



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

February 12, 2008

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

Agenda Date: April 9, 2008

APN: 096-341-57

Application: 07-0579

Item #: 15

Time: After 9 AM

Subject: A public hearing to consider a proposal to rezone one parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district.

Members of the Commission:

On September 20, 2007, the County Planning Department accepted this application for a rezoning to Timber Production (TP). This is a proposal to rezone 8.9 acres from the Special Use (SU) zone district to the Timber Production (TP) zone district. The uses on the property consist of a residence.

Background

This project qualifies for a rezoning under California Government Code Section 51113. This section allows a property owner to petition the County to rezone land to the TP zone. The requirements for this type of rezoning are listed in Government Code section 51113(c)¹. The County may not place any additional requirements on this petition to rezone the property to TP. County Code Section 13.10.375(c) – “Zoning to the TP District” implements Government Code section 51113 and specifies the six criteria which must be met in order to rezone to TP.

¹ c) On or before March 1, 1977, the board or council by ordinance shall adopt a list of criteria required to be met by parcels being considered for zoning as timberland production under this section.

The criteria shall not impose any requirements in addition to those listed in this subdivision and in subdivision (d). The following shall be included in the criteria:

- (1) A map shall be prepared showing the legal description or the assessor's parcel number of the property desired to be zoned.
 - (2) A plan for forest management shall be prepared or approved as to content, for the property by a registered professional forester. The plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan.
 - (3) (A) The parcel shall 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 State Board of Forestry and Fire Protection for the district in which the parcel is located, or the owner shall sign an agreement with the board or council to meet those stocking standards and forest practice rules by the fifth anniversary of the signing of the agreement. If the parcel is subsequently zoned as timberland production under subdivision (a), failure to meet the stocking standards and forest practice rules within this time period provides the board or council with a ground for rezoning of the parcel pursuant to Section 51121.
 - (B) Upon the fifth anniversary of the signing of an agreement, the board shall determine whether the parcel meets the timber stocking standards in effect on the date that the agreement was signed.
- Notwithstanding the provisions of Article 4 (commencing with Section 51130), if the parcel fails to meet the timber stocking standards, the board or council shall immediately rezone the parcel and specify a new zone for the parcel, which is in conformance with the county general plan and whose primary use is other than timberland.
- (4) The parcel shall be timberland, as defined in subdivision (f) of Section 51104.
 - (5) The parcel shall be in compliance with the compatible use ordinance adopted by the board or council pursuant to Section 51111.
 - (d) The criteria required by subdivision (c) may also include any or all of the following:
 - (1) The land area concerned 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 of a certain number of acres, not to exceed 80 acres.
 - (2) The land shall be a certain site quality class or higher under Section 434 of the Revenue and Taxation Code, except that the parcel shall not be required to be of the two highest site quality classes.

In accordance with County Code Section 13.10.375(c), the project meets the following six criteria for rezoning to Timber Production:

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

This project qualifies for a statutory exemption (Exhibit D) in accordance with the California Environmental Quality Act and the County Environmental Review Guidelines (Article 17, Section 1703).

Conclusion

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

Recommendation

Staff recommends that your Commission adopt the attached Resolution (Exhibit A), sending a recommendation to the Board of Supervisors for approval of Application No. 07-0579 based on the attached findings (Exhibit B).

EXHIBITS

- A. Planning Commission Resolution, with Ordinance/ Findings
- B. APN Map
- C. Location, Current Zoning and General Plan Designation Maps
- D. Notice of Exemption from CEQA
- E. Timber Management Plan by Steven M. Butler, RPF #2390, dated August 12, 2007.

Maria Porcila Perez
Project Planner
Development Review

Reviewed By:


Mark Deming
Assistant Planning Director

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

RESOLUTION NO. _____

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

PLANNING COMMISSION RESOLUTION
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS
ON PROPOSED AMENDMENT TO THE ZONING ORDINANCE

WHEREAS, the Planning Commission has held a public hearing on Application No. 07-0579, involving property located at the intersection of Old Ranch Road and Spring Road, and the Planning Commission has considered the proposed rezoning, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached ordinance amending the Zoning Ordinance by changing property from the Special Use (SU) zone district to the Timber Production (TP) zone district.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed rezoning as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2008, by the following vote:

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

Chairperson

ATTEST: _____
MARK DEMING, Secretary

APPROVED AS TO FORM:



COUNTY COUNSEL

ORDINANCE NO. _____

**ORDINANCE AMENDING CHAPTER 13
OF THE SANTA CRUZ COUNTY CODE
CHANGING FROM ONE ZONE DISTRICT TO ANOTHER**

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

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County Zoning Regulations to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding the timber resource property located at the intersection of Old Ranch Road and Spring Road; finds that the zoning to be established herein is consistent with all elements of the Santa Cruz County General Plan and the Santa Cruz County Code, as modified by the *Big Creek* decision; and finds and certifies that the project is subject to a statutory exemption under the California Environmental Quality Act.

SECTION II

The Board of Supervisors hereby adopts the Zoning Plan Amendment as described in Section III, and adopts the findings in support thereof without modification as set forth below:

1. The proposed zone district will allow a density of development and types of uses which are consistent with the objectives and land use designations of the adopted General Plan; and
1. The proposed zone district is appropriate for the level of utilities and community services available to the land; and
2. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; and
3. The property meets the requirements of Government Code section 51113 or 51113.5 and County Code Section 13.10.375(c).

SECTION III

Chapter 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by amending Section 13.10.210 - Zoning Plan to change the following properties from the existing zone district to the new zone district as follows:

<u>Assessor's Parcel Number</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
096-341-57	Special Use (SU)	TP

SECTION IV

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

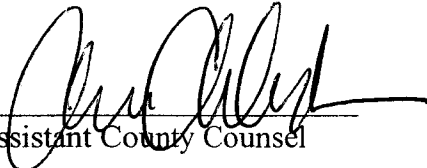
PASSED AND ADOPTED THIS _____ day of _____ 2008, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

Chairman of the Board of Supervisors

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM:



Assistant County Counsel

Exhibit: Rezoning Map

DISTRIBUTION: County Counsel
Planning
Assessor
County

GIS

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY. NO ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

PDR. SECS. 17, 18 & 20,
 T.9S., R.1W., M.D.B. & M.

