



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

TOM BURNS, PLANNING DIRECTOR

March 6, 2007

AGENDA DATE: March 28, 2007

ITEM#: 9

TIME: After 9 AM

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

Subject: Implementation of Court Decisions Regarding Zoning Requirements Affecting the Location of Timber Harvests

Planning Commissioners:

In November of 1998 through December of 1999, the Board of Supervisors adopted a series of General Plan/Local Coastal Program Land Use Plan amendments and ordinance amendments that specified in which zone districts timber harvesting would be allowed, prohibited timber harvesting within riparian corridors and established conditions under which helicopter logging could be conducted. These actions ultimately led to a lawsuit against the County, which ended recently with a decision from the California Supreme Court that was favorable to the County, with the exception of timbering in riparian corridors, affirming the County's ability to regulate the location of timber harvesting through the County's zoning plan and requiring only minor changes to the zoning regulations.

As a result of the Supreme Court's decision the County needs to amend the policies and ordinances previously adopted by the Board of Supervisors, discussed below and delineated in Exhibit C. The primary policy issues addressed include the locations of timber harvesting zone districts, the locations of helicopter logging operations, timber harvests in riparian areas, standards for rezoning properties to the Timber Production (TP) zone district, and a few clean-up changes.

Summary of Policy Issues and Proposed Revisions

Staff has drafted amendments to the previously adopted policies and ordinances addressing the various issues in the court decision for your commission's review and recommendation. Exhibit C delineates the ordinance amendments and Board resolutions adopted in the late 1990's leading up to the lawsuit on these issues and explains the actions that must be taken to bring the County Code into compliance with the Court's decisions. The proposed amendments are discussed here as they relate to the various policy categories mentioned above. Adoption of these policy and ordinance amendments will implement the decision of the Supreme Court and the Court of Appeals.

Timber Harvest Activities in Riparian Areas

The restrictions on timber harvesting in riparian areas was overturned by the court decision. Consequently County Code Section 13.10.695 needs to be repealed and the references to this Section in the uses charts for the TP, M-3 and PR zone districts need to be removed.

To achieve this, staff proposes that your commission recommend that the Board:

- Repeal of the ordinance prohibiting timber harvesting within riparian corridors – Section 13.10.395
- Eliminate qualifying language in Sections 13.10.342(b), 13.10.352(b), and 13.10.372(b) referring to Section 13.10.395

In addition the ordinance that extends the jurisdiction of this code section into the coastal zone will need to be withdrawn from review by the Coastal Commission.

Standards for Zoning Properties to the Timber Production Zone District

There are a number of policy and ordinance amendments that need to be made to bring the County's policies and ordinances regarding zoning standards for the Timber Production zone district into conformance with the directions of the court decision and with California State law. The first of these amendments are the policy and ordinance revisions that were added by the Coastal Commission to protect coastal resources and subsequently adopted by the Board in 1999. These must be deleted to comply with the Court ruling.

The next group of required changes includes another set of Coastal Commission initiated changes that limit rezoning to TP in the coastal zone if the land has certain land use designations such as Parks, Recreation and Open Space or Resource Conservation, or in the Agricultural and Timber Resource designations with the Parks or Resource Conservation land use designation. While it appears that this does not affect a significant number of properties, it puts further constraints on the ability of property owners to rezone their land to TP. Another necessary change involves removing the requirement that the rezoning of land to TP or M-3 in the coastal zone be considered an LCP amendment requiring a Coastal Commission hearing. This is not consistent with the State law governing TP rezoning, according to the Court ruling.

To achieve this, staff proposes that your commission recommend that the Board:

- Eliminate the General Plan/Local Coastal Program Land Use Plan language that established specific coastal zone criteria for the rezoning of land to the TP zone district, and associated references
- Eliminate qualifying language in Section 13.10.170(d) regarding where TP zoning may be approved
- Eliminate language in Section 13.10.170(d) that subjects rezonings to the TP and M-3 to review by the Coastal Commission
- Eliminate additional requirements for rezoning to the TP in the coastal zone - subsections 7 and 8 of Section 13.10.375(c)

Clean UP Changes

Another group of changes includes existing ordinance language in the County Code that needs to be changed to implement the letter of the State law. The changes would correct references to incorrect State legislations and alter existing language to mirror the language in the State law that governs the requirements for seeking a rezoning of a property to the TP zone district. These changes are included in Sections I, V, VII, and VIII of the attached ordinance.

To achieve this, staff proposes that your commission recommend that the Board:

- Adopt revisions to ordinance language for consistency with State law (Sections 13.01.040, 13.10.371, and 13.10.375)

Future Policy Issues

In 2000, the Board directed that ordinance amendments be drafted to change the minimum parcel size for rezoning to the TP zone district. This work was deferred until after resolution of the lawsuits against the County. Now that these have been completed, staff will be returning to the Board shortly with draft amendments for their review and direction.

Additional Implementation Tasks

There is an ordinance amendment that has been approved by the Board that is still pending review by the Coastal Commission. The review by the Coastal Commission was halted as a result of the lawsuit. This ordinance amendment would allow timber harvesting on lands zoned Commercial Agriculture (CA) in the coastal zone and revises the language of the helicopter and riparian corridor ordinances so that they would apply in the coastal zone. Staff believes that, with the exception of the riparian corridor ordinance amendment, the Coastal Commission should complete the review of these ordinances.

CEQA Review

Because these amendments are mandated by a state court decision and only constitute minor adjustments to the County's Timber Production zone standards staff has determined that this project meets the requirements of Categorical Exemption Class 5: Minor Alterations in Land Use Limitations.

Conclusion and Recommendation

We are finally at the end of a very long process that began with the question, "Where should timber harvesting occur in Santa Cruz County?" The adoption of policies and ordinances in 1998 to designate specific zone districts where timber harvesting is allowed was chosen as the answer after two attempts to modify the Forest Practice Rules to address environmental and community compatibility issues were stymied. The adoption of the policies and ordinances was followed by lawsuits that have played themselves out at the highest judicial level in the State. And, as you know, the County prevailed on the most important aspect of the solution – the ability to designate what uses are allowed in specific zone districts. Now the next step in the process is before your Commission. As discussed above, several revisions to the policies and ordinances are necessary to be consistent with the various court decisions and to complete the process that began so long ago.

It is, therefore, **RECOMMENDED** that your Commission:

1. Conduct a public hearing; and
2. Adopt a Resolution (Exhibit A) recommending approval of the proposed ordinance amendments and related actions to the Board (Exhibit **B**); and
3. Recommend certification of the CEQA Notice of Exemption to the Board of Supervisors.

Sincerely,



Sarah Neuse
Planner II
Policy Section



Glenda Hill, AICP
Principal Planner
Policy Section

Exhibits:

- A. Planning Commission Resolution
- B. Proposed Policy and Ordinance Amendments
- C. Table of Prior Board Actions
- D. Ordinance No. **4571**
- E. Ordinance No. **4572**
- F. Resolution No. **493-99**
- G. Resolution No. **494-99**
- H. CEQA Notice of Exemption

cc: County Counsel
California Department of Forestry, Central Coast Ranger Unit
California Coastal Commission
Santa Cruz Farm Bureau
Big Creek Lumber
Mark Morgenthaler, Citizens for Responsible Forest Management
Steven M. Butler
Sierra Club
Betsy Herbert
Summit Watershed Protection League
Valley Women's Club
J. E. Greig, Inc.
City of Santa Cruz Water Department
Redwood Empire
Roy Webster
Central Coast Forest Association
California Forestry Association
Dennis Kehoe, Esq.

Roger Burch
California Department of Forestry, Coast-Cascade Region
San Lorenzo Valley Water District
Lisa Rudnick
Carol Carson
Gary Paul

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:

RESOLUTION RECOMMENDING APPROVAL OF AMENDMENTS TO THE COUNTY
GENERAL PLAN/LOCAL COASTAL PROGRAM LAND USE PLAN AND
IMPLEMENTING ORDINANCES RELATING TO TIMBER HARVESTING TO THE
SANTA CRUZ COUNTY BOARD OF SUPERVISORS

WHEREAS, on November 16, 1999, the Board of Supervisors adopted Ordinance No. 4571 amending County Code Section 13.10.695 - Locational Criteria for Timber Cutting and Removal; and

WHEREAS, on November 16, 1999, the Board of Supervisors adopted Ordinance No. 4572 adding County Code Section 13.10.378 - Timber Harvest Related Helicopter Operations; and

WHEREAS, the Board of Supervisors, on December 14, 1999, adopted Resolution No. 493-99 and Ordinance No. 4577 approving amendments to the Santa Cruz County General Plan/Local Coastal Program Land Use Plan, implementing ordinances relating to timber harvesting, including the modifications recommended by the California Coastal Commission, and designating which zone districts timber harvesting is allowed; and

WHEREAS, on February 17, 2004 the Sixth Appellate District Court overturned the County's adoption of Ordinance No. 4571; and

WHEREAS, on June 29, 2006 the California Supreme Court upheld the County's zone district and helicopter regulations; and

WHEREAS, an amendment to the County Code and the Local Coastal Program is necessary to reflect the Court's decisions; and

WHEREAS, various references to State law and the Board of Forestry require updating;
and

EXHIBIT A

WHEREAS, the Planning Commission has held a duly noticed public hearing and has considered the proposed amendments, and all testimony and evidence received at the public hearing; and

WHEREAS, the Planning Commission finds that the proposed Local Coastal Program amendments and 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, are in compliance with the California Coastal Act, and will fulfill the California Supreme Court decisions regarding where and under what circumstances timber harvesting may take place; and

WHEREAS, pursuant to the California Environmental Quality Act, a Categorical Exemption for this action was identified and a Notice of Exemption prepared.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission hereby finds that the ordinance amendments proposed serve a public benefit; and

BE IT FURTHER RESOLVED, that the Planning Commission recommends the proposed amendments to County Code sections 13.01.040(b)(4), 13.10.170 (d), 13.10.352 (b), 13.10.371, 13.10.372 (b), 13.10.375 (a) and (c), and deleting section 13.10.695, all relating to the harvesting of timber as set forth in Attachment 1 to Exhibit A, and the General Plan/Local Coastal Program amendments to Policies 5.12.8 and 5.12.9 and the Categorical Exemption under the California Environmental Quality Act as set forth in Exhibit C, and incorporated herein by reference, be approved by the Board of Supervisors and submitted to the California Coastal Commission as part of the Local Coastal Program Update.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, California, this _____ day of _____, 2007 by the following vote:

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

Chairperson of the Planning Commission

ATTEST: _____
Secretary

APPROVED AS TO FORM: 
County Counsel

DISTRIBUTION: County Counsel
Planning

General Plan/Local Coastal Program Amendments Required for Compliance with Supreme Court Decision:

Revise 1994 General Plan and Local Coastal Program for the County of Santa Cruz Policy 5.12.8 by deleting the indicated wording:

- 5.12.8 Timber Resource Land Not Zoned Timber Production**
Evaluate proposed land divisions and residential development permit applications on parcels larger than 20 gross acres designated Timber Resources on the General Plan and LCP resources and Constraints Maps, but not zoned TP, for timber resource potential. Apply the TP land division and residential density requirement policies for any parcel found to have timber resources equivalent to TP parcels. Require, as a condition of any land division, rezoning to TP for parcels which have equivalent timber resources. ~~and that meet the criteria of policy 5.12.9.~~

Revise 1994 General Plan and Local Coastal Program for the County of Santa Cruz policy 5.12.9 by deleting the indicated wording:

- 5.12.9 Rezoning Land to Timber Production**
Encourage timberland owners to apply for Timber Production zoning where appropriate. ~~In the coastal zone it is not appropriate to zone timberland for timber production if the land is recreational, environmentally sensitive, or visible from rural scenic roads (pursuant to policy 5.10.3) and if logging will harm these resource values. For purposes of this policy, harmful activities shall be considered as those including any significant disruption of environmentally sensitive habitat, any loss of landmark old growth trees, any degradation of scenic public views, any significant loss of timberland soils or siltation of spawning gravels. Also, in the coastal zone, it is not appropriate to zone timberland for timber production if the land is susceptible to a geologic hazard that may be exacerbated by logging and not responsive to mitigation.~~ Such rezonings must be in accordance with the procedures set forth in the TP ordinance.

