

18. Hold public hearing to consider approving in concept "An Ordinance of the Board of Supervisors of the County of Santa Cruz Amending the Zoning Plan and Map pursuant to Chapter 13.10 of the Santa Cruz County Code to Rezone APN 089-091-60 to the Timber Production Zoning District," confirm the proposal is exempt from requirements of the California Environmental Quality Act, and take related actions ()



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: Community Development and Infrastructure

Subject: 241318 Timber Production Rezone

Meeting Date: June 10, 2025

Formal Title: Hold public hearing to consider approving in concept "An Ordinance of the Board of Supervisors of the County of Santa Cruz Amending the Zoning Plan and Map pursuant to Chapter 13.10 of the Santa Cruz County Code to Rezone APN 089-091-60 to the Timber Production Zoning District," confirm the proposal is exempt from requirements of the California Environmental Quality Act, and take related actions

Recommended Actions

1. Hold public hearing to consider the proposed amendment to the Zoning Map;
2. Approve in concept "An Ordinance of the Board of Supervisors of the County of Santa Cruz Amending the Zoning Plan and Map pursuant to Chapter 13.10 of the Santa Cruz County Code to Rezone APN 089-091-60 to the Timber Production Zoning District," which will rezone APN 089-091-60 from Special Use to Timber Production, as proposed in Discretionary Application 241318 (This action only rezones the parcel and does not authorize any timber harvesting at this time);
3. Determine that the action is statutorily exempt from the California Environmental Quality Act (CEQA) pursuant to Title 14, Section 15264;
4. Direct Clerk of the Board to publish and post the Notice of Proposed Ordinance Summary pursuant to applicable legal requirements; and
5. Direct Clerk of the Board to schedule the ordinance for a second reading and final adoption on June 24, 2025.

Executive Summary

The Board of Supervisors is the decision-making body for the application and is required to hold a public hearing to consider an ordinance to rezone APN 089-091-60 from Special Use to Timber Production.

Discussion

The approximately 10.1-acre subject parcel is situated about 1,500 feet north of the intersection of Wicket Road and Hopkins Gulch Road within the San Lorenzo Valley Planning Area. The parcel is steep and heavily forested featuring 1,200 feet of dirt-surfaced skid trails and a seasonal, non-fish-bearing watercourse traversing its northern third. Surrounding development includes low-density residential properties and vacant parcels zoned Special Use (SU) to the south and east and undeveloped or lightly developed parcels zoned Timber Production (TP) to the north and west. The vacant parcel, which lacks an assigned address, adjoins parcels zoned TP (APNs 089-051-02 and 089-051-09) under the same ownership. APN 089-051-02 encompasses approximately 102 acres, while APN 089-051-09 spans about 160 acres.

The proposed project aims to rezone the subject parcel from the SU zone to the TP zone. This action is authorized under California Government Code Section 51113.5, which permits a property owner with adjacent timberlands to rezone contiguous land

under the same ownership for timber production purposes.

This rezoning aligns with the definitions and criteria set forth in the California Government Code, as confirmed in the letter prepared by the project forester, Joseph Culver, dated October 21, 2024 (see attached 241318 Forester's Letter). The proposed rezone is consistent with the Mountain Residential (R-M) General Plan designation, the overall General Plan standards, and the requirements of Santa Cruz County Code Section 13.10.185 (Zoning Plan Amendments).

Furthermore, the project qualifies for a statutory exemption under the California Environmental Quality Act (CEQA), specifically Article 18, Section 15264 (see attached CEQA document). The full findings and CEQA exemption presented to the Planning Commission ensure consistency with the General Plan and existing land uses in the vicinity (see attached 241318 Findings document).

The Planning Commission held a public hearing on April 23, 2025, and adopted Resolution 2025-03, recommending that the Board of Supervisors amend the Zoning Map to rezone APN 089-091-60 to the Timber Production Zone District. Commissioner Nickell motioned to adopt Resolution No. 2025-03, and Commissioner Pavonetti duly seconded the motion, resulting in a unanimous 4-0 vote. The signed Resolution No. 2025-03 is attached.

Financial Impact

The proposed rezoning does not result in a financial impact on the General Fund.

Strategic Initiatives

Operational Plan - Sustainable Environment, Dynamic Economy
Climate Action – Natural/Work Lands, Wildfire Prevention

Submitted By:

Matt Machado, Deputy CEO / Director of Community Development and Infrastructure

Recommended By:

Carlos J. Palacios, County Executive Officer

Artificial Intelligence Acknowledgment:

Artificial Intelligence (AI) did not significantly contribute to the development of this agenda item.

**PUBLIC NOTICE
PROPOSED ORDINANCE
(SUMMARY)**

Board of Supervisors Information (for Clerk Use only):

Approved in Concept: Click or tap to enter a date.

AMS Item: Click or tap here to enter text.

Scheduled for Second Reading & Final Adoption: Click or tap to enter a date.

Ordinance Title:

**AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF
SANTA CRUZ AMENDING THE ZONING PLAN AND MAP PURSUANT TO
CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE TO REZONE APN
089-091-60 TO THE TIMBER PRODUCTION ZONING DISTRICT**

Ordinance Summary:

Application 241318 is a proposal to rezone a parcel adjacent to existing Timber Production zoned parcels from Special Use to Timber Production for future timber harvesting, which would require a separate permit. The parcel meets the standards laid out in SCCC 13.10 and SCCC 18.60.040. The Board is requested to hold a public hearing and consider the Planning Commission's recommendation to rezone one parcel (APN 089-091-60) from Special Use to Timber Production.

The full text of this ordinance is available for public review at the Office of the Clerk of the Board, Room 520, Governmental Center Building, 701 Ocean Street, 5th Floor, Santa Cruz, California 95060; and on the Internet at:

<https://santacruzcountyca.primegov.com/public/portal>

For Clerk Use Only:

By: Click or tap here to enter text.

Dated: Click or tap to enter a date.

ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ AMENDING THE ZONING PLAN AND MAP PURSUANT TO CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE TO REZONE APN 089-091-60 TO THE TIMBER PRODUCTION ZONING DISTRICT

WHEREAS, the owner of APN 089-091-60 filed an application (Application No. 241318) to rezone the parcel from the Special Use zone district to the Timber Production zone district; and

WHEREAS, the subject parcel is vacant with no address and is located just north of 1224 Hopkins Gulch Road in the San Lorenzo Valley Planning Area; and

WHEREAS, on April 23, 2025, the Planning Commission held a duly noticed public hearing on Application No. 241318 and recommended that the Board of Supervisors approve the rezone; and

WHEREAS, the Board of Supervisors has held a public hearing on the recommendation to rezone APN 089-091-60 from the SU (Special Use) zone district to the TP (Timber Production) zone district;

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

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County zoning plan and map pursuant to SCCC 13.10.185, to maintain a stable, desirable, well-balanced pattern of development throughout the County. The Board of Supervisors desires to implement the policies of the County General Plan and Local Coastal Program Land Use Plan to rezone one vacant parcel located, as the crow flies, approximately 1,500 feet north from the intersection of Wicket Road and Hopkins Gulch Road (APN 089-091-60), and that the zoning to be established herein is consistent with all elements of the California Government Code, Santa Cruz County General Plan, and the Santa Cruz County Code.

SECTION II

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

1. The proposed zone district will allow a density of development and types of uses which are compatible with the objectives, policies and programs, and land use designations of the adopted General Plan, and conforms with, and is adequate to carry out, the coastal resource protection provisions of the certified Land Use Plan; and
2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and

3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; and
4. The proposed rezoning maintains and provides priority uses consistent with Sections BE-2.2.2, ARC-7.1.1, ARC 7.1.9 and ARC-7.1.11 of the certified General Plan/ Land Use Plan.
5. The property meets the requirements of Government Code Section 51113.5 and SCCC 13.10.374(D).

SECTION III

SCCC 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by amending SCCC 13.10.180 - Zoning Map to change the following property from the existing zone district to the new zone district as follows:

Assessor's Parcel Numbers

Existing Zone District

New Zone District

089-091-60

SU (Special Use)

TP (Timber Production)

The new zoning for this parcel is reflected on the attached map, which is incorporated herein by reference.

SECTION IV

The Board of Supervisors hereby finds and determines that adoption of this Ordinance is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14, Section 15264, which exempts local agencies from the requirement to conduct CEQA review for the adoption of timberland preserve zones.