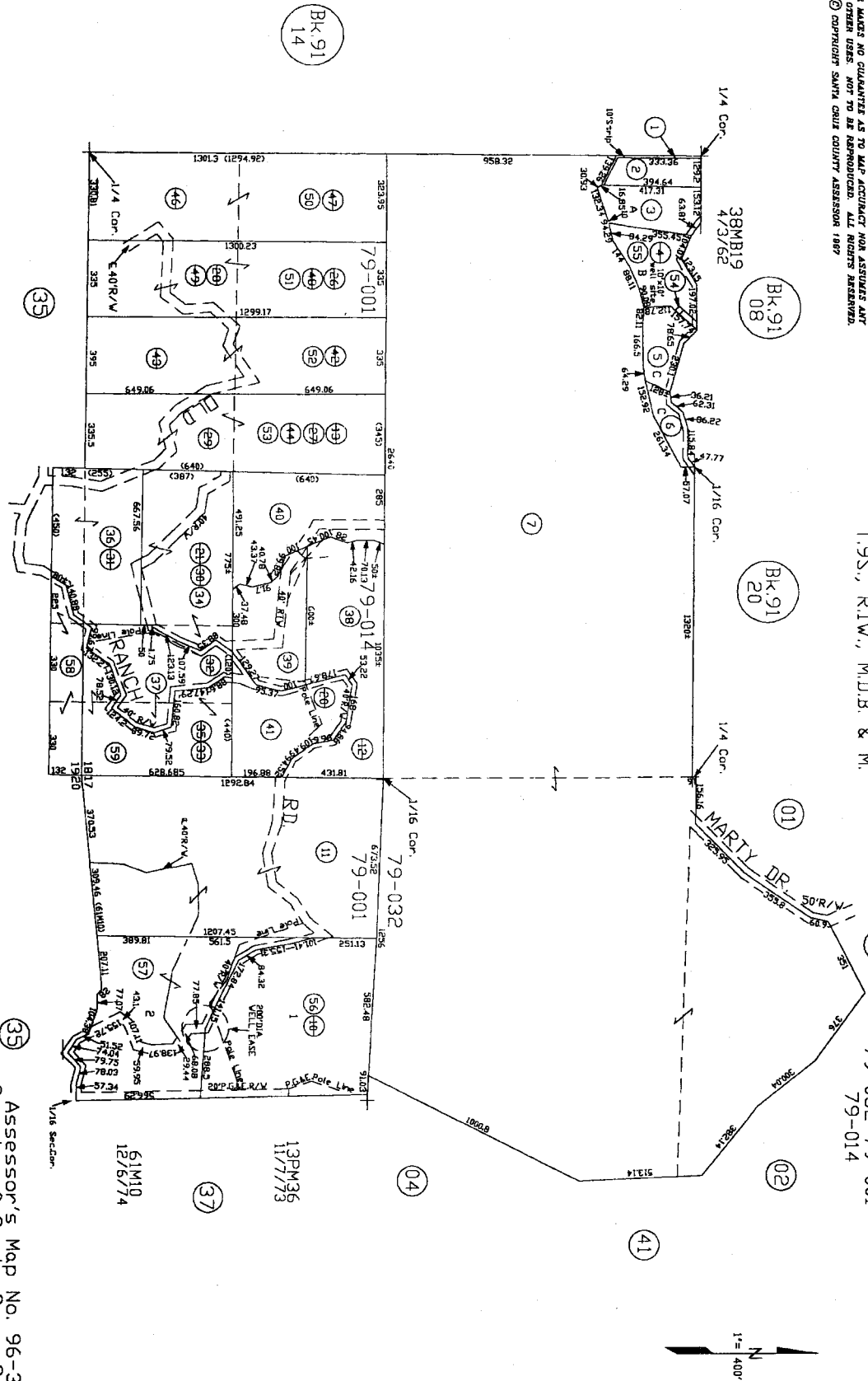
Tax Area Code
 79-032 79-001
 79-014

96-34

Electronically Redrawn 4/18/97
 Rev 5/21/96 ISA (CA)
 Rev 7/19/00 GG (Tax Code con.)
 Rev 9/20/01 nvn (changed page refs.)

