



**Santa Cruz County  
CA**

**Agenda Item  
DOC-2024-984**



**Consider approving Phase II Transition Plan, which entails transitioning Recovery Permit Center services from 4-Leaf Inc. Consulting to County staff, and take related actions (Community Development and Infrastructure)**

Information

<b>Department:</b>	Planning: Permit Centers	<b>Sponsors:</b>	Deputy CAO/Director of CDI Matt Machado
<b>Category:</b>	PLN PERMIT - Board Letter	<b>Projects:</b>	Master Calendar
<b>Functions:</b>	General Government		

Links

**Link** [DOC-2024-414 : Consider ratifying amendment to agreement with 4Leaf, Inc., in an amount not to exceed \\$600,000 for CZU Lightning Complex Fire recovery permit processing services through December 31, 2024, and take related actions \(Community Development and Infrastructure\)](#)  
RPC Phase I Transition Plan

Attachments

[Board Memo](#)  
[RPC BOS Memo 10.31.2024\\_final](#)  
[Item 13 RPC Phase II Transition Plan\\_pp\\_final](#)

Board Letter

**Recommended Actions:**

- 1) Accept report on metrics for CZU recovery permitting progress; and
- 2) Approve Phase II Transition Plan, which entails transitioning Recovery Permit Services from 4-Leaf Inc. to the County on January 1, 2025.

**Executive Summary**

On April 30, 2024, the Board of Supervisors approved the Recovery Permit Services (RPC) Phase I Transition Plan, which involved relocating the Recovery Permit Center's counter services from the current basement location at 701 Ocean Street to the Unified Permit Center on the 4th floor. The objective of this transition was to prepare for the handover of disaster permitting services from 4-Leaf, Inc. to county staff, with a targeted transition date of January 1, 2025.

Following an analysis of RPC metrics-encompassing counter appointments, permit processing, and inspection activities-it has been determined that the County has sufficient staffing to assume all RPC-related services. Since the April 30th Board of Supervisors meeting, staff has worked closely with RPC personnel and project reviewers to ensure a seamless transition by January 1, 2025. This preparation includes ensuring adequate staff resources are in place to handle the additional workload,

cross-training county staff on CZU permitting procedures, updating the website and permit materials, and notifying property owners affected by the CZU fire.

## **Discussion**

The unprecedented 2020 CZU Lightning Fire burned approximately 85,509 acres, affecting an estimated 805 parcels of land. Of these, 779 parcels sustained damage or complete destruction of structures, including 697 parcels with residential developments. In response, the County engaged 4-Leaf, an outside consulting firm specializing in disaster recovery and permitting, and established the Recovery Permit Center (RPC).

To fund the RPC, the Board of Supervisors approved a thirty-one-month contract on November 17, 2020, at a cost not to exceed \$6,260,000, extending through the end of fiscal year 2022/23. On April 30, 2024, the Board approved a \$600,000 contract amendment to fund RPC services from May through December 2024, alongside the Phase I Transition Plan, which involved relocating RPC services from the basement to the Unified Permit Center, and the extension of the Temporary Housing Permit program through 2024. To date, the net county cost to operate the Recovery Permit Center is \$2,329,169.00.

Additionally, on October 8, 2024, the Board approved a two-year extension of the Rebuild Directive. This extension allows property owners in the CZU burn area to bypass geologic hazards review as part of the rebuild permit process for habitable structures, streamlining efforts to restore homes in the affected area.

## ***CZU Recovery Progress***

To date, the RPC has approved 264 residential rebuild permits, with 127 of the homes now occupied. Another 134 homes are currently under construction. Three permit applications have been withdrawn.

As was reported to the Board in April, RPC related permit activity has declined steadily over the past three years. Over approximately the past year, from November 3, 2023 to October 15, 2024, 34 new pre-clearance applications (for a total of 486) and 33 replacement home permit applications (for a total of 287) have been submitted to the RPC for processing.

Regarding pre-clearances (Geology, Fire, Zoning, and Environmental Health), 486 pre-clearance applications have been submitted. Of these, 369 pre-clearances have been approved and 94 have not been approved due to outstanding issues in at least one of the pre-clearance areas. Of the parcels with pre-clearances applied for but not approved, 74 do not have on-site wastewater treatment system (OWTS) clearance, 61 do not have geologic hazards clearance, 16 do not have zoning clearance, and 10 do not have fire access clearance. The numbers suggest that OWTS and geologic hazards requirements continue to be the most challenging areas for those wishing to rebuild their homes.

Since the fire, several fire affected parcels have been sold. As of June 2024, 196 parcels have been transferred or sold. Of the total 486 issued pre-clearances, 363 were issued to original property owners and 123 were issued to new property owners. Of the total 264 building permits issued for new residences, 222 were issued to original property owners and 42 were issued to new property owners.

## ***Phase II Transition Plan***

Over the past three months, multiple transition and coordination meetings have been held to ensure a smooth handover of Recovery Permit Center (RPC) services from 4-Leaf, Inc. to county staff, with the primary objective of avoiding any disruption in services. Given the unique aspects of the CZU permitting process, cross-training of county staff has been identified as essential, and this training has already begun.

Environmental Health (EH) staff have taken over all non pre-clearance related permitting in the CZU area, while cross-training within the Building Division is also well underway. RPC Building Technicians have largely integrated with the county's Building counter, and both building and EH staff are receiving training to familiarize themselves with CZU-specific procedures. Over the coming month, training efforts will be intensified to ensure full preparedness for the final transition on January 1st, 2025.

### ***CZU Building Permit Review***

The current standard turnaround times for CZU rebuild building permit plan check reviews conducted by 4-Leaf are a 10-day first review and a five-day second (and subsequent) review. Pre-clearance applications are reviewed in 10 days. County staff can accommodate these review timelines.

Discussions with permit reviewers and their management indicate that they have the capacity to manage the additional volume of permits and can expedite the review of rebuild permits. Applications submitted by original property owners remain the top priority and 10- and five-day review deadlines can and will be met for these applications. Applications submitted by new property owners will also be prioritized, after those submitted by original property owners.

Building permit application submittals have steadily declined over the past year, with a total of 24 building permit applications submitted thus far in 2024. There has, however, been an uptick in preclearance application submittals, with 58 submitted thus far in 2024. This is due, in part, to the county's outreach efforts to original property owners notifying them of the Recovery Permit Center and Long-Term Recovery Group services.

Preclearance and permit submittal activity, especially from original property owners, is expected to decline in 2025; however, in the event of a surge in permit activity, whether CZU-related or otherwise, the county has contracts in place with several consulting plan check services, including 4-Leaf, Inc., which is already familiar with the CZU rebuild process. If high permit volumes occur, the county will direct CZU rebuild applications to 4-Leaf for review, per the existing consulting plan check contract.

A bump in CZU related permit activity is not anticipated, nor is decrease in County review bandwidth. Further, winter tends to be the slowest season for new building permit applications, aligning with the typical construction off-season.

### ***Recovery Permit Center (RPC) Counter Activity***

Over the past year, both in-person and telephone appointments have steadily declined, mirroring the overall decrease in permit activity. In the last four months, the Recovery Permit Center (RPC) handled 77 total appointments-averaging 19 per month, or five per week. This includes those scheduled through the Unified Permit Center Appointment Scheduler, walk-ins, and phone appointments. Most appointments occur in the morning, during the Monday through Friday service window from 8 AM to 5 PM (closed for lunch). Of these appointments, 23% involved new property owners, while 77% were with original property owners or their representatives.