ORDINANCE _____

ORDINANCE AMENDING SUBSECTION (b)(4) OF SECTION 13.01.040; SUBSECTION (d) OF SECTION 13.10.170; SUBSECTION (b) OF SECTION 13.10.352; SECTION 13.10.371; SUBSECTION (b) OF SECTION 13.10.372; SUBSECTIONS (a) AND (c) OF SECTION 13.10.375 OF THE SANTA CRUZ COUNTY CODE; RESCINDING COUNTY ORDINANCE NO. 4571; AND DELETING SECTION 13.10.695, ALL RELATING TO THE REGULATION OF TIMBER HARVESTING.

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

SECTION I

Subsection (b)(4) of Section 13.01.040 of the Santa Cruz County Code is hereby amended to read as follows:

(4) A conservation element providing for the conservation, development and use of natural resources including: forests, soils, wild plants and animals, minerals and water, including rivers, streams, coastal beaches and bluffs, harbors, and fisheries. The element shall include policies to protect mineral resources pursuant to the State Surface Mining and Reclamation Act (Public Resources Code Section 2710, et seq.), and policies for the long- term protection of timberland consistent with the ~~State Forest Taxation and Reform Act~~ California Timberland Productivity Act of 1982 (Government Code Section 51 100, et seq.).

SECTION II

Subsection (d) of Section 13.10.170 of the Santa **Cruz** County Code, Consistent Zone Districts, is hereby amended to read as follows:

d) Consistent Zone Districts. The following table denotes the basic and combining districts which implement and are consistent with the various General Plan land use, resource and constraint designations. Rezoning of a property to a zone district which is shown in the following Zone Implementation Table as implementing the designation applicable to the property, shall not constitute an amendment of the Local Coastal Program. ~~, unless it involves rezoning to "TP" or "M 3" in the Coastal zone.~~

ZONING IMPLEMENTATION TABLE

**General Plan/Local Coastal
Program Land Use
Designation**

**Zone District pursuant to
Section 13.10.300 et seq., and
Section 13.10.400 et seq.**

All Land Use Designations

(Except Agricultural Resource lands)

SU - Special Use

Agricultural:

AG - Agriculture

A - Agriculture
RA - Residential Agriculture
CA - Commercial Agriculture
TP - Timber Production
PR - Parks, Recreation and Open Space
AP - Agricultural Preserve (for existing AP districts only)

Commercial:

C-N - Neighborhood Commercial

C-1 - Neighborhood Commercial
CT - Tourist Commercial
PA - Professional and Administrative Offices

C-C - Community Commercial

~~C-2~~ - Community Commercial
C-1 - Neighborhood Commercial
CT - Tourist Commercial
VA - Visitor Accommodations
PA - Professional and Administrative Offices

C-V - Visitor Accommodations

VA - Visitor Accommodations

C-S - Service Commercial/Light Industry

M-1 - Light Industrial

PA - Professional and Administrative Offices

~~C-4~~ - Commercial Services

C-0 - Professional and Administrative Offices

PA - Professional and Administrative Offices

Public Facility/Institutional:

P - Public/Institutional Facilities

PF - Public and Community Facilities

Residential:

R-M - Mountain Residential	RR -	Rural Residential
	RA -	Residential Agriculture
	TP -	Timber Production
	A -	Agriculture
	R-1 -	Single Family Residential** (5,000 square feet to 1 acre lot size)
R-R - Rural Residential	RR -	Rural Residential
	RA -	Residential Agriculture
	A -	Agricultural
	R-1 -	Single Family Residential** (5,000 square feet to 1 acre lot size)
R-S - Suburban Residential	RR -	Rural Residential
	RA -	Residential Agriculture
	R-1 -	Single Family Residential** (5,000 square feet to 1 acre lot size)
R-UVL - Urban Very Low Residential	R-1 -	Single Family Residential*
R-UL - Urban Low Residential	R-1 -	Single Family Residential*
	RB -	Ocean Beach Residential"
	RM -	Multi-Family Residential*
R-UM - Urban Medium Residential	R-1 -	Single Family Residential*
	RB -	Ocean Beach Residential*
	RM -	Multi-Family Residential*
R-UH - Urban High Residential	R-1 -	Single Family Residential*
	RM -	Multi-Family Residential*
All Residential Designations	PR -	Parks, Recreation and Open Space

* Zone district designations shall be considered consistent with the General Plan and Local Coastal Program Land Use Plan when in conformance with the residential density allowed by Figure 2-3 of the General Plan and Local Coastal Program Land Use Plan.

** This zone district is established for the sole purpose of recognizing as conforming parcels those legal parcels of record located outside the Urban Services Line of the County that, prior to the adoption of the 1994 General Plan and Local Coastal Program Land Use

Plan, were zoned R-1-5, R-1-6, R-1-7, R-1-8, R-1-9, R-1-10, R-1-12, R-1-15, R-1-20, R-1-32, R-1-40 or R-1-1 acre and developed with or intended for development of a single-family residence and any permitted accessory structures. Such development, including additions or remodels, is subject to the site and development standards of the specified zone district for the parcel. All land divisions must be consistent with the provisions of the Rural Residential Density Determination Ordinance (Chapter 13.14 of the County Code) and with the residential density allowed by Figure 2-2 of the General Plan and Local Coastal Program Land Use Plan.

Open Space Uses:

- O-R Parks, Recreation and Open Space	PR -	Parks, Recreation and Open Space
	TP -	Timber Production, outside of the coastal zone only.
- 0-C Resource Conservation	PR -	Parks, Recreation and Open Space
	TP -	Timber Production, outside of the coastal zone only.
	A -	Agriculture
-0-L Lakes, Reservoir, Lagoon	PR-	Parks, Recreation and Open Space
-0-U Urban Open Space	PR-	Parks, Recreation and Open Space

General Plan/Local Coastal Program Land Use Overlay Designations:

- I - Heavy Industry	M-1	Light Industrial
	M-2	Heavy Industrial
- Q - Quarry	M-3	Mineral E xtraction
- PP - Proposed Parks and Recreation	PR -	Parks, Recreation and Open Space
	D -	Designated P ark Site Combining Zone District with any other zone district

General Plan/Local Coastal Program Resource:

- Agricultural Resource Lands	AP -	Agricultural Preserve Zone District
	A-P -	Agriculture with Agricultural Preserve Zone District
	CA -	Commercial Agriculture
	TP -	Timber Production (except for coastal zone lands designated Parks or Resource Conservation)
- Timber Resource Lands	TP -	Timber Production (except for coastal zone lands designated Parks or Resource Conservation)

General Plan/Local Coastal Program Constraint:

- Coastal Bluffs and Beaches GH - Geologic Hazards Combining Zone District with any other zone district (see 13.10.400)

Fault Zones

Liquefaction areas

Landslide areas

Floodplains and tsunami inundation areas

Other Designation or Condition:

Designated Assisted Housing Site H - Assisted Housing Combining District with any other zone district

Property issued a Statement of Intention I - Statement of Intention Combining District with any other zone district

Designated Historic Landmark L - Historic Landmark Combining District with any other zone district

Mobile Home Park MH - Mobile Home Park Combining District with any other zone district

Property restricted by an Open Space Contract O - Open Space Combining District with any other zone district

Santa Cruz Long-Toed Salamander Habitat SP - Salamander Protection Combining District with any other zone district

SECTION III

Subsection (b) of Section 13.10.342 of the Santa Cruz County Code is hereby amended by revising the category “Mine Site Interim Uses” to read as follows:

INDUSTRIAL USES CHART

USE	M-1	M-2	M-3
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Mine site interim uses, such as:

- 1) Agricultural uses subject to the regulations of the “A” District;

Allowed at Approval Levels required by Section 13.10.312

2) Timber harvesting;
~~subject to Section 13.10.695.~~

— — P

SECTION IV

Subsection (b) of Section 13.10.352 of the Santa Cruz County Code is hereby amended by revising the category "Timber Harvesting" to read as follows:

"PR USES CHART"

USE	PR
Timber Harvesting, outside the coastal zone subject to Section 13.10.695.	P

SECTION V

Section 13.10.371 of the Santa Cruz County Code is hereby amended to read as follows:

In addition to the general objectives of this Chapter (13.10), the "TP" District is included in the Zoning Ordinance to achieve the following purposes:

(a) To protect and maintain the timberland of the County through regulation of timberland use; to establish a zone district consistent with the mandates of the ~~Forest Taxation Reform Act of 1976~~ California Timberland Productivity Act of 1982; to protect the health, safety and welfare of the people of Santa Cruz County; and to preserve agriculture and other open space uses where compatible with timberland uses. (Ord. 2520. 1/17/78: **3344, 11/23/82; 3432, 8/23/83**)

SECTION VI

Subsection (h) of Section 13.10.372 of the Santa Cruz County Code is hereby amended by revising the category "Timber" to read as follows:

"TP" USES CHART

USE	TP
Timber: Growing, harvesting: the cutting and removal of timber and other forest	products, and work incidental thereto? subject to Section 13.10.695 of the County

SECTION VII

Subsection (a) of Section 13.10.375 of the County Code is hereby amended to read as follows:

a) Required Special Findings for Nontimber Growing and Harvesting Uses. The following special findings shall be made in addition to the findings required by Chapter 18.10:

1) The proposed uses will be physically compatible with the growing and harvesting of a sustained yield tree crop, and will be consistent with the purposes of the ~~Forest Taxation Reform Act of 1976~~ Timberland Productivity Act of 1982 and the purposes of Chapter ~~13.10.370~~ 13.10.371.

2) The proposed use is supported by a ~~Timber Management Plan~~ Compatibility Analysis, as defined in section 13.10.700-C, submitted as a part of the application for such proposed use, and which ~~Timber Management Plan~~ Compatibility Analysis has been approved as submitted, or as amended by the County, as a condition upon any permit granted.

SECTION VIII

Subsection (c) of Section 13.10.375 of the Santa Cruz County Code is hereby amended to read as follows:

(c) Zoning to the "TP" District. An owner may ~~make application~~ petition to rezone land to the Timber Production District. The Board of Supervisors ~~may~~ shall, by ordinance, upon the advice of the Planning Commission pursuant to Government Code Section 51110.2, ~~Public Resource Code~~, and after public hearings, zone as Timber Production parcels submitted to it by petition pursuant to ~~this~~ Government Code section 51113, and/or which meet all of the following criteria:

1. Submittal of A-a map shall be submitted with the legal description or assessor's parcel number of the property ~~desired~~ to be zoned.