SECTION V

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

PASSED AND ADOPTED THIS _____ day of _____ 2025, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

Felipe Hernandez
CHAIRPERSON, BOARD OF
SUPERVISORS

ATTEST: _____
Juliette Rezzato
Clerk of the Board

APPROVED AS TO FORM:

Signed by:

D52DC6AA0E74498

Natalie Kirkish
Office of the County Counsel

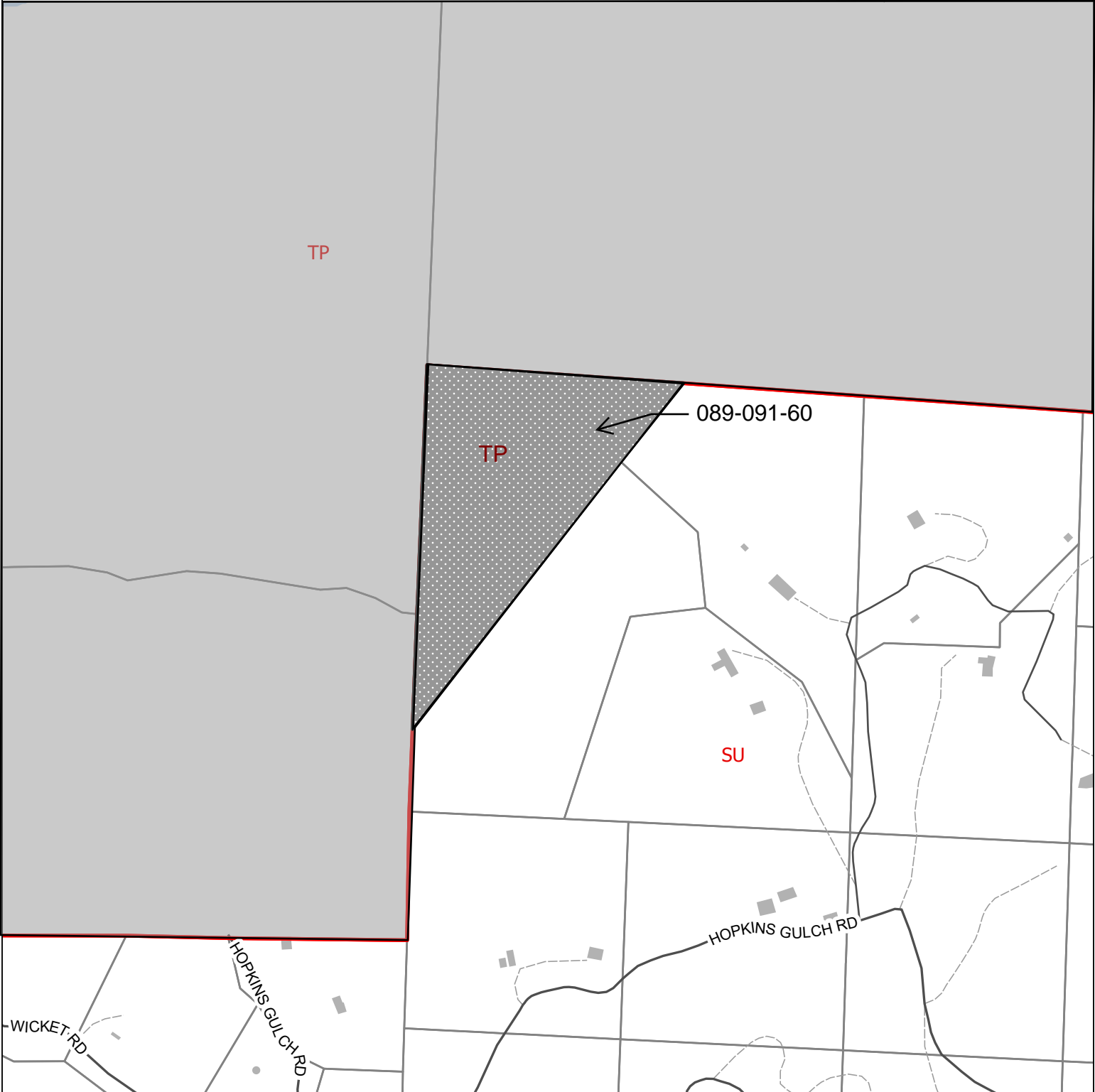
Exhibit: Rezoning Map

DISTRIBUTION: County Counsel
Planning
Assessor
County GIS

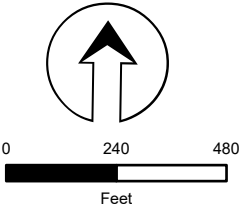


Santa Cruz County Planning Department

Parcel Zoning Map



 Subject Parcel



Certificate Of Completion

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 Subject: Complete with Docusign: Board of Supervisors 241318 Ordinance 5.12.25.pdf
 Source Envelope:
 Document Pages: 4
 Certificate Pages: 4
 AutoNav: Enabled
 Envelopeld Stamping: Enabled
 Time Zone: (UTC-08:00) Pacific Time (US & Canada)

Status: Completed
 Envelope Originator:
 Alexandra Corvello
 701 Ocean Street
 Santa Cruz, CA 95060
 Alexandra.Corvello@santacruzcountyca.gov
 IP Address: 63.194.190.100

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Signer Events

Natalie Kirkish
 Natalie.Kirkish@santacruzcountyca.gov
 County Counsel
 Security Level: Email, Account Authentication (None)

Signature

Signed by:

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 Signature Adoption: Pre-selected Style
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 Signed: 5/15/2025 4:55:50 PM

Electronic Record and Signature Disclosure:
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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
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	5/14/2025 5:51:28 PM
Certified Delivered	Security Checked	5/15/2025 4:55:41 PM
Signing Complete	Security Checked	5/15/2025 4:55:50 PM
Completed	Security Checked	5/15/2025 4:55:50 PM
Payment Events	Status	Timestamps

Electronic Record and Signature Disclosure

ELECTRONIC RECORD AND SIGNATURE DISCLOSURE

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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.

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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

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 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.

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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 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..

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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>.

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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
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- 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.



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

PLANNING COMMISSION MINUTES

MEETING DATE: WEDNESDAY, APRIL 23, 2025, AT 9:30 AM

LOCATION: BOARD OF SUPERVISORS CHAMBERS
COUNTY GOVERNMENT CENTER
701 OCEAN STREET, ROOM 525
SANTA CRUZ, CA 95060

INTRODUCTORY ITEMS

1. Roll Call:

Present: Vice Chair Barton, Commissioner Nickell, Commissioner Pavonetti,
Commissioner Jimenez

Absent: 5th District Seat Vacant

2. Additions and Corrections to Agenda

Item 3- PC Officer Rotation History provided to your PC for reference regarding selection of Chair and Vice Chair for 2025. Note that Commissioner Barton is in line for Chair appointment and Commission Jimenez Vice Chair based on length of time on the Commission.

Item 6- Barton, Pav, Jimenez present at the March 26th Meeting

Item 7- Barton, Nickell, Risutto present at the April 9th PC Meeting- Recommend that the item be continued with the expectation that Commissioners listen to the audio and review the April 9th agenda so that a successful motion may be made next time.

Item 8- Memo regarding updates to the staff report Exhibit B.

Summary of changes:

1. Revision findings read into the record to include removal of two findings not required as no development is proposed and three rezoning findings required for rezoning.
2. Strike out staff report with removed findings/additional findings provided.
3. Clean version of staff report provided.

Item 9 – Additional late correspondence provided online and to planning Commissioners.

Item 10- Item removed from the agenda as the appellant withdrew their appeal.

Item 11- Short term rental/peal of vacation rental and hosted rental ordinances removed from the agenda. This item will be heard on May 14, 2025, Planning Commission hearing and will be renoticed.

3. Annual election of Chair and Vice Chair

ACTION: Move to elect Commission Barton as Chair and Commission Jimenez as Vice Chair.

MOTION/SECOND: Nickell/Pavonetti

AYES: Nickell, Pavonetti, Barton, Jimenez

NOES:

ABSTAIN:

ABSENT: 5th district seat vacant

MOTION CARRIES 4/0

4. Declaration of Ex Parte Communications- None

5. Oral Communications - None

REGULAR AGENDA ITEMS

6. Approval of Minutes of March 26, 2025, Planning Commission meeting.

ACTION: Approve

MOTION/SECOND: Pavonetti/Jimenez

AYES: Nickell, Pavonetti, Barton, Jimenez

ABSENT: 5th district seat vacant

MOTION CARRIES 4/0

7. Approval of Minutes of April 9, 2025, Planning Commission meeting.

ACTION: Continue to the next agenda with Commissioners reviewing audio record and agenda packet.

MOTION/SECOND: Nickell/Pavonetti

AYES: Nickell, Pavonetti, Barton, Jimenez

ABSENT: 5th district seat vacant

MOTION CARRIES 4/0

8. Public hearing to consider a proposal to rezone APN 089-091-60 from Special Use (SU) to Timber Production (TP). Requires a Zoning Map Amendment.

Consider a determination that the project is exempt from further analysis pursuant to the California Environmental Quality Act (CEQA).

Property is located approximately 1,500 feet north of the intersection of Wicket Road and Hopkins Gulch Road (No Situs Address).

APPLICANT: Joseph Culver

OWNER: Eric Bushnell, et all.

SUPERVISORAL DISTRICT: 5

PROJECT PLANNER: Alexandra Corvello, (831) 454-3209
EMAIL: Alexandra.Corvello@santacruzcountyca.gov

ACTION: Move staff recommendation, including revised findings, as read in the record.

MOTION/SECOND: Nickell/Pavonetti

AYES: Nickell, Pavonetti, Barton, Jimenez

ABSENT: 5th District seat vacant

MOTION CARRIES 4/0

9. 241286 220 Miracle Lane, Santa Cruz, CA 95060 APN: 068-271-06

Public hearing to consider appeal of Zoning Administrator approval of application 241286, a proposal to establish a new, four-bedroom vacation rental in an existing single-family dwelling for the purpose of overnight lodging for a period of not more than 30 days at a time.

Property is located on the eastern side of Miracle Lane (220 Miracle Lane), approximately 550 feet north of the intersection of Miracle Lane and Redwood Drive in Santa Cruz.

APPLICANT: James Babcock
OWNER: James Babcock Family Trust
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Michael Lam, (831) 454-3371
EMAIL: Michael.Lam@santacruzcountyca.gov

ACTION:

Nickell - Move staff recommendation with following revisions:

- Revise II K to prohibit smoking.

