



County of Santa Cruz

Department of Community Development and Infrastructure

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Matt Machado –Deputy CAO, Director of Community Development & Infrastructure

Agenda Date: July 8, 2026

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

Subject: General Plan Consistency Determination of Disposition of Surplus County-Owned Property APN 092-284-05 located on Lompico Road.

RECOMMENDED ACTIONS

Staff recommends that the Planning Commission adopt a resolution (Exhibit A) finding that the disposition of surplus County-owned property APN 092-284-05, located on Lompico Road, is in conformity with the Santa Cruz County General Plan.

EXECUTIVE SUMMARY

The Real Property Division of the General Services Department (GSD) is preparing for the disposition of surplus County-owned property APN 092-284-05, located on Lompico Road (Exhibit B). Santa Cruz County Code (SCCC) 2.15.040(B) requires the Planning Commission to determine that the disposition of surplus County-owned property unrelated to street widening is in conformance with the Santa Cruz County General Plan pursuant to Government Code (GC) Section 65402(a). Planning staff recommends that the Planning Commission adopt the attached resolution finding that the proposed disposition is in conformity with the County's adopted General Plan (Exhibit A).

ANALYSIS

The subject parcel, APN 092-284-05, is 0.1650 acres and is located on the western side of Lompico Road approximately 100 feet south of the intersection of Lompico Road and Fresco Steet in the San Lorenzo Valley Planning Area. The property was donated at no cost to the County in 2022, and the Real Property Division of GSD confirms the property is in excess and not needed by the County.

The parcel is zoned for R-1-15 (Single-Family Residential) and has a General Plan land use designation of R-MT (Mountain Residential). It is currently undeveloped and is sited on a terrain with approximately 30% slope, within the County Fault Zone (CFZ) with potential landslide deposit, and in an area mapped for archeological resources. Additionally, it has been encroached

upon by the adjacent property owner (11071 Lompico Road, APN 092-284-04) with an unpermitted single-family residence. Surrounding parcels are mostly also undeveloped and some single-family dwelling properties.

Pursuant to GC 54220(b), prior to disposition, surplus land should be made available for park and recreational purposes or for open-space purposes. As part of the 2024 Sustainability Update, sites within the unincorporated county were evaluated to be considered for parks, recreation, and open space uses and the proposed site is not included in the General Plan as either a proposed park or open space site.

Parcel Developability

The subject parcel is situated on a site with a slope of 30 to 50%. Pursuant to the Tier 1 policy 7.7 of the State Water Resources Control Board's Policy for Siting, Design, Operation and Management of Onsite Wastewater Treatment Systems (OWTS Policy), "natural ground slope in all areas used for effluent disposal shall not be greater than 25 percent". The subject excess property is approximately 0.1650 acres and is outside of a water district within the San Lorenzo Valley Water Supply Watershed, therefore it is not suitable for a septic system, pursuant to SCCC 7.38.045(D)(4)(b). Therefore, this parcel cannot be developed.

GENERAL PLAN CONSISTENCY

Planning staff finds that disposition of the surplus County property would not conflict with the General Plan. The subject property is not identified as a site for potential development as a park or open-space; is not located in a special community or in a specific plan subject to additional policies, development, or protection standards; and concurrent with the disposition, the property is located within the County Fault Zone (CFZ) and the County's Landslide Map shows a potential landslide deposit which requires full geologic and geotechnical reports for any development activity. In addition, the site is not suitable for housing given the parcel slope. The parcel was not identified in the 2024 Housing Element as surplus lands available for housing developments.

The determination that the site is not suitable for residential development is consistent with General Plan Objective 6.1-1 (Seismic Hazards: Earthquakes), intended to reduce the potential for loss of life, injury, and property damage resulting from earthquakes. Disposition of the subject parcel would ensure it remains undeveloped, and as it is located within the CFZ, reduce the potential consequences resulting from an earthquake. It is further substantiated by General Plan Policy BE-2.2.2 (Mountain Residential Designation (R-MT)) which characterizes residential development at 10 to 40 net developable acres per unit and Policy PPF-4.2.4 (Minimum Parcel Sizes and Maximum Densities with Individual Sewage Disposal System), which requires a minimum parcel size to be based on the Rural Density Matrix for the land use designation, but in no case smaller than one net acre for parcels created from new land divisions, where individual sewage disposal systems are used. The proposed parcel is located outside of the USL and RSL with no community sewage disposal available.

Disposing of unbuildable, non-facility rural land is consistent with the General Plan intent to focus investment within the Urban Service Lines/Rural Services Line, avoid unnecessary expansion of public facility obligations, and efficient management of public land.

ENVIRONMENTAL REVIEW

Staff has determined that the disposition of potential surplus County property located on Lompico Road (APN 092-284-05) is exempt from the California Environmental Quality Act (CEQA) under CEQA Guidelines Section 15312 “Surplus Government Property Sales,” and a Notice of Exemption has been prepared (Exhibit C).