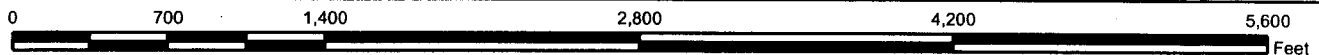
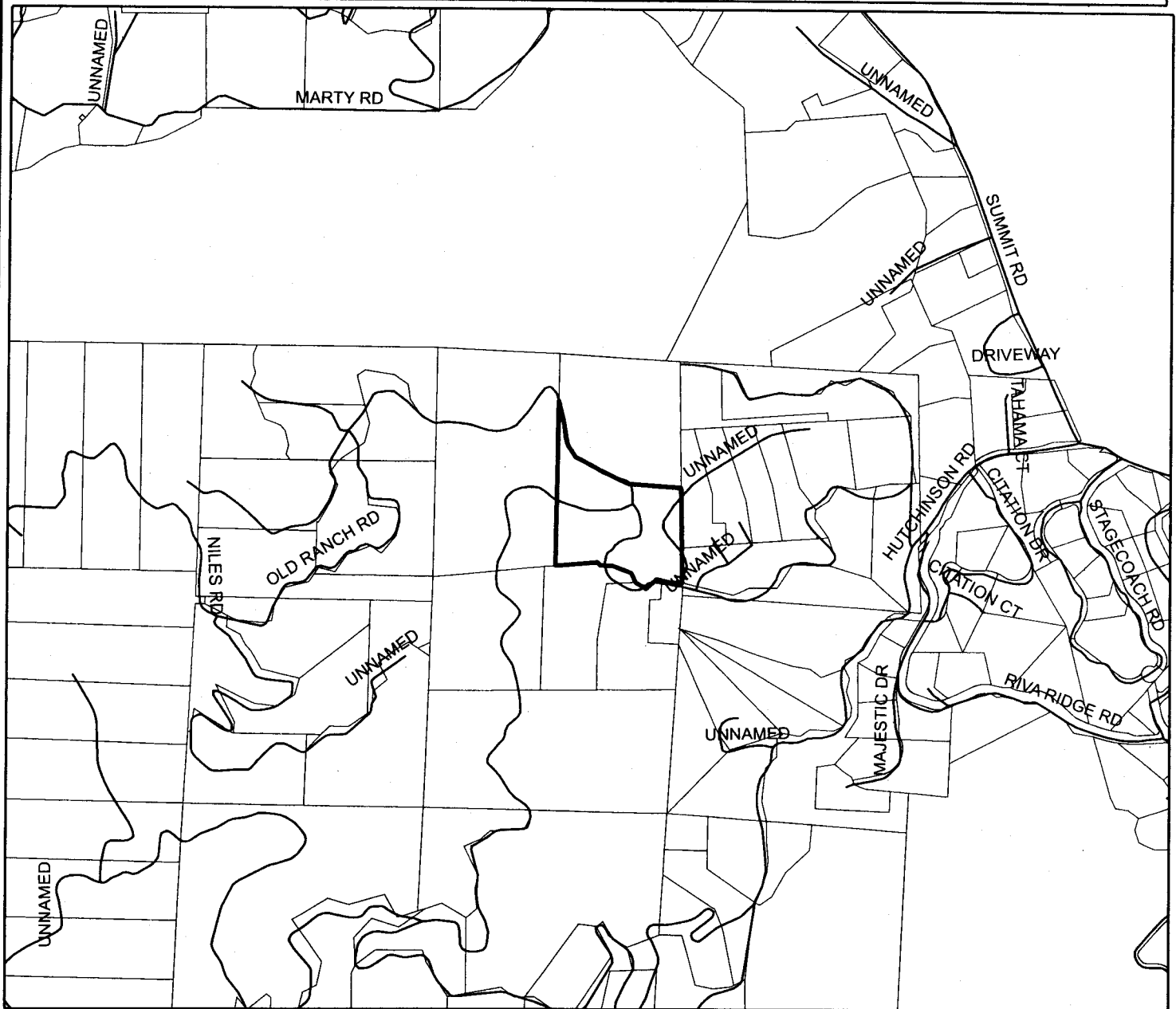
Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 96-34
 County of Santa Cruz, Calif.
 April, 1997






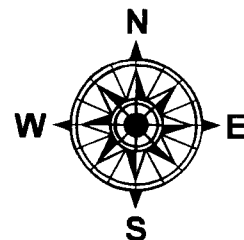


Location Map



LEGEND

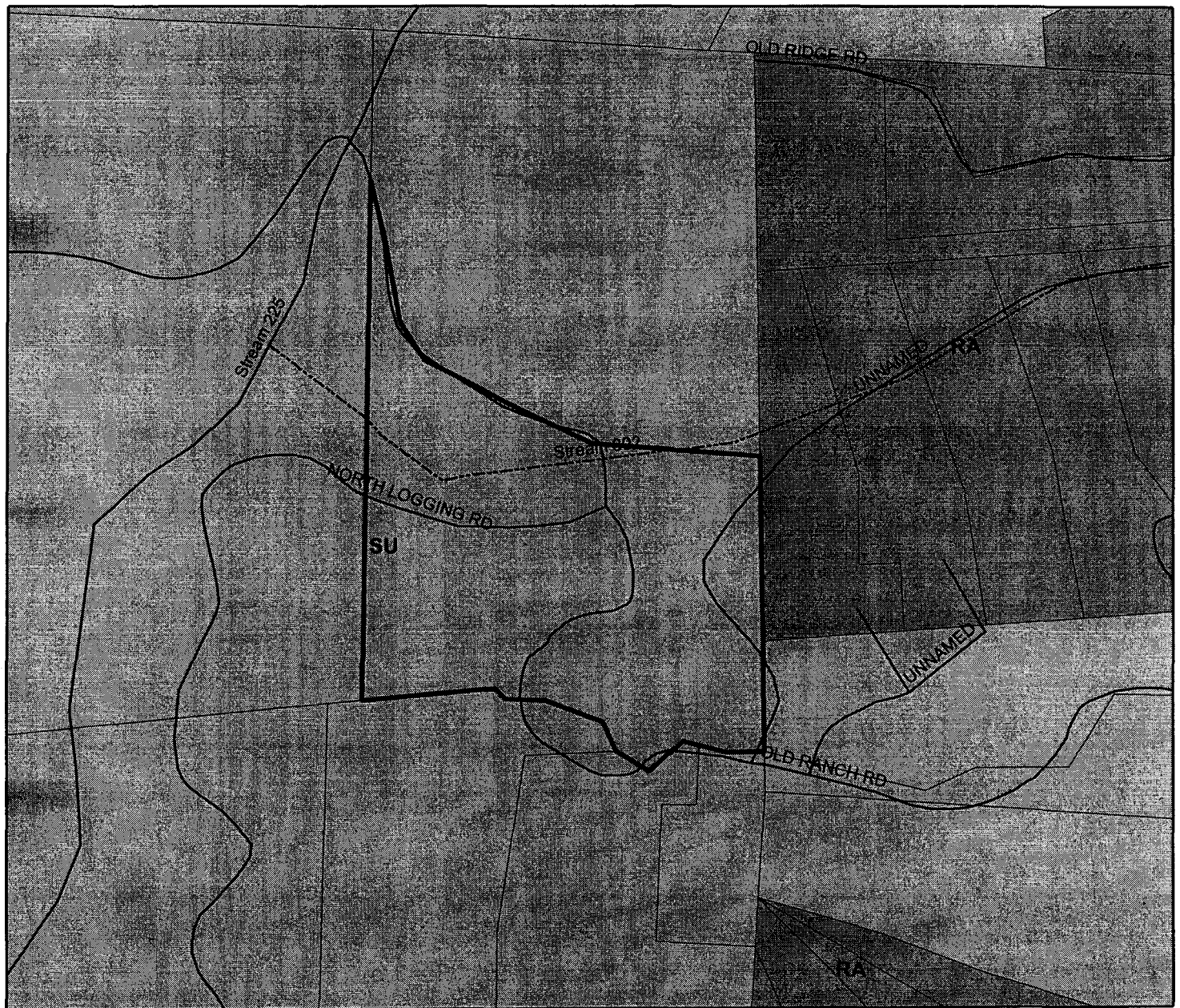
-  APN: 096-341-57
-  Assessors Parcels
-  Streets