Pavonetti - Friendly amendment to

- Prohibit outdoor fires-, i.e, striking language in Item II K as follows: No fires or other open flames are allowed outside vacation rental, including candles. ~~Use of the provided propane fire pit is acceptable. (added by the Zoning Administrator).~~
- Revise Condition II C to read: The maximum overnight occupancy of the vacation rental shall not exceed 40 8 people (two per bedroom) at all times. **Children?**
- Strike Condition II G prohibiting guest occupancy, i.e., ~~(The maximum occupancy allowed for celebrations and gatherings between 8:00 a.m. and 10:00 p.m. shall not exceed 20 people (twice the nubmer of overnight occupants, children under 8 not counted)~~

Barton- Friendly amendment to add a condition requiring the PC to review the project at the one-year provisional date to review neighborhood concerns. (pursuant to 13.10.694 Code Section: Any new vacation rental permit issued for vacation rentals consisting of four or more bedrooms will be given a one-year provisional permit subject to review for compliance with vacation rental code requirements prior to granting the remainder of the standard five-year term)

MOTION/SECOND: Nickell/Jimenez, all friendly amendments accepted

AYES: Nickell, Pavonetti, Barton, Jimenez

ABSENT: 5th District seat vacant

MOTION CARRIES 4/0

10. Removed from Agenda

11. Removed from Agenda

12. Secretary's Report on Upcoming Meetings and Agendas:

May 14, 2025:

- Application 251092- Time extension to Monterey Glen Subdivision
- ADU Ordinance Revisions to align with state legislation
- Short term rental ordinance and repeal of vacation rental and hosted rental ordinances

May 28 – No items yet, cancellation to be determined

13. Community Development and Infrastructure Department Director's Report:

- Housing Element Batch B rezonings were considered by Board of Supervisors 4/29/2025. Additional noticing provided to property owners- hand signed, in addition to normal public noticing.
- Ministerial combining district and SB9 ordinance were considered by the Coastal Commission on 4/11/2025 and approved with modifications to coastal bluff and coastal hazards regulations. Consideration by the Board of Supervisors in June for acceptance, then back to the Coastal Commission for acceptance and certification. In effect by August or September.

14. County Counsel's Report: None

15. Written Communications: Attached to agenda

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. The Board of Supervisors chamber is located in an accessible facility. If you require special assistance in order to participate, please contact the ADA Coordinator at 454-3137 (TTD/ TTY call 711) at least 72 hours in advance of the meeting to make arrangements. As a courtesy to those persons affected, please attend the meeting smoke and scent free. *Si desea asistir la reunión y participar en los comentarios públicos y necesita traducción, comuníquese con Micaela López al (831) 454-2336 al menos 72 horas antes de la reunión para hacer los arreglos.*

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

RESOLUTION NO. 2025-03

On the motion of Commissioner: Nickell
duly seconded by Commissioner: Pavonetti
the following Resolution is adopted: 4-0

PLANNING COMMISSION RESOLUTION
RECOMMENDING THE BOARD OF SUPERVISORS
AMEND THE ZONING MAP TO REZONE APN 089-091-60 TO THE TIMBER
PRODUCTION ZONING DISTRICT

WHEREAS, the Planning Commission has held a public hearing on Application No. 241318, an application to rezone one parcel, APN 089-091-60, from the SU (Special Use) zone district to the TP (Timber Production) zone district. The subject parcel is vacant with no address and is located just north of 1224 Hopkins Gulch Road in the San Lorenzo Valley Planning Area.

WHEREAS, the Planning Commission has considered all testimony and evidence received at the public hearing and detailed in the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors determine adoption of this Ordinance is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14, Section 15264, which exempts local agencies from the requirement to conduct CEQA review for the adoption of timberland preserve zones.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached Ordinance amending the County’s Zoning Plan and Map pursuant to Santa Cruz County Code Section 13.10.180 and 13.10.185.

BE IT FURTHER RESOLVED, that the Planning Commission incorporates the findings on the proposed Zoning Map Amendment as contained in the Report to the Planning Commission and in Section II of the attached Ordinance.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 23 day of April, 2025, by the following vote:

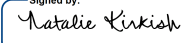
AYES: COMMISSIONERS Barton, Jimenez, Pavonetti, Nickell
NOES: COMMISSIONERS
ABSENT: COMMISSIONERS
ABSTAIN: COMMISSIONERS District 5 Vacant

DocuSigned by:
ATTEST: Sheila McDaniels
Sheila McDaniels
Secretary

Signed by:
Trina Barton
Chairperson, Planning Commission

APPROVED AS TO FORM:

Signed by:


D62DC8AA0E74408

Natalie Kirkish
Office of the County Counsel



Certificate Of Completion

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Source Envelope:		
Document Pages: 2	Signatures: 1	Envelope Originator:
Certificate Pages: 4	Initials: 0	Alexandra Corvello
AutoNav: Enabled		701 Ocean Street
Envelopeld Stamping: Enabled		Santa Cruz, CA 95060
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		Alexandra.Corvello@santacruzcountyca.gov
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Storage Appliance Status: Connected	Pool: County of Santa Cruz	Location: Docusign

Signer Events	Signature	Timestamp
Natalie Kirkish	<div>Signed by:  D52DC6AA0E74498...</div>	Sent: 4/15/2025 11:28:54 AM
Natalie.Kirkish@santacruzcountyca.gov		Viewed: 4/15/2025 11:30:48 AM
County Counsel		Signed: 4/15/2025 11:31:21 AM
Security Level: Email, Account Authentication (None)	Signature Adoption: Pre-selected Style	
	Using IP Address: 63.194.190.100	

Electronic Record and Signature Disclosure:
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In Person Signer Events	Signature	Timestamp
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Editor Delivery Events	Status	Timestamp
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	4/15/2025 11:30:48 AM
Signing Complete	Security Checked	4/15/2025 11:31:21 AM
Completed	Security Checked	4/15/2025 11:31:21 AM

Payment Events	Status	Timestamps
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Certificate Of Completion

Envelope Id: E88FFD81-C56B-4E72-9FEE-81AE730AB200

Subject: Complete with Docusign: 241318 PC Resolution.pdf

Source Envelope:

Document Pages: 6

Certificate Pages: 5

AutoNav: Enabled

Envelopeld Stamping: Enabled

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

Status: Completed

Envelope Originator:

Donovan Arteaga

701 Ocean Street

Santa Cruz, CA 95060

Donovan.Arteaga@santacruzcountyca.gov

IP Address: 63.194.190.100

Record Tracking

Status: Original

4/23/2025 12:03:34 PM

Security Appliance Status: Connected

Storage Appliance Status: Connected

Holder: Donovan Arteaga

Donovan.Arteaga@santacruzcountyca.gov

Pool: FedRamp

Pool: County of Santa Cruz

Location: DocuSign

Location: Docusign

Signer Events

Sheila McDaniel

Sheila.McDaniel@santacruzcountyca.gov

Principal Planner

Security Level: Email, Account Authentication
(None)

Signature

DocuSigned by:

Sheila McDaniel

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Signature Adoption: Pre-selected Style

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Timestamp

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Viewed: 4/23/2025 1:11:29 PM

Signed: 4/23/2025 1:11:45 PM

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...

Signature Adoption: Pre-selected Style

Using IP Address: 71.202.83.146

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Viewed: 4/23/2025 2:02:35 PM

Signed: 4/23/2025 2:02:49 PM

Electronic Record and Signature Disclosure:

Accepted: 4/23/2025 2:02:35 PM

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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

Alexandra Corvello

Alexandra.Corvello@santacruzcountyca.gov

Security Level: Email, Account Authentication
(None)

COPIED

Sent: 4/23/2025 2:02:50 PM

Viewed: 4/23/2025 2:22:07 PM

Electronic Record and Signature Disclosure:

Accepted: 10/27/2023 3:56:38 PM

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Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Certified Delivered	Security Checked	4/23/2025 2:02:35 PM
Signing Complete	Security Checked	4/23/2025 2:02:49 PM
Completed	Security Checked	4/23/2025 2:02:50 PM

Payment Events	Status	Timestamps
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CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reasons which have been specified in this document.

Application Number: 241318
Assessor Parcel Number: 089-091-60
Project Location: No Situs Address

Project Description: Proposal to rezone one parcel from SU to TP

Person or Agency Proposing Project: Joseph Culver

Contact Phone Number: (831) 359-5989

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. **X** **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. _____ **Categorical Exemption**

Specify type: Article 18, Section 15264

F. Reasons why the project is exempt:

Section 15264. Timberland Preserves: Local agencies are exempt from the requirement to prepare an EIR or Negative Declaration on the adoption of timberland preserve zones under Government Code Section 51100 et seq. (Gov. Code, Sec. 51119).

The proposed project would change the zoning designation of one parcel from Special Use (SU) to Timber Production (TP) for the purpose of facilitating a timber harvest.

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

Alexandra Corvello, Project Planner

Date: _____

EXHIBIT A

Zoning Plan Amendment Findings

1. The proposed zone district will allow a density of development and types of uses which are consistent with objectives and land use designations of the adopted General Plan.

This finding can be made because the proposed Timber Production (TP) zoning designation is consistent with the R-M (Mountain Residential) General Plan designation. The application does not include a proposal for development. The subject parcel is bordered by TP zoned parcels to the north and west that are both Timber Production zoned parcels, which are owned by the same property owners. The other surrounding parcels are zoned Special Use and are either vacant or have been developed with single-family dwellings. Based on measurements taken from the County GIS mapping system, the nearest single-family dwelling is approximately 560 feet from the eastern property line. Future timber harvests, which would be evaluated and approved by CalFire via a Timber Harvest Plan, would not present a conflict with existing uses in the area.

2. The proposed zone district is appropriate to the level of utilities and community services available to the land.

The proposal does not include development or uses which would require community services.

