

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

RESOLUTION NO. 2025-02

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

**RESOLUTION OF THE PLANNING COMMISSION OF THE COUNTY  
OF SANTA CRUZ RECOMMENDING THE ADOPTION OF PROPOSED  
AMENDMENTS TO THE SANTA CRUZ COUNTY GENERAL  
PLAN/LOCAL COASTAL PROGRAM INTRODUCTION, THE BUILT  
ENVIRONMENT ELEMENT, ACCESS + MOBILITY ELEMENT, AND  
AGRICULTURE, NATURAL RESOURCES + CONSERVATION  
ELEMENT; AMENDMENTS TO SANTA CRUZ COUNTY CODE  
CHAPTERS 12.10, 13.10, 13.20, 14.01, 15.10, 16.42, 18.10; AND  
AMENDMENT OF THE ZONING MAP TO CHANGE THE ZONING OF  
PARCEL APN 070-281-01 TO ENSURE COMPLIANCE WITH STATE  
AND FEDERAL LAW AND TO IMPROVE CLARITY, ACCURACY, AND  
CONSISTENCY WITHIN SANTA CRUZ COUNTY CODE**

WHEREAS, the Santa Cruz County Code is periodically amended to ensure compliance with applicable state and federal laws, correct inconsistencies, improve the clarity, accuracy, and overall effectiveness of the Code; and

WHEREAS, amendments to the County Code may be required from time to time to address technical corrections, update references, and provide necessary improvements to the legal and regulatory framework within Santa Cruz County; and

WHEREAS, the County of Santa Cruz (the “County”) last updated the County Code in 2024 resulting from the recently adopted General Plan (Sustainability Update) which resulted in minor amendments being necessary; and

WHEREAS, the Planning Commission held a duly noticed public hearing on April 9, 2025, to consider an ordinance implementing the proposed amendments to Santa Cruz County Code (the “Ordinance”); and

WHEREAS, the Planning Commission reviewed the proposed amendments to the Santa Cruz County General Plan/Local Coastal Program, including the Built Environment Element, Access + Mobility Element, and Agriculture, Natural Resources + Conservation Element, in accordance with the goals of enhancing the community's long-term growth, sustainability, and development; and

WHEREAS, the Planning Commission reviewed the proposed County Code amendments and found that the proposed changes are in the best interest of the County, are consistent with

**EXHIBIT A**

applicable laws, and will improve the clarity and effectiveness of the Santa Cruz County Code; and

WHEREAS, the Planning Commission reviewed the proposed rezoning request for APN 070-281-01, and finds that the current zoning does not adequately support the desired land use or development potential for the parcel; and

WHEREAS, the proposed rezoning of APN 070-281-01 is consistent with the goals and objectives of the General Plan and aligns with the surrounding land uses, ensuring compatibility with neighboring properties and promoting sustainable development in the area.

WHEREAS, the proposed amendments to the General Plan/LCP, County Code, and Zoning Map are exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15061(b)(3), the "common sense" exemption, because the amendments and rezoning are minor in nature and will not have a significant effect on the environment; and

NOW, THEREFORE, BE IT RESOLVED that the Planning Commission recommends that the Board of Supervisors confirm that a Notice of Exemption is appropriate under CEQA.

BE IT FURTHER RESOLVED that the Planning Commission recommends that the Board of Supervisors adopt the proposed amendments to the General Plan/LCP Built Environment Element, Access + Mobility Element, and Agriculture, Natural Resources + Conservation Element, Santa Cruz County Code Chapters 12.10, 13.10, 13.20, 14.01, 15.10, 16.42, 18.10, and Zoning Map, as presented on this date and described in Exhibits C and E.

BE IT FURTHER RESOLVED that the Planning Commission finds that the proposed zoning map amendments are consistent with the findings of Santa Cruz County Code Section 13.10.215 and recommends changes to the Zoning as indicated below on the following parcel:

Parcel Number	Address	Existing General Plan/Zoning	Proposed General Plan/ Zoning
070-281-01	458 Lockhart Gulch Rd	General Plan: R-MT Zoning: M-1	General Plan: R-MT Zoning: RA

BE IT FURTHER RESOLVED that the Planning Commission finds the proposed amendments are internally consistent with the Santa Cruz County General Plan/LCP.