Submitted by:

Fernanda Dias Pini, Planner
Policy Section

Reviewed by:

Mark Connolly, Principal Planner
Policy Section

Exhibits:

- A) Planning Commission Resolution**
- B) Planning Determination Request Memo**
- C) CEQA Notice of Exemption**

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 FINDING THAT THE DISPOSITION OF
PROPERTY APN: 092-284-05, LOCATED ON LOMPICO ROAD, IS IN
CONFORMITY WITH THE SANTA CRUZ COUNTY GENERAL PLAN**

WHEREAS, on December 3, 2025, the General Services Department requested the Community Development and Infrastructure Director prepare necessary documentation for consideration by the Planning Commission for potential disposition of property identified as APN 092-284-05 as surplus property, consistent with Santa Cruz County Code (SCCC) Section 2.15.040; and

WHEREAS, SCCC Section 2.15.040(B) requires a determination by the Planning Commission as to whether the disposition of the surplus County property is in conformity with the County General Plan pursuant to Section 65402 of the Government Code; and

WHEREAS, Government Code Section 65402 stipulates that prior to the disposition of real property by a government agency, the location, purpose, and extent of such disposition must be submitted to and reported upon by the planning agency of the jurisdiction in which said property is located as to conformity with the adopted General Plan of the local jurisdiction; and

WHEREAS, in compliance with the California Environmental Quality Act (CEQA) and State and County Environmental Review Guidelines, the disposition of the property has been found to be categorically exempt under CEQA Guidelines Section 15312 and a Notice of Exemption has been prepared; and

WHEREAS, the Planning Commission has reviewed and considered the staff report and testimony at a regular meeting on July 8, 2026; and

WHEREAS, the Planning Commission makes the finding that the disposition of the property is consistent with the adopted goals, objectives, and policies of the Santa Cruz County General Plan;

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission does hereby find that the potential disposition of the County owned property located at APN 092-284-05 on Lompico Road is in conformity with the Santa Cruz County General Plan;

EXHIBIT A

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Planning Commission does hereby find that the disposition of the property is categorically exempt under CEQA Guidelines Section 15312.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 8th day of July 2026, by the following vote:

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

Chairperson

ATTEST: _____
Secretary

APPROVED AS TO FORM:

Signed by:


ASSISTANT COUNTY COUNSEL

cc: County Counsel
Community Development & Infrastructure Department
General Services Department

COUNTY OF SANTA CRUZ
DEPARTMENT OF PUBLIC WORKS
INTER-OFFICE CORRESPONDENCE

DATE: December 3, 2025

TO: Matt Machado; Director of Community Development and Infrastructure
Natisha Williams; Planner IV

FROM: Gerardo Vargas, Chief Real Property Agent

SUBJECT: General Plan consideration for Disposition of Surplus County Property
APN 092-284-05

The General Services Department (GSD) is preparing proposed terms for the potential disposition of County-owned property identified as APN 092-284-05 (see attached map). The parcel consists of approximately 7,187 square feet, is currently vacant, and was originally created as part of the HappyLand Tract No. 1 Subdivision, recorded in Map Book 015, Page M47.

Pursuant to Santa Cruz County Code Chapter 2.14.040(B), GSD is initiating the review process required prior to the Board of Supervisors' consideration of any proposed disposition. Consistent with the process applied to other real property actions such as road vacations or transfers, GSD is seeking confirmation that the proposed disposition aligns with County planning and environmental policies.

In accordance with the California Surplus Land Act (Government Code § 54221 et seq.), it is necessary to establish whether the subject parcel is considered buildable or non-buildable under current County zoning and development standards. This determination will inform whether the parcel qualifies as Exempt Surplus Land under the Act.

Accordingly, the General Services Department requests the following from the Planning Department:

1. A determination as to whether the proposed disposition is categorically exempt under CEQA;
2. A determination by the Planning Commission, pursuant to Government Code § 65402, regarding whether the proposed disposition conforms to the County General Plan; and
3. A determination as to whether the parcel is considered buildable or non-buildable under current County zoning and development standards, to support the County's classification of the property under the California Surplus Land Act (Gov. Code § 54221).

EXHIBIT B

Please let me know if any additional information or documentation is needed to support this review.

Thank you,
Gerardo Vargas
Chief Real Property Agent
General Services Department – Real Property Division

By: *Ryan Holmes*

Ryan Holmes,
Assistant Real Property Agent



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NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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

Project Location: No Situs, Lompico Road (APN 092-284-05)

Assessor Parcel No.: 092-284-05

Project Applicant: County of Santa Cruz

Project Description: General Plan consistency determination for disposition of surplus County-owned property APN 092-284-05, located on Lompico Road. Per Government Code Section 65402(a), the planning agency must render a report as to conformity with the adopted General Plan before surplus County property may be disposed.

Agency Approving Project: Planning Commission

County Contact: Fernanda Dias Pini, Project Planner

Telephone No. 831-454-3119

Date Completed: 07/08/2026

This is to advise that the County of Santa Cruz has found the above-described project to be exempt from CEQA under the following criteria:

Exempt status: (*check one*)

- ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
- ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- ☐ The proposed activity is exempt from CEQA as specified under CEQA Guidelines Section 15061(b)(3).
- ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

☒ **Categorical Exemption:** §15312 – Class 12, Surplus Government Property Sales

Reasons why the project is exempt:

The project involves the sale of surplus government property of an undevelopable site and therefore the disposition will have no significant effect on the environment. The project is categorically exempt from CEQA per Section 15312 for the following reasons the property does not have significant values for wildlife habitat or other environmental purposes, as it is not mapped as having any special status species or habitat. The property is also of such size and shape that it is incapable of independent development or use due to slope, hazards, and lack of services.

Signature: _____

Date: _____

Title: Environmental Coordinator