3. For amendments located within the Coastal Zone, the proposed rezoning maintains and provides for priority uses consistent with General Plan and Local Coastal Program Appendix G.

The parcel is located outside of the Coastal Zone and therefore is not applicable.

In addition, Planning Commission is required to make one or more findings in support of an application to rezone, as set out in SCCC 18.40.060(A)(4). The following findings can be made:

- (a) The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district;

The proposed rezoning allows the highest and best use of a property which is otherwise very difficult to build. The sloped and forested land would limit, if not prevent, residential development and uses. As supported by the Forester's Letter (Exhibit D), the timber resources on the site are experiencing a growth rate consistent with managed forests and are sufficient for harvest.

- (b) The proposed rezoning is necessary to provide for a community-related use which was not anticipated when the zoning plan was adopted;

Not applicable

- (c) The present zoning is the result of an error;

Not applicable

- (d) The present zoning is inconsistent with designation on the General Plan;

Application #: 241318

APN: 089-091-60

Owner: Eric Bushnell, Jeffrey Bushnell, Ronald Bushnell Jr., Keeya Lee Bushnell

Not applicable

- (e) The proposed rezoning is in the best interests of the public health, safety or welfare;

The proposed rezone of the property would facilitate a commercial timber harvest. The resulting timber harvest would result in specialized forest management resulting in reduced fuel loads and increased fire safety. Under current conditions, the parcels are unbuildable and there is little incentive to implement sitewide management.

- (f) A rezoning from nonresidential to residential use is appropriate in that the site has low commercial potential as reflected by existing vacancies, or outdated low-value improvements, or low employment density, or low market demand for commercial use of the site; or

Not applicable

- (g) The site will accommodate housing type(s) that are needed to house the local workforce in support of the local economy.

Not applicable

Conditions of Approval

Exhibit D: Project plans, prepared by Joseph Culver RPF #2674, dated 10/21/24

I. This permit authorizes the rezoning of APN 089-091-60, from the SU (Special Use) zone district to the TP (Timber Production) zone district, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.

II. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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

C. Prior to commencing any timber operations, the applicant shall obtain the necessary approvals from the California Department of Forestry.

III. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is

expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

Coastal Forestry

October 21, 2024

Santa Cruz Planning Department
501 Ocean Street
Santa Cruz, CA 95060



RE: Rezone APN # 089-091-60 to TPZ
Adjacent to TPZ/Timberland
Property Under Same Ownership

I have been hired to facilitate the rezoning of APN# 089-091-60 to Timber Production. The parcel is currently zoned SU and the county assessor lists the parcel as 10.1 acres in size. The parcel is adjacent to APN # 089-051-02, a 102.9 acre parcel already zoned Timber production under the same ownership. APN# 089-051-02 is heavily timbered and meets the state definition of timberland. As the parcels are contiguous and under the same ownership, APN# 089-091-60 qualifies for an "Adjacency Rezoning" under section 51113.5 of the California Code.

In June of 2024 I completed a sample inventory of APN# 089-091-60 to determine forest characteristics. The inventory consisted of 4 plots 1/5 acre in size randomly placed across the parcel. At each plot I determined tree diameter, height, and percent defect of all conifers greater than 12 inches in diameter within the plot boundaries. I also cored a smaller sample of trees to determine radial growth of the stand over the last ten years. I then processed the collected data to determine the current stocking levels and growth capability of the parcel as detailed below.

TIMBER STOCKING: To rezone a property to the "Timber Production" zoning a property must meet the timber stocking standards set forth in Section 4561 of the Public Resources Code. Section 4561 states in part that "The average residual basal area, measured in stems one inch or larger in diameter.....in areas which the registered professional forester has determined are site II classification or lower, the minimum average residual basal area shall be 50 square feet per acre. Rock outcroppings and other areas not normally bearing timber shall not be considered as requiring stocking." The average residual basal area in the timbered portions of APN# 089-091-60 is 186 square feet per acre and therefore meets the stocking standards.

TIMBERLAND: To rezone a property to the "Timber Production" zoning a property must meet the definition of timberland. Section 51104 of the California Code states that "Timberland means privately owned land.....capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre." The property proposed for rezoning is capable of growing an annual average volume of wood fiber of 60.2 cubic feet per acre and therefore meets the definition of timberland.

COMPATIBLE USE: Current property use of the parcel includes watershed, wildlife habitat and timber management. No structures are located on the parcel. Existing infrastructure on the parcel does not significantly detract from the use of the property

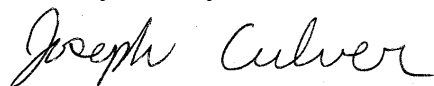
for, or inhibit, growing and harvesting timber. There are no structures on the parcel. There are no roads suitable for standard vehicles on the property. There are approximately 1,200 feet of tractor trails that are used during logging operations for skidding logs. These are dirt-surfaced trails approximately ten feet wide that are generally contoured to the natural slope, have frequent dirt berms installed across the trail surface for drainage after use, and are covered in redwood duff or vegetation. These low impact trails are maintained to forest practice standards and are used during logging operations approximately every 12-15 years.

The parcel also includes a seasonal watercourse (class 3) that flows into a perennial, non fish-bearing watercourse (class 2). The location of the skid trails and watercourses are shown on the attached map.

The property is well suited for timber management into the future. The property was selectively harvested approximately 15 years ago and the forest resource is currently healthy and experiencing a growth rate consistent with managed forests. The ownership has indicated that they want to continue to manage the timber resource and stand conditions warrant another harvest in the near future. Harvesting on the parcel will take approximately one month. The harvest will be part of a larger harvest on adjacent lands under the same ownership. An approved Timber Harvest Plan currently is in place for the ownership. The owners would like to log the parcel sometime between May 1 and October 15 of 2025. Weather conditions and contractor availability do not allow a more specific time window at this time.

The property meets required state stocking levels, qualifies as "Timberland," and the current use is compatible with the Timber Production zoning.

Thank you for your time in this matter,

A handwritten signature in cursive script that reads "Joseph Culver".

Joseph Culver
RPF #2674

Attached: Bushnell Rezone Map

Bushnell Rezone Application

Santa Cruz County
Castle Rock Ridge USGS Quadrangle
Portions of Sections 17
T9S, R2W, MDB&M
Contour Interval = 40 feet

APN 089-091-60

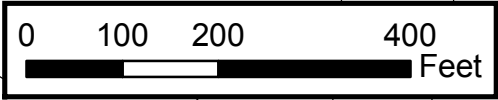
Legend

Rezone Parcel

Skid Trail

Class 2 Watercourse

Class 3 Watercourse



Coastal Forestry

October 3, 2024

Santa Cruz Planning Department
501 Ocean Street
Santa Cruz, CA 95060



RE: Rezone APN # 089-091-60 to TPZ
Additional Information following
Review by Santa Cruz County

On September 25, 2024 Santa Cruz Planning issued an "Incomplete Application" letter regarding the rezoning application. This response contains the additional information required per the letter.

County Comment

*Please provide more detailed information on what is the existing infrastructure on the parcel.
Please include any maps/surveys or any other information on deeded easements, etc.*

There are no structures on the parcel. There are no roads suitable for standard vehicles on the property. There are approximately 1,200 feet of tractor trails that are used during logging operations for skidding logs. These are dirt-surfaced trails approximately ten feet wide that are generally contoured to the natural slope, have frequent dirt berms installed across the trail surface for drainage after use, and are covered in redwood duff or vegetation. These low impact trails are maintained to forest practice standards and are used during logging operations approximately every 12-15 years.

The parcel also includes a seasonal watercourse (class 3) that flows into a perennial, non fish-bearing watercourse (class 2). The location of the skid trails and watercourses are shown on the attached map.

County Comment

Please update the report to provide an approximate period of time when a reasonable timber harvest can be accomplished on this site and when it is expected to get harvested.

Harvesting on the parcel will take approximately three weeks. The harvest will be part of a larger harvest on adjacent lands under the same ownership. An approved Timber Harvest Plan currently is in place for the ownership. The owners would like to log the parcel sometime between May 1 and October 15 of 2025. Weather conditions and contractor availability do not allow a more specific time window at this time.

Please let me know how else I may assist,



Joseph Culver
RPF #2674



Staff Report to the Planning Commission

Application Number: **241318**

Applicant: Joseph Culver

Owners: Eric Bushnell, Jeffrey Bushnell, Ronald Bushnell Jr.,
Keeya Lee Bushnell

APN: 089-091-60

Site Location: No Situs Address

Agenda Date: 4/23/25

Agenda Item #: 8

Time: After 9:30 a.m.

Project Description: Proposal to rezone APN 089-091-60 from Special Use (SU) to Timber Production (TP).

Location: Property is located approximately 1500 feet north of the intersection of Wicket Road and Hopkins Gulch Road (No Situs Address).

Permits Required: Zoning Map Amendment

Supervisory District: 5th District (District Supervisor: Moncia Martinez)

Staff Recommendation:

- Adopt the attached resolution (Exhibit F), sending a recommendation to the Board of Supervisors that they determine that the proposal exempt from further review under the California Environmental Quality Act (CEQA), approve Application 241318, and adopt the ordinance rezoning the parcels from the Special Use (SU) zone district to the TP (Timber Production) zone district (Exhibit G).

Project Description & Setting

The subject parcel is located approximately 1,500 feet north from the intersection of Wicket Road and Hopkins Gulch Road, in the San Lorenzo Valley Planning Area. Development in the vicinity ranges from low density residential development and vacant parcels zoned Special Use (SU) to the south and east, with undeveloped or lightly developed TP (Timber Production) zoned parcels to north and west. The vacant parcel, which does not have an assigned address, is located adjacent to parcels zoned Timber Production (TP) that are owned by the same property owners, APNs 089-051-02 and 089-051-09. APN 089-051-02 has approximately 102 acres, while APN 089-051-09 has 160 acres. The adjacent parcels are characterized by steep slopes and heavy forest, with some areas of flat land.

