

32. Adopt resolution summarily vacating a portion of Lodge Road abutting Assessor Parcel Numbers 086-041-59, 086-041-60, 086-041-61, 086-041-62, 086-041-63, 086-041-64 and 086-371-14, and take related actions ()



County of Santa Cruz Board of Supervisors

Agenda Item Submittal

From: General Services Department

Subject: Adopt Resolution Summarily Vacating a portion of Lodge Road

Meeting Date: June 24, 2025

Formal Title: Adopt resolution summarily vacating a portion of Lodge Road abutting Assessor Parcel Numbers 086-041-59, 086-041-60, 086-041-61, 086-041-62, 086-041-63, 086-041-64 and 086-371-14, and take related actions

Recommended Actions

1. Adopt summary vacation resolution abandoning a portion of Lodge Road abutting APNs 086-041-59, 086-041-60, 086-041-61, 086-041-62, 086-041-63, 086-041-64, & 086-371-14;
2. Find the proposed summary vacation consistent with the General Plan; and
3. Authorize Real Property to record the Resolution in the Official Records of Santa Cruz County.

Executive Summary

Certain portions of Lodge Road adjacent to Assessor's Parcel Numbers (APNs) 086-041-59, 086-041-60, 086-041-61, 086-041-62, 086-041-63, 086-041-64, and 086-371-14 lie within the boundaries of Big Basin State Park. California State Parks has requested to assume control of this segment of Lodge Road, which is entirely surrounded by parkland and serves only park-related purposes. The Department of Community Development and Infrastructure (CDI) supports this request, as the roadway has no public utility beyond providing internal access within the Park. Pursuant to California Streets and Highways Code Section 8334(b) et seq., the Board of Supervisors is authorized to summarily vacate a road segment that lies entirely within a single ownership and does not continue through or terminate at another property. Staff therefore recommends the summary vacation of this portion of Lodge Road and its removal from the County Maintained Roads System.

Discussion

This request is part of a greater effort to update our County Maintained Roads system to remove the responsibility and liability for roads that are no longer needed for current or prospective public use and that fit the criteria for Summary Vacation under the California Streets and Highway code.

The County acquired Lodge Road under the Collier Burns Act in 1947. The County currently maintains a 2.43-mile stretch of Lodge Road, extending from its eastern connection with Highway 236 to the eastern property boundary of APN 086-011-27. Approximately 1.2 miles of Lodge Road falls within the boundaries of Big Basin State Park and is not utilized for public access beyond park use. In the wake of the CZU fire in 2020, State Parks has placed a gate at postmile 1.25 and this portion of lodge road has been blocked to public access since that time.

The County has received a request from State Parks to convert this portion of Lodge Road from County ownership to State. The proposed vacation will commence at the

point where Lodge Road crosses the Western property boundary of APN 086-041-47 and will extend 1.2 miles to the Easternmost property boundary of APN 086-041-62. CDI supports this transfer, as the segment serves no public use other than access to the state park. To streamline maintenance responsibilities and align with the current usage of the road, we propose to vacate the county's maintenance responsibility for the 1.2-mile portion of Lodge Road that falls within the state park boundary. The County will continue to maintain the eastern portion of Lodge Road that is surrounded by private ownership and outside the state park boundary.

California Streets and Highways Code Section 8334 (b) allows the Board of Supervisors to summarily vacate a street or highway lies within property under one ownership and that does not continue through such ownership or end touching property of another. Additionally, California Streets and Highways Code Section 8313 (a) requires the Board to consider the General Plan before vacating a street, highway or public service easement. To support the Board's finding, the Planning Director has determined that the proposed summary vacation does not conflict with the General Plan.

Real Property therefore now recommends approval of the Resolution to Summarily Vacate Lodge Road.

Financial Impact

There is no cost associated with this action other than staff time which was charged hourly to Community Development and Infrastructure (GL 621100/ JL 62330).

