



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

October 28, 2010

Agenda Date: November 10, 2010

Item #: 10

Time: After 9 AM

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

Subject: Proposed amendments to County Code Sections 13.10.312(b) 13.10.313(a), and Section 13.20.073, to allow alternative zoning setbacks for hoop houses/shade and hoop structures/seasonal high tunnels and to be eligible for exclusion from the requirement for a coastal development permit.

Members of the Commission:

This proposal is part of the effort to make changes to the County's land use regulations where appropriate to simplify them and reflect reasonable, reality-based standards, without compromising environmental protection and the quality of the built environment.

Background

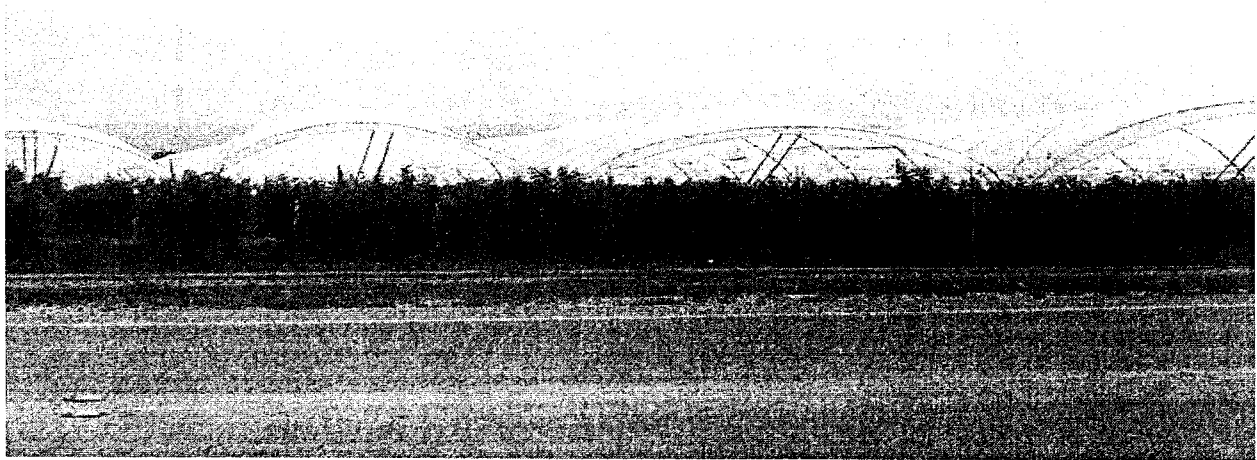
The annual value of agricultural production in the County in 2009 was \$491,635,000.00, placing the County about in the middle of the 58 counties statewide. In contrast, the County ranks 57th out of the 58 counties in land area. Both the General Plan and County Code recognize the significance of agriculture to the economy and lifestyle of Santa Cruz County.

Berries are the highest value crops at just over \$306,188,000.00 or 62 percent of the total value of all agricultural production in the County. The 2009 value of raspberries, blackberries, and ollalieberries, collectively called caneberries, was approximately \$133,000,000, just over 43 percent of the total berry value and just over 25 percent of the total agricultural production value.

CROP	YEAR	ACRES	PRODUCTION (TONS PER ACRE)	TOTAL PRODUCTION (TONS)	PRICE (PER TON)	TOTAL VALUE
STRAWBERRIES	2009	3,173	35.48	112,578	\$1,533	\$172,582,000
RASPBERRIES	2009	2,044	12.95	26,470	\$3,939	\$104,265,000
MISC. BERRIES*	2009	676	9.19	6,212	\$4,723	\$29,341,000
TOTAL BERRIES	2009	5,893				\$306,188,000

* Miscellaneous berries includes blackberries, blueberries, currants, and ollalieberries

In order to protect caneberries from the effects of rain and to extend the growing season, caneberries are often covered with some type of a hoop house, also known as high tunnels or shade and hoop structures, one type of which is shown in the photograph below.



One type of Hoop House

These structures protect the berries in a number of ways, including preventing rain from splashing harmful soil organisms, such as bacteria, onto the plants and generally reducing the amount of moisture on the berries, which can cause mold. In Santa Cruz County, hoop houses have been in use for about 15 years.