2. Submittal of A-a Timber Management Plan for the property shall be submitted. This plan shall have that has been prepared, or approved as to content, by a Registered Professional Forester. Such Plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the Plan. The Timber Management Plan shall be subject to approval as submitted, or as amended by the County. Prior to rezoning of the property to "TP", the property owner shall bind himself and his successors in interest to carry out the approved Timber Management Plan.

3. ~~The parcel must~~ ~~Either the parcel must~~ currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules adopted by the Board of Forestry for the Southern Subdistrict of the Coast Forest District ~~in which the parcel is located~~, or the owner must ~~sign an~~ enter into an agreement with the Board of Supervisors that the parcel shall ~~to~~ meet such stocking standards and ~~F~~forest ~~P~~practice ~~R~~ules by the fifth anniversary of the signing of ~~the~~ such agreement. ~~If the parcel is subsequently zoned a Timber Production,~~ ~~F~~failure to meet such stocking standards and Forest Practice Rules within this time period shall constitute grounds for rezoning the parcel.

4. Upon the fifth anniversary of the signing of the agreement, the Board shall determine whether the parcel meets the timber stocking standards in effect on the date that the agreement was signed. If the parcel fails to meet the timber stocking standards, the Board shall immediately rezone the parcel and specify a new zone for the parcel, which is in conformance with the general Plan/Local Coastal Program land Use Plan and whose primary use is other than timberland.

~~4.5.~~ The parcel ~~must be~~ is timberland as defined in subdivision (f) of Government Code section 51104.

~~5.6.~~ Uses ~~on of~~ the parcel ~~shall be in compliance~~ complies with the Timber Production Zone uses set forth in Section 13.10.372.

~~6.7.~~ The land area to be rezoned ~~shall be~~ is in the ownership ~~of~~ one person, as defined in Section 38106 of the Revenue and Taxation Code, and ~~shall be~~ is comprised of single or contiguous parcels consisting of at least five acres in area.

~~7. In the coastal zone, the land shall not be recreational, environmentally sensitive, nor visible from rural scenic roads(pursuant to policy 5-10.3) where logging will harm these resource values. For the purposes of this subsection, harmful activities shall be considered as those including any significant disruption of environmentally sensitive habitat, any loss of landmark old growth trees, any degradation of scenic public views, any significant loss of timberland soils or siltation of spawning gravels.~~

~~8. In the coastal zone, the land shall not be susceptible to a geologic hazard that may be exacerbated by logging and not responsive to mitigation.~~

SECTION IX

Santa Cruz County Ordinance No. 4571, adopted on November 16, 1999, is hereby rescinded.

SECTION X

Chapter 13.10 of the County Code is hereby amended by deleting Section 13.10.695 in its entirety.

~~13.10.695 — LOCATIONAL CRITERIA FOR TIMBER CUTTING AND REMOVAL~~

~~(a) Within those zone districts in which timber harvesting is otherwise allowed by this Code, the cutting and removal of trees and other solid wood products for commercial purposes which require either a Timber Harvest Plan or a Non-industrial Timber Management Plan shall not occur within riparian corridors, defined as:~~

~~1) 50 feet from the bank full flow line of a perennial stream, as defined in Section 16.30.030 of the County Code~~

~~2) 30 feet from the bank full flow line of an intermittent stream, as defined in Section 16.30.030 of the County Code~~

~~(b) Notwithstanding the above, if compliance with section (a) would preclude access to timber that is otherwise subject to harvest consistent with this section, the cutting and removal of trees and other solid wood products for commercial purposes which require either a Timber Harvest Plan or a Non-industrial Timber Management Plan within riparian corridors shall be permitted only as necessary to provide access to such timber.~~

~~(c) Notwithstanding the foregoing, this section shall only apply outside the Coastal Zone.~~

SECTION XI

Section 13.10.700-C is hereby amended by adding the definition of "Compatibility Analysis" to read as follows:

Compatibility Analysis. An analysis, prepared by a certified forester, of the affect of a proposed use on the long-term management of timber resources on the parcel or parcels for which the use is proposed or which could be affected by the proposed use.

SECTION XII

This Ordinance shall take effect on the 31st day after the date of final passage or upon certification by the California Coastal Commission, whichever is latest.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2007, by the following vote:

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

CHAIRPERSON, BOARD OF SUPERVISORS

EXHIBIT 10

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning
County Counsel

EXHIBIT B

ORDINANCE _____

ORDINANCE AMENDING SUBSECTION (b)(4) OF SECTION 13.01.040; SUBSECTION (d) OF SECTION 13.10.170; SUBSECTION (b) OF SECTION 13.10.352; SECTION 13.10.371; SUBSECTION (b) OF SECTION 13.10.372; SUBSECTIONS (a) AND (c) OF SECTION 13.10.375 OF THE SANTA CRUZ COUNTY CODE; RESCINDING COUNTY ORDINANCE NO. 4571; AND DELETING SECTION 13.10.695, ALL RELATING TO THE REGULATION OF TIMBER HARVESTING.

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

SECTION I

Subsection (b)(4) of Section 13.01.040 of the Santa Cruz County Code is hereby amended to read **as** follows:

(4) **A** conservation element providing for the conservation, development and use of natural resources including: forests, soils, wild plants and animals, minerals and water, including rivers, streams, coastal beaches and bluffs, harbors, and fisheries. The element shall include policies to protect mineral resources pursuant to the State Surface Mining and Reclamation Act (Public Resources Code Section 2710, et seq.), and policies for the long- term protection of timberland consistent with the California Timberland Productivity Act of 1982 (Government Code Section 51100, et seq.).

SECTION II

Subsection (d) of Section 13.10.170 of the Santa Cruz County Code, Consistent Zone Districts, is hereby amended to read as follows:

d) Consistent Zone Districts. The following table denotes the basic and combining districts which implement and are consistent with the various General Plan land use, resource and constraint designations. Rezoning of a property to a zone district which is shown in the following Zone Implementation Table as implementing the designation applicable to the property, shall not constitute an amendment of the Local Coastal Program.

ZONING IMPLEMENTATION TABLE

**General Plan/Local Coastal
Program Land Use
Designation**

**Zone District pursuant to
Section 13.10.300 et seq., and
Section 13.10.400 et seq.**

All Land Use Designations

EXHIBIT B

(Except Agricultural Resource lands)

SU - Special Use

Agricultural:

AG - Agriculture

A - Agriculture
RA - Residential Agriculture
CA - Commercial Agriculture
TP - Timber Production
PR - Parks, Recreation and Open Space
AP - Agricultural Preserve (for existing AP districts only)

Commercial:

C-N - Neighborhood Commercial

C-1 - Neighborhood Commercial
CT - Tourist Commercial
PA - Professional and Administrative Offices

C-C - Community Commercial

c-2 - Community Commercial
C-1 - Neighborhood Commercial
CT - Tourist Commercial
VA - Visitor Accommodations
PA - Professional and Administrative Offices

C-V - Visitor Accommodations

VA - Visitor Accommodations

C-S - Service Commercial/Light Industry

M-1 - Light Industrial
PA - Professional and Administrative Offices

c-4 - Commercial Services

C-0 - Professional and Administrative Offices

PA - Professional and Administrative Offices

Public Facility/Institutional:

P - Public/Institutional Facilities

PF - Public and Community Facilities

Residential:

-2-

- 20 -

EXHIBIT B

R-M - Mountain Residential	RR -	Rural Residential
	RA -	Residential Agriculture
	TP -	Timber Production
	A -	Agriculture
	R-1 -	Single Family Residential** (5,000 square feet to 1 acre lot size)
R-R - Rural Residential	RR -	Rural Residential
	RA -	Residential Agriculture
	A -	Agricultural
	R-I -	Single Family Residential* * (5,000 square feet to 1 acre lot size)
R-S - Suburban Residential	RR -	Rural Residential
	RA -	Residential Agriculture
	R-1 -	Single Family Residential** (5,000 square feet to 1 acre lot size)
R-UVL - Urban Very Low Residential	R-1 -	Single Family Residential*
R-UL - Urban Low Residential	R-1 -	Single Family Residential*
	RB -	Ocean Beach Residential*
	RM -	Multi-Family Residential *
R-UM - Urban Medium Residential	R-1 -	Single Family Residential*
	RB -	Ocean Beach Residential*
	RM -	Multi-Family Residential*
R-UH - Urban High Residential	R-1 -	Single Family Residential*
	RM -	Multi-Family Residential*
All Residential Designations	PR -	Parks, Recreation and Open Space

* Zone district designations shall be considered consistent with the General Plan and Local Coastal Program Land Use Plan when in conformance with the residential density allowed by Figure 2-3 of the General Plan and Local Coastal Program Land Use Plan.

** This zone district is established for the sole purpose of recognizing as conforming parcels those legal parcels of record located outside the Urban Services Line of the County that, prior to the adoption of the 1994 General Plan and Local Coastal Program Land Use Plan, were zoned R-1-5, R-1-6, R-1-7, R-1-8, R-1-9, R-1-10, R-1-12, R-1-15, R-1-20, R-1-

32, R-1-40 or R-1-1 acre and developed with or intended for development of a single-family residence and any permitted accessory structures. Such development, including additions or remodels, is subject to the site and development standards of the specified zone district for the parcel. All land divisions must be consistent with the provisions of the Rural Residential Density Determination Ordinance (Chapter 13.14 of the County Code) and with the residential density allowed by Figure 2-2 of the General Plan and Local Coastal Program Land Use Plan.

Open Space Uses:

- O-R Parks, Recreation and Open Space	PR -	Parks, Recreation and Open Space
	TP -	Timber Production
- 0-C Resource Conservation	PR -	Parks, Recreation and Open Space
	TP -	Timber Production;
	A -	Agriculture
-0-L Lakes, Reservoir, Lagoon	PR-	Parks, Recreation and Open Space
-0-U Urban Open Space	PR-	Parks, Recreation and Open Space

General Plan/Local Coastal Program Land Use Overlay Designations:

- I - Heavy Industry	M-1	Light Industrial
	M-2	Heavy Industrial
- Q - Quarry	M-3	Mineral Extraction
- PP - Proposed Parks and Recreation	PR -	Parks, Recreation and Open Space
	D -	Designated Park Site Combining Zone District with any other zone district

General Plan/Local Coastal Program Resource:

- Agricultural Resource Lands	AP -	Agricultural Preserve Zone District
	A-P -	Agriculture with Agricultural Preserve Zone District
	CA -	Commercial Agriculture
	TP -	Timber Production
- Timber Resource Lands	TP -	Timber Production

General Plan/Local Coastal Program Constraint:

- Coastal Bluffs and Beaches	GH -	Geologic Hazards Combining Zone District with any other zone district (see 13.10.400)
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Fault Zones
 Liquefaction areas
 Landslide areas
 Floodplains and tsunami
 inundation areas

Other Designation or Condition:

Designated Assisted Housing Site	H -	Assisted Housing Combining District with any other zone district
Property issued a Statement of Intention	I -	Statement of Intention Combining District with any other zone district
Designated Historic Landmark	L -	Historic Landmark Combining District with any other zone district
Mobile Home Park	MH -	Mobile Home Park Combining District with any other zone district
Property restricted by an Open Space Contract	O -	Open Space Combining District with any other zone district
Santa Cruz Long-Toed Salamander Habitat	SP -	Salamander Protection Combining District with any other zone district