The subject parcel contains an area of approximately 10.1 acres, and the majority of the parcel has a slope greater than 50%. It is heavily forested with a seasonal watercourse that runs across the northern third on the parcel and eventually drains into a non-fish-bearing perennial watercourse. Currently the parcel has approximately 1,200 feet of dirt-surfaced skid trails that are contoured to the natural slope and are approximately 10 feet-wide. These low impact trails are regularly maintained and will be used during logging operations approximately every 12-15 years. The proposed project would rezone the parcel from the SU to TP.

The proposal is facilitated under California Government Code Section 51113.5, which allows a property owner with timberland to also zone contiguous land held in the same ownership, for timber production. The only requirements for this type of rezoning are that the parcels must meet the following definitions found in Government Code section 51104(f) and (g):

(f) “Timberland” means privately owned land, or land acquired for state forest purposes, which is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, and which is capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre.

(g) “Timberland production zone” or “TPZ” means an area which has been zoned pursuant to Section 51112 or 51113 and is devoted to and used for growing and harvesting timber, or for growing and harvesting timber and compatible uses, as defined in subdivision (h). With respect to the general plans of cities and counties, “timberland preserve zone” means “timberland production zone.”

Subdivision (h) states as follows:

(h) “Compatible use” is any use which does not significantly detract from the use of the property for, or inhibit, growing and harvesting timber, and shall include, but not be limited to, any of the following, unless in a specific instance such a use would be contrary to the preceding definition of compatible use:

- (1) Management for watershed.
- (2) Management for fish and wildlife habitat or hunting and fishing.
- (3) A use integrally related to the growing, harvesting and processing of forest products, including but not limited to roads, log landings, and log storage areas.
- (4) The erection, construction, alteration, or maintenance of gas, electric, water, or communication transmission facilities.
- (5) Grazing.
- (6) A residence or other structure necessary for the management of land zoned as timberland production.

The applicant’s forester, Joseph Culver (Registered Professional Forester #2674), submitted the requisite materials to support the proposed rezoning to TP. As noted in the letter prepared by Mr. Culver, dated 10/21/2024 (Exhibit D), the proposed land meets the aforementioned criteria, providing an estimated annual average volume of wood fiber at 60.2 cubic feet per acre. The letter confirms that the subject property is adjacent to two existing TP-zoned parcels located to the north and west of the subject property, APNs 089-051-02 and 089-051-09 that are held under the same ownership.

Zoning & General Plan Consistency

The subject parcel is currently zoned SU (Special Use) with a R-M (Mountain Residential) General Plan designation. Both SU and TP are implementing zone districts for the R-M General Plan designation and therefore the proposed rezoning will be consistent with the General Plan standards. Timber harvesting is presently prohibited in the SU zone district but was allowed under a previous iteration of the County’s Zoning regulations.

Zoning Map Amendment

Proposals to amend the County's Zoning Map require that the project conform with the regulations outlined in Santa Cruz County Code Section 13.10.185 (Zoning Plan Amendments), which mandates, at a minimum, three findings of approval. These findings, included on page 5 of this report (Exhibit B), to ensure consistency with the General Plan and with the existing land uses in the vicinity. Staff are in support of the project, and the findings for a Zoning Plan Amendment can be made, in that the subject parcel was selectively harvested approximately 15 years ago and the forest resource is currently healthy and experiencing a growth rate consistent with managed forests. Permanent development on the parcel would be significantly constrained, if not precluded, by the challenges of developing on steep parcels, including the challenges presented in locating suitable sites for buildings, roads, and septic systems. The rezoning to TP, however, does not preclude development of a single-family dwelling as a use ancillary and subordinate to the primary use of the property for timber production.

The proposal is subject to consideration under the "Adjacency Rezoning" regulations described in Government Code Section 51113, which limits a jurisdiction's ability to place additional requirements or conditions on specific types of timber production rezoning applications.

Environmental Review

This project qualifies for a statutory exemption in accordance with the California Environmental Quality Act Article 18, Section 15264 (Exhibit A).

Conclusion

All of the criteria have been met for rezoning the subject parcel to the Timber Production zoning designation. All required findings can be made to approve this application pursuant to California State Government Code Section 51113.5 and with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. There are no Williamson Act contracts that apply to the SU-zoned parcel. Therefore, as proposed and conditioned, the project is consistent. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Adopt the attached resolution (Exhibit F), sending a recommendation to the Board of Supervisors that they determine that the proposal exempt from further review under the California Environmental Quality Act (CEQA), approve Application 241318, and adopt the ordinance rezoning the parcels from the Special Use (SU) zone district to the TP (Timber Production) zone district (Exhibit G).

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

Report Prepared By:

Alexandra Corvello

Digitally signed by Alexandra Corvello
DN: c=US,
o=Alexandra Corvello@santacruzcountyca.gov,
ou=County of Santa Cruz, ou=CDI, cn=Alexandra
Corvello
Date: 2025.04.15 16:03:29-07'00'

Alexandra Corvello
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3209
E-mail: alexandra.corvello@santacruzcountyca.gov

Report Reviewed By:



Lezanne Jeffs
Principal Planner
Development Review
Santa Cruz County Planning

Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Forester's Report, Prepared by DKM Forestry
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Planning Commission Resolution
- G. Ordinance for Proposed Rezoning
- H. Parcel information

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Division has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reasons which have been specified in this document.

Application Number: 241318
Assessor Parcel Number: 089-091-60
Project Location: No Situs Address

Project Description: Proposal to rezone one parcel from SU to TP

Person or Agency Proposing Project: Joseph Culver

Contact Phone Number: (831) 359-5989

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. _____ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. _____ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. **X** **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. _____ **Categorical Exemption**

Specify type: Article 18, Section 15264

F. Reasons why the project is exempt:

Section 15264. Timberland Preserves: Local agencies are exempt from the requirement to prepare an EIR or Negative Declaration on the adoption of timberland preserve zones under Government Code Section 51100 et seq. (Gov. Code, Sec. 51119).

The proposed project would change the zoning designation of one parcel from Special Use (SU) to Timber Production (TP) for the purpose of facilitating a timber harvest.

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

Alexandra Corvello, Project Planner

Date: _____

Zoning Plan Amendment Findings

1. The proposed zone district will allow a density of development and types of uses which are consistent with objectives and land use designations of the adopted General Plan.

This finding can be made because the proposed Timber Production (TP) zoning designation is consistent with the R-M (Mountain Residential) General Plan designation. The application does not include a proposal for development. The subject parcel is bordered by TP zoned parcels to the north and west that are both Timber Production zoned parcels, which are owned by the same property owners. The other surrounding parcels are zoned Special Use and are either vacant or have been developed with single-family dwellings. Based on measurements taken from the County GIS mapping system, the nearest single-family dwelling is approximately 560 feet from the eastern property line. Future timber harvests, which would be evaluated and approved by CalFire via a Timber Harvest Plan, would not present a conflict with existing uses in the area.

2. The proposed zone district is appropriate to the level of utilities and community services available to the land.

The proposal does not include development or uses which would require community services.

3. For amendments located within the Coastal Zone, the proposed rezoning maintains and provides for priority uses consistent with General Plan and Local Coastal Program Appendix G.

The parcel is located outside of the Coastal Zone and therefore is not applicable.

In addition, Planning Commission is required to make one or more findings in support of an application to rezone, as set out in SCCC 18.40.060(A)(4). The following findings can be made:

- (a) The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district;

The proposed rezoning allows the highest and best use of a property which is otherwise very difficult to build. The sloped and forested land would limit, if not prevent, residential development and uses. As supported by the Forester's Letter (Exhibit D), the timber resources on the site are experiencing a growth rate consistent with managed forests and are sufficient for harvest.

- (b) The proposed rezoning is necessary to provide for a community-related use which was not anticipated when the zoning plan was adopted;

Not applicable

- (c) The present zoning is the result of an error;

Not applicable

- (d) The present zoning is inconsistent with designation on the General Plan;

Application #: 241318

APN: 089-091-60

Owner: Eric Bushnell, Jeffrey Bushnell, Ronald Bushnell Jr., Keeya Lee Bushnell

Not applicable

- (e) The proposed rezoning is in the best interests of the public health, safety or welfare;

The proposed rezone of the property would facilitate a commercial timber harvest. The resulting timber harvest would result in specialized forest management resulting in reduced fuel loads and increased fire safety. Under current conditions, the parcels are unbuildable and there is little incentive to implement sitewide management.

- (f) A rezoning from nonresidential to residential use is appropriate in that the site has low commercial potential as reflected by existing vacancies, or outdated low-value improvements, or low employment density, or low market demand for commercial use of the site; or

Not applicable

- (g) The site will accommodate housing type(s) that are needed to house the local workforce in support of the local economy.

Not applicable

Conditions of Approval

Exhibit D: Project plans, prepared by Joseph Culver RPF #2674, dated 10/21/24

I. This permit authorizes the rezoning of APN 089-091-60, from the SU (Special Use) zone district to the TP (Timber Production) zone district, as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.

II. Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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

C. Prior to commencing any timber operations, the applicant shall obtain the necessary approvals from the California Department of Forestry.

III. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is

expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the COUNTY.
- D. Successors Bound. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

Coastal Forestry

October 21, 2024

Santa Cruz Planning Department
501 Ocean Street
Santa Cruz, CA 95060



RE: Rezone APN # 089-091-60 to TPZ
Adjacent to TPZ/Timberland
Property Under Same Ownership

I have been hired to facilitate the rezoning of APN# 089-091-60 to Timber Production. The parcel is currently zoned SU and the county assessor lists the parcel as 10.1 acres in size. The parcel is adjacent to APN # 089-051-02, a 102.9 acre parcel already zoned Timber production under the same ownership. APN# 089-051-02 is heavily timbered and meets the state definition of timberland. As the parcels are contiguous and under the same ownership, APN# 089-091-60 qualifies for an "Adjacency Rezoning" under section 51113.5 of the California Code.

In June of 2024 I completed a sample inventory of APN# 089-091-60 to determine forest characteristics. The inventory consisted of 4 plots 1/5 acre in size randomly placed across the parcel. At each plot I determined tree diameter, height, and percent defect of all conifers greater than 12 inches in diameter within the plot boundaries. I also cored a smaller sample of trees to determine radial growth of the stand over the last ten years. I then processed the collected data to determine the current stocking levels and growth capability of the parcel as detailed below.

TIMBER STOCKING: To rezone a property to the "Timber Production" zoning a property must meet the timber stocking standards set forth in Section 4561 of the Public Resources Code. Section 4561 states in part that "The average residual basal area, measured in stems one inch or larger in diameter.....in areas which the registered professional forester has determined are site II classification or lower, the minimum average residual basal area shall be 50 square feet per acre. Rock outcroppings and other areas not normally bearing timber shall not be considered as requiring stocking." The average residual basal area in the timbered portions of APN# 089-091-60 is 186 square feet per acre and therefore meets the stocking standards.

TIMBERLAND: To rezone a property to the "Timber Production" zoning a property must meet the definition of timberland. Section 51104 of the California Code states that "Timberland means privately owned land.....capable of growing an average annual volume of wood fiber of at least 15 cubic feet per acre." The property proposed for rezoning is capable of growing an annual average volume of wood fiber of 60.2 cubic feet per acre and therefore meets the definition of timberland.

COMPATIBLE USE: Current property use of the parcel includes watershed, wildlife habitat and timber management. No structures are located on the parcel. Existing infrastructure on the parcel does not significantly detract from the use of the property

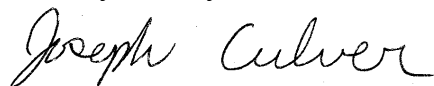
for, or inhibit, growing and harvesting timber. There are no structures on the parcel. There are no roads suitable for standard vehicles on the property. There are approximately 1,200 feet of tractor trails that are used during logging operations for skidding logs. These are dirt-surfaced trails approximately ten feet wide that are generally contoured to the natural slope, have frequent dirt berms installed across the trail surface for drainage after use, and are covered in redwood duff or vegetation. These low impact trails are maintained to forest practice standards and are used during logging operations approximately every 12-15 years.

The parcel also includes a seasonal watercourse (class 3) that flows into a perennial, non fish-bearing watercourse (class 2). The location of the skid trails and watercourses are shown on the attached map.

The property is well suited for timber management into the future. The property was selectively harvested approximately 15 years ago and the forest resource is currently healthy and experiencing a growth rate consistent with managed forests. The ownership has indicated that they want to continue to manage the timber resource and stand conditions warrant another harvest in the near future. Harvesting on the parcel will take approximately one month. The harvest will be part of a larger harvest on adjacent lands under the same ownership. An approved Timber Harvest Plan currently is in place for the ownership. The owners would like to log the parcel sometime between May 1 and October 15 of 2025. Weather conditions and contractor availability do not allow a more specific time window at this time.

The property meets required state stocking levels, qualifies as "Timberland," and the current use is compatible with the Timber Production zoning.

Thank you for your time in this matter,

A handwritten signature in cursive script that reads "Joseph Culver".

Joseph Culver
RPF #2674

Attached: Bushnell Rezone Map

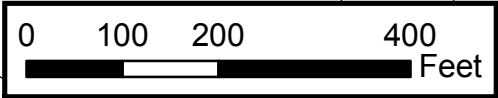
Bushnell Rezone Application

Santa Cruz County
Castle Rock Ridge USGS Quadrangle
Portions of Sections 17
T9S, R2W, MDB&M
Contour Interval = 40 feet

APN 089-091-60

Legend

- Rezone Parcel
- Skid Trail
- Class 2 Watercourse
- Class 3 Watercourse



Coastal Forestry

October 3, 2024

Santa Cruz Planning Department
501 Ocean Street
Santa Cruz, CA 95060



RE: Rezone APN # 089-091-60 to TPZ
Additional Information following
Review by Santa Cruz County

On September 25, 2024 Santa Cruz Planning issued an "Incomplete Application" letter regarding the rezoning application. This response contains the additional information required per the letter.

County Comment

*Please provide more detailed information on what is the existing infrastructure on the parcel.
Please include any maps/surveys or any other information on deeded easements, etc.*

There are no structures on the parcel. There are no roads suitable for standard vehicles on the property. There are approximately 1,200 feet of tractor trails that are used during logging operations for skidding logs. These are dirt-surfaced trails approximately ten feet wide that are generally contoured to the natural slope, have frequent dirt berms installed across the trail surface for drainage after use, and are covered in redwood duff or vegetation. These low impact trails are maintained to forest practice standards and are used during logging operations approximately every 12-15 years.

The parcel also includes a seasonal watercourse (class 3) that flows into a perennial, non fish-bearing watercourse (class 2). The location of the skid trails and watercourses are shown on the attached map.

County Comment

Please update the report to provide an approximate period of time when a reasonable timber harvest can be accomplished on this site and when it is expected to get harvested.

Harvesting on the parcel will take approximately three weeks. The harvest will be part of a larger harvest on adjacent lands under the same ownership. An approved Timber Harvest Plan currently is in place for the ownership. The owners would like to log the parcel sometime between May 1 and October 15 of 2025. Weather conditions and contractor availability do not allow a more specific time window at this time.

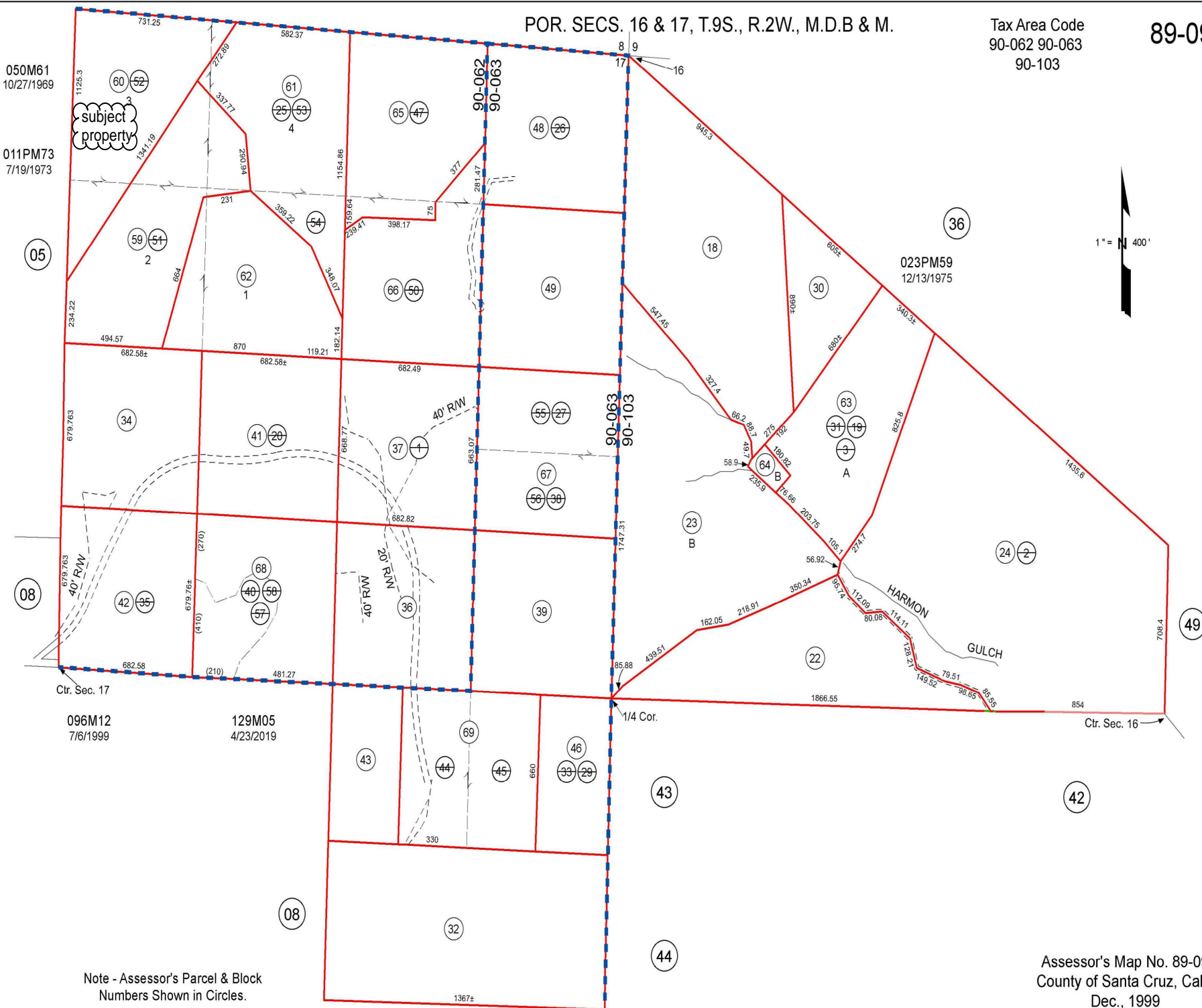
Please let me know how else I may assist,