Strategic Initiatives

3.A (Reliable Transportation: Local Roads)

Submitted By:

Michael Beaton, General Services Director

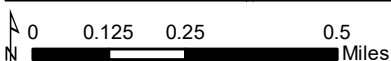
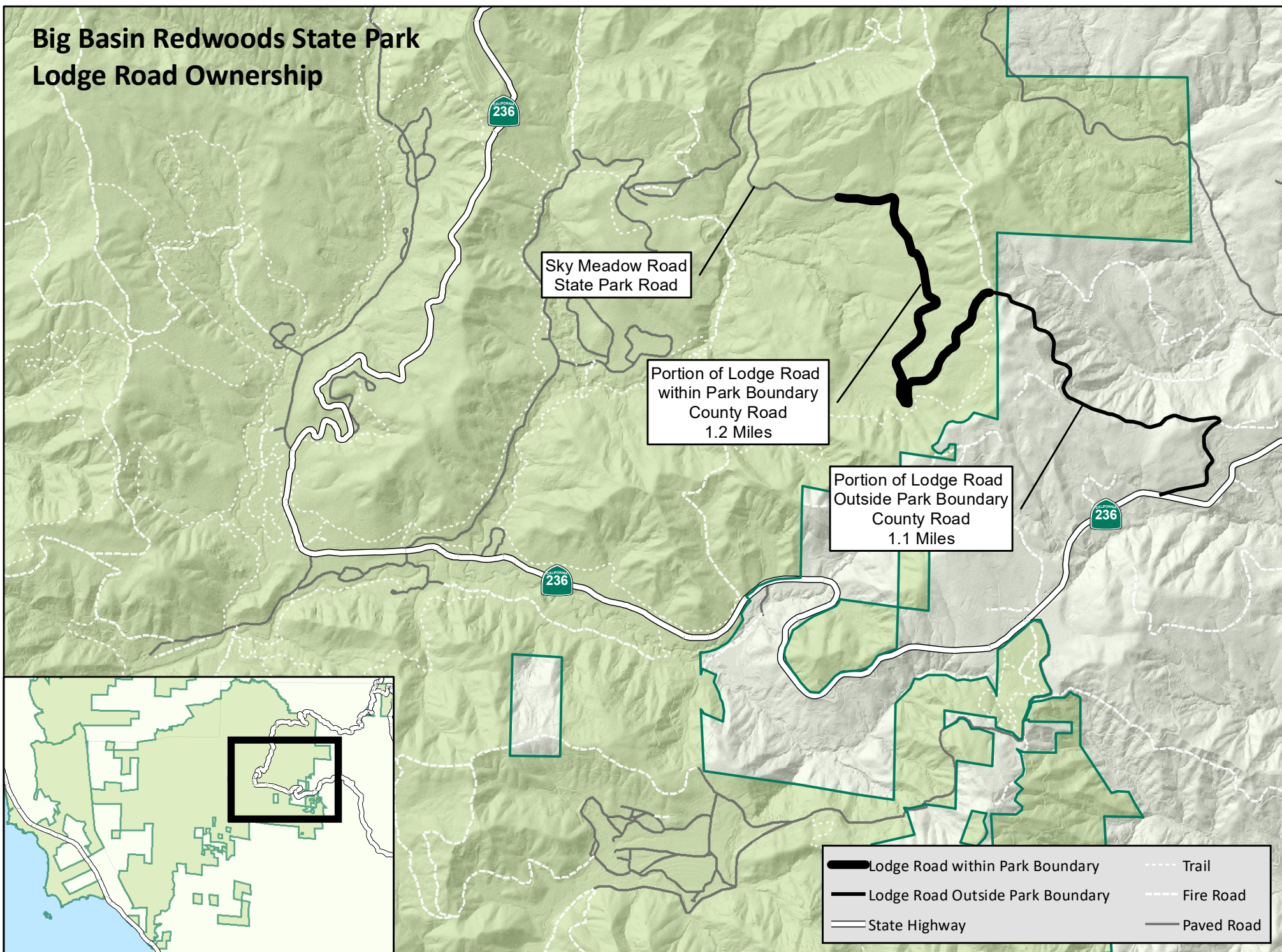
Recommended By:

Carlos J. Palacios, County Executive Officer

Artificial Intelligence Acknowledgment:

