer of Ownership of Land to Create Parks
17. Open Space Contracts or Easements
18. Designation of Wilderness Areas
19. Annexation of Existing Facilities/Lots for Exempt Facilities
20. Changes in Organization of Local Agencies
21. Enforcement Actions by Regulatory Agencies
22. Educational Programs
23. Normal Operations of Facilities for Public Gatherings
24. Regulation of Working Conditions
25. Transfers of Ownership of Interests in Land to Preserve Open Space
26. Acquisition of Housing for Housing Assistance Programs
27. Leasing New Facilities
28. Small Hydroelectric Projects at Existing Facilities
29. Cogeneration Projects at Existing Facilities

E. Lead Agency Other Than County:

Cathleen Carr, Project Planner

Date: 3/4/02

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

0548

**RESOLUTION NO. 2-02**

On the motion of Commissioner Bremner  
duly seconded by Commissioner Durkee  
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. 00-0073, involving property located south and east of Bates Creek near the confluence of Grover Gulch and Bates Creek; approximately 500 feet east on a private right-of-way from the end of Prescott Road; Situs: 6700 Prescott Road, Soquel, 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 "RA" Residential Agriculture zone district to the "TP" 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.

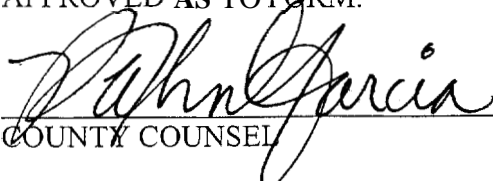
PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 27th day of March, 2002, by the following vote:

AYES: COMMISSIONERS Holbert, Shepherd, Osmer, Bremner, Durkee  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

  
DENNIS OSMER, Chairperson

ATTEST:   
CATHY GRAVES, Secretary

APPROVED AS TO FORM:

  
COUNTY COUNSEL

**ORDINANCE NO. \_\_\_\_\_**  
**ORDINANCE AMENDING CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE**  
**CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

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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 property located south and east of Bates Creek near the confluence of Grover Gulch and Bates Creek; approximately 500 feet east on a private right-of-way from the end of Prescott Road; Situs: 6700 Prescott Road, Soquel; finds that the zoning established herein is consistent with all elements of the Santa Cruz County General Plan; and finds and certifies that all environmental regulations specified in the California Environmental Quality Act, the State and County Environmental Guidelines, and Chapter 16.01 of the County Code have been complied with by the preparation and approval of a Statutory Environmental Exemption for the project.

**SECTION II**

The Board of Supervisors hereby adopts the recommendations of the Planning Commission for the Zoning Plan amendment as described in Section III, and adopts their 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
2. The proposed zone district is appropriate of the level of utilities and community services available to the land; and
3.  a) 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; or  
 b) The proposed rezoning is necessary to provide for a community related use which was not anticipated when the zoning plan was adopted; or  
 c) The present zoning is the result of an error; or  
 d) The present zoning is inconsistent with the designation shown on the General Plan.

SECTION III

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

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
104-171-20	"RA"	"TP"

SECTION IV

This ordinance shall take effect on the 31st day after the date of final passage.

PASSED AND ADOPTED this 7<sup>th</sup> day of May, 2002, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

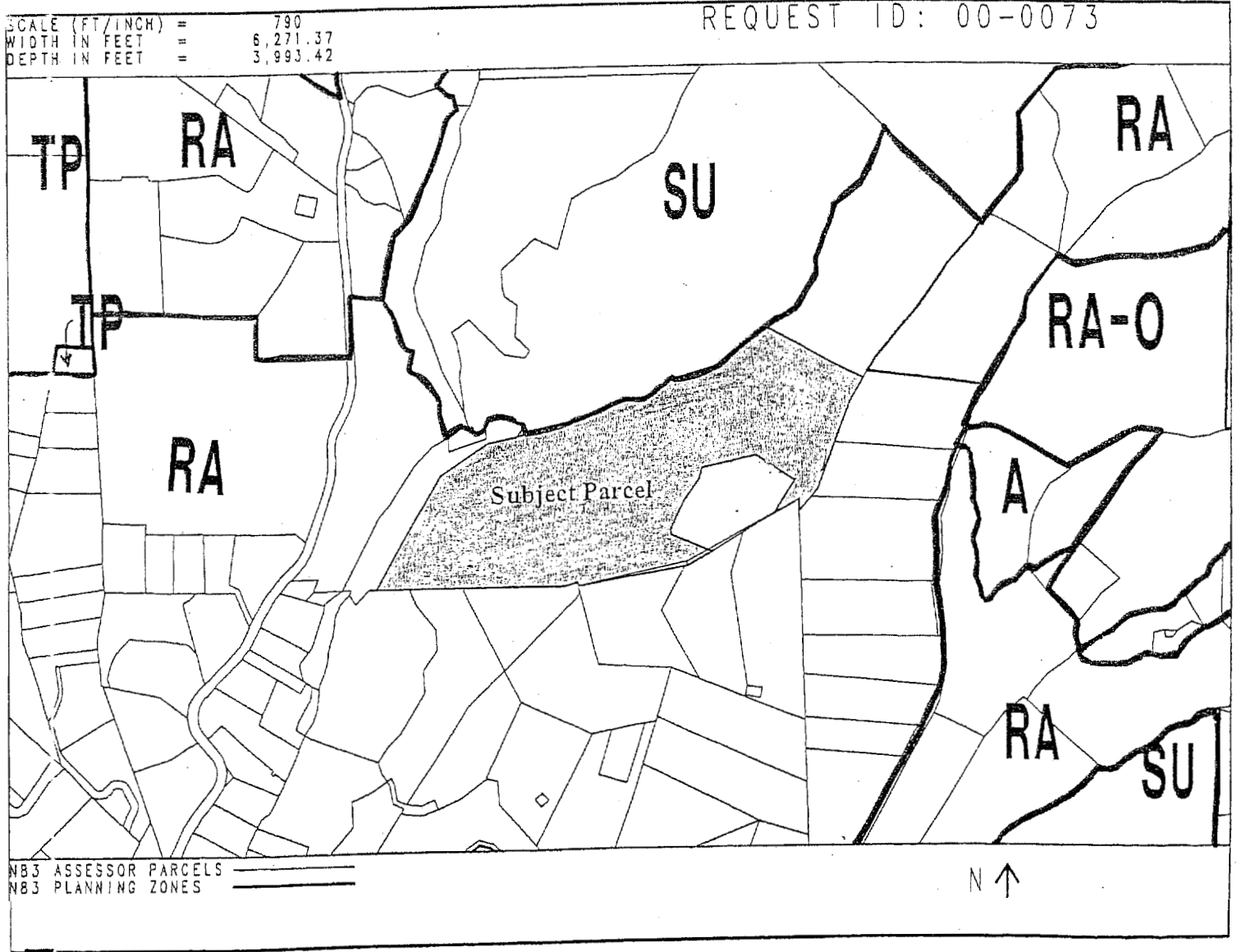
\_\_\_\_\_  
Jan Beutz  
Chairperson of the Board of Supervisors

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

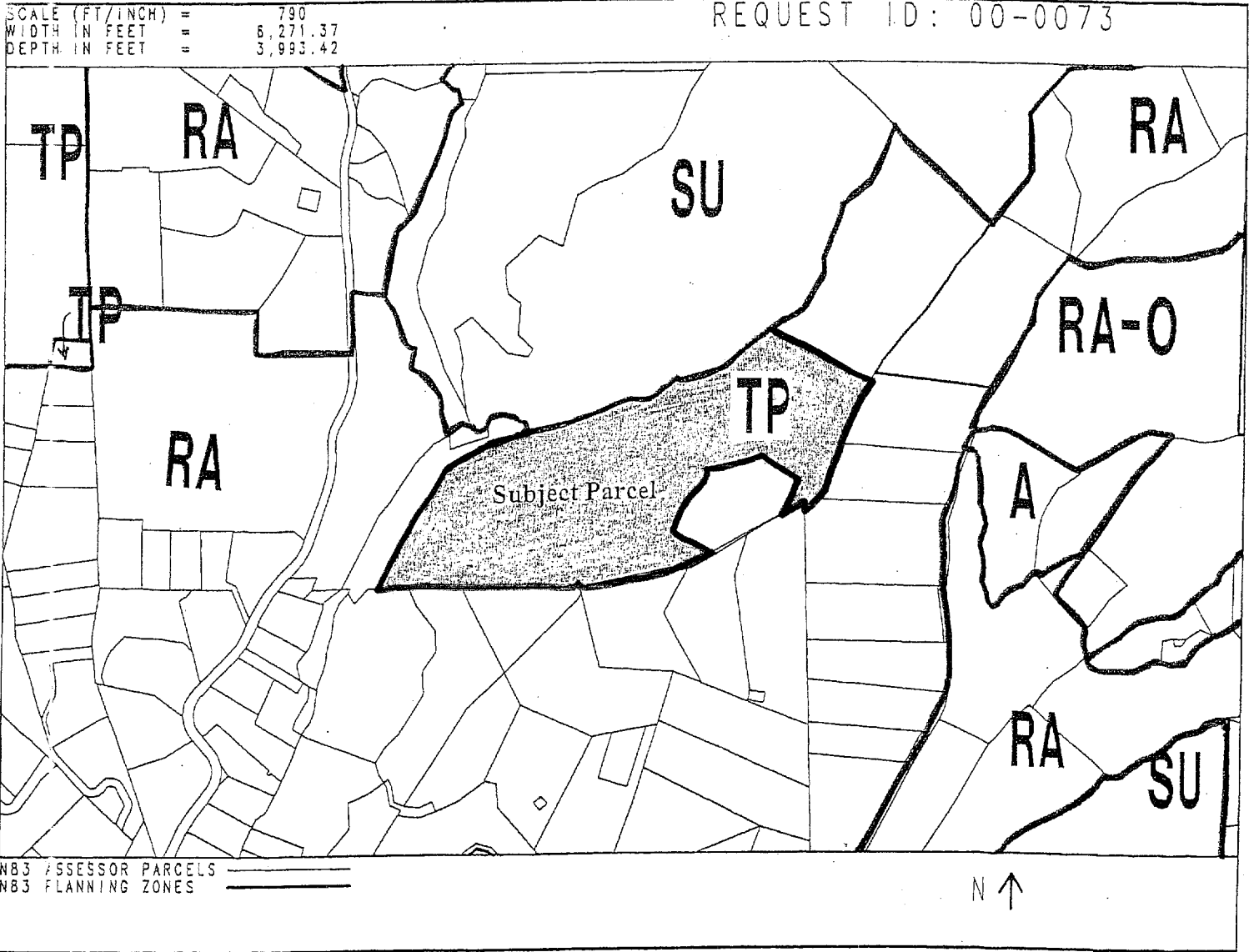
APPROVED AS TO FORM:  \_\_\_\_\_  
Asst County Counsel

DISTRIBUTION: County Counsel  
Assessor  
Planning: Cathleen Carr  
Bernice Romero





EXISTING ZONING



**PROPOSED ZONING**

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT

Date: March 27, 2002  
Agenda Item: No. 3  
Time: After 9:00 a.m.