SECTION III

Subsection (b) of Section 13.10.342 of the Santa Cruz County Code is hereby amended by revising the category “Mine Site Interim Uses” to read as follows:

INDUSTRIAL USES CHART

USE	M-1	M-2	M-3
Mine site interim uses, such as:			
1) Agricultural uses subject to the regulations of the “A” District;	Allowed at Approval Levels required by Section 13.10.312		
2) Timber harvesting	—	—	P

SECTION IV

Subsection (b) of Section 13.10.352 of the Santa Cruz County Code is hereby amended by revising the category “Timber Harvesting” to read as follows:

EXHIBIT B

"PR USES CHART"

USE	PR
Timber Harvesting	P

SECTION V

Section 13.10.371 of the Santa Cruz County Code is hereby amended to read as follows:

In addition to the general objectives of this Chapter (13.10), the "TP" District is included in the Zoning Ordinance to achieve the following purposes:

(a) To protect and maintain the timberland of the County through regulation of timberland use; to establish a zone district consistent with the mandates of the California Timberland Productivity Act of 1982; to protect the health, safety and welfare of the people of Santa Cruz County; and to preserve agriculture and other open space uses where compatible with timberland uses. (Ord. 2520, 1/17/78; 3344, 11/23/82; 3432, 8/23/83)

SECTION VI

Subsection (b) of Section 13.10.372 of the Santa Cruz County Code is hereby amended by revising the category "Timber" to read as follows:

"TP" USES CHART

USE	TP
Timber: Growing, harvesting: the cutting and removal of timber and other forest products, and work incidental thereto	P

SECTION VII

Subsection (a) of Section 13.10.375 of the County Code is hereby amended to read as follows:

- a) Required Special Findings for Nontimber Growing and Harvesting Uses. The following special findings shall be made in addition to the findings required by Chapter 18.10:
 - 1) The proposed uses will be physically compatible with the growing and harvesting of a sustained yield tree crop, and will be consistent with the purposes of the Timberland

Productivity Act of 1982 and the purposes of Chapter 13.10.371.

2) The proposed use is supported by a Compatibility Analysis, as defined in section 13.10.700-C, submitted as a part of the application for such proposed use, and which Compatibility Analysis has been approved as submitted, or as amended by the County, as a condition upon any permit granted.

SECTION VIII

Subsection (c) of Section 13.10.375 of the Santa Cruz County Code is hereby amended to read as follows:

(c) Zoning to the "TP" District. An owner may petition to rezone land to the Timber Production District. The Board of Supervisors shall, by ordinance, upon the advice of the Planning Commission pursuant to Government Code Section 51110.2, and after public hearings, zone as Timber Production parcels submitted to it by petition pursuant to Government Code section 51113, which meet all of the following criteria:

1. Submittal of a map with the legal description or assessor's parcel number of the property to be zoned.

2. Submittal of a Timber Management Plan for the property that has been prepared, or approved as to content, by a Registered Professional Forester. Such Plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the Plan.

3. The parcel must either currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules adopted by the Board of Forestry for the Southern Subdistrict of the Coast Forest District, or the owner must enter into an agreement with the Board of Supervisors that the parcel shall meet such stocking standards and Forest Practice Rules by the fifth anniversary of the signing of the agreement. Failure to meet such stocking standards and Forest Practice Rules within this time period shall constitute grounds for rezoning the parcel.

4. Upon the fifth anniversary of the signing of the agreement, the Board shall determine whether the parcel meets the timber stocking standards in effect on the date that the agreement was signed. If the parcel fails to meet the timber stocking standards, the Board shall immediately rezone the parcel and specify a new zone for the parcel, which is in conformance with the general Plan/Local Coastal Program land Use Plan and whose primary use is other than timberland.

5. The parcel is timberland as defined in subdivision (f) of Government Code section 51104.

6. Use of the parcel complies with the Timber Production Zone uses set forth in Section 13.10.372.

7. 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 single or contiguous parcels consisting of at least five acres in area.

SECTION IX

Santa Cruz County Ordinance No. 4571, adopted on November 16, 1999, is hereby rescinded.

SECTION X

Chapter 13.10 of the County Code is hereby amended by deleting Section 13.10.695 in its entirety.

SECTION XI

Section 13.10.700-C is hereby amended by adding the definition of "Compatibility Analysis" to read as follows:

Compatibility Analysis. An analysis, prepared by a certified forester, of the affect of a proposed use on the long-term management of timber resources on the parcel or parcels for which the use is proposed or which could be affected by the proposed use.

SECTION XII

This Ordinance shall take effect on the 31st day after the date of final passage or upon certification by the California Coastal Commission, whichever is latest.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 2007, 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
County Counsel

Board Action	Policy Area	Necessary Action	Date Adopted	Summary
Resolution No. 441-98	Where Timber harvests are allowed by Zone District; Where helicopter logging is allowed; Timber harvesting in riparian areas.	None, superceded by adoption of Resolution No. 494-99.	11/24/1998	Conceptual approval of a package of policy and ordinance amendments that restricted timber harvesting to three zone districts (TP, M-3, PR), regulated helicopter use for timber harvesting and established locational criteria (residential, riparian, geologic) for timber harvesting. This was forwarded to the Coastal Commission for review.
Ordinance No. 4529	Where Timber harvests are allowed	None, ordinance expired	12/15/1998, Expired 12/31/1999	Ordinance prohibiting timber harvesting in riparian corridors not zoned TP and outside the coastal zone (place holder for Forest Practice Rules changes).
Ordinance No. 4571	Timber harvesting in riparian areas	Repeal required per court of Appeals action	11/16/1999	Replaced 4529 (above). Prohibited timber harvesting within riparian corridors, regardless of zone district. Effective only outside the coastal zone.
Ordinance No. 4572	Where helicopter logging is allowed	None, upheld by Supreme Court.	11/16/1999	Created regulations relative to timber harvesting using helicopters. Replaced language not accepted by Coastal Commission that was in Resolution No. 441-98. Effective only outside the coastal zone.
Resolution 493-99	Where timber harvesting is allowed by zone district; TP rezoning	Revisions necessary for compliance with Supreme court decision	12/14/1999	Action to accept the Coastal Commission modifications to Resolution No. 441-98. Included limiting timber harvesting to TP, M-3, PR; and additional language added by the Commission related to TP rezoning, etc.
Resolution 494-99	Where timber harvesting is allowed by zone district; where helicopter logging is allowed: Timber harvests in Riparian Corridors	Remove the locational criteria and request to Coastal Commission that the amendment be processed.	12/14/1999	Policy and ordinance amendments to add the Commercial Agriculture' zone district for timber harvesting and additional changes to the helicopter and locational criteria (riparian corridor) ordinances to be effective County-wide.

**ORDINANCE AMENDING COUNTY CODE SECTION 13.10.695- LOCATIONAL
CRITERIA FOR TIMBER CUTTING AND REMOVAL**

SECTION I

Chapter **13.10** of the County Code is hereby amended by adding Section **13.10.695** to read as follows:

13.10.695 LOCATIONAL CRITERIA FOR TIMBER CUTTING AND REMOVAL

(a) Within those zone districts in which timber harvesting is otherwise allowed by this Code, the cutting and removal of trees and other solid wood products for commercial purposes which require either a Timber Harvest Plan or a Non-industrial Timber Management Plan shall not occur within riparian corridors, defined as:

- 1) **50-feet** from the bank full flow line of a perennial stream, as defined in Section **16.30.030** of the County Code
- 2) 30-feet from the bank full flow line of an intermittent stream, as defined in Section **16.30.030** of the County Code

(b) Notwithstanding the above, if compliance with section (a) would preclude access to timber that is otherwise subject to harvest consistent with this section, the cutting and removal of trees and other solid wood products for commercial purposes which require either a Timber Harvest Plan or a Non-industrial Timber Management Plan within riparian corridors shall be permitted only as necessary to provide access to such timber.

(c) Notwithstanding the foregoing, this section shall only apply outside the Coastal Zone.

SECTION II

If any section, subsection, division, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of this County hereby declares that it would have adopted this Ordinance and each section, subsection, division, sentence, clause, phrase, or portion thereof, irrespective of any such decision.

SECTION III

This Ordinance shall take effect on the 3¹st day after final passage.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this
16th day of November, 1999, by the following vote:

AYES: SUPERVISORS Wormhoudt, Beautz and Almquist
NOES: SUPERVISORS Symons and Campos
ABSENT: SUPERVISORS None
ABSTAIN: SUPERVISORS None

JEFF ALMQUIST

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: SUSAN M. ROZANO

Clerk of the Board

APPROVED AS TO FORM:

Dwight V. Kern
County Counsel

Copies to: Planning
County Counsel

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT
IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THE
OFFICE ATTEST MY HAND AND SEAL THIS 18th DAY
OF November 1999
SUSAN A MAURIELLO, COUNTY ADMINISTRATIVE OFFICER
AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, CALIFORNIA.
BY A. Campuzano DEPUTY

Findings for Ordinance Entitled “Locational Criteria for Timber Cutting and Removal”

The Board of Supervisors finds:

1. Intact riparian corridors provide important public benefits by decreasing the delivery of sediment to streams and rivers, providing shade to streams and rivers. that is necessary to prevent increases in water temperature, ensuring the availability of large woody debris necessary for maintaining adequate fisheries habitat, preserving critical wildlife habitat and wildlife corridors, protecting the public drinking supply by filtering sediment and pollution, and reducing flooding; and
2. Many of the streams and rivers within the County, including the San Lorenzo River and its tributaries, suffer from excessive sedimentation, high temperatures, and lack of large woody debris; and
3. Excessive sedimentation, high temperatures, and lack **of** large woody debris have contributed to the precipitous decline in County streams of steelhead, a species listed as threatened by the National Marine Fisheries Service, coho salmon, a species listed **as** endangered under the California Endangered Species Act, and other fisheries; and
4. Timber cutting and removal within riparian corridors reduces the ability of riparian corridors to provide the important public benefits enumerated above; and
5. The Report of the Scientific Review Panel on California Forest Practice Rules and **Salmonid** Habitat (June 1999), prepared for the Resources Agency of California and the National Marine Fisheries Service, concluded that existing Department of Forestry and Fire Protection regulations do not ensure adequate protection of anadromous salmonid populations and proposed that more protective regulations be adopted, which regulations are under consideration by the Board of Forestry and are not expected to be in effect prior to June, 2000; and
6. The Locational Criteria for Timber Cutting and Removal implements zoning that serves important fish and wildlife and watershed management functions; and
7. The implementation of zoning ordinance entitled Locational Criteria for Timber Cutting and Removal is compatible with timber harvesting, where otherwise

EXHIBIT D

permitted by state and County law, because the ordinance restricts timber cutting and removal; only in those cases where such cutting **and** removal is for commercial purposes and either a Timber Harvest Plan or a Non-industrial Timber Management Plan is required; and only within a 30 to 50 foot corridor along perennial and intermittent streams. The Ordinance permits limited tree cutting where necessary to access timber outside the narrow no-cut corridor; and

8. The ordinance entitled Locational Criteria for Timber Cutting and Removal is exempt from the California Environmental Quality Act pursuant to 14 California Code of Regulations, sections 15307 and 15308.