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

Big Basin Redwoods State Park Lodge Road Ownership



COUNTY OF SANTA CRUZ to STATE OF CALIFORNIA
a PORTION OF LODGE ROAD

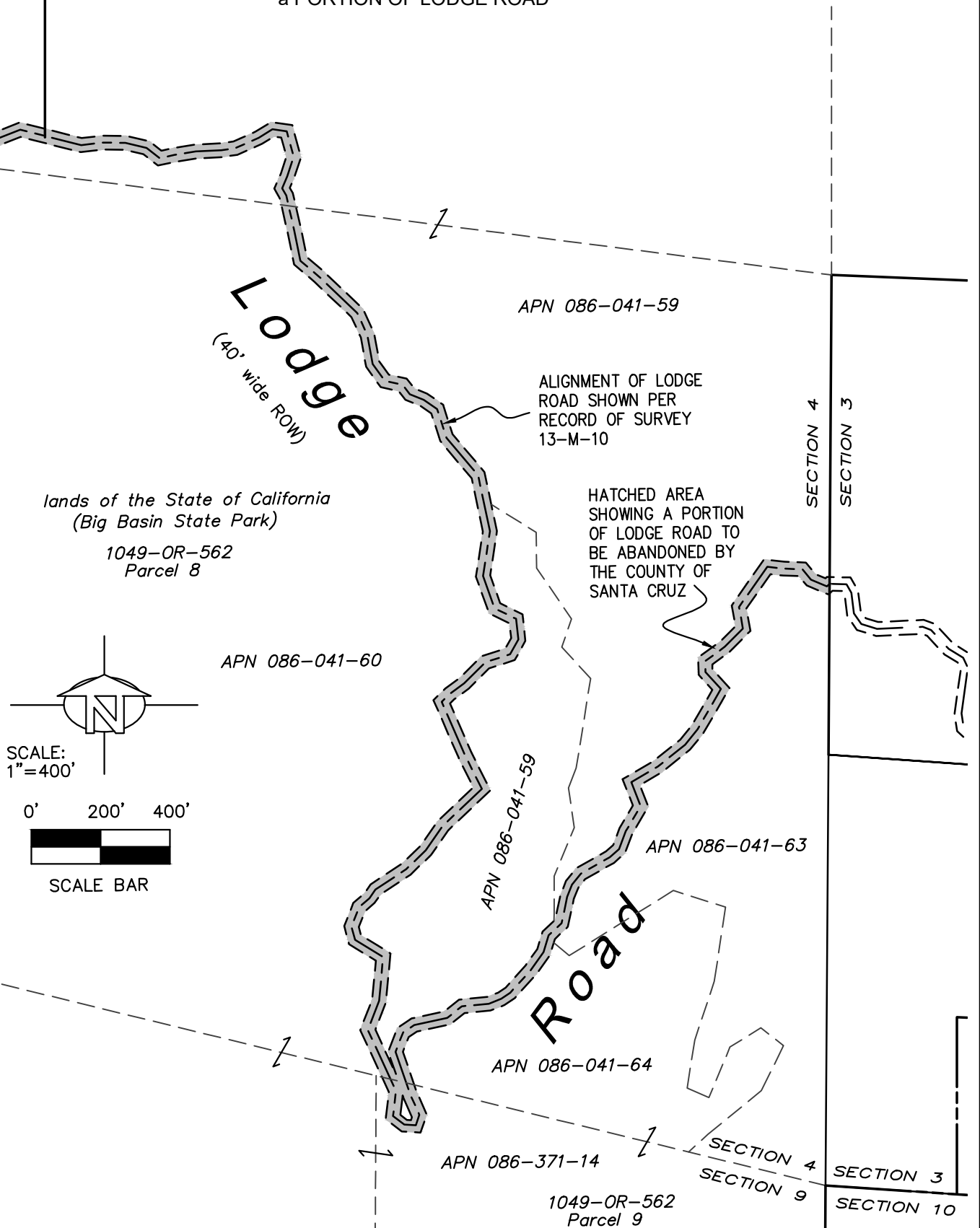


EXHIBIT A
ABANDONMENT of a PORTION of LODGE ROAD

SITUATE in Section 4 and Section 9, Township 9 South, Range 3 West, Mount Diablo Base & Meridian (MDB&M) in the County of Santa Cruz, State of California

BEING an area over a portion of the lands of the State of California (Big Basin State Park) as described in Parcel 8 and Parcel 9 in Volume 1049, at Page 562, Official Records of the County of Santa Cruz, and more particularly described as follows:

BEING all of Lodge Road located West of the Section line running North and South between Section 3 and Section 4, Township 9 South, Range 3 West, Mount Diablo Base & Meridian (MDB&M) and

and CONTAINING approximately 28,300 s.f. 0.65 acres), more or less.

END OF DESCRIPTION



Job #P40878– Lodge Road abandonment over Big Basin State Park



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

INTER-OFFICE CORRESPONDENCE

DATE: May 9, 2025

TO: Justin Enders, Assistant Real Property Agent

FROM: Stephanie Hansen, Assistant Director of Community Development and Infrastructure; Natisha Williams, Policy Planner

SUBJECT: General Plan consideration for Summary Vacation of a portion of Lodge Road abutting APNs 086-041-59, 086-041-60, 086-041-61, 086-041-62, 086-041-63, 086-041-64, and 086-371-14

You have requested a report regarding General Plan consistency for a proposed abandonment of the County's right to a portion of Lodge Road abutting APNs 086-041-59, 086-041-60, 086-041-61, 086-041-62, 086-041-63, 086-041-64, and 086-371-14 within Big Basin State Park.