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 00-0073

APN: 104-171-20 (formerly 104-171-17)

APPLICANT: Donald and Gary Jost

OWNER: Donald and Gary Jost

PROJECT DESCRIPTION: Proposal to rezone Assessor's Parcel Number 104-171-20 (formerly 104-171-17) from the Residential Agriculture ("RA") zone district to the Timber Production ("TP") zone district. Requires a rezoning.

LOCATION: The property is located south and east of Bates Creek near the confluence of Grover Gulch and Bates Creek; approximately 500 feet east on a private right-of-way from the end of Prescott Road. Situs: 6700 Prescott Road, Soquel.

FINAL ACTION DATE: Exempt from the Permit Streamlining Act (Legislative Action)

PERMITS REQUIRED: Zoning Ordinance Amendment

ENVIRONMENTAL DETERMINATION: Statutory exemption from CEQA per section 1703

COASTAL ZONE:       yes XXno APPEALABLE TO CCC:       yes XXno

PARCEL INFORMATION

PARCEL SIZE: 38.1 acres

EXISTING LAND USE: PARCEL: Rural residential and timber production

SURROUNDING: Rural residential, vacant rural and organized camp

PROJECT ACCESS: Prescott Road to an unnamed private right-of-way

PLANNING AREA: Soquel Planning Area

LAND USE DESIGNATION: "R-M" Mountain Residential .

ZONING DISTRICT: "RA" – Residential Agriculture

SUPERVISORIAL DISTRICT: First

ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. None mapped
b. Soils	b. Ben Lomond-Felton complex, Aptos sandy loam, Nisene loam, Lompico loam, Catelli complex and Hecker loam
c. Fire Hazard	c. None mapped
d. Slopes	d. 15 to 90%
e. Env. Sen. Habitat	e. None present
f. Grading	f. None proposed - existing logging roads and sled trails
g. Tree Removal	g. Future Timber Harvest Proposed **
h. Scenic	h. Not located in a designated scenic area
i. Drainage	i. N/A
j. Traffic	j. N/A
k. Roads	k. N/A
l. Parks	l. N/A
m. Sewer Availability	m. Septic in place
n. Water Availability	n. Well, in place
o. Archeology	o. Mapped Sensitive Archaeological Resource Area, no archaeological resources noted during Timber Harvest Review **

Jost

Application No.: 00-0073

APN: 104-171-20 (formerly 104-171-17)

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\*\* Report was required - Timber Management Plan (Exhibit H)

SERVICES INFORMATION

W/in Urban Services Line: \_\_\_yes XX no  
 Water Supply: Private Well  
 Sewage Disposal: Septic  
 Fire District: Central Fire Service District  
 Drainage District: None

ANALYSIS & DISCUSSIONBackground

On February 1, 2000, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone a 38.1 acre parcel from the Residential Agriculture (RA) zone district to the Timber Production (TP) designation. County Code Section 13.10.375 (c) zoning to the TP district specifies the six criteria, which must be met in order to rezone to TP. This project qualifies for a statutory exemption (Exhibit F) in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines (Article 17, Section 1703).

Project Setting

The project site is located in the Soquel planning area with access at the end of Prescott Road, a private road (Exhibit A). The subject parcel is roughly 38.1 gross acres and is currently developed with a single family dwelling. The dwelling is located on a knoll top clearing on the parcel. Approximately one-half acre of the parcel is utilized for residential related uses. The property has a history of timber harvesting and timber management activities. The property was clear cut at the turn of the century, consequently no old growth trees remain. The subject parcel was recently selectively harvested under Timber Harvest Plan (THP) 1-97-122 SCR. The property is heavily forested with second growth redwood and isolated areas of oaks and related hardwoods. The Timber Management Plan (Exhibit H) proposes to use the existing timber road system for future harvests.

As demonstrated in the Timber Management Plan and verified in the field, the subject property is capable of producing at least 15 cubic feet of timber per acre annually, meeting the definition of timberland.

The parcel is bordered on the north by SU zoned properties, and by RA zoned parcels to the south, east and west. The Zoning Map for APN 104-171-20 and the surrounding parcels is included as Exhibit C.

General Plan & Zoning Consistency

The project site has a 1994 General Plan land use designation of Mountain Residential. All of the property is located within a mapped Timber Resource designated area (Exhibit D). This parcel is currently zoned Residential Agriculture, The Residential Agriculture and Timber Production zoning districts implement the Mountain Residential General Plan designation, as specified in Section 13.10.170 of the County Code.

**Jost****Application No.: 00-0073****APN: 104-171-20 (formerly 104-171-17)**

0555

The proposed rezoning is consistent with General Plan Objective 5.2 “Riparian Corridors and Wetlands”. Specifically, the subject parcel does not contain any streams meeting the definition of a riparian corridor set forth under General Plan Policy 5.2.1 and 5.2.7. The subject parcel does not contain any habitats meeting the definition of a Sensitive Habitat set forth in General Plan Policy 5.1.2. Therefore, the proposed rezoning to allow future timber harvesting is consistent with the General Plan Objective 5.1 for maintaining biological diversity. Timber harvesting and the roads and landings associated with timber harvesting will not create or exacerbate landslide or slope stability hazards to any nearby residences. Thus, the proposal is consistent with General Plan Objective 6.2 for protecting public health and safety from landslide hazards.

In accordance with County Code Section 13.10.375, Special Standards and Conditions for the Timber Production (TP) District, the project meets the following six criteria for rezoning to Timber Production:

1. A map has been submitted with the legal description or assessor’s parcel number of the property to be rezoned (Exhibit B).
2. A Timber Management Plan, dated November 9, 1998, prepared by a registered professional forester has been submitted for the property (Exhibit H). The Timber Management Plan has been reviewed and accepted by the Planning Department as meeting minimum standards (Exhibit I).
3. The parcel currently meets the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules for the district in which the parcel is located.
4. The parcel is timberland, as the entire parcel is capable of producing a minimum of 15 cubic feet of timber per acre annually and is located within a mapped Timber Resource area.
5. The uses on the parcel are in compliance with the Timber Production Zone uses set forth in Section 13.10.372.
6. The land area to be rezoned is in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and is comprised of at least five acres in area.

### Conclusion

All of the criteria have been met for rezoning this parcel to the Timber Production zoning designation. All required findings can be made to approve this application and the rezoning is consistent with the General Plan policies and land use designations.

Please see Exhibit E (“Findings”) for a complete listing of findings and evidence related to the above discussion.

### RECOMMENDATION:


Staff recommends that your Commission adopt the attached Resolution (Exhibit G), sending a recommendation to the Board of Supervisors for approval of Application No. 00-0073 based on the attached findings (Exhibit E) and approval of the determination that the project is statutorily exempt from CEQA (Exhibit F).

EXHIBITS

- A. Location Map
- B. Assessor's Parcel Map
- C. Zoning and General Plan Maps
- D. Timber Resource Map
- E. Findings
- F. Notice of Exemption from CEQA
- G. Planning Commission Resolution
- H. Timber Management Plan by Dale Holderman, RFP, dated 2000
- I. TMP Review dated April 10-11, 2000

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By:   
Cathleen Carr  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3225 email: cathleen.carr@co.santa-cruz.ca.us

Report reviewed by:   
Cathy Graves  
Principal Planner  
Development Review



LOCATION MAP

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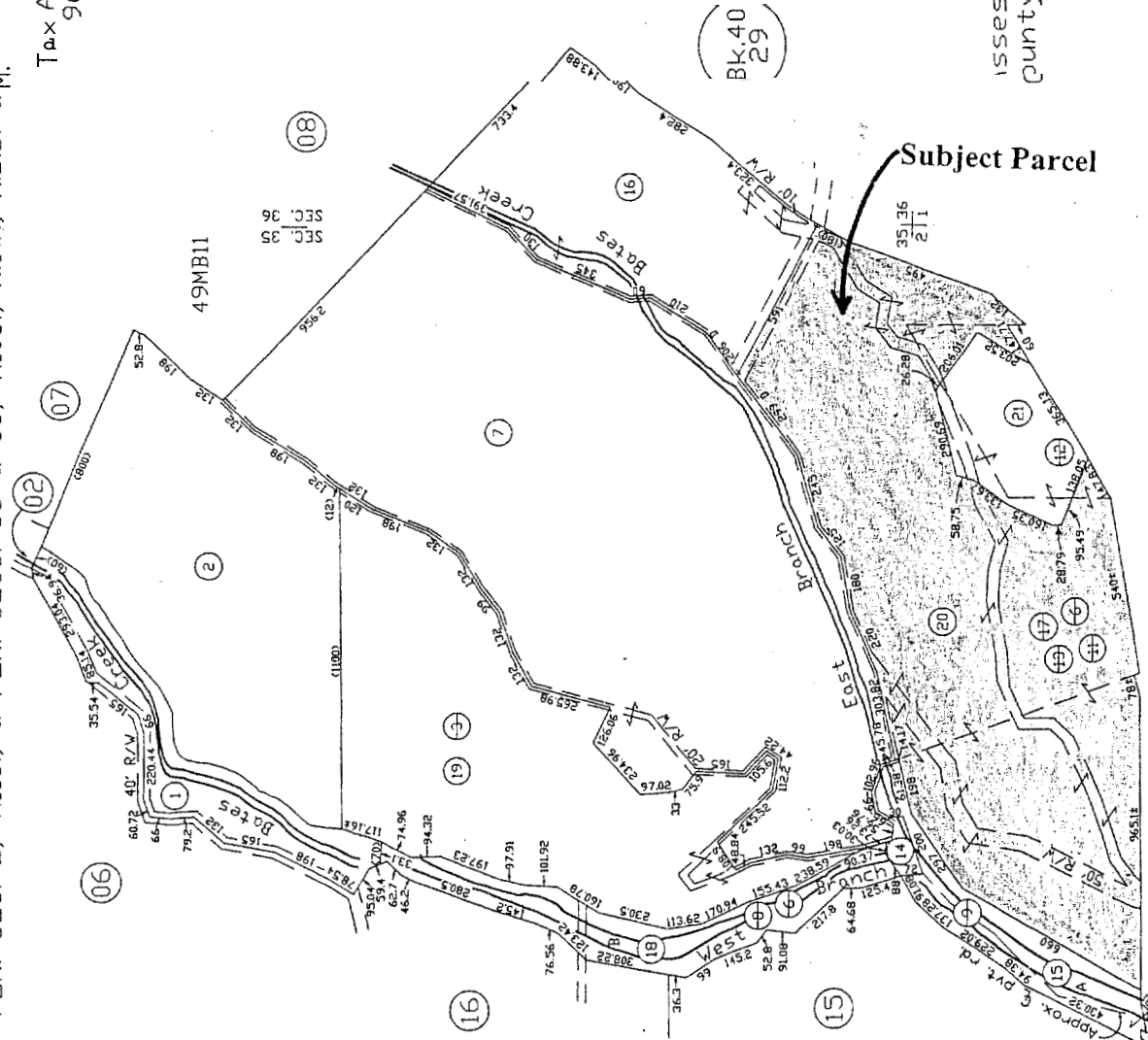
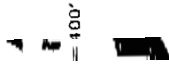
FOR TAX PURPOSES ONLY  
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED WITHOUT THE WRITTEN CONSENT OF THE ASSESSOR 1998  
© COPYRIGHT SANTA CRUZ COUNTY AS

SOQUEL AUGMENTATION RANCHO

POR. SEC. 2, T.11S., & POR. SECS. 35 & 36, T.10S., R.1W., M.D.B. & M.