Transitioning counter appointments from 4-Leaf staff to county staff will not be a problem. The Building Counter is fully staffed and has sufficient availability for appointments, currently offering slots Monday through Thursday from 8 AM to noon, and Monday and Tuesday afternoons from 1 PM to 4 PM. In addition, to improve service for CZU-related inquiries, the Appointment Scheduler was updated in June 2024 to include dedicated slots for CZU rebuild related inquiries. These dedicated appointments will remain in place. The Scheduler will be further enhanced to ensure adequate availability for those property owners affected by the fire by adding a field in the Scheduler that will enable customers to specify whether they are, or are affiliated with, the original property owner. Additionally, an extra afternoon of appointment slots will be reserved exclusively for original CZU area property owners.

This change ensures sufficient availability for property owners who are now initiating the process due to financing or other delays.

Given the RPC's average of five appointments per week, county staff is well-positioned to absorb the additional counter appointments and associated follow-up responsibilities.

### ***CZU Rebuild Inspections***

There are currently 137 replacement homes under construction in the CZU area, marking the highest number at any given time since the fire, with an average of five CZU-related inspections conducted daily. Many of these homes are expected to be completed by December 31st; however, some will still be under construction as of January 1st and others will commence construction.

While non-CZU related inspections are nearing or at an all-time high, the County Administrators Office recently approved CDIs request to reinstate funding for the Senior Inspector position. Reinstatement of the position will be considered by the Board of Supervisors at its November 19, 2024 meeting. Filling this position aligns with the start of the new year. Although the current staffing levels could accommodate the additional workload associated with CZU rebuilds, it will place strain on the inspection schedule during peak days. With the addition of the new inspector, however, the county inspection team will be well-equipped to manage the extra work associated with CZU-related inspections without any issues.

### ***Web Site and Form Updates***

In addition to staff training, updates to the website and public forms/materials will be necessary to align these resources with January 1, 2025, transition date when the county will take over processing all CZU permits. A work program has been established to ensure that all website updates and form/publication revisions are completed before the transition deadline.

Furthermore, modifications to the Appointment Scheduler have been implemented to prioritize CZU-related inquiries, ensuring that these appointments are easily accessible to those in need. This comprehensive approach will help facilitate a smooth transition and maintain high levels of service for all permit applicants.

### ***Noticing CZU Property Owners***

In preparation for the transition of Recovery Permit Center duties from 4-Leaf to county staff, including handling all CZU rebuild-related inquiries, permit intakes, and processing, public outreach has been a major priority for the department. In August 2024, mailed notices were sent to all CZU property owners who have not yet rebuilt, informing them of the staffing change and encouraging them to meet with RPC 4-Leaf staff. These notices also included contact information for the Recovery Group.

In addition to the mailed notifications, biweekly reminders about RPC services and the upcoming transition have been posted on the county's social media platforms, including Facebook and Instagram. This proactive outreach aims to keep property owners informed and engaged as the transition date approaches.

### ***Temporary Housing Permits***

Due to ongoing challenges some property owners are facing regarding rebuilding, at the April 10, 2024 Board of Supervisors meeting, staff recommended extending the Temporary Housing Permit program through December 30, 2024, for property owners or tenants displaced by the fire, with a permit expiration date of three (3) years from the date of permit issuance. The Board approved this program extension.

To date, 66 Temporary Housing Permits have been issued. Since the April 10th meeting, nine additional Temporary Housing Permits have been issued. Of the 66 parcels with Temporary Housing Permits, 18 property owners have successfully rebuilt their homes, and 17 more are currently under construction. Eight of the 17 parcels with homes under construction are new property owners.

It has been four years since the CZU fire, and those property owners displaced by the fire have either secured temporary housing through the program or found permanent housing through replacement home construction or relocation. Given that it has now been four years since the fire, staff recommends not extending the Temporary Housing program beyond the December 31, 2024, deadline established by the Board. There is no longer a pressing need for immediate temporary housing for property owners originally affected by the fire. Moreover, temporary housing is permitted under the county code in conjunction with a building permit for a primary residential structure.

### ***Fees***

One of the significant actions taken by the Board to support victims of the CZU fire and facilitate reconstruction was the reduction of permit fees and the revision of the permit fee payment due date for some fees, shifting it from the date of submittal to the date of issuance. On average, building permit fees for CZU residential permits are approximately two-thirds the cost of standard residential building permits. For example, on average, the total cost in fees to construct a new 2,000 square foot residence is about \$16,500, while the average cost in fees for CZU area replacement residence of the same size is \$10,700, with about half that amount due at building permit submittal and the second half due at issuance. Additionally, demolition fees, General Plan Update and Implementation fees, Soils Report Review fees, Environmental Plan Check fees, Environmental Inspection fees, and Department of Public Works review fees are waived for CZU rebuild permits. The Zoning review fee has also been reduced by 50%.

This reduced fee structure has been instrumental in promoting the reconstruction of residences destroyed in the CZU fire, particularly for original property owners who may be dealing with limited insurance reimbursement funds. County staff intends to maintain this reduced fee structure for original property owners into 2025 and beyond. In contrast, new property owners will be subject to the standard impact fees.

### ***Recommendation***

The Planning Department recommends that the Board of Supervisors approve the Phase II Transition Plan, which involves transitioning Recovery Permit Services from 4-Leaf Inc. to the county on January 1, 2025. The county is well positioned to assume the CZU rebuild customer service and permitting workload, both in terms of staffing and capacity. While there are some minor differences between the CZU permitting and pre-clearance processes compared to the standard building permit process, these variations are manageable.

In preparation for the transition, staff has already begun cross-training with 4-Leaf personnel and has started implementing necessary training documents, website updates, and changes to the Appointment Scheduler. This proactive approach will ensure a smooth transition as the county takes over these vital services.

### ***Financial Impact***

To fund the RPC, the Board of Supervisors approved a thirty-one-month contract on November 17, 2020, at a cost not to exceed \$6,260,000, extending through the end of fiscal year 2022/23. On April 30, 2024, the Board approved a \$600,000 contract amendment to fund RPC services from May through December 2024, for a total of \$6,860,000. Thus far, 4-Leaf has spent \$6,423,847.07 of the

total \$6,860.000. There is a remaining \$436,152.93 in the account. With the proposal to transition the RPC-related functions to county staff and end the contract with 4-Leaf, there will be no additional cost to the county. At the rate 4-Leaf is billing, it is anticipated that \$200,000 or more will be left unused; the unused portion will then be available for other county functions.

Body

Strategic Initiatives

6.A Customer Experience. Implementing the Phase II Transition Plan aligns with the County Strategic Plan goal of County Operational Excellence in that through this program customers are provided equitable access to effective, efficient, timely and culturally responsive permit services.

1.A. Health Equity. Implementing the Phase II Transition Plan aligns with the County Strategic Plan goal of Comprehensive Health in that the RPC program, including expedited permit review and reduced permit fees promotes rebuilding of the community, thereby furthering the goal of promoting a safe and healthy community that nurtures body and mind across all ages and social conditions.

5.B. Community Vitality. Implementing the Phase II Transition Plan aligns with the County Strategic Plan goal of Dynamic Economy in that the RPC program, including expedited permit review and reduced permit fees promotes rebuilding of the community, thereby contributing to a vibrant community and economy.

