



CHAPTER 13.10 ZONING REGULATIONS

PART III. DISTRICTS

ARTICLE VII. TIMBER PRODUCTION TP DISTRICT

Changes to SCCC 13.10.372 – 377 include modifications to follow the form and language of other zone district code sections, as well as several substantive changes to allowed uses.

13.10.371 Purposes of the Timber Production TP District. [NO CHANGE]

13.10.372 Uses in the Timber Production TP District.

13.10.373 Development standards for the Timber Production TP District.

~~13.10.374 Design criteria for the Timber Production TP District.~~

13.10.374~~5~~ Special standards and conditions for the Timber Production TP District.

13.10.375~~6~~ Public notification requirements. [NO CHANGE]

13.10.376 Public facilities requirements for the Timber Production TP District.

13.10.377 Other standards and conditions for the Timber Production TP District.

~~13.10.378 Timber harvest related helicopter operations. [MOVED TO 13.10.374]~~

The TP use chart and code text has been updated to reference the new permit processing as identified in SCCC 18.10. Language regarding principally permitted uses in the coastal zone was removed as this language has been consolidated into one section in SCCC 13.20.121. Use conditions have been added in alignment with other zone district code sections.

Allowed uses in the TP district include the following substantive changes:

Outside the coastal zone, single-family dwellings are now an allowed use by right (current code requires a Level 3 review). However, a discretionary site development permit is still required for single-family dwellings per SCCC 13.11.037. Large family day care is also permitted by right due to state law SB 234 (current code requires a Level 5 review).

Temporary use of mobile homes by caretakers has decreased from a Level 5 to a minor use permit (staff-level discretionary review rather than Zoning Administrator hearing).

13.10.372 Uses in the Timber Production TP District.



(A) Principal Permitted Uses in the Coastal Zone.

- (1) In the Coastal Zone, the principal permitted uses in the Timber Production TP District shall be the growing and harvesting of timber, watershed management, fish and wildlife habitat management, agriculture, and one single family dwelling per parcel including appurtenant uses and structures.
- (2) Principal permitted uses are all listed as uses requiring a Level IV or lower approval, or as otherwise denoted with the letter P in the TP uses chart in subsection (B) of this section. In the Coastal Zone, actions to approve uses other than principal permitted uses are appealable to the Coastal Commission in accordance with the provisions of Chapter 13.20 SCCC relating to Coastal Zone permits, and in some cases, pursuant to Chapter 13.20 SCCC, any development is appealable.

(A)(B) Allowed Uses. The uses allowed in the Timber Production Districts shall be as provided in the Timber Production Uses Chart below. Certain disallowed uses that were legally established and are preexisting on a parcel may be considered legal nonconforming uses. See SCCC 13.10.260 and 13.10.261 for regulations regarding legal nonconforming uses. For amendments to a use with a valid discretionary permit, see SCCC 18.10.134.

(B) Use permits. A discretionary approval permit for an allowed use is known as a “use permit.” approval” and is given as part of a “development permit” for a particular use. The type of permit processing review, or “approval level,” required for each use in the district is indicated in the chart. Certain allowed uses are permitted by right and other allowed uses require a use permit as indicated in the Timber Production uses chart. The processing procedures for development use permits and for the various approval levels are detailed in SCCC Chapter 18.10-SCCC, Discretionary Permit and Approval Procedures. The approval levels given in this chart for structures incorporate the approval levels necessary for processing a building permit for the structure. Higher approval levels than those listed in this chart for a particular use may be required if a project requires other concurrent approvals, according to SCCC 18.10.123.

(C) Other discretionary permits. Physical site development may require a site development permit pursuant to SCCC 13.11.035, a Coastal Development Permit pursuant to SCCC 13.20.050, or other discretionary review.

(D) Timber Production Uses Chart. Allowed uses and permit requirements in the TP zone district are identified in the following chart. Uses that are not specifically identified in the chart but are determined by the Planning Director to be of the same general character as an identified use, may be permitted subject to the same permit requirements as the identified use.



All discretionary nontimber uses in the TP Zone District shall be compatible with the growing and harvesting of timber as supported by a compatibility analysis, pursuant to SCCC 13.10.375(A).