10

Tax Area Code  
96-044



0558

Assessor's Map No. 100-017  
County of Santa Cruz, Cal.  
July, 1998

ASSESSOR'S PARCEL MAP

EXHIBIT B

44PM16  
6/12/84

15PM5  
4/2/74

T.10S., R.1W.  
T.11S., R.1W.

Bk. 40  
33

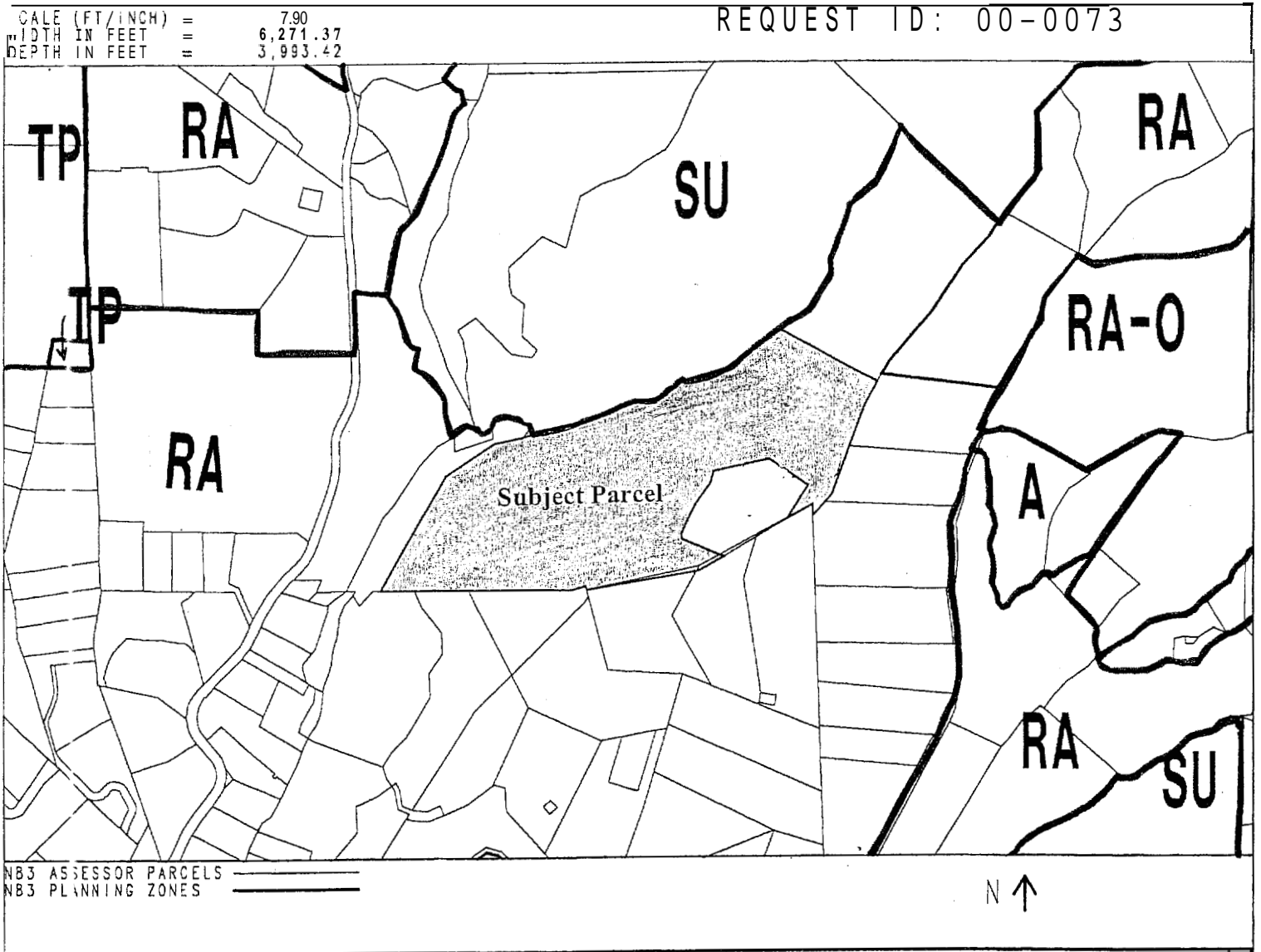
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29