The Real Property Section of the General Services Division (GSD) confirms that the County currently maintains a 2.43-mile stretch of Lodge Road, of which approximately 1.2 miles lie within Big Basin State Park and serves primarily as park access. State Parks has formally requested to assume control of this 1.2-mile segment. The Public Works Division of the Community Development and Infrastructure Department (CDI) has reviewed this request and determined the road to be unnecessary for present or prospective County use. GSD is recommending this portion of Lodge Road to be removed from the County Road inventory and to be formally vacated in order to streamline maintenance responsibilities and eliminate County liability for a road segment that primarily serves state park public uses.

County Counsel has previously determined that the abandonment of the County's right-of-way is not subject to the procedures listed in Government Code Section 65402. However, Streets and Highways Code Section 8313 requires the Board of Supervisors to consider the General Plan prior to vacating a street or highway, and County Code 2.14.040(A) requires an informal determination from the Director of Planning. The effect of this action will be to remove this portion of the road from County maintenance and transfer that maintenance to State Parks.

In response to the request and in anticipation of a similar request from the Board of Supervisors, the Planning Division of CDI makes the following recommendations:

1. Can the property be developed independently?

No. The subject road is not a lot of record, lies within the boundaries of a state park, and is unsuitable for independent development.

2. Would disposition of the property be consistent with the County General Plan?

Yes. This portion of Lodge Road is located within Big Basin State Park, and the primary purpose for transferring this property to State Parks ownership is to ensure adequate maintenance and management of a road within State Park jurisdiction. Therefore, this transfer would help streamline future improvements to Lodge Road and is consistent with General Plan Objective PPF-2.5 (Support for Local Park Providers).

Future improvements to this road not only provide necessary access for State Parks staff but could serve the greater public as an additional walking and biking trail within the park as well, allowing greater access to public lands and recreational opportunities, pursuant to County goals. This includes GOAL AM-4.0 (Access to Recreational Opportunities), Policies PPF-2.7.5 (Coordinate with State and Local Agencies) and PPF-2.1.2 (Access to Recreation Facilities), and Implementation Strategies 2.5a, 2.5b, and 2.5g, which encourage coordination with State Parks to improve and expand maintenance and management of existing state park facilities.

Consistent with Implementation Strategy AM-4.1g, all transportation agencies, including the County, are required to “coordinate their actions to provide for the CCT [California Coastal Trail] as identified in the MBSST Master Plan. In particular, no highway, *County road* or street right-of-way will be transferred out of public ownership unless it has first been evaluated for its utility as part of the CCT or other public access, and is found to have no reasonable potential for such use.” This portion of Lodge Road currently maintained by the County is not near the coast and has no reasonable potential for use as part of the CCT. The road does provide public access to state parkland; however, ownership will be transferred from one public agency to another and its maintenance by the state will ensure that any potential utility as public access to Big Basin State Park will be assessed by the public agency who manages the parkland and is best fit to make that determination.

This roadway abandonment does not constitute new development, construction of a new road, or a land division, and therefore is not subject to the secondary access requirements in the General Plan Public Safety Element. However, given the length and rural mountain location

of Lodge Road, maintaining this road as secondary access, both for the private properties on Lodge Road adjacent to the state park as well as for users within the park, is appropriate pursuant to Policy 6.5.4 of the Public Safety Element, and as recommended by the County Fire Marshall. This secondary access could be retained through an existing access agreement, or established if one does not already exist, and would not conflict with the proposed roadway abandonment.

Therefore, the roadway abandonment of this portion of Lodge Road will not interfere with the public's access to adjacent properties or with any other public interest. In addition, public safety and health would not be impacted by this summary vacation. The action aligns with the Santa Cruz County General Plan's goals of efficient infrastructure planning and maintenance, coordination with local park providers and state agencies, and support for expanding recreational opportunities, as previously discussed. Therefore, the abandonment of this portion of Lodge Road can be considered consistent with the General Plan.

3. Would the disposition of the property be categorically exempt from CEQA?

Yes. The roadway abandonment of this right-of-way is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15312, Surplus Government Property Sales, and there is no reasonable possibility that summary vacation of this street easement will have a significant effect on the environment.