Typically, hoop houses like those shown in the picture above are less than 12 feet tall, open at the ends and lower sides, and consist of a frame of semi-circular metal or plastic rods and covered with plastic sheeting or some type of fabric. Other types look more like greenhouses, but do not have foundations. Most are covered with some type of fabric or plastic sheeting rather than glass or hard plastic and are typically in use only seasonally, like those in the picture above.

Hoop houses are also used in plant breeding and development; where the plants need exposure to air and light, but also need protection from birds and the elements. These types typically consist of a frame that may be of semi-circular metal or plastic rods or some other type of framing and are covered with some type of fabric. The covering on these typically extends over the ends and down to the ground on the ends and sides. Hoop houses may be temporary, semi-permanent, or permanent.

Exemption from requirement for building permit

County Code Section 12.10.315(a)13 exempts hoop houses from the requirement for a building permit if they are "less than 12 feet in height, constructed of light frame materials and covered with shade cloth or clear, flexible plastic with no associated electrical, plumbing, or mechanical equipment,

other that irrigation equipment.” However, hoop houses are not exempt from zoning site standards such as setbacks from property lines. Section 12.10.315 states that “[e]xempt structures must meet all other applicable requirements of this jurisdiction, including required minimum distances from property lines.”

Current setbacks for agriculturally-zoned parcels

There are three agriculture zone districts listed in the County Zoning Ordinance: CA (Commercial Agriculture), A (Agriculture), and AP (Agricultural Preserve). County Code Section 13.10.313(a), Development Standards, generally requires that all parcels in any one of those zone districts maintain 20 foot minimum front, side, and rear yard setbacks, but specifies that existing A-zoned parcel less than 2.5 acres in size have the same setbacks as residentially zoned parcels of the same size. Thus, those smaller A-zoned parcels have several possible setbacks, determined by their size. For example, an A-zoned parcel of 2 acres would have a front yard setback of 40 feet, side yard setbacks of 20 feet and a rear yard setback of 20 feet; while an A-zoned parcel that was 10,000 square feet in size would have a front yard setback of 20 feet, side yard setbacks of 10 feet, and a rear yard setback of 15 feet. The current setbacks for agriculturally zoned parcels are shown in the following table.

Zone District	Parcel Size	Front Yard Setback	Side Yard Setback	Rear Yard Setback
A	< 2.5 acres	15, 20, 30, or 40 feet	5, 8, 10, or 20 feet	15 or 20 feet
A	2.5 acres or more	20 feet	20 feet	20 feet
CA	All	20 feet	20 feet	20 feet
AP	All	20 feet	20 feet	20 feet

Proposed Setbacks for Agriculturally-Zoned Parcels

The setback requirements for hoop houses are proposed to be revised as part of an effort to make changes to the County’s land use regulations where appropriate to promote continued agricultural production and reflect reasonable, reality-based standards, without compromising environmental protection and the quality of the built environment.

In contrast to the required setbacks for agriculturally-zoned properties shown in the table above, commercially-zoned properties abutting other commercially-zoned properties generally have front yard setbacks of ten (10) feet and side and rear yard setbacks of zero (0) feet. There are some exceptions to those setbacks, such as when a commercially-zoned parcel abuts a residentially- or agriculturally-zoned parcel, the side and rear yard setbacks are increased to thirty (30) feet and if across a street or alley from an agriculturally- or residentially-zoned parcel, the commercial parcel’s front yard is increased to twenty (20) feet. The setback requirements for commercially-zoned parcels abutting other commercially-zoned parcels is a reality based standard recognizing that side yards for open space, light, and air are not needed in commercial development and that zero setbacks result in more compact commercial development by allowing commercial buildings to be contiguous.

Similarly, agriculture-related development such as hoop houses on agriculturally-zoned properties that abut on or are across a street or road from other agriculturally-zoned properties could have setbacks less than 20 feet. A zero lot line setback is not recommended because of the need to have farm equipment maneuver around and along hoop houses.

The proposed change in setback requirements for hoop houses that meet the definition of an agricultural shade structure in Section 12.10.315(a)13 on agriculturally-zoned parcels would allow them to be as close as 10 feet to any property line abutting on or across a street or road from another agriculturally-zoned parcel, as shown in the table below. The changes are the addition of the asterisks following *Front Yard Setback*, *Side Yard Setback*, and *Rear Yard Setback*; and the asterisk footnote.