Map created by
County of Santa Cruz
Planning Department
August 2007



Zoning Map





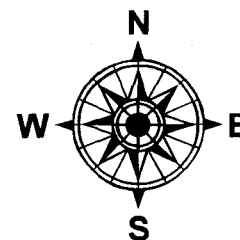
LEGEND

-  APN: 096-341-57
-  Assessors Parcels
-  Streets

STREAMTYPE

-  PERENNIAL
-  INTERMITTENT

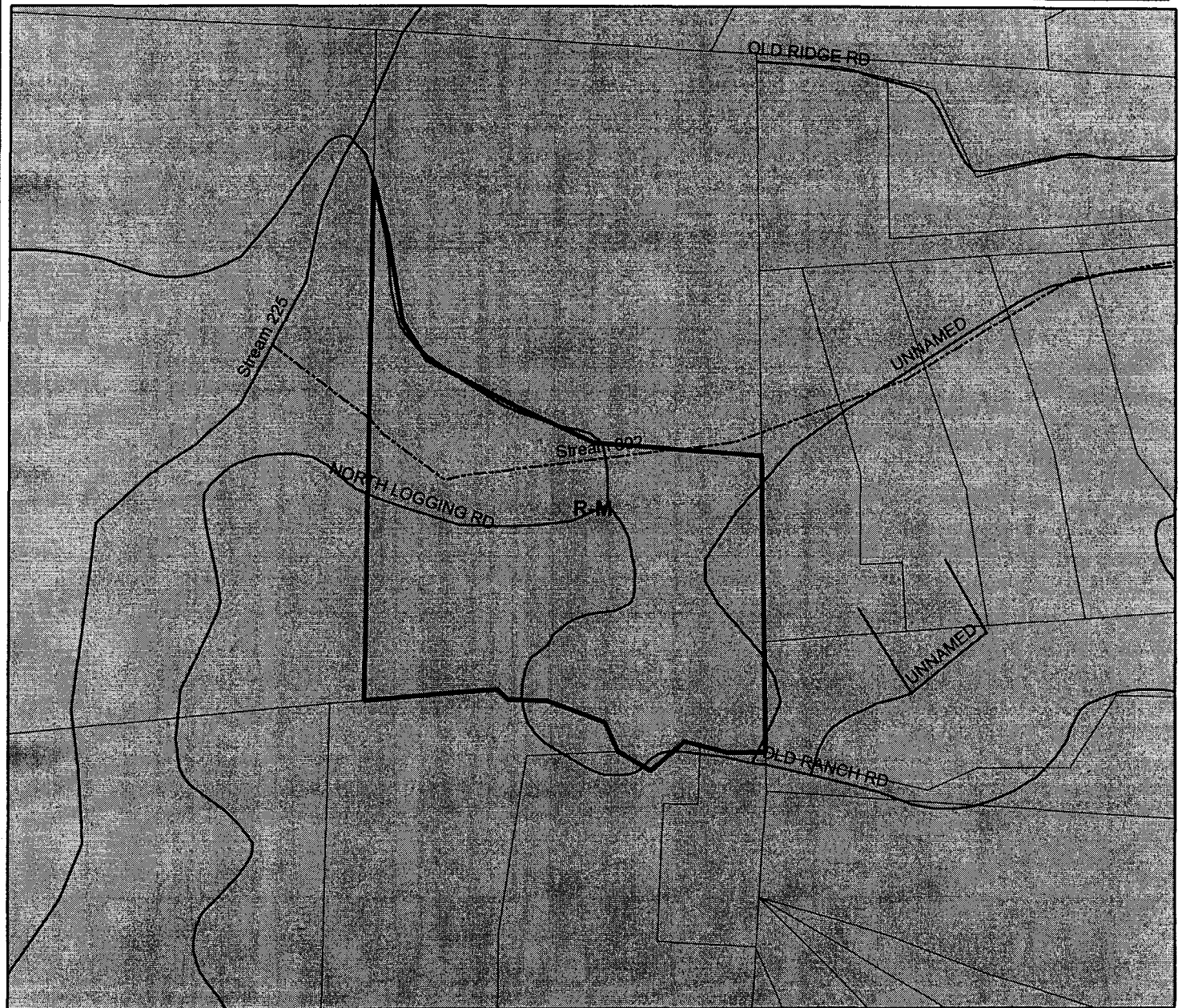
-  AGRICULTURE RESIDENTIAL
-  SPECIAL USE



Map created by
County of Santa Cruz
Planning Department
August 2007



General Plan Designation Map



0 225 450 900 1,350 1,800 Feet

LEGEND

APN: 096-341-57

Assessors Parcels

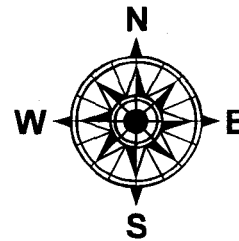
Streets

STREAMTYPE

PERENNIAL

INTERMITTENT

Residential-Mountain



Map created by
County of Santa Cruz
Planning Department
August 2007

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: 07-0579

Assessor Parcel Number: 096-341-57

Project Location: Property located at the intersection of Old Ranch Road and Spring Road.