Please contact us if you have any questions regarding these recommendations.

CC: Matt Machado, Deputy CAO/Director of Community Development and Infrastructure; Michael Beaton, Director of General Services

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

RESOLUTION NO. _____

On the motion of Supervisor
duly seconded by Supervisor
the following resolution is adopted:

RESOLUTION SUMMARILY VACATING A PORTION OF LODGE ROAD
ABUTTING APNs 086-041-59, 086-041-60, 086-041-61, 086-041-62, 086-041-63, 086-041-64, &
086-371-14

RESOLVED by the Board of Supervisors of the County of Santa Cruz, State of
California:

WHEREAS, Lodge Road, was accepted into county road inventory in 1947 under the
Collier Burns Act;

WHEREAS, A portion of Lodge Road between Post Mile 1.25 and Post Mile 2.43 lies
within the Big Basin State Park and does not continue through such ownership or end touching
property of another;

WHEREAS, The Department of Community Development and Infrastructure received a
request from California State Parks, to relinquish the portion of Lodge Road that lies within the Park
property into their care;

WHEREAS, This portion of Lodge Road only serves to access the Big Basin State Park;

WHEREAS, the California State Parks has requested this portion of Lodge Road be
relinquished into their care;

WHEREAS, the Department of Community Development and Infrastructure is in
agreement with this request as Lodge Road only serves as access to the Big Basin State Park

WHEREAS, the Department of Community Development and Infrastructure has
determined that any summary vacation action would not cut off access to any properties adjacent to
this portion of Lodge Road;

WHEREAS, the County has determined the road to be unnecessary for present or
prospective public use;

WHEREAS, the Planning Director has determined that the proposed summary vacation
does not conflict with the General Plan; and

WHEREAS, Streets and Highways Code Section 8334(b) authorizes the Board to
summarily vacate a portion of a street or highway that lies within property under one ownership and
that does not continue through such ownership or end touching property of another.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors
of the County of Santa Cruz does hereby summarily vacate a portion of Lodge Road abutting APN
086-041-59, 086-041-60, 086-041-61, 086-041-62, 086-041-63, 086-041-64, & 086-371-14 and more
particularly legally described and depicted within the attached Exhibit A.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this _____ day of _____, 20__, by the following vote:

AYES: SUPERSVISORS

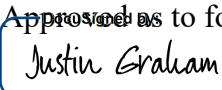
NOES: SUPERSVISORS

ABSENT: SUPERSVISORS

Chairperson of said Board

ATTEST: _____
Clerk of said Board

Approved as to form:

 6/6/2025

Office of County Counsel

Certificate Of Completion

Envelope Id: 4746E7C3-ED41-4B01-B62E-97D43FCA1DBE

Status: Completed

Subject: Complete with Docusign: Resolution - Vacate Lodge Road.pdf

Source Envelope:

Document Pages: 2

Signatures: 1

Envelope Originator:

Certificate Pages: 4

Initials: 0

Luna Harter

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701 Ocean Street

Envelopeld Stamping: Enabled

Santa Cruz, CA 95060

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

Luna.Harter@santacruzcountyca.gov

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Pool: County of Santa Cruz

Location: Docusign

Signer Events

Justin Graham

Justin.Graham@santacruzcountyca.gov

Reviewed as to form / Assistant County Counsel

County of Santa Cruz

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Electronic Record and Signature Disclosure:

Accepted: 3/1/2022 10:15:00 AM

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Certified Delivered

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Completed

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Payment Events

Status

Timestamps

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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.

All notices and disclosures will be sent to you electronically

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

How to contact County of Santa Cruz:

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

To contact us by email send messages to: nada.algharib@santacruzcounty.us

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.

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

To request paper copies from County of Santa Cruz

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

To withdraw your consent with County of Santa Cruz

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

- i. decline to sign a document from within your signing session, and on the subsequent page, select the check-box indicating you wish to withdraw your consent, or you may;
- ii. send us an email to nada.algharib@santacruzcounty.us 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
- You can print on paper this Electronic Record and Signature Disclosure, or save or send this Electronic Record and Disclosure to a location where you can print it, for future reference and access; and
- Until or unless you notify County of Santa Cruz as described above, you consent to receive exclusively through electronic means all notices, disclosures, authorizations, acknowledgements, and other documents that are required to be provided or made available to you by County of Santa Cruz during the course of your relationship with County of Santa Cruz.