ORDINANCE 4572

ORDINANCE ADDING COUNTY CODE SECTION 13.10.378 - TIMBER HARVESTING
RELATED HELICOPTER REGULATIONS

WHEREAS, the use of non-contiguous parcels for staging and loading timber, and for servicing helicopters, as a part of timber operations involving helicopters poses a current and immediate threat to the public health, safety and general welfare because residents of parcels over which the helicopters fly would be subject to the danger of multi-ton logs falling over and near their homes and to extremely high-decibel noise levels; and

NOW, THEREFORE, the Board of Supervisors of the County of Santa Cruz ordains as follows:

SECTION I

Chapter 13.10 is hereby amended by adding Section 13.10.378 to read as follows:

13.10.378 Timber Harvest Related Helicopter Operations

(a) Staging and loading activities, and service areas, for timber operations involving the use of helicopters shall be prohibited unless the staging, loading or service area:

- i) is on the parcel or on a parcel which is contiguous to the parcel from which the timber is being harvested,
- ii) is within a parcel that is either zoned TP or is zoned in another zone district where timber harvesting is permitted, and
- iii) is within the boundaries of the Timber Harvest Plan (THP) or the Non-industrial Timber Management Plan (NTMP), and the THP or NTMP is approved by the California Department of Forestry and Fire Protection .

(b) Notwithstanding the foregoing, this section of the County Code shall only apply outside the Coastal Zone.

SECTION II

If any section, subsection, division, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of this County hereby declares that it would have adopted this Ordinance and each section, subsection, division, sentence, clause, phrase, or portion thereof, irrespective of any such decision.

SECTION III

This Ordinance shall take effect on the 31st day after final passage

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this
16th day of November, 1999, by the following vote:

AYES. SUPERVISORS Wormhoudt, Beautz and Almquist
NOES SUPERVISORS Symons and Campos
ABSENT SUPERVISORS None
ABSTAIN SUPERVISORS None

JEFF ALMQUIST

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: SUSAN M. ROZARIO
Clerk of the Board

APPROVED AS TO FORM: Dwight P. New
County Counsel

Copies to: Planning
County Counsel

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT
IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THE
OFFICE ATTEST HEREIN AND SIGNED THIS 18th DAY
OF November 1999
SUSAN R. MAURIELLO, COUNTY ADMINISTRATIVE OFFICER
AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, CALIFORNIA.
BY Alicia M. Mills DEPUTY

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 493-99

On the Motion of Supervisor Wormhoudt
duly seconded by Supervisor Beautz
the following Resolution is adopted:

RESOLUTION APPROVING AMENDMENTS TO THE COUNTY GENERAL
PLAN/LOCAL COASTAL PROGRAM LAND USE PLAN AND IMPLEMENTING
ORDINANCES RELATING TO TIMBER HARVESTING

WHEREAS, the Board of Supervisors, in 1997, established the Timber Technical Advisory Committee to prepare a recommendation regarding the use of zoning or other means, for the purpose of addressing concerns about the impacts of timber harvesting in the unincorporated areas of the County; and

WHEREAS, the Board of Supervisors, in February 1998, considered the recommendations of the Timber Technical Advisory Committee regarding the actions necessary to address the issues raised at various public hearings regarding timber harvesting and directed that, by June 3, 1998, a package of Forest Practice Rules changes be developed for review by the Board and submittal to the Board of Forestry and, further, that a package of ordinance amendments be prepared to identify the zone districts where timber harvesting would be allowed and to address other concerns such as helicopter logging; and

WHEREAS, on June 3, 1998, the Board of Supervisors considered a report prepared by the Planning Department which recommended that the Board approve the proposed Forest Practice Rules changes, directed staff to submit the Rules package to the Board of Forestry and directed staff and Supervisor Almquist to attend the Board of Forestry hearing to represent the County; and

WHEREAS, the Board of Supervisors, on June 3, 1998, also approved, in concept, the preparation of two packages of proposed policy and ordinance amendments to be considered by the Board following the action of the Board of Forestry on the proposed Forest Practice Rules changes for implementation on January 1, 1999; and

WHEREAS, the Planning Commission, on October 28, 1998, adopted a Resolution

recommending approval of the proposed amendments to the County General Plan/Local Coastal Program Land Use Plan and County Code; and

WHEREAS, the Board of Forestry, on November 3, 1998, approved a number of the proposed Forest Practice Rules changes but did not approve those affecting riparian corridors, residential buffers, helicopter operations or the various rules regarding road construction, maintenance or abandonment; and

WHEREAS, the Board of Supervisors determines that the Forest Practice Rules adopted by the Board of Forestry are not adequate to protect the environment and neighborhoods of the County, and the Board intends to continue to seek changes to the Forest Practice Rules as a means to reduce the impact of timber harvesting on the environment and neighborhoods in the County; and

WHEREAS, a Negative Declaration for each of the amendment packages has been issued by the County Environmental Coordinator in conformance with the provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on November 24, 1998, to consider the amendments to the General Plan and Local Coastal Program Land Use Plan and Implementing Ordinances, the staff report and all testimony and evidence received at the public hearing; and

WHEREAS, on January 26, 1999, the Board of Supervisors directed staff to submit the 1999 Forest Practice Rules package to the Board of Forestry, and directed staff and Supervisor Almquist to attend the Board of Forestry committee meetings and public hearing to represent the County; and

WHEREAS, the California Coastal Commission, on July 14, 1999, approved the amendments to the General Plan and Local Coastal Program Land Use Plan and Implementing Ordinances, with modifications, and

WHEREAS, the Board of Forestry, on September 14, 1999, denied the proposed 1999 Forest Practice Rules changes proposed by the County of Santa Cruz; and

WHEREAS, the Board of Supervisors, held a duly noticed public hearing on December 14, 1999, to consider the amendments to the General Plan and Local Coastal Program Land Use Plan and Implementing Ordinances, as modified by the California Coastal Commission, the staff report and all testimony and evidence received at the public hearing; and

WHEREAS, the proposed amendments to the County General Plan/Local Coastal Program are consistent with the County General Plan/Local Coastal Program Land Use Plan and all other provisions of the implementing ordinances.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Santa Cruz approves the amendments to the County General Plan/Local Coastal Program Land Use Plan and implementing ordinances, including the modifications approved by the California Coastal Commission, as set forth in Exhibits A and B.

BE IT FURTHER RESOLVED AND ORDERED that the General Plan/Local Coastal Program Land Use Plan Amendments be referred to the California Coastal Commission for final certification and that these amendments become effective upon said certification by the California Coastal Commission.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 14th day of December, 1999, by the following vote:

AYES: SUPERVISORS Beautz, Wormhoudt, Almquist
NOES: SUPERVISORS Symons, Campos
ABSENT: SUPERVISORS None
ABSTAIN: SUPERVISORS None

ATTEST: *Ause Lago*
Clerk of the Board

Joy Alquist
Chairperson of the Board of Supervisors

APPROVED AS TO FORM: *Quight V. New*
County Counsel

DISTRIBUTION: County Counsel
Planning

Proposed General Plan Amendments:

Revise Table 1-7 (General Plan Resource and Constraints Maps) **as** shown on the attached pages (Attachment 1)

Revise 1994 General Plan and Local Coastal Program for the County of Santa Cruz Policy 5.12.9 by adding the underlined wording:

5.12.8 Timber Resource Land Not Zoned Timber Production

Evaluate proposed land divisions and residential development permit applications on parcels larger ~~than~~ 20 gross acres designated Timber Resources on the General Plan and LCP resources and Constraints Maps, but not zoned TP, for timber resource potential. Apply the TP land division and residential density requirement policies for any parcel found to have timber resources equivalent to TP parcels. Require, **as** a condition of any land division, rezoning to TP for parcels which have equivalent timber resources and that meet the criteria of policy 5.12.9.

Revise 1994 General Plan and Local Coastal Program for the County of Santa Cruz policy 5.12.9 by adding the underlined wording:

5.12.9 Rezoning Land to Timber Production

Encourage timberland owners to apply for Timber Production zoning where appropriate. In the coastal zone it is not appropriate to zone timberland for timber production if the land is recreational, environmentally sensitive, or visible from rural scenic roads (pursuant to policy 5.10.3) and if logging will harm these resource values. For purposes of this policy, harmful activities shall be considered as those including any significant disruption of environmentally sensitive habitat, any loss of landmark old growth trees, any degradation of scenic public views, any significant loss of timberland soils or siltation of spawning gravels. Also, in the coastal zone, it is not appropriate to zone timberland for timber production if the land is susceptible to a geologic hazard that may be exacerbated by logging and not responsive to mitigation. Such rezonings must be in accordance with the procedures set forth in the TP ordinance.

Add Policy 5.12.14, **as** follows:

5.12.14 Zone Districts Where Timber Harvesting is Allowed

Allow timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, only in the Timber Production (TP), Parks, Recreation and Open Space (PR) (except in the coastal zone), and Mineral Extraction Industrial (M-3) zone districts.

**Figure 1-7 (page 1 of 2)
General Plan Resources and Constraints Maps**

Resource/Constraint	Matrix Map	Original Mapping Source	Map Used to Convert to EMIS	New Information Acceptable for Updating Maps	Parcel Specific Overriding Information For Matrix Density Determinations (Sec.2.3)
Agriculture	X	Agricultural Resources Map, 1979; LCP LUP R&C Maps	Revised Agricultural Resource Maps, 1981 (Incorporates LCP Maps)	General Plan and LCP amendment	Not applicable
Airport clear Zone		Watsonville Airport Plan	Source Map	Revised Airport Land Use Plan. Federal Aviation Regulations, staff recommended changes	Not applicable
Archaeological		Resource Maps, County Archaeologic consultant	Revised resource maps, County Archaeologic Consultant, 1992	Revised maps prepared by archaeologic consultant	Report prepared by qualified professional archaeologist
Critical Fire Hazard	X	Growth Management Environmental Report Natural Fire Hazards Map	Source Map	Report from biologist showing site is not chaparral	Report from biologist showing site is not chaparral habitat
Electric and Magnetic Fields		PG & E Maps	Not converted, will use PG & E Maps for locations of transmission and major distribution lines	Addition or removal of transmission or major distribution lines by any utility	Not applicable
Floodway/Floodplain	X	FEMA Floodway/Flood Insurance Maps	Source Maps	Revised FEMA Floodway/Flood Insurance Maps	Report by certified engineering geologist, licensed surveyor or civil engineer
Mineral Resource Location of Designations/ Classifications	X	Growth Mgmt. Environmental Report Timber and Mineral Resource Map California Dept. of Conservation, Division of Mines and Geology, Special Report 146 Part IV and SMARA Designation Report No. 7	Source Map Source Maps	General Plan and LCP Amendment Revision of State Mines and Geology Designation/ Classification Maps	Not applicable Not applicable
Noise		Noise Corridor Maps from 1976	To be revised to reflect updated Noise Element	Update of Ground Trans. and Airport Noise Contours by an acoustical engineer	Study of noise levels by an acoustical engineer
Riparian Woodland	X	Land Use/Land Cover Map, S.C. Co. Office of Watershed Mgmt. (based on 1976 satellite images) LCP LUP R&C Maps	Source Maps	Map of extent of riparian vegetation prepared by a qualified biologist	Map of extent of riparian vegetation prepared by a qualified biologist