Zone District	Parcel Size	<i>Front Yard Setback *</i>	<i>Side Yard Setback *</i>	<i>Rear Yard Setback *</i>
A	< 2.5 acres	15, 20, 30, or 40 feet	5, 8, 10, or 20 feet	15 or 20 feet
A	2.5 acres or more	20 feet	20 feet	20 feet
CA	All	20 feet	20 feet	20 feet
AP	All	20 feet	20 feet	20 feet

** Required setback for shade and hoop structures/seasonal high tunnels/hoop houses meeting the definition of an agricultural shade structure (12.10.315(a)11) from all property lines abutting on or across a street or road from another agriculturally-zoned parcel is 10 feet.*

The proposed changes affect only the zoning standards and do not change any of the requirements of the County's environmental regulations such as riparian corridor setbacks.

Exclusion from requirement for coastal development permit

County Code Section 13.20.373 generally excludes many agriculture-related structures and facilities such as soil dependent greenhouses, agricultural support facilities, fencing, and water wells from needing a coastal development permit. Hoop houses are not currently excluded. New language is proposed to be added to Section 13.20.073 to generally exclude hoop houses.

Addition of Hoop Houses to Agricultural Use Chart

Currently, hoop houses are not listed as a use in the agricultural use chart and could be technically considered as not an allowed use. Staff is proposing to add hoop houses as a use in the agricultural use charts (see Exhibit 1).

California Environmental Quality Act (CEQA)

The proposed changes regarding hoop houses have been determined to be categorically exempt from further review under CEQA Guidelines Section 15305, Minor Alterations in Land Use Limitations, because the proposed ordinance amendments will not result in any changes in land use or density, and statutorily exempt under Section 15265, Adoption of Coastal Plans and Programs.

Local Coastal Program Consistency

The proposed ordinance amendments will not result in any impediment to or loss of coastal access. It is unlikely that there would be any negative impacts to public viewsheds within the coastal zone because hoop houses, while generally being eligible for exclusion from a coastal development permit are, by definition, limited in height (12 feet) and are typically seasonal, their placement and removal corresponding to the seasonal nature of the crops they protect. The proposed amendments meet the requirements of, and are consistent with, the County's certified Local Coastal Program (LCP) and the

California Coastal Act. However, as an amendment to County Code Chapter 13.10, the implementation of the proposed amendments is considered a coastal implementing ordinance and will therefore require review and certification by the Coastal Commission subsequent to the Board's action.

Agricultural Policy Advisory Commission

In October 2010, the Agricultural Policy Advisory Commission (APAC) considered the proposed amendments at a regularly scheduled public hearing. No member of the public spoke about the proposal and APAC approved the proposed ordinance amendments, as proposed, unanimously.

Recommendation


Therefore, it is RECOMMENDED that your Commission take the following action:

1. Adopt the attached resolution (Exhibit A) recommending that the Board of Supervisors certify the Environmental Exemption and adopt the proposed ordinance changes (Attachment 1 to Exhibit A) to County Code Sections 13.10.312(b), 13.10.313(a), and Section 13.20.073.

Sincerely,



Steven Guiney, AICP
Planner IV



Glenda Hill, AICP
Principal Planner

- Exhibits
- A. Resolution with strike-through copy of ordinance
 - B. Clean copy of ordinance
 - C. Environmental Exemption
 - D. Agricultural Policy Advisory Commission minutes

cc: County Counsel
Agricultural Commissioner
Santa Cruz County Farm Bureau
Coastal Commission

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

RESOLUTION NO. _____

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

PLANNING COMMISSION RESOLUTION REGARDING PROPOSED AMENDMENTS TO COUNTY CODE SECTION 13.10.312, AGRICULTURE USE CHARTS, SECTION 13.10.313, AGRICULTURE SITE STANDARDS, AND SECTION 13.20.073 TO LIST SHADE AND HOOP STRUCTURES AS ALLOWED USES IN AGRICULTURAL ZONE DISTRICTS, TO ALLOW SHADE AND HOOP STRUCTURES TO BE LOCATED WITHIN 10 FEET OF PROPERTY LINES OF AGRICULTURALLY- ZONED PARCELS ABUTTING ON OR ACROSS A STREET OR ROAD FROM OTHER AGRICULTURALLY-ZONED PARCELS WITHOUT A VARIANCE, AND TO EXCLUDE SHADE AND HOOP STUCTURES FROM THE REQUIRMENT FOR A COASTAL DEVELOPMENT PERMIT.