Project Description: Rezone a parcel from the Special Use (SU) zone district to the Timber Production (TP) zone district.

Person or Agency Proposing Project: Joseph Ols

Contact Phone Number: (408) 353-6564

- 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). [Section 1703]

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

Maria Porcila Perez, Project Planner

Date: _____

Timber Management Plan
for the lands of

Joseph Ols
APN 096-341-57
Santa Cruz County, Calif.

August 12, 2007

Prepared by
Steven M. Butler, RPF #2390
781 Oak Drive
Felton CA 95018



The purpose of this management plan is to provide basic forest management details and information to the landowner and to meet the county requirements for rezoning said parcel from its current zoning designation of Special Use (Su) to Timber Production Zoning (TPZ).

TPZ is a zoning classification applied to private timberland and State forests by local government under the Forest Taxation Reform Act of 1976. In addition to the definition of "timberland" applied in the Forest Practice Act, land within a TPZ is also subject to the definition in Section 51104 (f) of the Government Code (GC). In the GC timberland means privately owned land or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

Land zoned TPZ is restricted for use in timber growing or compatible uses, such as outdoor recreation or grazing. This restriction on use lasts ten years and is renewed each year; in return, landowners receive reduced property tax assessments on the land.

"Conversion" from timber growing to other land uses may occur either on land that is zoned for timber production or land that is still timberland but which is not zoned for timber production. Within TPZ lands, timberland conversion means the immediate rezoning of TPZ, whether timber operations are involved or not. Some exemptions may apply. Within non-TPZ timberlands, under Section 1100 (g) of the California Code of Regulations (CCR), timberland conversion means transforming timberland to a non-timber growing use through timber operations where:

1. Future timber harvests will be prevented or infeasible because of land occupancy and activities thereon; or
2. Stocking requirements of the applicable district forest practice rules will not be met within five years after completion of timber operations; or
3. There is a clear intent to divide timberland into ownerships of less than three acres. In these cases, a timberland conversion permit is required.

A timberland conversion exemption is applicable to the following situations of converting timberland for (Section 1104, CCR):

1. Non-timber use only, of less than three acres in one contiguous ownership, whether or not it is a portion of a larger land parcel and shall not be part of a THP;
2. Construction or maintenance of right-of-way by a public agency on its own or any other public property;
3. Construction and maintenance of gas, water, sewer, oil, electric, and communication right-of-way by private or public utility; and
4. Subdivision development outside of TPZ.

General Property Description - The parcel is about 9 acres in size. The parcel is redwood forestland. Portions of the parcel are quite steep while others are fairly gentle. The parcel is partially bordered by Old Ranch Road. This is parcel 096-341-57. It is located on the Los Gatos USGS Quad map, on a portion of Section 17 T9S R1W M.D.B. and M. Elevation ranges from 1,460 feet where the class II leaves the parcel between Spring Road and Old Ranch Road, just up stream from a pump station on Roger's parcel, up to 1,720 feet at the southeastern corner of the parcel at Old Ranch Road. The parcel is in the Zayante Creek Watershed. There are two large Class III watercourses (intermittent/seasonal watercourses) which join and create a Class II watercourse (perennial non-fish bearing watercourse) below the junction of Old Ranch Road and Spring Road. Steelhead use Zayante Creek to a point about 2 miles below the parcel. The parcel is not covered by the Timber Resources Overlay, although it is completely forested. The parcel is used as a primary residence and has a physical address of: 15215 Old Ranch Road, Los Gatos CA 95033.

History - The parcel was originally logged in the late 1800's or early 1900's. There is evidence of some second growth harvest on the parcel. No evidence of obvious historic structures or archeological sites were observed. The parcel appears to have been at least partially surveyed, although no survey monuments were found.

Access and Boundaries - The parcel has a legal right of way along Old Ranch Road to Hutchinson Road. The parcel is adjacent to and traversed by Old Ranch Road and Spring Road. There are several other grades on the parcel likely associated with the water company which could provide skidding access. The parcel appears at least partially surveyed. Power lines cross the parcel, and a pole easement marks the eastern parcel boundary. Old Ranch Road further delineates a portion of the south and northern boundaries. Old Ranch Road and Spring Road are paved.

Timber/Cover Types - The parcel has one Timber type: Redwood forest with a minor component of Douglas Fir and a variable hardwood component. Hardwoods including Live Oak, Tan oak, Madrone, and Bay. This is timber site class III.

Soils - There are two mapped soil types on the parcel:

115-Ben Lomond-Felton Complex 50-75% slopes. This deep sandy loam soil under lays the timbered slopes on the northern half of the parcel.

140- Hecker gravelly sandy loam 30-50% slopes. This deep well drained sandy soil supports redwood and hardwood stands on the southerly portion of the parcel. These slopes are gentler.

Volume, Growth and Yield - All 9 acres of this parcel **are productive timber lands which are available and capable of growing a crop of commercial tree species in quantities greater than 15 cubic feet of wood fiber per year.** The timbered portion of this parcel is considered site III redwood forest lands. The average site index is estimated at 140 and is roughly 65% stocked with conifers. The yield table estimates the current cubic feet stocking as 12,270 cubic feet per acre (CuFt/A). My estimate of stocking is roughly 21,000 board feet (BF) per acre. Growth is estimated 2% for an estimated average production of 245 cubic feet/acre/year, or 420 BF/acre/year.

The total standing volume of conifer is estimated at 180,000 BF.

The parcel carries roughly 3 cords per acre of hardwood, for an estimated 30 cords. The area has a variable component of hardwoods.

Post harvest growth rates should be around 3.0%.

Future Timber Management and Units- All of the acres are accessible utilizing traditional ground skidding access. A harvest of this parcel is anticipated to yield 54 MBF (thousand board feet) under a 50% - 60% selection harvest. This could be repeated on a 10-14 year cycle. Utilizing the stumpage values (price paid for standing trees) provided by the California Tax Board the stumpage value of such a sale would yield $\$580/\text{MBF} \times 54 \text{ MBF} = \$31,320$.