EMIS = Environmental Management Information System
 GP = General Plan
 LCP LUP R&C Maps = Local Coastal Program Land Use Plan Resources and Constraints Maps

PROS PLAN = Parks Recreation & Open Space Plan
 SMARA = State Mining and Reclamation Act
 USGS = United States Geological Survey
 X = Used in Rural Residential Density Determinations (See section 2.3)

**Figure 1-7 (Page 2 of 2)
General Plan Resources and Constraints Maps**

Resource/Constraint	Matrix Map	Original Mapping Source	Map Used to Convert to EMIS	New Information Acceptable for Updating Maps	Parcel Specific Overriding Information For Matrix Density Determinations (Sec.2.3)
Seismic Review Zones					
State	X	State of CA special Studies Zones 1976; Seismic Safety Element, 1975	State Special Studies Zones 1992	Revision of State Special Studies zones	Report by certified engineering geologist
County	X	Growth Mgmt Environmental Report Seismic Hazard Map, 1977; Seismic Safety Element, 1975	Source Maps	General Plan amendment	Report by certified engineering geologist
Liquefaction	X	Seismic Safety Element Liquefaction Map	Not converted, no map of appropriate scale available, USGS bedrock geology will be used when available	General Plan amendment	Report by certified engineering geologist or soils engineer
Sensitive Habitat (Biotic Resources)	X	Growth Mgmt Environmental Report Biotic Resource Maps; California Native Plant Society Maps; LCP LUP R&C maps	Source Maps, CA Dept of Fish & Game Natural Diversity Database Maps	Biotic report prepared by a qualified biologist. changes in State/Federal lists	Biotic report prepared by a qualified biologist
Streams (Riparian Corridor)					
Location of	X	USGS Topographic maps	Streams from topographic map (in digital format), USGS FEMA flood study area and 701/RDA aerial photos where available	New aerial photogrammetry or revised USGS topographic maps.	Report by qualified biologist
Classification of	X	USGS Topographic maps	Source Maps	Revised USGS topographic maps, biologist or qualified hydrologist	Report by qualified biologist
Timber	X	Timber Production Zone Maps; PROS Plan; LCP LUP R&C Maps	Source Maps	Rezoning of property by the Board of Supervisors to or from Timber Production Zone	Report by registered forester demonstrating that land is/ is not capable of growing and average annual volume of 15 cu.ft. wood fiber/acre
Visual Resources (includes Scenic and Hydrologic/Geologic Features)		LCP LUP R&C Maps	Source Maps	General Plan and LCP Amendment	Visual analysis by architect, landscape architect, planner or other qualified professional
Water Resources					
Water Supply Watersheds	X	Master Plan for Water Development, 1968-2020; Growth Mgmt Environmental Report Water Supply Watershed Map; PROS Plan; LCP LUP R&C Maps; Water Purveyor Information	Source Maps	Water District/Agency Master Plans. General Plan amendment	Topographic survey by licensed surveyor
Least Disturbed Watersheds	X	San Lorenzo Valley Area GP, 1974; PROS Plan; LCP LUP R&C Maps	Source	General Plan Amendment	Topographic survey by licensed surveyor
Primary Groundwater Recharge	X	Growth Mgmt Environmental Report Groundwater Recharge Maps based on soils and geology mapping	Source Maps	Report by certified engineering geologist or hydrogeologist	Report by certified engineering geologist or hydrogeologist
Reservoir Protection		Master Plan for Water Development, 1968-2020; PROS Plan	Source Map: Pajaro Valley Water Mgmt Agency Management Plan, 1993	Water District/Agency Master Plans	Water District/Agency Master Plan

Residential Density

EMIS = Environmental Management Information System
 GP = General Plan
 LCP LUP R&C Maps = Local Coastal Program Land use Plan Resource and Constraint Maps
 PROS PLAN = Parks Recreation & Open Space Plan
 SMARA = State Mining and Reclamation Act
 USGS = United States Geological Survey
 X = Used in Residential Density Determinations (See section 2.3)

ORDINANCE _____

ORDINANCE AMENDING COUNTY CODE SECTIONS 13.10.170(d) - CONSISTENT ZONE DISTRICTS, 13.10.322(b) - ALLOWED USES IN THE RESIDENTIAL ZONES, 13.10.332(b) - ALLOWED USES IN THE COMMERCIAL ZONES, 13.10.342(b) - ALLOWED USES IN THE INDUSTRIAL ZONES, 13.10.342(b) - INDUSTRIAL ZONE DISTRICT USES CHART, 13.10.352(b) - PARKS, RECREATION AND OPEN SPACE USES CHART, 13.10.362(b) - ALLOWED USES IN THE PUBLIC AND COMMUNITY FACILITY ZONE, 13.10.372(b) - TIMBER PRODUCTION ZONE USES CHART, 13.10.375(c) - REZONING TO THE TIMBER PRODUCTION ZONE DISTRICT, 13.10.382 - ALLOWED USES IN THE SPECIAL USE "SU" DISTRICT, 16.20.180 - PRIVATE ROAD STANDARDS AND 16.30.050 - RIPARIAN CORRIDOR EXEMPTIONS

SECTION I

Subsection (d) of Section 13.10.170- Consistent Zone Districts of the County Code, including the Open Space Uses and General Plan/Local Coastal Program Resources Sections, is hereby amended to read as follows:

(d) Consistent Zone Districts. The following table denotes the basic and combining districts which implement and are consistent with the various General Plan land use, resource and constraint designations. Rezoning of a property to a zone district which is shown in the following Zone Implementation Table as implementing the designation applicable to the property, shall not constitute an amendment of the Local Coastal Program, unless it involves rezoning to "TP" or "M-3" in the coastal zone.

**General Plan/Local Coastal
Program Land Use Designation**

**Zone District pursuant to
Section 13.10300 et sea. and
Section 13.10.400 et sea.**

Open Space Uses:

-0-R Parks, Recreation
and Open space

PR - Parks, Recreation and Open Space
PF - Public Facility
TP - Timber Production, outside of the
coastal zone only.

-0-C Resource Conservation

PR - Parks, Recreation and Open Space
PF - Public Facility
TP - Timber Production, outside of the

-1-

EXHIBIT. F

coastal zone only.

A - Agriculture
CA - Commercial Agriculture

**General Plan/Local Coastal Program
Resource**

-Agricultural Resource Lands

AP - Agricultural Preserve Zone District
A-P - Agriculture with Agricultural Preserve Zone District
CA - Commercial Agriculture
TP - Timber Production (except for coastal zone lands designated Parks or Resource Conservation)

-Timber Resource Lands

TP - Timber Production (except for coastal zone lands designated Parks or Resource Conservation)

SECTION II

Subsection (b) of Section 13.10.322- Residential **Uses** - of the County Code is hereby amended to read **as** follows:

(b) Allowed Uses.

1. The uses allowed in the residential districts shall be **as** provided in the Residential Uses Chart below. A discretionary approval for an allowed use is known **as** a "Use Approval" and is given **as** part of a "Development Permit" for a particular use. The **type** of permit processing review, or "Approval Level", required for each use in each of the residential zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.
2. Timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, are not allowed uses in the Residential zone districts.

SECTION III

Subsection (b) of Section 13.10.322 of the County Code is hereby amended to delete the following use from the Residential Uses Chart:

	R	A	R	R	R-1	RB	RM
Timber harvesting, small scale, subject to the Timber Harvest Ordinance (Chapter 16.52)	P		P		--	--	--

SECTION IV

Subsection (b) of Section 13.10.332 - Commercial Uses - of the County Code regarding commercial uses is hereby amended to read as follows:

(b) Allowed Uses.

1. The uses allowed in the commercial districts shall be as provided in the Commercial Uses Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in each of the commercial zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123.
2. Timber harvesting and associated operations requiring approval of a Timber Harvesting Plan by the California Department of Forestry, are not allowed uses in the Commercial zone districts.

SECTION V

Subsection (b) of Section 13.10.342 - Uses in Industrial Districts - of the County Code is hereby amended to read as follows:

(b) Allowed Uses.

1. The uses allowed in the industrial Qistricts shall be as provided in the following

EXHIBIT F

Industrial Uses chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in each of the industrial zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123. For purposes of this Chapter, a Mining Approval is a Use Approval.

2. Timber harvesting and associated operations requiring approval of a Timber Harvesting Plan by the California Department of Forestry, are not allowed uses in the Industrial zone districts, except in the M-3 zone district pursuant to the Uses Chart.

SECTION VI

Subsection (b) of Section 13.10.342 - Mine Site Interim Uses - of the County Code is hereby amended by amending the Industrial Uses Chart to read as follows:

INDUSTRIAL, USES CHART

USE	M-1	M-2	M-3
-----	-----	-----	-----

Mine site interim uses, such as:

- | | | | |
|--|--|---|---|
| 1) Agricultural uses subject to the regulations of the "A" District; | Allowed at Approval Levels required by Section 13.10.312 or Chapter 16.52 | | |
| 2) Timber harvesting, subject to the regulations of Chapter 16.52 of the County Code Section 13.10.695. | — | — | P |

EXHIBIT F

SECTION VII

Subsection (b) of Section 13.10.352- Timber Harvesting- of the Parks, Recreation and Open Space Uses Chart of the County Code is hereby amended to read **as** follows:

“PR USES CHART”

USE	PR
<u>Timber Harvesting, outside the coastal zone</u> subject to Section 13.10.695.	P

SECTION VIII

Subsection (b) of Section 13.10.362- Public and Community Facility Uses of the County Code is hereby amended to read **as** follows:

(b) Allowed Uses.

1. The uses allowed in the Public and Community Facilities district shall be **as** provided in the Public and Community Facilities Use Chart below. A discretionary approval for an allowed use is known **as** a “Use Approval” and is given **as** part of a “Development Permit” for a particular use. The type of permit processing review, or “Approval Level”, required for each use in the zone district is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular **use** may be required if a project requires other concurrent Approvals, according to Section 18.10.123.
2. Timber harvesting and associated ooperations, requiring approval of a Timber Harvesting. Plan by the California Department of Forestry, are not allowed uses in the Public and Community Facility zone district.

SECTION IX

Subsection (b) of Section 13.10.372- of the County Code is hereby amended by amending the "Timber" use of the Timber Production Zone district to read as follows:

"TP" USES CHART

USE	TP
Timber: Growing, harvesting: the cutting and removal of timber and other forest products, and work incidental thereto, including helicopter yarding of timber pursuant to Section 13.10.378, (Subject to a Timber Harvest Permit pursuant to Ch. 16.52) subject to Section 13.10.695 of the County Code.	P

SECTION X

Subsection (c) of Section 13.10.375 of the County Code is hereby amended to read as follows:

(c) Zoning to the "TP" District. **An** owner may make application **to** rezone land to the Timber Production District. The Board of Supervisors may, by ordinance, upon the advice of the Planning Commission pursuant to Section 511 10.2, Public Resource Code, and after public hearings, zone **as** Timber Production parcels submitted to **it by** petition pursuant to this section, and/or which meet all of the following criteria:

1. A map shall be submitted with the legal description **or** assessor's parcel number of the property desired to be zoned.
2. A Timber Management Plan for the property shall **be** submitted. This Plan shall have been prepared or approved **as** to content by a Registered Professional Forester. Such Plan shall provide for the eventual harvest of **timber** within a reasonable period of time. The Timber Management Plan shall be subject **to** approval **as** submitted, or **as** amended by the County. Prior to rezoning of the property to "TP", the property owner shall bind himself and his successors in interest to carry out the approved Timber Management Plan.
3. Either the parcel must currently meet the timber stocking standards **as** set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules adopted by the Board of Forestry for the district in which the parcel is located, or the owner must sign an agreement with the Board of Supervisors to **meet** such stocking standards and forest practice rules by the **fifth** anniversary of the **signing** of such agreement. If the

EXHIBIT F

parcel is subsequently zoned as Timber Production, failure to meet such stocking standards and Forest Practice Rules within this time period shall constitute grounds for rezoning the parcel.