Meeting History

Dec 10, 2024 9:00 AM Video

Board of Supervisors

Regular Meeting

Draft

Recommended Actions:

1) Accepted report on metrics for CZU recovery permitting progress; and

2) Approved Phase II Transition Plan, which entails transitioning Recovery Permit Services from 4-Leaf Inc. to the County on January 1, 2025.

Additional Direction:

Directed staff to implement a one-year temporary housing extension for victims of the CZU fire, to return during 2025-26 budget hearings to discuss \$150,000 of funding for the Long Term Recovery Group, to work with the Long Term Recovery Group to address concerns and complaints regarding rebuilds, and to provide quarterly updates.

Public Comment:

1 person addressed the Board in Chambers

No one addressed the Board via zoom

RESULT:

APPROVED [UNANIMOUS]

MOVER:

Bruce McPherson, Fifth District Supervisor

SECONDER:

Justin Cummings, Third District Supervisor

AYES:

Manu Koenig, Zach Friend, Justin Cummings, Felipe Hernandez, Bruce McPherson

Transcript

Dec 10, 2024 9:00 AM

Board of Supervisors

Regular Meeting

Show prev 60 sec

9:00 AM

[silence] [silence] [silence] [silence] [silence] [silence] [silence] [silence] [silence] [silence] [silence] - all right. Good morning, everybody. Um, welcome to the December 10, 2024 meeting with santa cruz county board of supervisors. So i'd like to ask the clerk to please call the roll. - supervisor koenig? - here. - friend? - here. - hernandez? - here. - mcpherson. - here.

- and cummings? - here. [silence] - i'd like to see if there's any member of the board who would like to dedicate today's moment of silence? [pause] good, seeing none, well, let's just go ahead and take a general moment of silence. [silence] [silence] if you all stand-, um, please stand join in the pledge of allegiance. [background noise] - [together] I pledge allegiance to the flag of the united states of america and to the republic for which it stands [inaudible]. [silence] - i'd like to ask administrative officer pillasio[?] if there's any late additions or, uh, deletions to the regular consent agenda today. - we have no corrections today. We are perfect. - all right, there we go. Um, okay. Is there any board member who would like to remove an item from the consent to the regular agenda? [background noise] seeing none, I will move on to public comment. This is an opportunity for members of the public to speak to us to- to items that are not on the agenda, items that aren't on consent agenda, or if you'd like to speak to an item on our regular agenda, just note that you will not be able to speak a second time when that item is heard. And i'd like to ask the first person here in public to [inaudible]. Thank you. - chair cummings, i'm so sorry to interrupt. We've detected a slight audio issue. Can we take a couple moments to just correct that setting before public comment [crosstalk]? - sure. - thank you. [background noise] [background chatter] [silence] [silence] [silence] [silence] [silence] [silence] [silence] [silence] - . . . On zoom. [silence] [background noise] [silence] [silence] ready to proceed. - [inaudible] . Okay, so we'll have the first member of the public approach the podium. Thank you. You'll have two minutes. [background noise] - good morning, members of the board. My name is david brody. I'm the executive director at first five santa cruz county. And i'm here today to thank you and specifically, chair cummings uh, for proclaiming and recognizing January 2025 as positive parenting awareness month. Our 13th annual positive parenting awareness month in santa cruz county. Um, I think, as you all know, this proc-, this proclamation is very much a recognition of our growing understanding of the importance of positive parenting and the fact that it is a powerful predictor of future uh, social, emotional, and physical health of our kids. Proclamations like this one for us and the positive parenting awareness month activities that we have planned through first five and triple p and our partners in the coming month together really help normalize the act of parents seeking support to help decrease stress that's associated with parenting in our society. Stress that is unfortunately increasing and increasing for all parents. We want to recognize and commend the us surgeon general's recent release of, um, his advisory on mental health and well-being of parents where he explains the clear relationship between parental stress, parental mental health, and child outcomes. The surgeon general's report make it very clear that we all must work together to support parents. And i'm proud of the leadership of this board, this county our non-profit partners and parents in our community who have shown to do just that. To work together in the interests of parents and families no matter their shape or composition. And for two of your members who won't be on this board much longer, uh, you've been with us in this positive parenting awareness journey essentially from the beginning. And we wanna thank you for your tremendous support not just for, for the support you've shown for first five and our triple p program but for truly standing behind all of the board's actions behind-, in support of children and families, at minimum in my last 11, 13 years of this, uh, initiative. We are grateful to both of you. We are grateful to this entire board, uh, and we're grateful to the new members who will be joining you in January because we know there will be an ongoing commitment to children and families in our county. So, again, thank you, chair cummings for recognizing and declaring January 2025 positive parenting awareness month. Thank you. - thank you. [silence] - good morning. My name is isonego muscareo and i'm the triple p program manager at first five santa cruz county. On behalf of first five which oversees the local implementation of the triple p positive parenting program I want to thank the board for designating January 2025 as positive parenting awareness month. This proclamation brings attention to the vital role of parenting and caregiving and highlights availability of evidence based resources like triple p which equips parents and caregivers with practical effective tools to strengthen family bonds and raise happy, healthy, and well-adjusted children. Every year, more than 2000 parents and children in our community benefit from triple p. Parents consistently report high satisfaction and meaningful improvements in their parenting skills confidence, children's behavior, family communication and emotional well-being. Today's parents are resilient yet the pressures they face are overwhelming. Balancing work, caregiving, and household responsibilities has led to increased anxiety, depression, and burnout. We're aware of the gaps in support systems for parents including the lack of access to affordable care paid family leave, and mental health services. We're committed to reducing the stigma around mental health and connecting families to resources they need to thrive and triple p is here to support them. Triple p's motto is, 'small changes make a big difference' and we've seen how true this is for families in our