Table 13.10.372-1: Timber Production TP Uses Chart

KEY:		
P Permitted by right: Use is allowed without a use permit.		
ZC Zoning Clearance: Ministerial review for conformance with Zoning Ordinance, no use permit required.		
MUP Minor Use Permit: Discretionary permit, no public notice.		
AUP Administrative Use Permit: Discretionary permit with public notice.		
CUP Conditional Use Permit: Discretionary permit with public notice and a public hearing. Hearing is before the Zoning Administrator except where the Planning Commission (PC) is specified.		
MP Mining Permit issued in accordance with SCCC 16.54, Mining Regulations.		
A Use must be ancillary or complementary to another allowed use. A primary allowed use must first be in place or must be proposed concurrently on a site to allow an ancillary or complimentary use.		
Use	Permit Required ¹	References & Notes
Timber Production		
Timber: Growing, harvesting: the cutting and removal of timber and other forest products, and incidental work	P	
Accessory structures, nonhabitable, when incidental to timber production or agricultural use	P ^A	13.10.312 16.22.060
Watershed management; Habitat management, fish and wildlife; in addition to timber harvesting	P	
Agriculture		
Agricultural uses allowed by right in the CA Zone District (except as noted below):	P	13.10.312
Agricultural research and development facility	CUP	13.10.644
Agricultural Employee Housing, up to 12 units or 36 beds; caretaker unit	MUP	13.10.631
Greenhouses 500 sf or larger	MUP	13.10.636
Commercial Stable or Riding Academy	CUP	13.10.644
Agricultural uses allowed with a use permit in the CA Zone District	CUP	13.10.312
Conversion of timberland to agricultural uses not exceeding 10 percent of the total timber area on the parcel	CUP	13.10.312
Commercial Cannabis Cultivation, Manufacturing, and Distribution		
<i>All uses subject to SCCC 13.10.650 (non-retail commercial cannabis) and with a license pursuant to SCCC 7.128.</i>		



Use	Permit Required!	References & Notes
<u>Indoor cultivation (including greenhouses); outside the coastal zone and 1-mile buffer</u>	AUP/ CUP	AUP for Class CG licensed cultivation activities. CUP for other indoor cultivation. Pre-existing legal commercial use must exist on site. Commercial cannabis cultivation not permitted in the coastal zone and 1-mile buffer.
<u>Outdoor cultivation (or new or existing hoop houses); outside the coastal zone and 1-mile buffer</u>	AUP/ CUP	AUP for Class CG licensed cultivation activities <500 sf. CUP for other outdoor cultivation. Pre-existing legal commercial use must exist on site. Commercial cannabis cultivation not permitted in the coastal zone and 1-mile buffer.
<u>Water tank</u>	MUP ^A	Pre-existing legal commercial use must exist on site.
<u>Manufacturing, Class 1 or 2 (outside the coastal zone and 1-mile buffer)</u>	MUP/ CUP	MUP if manufacturing involves cannabis cultivated onsite. Otherwise, CUP required. Pre-existing legal commercial use must exist on site. Class 1 or 2 manufacturing not permitted in the coastal zone and 1-mile buffer. Class 3 manufacturing not permitted anywhere in the TP district.
<u>Distribution, Class 1 (outside the coastal zone and 1-mile buffer)</u>	MUP/ CUP	CUP for cannabis distribution in new structures, MUP for existing structures. Pre-existing legal commercial use must exist on site. Class 1 distribution not permitted in the coastal zone and 1-mile buffer. Class 2 manufacturing not permitted anywhere in the TP district.
<u>Distribution, transport only</u>	P	Pre-existing legal commercial use must exist on site.
Other Commercial, Infrastructure and Utility Uses		
<u>Energy cogeneration</u>	CUP	13.10.700-C
<u>Mining: mineral production and quarry operations</u>	MP	Chapter 16.54
<u>Research facilities for wildlife observation and research</u>	CUP	
<u>Septic tank sludge disposal sites that are approved by the Health Officer</u>	AUP	Chapter 7.42
<u>Utility facility</u>	CUP	Includes private and public utilities and microgrids. 13.10.700-M
<u>Wireless communication facilities</u>	P/CUP	Subject to SCCC 13.10.660 through 13.10.664, inclusive.
Residential Units		
<u>One single-family dwelling per existing parcel of record</u>	P/MUP	P outside coastal zone; MUP inside coastal zone.