Subject Parcel

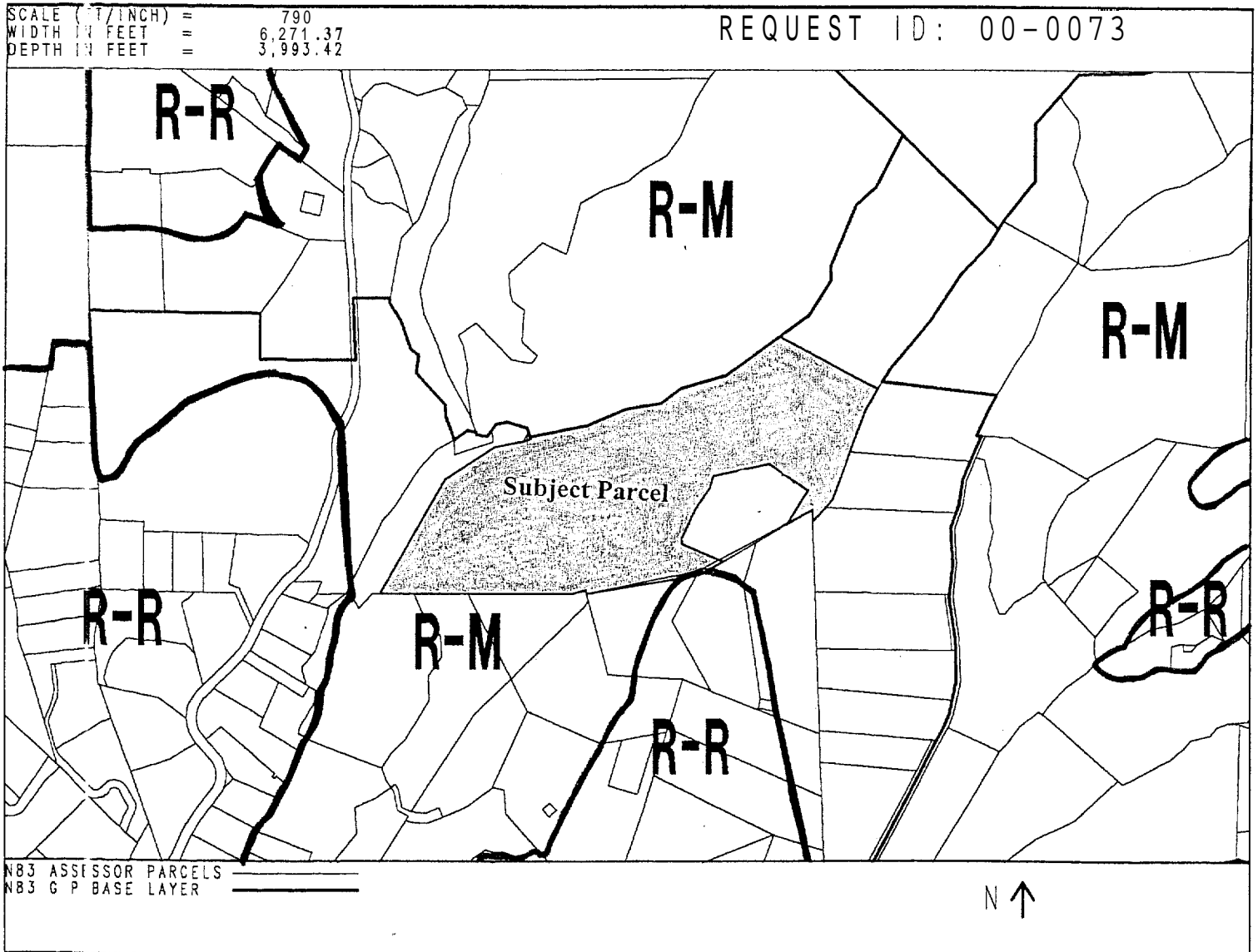


ATTACHMENT 5

0559

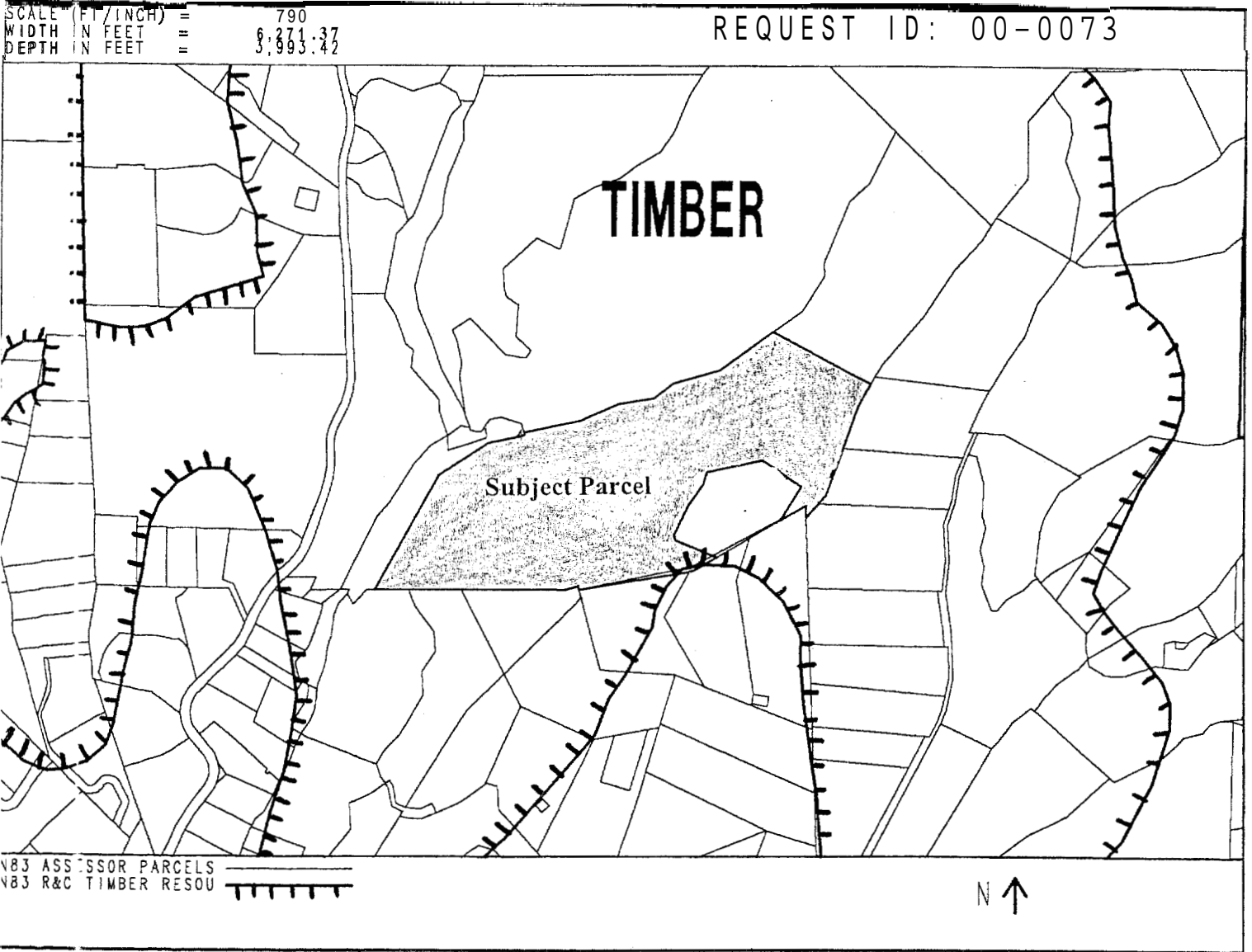


ZONING MAP



GENERAL PLAN MAP





TIMBER RESOURCES MAP

Jost  
 Application No.: 00-0073  
 APN: 104-171-20 (formerly 104-171-17)

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## 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 rezone will allow a density of development and types of uses, which are consistent with the objectives and the Mountain Residential land use designation. The uses will more closely conform with the General Plan as a result of the rezoning of a parcel which lies within a Timber Resource designation, contains timber resources meeting the timber stocking requirements and has a history of timber growing and harvesting.

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TIMBER MANAGMENT PLAN

0563

FOR  
DONALD J. JOST & GARY D. JOST, CO-TRUSTEES

APN 104-171-17

PREPARED BY

DALE F. HOLDERMAN  
REGISTERED PROFESSIONAL FORESTER  
LICENSE NUMBER 69

2000

13

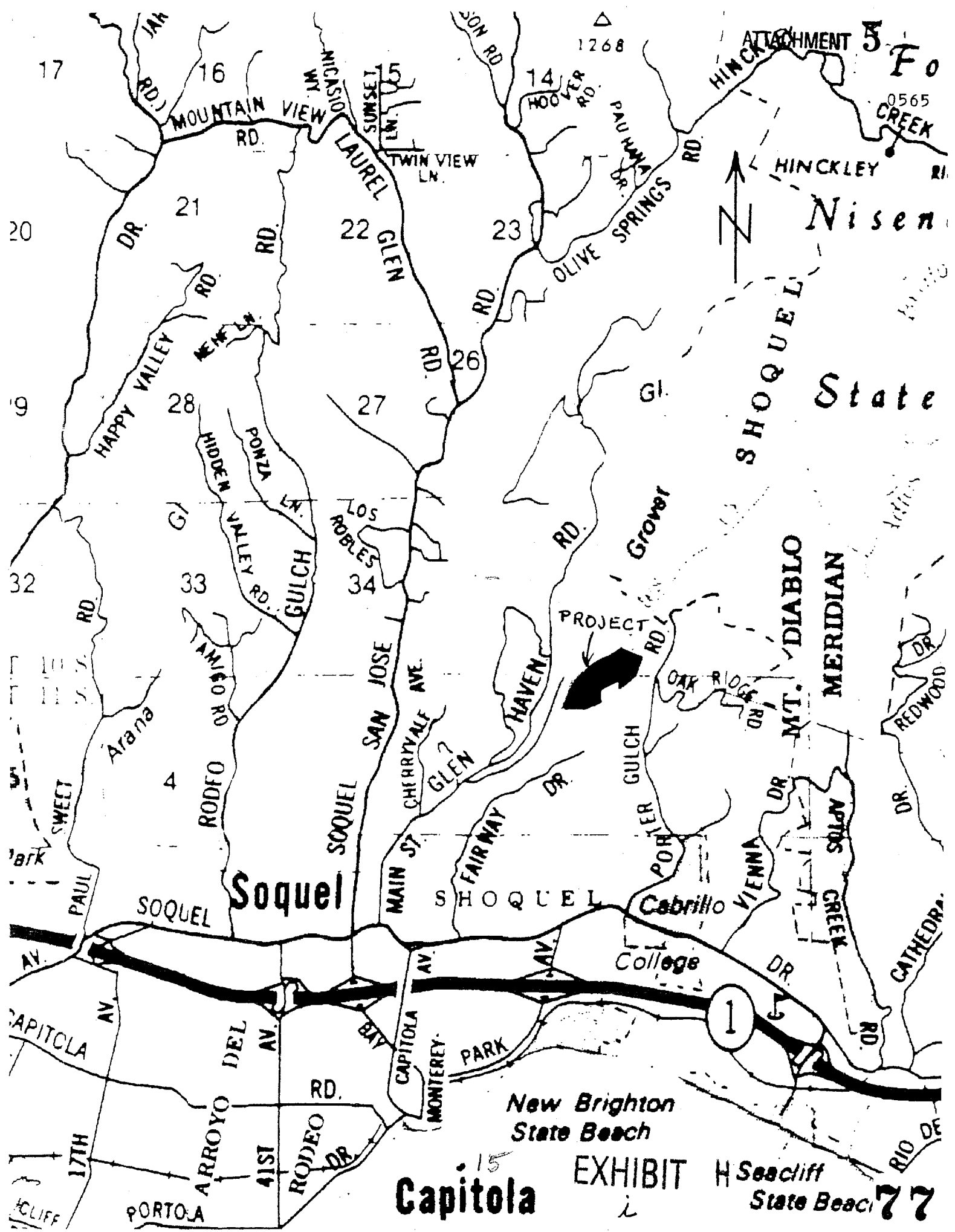
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EXHIBIT H

TIMBER MANAGEMENT PLAN

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Assessor's Parcel Map .....	ii
- existing property boundary	
Timber Harvest Plan Map .....	iii
- existing roads, trails and landings	
- existing structures	
- streams and drainages	
Geologic Map .....	iv

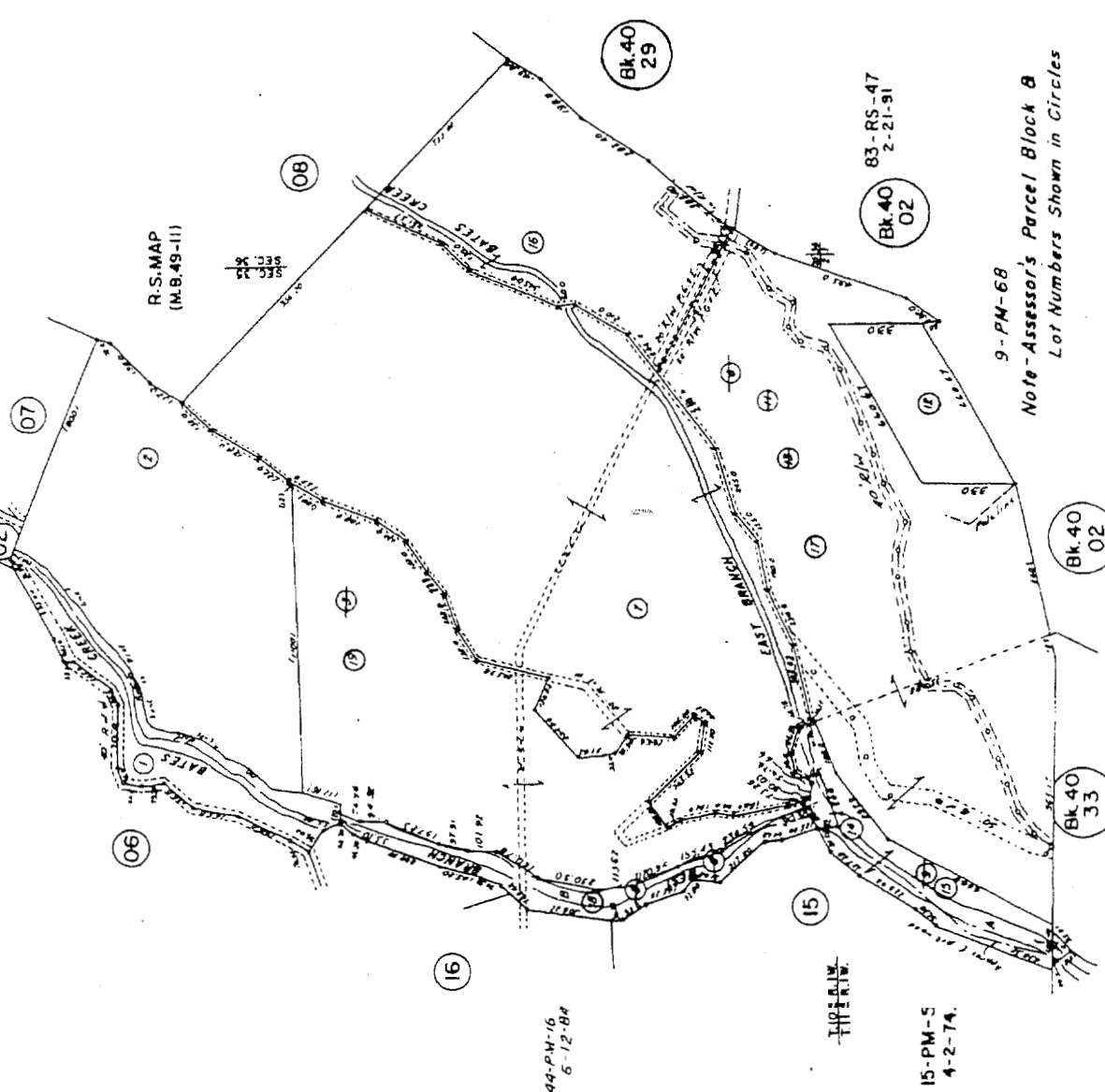
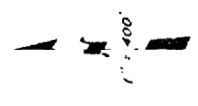