community. This positive parenting awareness month we're excited to celebrate and support our families with fun, interactive activities across santa cruz county. From workshops and resource fairs hosted by local non-profits to family friendly fitness with ymca's family latin dance class to our activities with pajaro valley arts and nature walks with oakhorn's [inaudible]. We're proud to offer opportunities for families to come together and thrive. Thank you to the board, first five and all our partners for making a difference in the lives of families together we're creating a stronger, more supportive community. Thank you. - thank you. [silence] - hello. My name is rachel sotto, set up in santa cruz. And I addressed this board over the internet at the last meeting inviting you all to join the revolution that is happening to restore human and constitutional rights from the encroachments of technocratic government under the guise of social justice and public health measures. At that meeting, I joined the voices of the community who were concerned about the rush to vote on the funding for local communities under the core criteria. Um, since then, i'm pleased. I read in the sentinel that, um, you guys found some couch money to, you know, support meals on wheels and gray bears but not the toddler center. And so, I was kind of inspired by this and I took a day or so to look at the county website and to kind of evaluate from my, you know, individual perspective the, um, the organizations that were funded and those that were not funded. And what I came away with, in the main is that according to the criteria of core and its mysterious processes the, the, the organizations that were funded were ones that um, are consistent with reducing human beings to data points and thus facilitating a kind of technocratic uh, new form of governance. The, the-, there was no uh, criteria of what supports local autonomy what is in the fabric of the community what has been long standing. And I think that means there's an invitation for all of us to, um, reevaluate the dei criteria and, and the way that we're running things or you guys are in the, in the county. Uh, the top funded organization ventures provides banking services and financial incentives for migrants to be vaccinated. I believe this is a violation of the nuremberg code. I found the consent form on the internet from the children's health alliance. Now, refer you to the last thing. Ventures does not have to follow privacy laws. This means ventures could share the information above with others. Ventures has told us that they will not share your baby's information. - thank you. [silence] - good morning. Becky steinberger. I didn't think I would be here. But the well ordinance, uh, that was-, is item 10 on your agenda is too important, right? I'm [inaudible] time to be here. Um, my concern with the well ordinance and I hope you will consider this when item 10 comes up is that there is no appeals process in any of this and there should be. It really needs to be. Especially since, if you look at, uh, uh, 7. 70. 110 j and f no new wells or replacement wells will be allowed in areas where there are groundwater replenishment projects going on. If you look at the map in your packet there's a small area in the injection wells boundaries of the purewater socal project. [pause] this new ordinance will effectively force consolidation of the pine tree lane, bluff water mutual and the private well owners within that area. [pause] there is no appeal for them. And this is forced consolidation because they would not be allowed, under this new permitting to get a replacement or supplemental well. [pause] this is a taking. [pause] and, um, I really hope you consider it. There is also no-, uh, there, there ha-, there has been um, no contact with the farm bureau regarding the impacts of the-, on the ag wells in the pajaro valley. Again, citing the groundwater replenishment project area of the college lake and others that pajaro valley water management agency has. Under this new regulation those ag wells, those farmers will not be able to get a well permit for a new well in their area. This, again, is a taking and the farm bureau has not been contacted about it. They urge you to. . . - thank you so much. [silence] - hi. Um, sorry. My name is sandra rodelo. I'm here representing community bridges under the triple p program and I just wanted to thank you for, um, acknowledging the parenting month awareness. Uh, that we help families with parenting skills and to take-, um, help them to avoid court and to build a better community and better families. And so, i'm here just to thank you all for doing this. So, thank you. [silence] - good morning, chair cummings and members of the board. I am tricia weber the santa cruz county clerk and register of voters. Today, on your agenda is the statement of vote for the November 5th presidential general election that was certified by me and my office on tuesday, December 3rd. Santa cruz or-, excuse me. 81. 13% of santa cruz county voted in the November election. Although that percentage is a little lower than we've seen in previous presidential general elections our county saw a turnout that was well above the state average which was 71. 4%. Of the 136,505 people who cast a vote, 69. 55% did that by mail and 11. 58% did that in person at one of our 24 voting locations across the county. [pause] [clears throat] I would like to thank everyone who helped me with making this election secure, transparent. . . My staff of 13 very dedicated people who put their lives on hold for over six months to help santa cruz county voters have



their voices heard. The extra help staff who came in to make their plans into fruition. The volunteers who worked at our voting locations for up to 10 days. The people who did our receiving boards and our dropbox pickups. The city clerks of capetola, santa cruz, scotts valley and watsonville who served as the election officials for the city contests. Our county family who provided us with facility support it support, personnel support, and sometimes just an ear to listen. And to you, board of supervisors for your faith in the department and our process. Thank you. - thank you so much. Thank you. [silence] - hey. Good morning. My name is joe james ewing whitman. I feel so naked without this fabrication of clear plastic around me. So, you know, what do we have, 3,100 counties? You know, several of them are having um, supervisors' meeting today. Like, uh, the-, in the county of san diego where they're going to kind of meander and change the, the browns act. Because, apparently, people get upset because, um, you say things that they don't want to necessarily think about or hear. I think everybody can change. I mean, we have a choice with all our actions with every breath whether we are going to be positive or negative. I really wish I saw more positive in here. I'm thinking of three men that i'm aware of, two are deceased, one is still living, that I think, unintentionally or intentionally did some evil things and changed. So i'm thinking of theodore geisel. Initially, some of his animations were sold. [pause] remote items like ddt, which created polio. And then stan tookie williams who was-, I don't know if he was- started the bloods or the crips. I don't recall. But he wrote a lot of really powerful children's books. Then we have david martin who describes the diabolical crap that's been going on. Where he does a clear history starting in 2000-, excuse me 1902 is what's going on, which was failed the league of nations became the un. What's going on with all of our controls. So i'm not sure what to say. There's a lot of things. You know, I was asked by a woman at a [inaudible] at a garage sale you know, the-, I had suggested running as a 31783 united states constitutional republic county sheriff. At that time, that type of sheriff could arrest his sitting president. Boy. Anybody running at that, matter would be quite busy. That's enough for now, thank you. [silence] - yes. Hello. So this, uh, this is not a civilized society when society allows people to live on the street. We have a guy, david. His name, david. He lives on an island between [inaudible] and thrift store and it's going on for years already. He's talking to himself. He's screaming out loud. It means he severely mentally ill. It is an illness and he's obviously and visibly gravely disabled. I believe it's belong to justin cummings department. [pause] i'm asking to instruct behavioral health division to take care of that person because it's just a humiliation to the society. It has to be taken care of. People should not live on the street. People should be taken care of, not just dogs and cats. And, um, when somebody gravely disabled it means somebody needs help. If somebody adult, it doesn't mean that adult can ask for help. People need- responsible people need to take care of that. And it is going on the- actually the program, it has name mk-ultra program. Is a human experimentation program designed and taken by cia to develop procedures and identify drugs that could be used during interrogations to weaken individuals and force confession through brainwashing and psychological torture. Make people to do what they want you to do. So this is what our behavioral health division does. And I complain about that already many, many times that they're enemies of the society and especially manager for adult program robert, um, my gosh, robert, and we already got his name who instructs sheriff's department you know, do not do their job. - thank you so much. Is there anybody else here in chambers who would like to speak? Burke, please step forward. [silence] - good morning. My name is carolyn burke. I'm the assistant public works director overseeing special services and i'd like to recognize the retirement of a much beloved member of the public works and community development and infrastructure staff rachel fatui, senior civil engineer in the flood control and stormwater management division. So I will, um, rachel is actually on her way. Unfortunately, we misjudged public comment but I will read this, um, in her absence. So proclamation honoring rachel fatui on the occasion of her retirement; whereas after more than 35 years of dedicated service to the county of santa cruz rachel fatui is retiring from her position as senior civil engineer managing the flood control and stormwater management section in the department of community development and infrastructure public works division. And whereas rachel has been a treasured member of public works and now community development and infrastructure with her uncanny ability to provide decades of drainage history on any person in the county and constant willingness to share her knowledge and mentor others. And whereas during her time with the county rachel's made friendships that have endured through retirements and life changes. And one of her favorite things is to celebrate the successes of others as evidenced by her wall of family photos and christmas cards from all whom have had the good fortune to work with her. And whereas rachel has been a loyal steward of the drainage zones throughout the county ensuring that funds are used for their