WHEREAS, the value of agricultural production in Santa Cruz County exceeds 490 million dollars and Santa Cruz County ranks 26th in the value of agricultural production statewide, while Santa Cruz County ranks 57th in area statewide; and

WHEREAS, the County of Santa Cruz supports and encourages new and continued commercial agricultural operations in the county; and

WHEREAS, the Santa Cruz County General Plan – Local Coastal Program calls for protection of agricultural land and County Code Chapter 16.50, the Agricultural Land Preservation and Protection Ordinance, implements the General Plan – Local Coastal Program agricultural policies and provides comprehensive protection of agricultural land; and

WHEREAS, caneberry (non-strawberry berries such as raspberries, blackberries, and ollalieberries) production accounts for approximately 133 million dollars (25 percent of the total value) of agricultural production in the County of Santa Cruz; and

WHEREAS, the Planning Commission has determined that shade and hoop structures are an integral part of caneberry production in Santa Cruz County and their use increases the value of agricultural production in Santa Cruz County; and

WHEREAS, the Planning Commission has held a noticed public hearing about the proposed amendments to County Code Sections 13.10.312, 13.10.313, and 13.20.073, has considered all testimony and information presented at the public hearing.

WHEREAS, the Planning Commission finds that the proposed amendments to the Santa Cruz County Code will be consistent with the policies of the General Plan and Local Coastal Program and other provisions of the County Code; and

WHEREAS, the Planning Commission finds that the proposed amendments are exempt from further review under the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15305; and

WHEREAS, Chapter 13.10 of the County Code is an implementing ordinance of the Local Coastal Program (LCP) and the proposed amendments to Section 13.10.312(b), Section 13.10.313(a), and Section 13.20.073 constitute amendments to the Local Coastal Program; and

WHEREAS, the proposed amendments are consistent with the California Coastal Act.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends the proposed amendments to County Code Sections 13.10.312(b), 13.10.313(a), and 13.20.073, and the CEQA Notice of Exemption be approved by the Board of Supervisors and submitted to the California Coastal Commission as part of the next 2010 Local Coastal Program Round.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2010 by the following vote:

AYES: COMMISSIONERS
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS

Rachel Dann, Chairperson

ATTEST:

Cathy Graves, Secretary

APPROVED AS TO FORM:



COUNTY COUNSEL

cc: County Counsel
Planning Department

EXHIBIT A

ORDINANCE NO. _____

ORDINANCE AMENDING SECTIONS 13.10.312(B), 13.10.313(A), AND 13.20.073 OF THE SANTA CRUZ COUNTY CODE TO ALLOW ALTERNATIVE ZONING SETBACKS FOR HOOP HOUSES/SHADE AND HOOP STRUCTURES/SEASONAL HIGH TUNNELS AND TO BE ELIGIBLE FOR EXCLUSION FROM THE REQUIREMENT FOR A COASTAL DEVELOPMENT PERMIT.

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

SECTION I

Section (b) of Section 13.10.312 of the Santa Cruz County Code is hereby amended to add the use "Hoop Houses/Shade and Hoop Structures/ Seasonal High Tunnels meeting the requirements of County Code Section 12.10.315(a)11" to the agricultural use chart after the use "Home occupations subject to the provisions of Section 13.10.613", to read as follows:

USE	CA	A	AP
<u>Hoop Houses/Shade and Hoop Structures/ Seasonal High Tunnels meeting the requirements of County Code Section 12.10.315(a)11.</u>	<u>P</u>	<u>P</u>	<u>P</u>

SECTION II

Subdivision (a)(1) of Section 13.10.313 of the Santa Cruz County Code is hereby amended to read as follows:

(a) Site and Structural Dimensions.

(1) General. The following site area per dwelling unit, site width, frontage, yard dimensions, and building height limits shall apply to all agricultural zone districts except that maximum height limits and exceptions therefrom for residential structures in all agricultural districts shall be determined in accordance with the provisions of Section 13.10.323 applicable to parcels in the Residential Zone Districts. On legal lots of record less than 2.5 acres in size, all site and structural dimensions of the residential districts as indicated in Section 13.10.323, shall apply, based on the pre-existing parcel size.