Capitola EXHIBIT H Seacliff State Beach 77

Tax Area Code 104-17  
96-044

SOQUEL AUGMENTATION RANCHO  
POR. SEC. 2, T. 11 S., B. SECS. 35-36, T. 10 S., R. 1 W. M. D. D. B. M. PROJECTED

FOR TAX PURPOSES  
ONLY



Assessor's Map No. 104-17  
County of Santa Cruz, Calif.  
Sep. 1954

0566

EXHIBIT H

LCR BY W. J. ...  
MADE BY M. S. T.  
DATE 11/10/84  
SHEET 2 OF 2  
V. 2-29-77 B.R.  
V. 10/17/70 S.M.  
V. 5/10/70 K.A.  
V. 7/17/76 J.H.  
V. 10/18/84 C.J. PM  
V. 4/22/91, C.G. (83-85-47)  
V. 4/16/92, J.L. (LDA 4360/93)

16  
L.A.

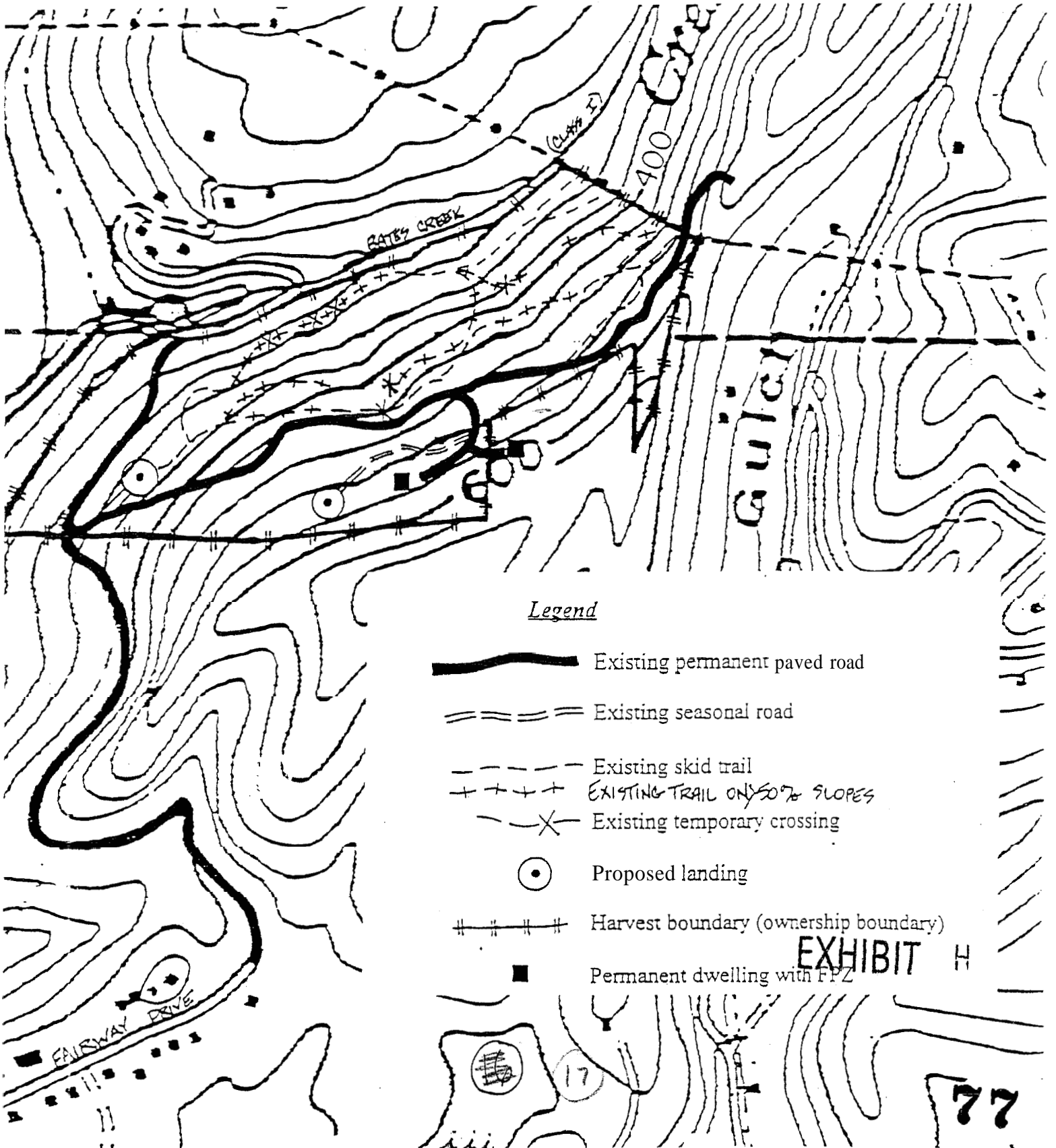


# HARVEST SYSTEMS MAP

Lands of Jost

0567

Scale: 1" = 500'



### Legend

- Existing permanent paved road
- Existing seasonal road
- Existing skid trail
- EXISTING TRAIL ONLY 50% SLOPES
- Existing temporary crossing
- Proposed landing
- Harvest boundary (ownership boundary)
- Permanent dwelling with FPZ

EXHIBIT H

iii 17

77

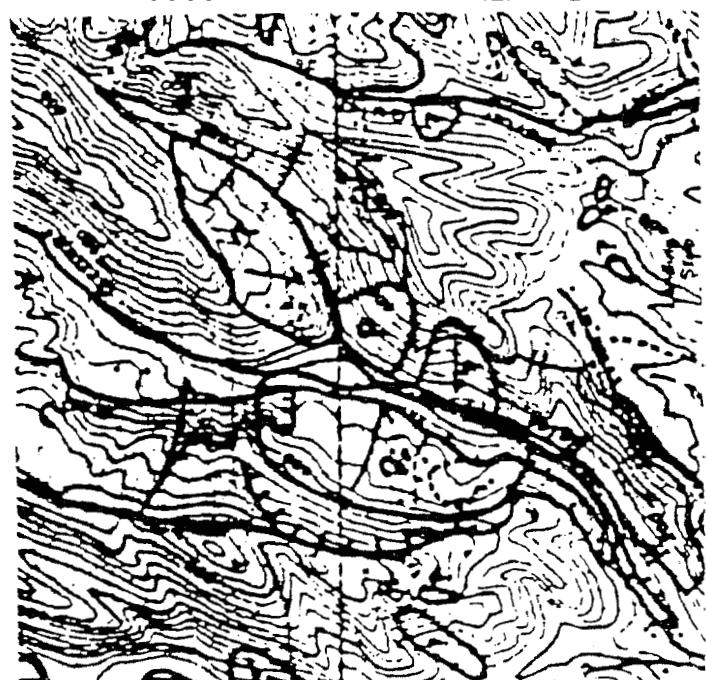
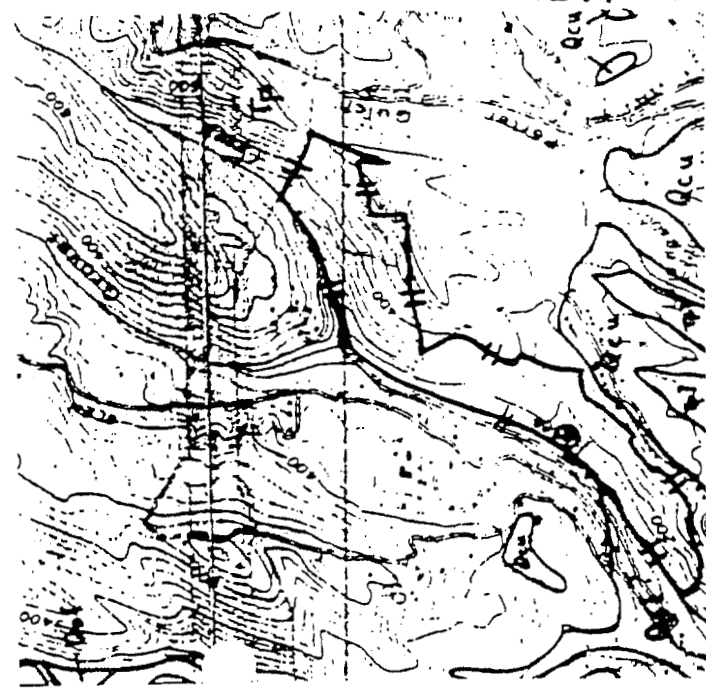
LANDSLIDE AND GEOLOGIC MAPS TO ACCOMPANY  
ENGINEERING GEOLOGIC REVIEW OF  
TIMBER HARVESTING PLAN 1-97-122 SCR

EXPLANATION  
(Map Scale 1:24,000)

- # Plan boundary
- Formation contact
- Qal Quaternary alluvium (Holocene and U. Pleistocene)
- Qcu Coastal terrace deposits (Pleistocene)
- Qcu Probable landslide
- Qcu Possible landslide
- ⊕ Strike and dip of bedding
- 40
- ⊕ Purisima Formation (Pliocene)

Bedrock geology from Clark and others (1989).  
Landslides from Cooper-Clark and Associates (1975).