BE IT FURTHER RESOLVED that the Planning Commission finds that the proposed Ordinance, if adopted, would constitute part of the County’s Local Coastal Implementation Plan, is consistent with the California Coastal Act, and recommends that the Board of Supervisors direct staff to submit the General Plan/LCP amendments and the local coastal implementing ordinance to the California Coastal Commission for certification.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 9<sup>th</sup> day of April 2025, by the following vote:

AYES: COMMISSIONERS: Barton, Risutto, Nickell

NOES: COMMISSIONERS: None  
ABSENT: COMMISSIONERS: Jimenez, 5th seat vacant  
ABSTAIN: COMMISSIONERS:

Signed by:

*Trina Barton*

0278FA2FA2B74B1...

Chairperson

DocuSigned by:

*Sheila McDaniel*

B7F7A99D43A942E...

Secretary

ATTEST:

APPROVED AS TO FORM:

Signed by:

*Natalie Kirkish*

D62DC6AA0E74498...

ASSISTANT COUNTY COUNSEL

cc: County Counsel  
Community Development & Infrastructure Department

**EXHIBIT A**




Certificate Of Completion

Envelope Id: 59C61FA8-1A6E-438A-8A8A-98E0F5D8A6BF		Status: Completed
Subject: Complete with Docusign: Exhibit A - PC Resolution_2025 HKA_20250407_Final_REV_Clean.pdf		
Source Envelope:		
Document Pages: 3	Signatures: 1	Envelope Originator:
Certificate Pages: 4	Initials: 0	Jacob Lutz
AutoNav: Enabled		701 Ocean Street
Envelopeld Stamping: Enabled		Santa Cruz, CA 95060
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		Jacob.Lutz@santacruzcountyca.gov
		IP Address: 139.60.73.3

Record Tracking

Status: Original	Holder: Jacob Lutz	Location: DocuSign
4/8/2025 8:43:59 AM	Jacob.Lutz@santacruzcountyca.gov	
Security Appliance Status: Connected	Pool: FedRamp	
Storage Appliance Status: Connected	Pool: County of Santa Cruz	Location: Docusign

Signer EventsSignatureTimestamp

Natalie Kirkish	<div><div>Signed by:</div><div></div><div>D52DC6AA0E74498...</div></div>	Sent: 4/8/2025 8:46:15 AM
Natalie.Kirkish@santacruzcountyca.gov		Viewed: 4/8/2025 4:07:40 PM
County Counsel		Signed: 4/8/2025 4:13:47 PM
Security Level: Email, Account Authentication (None)		
	Signature Adoption: Pre-selected Style	
	Using IP Address: 63.194.190.100	

Electronic Record and Signature Disclosure:  
Accepted: 8/1/2024 2:49:37 PM  
ID: b763e46b-8c75-436f-b147-3f5717480ab2

In Person Signer EventsSignatureTimestamp

Editor Delivery EventsStatusTimestamp

Agent Delivery EventsStatusTimestamp

Intermediary Delivery EventsStatusTimestamp

Certified Delivery EventsStatusTimestamp

Carbon Copy EventsStatusTimestamp

Witness EventsSignatureTimestamp

Notary EventsSignatureTimestamp

Envelope Summary EventsStatusTimestamps

Envelope Sent	Hashed/Encrypted	4/8/2025 8:46:15 AM
Certified Delivered	Security Checked	4/8/2025 4:07:40 PM
Signing Complete	Security Checked	4/8/2025 4:13:47 PM
Completed	Security Checked	4/8/2025 4:13:47 PM

Payment EventsStatusTimestamps

Electronic Record and Signature Disclosure

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact County of Santa Cruz:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us)

### **To advise County of Santa Cruz of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from County of Santa Cruz**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with County of Santa Cruz**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.