[illegible]

damaged causing neurological problems. In addition, the overuse of vaccines causes an excessive activation of the immune system which can precipitate an autoimmune disorder. This is particularly evident with premature infants or immune-compromised children. [pause] [inaudible] singh, punjab university professor in india completed a comprehensive review of 205 vaccine studies showing that the neurotoxic effects [crosstalk] - thank you so much for your comments. [silence] - iphone, your microphone's now available. [silence] - hi, this is michelle wall. Is it my time? - yes, we can hear you. - thank you very much. I am calling about the agendas that are proposing infrastructure to the rural areas. As you know, i've lived here for 25 and a half years. I've paid over \$150,000 in equivalents for property taxes as recent as last week. Richard negobon held a gun to yet another neighbor. The sheriffs do nothing. With that \$150,000 that was to pay for sheriff. As you know, richard negobond is a known felon who has, uh, committed violence to a half a dozen property owners here. He's living in an illegal dwelling that santa cruz county planning has refused to protect us and tear the place down that is an illegal dwelling. And I said, give me the order. I will tear it down. You guys have not done anything for \$150,000. I do not have a sheriff, I do not have a safe road where I can have a safe eta to the hospital if there's a medical emergency or if there is a fire. So i'm paying 150,000 actually, i'm getting robbed \$150,000 for the board of supervisors, the county of santa cruz not to protect me from the sheriff, not to protect me for my road. I do not have a landline. I do not have internet. And I have to take care of my own garbage, sewage, water. You're taking \$150,000 for all of those jobs that i'm doing. I want my money back. And I want you to get in there and get rid of this felon who's holding a gun to half a dozen neighbors up here. What the hell are you doing? What is wrong with you that you can sit there and take \$150,000 from me and not do a damn thing? [silence] - hem[?], your microphone is now available. [silence] - thank you. Board of supervisors. Can everybody hear me? - yes, we can. - excellent. So, anyways, that was an interesting thing uh, that I just heard there. Uh, if there's a situation where, uh, neighbors property owners are being threatened by an individual with a firearm I think that's something where sheriff definitely needs to go up there and investigate and take care of the matter. So we, we can't have that in american society. Okay? So all of us, property owners are paying taxes for, for a sheriff, for law enforcement. So if that's real, uh, please act on it. Um, vaccines, uh, don't mean to bust the, uh, anti-vax bubbles here but, uh, not buying the stories here and the conspiracy theory, okay? Vaccines are predominant in american society and, uh, it's a fabulous effect. You know, we have 8 billion people on the planet now. You know, that's vaccines and antibiotics, alright? Now, antibiotics, obviously, we have to worry about a little bit you know, if diseases sort of run ahead of that that's an issue. But vaccines, people thinking about, we're gonna be getting rid of vaccines, you can just forget about it. We're going to have vaccines, and we're going to be we're gonna vaccinate our dogs and cats, obviously against the rabies virus, okay? You know, there's some common sense here. Yes, some people, very few, can be harmed by vaccines. And our medical, you know, professions should be there to help them for sure, okay? But taking vaccines off the table for the american society, no way! I'm 100% against that. I'm very well aware that smallpox is still out there in two labs, the united states and russia and that could be weaponized to kill 100 million american people. So vaccines are going to be available for the american people, period. Anyways, thank you so much, and you folks have a very fine day. [silence] - we have no further speakers, chair. - all right, with that, i'll bring it back to the board to see if there's any, uh, questions, comments on items on the consent to approve the consent agenda. I'll start to my right with supervisor friend. - thank you, Mr. Chair. just a couple of briefs items, which is on item 29, appreciation for the app test library contract. What a remarkable gift for future generations that library is. It's one of my favorite places to be. And my son appreciates the chess, the chess tournaments that they have there as well. I'd like to also, um, comment on item 52, appreciate the work regarding the prioritization tool and specifically, it's just going to be focused on emergency repair specifically. I think that's the most appropriate, uh, component to that, so looking forward to that for future unfortunate emergencies. And lastly, on item 60, with the perfma[?] contract which is the flood control district that will be doing the repairs on this, on the proper river levy project. Our county has done a remarkable amount of work in this regard much more really than any other entity across the region. And this is just moving us for the last element toward construction. This is 70 years in the coming and it's a pretty remarkable thing to see finally happening. I know it's just a maintenance contract. This list is here at the end of an agenda. But I mean, the magnitude of what this means is pretty significant. So just appreciate all the work from county staff that have done so much on this. Thank you, Mr. Chair. - supervisor koenig. [background noise] - thank you, chair. A few thank you's on items 32, 33, 34. I wanna thank shane pabonetti for volunteering to be our new planning Commissioner In



district 1, luke rizzuto, for volunteering to be our alternate planning commissioner, and chris jones, for volunteering for the emergency medical care commission as an at large representative for consumers. On item 35, I wanna thank supervisor friend for volunteering to write a letter to governor newsome regarding property insurance. This is absolutely an urgent matter. Um, santa cruz county unfortunately topped the list for policies dropped for homeowners insurance. Uh, and in fact, even my parents living in santa cruz mountains are now on the, um, california fair plan which many would argue is not so fair when it comes to the price. No, i'm glad that you volunteered to write this letter supervisor friend. Um, I did wanna congratulate rachel fatui on her retirement. As was noted, rachel was actually one of the first county employees I ever worked with, uh, back when I was doing uh, public outreach and we did some stormwater surveys for the department and rachel is always, um, just extremely good-natured and a joy to work with. And, uh, wishing her all the best, uh, playing with her grandkids. Um, finally on item 24 the county bail schedule I did, um, ask county council was, can we actually propose changes to the bail schedule today? [silence] - depends on what the changes would be. [crosstalk] - well, I just, I just have one proposed change. So on item 254, overnight parking for mobile homes or recreational vehicles prohibited. Uh, the current fine is \$50. It's a flat rate, no matter the number of times uh, someone cited, um, in fact, when I was working with the deputy um, and our community policing department, sergeant randall hop, he was actually under the impression that we had already increased this to \$150. Um, I just wanna make sure that we formalized that today. I'm gonna propose that we increase the-the line from 50 to 150. - so I would, I would, I would really need to either postpone the item, if you wanna take it off of- of consent if the board agreed and- and move it to a regular item. I could take a look at the code and figure out whether or not in our code it actually mandates that it- that it be \$50 as opposed to \$150. I just don't have enough information right now to say that it's, it's that what you're proposing, uh, would. . . Okay. [silence] - um, sure. I mean, if- if we need to move it to a regular agenda item and I guess I would propose that, um. . . - can I ask, is there any way that we could maybe continue it to the next meeting, and then that way you can do your analysis and get back to the board with that information on how that could be changed. - yeah, I mean, um, yes. And- and- and- and with regard to the language rather than, rather than continuing it to the next meeting I would just propose that we just take it off this meeting and- and- and put it on to the next meeting. Is that okay? That's, I mean, if that's okay, right, supervisor koenig? - okay, then i'll be in touch with you about this specific issue and we'll work through it. - alright. Thank you. - okay. So, and what item number was that? - it was item 24. County bail schedule. - yep. [silence] - and that concludes your comments? - that does, thank you. - thank you. Supervisor mcpherson. - um, yes, i'd like to, um, uh, uh, address, uh, item number 26, the annie casey foundation grant. Uh, congratulations to the cao's office uh, on this grant, uh, to engage the results uh, count leadership program. This is a good investment, uh, for our county. And these principles are designed to address community needs uh, data, uh, data-driven ways uh, which is very much a step with our strategic planning processes in the probation area. I went back with a - a group of folks in my first year as a county supervisor to philadelphia. And the annie casey foundation is really a remarkable foundation to, uh, to address some needs that we have in this county. Um, our county clerk, tricia weber uh, took all the thunder out of what I was gonna say. Congratulations on the count- santa cruz county voters in the last election, uh, we were 81% compared to statewide. It was about 71. We're usually even higher than that but, um, in a presidential election year. But, uh, uh, it's really, really something. And, uh, it was a real challenge for the elections department to put this ballot throughout the county together. 'cause there was some shared districts be- between counties and other things that were going on. But, uh, they did a remarkable job and with only 13 people there and what they were facing it was, it was quite a list of, uh, issues that were on the ballot. Uh, so congratulations to them. And i'd like to congratulate supervisors elect uh, martinez and serpa who will be taking their positions uh, I think in January 7th. Be sworn in. Uh, congratulations on your winning, uh, your supervisorial elections in november. Um, and on item 35 supervisor friend's letter to the governor newsome about the industry uh, in- insurance industry dropping customers. I would like to be added as a signatory to that, if I could. - you would. Absolutely. As long as you're willing to write the letter. [laughter]. Just kidding. No. Yeah. I would love to have you join in on. - yeah. - i'm sorry. - we- we were as well, the whole county was hammered but san [inaudible] valley was just really taken uh, they took a big hit on that, so i'd be, thank you. I'd like to do that. Um, and to- to, um, ratify the nonprofit, uh, agreements totaling 400 million for behavioral health. Uh, although, uh, this item appears on the consent agenda I think it, uh, nonetheless important to call out the significant investment, uh, that is being made here in