18



TEXT	PAGE
Property description	
- owners name. ....	1
- assessor's parcel number	
- size of parcel	
- discussion of acreage in different vegetation types	
- site class	
Previous timber operations	
- parcel timber harvest history. ....	1
- describe approved State or County timber harvest plans & haul route	
Timber management	
- management objectives and goals. ....	1
- recommended logging systems'	
- present and future stand conditions	
- present and future growth	
- cutting prescription	
- harvest cycles	
- regeneration	
- future growth model	
- commencement of harvesting	
- management units	
- forest improvement	
- snags and downed wood inventory	
- fish and wildlife management	
- fire protection plan	
- recreation	
- urban interface issues	
- erosion hazard inventory and plan	
Proposed development .....	3
Analysis of any conflicts between proposed development and future harvesting. ....	3
<b>ADDENDUM</b>	
Soil Description.....	4

## PROPERTY DESCRIPTION

0570

OWNER'S NAME - Donald J. Jost and Gary D. Jost, co-trustees

ASSESSOR'S PARCEL NUMBER - 104-171-17

SIZE OF PARCEL - 38 acres

ACREAGE IN DIFFERENT VEGETATION TYPES - the parcel is all redwood/tanoak type.

SITE CLASS - Site Class III

## PARCEL TIMBER HARVEST HISTORY

The parcel was originally clear cut about 1900. In 1998 the young growth redwood was selectively cut removing about forty percent of the volume.

## APPROVED STATE OR COUNTY TIMBER HARVEST PLANS &amp; HAUL ROUTE

The property was harvested pursuant to Timber Harvesting Plan 1-97-122 SCR. The haul route was Prescott Road, Glen Haven Road, Main Street, Porter Street, Highway 1 to the Big Creek sawmill north of Davenport.

## MANAGEMENT OBJECTIVES AND GOALS

The objective and goal is to produce an even flow of high quality redwood logs through periodic harvesting.

## RECOMMENDED LOGGING SYSTEMS

The recommended logging system is crawler tractor and/or rubber tired skidder.

## PRESENT AND FUTURE STAND CONDITIONS

The present stand of approximately 100 year old young growth redwoods was thinned in 1998, While the spacing of the trees is now somewhat open, the canopy can be expected to close within the next ten years or so, signaling the need for another thinning. The future stand resulting from successive thinnings will be a more open all-aged stand with a greater variety of tree sizes. The oldest trees will be about 60 to 80 years old. It will have a roughly equal number of crop trees in each age class. It will have a greater diversity of habitats.

## PRESENT AND FUTURE GROWTH

Current growth is rapid because the severely crowded condition of the uncut stand has been eliminated. Growth will remain rapid provided the stand is thinned periodically to maintain good growing conditions.

A20

**CUTTING PRESCRIPTION**

The even flow of high quality redwood logs from any stand is guaranteed by doing nothing more than applying a simple cutting prescription. Cut 50-60 percent of the trees 18 inches in diameter and larger. Take the largest trees first.

**HARVEST CYCLES**

Don't cut again until some\* dominant redwoods, not growing in advantageous habitat such as near a spring or stream, have grown six inches in diameter. (\*A number equal to two trees for every a 10 acres is enough.)

**REGENERATION**

Since redwoods sprout from the stump, regeneration is assured without any intervention.

**FUTURE GROWTH MODEL**

The cutting prescription will produce an even flow of harvest trees, mostly 24 to 30 inches in diameter. Assuming just one replacement tree for each tree cut, ultimately the distribution of crop trees prior to each harvest will look something like this:

TREE DISTRIBUTION			
50% CUT		60% CUT	
NUMBER	DIAMETER	NUMBER	DIAMETER
20%	24-30"	14.4%	24-30"
20%	18-24"	21.4%	18-24"
20%	12-18"	21.4%	12-18"
20%	6-12"	21.4%	6-12"
20%	0-6"	21.4%	0-6"

**COMMENCEMENT OF HARVESTING**

Harvesting has already begun.

**MANAGEMENT UNITS**

The entire parcel is one management unit.

**FOREST IMPROVEMENT**

No forest improvement is proposed, other than the application of the cutting prescription detailed above.

**SNAGS AND DOWNED WOOD INVENTORY.**

There are no significant snags or downed wood.

**FISH AND WILDLIFE MANAGEMENT**

Fish and wildlife management is not proposed.

**FIRE PROTECTION PLAN**

Maintain appropriate clearing for fire protection around the residence. Maintain access for fire suppression equipment.

**RECREATION**

There is only private recreation, such as hiking, on the parcel.

**URBAN INTERFACE ISSUES.**

There are three or four residences in the immediate vicinity of the harvest area. Properties along about two-thirds of the property boundary were harvested within the past five years. Two of the larger adjoining properties were cut for the second time since the original clear cut. Hauling logs over the haul route is a rather common occurrence, and has been accomplished without incident.

**EROSION HAZARD INVENTORY AND PLAN**

The erosion control facilities throughout the harvest area need to be maintained annually, and monitored throughout the winter, to be certain that they continue to function properly. The paved driveway to the residence needs to be monitored and maintained so that drainage from the roadway does not lead to accelerated erosion.

**PROPOSED DEVELOPMENT**

There is no development proposed.

**ANALYSIS OF ANY CONFLICTS BETWEEN PROPOSED DEVELOPMENT AND FUTURE HARVESTING**

There are none.



Dale F. Holderman

01-31-2000

822

## SOIL DESCRIPTION

ATTACHMENT 5

0573

Ben Lomond-Felton complex, 50 to 75 percent slopes. The entire property is in this soil type.

This complex is dominantly in concave areas near drainage ways. Elevation ranges from 400 to 3,000 feet. The mean annual precipitation is about 45 inches, and the mean annual air temperature is about 56 degrees F. The frost-free season ranges from 20 to 245 days.

This complex is about 35 percent Ben Lomond sandy loam and 35 percent Felton sandy loam.

Included with these soils in mapping are areas of Nisene loam, Aptos sandy loam and Lompico loam. Also included are small areas of Catelli sandy loam, Hecker gravelly sandy loam, and soils similar to the Ben Lomond and Felton soils but have slopes of 75 to 90 percent.

The Ben Lomond soil is deep and well drained. It formed in residuum derived from sandstone or granitic rock. Typically, the soil is covered by a two inch mat of partially decomposed needles and twigs. The surface layer is dark grayish brown, slightly acid and neutral sandy loam about 19 inches thick. The subsoil is brown, medium acid sandy loam about 11 inches thick. The substratum is pale brown, medium acid sandy loam about 16 inches thick. Weathered sandstone is at a depth of 46 inches.

Permeability of the Ben Lomond soil is moderately rapid. Effective rooting depth is 40 to 60 inches. Available water capacity is 4.0 to 8.5 inches. Runoff is very rapid, and the hazard of erosion is very high.

The Felton soil is deep and well drained. It formed in residuum derived from sandstone, shale, schist, or siltstone. Typically, the surface layer is dark grayish brown and brown, slightly acid sandy loam about 11 inches thick. The subsoil is brown and yellowish red, slightly acid and strongly acid sandy clay loam and clay loam about 32 inches thick. The substratum is variegated light brownish gray and light olive brown, strongly acid loam and sandy loam about 20 inches thick. Weathered sandstone is at a depth of 63 inches.

Permeability of the Felton soil is moderately slow, Effective rooting depth is 40 to 70 inches, Available water capacity is 5.5 to 10 inches. Runoff is very rapid, and the hazard of erosion is very high,

These soils are used mainly for timber, recreation, wildlife habitat and watershed. They are also used for firewood production.

These soils are well suited to the production of redwood and Douglas-fir. From a fully stocked, even-aged stand of 80-year-old trees, the soils are capable of producing about 13,360 cubic feet, or 70,000 board feet (International rule) of merchantable redwood timber. The production of merchantable Douglas-fir timber is slightly lower on these soils.

This complex provides habitat for band-tailed pigeon, jay, hawk, deer, raccoon, coyote, bobcat, rabbit, squirrel, mice, salamander, tree frog, lizard and snake.

These soils are poorly suited to building site development and onsite waste disposal because of their very steep slopes.

From: Soil Survey of Santa Cruz County, California, U.S.D.A. Soil Conservation Service in cooperation with University of California, Agriculture Experiment Station, 1980.

A 23

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EXHIBIT H

January 31, 2000

Planning Department  
County of Santa Cruz  
Government Center  
Santa Cruz, CA 95060

0574

Re: Zoning APN 104-171-17 Timber Production District

Greetings:

Donald J. Jost and Gary D. Jost, co-trustees, owners of APN 104-171-17, hereby request that their 38 acre parcel be zoned Timber Production District.

The property meets the following criteria:

1. The parcel currently meets the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules adopted by the State Board of Forestry for the Southern Subdistrict of the Coast Forest District. (See the accompanying Stocking Analysis.)
2. The parcel is timberland as defined in Section 51104(f) of the Government Code. (See the accompanying Wood Fiber and Compatible Use Analysis.)
3. The parcel meets the permitted use requirements of Section 13.10.372 of the County Code. It contains one single-family dwelling and appurtenant uses and structures.
4. The parcel is in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code.
5. The property is comprised of a single parcel consisting of at least five acres in area.

Submitted herewith are:

1. A map showing the property desired to be re-zoned and its assessor parcel number
2. A timber management plan for the property.
3. A signed Owner-Agent Approval Form.
4. A check payable to the County in the amount of \$750.