AGRICULTURAL SITE AND STRUCTURAL DIMENSIONS CHART

Designation	Parcel Size	Width	Frontage	Front Yard *
A	Less than 5 acres	100'	60'	20'
A	5 acres or more	300'	100'	20'
CA	(All)	300'	100'	20'
AP	(All)	300'	100'	20'

ATTACHMENT 1 to EXHIBIT A

Designation	Setbacks:*		Max. Hgt. for Ag. Structures	Max. Ht. for Res. Structures
	Side	Rear		
A	20'	20'	40'	28'
A	20'	20'	40'	28'
CA	20'	20'	40'	28'
AP	20'	20'	40'	28'

* Required setback for hoop houses/shade and hoop structures/seasonal high tunnels meeting the definition of an agricultural shade structure (12.10.315(a)11) from all property lines abutting on or across a street or road from another agriculturally-zoned parcel is 10 feet.

SECTION III

Subdivision (i) is hereby added to Section 13.20.073 of the Santa Cruz County Code to read as follows:

(j) Hoop Houses/shade and hoop structures/seasonal high tunnels (hoop houses). Hoop houses not needing a building permit, which comply with the requirements of Section 12.10.315(a)11, and which are not located on sensitive habitat areas as defined in Section 16.32.040.

SECTION IV

This ordinance shall take effect on the 31st day after the date of Final Passage, or upon certification by the California Coastal Commission, whichever date is later.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2010, 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
Public Works
County Counsel

ATTACHMENT 1 to EXHIBIT A

ORDINANCE NO. _____

ORDINANCE AMENDING SECTIONS 13.10.312(B), 13.10.313(A), AND 13.20.073 OF THE SANTA CRUZ COUNTY CODE TO ALLOW ALTERNATIVE ZONING SETBACKS FOR HOOP HOUSES/SHADE AND HOOP STRUCTURES/SEASONAL HIGH TUNNELS AND TO BE ELIGIBLE FOR EXCLUSION FROM THE REQUIREMENT FOR A COASTAL DEVELOPMENT PERMIT.

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

SECTION I

Section (b) of Section 13.10.312 of the Santa Cruz County Code is hereby amended to add the use "Hoop Houses/Shade and Hoop Structures/ Seasonal High Tunnels meeting the requirements of County Code Section 12.10.315(a)11" to the agricultural use chart after the use "Home occupations subject to the provisions of Section 13.10.613", to read as follows:

USE	CA	A	AP
Hoop Houses/Shade and Hoop Structures/ Seasonal High Tunnels meeting the requirements of County Code Section 12.10.315(a)11.	P	P	P

SECTION II

Subdivision (a)(1) of Section 13.10.313 of the Santa Cruz County Code is hereby amended to read as follows:

(a) Site and Structural Dimensions.

(1) General. The following site area per dwelling unit, site width, frontage, yard dimensions, and building height limits shall apply to all agricultural zone districts except that maximum height limits and exceptions therefrom for residential structures in all agricultural districts shall be determined in accordance with the provisions of Section 13.10.323 applicable to parcels in the Residential Zone Districts. On legal lots of record less than 2.5 acres in size, all site and structural dimensions of the residential districts as indicated in Section 13.10.323, shall apply, based on the pre-existing parcel size.

AGRICULTURAL SITE AND STRUCTURAL DIMENSIONS CHART

Designation	Parcel Size	Width	Frontage	Front Yard *
A	Less than 5 acres	100'	60'	20'
A	5 acres or more	300'	100'	20'
CA	(All)	300'	100'	20'
AP	(All)	300'	100'	20'

EXHIBIT R

Designation	Setbacks:*		Max. Hgt. for Ag. Structures	Max. Ht. for Res. Structures
	Side	Rear		
A	20'	20'	40'	28'
A	20'	20'	40'	28'
CA	20'	20'	40'	28'
AP	20'	20'	40'	28'

* Required setback for hoop houses/shade and hoop structures/seasonal high tunnels meeting the definition of an agricultural shade structure (12.10.315(a)11) from all property lines abutting on or across a street or road from another agriculturally-zoned parcel is 10 feet.