Joseph Culver
RPF #2674

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

Tax Area Code
90-062 90-063
90-103

89-09



Electronically Redrawn 12/08/99 mvm
Rev. 9/5/01 mvm (changed page refs.)
Rev. 9/5/18 CB (Combo Form, 1-69)
Rev. 7/29/19 jg (129M05)

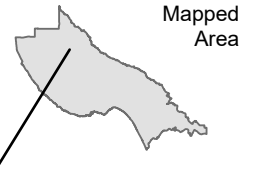
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 89-09
County of Santa Cruz, Calif.
Dec., 1999



Santa Cruz County Planning Department

Parcel Location Map



Mapped
Area



089-091-60

HOPKINS GULCH RD

HOPKINS GULCH RD

WICKET RD

Parcel: 08909160

 Subject Parcel

Map printed: 15 Apr. 2025



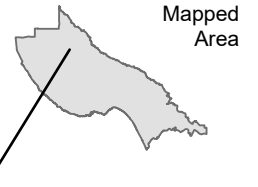
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EXHIBIT E

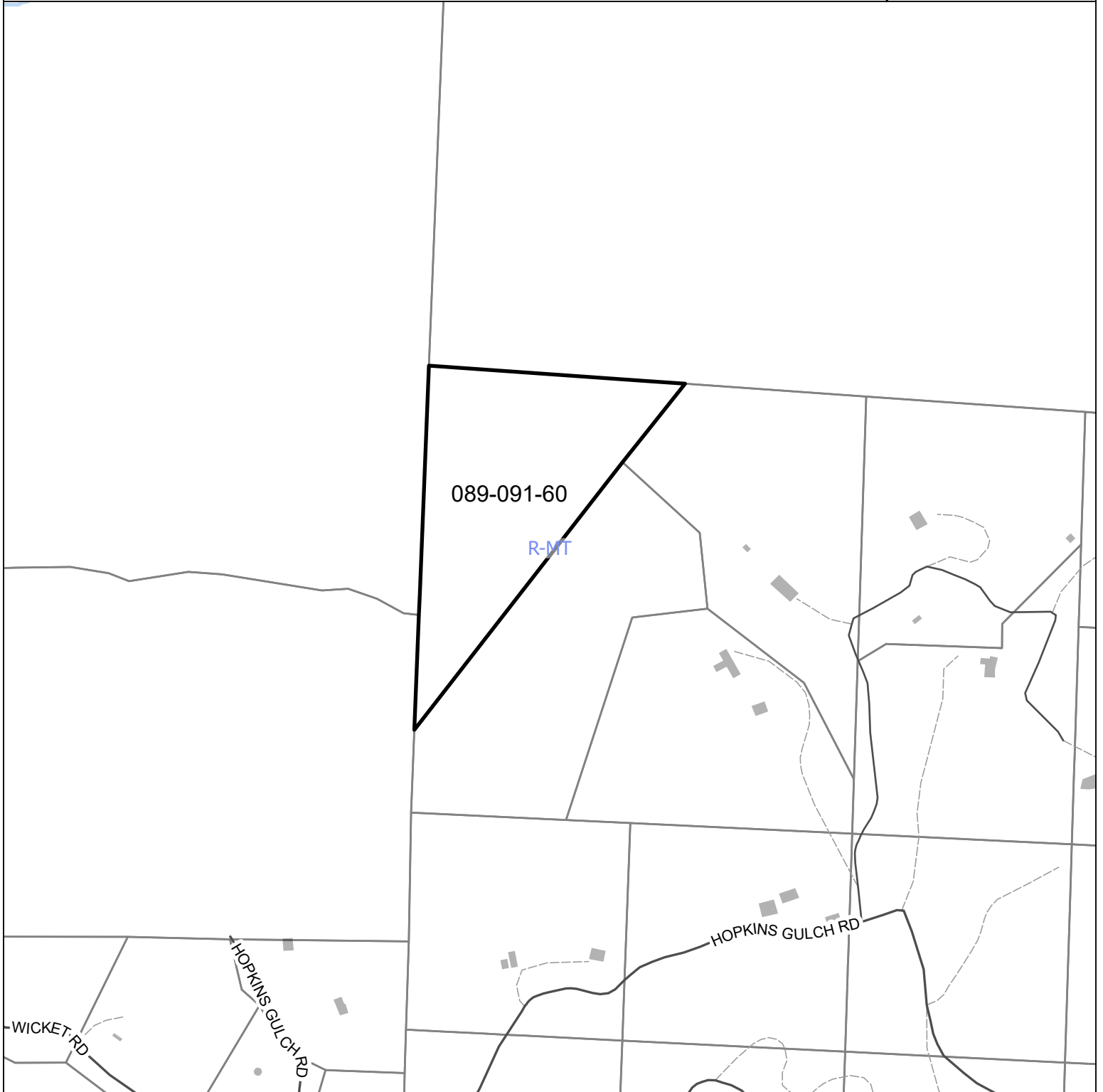


Santa Cruz County Planning Department

Parcel General Plan Map



Mapped
Area



 Subject Parcel

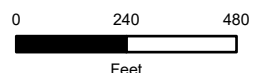
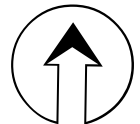
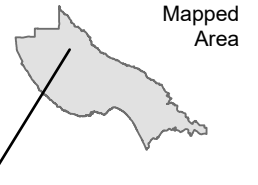


EXHIBIT E



Santa Cruz County Planning Department

Parcel Zoning Map



TP

089-091-60

SU

HOPKINS GULCH RD

HOPKINS GULCH RD

WICKET RD

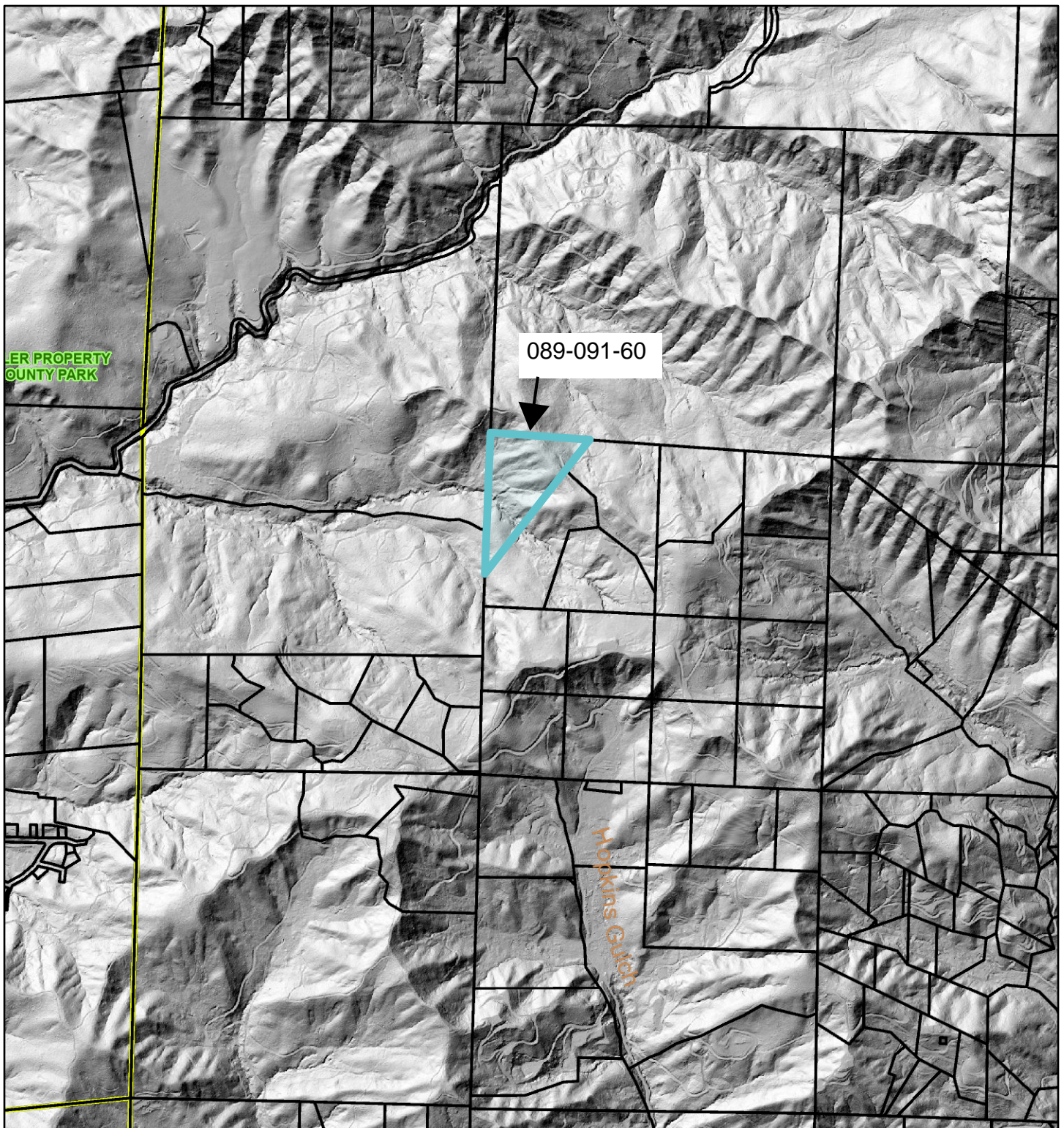
 Subject Parcel





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Feet

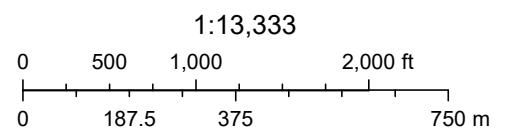
EXHIBIT E

Parcel Location Map



April 15, 2025

-  Parcels
-  Map Books



County of Santa Cruz

EXHIBIT E

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

RESOLUTION NO. _____

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

PLANNING COMMISSION RESOLUTION
RECOMMENDING THE BOARD OF SUPERVISORS
AMEND THE ZONING MAP TO REZONE APN 089-091-60 TO THE TIMBER
PRODUCTION ZONING DISTRICT

WHEREAS, the Planning Commission has held a public hearing on Application No. 241318, an application to rezone one parcel, APN 089-091-60, from the SU (Special Use) zone district to the TP (Timber Production) zone district. The subject parcel is vacant with no address and is located just north of 1224 Hopkins Gulch Road in the San Lorenzo Valley Planning Area.