## Certificate Of Completion

Envelope Id: 43122773-82BD-4CDB-94F5-846C94773281

Status: Completed

Subject: Complete with Docusign: Exhibit A - PC Resolution\_2025 HKA\_20250407\_Final\_REV\_Clean (Signed)\_1.pdf

Source Envelope:

Document Pages: 7

Signatures: 2

Envelope Originator:

Certificate Pages: 5

Initials: 0

Sheila McDaniel

AutoNav: Enabled

701 Ocean Street

Envelopeld Stamping: Enabled

Santa Cruz, CA 95060

Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Sheila.McDaniel@santacruzcountyca.gov

IP Address: 73.162.243.105

## Record Tracking

Status: Original

Holder: Sheila McDaniel

Location: DocuSign

4/11/2025 10:51:31 AM

Sheila.McDaniel@santacruzcountyca.gov

Security Appliance Status: Connected

Pool: FedRamp

Storage Appliance Status: Connected

Pool: County of Santa Cruz

Location: Docusign

## Signer Events

Sheila McDaniel

sheila.mcdaniel@santacruzcountyca.gov

Principal Planner

Security Level: Email, Account Authentication  
(None)

## Signature

DocuSigned by:

*Sheila McDaniel*

B7F7A99D43A942E...

## Timestamp

Sent: 4/11/2025 10:55:39 AM

Viewed: 4/11/2025 10:55:48 AM

Signed: 4/11/2025 10:57:14 AM

Signature Adoption: Pre-selected Style

Using IP Address: 73.162.243.105

## Electronic Record and Signature Disclosure:

Accepted: 9/14/2023 11:33:18 AM

ID: 2698af7d-f700-4d3c-b195-988a57246e12

Trina Barton

trina.barton@santacruzcountyca.gov

Security Level: Email, Account Authentication  
(None)

Signed by:

*Trina Barton*

0278FA2FA2B74B1...

Sent: 4/11/2025 10:57:15 AM

Viewed: 4/15/2025 9:39:26 AM

Signed: 4/15/2025 9:39:42 AM

Signature Adoption: Pre-selected Style

Using IP Address: 63.194.190.100

## Electronic Record and Signature Disclosure:

Accepted: 4/15/2025 9:39:26 AM

ID: 1c2d83e6-6fed-42ec-96eb-1c0650322349

## In Person Signer Events

## Signature

## Timestamp

## Editor Delivery Events

## Status

## Timestamp

## Agent Delivery Events

## Status

## Timestamp

## Intermediary Delivery Events

## Status

## Timestamp

## Certified Delivery Events

## Status

## Timestamp

## Carbon Copy Events

## Status

## Timestamp

Jacob Lutz

Jacob.Lutz@santacruzcountyca.gov

Security Level: Email, Account Authentication  
(None)

**COPIED**

Sent: 4/15/2025 9:39:43 AM

## Electronic Record and Signature Disclosure:

Accepted: 6/27/2023 9:36:07 AM

ID: 61f1bbaa-b99f-4d1f-8aab-a0d6a6ec5659



Carbon Copy Events	Status	Timestamp
Donovan Arteaga Donovan.arteaga@santacruzcountyca.gov Security Level: Email, Account Authentication (None) <b>Electronic Record and Signature Disclosure:</b> Accepted: 10/18/2024 12:06:54 PM ID: 495f992c-cef5-4359-8e50-d2386f6de626	COPIED	Sent: 4/15/2025 9:39:43 AM

Witness Events	Signature	Timestamp
----------------	-----------	-----------

Notary Events	Signature	Timestamp
---------------	-----------	-----------

Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/11/2025 10:55:39 AM
Certified Delivered	Security Checked	4/15/2025 9:39:26 AM
Signing Complete	Security Checked	4/15/2025 9:39:42 AM
Completed	Security Checked	4/15/2025 9:39:43 AM

Payment Events	Status	Timestamps
----------------	--------	------------

Electronic Record and Signature Disclosure
--

## **ELECTRONIC RECORD AND SIGNATURE DISCLOSURE**

From time to time, County of Santa Cruz (we, us or Company) may be required by law to provide to you certain written notices or disclosures. Described below are the terms and conditions for providing to you such notices and disclosures electronically through the DocuSign system. Please read the information below carefully and thoroughly, and if you can access this information electronically to your satisfaction and agree to this Electronic Record and Signature Disclosure (ERSD), please confirm your agreement by selecting the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