4. The parcel must be timberland.

5. Use on the parcel shall be in compliance with the Timber Production Zone uses set forth in Section 13.10.372.

6. The land area to be rezoned shall be in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and shall be comprised of single or contiguous parcels consisting of at least five acres in area.

7. In the coastal zone, the land shall not be recreational, environmentally sensitive, nor visible from rural scenic roads (pursuant to policy 5.10.3) where logging will harm these resource values. For the purposes of this subsection, harmful activities shall be considered as those including any significant disruption of environmentally sensitive habitat, any loss of landmark old growth trees, any degradation of scenic public views, any significant loss of timberland soils or siltation of spawning gravels.

8. In the coastal zone, the land shall not be susceptible to a geologic hazard that may be exacerbated by logging and not responsive to mitigation.

SECTION XI

Subsection (a) of Section 13.10.382 - Uses in the Special Use "SU District of the County Code is hereby amended to read as follows:

(a) Allowed Uses.

1. All uses allowed in the RA and R-I Zone District shall be allowed in the Special Use "SU" District where consistent with the General Plan and when authorized at the highest Approval Levels specified in the Uses Chart in Section 13.10.322(b) for those districts.

2. All uses allowed in Zone Districts other than RA and R-I shall be allowed in the Special Use "SU" District where consistent with the General Plan and when authorized at the highest Approval Level required by all such districts but no lower than Level V.

~~3. Timber harvesting and associated operations requiring approval of a Timber Harvesting Plan by the California Department of Forestry are not allowed uses in the Special Use "SU" Zone District.~~

SECTION XII

Subsection (h) of Section 16.20.180 - Design Standards for Private Roads, Driveways and Bridges - of the County Code is hereby amended to read **as** follows:

~~(h) In all cases, where road gradients exceed 15 percent, 1 1/2 inches of asphaltic concrete shall be provided. (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used.) Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, oil and screen may be required at the discretion of the Planning Director. Road surfacing shall meet the following standards,~~

~~gradient - oil and screenings; greater than 15 percent gradient - 1 1/2 inches asphaltic concrete~~
~~EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used).~~

SECTION XIII

Section 16.30.050 of the County Code is hereby amended to read **as** follows:

16.30.050 Exemptions. The following activities shall be exempt from the provisions of this chapter.

(a) The continuance of any preexisting nonagricultural use, provided such use **has** not lapsed for a period of one year or more. This shall include change of uses which do not significantly increase the degree of encroachment into or impact on the riparian corridor **as** determined by the Planning Director.

(b) The continuance of any preexisting agricultural use, provided such use has been exercised within the last five years.

~~(c) All activities done pursuant to a valid County Timber harvest permit~~

~~(d)~~ (c) All activities listed in the California Food and Agricultural Code pursuant to the control and eradication of a pest **as** defined in Section 5006, Food and Agriculture Code, **as** required or authorized by the County Agricultural Commissioner.

~~(e)~~ (d) Drainage, erosion control, **or** habitat restoration measures required **as** a condition of County approval of a permitted project. Plans for such measures shall be reviewed and approved by the Planning Director.

~~(f)~~ (e) The Pajaro River Sediment Removal Project, under Army Corps of Engineers Permit No. 21212337, issued May 1995, **or as** amended.

SECTION XIV

If any section, subsection, division, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of this County hereby declares that it would have adopted this Ordinance and each section, subsection, division, sentence, clause, phrase, or portion thereof, irrespective of any such decision.

SECTION XV

This Ordinance shall take effect on the 31st day after final passage outside the Coastal Zone, and shall become effective upon certification by the California Coastal Commission within the Coastal Zone.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 1998, by the following vote

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

Need - find from C-12.

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: *Quight L. New*
County Counsel

Copies to: Planning
County Counsel

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 494-99

On the Motion of Supervisor Wormhoudt
duly seconded by Supervisor Beutz
the following Resolution is adopted:

RESOLUTION APPROVING AMENDMENTS TO THE COUNTY GENERAL
PLAN/LOCAL COASTAL PROGRAM LAND USE PLAN AND IMPLEMENTING
ORDINANCES RELATING TO TIMBER HARVESTING

WHEREAS, the Board of Supervisors, in 1997, established the Timber Technical Advisory Committee to prepare a recommendation regarding the use of zoning or other means, for the purpose of addressing concerns about the impacts of timber harvesting in the unincorporated areas of the County; and

WHEREAS, the Board of Supervisors, in February 1998, considered the recommendations of the Timber Technical Advisory Committee regarding the actions necessary to address the issues raised at various public hearings regarding timber harvesting and directed that, by June 3, 1998, a package of Forest Practice Rules changes be developed for review by the Board and submittal to the Board of Forestry and, further, that a package of ordinance amendments be prepared to identify the zone districts where timber harvesting would be allowed and to address other concerns such as helicopter logging; and

WHEREAS, on June 3, 1998, the Board of Supervisors considered a report prepared by the Planning Department which recommended that the Board approve the proposed Forest Practice Rules changes, directed staff to submit the Rules package to the Board of Forestry and directed staff and Supervisor Almquist to attend the Board of Forestry hearing to represent the County; and

WHEREAS, the Board of Supervisors, on June 3, 1998, also approved, in concept, the preparation of two packages of proposed policy and ordinance amendments to be considered by the Board following the action of the Board of Forestry on the proposed Forest Practice Rules changes for implementation on January 1, 1999; and

WHEREAS, the Planning Commission, on October 28, 1998, adopted a Resolution

recommending approval of the proposed amendments to the County General Plan/Local Coastal Program Land Use Plan and County Code; and

WHEREAS, the Board of Forestry, on November 3, 1998, approved a number of the proposed Forest Practice Rules changes but did not approve those affecting riparian corridors, residential buffers, helicopter operations or the various rules regarding road construction, maintenance or abandonment; and

WHEREAS, the Board of Supervisors determines that the Forest Practice Rules adopted by the Board of Forestry are not adequate to protect the environment and neighborhoods of the County, and the Board intends to continue to seek changes to the Forest Practice Rules as a means to reduce the impact of timber harvesting on the environment and neighborhoods in the County; and

WHEREAS, a Negative Declaration for each of the amendment packages has been issued by the County Environmental Coordinator in conformance with the provisions of the California Environmental Quality Act and the County of Santa Cruz Environmental Review Guidelines; and

WHEREAS, the Board of Supervisors held a duly noticed public hearing on November 24, 1998, to consider the amendments to the General Plan and Local Coastal Program Land Use Plan and Implementing Ordinances, the staff report and all testimony and evidence received at the public hearing; and

WHEREAS, on January 26, 1999, the Board of Supervisors directed staff to submit the 1999 Forest Practice Rules package to the Board of Forestry, and directed staff and Supervisor Almquist to attend the Board of Forestry committee meetings and public hearing to represent the County; and

WHEREAS, the California Coastal Commission, on July 14, 1999, approved the amendments to the General Plan and Local Coastal Program Land Use Plan and Implementing Ordinances, with modifications, and

WHEREAS, the Board of Forestry, on September 14, 1999, denied the proposed 1999 Forest Practice Rules changes proposed by the County of Santa Cruz; and

WHEREAS, the Board of Supervisors, held a duly noticed public hearing on December 14, 1999, to consider the amendments to the General Plan and Local Coastal Program Land Use Plan and Implementing Ordinances, including the modifications to the more restrictive set of amendments approved by the California Coastal Commission, the staff report and all testimony and evidence received at the public hearing; and

WHEREAS, the proposed amendments to the County General Plan/Local Coastal Program are consistent with the County General Plan/Local Coastal Program Land Use Plan and all other provisions of the implementing ordinances.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors of the County of Santa Cruz approves the amendments to the County General Plan/Local Coastal Program Land Use Plan and implementing ordinances, as set forth in Exhibits A and B.

BE IT FURTHER RESOLVED AND ORDERED that the Board of Supervisors directs that this General Plan/Local Coastal Program Land Use Plan and Implementing Ordinance Amendment (Exhibits A and B) be referred to the California Coastal Commission for review and certification.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 14th day of December, 1999, by the following vote:

AYES: SUPERVISORS Beautz, Wormhoudt, Almquist

NOES. SUPERVISORS Symons, Campos

ABSENT: SUPERVISORS None

ABSTAIN: SUPERVISORS None

ATTEST

Musa Raza
Clerk of the Board

Jeff Almquist
Chairperson of the Board of Supervisors

APPROVED AS TO FORM: *Quigley L. Kew*

County Counsel

DISTRIBUTION: County Counsel
Planning

1 **d General Plan Amendments**

new language underlined/~~overstrike~~

Amend Policy 5.12.14, as follows:

5.12.14 Zone Districts Where Timber Harvesting is Allowed

Allow timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, only in the Timber Production (TP), Parks, Recreation and Open Space (PR) (except in the coastal zone), ~~and~~ Mineral Extraction Industrial (M-3), and the Commercial Agriculture (CA) zone districts.

Revise the following section of the General Plan/Local Coastal Program Land Use Plan, as follows:

Section 5.13.5 Principal Permitted Uses on Commercial Agricultural (CA) Zoned Land

Maintain a Commercial Agricultural (CA) Zone District for application to commercial agricultural lands that are intended to be maintained exclusively for long-term commercial agricultural uses. Allow principal permitted uses in the CA Zone District to include only agricultural pursuits for the commercial cultivation of plant crops, including food, flower, and fiber crops and raising of animals including grazing and livestock production and timber harvesting operations.

ORDINANCE _____

ORDINANCE AMENDING COUNTY CODE SECTIONS 13.10.312(b) - ALLOWED USES IN THE AGRICULTURAL ZONES AND SECTION 16.20.180 - DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND BRIDGES, AND ADDING COUNTY CODE SECTION 13.10.378 - TIMBER HARVESTING RELATED HELICOPTER REGULATIONS AND SECTION 13.10.695- LOCATIONAL CRITERIA FOR TIMBER HARVESTING

SECTION I

Subsection (b) of Section 13.10.312 - Uses Allowed in Agricultural Districts of the County Code is hereby amended to read as follows:

(b) Allowed Uses.

1. The uses allowed in the agricultural districts shall be as provided in the Agricultural Uses Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in each of the agricultural zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123. All Level V or higher Approvals in the "CA" and "AP" zone districts are subject to the special findings required by Section 13.10.314(a) in addition to those required in Section 18.10.230.
2. Timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, is an allowed use in the Commercial Agriculture (CA) zone district.