Sincerely,



DALE F. HOLDERMAN  
Registered Professional Forester 69

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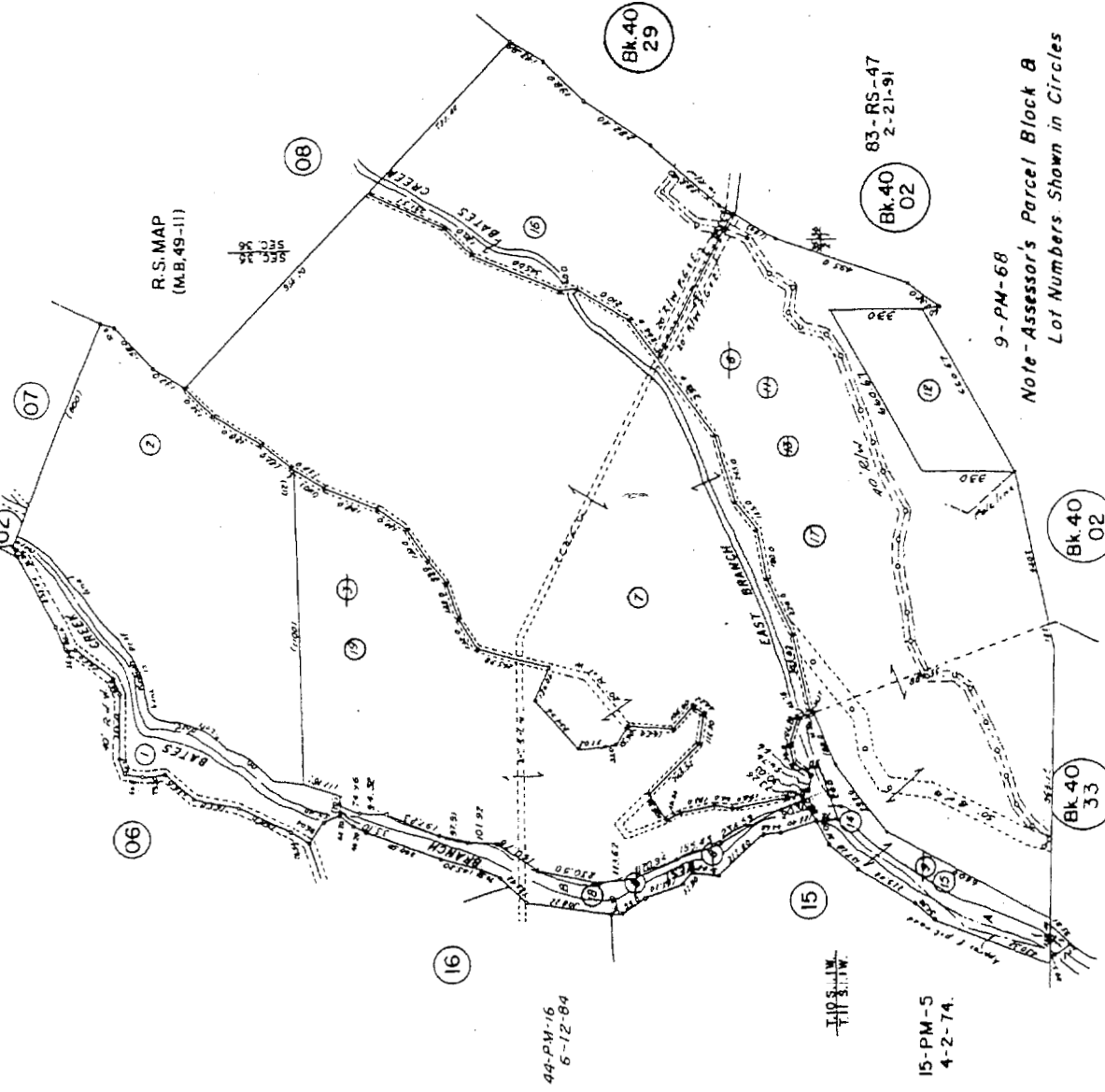
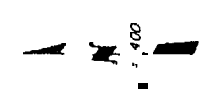
EXHIBIT H



Tax Area Code 104-17  
76-044

SOQUEL AUGMENTATION RANCHO  
P.R. SEC. 2, T. 11 S., 8 SECS. 35 & 36, T. 10 S., R. 1 W. M.D.D. 3 M. PROJECTED

FOR TAX PURPOSES  
ONLY



Assessor's Map No. 104-17  
County of Santa Cruz,  
Sept. 1954

Note - Assessor's Parcel Block &  
Lot Numbers Shown in Circles

0575

EXHIBIT H

LEBY W. T.  
M. S. M. 445.1  
K. A. D. 47 M. S. T.  
R. 7/21/70, S. K.  
R. 10/17/69, S. K.  
R. 2-29-72 B. K.  
R. 5-18-74, K. A.  
R. 7/17/74, S. K.  
R. 1/18/75, S. K.  
V. 01/18/84, S. K. P. M.  
V. 4/22/91, C. G. (B. S. 47)  
W. 4/16/92, J. L. (L. B. A. 430/993)

22

County Code Sections 13.10.375 (c) (4) and (5) require that the parcel shall be timberland and that uses of the parcel shall be in compliance with the Timber Production Zone uses set forth in Section 13.10.372 of the County Code. 0576

Government Code Section 51104(f) defines timberland as privately owned land devoted to the growing and harvesting of timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

#### A. Wood Fiber Analysis:

The stand was about 100 years old at the time of the 1998 harvest, the first cutting since the original clear-cut.. (Basis: ring count of several recently cut trees.)

The 1998 harvest removed about 40% of the harvestable volume. (Basis: professional experience.) The total harvest volume was 372,000 board feet. (Basis: recorded fact.) That means the stand contained about 24,000 board feet per acre of harvestable size redwoods, those 18 inches in diameter and larger, at age 100. (Basis:  $372,000 \text{ board feet} / 40\% / 38 \text{ acres}$ .)

Logs contain about six board feet per cubic foot. (Basis: Table 13, Empirical Yield Tables for Young Growth Redwood, James L. Lindquist and Marshall N. Palley, 1963.)

#### Calculation:

24,000 board feet per acre divided by 100 years = 240 board feet per acre per year average.  
 240 board feet per acre per year average divided by 6 = 40 cubic feet per acre per year average.  
 The figure would be higher if the growth of hardwoods and smaller redwoods was considered.  
 The parcel clearly is capable of growing at least 15 cubic feet per acre per year of wood fiber.

#### B. Compatible Use Analysis:

County Code Section 13.10.372 specifies that one single-family dwelling per parcel including appurtenant uses and structures are compatible uses. The uses of this parcel, other than growing and harvesting timber, are one single-family dwelling including appurtenant uses and structures.

County Code Section 13.10.375 (c) (3) requires that the parcel must currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and in Section 913.8 (aj) (1) of the California Code of Regulations.

0577

The timber stocking standards of Public Resources Code Section 4561 are met if the parcel contains an average basal area, measured in stems one inch or larger in diameter, of at least 50 square feet per acre for Site II and lower lands.

The timber stocking standards of CCR 913.8 (a) (1) are met if the parcel contains an average basal area, measured in stems 1 inch or larger in diameter, of at least 100 square feet per acre for Site II lands, and less for lower site lands.

1. For purposes of this analysis, it will be assumed that the parcel must meet the higher stocking standards for Site II lands.

Analysis: For Site I lands, the dominant redwoods at age 100 must be at least 220 feet in total height. Since the property was harvested in 1998, the dominant young-growth redwoods prior to harvest cannot be identified. However, dominant young-growth redwoods in small corners of the property that were not harvested and on adjacent lands are well short of 220 feet in total height. (basis: observation). So, the parcel can not be higher than Site II.

2. The parcel contains an average basal area, measured in stems one inch or larger in diameter of at least 100 square feet per acre (Basis: analysis below). Thus it meets the minimum basal area requirements for Site II lands. Since the basal area requirements for lower site lands are less than for Site II lands, it clearly meets those as well.

Analysis: The 1998 harvest removed 372,000 board feet of timber. (Basis: recorded fact.) It is estimated to have been a 40% cut by volume. (Basis: professional experience.) That means the parcel contains a residual volume of about 558,000 board feet, or some 14,685 board feet per acre of harvestable size redwoods, those 18 inches in diameter and larger. The average harvestable size residual redwood is about 22 to 24 inches in diameter. (Basis: observation.) If the harvestable size redwoods were all 22 inches in diameter, their basal area would be about 104 square feet per acre. (See footnote 1.) If the harvestable size redwoods were all 24 inches in diameter, their basal area would be about 102 square feet per acre. (See footnote 2.) These figures are very conservative because redwoods smaller than 18 inches in diameter and all hardwoods are ignored.

#### Footnotes:

1. 22 inch trees: 14,685 board feet per acre / 363 board feet per tree = 40 trees per acre with 2.6 square feet of basal area each = 104 square feet per acre basal area.

2. 24 inch trees: 14,685 board feet per acre / 442 board feet per tree = 33 trees per acre with 3.1 square feet of basal area each = 102 square feet per acre basal area.

327

EXHIBIT H 77

OBSERVATION and EXPERIENCE vs. MEASUREMENT

If the total obviously exceeds the minimum required, one can clearly say that the minimum has been met. Asked if a quart jar full of beans contains at least 100 beans, you can easily answer yes. Simple observation tells you that.

If the minimum is large or close to the total, you may not be able to observe whether the minimum has been met. Asked if a quart jar full of beans contains at least 1,000 beans, you can't answer that by observation. But if you had counted the beans in a quart jar several times and found that they always exceeded 1,000, you could answer yes. Experience tells you that.

If observation is unclear or if experience is inadequate, measurement may be necessary. But that is the only time it should be needed.

The author, a registered professional forester, has more than thirty years experience harvesting timber in the Santa Cruz Mountains from stands like the subject parcel. The required minimums are so much smaller than the total present that observation and experience are all that is needed to determine that they clearly have been met. Measurement is neither prudent nor necessary,

...

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28

77

EXHIBIT H

## UNIVERSAL REDWOOD MANAGEMENT PLAN

Timber management plans often wrestle with a bunch of difficult to handle variables like volume, stocking, basal area, growth rate, tree sizes, etc., all in an attempt to devise a cutting scheme that will yield a more or less even flow of high quality logs. But it can be done a whole lot simpler than that. The even flow of high quality redwood logs from any stand is guaranteed by doing nothing more than applying a simple cutting prescription.

## CUTTING PRESCRIPTION

Cut 50-60 percent of the trees 18 inches in diameter and larger. Take the largest trees first. Don't cut again until some\* dominant redwoods, not growing in advantageous habitat such as near a spring or stream, have grown at least six inches in diameter. (\*A number equal to two trees for every 10 acres cut is enough.)

This prescription will produce an even flow of harvest trees, mostly 24 to 30 inches in diameter. Since redwoods sprout from the stump, we don't need to worry about regeneration. Assuming just one replacement tree for each tree cut, ultimately the distribution of crop trees prior to each harvest will look something like this:

TREE DISTRIBUTION			
50% CUT		60% CUT	
NUMBER	DIAMETER	NUMBER	DIAMETER
20%	24-30"	14.4%	24-30"
20%	18-24"	21.4%	18-24"
20%	12-18"	21.4%	12-18"
20%	6-12"	21.4%	6-12"
20%	0-6"	21.4%	0-6"

While the foregoing may seem unduly brief, it meets the definition of a forest management plan: "a general plan for the management of a forest area, usually for a full rotation cycle, including objectives, prescribed management activities and standards to be employed to achieve specified goals."

In fact its brevity is its forte. It is a simple plan that can be easily understood and implemented by any forest landowner. Its realistic objectives are easily and automatically achieved by the application of a very simple cutting rule that is easily executed in the field. This is a plan that won't just gather dust on a shelf somewhere. Because it is so easy to understand and apply, and because it automatically ensures the sustained even flow of high quality logs, it fulfills a forest landowner's need for simple, effective advice.