### **Getting paper copies**

At any time, you may request from us a paper copy of any record provided or made available electronically to you by us. You will have the ability to download and print documents we send to you through the DocuSign system during and immediately after the signing session and, if you elect to create a DocuSign account, you may access the documents for a limited period of time (usually 30 days) after such documents are first sent to you. After such time, if you wish for us to send you paper copies of any such documents from our office to you, you will be charged a \$0.00 per-page fee. You may request delivery of such paper copies from us by following the procedure described below.

### **Withdrawing your consent**

If you decide to receive notices and disclosures from us electronically, you may at any time change your mind and tell us that thereafter you want to receive required notices and disclosures only in paper format. How you must inform us of your decision to receive future notices and disclosure in paper format and withdraw your consent to receive notices and disclosures electronically is described below.

### **Consequences of changing your mind**

If you elect to receive required notices and disclosures only in paper format, it will slow the speed at which we can complete certain steps in transactions with you and delivering services to you because we will need first to send the required notices or disclosures to you in paper format, and then wait until we receive back from you your acknowledgment of your receipt of such paper notices or disclosures. Further, you will no longer be able to use the DocuSign system to receive required notices and consents electronically from us or to sign electronically documents from us.

### **All notices and disclosures will be sent to you electronically**

Unless you tell us otherwise in accordance with the procedures described herein, we will provide electronically to you through the DocuSign system all required notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you during the course of our relationship with you. To reduce the chance of you inadvertently not receiving any notice or disclosure, we prefer to provide all of the required notices and disclosures to you by the same method and to the same address that you have given us. Thus, you can receive all the disclosures and notices electronically or in paper format through the paper mail delivery system. If you do not agree with this process, please let us know as described below. Please also see the paragraph immediately above that describes the consequences of your electing not to receive delivery of the notices and disclosures electronically from us.

### **How to contact County of Santa Cruz:**

You may contact us to let us know of your changes as to how we may contact you electronically, to request paper copies of certain information from us, and to withdraw your prior consent to receive notices and disclosures electronically as follows:

To contact us by email send messages to: [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us)

### **To advise County of Santa Cruz of your new email address**

To let us know of a change in your email address where we should send notices and disclosures electronically to you, you must send an email message to us at [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state: your previous email address, your new email address. We do not require any other information from you to change your email address.

If you created a DocuSign account, you may update it with your new email address through your account preferences.

### **To request paper copies from County of Santa Cruz**

To request delivery from us of paper copies of the notices and disclosures previously provided by us to you electronically, you must send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email address, full name, mailing address, and telephone number. We will bill you for any fees at that time, if any.

### **To withdraw your consent with County of Santa Cruz**

To inform us that you no longer wish to receive future notices and disclosures in electronic format you may:

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to [nada.algharib@santacruzcounty.us](mailto:nada.algharib@santacruzcounty.us) and in the body of such request you must state your email, full name, mailing address, and telephone number. We do not need any other information from you to withdraw consent.. The consequences of your withdrawing consent for online documents will be that transactions may take a longer time to process..

### **Required hardware and software**

The minimum system requirements for using the DocuSign system may change over time. The current system requirements are found here: <https://support.docusign.com/guides/signer-guide-signing-system-requirements>.

### **Acknowledging your access and consent to receive and sign documents electronically**

To confirm to us that you can access this information electronically, which will be similar to other electronic notices and disclosures that we will provide to you, please confirm that you have read this ERSD, and (i) that you are able to print on paper or electronically save this ERSD for your future reference and access; or (ii) that you are able to email this ERSD to an email address where you will be able to print on paper or save it for your future reference and access. Further, if you consent to receiving notices and disclosures exclusively in electronic format as described herein, then select the check-box next to 'I agree to use electronic records and signatures' before clicking 'CONTINUE' within the DocuSign system.

By selecting the check-box next to 'I agree to use electronic records and signatures', you confirm that:

- You can access and read this Electronic Record and Signature Disclosure; and
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.