The cost of obtaining a Timber Harvest Plan (THP; harvesting permit) and some other expenses would need to be subtracted from this value. THP's are fairly expensive and carry a high fixed cost. To obtain a THP for your 9 acres could cost \$15,000 - \$20,000.

While this still produces a viable stand alone sale, your best course of action would be to tie your harvest in with a nearby timber harvest during the preparation stages of a nearby sale. This would require you to contact the half dozen RPFs that prepare plans in the area or your neighbors and let them know you are interested in harvesting your parcel and wait for them to prepare a harvest plan on a nearby parcel.

The 9 acre unit discussed is a stand alone unit in that it has its own adequate landing areas and truck and skid road access.

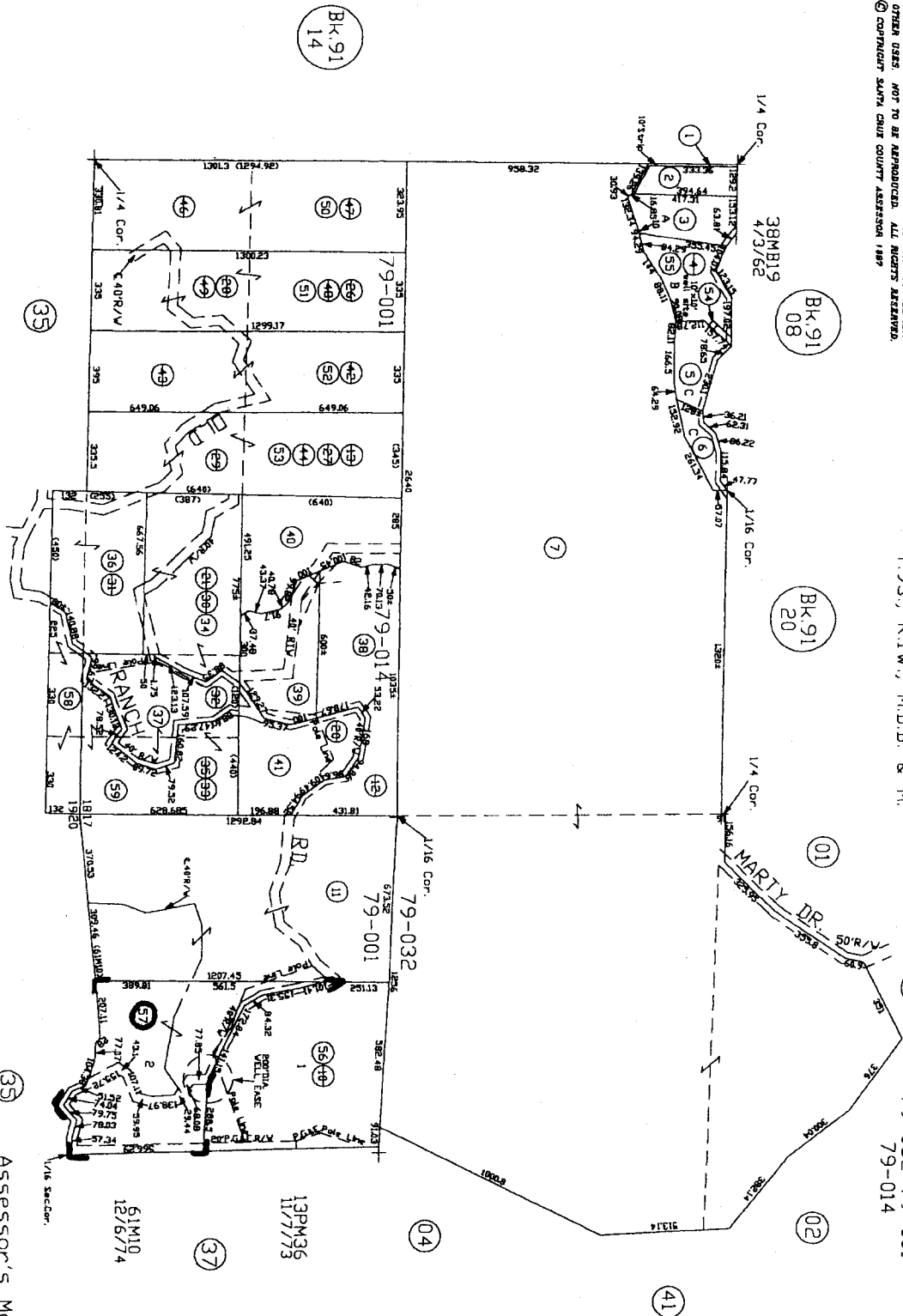
Other - The access road is very steep and windy the use of short log trucks would likely be required for log hauling. Access to parts of the parcel would require skidding across the paved road and/or onto adjacent parcels and is complicated by power lines and waterlines. These conditions will adversely affect the logging cost. The most prudent course of action on potentially commercially harvesting, in addition to combining with a nearby sale, is to hit the market when redwood prices are higher than current prices. The best landing location is at the corral and the least complicated harvest area is the 4 acres south of Spring road and west of Old Ranch Road.

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POR. SECS. 17, 18 & 20,
T.9S., R.1W., M.D.B. & M.