behavioral health, um, and by the county. And our role of, um, as administrators of the health services on behalf of the state and federal government. Uh, there have been many changes made in recent years regarding how we address these, uh, services and how they're administered. But I want to thank our CAO our health services director, Monica Morales and our behavioral- behavioral health service director Tiffany Cantrell Warren and the entire HSA Health Services Agency staff for, uh, their dedication and determination. Many of, uh, the problems that, um, the community members site as public safety challenges have a long stem from untreated behavioral health, um, issues. And so this is very, very important. And the level of these investments, uh, really demonstrates I think, uh, that we're working on to address those the best of ability that we have. So thank you very much for- for doing that. - they're really great, grant. [pause] Supervisor Hernandez. - uh, just two brief comments on 39 to 37, I'd like to thank Chair Cummings for filling those workforce uh, board, development board positions. They've been vacant for a minute and also number 60. I'm glad that the, uh, the work on the river and the creeks uh, is moving forward. And also would like to thank, uh, supervisor friend for all his work to make that happen on the Perma Board as well. [silence] - I just have a couple comments. Um, item number 27, uh, the certification of the elections just again, want to extend my gratitude towards, uh, Dr. Weber and all the folks who work under her and many volunteers in our community who helped us uphold a fair democratic process. Um, and especially as we see across this, the country with how contentious, um, elections have become uh, we weren't able to have a fair election here in our county. And also want to congratulate Kim de Serpa and Monica Martinez on their, uh, victories in this election. Look forward to working with them in the coming years. Um, item number 35. This was the item, um, related to the letter to Governor Newsome uh, related to homeowners insurance. And just wanna thank supervisor friend again for putting that on. Um, and also, um, I think it's also a reminder to us that when we did have the Insurance Commissioner and their staff, um, visiting us they had mentioned that the new plans would start rolling out um, in December. And so I think it'd be great in early part of next year to get an update on how that, that's rolling out and- and what kind of changes are coming forward to people so that we can make sure that folks are aware of their options as it relates to homeowners insurance. Um, item number 45. This is, um, accepting file, fiscal year 2023/24 childcare developer fee, annual report and take related actions. Um, I think it would be good for the board to get an update on how those funds are being spent. There's about \$360,000, um, in that pot right now and it's not clear that that money is actually getting out to, um, childcare, um, facilities. And so it'd be great to see and- and understand how the county is planning on engaging with childcare providers to ensure that these funds are getting into their hands. Um, and then finally, just want to thank, uh, Rachel Fatui for all her years, uh, with working, for working with the county. Um, 35-year commitment to an institution is kind of unheard of these days. And so for folks who are able to dedicate a good chunk of their life to an institution it's- it's definitely worth, um, thanking them and commending them on their many years of support for the county. So, just want to thank Rachel and congratulate her for, um, entering into her retirement and wish her the best of luck on her future endeavors. [pause] and so with that, um, we will, I'd like to entertain a motion. Um, item number 24 has been taken off of the agenda and postponed until the next meeting. And so with that, I'll entertain a motion for the meeting. - I'll- I'll move consent with the additional direction on item 35 from supervisor McPherson. - second. [background noise] - motion by supervisor friend, second by supervisor McPherson oh, sorry, supervisor Hernandez. I'd like to ask the clerk for a roll call vote. - supervisor Koenig. - aye. - friend. - aye. - Hernandez. - aye. - McPherson and Cummings. - aye. That passes unanimously. [pause] and just to kind of give a little bit of a run of show of today we've got a bunch of items on our agendas many of which were held over due due to, uh, loss of quorum at our last meeting. So we're gonna try to get through this as efficiently as possible. Um, the item that is related to, um, the rezoning will be heard at a time certain of 10:45. And so we're gonna try to get through as many items as we can. Um, we will need to take a break at 10:45 to, um, to hear item number 16 but with that, let's try to get rolling with, um, this agenda. And so, uh, the next item, item number 7 hold public hearing to consider an ordinance of the board of supervisors the county of Santa Cruz adding new Santa Cruz county code section 13. 10. 327 and 13. 10. 328, allowing 2 residential developments in urban law splits and unincorporated areas of Santa Cruz county approved California Environmental Quality Act exemptions and take related actions. And so I'll turn it over to staff from CDI to lead us on this presentation noting that, uh, we had a full presentation on this item, there were some language changes that were introduced previously um, and this is, now we're hearing this item again um, to, uh, incorporate those changes. So take it away. - thank you Chair Cummings. Uh, good morning, board of supervisors. Mark Connolly, principal