WHEREAS, the Planning Commission has considered all testimony and evidence received at the public hearing and detailed in the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors determine adoption of this Ordinance is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14, Section 15264, which exempts local agencies from the requirement to conduct CEQA review for the adoption of timberland preserve zones.

BE IT FURTHER RESOLVED, that the Planning Commission recommends that the Board of Supervisors adopt the attached Ordinance amending the County’s Zoning Plan and Map pursuant to Santa Cruz County Code Section 13.10.180 and 13.10.185.

BE IT FURTHER RESOLVED, that the Planning Commission incorporates the findings on the proposed Zoning Map Amendment as contained in the Report to the Planning Commission and in Section II of the attached Ordinance.


PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2025, by the following vote:

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

Chairperson, Planning Commission

ATTEST: _____
Sheila McDaniels
Secretary

APPROVED AS TO FORM:

Signed by:

D62DC8AA0E74408
Natalie Kirkish
Office of the County Counsel

Certificate Of Completion

Envelope Id: 1C42EDC4-123C-4486-97CE-F25395D639A9		Status: Completed
Subject: Complete with Docusign: 241318 PC Resolution 4.15.25 final.pdf		
Source Envelope:		
Document Pages: 2	Signatures: 1	Envelope Originator:
Certificate Pages: 4	Initials: 0	Alexandra Corvello
AutoNav: Enabled		701 Ocean Street
Envelopeld Stamping: Enabled		Santa Cruz, CA 95060
Time Zone: (UTC-08:00) Pacific Time (US & Canada)		Alexandra.Corvello@santacruzcountyca.gov
		IP Address: 63.194.190.100

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Signer Events

Signer Events	Signature	Timestamp
Natalie Kirkish	 <p>Signed by: Natalie Kirkish D52DC6AA0E74498...</p>	Sent: 4/15/2025 11:28:54 AM
Natalie.Kirkish@santacruzcountyca.gov		Viewed: 4/15/2025 11:30:48 AM
County Counsel		Signed: 4/15/2025 11:31:21 AM
Security Level: Email, Account Authentication (None)		
	Signature Adoption: Pre-selected Style	
	Using IP Address: 63.194.190.100	

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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
Witness Events	Signature	Timestamp
Notary Events	Signature	Timestamp
Envelope Summary Events	Status	Timestamps
Envelope Sent	Hashed/Encrypted	4/15/2025 11:28:54 AM
Certified Delivered	Security Checked	4/15/2025 11:30:48 AM
Signing Complete	Security Checked	4/15/2025 11:31:21 AM
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ORDINANCE NO. _____

AN ORDINANCE OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ AMENDING ZONING PLAN AND MAP PURSUANT TO CHAPTER 13.10 OF THE SANTA CRUZ COUNTY CODE TO REZONE APN 089-091-60 TO THE TIMBER PRODUCTION ZONING DISTRICT

WHEREAS, the owner of APN 089-091-60 filed an application (Application No. 241318) to rezone the parcel from the Special Use zone district to the Timber Production zone district. The subject parcel is vacant with no address and is located just north of 1224 Hopkins Gulch Road in the San Lorenzo Valley Planning Area; and

WHEREAS, on April 23, 2025, the Planning Commission held a duly noticed public hearing on Application No. 241318 and recommended that the Board approve the rezone; and

WHEREAS, the Board of Supervisors has held a public hearing on the recommendation to rezone APN 089-091-60 from the SU (Special Use) zone district to the TP (Timber Production) zone district.

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

SECTION I

The Board of Supervisors finds that the public convenience, necessity and general welfare require the amendment of the County zoning plan and map pursuant to Santa Cruz County Code section 13.10.185, to maintain a stable, desirable, well-balanced pattern of development throughout the County. The Board of Supervisors desires to implement the policies of the County General Plan and Local Coastal Program Land Use Plan regarding one vacant parcel located, as the crow flies, approximately 1,500 feet north from the intersection of Wicket Road and Hopkins Gulch Road, and that the zoning to be established herein is consistent with all elements of the California Government Code, Santa Cruz County General Plan, and the Santa Cruz County Code.

SECTION II

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

1. The proposed zone district will allow a density of development and types of uses which are compatible with the objectives, policies and programs, and land use designations of the adopted General Plan, and conforms with, and is adequate to carry out, the coastal resource protection provisions of the certified Land Use Plan; and
2. The proposed zone district is appropriate for the level of utilities and community services available to the land; and

EXHIBIT G

3. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district; and
4. The proposed rezoning maintains and provides priority uses consistent with Sections BE-2.2.2, ARC-7.1.1, ARC 7.1.9 and ARC-7.1.11 of the certified General Plan/ Land Use Plan.
5. The property meets the requirements of Government Code section 51113.5 and County Code Section 13.10.374(D).

SECTION III

Chapter 13.10 - Zoning Regulations of the Santa Cruz County Code is hereby amended by amending Section 13.10.180 - Zoning Map to change the following properties from the existing zone district to the new zone districts as follows:

<u>Assessor's Parcel Numbers</u>	<u>Existing Zone District</u>	<u>New Zone District</u>
089-091-60	SU (Special Use)	TP (Timber Production)

SECTION IV

The Board of Supervisors hereby finds and determines that adoption of this Ordinance is statutorily exempt from the provisions of the California Environmental Quality Act (CEQA) pursuant to California Code of Regulations Title 14, Section 15264, which exempts local agencies from the requirement to conduct CEQA review for the adoption of timberland preserve zones.

SECTION V

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

PASSED AND ADOPTED THIS _____ day of _____ 2025, by the Board of Supervisors of the County of Santa Cruz by the following vote:

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

Felipe Hernandez
CHAIRPERSON, BOARD OF
SUPERVISORS

ATTEST: _____
Juliette Rezzato
Clerk of the Board

APPROVED AS TO FORM:

Natalie Kirkish
Office of the County Counsel

Exhibit: Rezoning Map

DISTRIBUTION: County Counsel
Planning
Assessor
County GIS

Parcel Information

Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	San Lorenzo Valley Water District
Sewage Disposal:	CSA 12 Septic Maintenance District
Fire District:	Boulder Creek Fire Protection District
Drainage District:	Flood Control Zone 8

Parcel Information

Parcel Size:	10.1 acres
Existing Land Use - Parcel:	Vacant, undeveloped
Existing Land Use - Surrounding:	Timber production to the north and west, Special Use parcels that are either vacant or developed for residential uses to the south and east.
Project Access:	Access is provided from Hopkins Gulch Road to the east, via a deeded non-exclusive 40-foot right-of-way easement that runs through APNs 089-091-59, 089-091-62, 089-091-41
Planning Area:	San Lorenzo Valley
Land Use Designation:	R-M (Mountain Residential)
Zone District:	Currently SU (Special Use), proposed to be Timber Production (TP)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Fire Hazard:	SRA-High
Slopes:	>50% over the majority of site
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	Tree removal pending State approval
Scenic:	Not a mapped resource
Archeology:	Portion of the site mapped as having potential Archeological Resources



Community Development and Infrastructure

Rezone of parcel 089-091-60 from Special Use zone district to Timber Production zone district

Project Vicinity



Application Number: 241318

Property Owners: Eric Bushnell, et al.

Project Applicant/Forester: Joseph Culver

Zoning Map Amendment (SCCC 18.40.060)

1. The proposed zone district will allow a density of development and types of uses which are consistent with objectives and land use designations of the adopted General Plan.
2. The proposed zone district is appropriate to the level of utilities and community services available to the land.
3. This project is not located within the Coastal Zone so it does not need to conform to the Local Coastal Program Appendix G.
 - A. The character of development in the area where the land is located has changed or is changing to such a degree that the public interest will be better served by a different zone district.
 - E. The proposed rezoning is in the best interests of the public health, safety or welfare.

Recommended Actions

1. Conduct a public hearing on Application 241318;
2. Determine the proposal is exempt from further environmental review under the California Environmental Quality Act (CEQA) pursuant to Article 18 Section 15264, Statutory Exemption for Timberland Preserves;
3. Approve in concept the attached "Ordinance Amending the Zoning Plan and Map Pursuant to Chapter 13.10 of the Santa Cruz County Code to Rezone APN 089-091-60 to the Timber Production Zoning District"
4. Approve application 241318, based on the Findings and Conditions contained in the staff report to the Planning Commission, dated 4/23/25; and
5. Direct the Clerk of the Board to schedule the ordinance for second reading and final adoption at the August 5, 2025 Board of Supervisor's meeting.

Questions?

Thank You