<u>Use</u>	<u>Permit Required!</u>	<u>References & Notes</u>
<u>Dwelling groups of single-family dwellings</u>	<u>CUP/</u> <u>CUP-PC</u>	<u>CUP for 1-2 dwelling units. CUP-PC for > 2 dwelling units.</u> <u>See 13.10.373 for density requirements.</u>
<u>Accessory dwelling units (ADUs) or junior accessory dwelling units; (JADUs).</u>	<u>P^A/MUP^A</u>	<u>P outside coastal zone; MUP inside coastal zone.</u> <u>A compatibility analysis is required pursuant to 13.10.375(A).</u> <u>13.10.681;</u>
<u>Accessory structures (habitable and non-habitable) incidental to a residential use;</u>	<u>P^A</u>	<u>13.10.611</u>
<u>Mobile home, temporary, for not more than five years for a caretaker or watchman in isolated areas on a minimum of 10 acres</u>	<u>MUP^A</u>	
<u>Residential Units – Commercial Uses (ancillary to residential use)</u>		
<u>Family day care homes</u>	<u>P^A</u>	<u>Serving up to 14 children (see SCCC 13.10.700-D).</u> <u>13.10.613</u>
<u>Home occupations</u>	<u>P^A/CUP^A</u>	<u>See 13.10.613 to determine when a CUP is required.</u>
<u>Hosted rentals</u>	<u>ZC^A</u>	<u>Hosted rental permit required per 13.10.690.</u>
<u>Vacation rentals</u>	<u>AUP^A/</u> <u>CUP^A</u>	<u>AUP for new rentals with 3 or fewer bedrooms. AUP for renewals. CUP for new rentals with more than 3 bedrooms.</u> <u>Vacation rental permit required per 13.10.694.</u>
<u>Recreation and Visitor Accommodation</u>		
<u>State parks</u>	<u>CUP</u>	<u>13.10.351 et seq.</u>
<u>Organized camps and facilities for outdoor recreational, educational, religious activities</u>	<u>CUP</u>	<u>13.10.351 et seq.</u> <u>13.10.689</u> <u>13.10.692</u>
<u>Bed and breakfast inns, limited to one inn per 40 acres</u>	<u>CUP</u>	<u>Access road must be approved by the responsible fire-protection agency.</u> <u>13.10.689</u> <u>13.10.691</u>
<u>Small-scale commercial visitor accommodation, in the Coastal Zone, upon conversion of existing structure</u>	<u>CUP</u>	<u>13.10.689</u> <u>13.20</u>

1. Table indicates use permits only. Other discretionary permits may be required.

TP USES CHART

A = Use must be ancillary and incidental to a principal permitted use on the site

P = Principal permitted use (see subsection (A) of this section); no use approval necessary if P appears alone





- F = Subject to the additional findings required in SCCC 13.10.345(B)
- M = Mining permit required (Level VI; see Chapter 16.54 SCCC, Mining Regulations)
- 1 = Approval Level I (administrative, no plans required)
- 2 = Approval Level II (administrative, plans required)
- 3 = Approval Level III (administrative, field visit required)
- 4 = Approval Level IV (administrative, public notice required)
- 5 = Approval Level V (public hearing by Zoning Administrator required)
- 6 = Approval Level VI (public hearing by Planning Commission required)
- 7 = Approval Level VII (public hearing by Planning Commission and Board of Supervisors required)
- = Use not allowed in this zone district
- * = Level IV for projects of less than 2,000 square feet; Level V for projects of 2,000 to 20,000 square feet; Level VI for projects of over 20,000 square feet
- ** = BP only or Level V based on code section cited with the use
- BP = Building Permit Only

USE	PERMIT REQUIRED
Accessory structures, habitable (not including ADUs), when incidental to a residential use (subject to SCCC 13.10.611, 13.10.322(B), and 13.10.373). See ADUs under "Residential" below.	BP/5**
Accessory structures, nonhabitable, when incidental to a residential use (subject to SCCC 13.10.611, 13.10.322(B) and 13.10.373)	BP/5**
Accessory structures, nonhabitable, when incidental to timber production or agricultural use, subject only to the provisions of SCCC 16.22.060	BP Only
Agriculture:	-
(1) Agricultural uses on that portion of the land not under timber production:	-
* All permitted uses in the CA District (SCCC 13.10.312)	P
* All discretionary uses in the CA District (SCCC 13.10.312)	5
(2) Conversion of timberland to agricultural uses not exceeding 10 percent of the total of the timber area on the parcel	5
Cannabis cultivation (subject to SCCC 13.10.650)^F	-
Indoor cultivation (existing legal structure, other than greenhouse)	-
Outside Coastal Zone and 1 mile buffer	4 ^x /5
Inside Coastal Zone and 1 mile buffer	—
New indoor cultivation structure (not greenhouse)	-
Outside Coastal Zone and 1 mile buffer	4 ^x /5
Inside Coastal Zone and 1 mile buffer	—