Dale F. Holdeman, RPF 69

12-31-2000

**SANTA CRUZ COUNTY  
TIMBER MANAGEMENT PLAN**

**ATTACHMENT 5**

REQUIREMENTS AND REVIEW CHECKLIST

0580

Application No. 00-0073 Applicant Donald Jost

Present in Plan - Date	Requirements
4/11/00	Prepared or approved by a Registered Professional Forester
	<b>Maps:</b>
4/10	Geographic Location (1:24,000 scale)/north arrow
	Natural and Cultural Features (1:400 scale), including
4/10	~ north arrow
4/10	~ existing or proposed property boundaries
4/10	~ Assessor's Parcel No. <u>104-171-17</u>
4/10	~ vegetative type and mapping (redwood, mixed evergreen, closed cone conifer, hardwood, grassland)
4/10	~ streams and drainages
4/10	~ springs and seeps
4/10	~ existing and proposed roads, trails, and landings
4/10	~ existing and proposed structures
4/10	~ wells, stream diversions, and water supply pipes
4/11	~ areas covered by recommended logging systems
4/11	~ historical structures
4/11/00	~ archaeological sites
4/11/00	~ geological hazards and soil mapping

Present in Plan - bate	Requirements
	<b>Text :</b>
	~ Property description, including
4/10	- owners name
4/10	- Assessors Parcel Number
4/10	- size of parcel
4/10	- discussion of and acreage in different vegetation types
4/10	- site class
	~ <u>Description of previous timber harvest operations</u>
4/10	- parcel timber harvest history
4/10	- append and describe approved State and County Timber Harvest Plans, including all haul routes
	~ <u>Description of management objectives and goals</u>
4/10	- recommended logging systems
4/10	- present and future stand conditions
4/10	- present and future growth models
4/10	- harvest cycles
4/10	- management units
4/11	- forest improvement
4/11	- snags and downed wood inventory
4/11 (none)	- ancient tree mapping (200 years+)
none proposed	- fish and wildlife management
4/11	- fire protection plan
4/11	- recreation

Present in Plan - bate	Requirements	ATTACHMENT 5
4/10	- urban interface issues	
4/11	- erosion hazard inventory and plan	
	~ <u>Description of any proposed development</u>	
N/A	- extent of clustering	
}	- assessment of ability to locate development on non-timbered portion of property	
	- for boundary adjustments, acreage involved	
	- roadway locations/purposes	
↓	- description of proposed roadway surfaces	
	~ <u>Analysis of any conflicts between proposed development and future harvesting</u>	
N/A	- loss of harvest area (acreage)	
4/11	- creation of conflicts along haul route	
4/11	- existing haul road conditions	



# PLANNING COMMISSION MINUTES- 3/27/02

Proceedings of the  
Santa Cruz County  
Planning Commission

Volume 2002, Number 6  
March 27, 2002

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

## ACTION SUMMARY MINUTES

### VOTING KEY

Commissioners: Holbert, Shepherd, Chair: Osmer, Bremner, Durkee  
Alternate Commissioners: Hancock, Hummel, Messer, DeAlba

### F. CONSENT AGENDA

#### F-1. APPROVAL OF MINUTES

To approve the minutes of the February 27, 2002 Planning Commission meeting as submitted by the Planning Department.

Continue to 4-10 meeting to review tape to determine if maker of motion and second to motion are correct.

#### F-2. APPROVAL OF MINUTES

To approve the minutes of the March 13, 2002 Planning Commission meeting as submitted by the Planning Department.

Minutes were approved. Durkee made the motion and Holbert seconded. Voice Vote, carried 5-0, with ayes from commissioners Osmer, Bremner, Durkee, Holbert, and Shepherd.

### G. CONTINUED ITEMS

#### G-1. 99-0658 \*\*                      530 17<sup>th</sup> AVE.                      SANTA CRUZ                      APN(S): 028-062-04

Proposal to create four single-family residential parcels and a remainder lot, and to relocate the existing dwelling to within the building envelope. Requires a Minor Land Division, a Coastal Development Permit, a Roadway/Roadside Exception to allow for a Division, a Coastal Development Permit, a Roadway/Roadside Exception to allow for a landscape center median on the access street in lieu of a separated planting strip and a Significant Tree Removal Permit to remove one 28-inch cedar tree. Property is located on the southeast corner of Matthew Lane at its intersection with the 17<sup>th</sup> Avenue, about 200 feet north from Portola Drive, at 530-17<sup>th</sup> Avenue, Live Oak.

OWNER: DODDS ROBERT M/M SS

APPLICANT: TOM CONERLY DESIGN ASSOCIATES

SUPERVISORIAL DIST: 1

PROJECT PLANNER: CATHY GRAVES, 454-3141

This item will be continued until the 4-10-02 agenda. Bremner made the motion and Holbert seconded. Voice Vote, carried 5-0, with ayes from commissioners Osmer, Bremner, Durkee, Holbert, and Shepherd.

#### G-2. 01-0225                      2940 PLEASURE POINT DR.                      SANTA CRUZ                      APN(S): 032-232-06

Proposal to remodel an existing two-story non-conforming single family dwelling to include: reconstruct first story sitting area and landing area, reconstruct and expand existing second story deck, reframe existing north exterior wall as needed to correct dry rot, enlarge three existing second story windows, add skylight, and make interior changes within the house; and to permit a 6 foot fence to within 15 feet of the front property line. Requires a Coastal Zone

Permit for repair and remodeling, and a Residential Development Permit to exceed the 3-foot maximum fence height limitation within the required front yard. Located on the south side of Pleasure Point Drive (2940) Project elements as indicated above were approved at ZA on 1/4/02. Conversion of accessory structure to habitable space DENIED 1/4/02. Front yard fence >3' in existing front yard setback (15') DENIED 1/4/02. Appeal scheduled for PC 3/13/02. OWNER: MATIASEVICH ROBERT N & KATHERINE SUE TRUSTEES  
 APPLICANT: COVE BRITTON  
 SUPERVISORIAL DIST: 1  
 PROJECT PLANNER: JOHN SCHLAGHECK, 454-3012

Approved staff recommendation to:

- 1) Uphold ZA approval of remodel
- 2) Uphold ZA denial of >3' wall in front setback
- 3) Overturn ZA denial of accessory structure as habitable space, with revised findings

Bremner made the motion and Shepherd seconded. Voice Vote, carried **5-0**, with ayes from commissioners Bremner, Durkee, Holbert, Osmer, and Shepherd.

## H. SCHEDULED ITEMS

### H-1. **01-0289 \*** APN: **063-051-09** SITU: PROPERTY LOCATED ON THE NORTH AND EAST SIDE OF TOWHEE DRIVE AT APPROXIMATELY **525** FEET NORTHEAST FROM QUAIL DRIVE OFF OF PINE FLAT ROAD.

Proposal to construct a two-story single family dwelling, a one-story detached garage, an access drive; to install a water storage tank, propane tank, pump house; to remove 20 trees and an area of Manzanita, and to recognize some previous land clearing. Requires a Coastal Development Permit, preliminary grading review.

Appeal filed 2-14-02.

OWNER: BONNIE BEDZIN

APPLICANT: BONNIE BEDZIN

SUPERVISORIAL DIST: 3

PROJECT PLANNER: DAVID CARLSON

Continued to **4-10-02** meeting with direction that there be no further continuances.

Holbert made the motion and Durkee seconded.

Voice Vote, carried **5-0**, with ayes from commissioners Bremner, Durkee, Holbert, Osmer, and Shepherd.

### H-2. **02-0024** **5200** SOQUEL AVE. SANTA CRUZ APN: **029-021-54**

Proposal for installation of signs for the Live Oak Business Park pursuant to Commercial Development Permit 99-0118. Requires Planning Commission approval of a sign program, a variance to allow four entry signs and increase the maximum 50 square feet of signage to 60 square feet, and a Variance and Minor Variation to the conditions of approval for the Commercial Development Permit to allow indirect illumination of two entry signs at the primary entrances to the business park. Property located on the southeast corner of the intersection of Soquel Avenue and Chanticleer Avenue, at 5200 Soquel Avenue, Santa Cruz.

OWNER: GREEN VALLEY CORPORATION

APPLICANT: JOHN WARREN

SUPERVISORIAL DIST: 1

PROJECT PLANNER: CATHY GRAVES

Approved staff recommendation with amendment to condition **II.A.I.** to remove requirement for lampblack and washed aggregate. Bremner made the motion and Durkee seconded.

Voice Vote, carried **5-0**, with ayes from Chair: Osmer, Bremner, Durkee, Holbert, and Shepherd.

### H-3. **00-0073** **6700** PRESCOTT ROAD APN: NOW **104-171-20**

Proposal to rezone property from the Residential Agriculture (RA) zone district to the Timber Production (TP) zone district. Requires a Rezoning. Located on the south side of the East Branch of Bates Creek, east of the convergence of the West and East Branches of Bates Creek, at 6700 Prescott Road. 3/4/02: Assessor's Parcel Number has changed from 104-171-17 to 104-171-20.

OWNER: DONALD AND GARU JOST

APPLICANT: DONALD AND GARU JOST

SUPERVISORIAL DIST: 1

PROJECT PLANNER: CATHLEEN CARR

Bremner made a motion to accept staff's recommendation and adopt the resolution sending a recommendation to the Board of Supervisors. Durkee seconded the motion. Voice Vote, carried 5-0, with ayes from Chair: Osmer, Bremner, Durkee, Holbert, and Shepherd.

0585

**H-4. 98-0750 (\*\*)**      **1510 SMITH GRADE RD.**      **SANTA CRUZ**      **APN: 062-191-02**

Proposal to divide a 280 acre parcel into two parcels of 240 acres (Parcel A) and 40 acres (Parcel B) respectively, to construct an agricultural well on Parcel B and to construct a single family dwelling on Parcel A, where a single family dwelling exists. Requires a Coastal Zone Permit, a Minor Land Division, a Development Permit for a Two Unit dwelling Group, a Well Permit and a Preliminary Grading Approval. Property located on the north side of Smith Grade (15 10 Smith Grade) at approximately 1.5 miles southwest from Empire Grade.

OWNER: DONALD AND SHARON MEYERS

APPLICANT: RICH BEALE LAND USE

SUPERVISORIAL DIST: 3

PROJECT PLANNER: CATHLEEN CARR

Approved staff recommendation with amendments to conditions of approval to allow 12 ft access road with turnouts and to require runoff from vineyard be retained on site. Holbert made the motion and Bremner seconded. Voice Vote, carried 5-0, with ayes from Chair: Osmer, Bremner, Durkee, Holbert, and Shepherd.