planner in cdi policy planning. With me this morning to my right is jacob lutz policy planner and cdi as well. [pause] at the October 29th board of supervisors meeting uh, staff presented this ssp 9 ordinance to you. Uh, the board had some, uh, they were very supportive of the ordinance, let me just say that in advance, but had some concerns specifically regarding how sensitive habitat was treated on parcels. So jacob this morning will provide a brief verbal report on the language change that staff has included into the ordinance for your consideration this morning. Jacob. - thank you, mark. Good morning, chair cummings and supervisors. As directed by the board at the October 29th meeting we are here today to provide an updated sb 9 ordinance to allow two-unit residential developments and urban lot splits in the unincorporated county for your consideration. The version of the ordinance that was presented on October 29th did not allow sb 9 developments if there was a sensitive habitat area on the parcel. [pause] the version of the ordinance recommended by the planning commission was more protective- protective of the ministerial process than state law. State law renders ineligible development on sites that are specified environmentally protected areas or subject to specified environmental hazards. And the ordinance recommended that the planning commission the eligibility requirements were narrowed to exclude parcels with sensitive habitat areas as defined in county code section 1632040. Recognizing that this version of the ordinance had potential to exclude projects that would have been eligible for ministerial processing under state law staff now recommends an alternate version of the ordinance which is more aligned with the intent of state law and state policy around improving access to housing. [pause] more properties will become eligible for both two-unit residential developments and urban lot splits while still maintaining the great environmental protection of the count- uh, that the county has set forth in title 16 of our county code. Under the revised ordinance parcels containing sensitive habitat areas and their buffers require sufficient mitigation in order to be eligible. This mitigation includes biotic approval through the biotic review process outlined in santa cruz county code chapter 1632 to establish appropriate development areas. Um, the change in the ordinance can be seen- seen on page 34 of the agenda packet. Exact language regarding sensitive habitat language can be found on this page under santa cruz county code section 1310327c4f. No other changes have been made to this ordinance since October 29th. Therefore, staff recommends that the board hold this public hearing, adopt the attached resolution, approve the ordinance in concept, and lastly, direct the clerk of the board to publish a summary of the proposed ordinance and schedule a second reading and final adoption of the ordinance on December 17th, 2024. Thank you. [silence] - thank you. All right, i'll open up to members of the public. Uh, we'll- we'll open up the public hearing. Um, for any member of the public who would like to speak to us on this item please approach the podium. You'll have two minutes. [silence] - yes. Hello, my name is james ewing whitman. All these 1310 changes I recall about a year and a half ago over 200-, 2,004 pages of these gerrymandering changes. Certainly, this is gonna be an opportunity for people like surveyors to make some money. You know, the national agenda, the state agenda and certainly this county agenda is outstanding at bleeding the people actually dry to nothing. So could this help people in the short term to have a single dwelling unit divided into two? Certainly, it could short term, but you know, there were some, I took some notes on this, you know, the sensitive habitats [pause] you know, when our water treatment is pumping up to 5 million gallons a day of treated sewage into our water table and some of the epa standards are off by a factor of 10,000, got the nanotechnology, all the pharmaceuticals and stuff. So it, it's just an interesting gerrymandering to me. And, um, I would love to, I don't wanna call all of this crap but kind of is fitting. So what else is gonna go on the agenda? Thank you. [silence] - right, is there any other member of the public who'd like to speak to us on this item here in chambers? Seeing none, i'd like to see if there's any members of the public online who'd like to speak to us on this item. - yes, chair, we have speakers online. [pause] iphone, your microphone is now available. [background noise] - I usually comment, I joined a meeting [inaudible] but, um, i'm a resident of boulder creek and a father and we built our own home. And i'm happy to say that. [pause] um, it's not something that a lot of people have access to, I feel in our county. Um, and i- i'm glad that this board has taken steps to make housing more affordable and making it possible for new- new housing to be built. I want to say that, um, i'm really happy to see this this measure from online. I'm - i'm looking forward to seeing many more things like this. Um, change has happened. Uh, I think one of the main things standing in the way of further development in my area is septic tanks. [pause] I love boulder creek. I think it's one of the most beautiful places in the world and would love to see some of the areas, some of the core neighborhoods develop incrementally and move towards a place where we could afford to maybe do sewer. But in the meantime, that's not gonna be possible because we just can't



afford it. And the septic tanks that are being put in right now are not affordable to the average person that can build for themselves. Um, so I think there's a lot of options that this county could consider, um, and possibly do research on so that we could, um, move forward with some small-scale local development. Um, and some things that I think that- that could be are composting toilets, incineration toilets and some sort of extremely low, low toilet situation, like a septic tank but that has no leach field that could be pumped on a regular basis. Um, yeah, i'm, I would hope to, um, that we could find some solutions to develop our area and make it, um, better for everyone and give people an opportunity so that my kids someday can build their own home and afford to live here without having to go over the hill to make a living. Thank you for your time. Have a nice day. [silence] - iphone, your microphone's now available. This is [crosstalk]. - hi, this is michelle wall. [silence] - thank you. We can hear you. [silence] michelle, are you there? [silence] - . . . For that the sheriff has not done the job when it comes to getting rid of the two meth labs up here that are directly on logan creek road. - ma'am. - they dump. . . - this is-, ma'am, this is item number 7 related to, um, sb 9 rezoning. So if your comments are about that, then you can proceed but if not, then we're gonna have to move on to the next page. - i'm telling you that there's already a live observational study as far as sensitivity habitat of being able to apply a split urban, um, lot. I say no because we already see what you guys do when it's happened for 20 years. For 20 years, there's already been illegal dumping of an outhouse on the creek and there's already been meth labs that as recent as last week I called the sheriff and said it gave my driver a headache. It is so strong. And the drivers and the sheriff said, "well, we need drug traffic, uh, video, we can't come up. " I said, "you only need your damn nose. Get up there and do your job. " so if you're talking that you want to be able to build more places in sensitive habitat i'm gonna tell you it doesn't work because i've already done observational study for 20 years that when I do call the sheriff because of the sensitive habitat where I reside smack dab on the creek they're not doing a damn thing. There's an outhouse that's been dumped into the creek that goes to the river that goes to the ocean and there are two meth labs that goes into the creek that goes into the river that goes into the ocean. And the sheriffs have done nothing. So if you think that you can go ahead and increase this housing, or for the last 20 years you haven't been able to take care of what's already there, that's a really good live observational study. [pause] I have all kinds of times that i've called the sheriff and they've done nothing. So yeah, it's related to section 163240 of sensitive habitat. You guys don't do your job, don't be increasing the damage to the creek because you don't do your job now. So why are you gonna be building more? [pause] and you owe me \$150,000 for nothing? You've not done a damn thing. [silence] - sir. - if you'd like to comment on this item we're more than happy to approach the podium. But, um, otherwise i'm gonna ask that you please not make comments unless you're called upon. Thank you. [background noise] - tim, your microphone's now available. [background noise] - thank you very much. This is tim delaney again. Um, interesting comments that i'm hearing here. Uh, you know, this, the affordable housing issue. It's a red-state, blue-state issue. It's a serious environmental issue. Uh, I mentioned to you folks numerous times about the enormous damage that's happening up in the reno tahoe area because folks are just building in this pristine watershed. They just wanna rip the entire tahoe basin down. It's horrendous. And the thing is, is I wanna remind all of you folks on the west coast, you know, lifespans are longer over here in these blue states and hawaii than say louisiana and these deep red states, okay? They live, they don't live as long. Part of the reason they don't live as long is because of the way they handle health and also the way they handle land in their community. So your water table here, it's precious. All the food and water and your lifestyle some of you folks surf. I surf. I go into that ocean with my kids and everything. So if you build more, you add more toilets, more sinks what that's gonna do is there's gonna be leaky sink, leaky pipes, leaky sinks, and toilets. You're gonna draw your water table down and it's gonna become more polluted. And all that pollution migrates towards the ocean and our children swim in it. It's gonna affect your ability to grow crops it's gonna damage our overall lifestyle and our lifespans here that we cherish on the west coast. We live longer. Bruce is a good example of that, okay? We live longer. Or we can cut our life spans like these men over in louisiana. You could take 20 years off of all of your lives sitting there. So, i'm not so sure it's a good idea just to divide up parcels and increase building here in santa cruz county. [pause] thank you very much. [silence] - call in user 2, your microphone is now available. [silence] [background noise] - this sounds like a problematic ordinance that should be voted down. Uh, you've heard the previous speakers um, more pollution problems, also toxic building materials. Um, the california environmental quality act should be adhered to because it helps protect the environment upon which we all depend. And I see here on item 7 approved california environmental quality act exemption. I see this