SECTION II

Subsection (b) of Section 13.10.312 of the County Code is hereby amended to add the following use to the Agricultural Uses Chart to read as follows:

AGRICULTURAL USES CHART

USE	CA	A	AP
<u>Timber harvesting and associated operations</u>	P	=	=

SECTION III

Chapter 13.10 is hereby amended by adding Section 13.10.378 to read as follows:

13.10.378 Timber Harvest Related Helicopter Operations

- (a) ~~Staging and loading activities, and service areas for timber operations involving the use of helicopters shall be prohibited unless the staging, loading, or service area:~~
- ~~i) is on the parcel or on a parcel which is contiguous to the parcel from which the timber is being harvested.~~
 - ~~ii) is within a parcel that is either zoned TP or is zoned in another zone district where timber harvesting is permitted, and~~
 - ~~iii) is within the boundaries of the Timber Harvest Plan (THP) or the Non-industrial Timber Management Plan (NTMP), and the THP or NTMP is approved by the California Department of Forestry and Fire Protection.~~

SECTION IV

Chapter 13.10 of the County Code is hereby amended by adding Section 13.10.695 to read as follows:

13.10.695 Locational Criteria for Timber Harvesting

- ~~(a) Timber harvesting requiring approval of a Timber Harvesting Plan or a Non-industrial Timber Management Plan by the California Department of Forestry is allowed only in those zone districts which specifically list timber harvesting as an allowed use.~~

- - - - -

(b) Within those zone districts in which timber harvesting is otherwise allowed by this Code, the cutting and removal of trees and other solid wood products for commercial purposes which require either a Timber Harvest Plan or a Non-industrial Timber Management Plan shall not occur within riparian corridors, defined as:

1) 50-feet from the bank full flow line of a Perennial stream, as defined in Section 16.30.030 of the County Code

2) 30-feet from the bank full flow line of an intermittent stream, as defined in Section 16.30.030 of the County Code

(c) Notwithstanding the above, if compliance with section (b) would preclude access to timber that is otherwise subject to harvest consistent with this section, the cutting and removal of trees and other solid wood products for commercial purposes which require either a Timber Harvest Plan or a Non-industrial Timber Management Plan within riparian corridors shall be permitted **only** as necessary to provide access to such timber.

SECTION V

Subsection (h) of Section 16.20.180- Design Standards for Private Roads, Driveways and Bridges - of the County Code is hereby amended to read as follows:

(h) ~~In all cases, where road gradients exceed 15 percent, 1 1/2 inches of asphaltic concrete shall be provided. (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used.) Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, oil and screen may be required at the discretion of the Planning Director. Road surfacing shall meet the following standards, based on the road gradient: 0 to 10 percent gradient - 2 inches of drain rock compacted into a 4-inch sub-base of Class II baserock; 10- 15 percent gradient - oil and screenings; greater than 15 percent gradient - 1 1/2 inches asphaltic concrete~~ /EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used).

SECTION VI

If any section, subsection, division, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of this County hereby declares that it would have adopted this Ordinance and each section, subsection, division, sentence, clause, phrase, or portion thereof, irrespective of any such

decision.

SECTION VII

This Ordinance shall take effect upon certification by the California Coastal Commission.

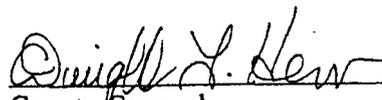
PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this _____ day of _____, 1999, by the following vote:

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**
County Counsel

ORDINANCE AMENDING COUNTY CODE SECTIONS 13.10.312(b) - ALLOWED USES IN THE AGRICULTURAL ZONES AND SECTION 16.20.180 - DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND BRIDGES, AND ADDING COUNTY CODE SECTION 13.10.378 - TIMBER HARVESTING RELATED HELICOPTER REGULATIONS AND SECTION 13.10.695 - LOCATIONAL CRITERIA FOR TIMBER HARVESTING

SECTION I

Subsection (b) of Section 13.10.312 - Uses Allowed in Agricultural Districts of the County Code is hereby amended to read as follows:

(b) Allowed Uses,

1. The uses allowed in the agricultural districts shall be as provided in the Agricultural Uses Chart below. A discretionary approval for an allowed use is known as a "Use Approval" and is given as part of a "Development Permit" for a particular use. The type of permit processing review, or "Approval Level", required for each use in each of the agricultural zone districts is indicated in the chart. The processing procedures for Development Permits and for the various Approval Levels are detailed in Chapter 18.10 PERMIT AND APPROVAL PROCEDURES. The Approval Levels given in this chart for structures incorporate the Approval Levels necessary for processing a building permit for the structure. Higher Approval Levels than those listed in this chart for a particular use may be required if a project requires other concurrent Approvals, according to Section 18.10.123. All Level V or higher Approvals in the "CA" and "AP" zone districts are subject to the special findings required by Section 13.10.314(a) in addition to those required in Section 18.10.230.
2. Timber harvesting and associated operations, requiring approval of a Timber Harvesting Plan by the California Department of Forestry, is an allowed use in the Commercial Agriculture (CA) zone district.

SECTION II

Subsection (b) of Section 13.10.312 of the County Code is hereby amended to add the following use to the Agricultural Uses Chart to read as follows:

AGRICULTURAL USES CHART

USE	CA	A	AP
<u>Timber harvesting and associated operations</u>	P	=	=

SECTION III

Chapter 13.10 is hereby amended by adding Section 13.10.378 to read as follows:

13.10.378 Timber Harvest Related Helicopter Operations

- (a) Staging and loading activities, and service areas, for timber operations involving the use of helicopters shall be prohibited unless the staging, loading or service area:
- i) is on the parcel or on a parcel which is contiguous to the parcel from which the timber is being harvested.
 - ii) is within a parcel that is either zoned TP or is zoned in another zone district where timber harvesting is permitted, and
 - iii) is within the boundaries of the Timber Harvest Plan (THP) or the Non-industrial Timber Management Plan (NTMP), and the THP or NTMP is approved by the California Department of Forestry and Fire Protection.

SECTION IV

Chapter 13.10 of the County Code is hereby amended by adding Section 13.10.695 to read as follows:

13.10.695 Locational Criteria for Timber Harvesting

- (a) Timber harvesting requiring approval of a Timber Harvesting Plan or a Non-industrial Timber Management Plan by the California Department of Forestry is allowed only in those zone districts which specifically list timber harvesting, as an allowed use,

(b) Within those zone districts in which timber harvesting is otherwise allowed by this Code, the cutting and removal of trees and other solid wood products for commercial purposes which require either a Timber Harvest Plan or a Non-industrial Timber Management Plan shall not occur within riparian corridors, defined as:

1) 50-feet from the bank full flow line of a perennial stream, as defined in Section 16.30.030 of the County Code

2) 30-feet from the bank full flow line of an intermittent stream, as defined in Section 16.30.030 of the County Code

(c) Notwithstanding the above, if compliance with section (b) would preclude access to timber that is otherwise subject to harvest consistent with this section, the cutting and removal of trees and other solid wood products for commercial purposes which require either a Timber Harvest Plan or a Non-industrial Timber Management Plan within riparian corridors shall be permitted only as necessary to provide access to such timber.

SECTION V

Subsection (h) of Section 16.20.180- Design Standards for Private Roads, Driveways and Bridges - of the County Code is hereby amended to read as follows:

(h) In all cases, where road gradients exceed 15 percent, 1-1/2 inches of asphaltic concrete shall be provided. (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used.) Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, oil and screen may be required at the discretion of the Planning Director. Road surfacing shall meet the following standards based on the road gradient: 0 to 10 percent gradient - 2 inches of drain rock compacted into a 4-inch sub-base of Class II baserock; 10- 15 percent gradient - oil and screenings; greater than 15 percent gradient - 1 1/2 inches asphaltic concrete (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used).

SECTION VI

If any section, subsection, division, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of this County hereby declares that it would have adopted this Ordinance and each section, subsection, division, sentence, clause, phrase, or portion thereof, irrespective of any such

decision.

SECTION VII

This Ordinance shall take effect upon certification by the California Coastal Commission.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz this 14th day of December, 1999, by the following vote:

AYES : SUPERVISORS Beautz, Wormhoudt, Almquist
NOES: SUPERVISORS Symons, Campos
ABSENT: SUPERVISORS None
ABSTAIN: SUPERVISORS None

JEFF ALMQUIST

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: SUSAN M. ROZAFIO

Clerk of the Board

APPROVED AS TO FORM:

Quigley J. Kern
County Counsel

Copies to: [✓] Planning
County Counsel

APPROVED AND FILED
BOARD OF SUPERVISORS
DATE: 12/14/99
COUNTY OF SANTA CRUZ
SUSAN A. MAURIELLO
EX-OFFICIO CLERK OF THE BOARD
BY: Laron Mitchell DEPUTY

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: Various
Project Location: Countywide

Project Description:

Ordinance amendments to implement the June 29, 2006 court decision regarding zoning requirements on the location of Timber Harvests.

Person or Agency Proposing Project: Santa Cruz County

Staff Contact and Phone Number: Sarah Neuse, Planner 11,454-3290

- 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:

- E. **Categorical Exemption**

Specify type: Class 5: Minor Alterations to Land Use Regulations.

F. Reasons why the project is exempt:

This project consists of ordinance amendments required by the California Court of Appeals and the California State Supreme Court. The changes required alter zoning requirements affecting the location of Timber Harvests.

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

Staff Planner: Sarah Neuse Date: March 2, 2007

Additions to the Staff Report for the Planning Commission

Item 9:

Late Correspondence

MARCH 17, 2007

SANTA CRUZ PLANNING COMMISSION
4TH FLOOR 701 OCEAN ST.
SANTA CRUZ CA 95060

REFERENCE: PUBLIC HEARING WEDNESDAY MARCH 28, 2007
ITEM # 9 ON THE AGENDA

DEAR SANTA CRUZ COUNTY PLANNING COMMISSIONERS,

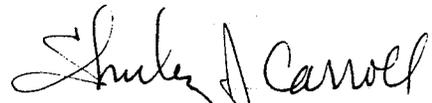
AS FORESTLAND OWNERS IN SANTA CRUZ COUNTY
WE RESPECTFULLY RECOMMEND THAT THE MINIMUM
SIZE FOR REZONING REMAIN AT 5 ACRES AND NOT
BE INCREASED.

YOUR CONSIDERATION IN THIS MATTER WILL BE
DEEPLY APPRECIATED

Sincerely,



Michael J. Carroll



Shirley J. Carroll

4
COMMUNITY
MAY 2007
County of Santa Cruz
Planning and Public Works

87 Mount Madonna Rd.
Watsonville, CA 95076
March 18,2007

Dear Santa Cruz County Planning Commission,

Re: Item #9 on agenda for March 28

I am planting redwood tree seedlings on my 25 acre (agriculture zoned) property. This is my legacy to my great-grand children and to future users of the renewable resource (lumber). I know it would require rezoning, but if I or my heirs can timber the property in the future, I can justify keeping it undeveloped as a nature preserve. If future timber income is not possible, I would develop the property immediately by seeking permits for housing.

Many other small tract owners are in the same situation as myself. If you raise the minimum tract size for rezoning to TPZ, you will actually be accelerating development of the small parcels. I urge you to keep the current 5 acre minimum size for rezoning to TPZ so that open space will preserved.

Sincerely,

David W Rickert

David W. Rickert

1000 RAN
MAY 10 2007
SANTA CRUZ COUNTY