SECTION III

Subdivision (i) is hereby added to Section 13.20.073 of the Santa Cruz County Code to read as follows:

(j) Hoop Houses/shade and hoop structures/seasonal high tunnels (hoop houses). Hoop houses not needing a building permit, which comply with the requirements of Section 12.10.315(a)11, and which are not located on sensitive habitat areas as defined in Section 16.32.040.

SECTION IV

This ordinance shall take effect on the 31st day after the date of Final Passage, or upon certification by the California Coastal Commission, whichever date is later.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2010, by the following vote:

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

 CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: . _____
 Clerk of the Board

EXHIBIT B

APPROVED AS TO FORM:

Chris Allen for
County Counsel

Copies to: Planning
Public Works
County Counsel

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: N/A

Assessor Parcel Number: County wide

Project Location: County wide

Project Description: Proposed amendments to County Code Sections 13.10.312(b) 13.10.313(a), and Section 13.20.073, to allow hoop houses/shade and hoop structures/seasonal high tunnels to be located a minimum of 10 feet from any property line in the CA, A, and AP zone districts not abutting a residential district without a variance and to be eligible for exclusion from the requirement for a coastal development permit.

Person or Agency Proposing Project: County of Santa Cruz

Contact Phone Number: (831) 454-3182

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. ☒ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type: 15265, Adoption of Coastal Plans and Programs

- E. ☒ **Categorical Exemption**

Specify type: 15305. Minor Alterations in Land Use Limitations

F. Reasons why the project is exempt:

The proposed ordinance changes will not result in any changes in land use or density in that the use of hoop houses/shade and hoop structures/seasonal high tunnels is a current, mostly seasonal, agricultural use that helps increase agricultural production and hence promotes the retention of low density agricultural lands. Additionally, the proposal is to a coastal implementing ordinance and, therefore, CEQA does not apply to the local government's action, but does apply to the certification of the proposal by the California Coastal Commission.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Steven Guiney, Project Planner

Date: _____

EXHIBIT C

8. **08-0210 ADJACENT TO 84 ROBAK DR., LA SELVA APN(S): 045-331-10**
Proposal to construct a two story single family dwelling within the required 200 foot agricultural buffer. Requires an Agricultural Buffer Reduction to reduce the required 200 foot setback to 100 feet minimum from the west adjacent Commercial Agriculture (CA) zoned parcel (APN 045-031-04).
OWNER/APPLICANT: CAROL FREDERICK
PROJECT PLANNER: SAMANTHA HASCHERT, PHONE: 454-3214
EMAIL: pln145@co.santa-cruz.ca.us
APPROVED PROPOSAL ACCORDING TO STAFF RECOMMENDATIONS
AYES: 3 NOES: 0 ABSTAIN: 0 ABSENT: KEN KIMES, MIKE MANFRE

The Commission will receive oral communications regarding any item of interest to the public before or after consideration of any item. Oral Presentations may be limited to 5 minutes and may address an item on the agenda or may be separate subject matter, which is not on the agenda, provided that the subject matter is within the Commission's jurisdiction. This Commission may not take action or respond immediately to any presentation, which involves a subject, which has not been duly noticed in accordance with the State Brown Act, but the commission may choose to follow-up at a later time.

APPEALS

In accordance with Section 18.10.340 of the Santa Cruz County Code, any interested person may appeal an action or decisions taken under the provisions of such County Code. Appeals to the decisions of the Agricultural Policy Advisory Commission are made to the Board of Supervisors. Appeals to the Board shall be taken by filing a written notice of appeals with the Clerk of the Board of Supervisors no later than fourteen calendar days following the date of the hearing from which the action was taken. The Clerk of the Board shall send notice of such appeal to the Planning Department within one day of filing of the appeal.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of disability, be denied the benefits of its services, programs or activities. The meeting room is located in an accessible facility. If you wish to attend this meeting and you will require special assistance in order to participate, please contact the ADA Coordinator at 454-3055 (TDD number 454-2123) at least 72 hours in advance of the meeting, to make arrangements. Persons with disabilities may request a copy of the agenda in an alternative format. As a courtesy to those who are sensitive to chemicals, please attend the meeting smoke and scent free.

Staff reports on permit applications are available for review or purchase one week before the hearing by calling 831-454-3156, or free on the website at www.co.sccoplanning.ca.us under the Planning Department menu, Agendas link.

EXHIBIT D