Tax Area Code
79-032 79-001
79-014

96-34



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

Assessor's Map No. 96-34
County of Santa Cruz, Calif.
April, 1997

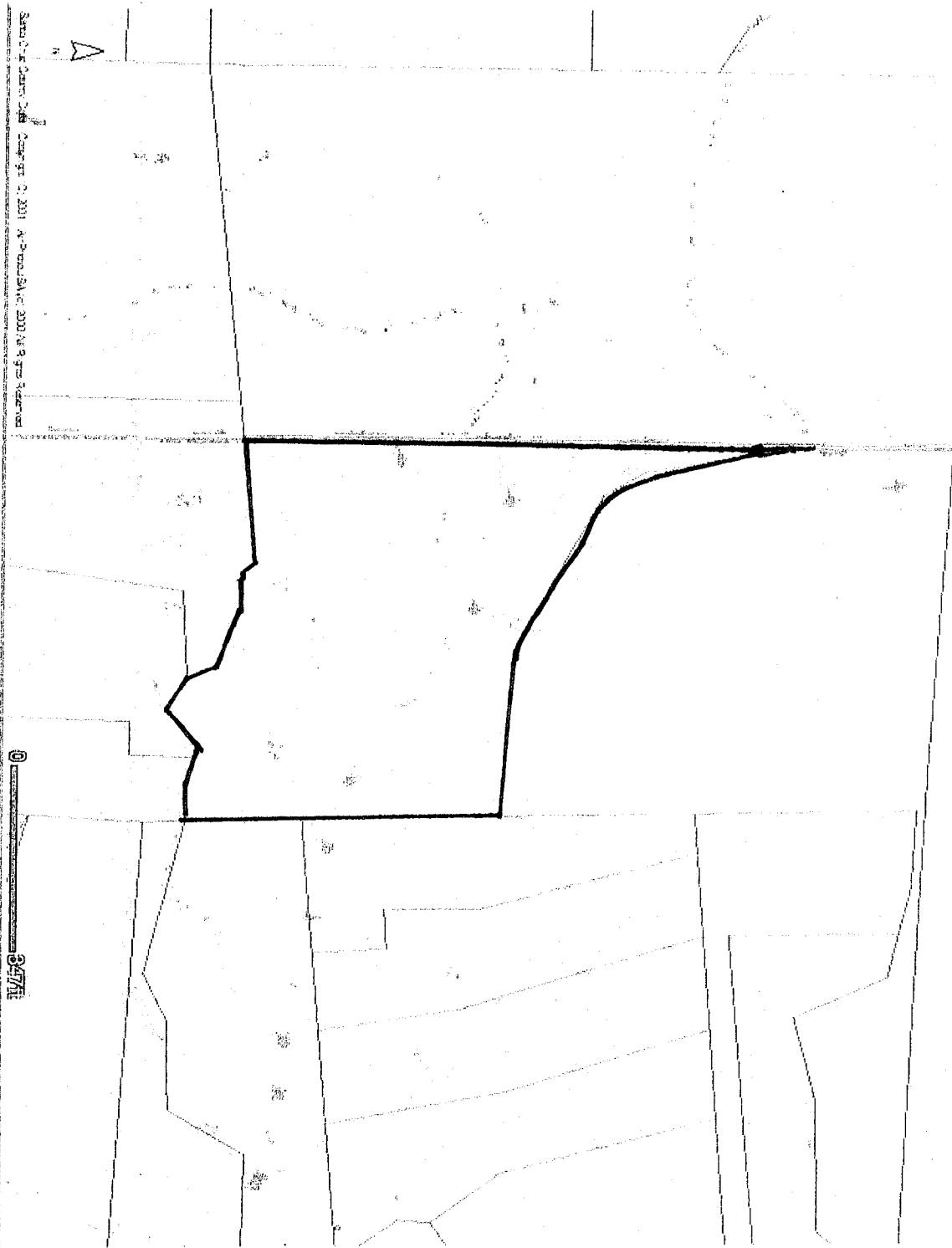
Joe O. Topo Map

Overview

EXHIBIT

Legend

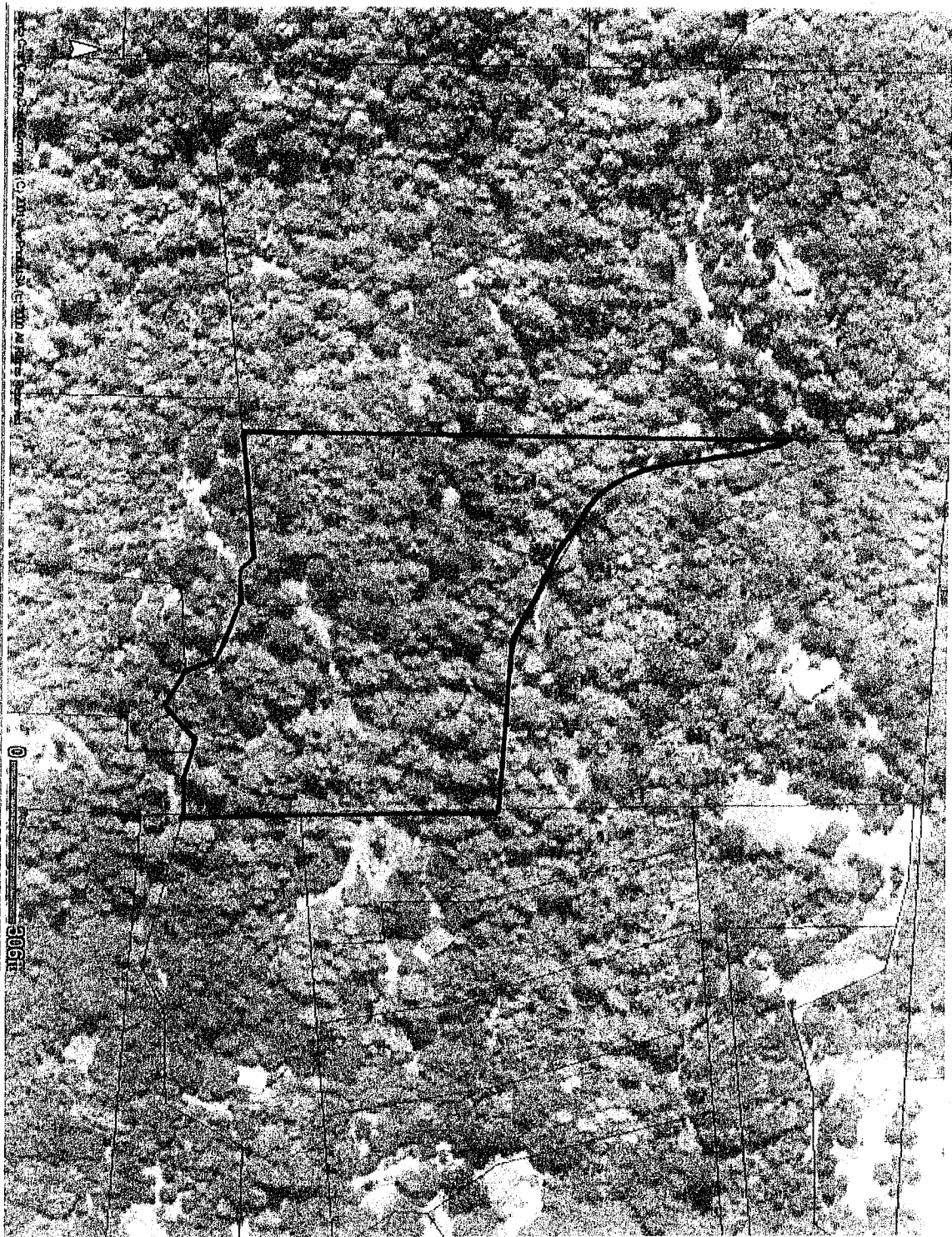
- Legend
- Parcel (Assessor)
- State Highways
- City Limits
- Santa Cruz County Boundary
- USGS Quads (containing maps)