with numerous projects that are obviously damaging to the environment like, with- with the cell towers, with, uh, everything. [pause] we need to protect the environment. I urge a no vote on this and what's behind that is the real estate corporate interest. We're living in a corporate dictatorship. I'm trying to think of policies here that you're adopting or being adopted nationwide that do not have to do with corporate dictatorship over the public interest. I urge a no vote on this. Thank you. [silence] - we have no further speakers, chair. [background noise] - all right, i'm bringing it back to the board for questions, comments, and action, and i'll start with supervisor friend. - um, thank you, Mr. Chair. uh, you know, I agree with some of the comments which is actually tough for me to actually say given some of the comments that are made. But just, in general, this is really a state action not just sb9, but sb450 in particular which- which updated this in ways that could have pretty significant impacts in the community. I mean, I appreciate planning's work to try and create a framework that still has environmental protections. But at the end of the day, this has the potential to be a pretty significant change in santa cruz county in the way that, in particular certain single-family lots are dealt with. Now, uh, the housing crisis is probably the most acute issue that the community is facing uh, but this is, uh, to straight up a takeaway of local control without any- without any real [inaudible] or, uh, construct and we have to comply. So, um, this is one of those votes that isn't particularly pleasant to make but at the end of the day there isn't really any option or- or flexibility within this. We already, uh, explored where the flexibility was at the last meeting and so i'd be prepared to move the recommended actions. [silence] - okay. Supervisor koenig. [background noise] - I think supervisor friend said it well. I mean, these are largely state requirements. I mean, ultimately, um, I do think that this way forward which, um, you know, ultimately empowers individual property owners, um, to incrementally add housing in our community is- is probably going to be, uh, more tasteful and more appealing to the community at large than some of the larger projects that we've seen and that we'll talk about later with item 16. Um, I appreciate some of the recent changes made by the planning department including the way, uh, to address some of our mentally sensitive areas, uh, still having- requires for biotic reports, etcetera um, but not outright ruling out those parcels um, and in support of- of the recommended actions and would be prepared to second the motion. [background noise] - supervisor mcpherson. - yeah. I agree with supervisor friend. I'm really disturbed by how the state is trying to tell us how we want our communities to look in the future. But I do appreciate it is what it is. It's state-driven, as was mentioned, and i'm glad we have clarity about the impacts on the habitat areas that you've addressed. That's what we asked for. We're gonna try to make this as best we can under the circumstances. Um, i'm supportive of these efforts that you've brought forward uh, with the caveat that the projects must continue to address the impacts, uh, from other codes such as local agency or management plan or the local management plan and, um, related to septic impacts which has a tremendous impact on my district in the santa rosa valley. [pause] so, I appreciate it. Um, I don't really like it, uh, a lot but, uh, it is what it is, and so we have to move forward and make it the best out of what we have. [silence] - supervisor hernandez. - i'll keep my comments short and brief. Um, I pretty much agree with, uh, supervisors friend and koenig. Uh, they pretty much said it all. And I do think it also provides a good solution to multigenerational housing for an aging population that we're going to be having. So I think it's, uh, a good thing. You know, it's a silver lining. Thank you. [silence] - I just have a couple of quick questions. I don't want to take too long on this but i'm just wondering how high fire severity areas and watersheds were taken into account when, kind of, making this recommendation because, I mean, I think, you know, as it relates to public health and safety those are two things that I think are really important to consider because we have, um, we're increasing the density in some of these areas, um, especially as we've experienced a fire in our recent history and, you know, trying to get people out of those areas should a fire occur and also just knowing that, you know, if you could increase density in some of these rural areas that there's the potential for impacts through, um, uh, through septic on the watershed and which is ultimately a public health issue. How is that taken into account when trying to define what areas could and could not be considered for these lots splits? [background noise] - thank you, chair cummings. Yes. Uh, so we did consider both of those in the ordinance as you know. Even though this is largely as you've all acknowledged, dictated by the state, our local provisions and requirements for environmental health still apply. So, if somebody's connected and this is largely the case in the us health, the urban service line areas uh, it makes it a lot easier, right? Because we have sewer and water connections. In those areas that you're referring to that are, you know, a little bit, um, uh, further out May have some septic, uh, connections and water issues. It does not preclude a clearance from our environmental health department. So, any applicant that comes in, uh, would have to go

through that process of getting clearance uh, and that's both, um, for septic and water. When it comes to these high-fire areas what we looked at was we have really good uh, mapping technology from the state and our local partners of all the high-fire severity areas. You know, this community has been wrought with a lot of fire disasters lately so we're very- we're keenly aware of that. So, uh, we took that into consideration, and, uh, those critical fire areas uh, we have all of the protections involved in the application processing to make sure that the fire marshal regulations, fire protection, fire suppression were all included in every single project that will come forward. So, uh, that's really the best we can do uh, given the state statutes and requirements. But, um, you know, rest assured this board that staff has these- these two issues firmly under control. [silence] - thank you. Um. . . I'm not really excited about what's before- so i, I do think that it's important that as we're moving into this new territory that we May be, you know take into consideration, um, you know, how lot splits and some of these really, um, fire-prone and flood-prone areas um, could create problems in the future so i, i'd like to see if we might be able to entertain a friendly amendment to exclude, um, lot splits in the high fire severity zones, flood zones, and watershed areas, then just see if that might be amenable to other members of the board. [silence] - i- i- hi. I'm natalie kirkish county counsel for the planning department. Um, i, uh, appreciate your comment. I just want to add, um, to what staff has just said that under sb9, which is incorporated into our ordinance high-fire hazard areas are excluded from, um, eligibility for the lot splits. And, uh. . . - what about flood zones? - yes. Additionally, they're, um, special flood hazard areas are excluded as well. - okay. [pause] all right. Um, with that, I just want to appreciate staff's work on this. Um, i'd still remain more aligned with what the planning commission recommended and so, um, just appreciate all the work that you all put in. And so, i'm- i'm gonna register a no vote on this just, you know, because I know that there's a lot of folks who are concerned with how quickly this is moving. And, you know, in the last, um, the last time this was heard supervisor friend and I voted to support the planning commission's recommendations. And so, i'm gonna register a no vote just because i- I still align myself with that. But i'll turn to supervisor friend for, um, a vote on this item. - yeah. And I agree. I just feel that where we are is I need- we need this to be in compliance so that's- that's the only reason why i'm moving forward, uh, with it. This is, uh, a tough situation, i, I think. But I appreciate and respect that position. So I made the motion uh, supervisor koenig already has seconded. - okay. So we'll have a roll call vote on the item. [background noise] - and before we vote, to clarify the friendly amendment it's good to go forward, correct? - right. - thank you. Supervisor koenig. - aye. - friend. - aye. - hernandez. - aye. - mcpherson. - aye. - and cummings. - no. So that passes with supervisor mcpherson, hernandez, friend and koenig voting in favor and supervisor cummings voting opposed. Thank you all for your time, and thanks for your hard work on this. And let's keep rolling. Um, so with that, uh, that moves us to item number 8 on our regular agenda, ordinance amending sccc 7. 128 and 13. 10 non-retail cannabis canopy allocations. I'll turn it over to sam loforti for the presentation on this item.

10:15 AM [clears throat] [silence] - all right. Uh, good morning chair cummings and board members. I'm here to provide the board ordinance updates for consideration which allow cannabis, uh, canopy expansion and removal of colocation requirements. [pause] um, in November of 2023 the board considered cultivation issues in the light of sustainable growth, economic development and responsible regulations to seek alignment with the sustainability plan updates. From there, the board directed staff to seek community input. Uh, the board reviewed the community input and directed staff to propose ordinance changes. Before you today are ordinance changes that will remove the colocation requirements um, allow the full use of greenhouses on ca zone parcels and allow for canopy expansion following two years of operations with good standing.

[Show next 60 sec](#)

---

## Discussion

 [Add Comment](#)