San Jose County, California 2001 Aerial Photo 2001 Aerial Photo

0 0.27 miles

Joe O. Photo



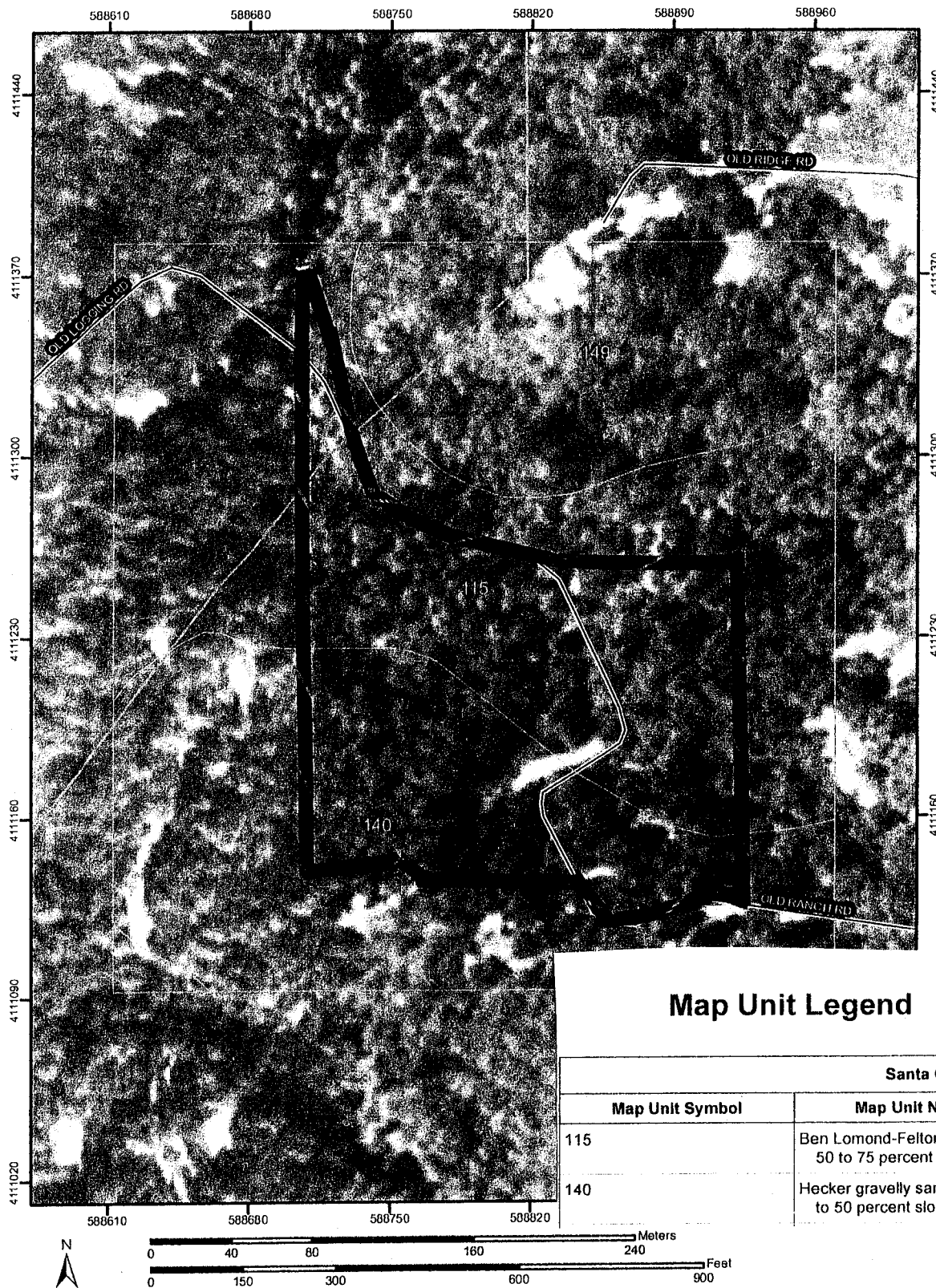
Overview

EXHIBIT

Legend

- Legend
- Parcel (Assessor's)
- State Highways
- City Limits
- Santa Cruz County Boundary
- 2 Ft Pixel

Soil Map-Santa Cruz County, California
(Joe Ols Soils Map by Steven M. Butler RPF#2390)



Map Unit Legend

Santa Cruz County, California	
Map Unit Symbol	Map Unit Name
115	Ben Lomond-Felton complex, 50 to 75 percent slopes
140	Hecker gravelly sandy loam, 30 to 50 percent slopes



Natural Resources
Conservation Service

Web Soil Survey 2.0
National Cooperative Soil Survey

9/12/2007
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