USE	PERMIT REQUIRED
Greenhouse (existing legal), conversion, replacement, reconstruction or structural alteration	-
Outside Coastal Zone and 1 mile buffer	4 ^x /5
Inside Coastal Zone and 1 mile buffer	—
Greenhouse (new)	-
Outside Coastal Zone and 1 mile buffer	4 ^x /5
Inside Coastal Zone and 1 mile buffer	—
Outdoor cultivation (or new or existing hoop house)	-
Outside Coastal Zone and 1 mile buffer	-
< 500 square feet	4 ^x /5
> 500 square feet	5
Inside Coastal Zone and 1 mile buffer	—
Water tank (accessory to cannabis use)	3
Cannabis Manufacturing (subject to SCCC 13.10.650), ancillary to on-site commercial cannabis cultivation[†]	-
Classes 1—2	-
Outside Coastal Zone and 1 mile buffer, new or existing legal structure	3/5***
Inside Coastal Zone + 1 mile	—
Class 3	—
Cannabis Distribution (subject to SCCC 13.10.650)[†]	-
Class 1	-
Outside Coastal Zone and 1 mile buffer	-
Existing Legal structure	3
New structure	5
Inside Coastal Zone and 1 mile buffer	—
Class 2	—
Transport Only	P
[†] With a license appropriate for zoning classification pursuant to Chapter 7.128 SCCC. Non-retail commercial cannabis uses may be permitted in the TP zoning district only on sites with a pre-existing legal commercial use. No new non-retail commercial cannabis structures may be permitted in the Coastal Zone and 1 mile buffer. ^x Level 4 approval applies only to Class CG licensed cultivation activities. ***Level 5 approval required if manufacturing activity involves cannabis imported from offsite.	
Energy systems; community (subject to SCCC 13.10.661 and 13.10.700 E definition)	5
Habitat management, fish and wildlife, in addition to timber harvesting	P
Mining; mineral production and quarry operations	M
Manufactured home, subject to the provisions of SCCC 13.10.682	3



USE	PERMIT REQUIRED
Organized camps and facilities for outdoor recreational, educational, religious activities (subject to SCCC 13.10.351 et seq., PR District; and SCCC 13.10.692, organized camp requirements)	5
Research facilities for wildlife observation and research	5
Residential: one single family dwelling per existing parcel of record	3
Dwelling groups of single family dwelling (subject to the density and other requirements in SCCC 13.10.373, 13.10.374, and 13.10.375)	5 (2 dwelling units) 7 (more than 2 dwelling units)
Accessory Dwelling Units (ADUs) and Junior Accessory Dwelling Units (JADUs) subject to SCCC 13.10.681	2A
Child care homes, large family (must be in conjunction with residential use) (see SCCC 13.10.686 and SCCC 13.10.700 C definition)	5
Child care homes, small family (must be in conjunction with residential use) (see SCCC 13.10.700 C definition)	P
Mobile home, temporary, for not more than five years for a caretaker or watchman in isolated areas on a minimum of 10 acres	5
Hosted rentals, subject to SCCC 13.10.690	1P
Septic tank sludge disposal sites that are approved by the Health Officer pursuant to Chapter 7.42 SCCC and that are located outside the Coastal Zone	4
State parks (subject to SCCC 13.10.351 et seq., PR)	5
Timber: Growing, harvesting: the cutting and removal of timber and other forest products, and work incidental thereto	P
Utilities: gas, electric, water, or communications transmission facilities; energy facilities (see SCCC 13.10.700 E definition)	5
Visitor accommodations, such as:	-
Bed and breakfast inns (subject to SCCC 13.10.691, and only one inn per 40 acres and having an access road approved by the responsible fire protection agency)	5
Small scale, in the Coastal Zone, upon conversion of an existing structure (subject to Chapter 13.20 SCCC and VA District regulations, SCCC 13.10.330 et seq.)	5
Vacation rentals, new, with 3 or fewer bedrooms and all vacation rental renewals (subject to SCCC 13.10.694)	4
Vacation rentals, new, with 4 or more bedrooms (subject to SCCC 13.10.694)	5
Watershed management, in addition to timber harvesting	P
Wireless communication facilities, subject to SCCC 13.10.660 through 13.10.668, inclusive	5

(E) Use conditions.

- (1) Amplified entertainment. A CUP is required for outdoor amplified entertainment.
- (2) Hours of Operation. No business or service establishment shall be open between the hours of 10:00 p.m. and 6:00 a.m. except pursuant to a CUP. Within 150 feet of any residentially zoned property, no non-emergency outdoor activity, including loading, sweeping,



landscaping or maintenance shall occur between the hours of 10:00 p.m. and 6:00 a.m. except pursuant to a CUP, and no business or service shall be open between the hours of 8 p.m. to 10:00 p.m. or between the hours of 6:00 a.m. and 8 a.m., except pursuant to a MUP.

(3) Temporary/seasonal use: allowed pursuant to a temporary use permit (TUP), subject to SCCC 13.10.616.

(4) Additional conditions for specific uses are found in other sections of the County Code as referenced in the Timber Production Uses Chart.

SCCC 13.10.373 has been updated to reference site development permit requirements, and the site development permit chart has been updated to match the format of other zone district code sections. Fire-safe setback information has been provided for projects located in state responsibility areas.

13.10.373 Development standards for the Timber Production TP District.

(A) Site development permit. A discretionary permit for physical site development such as an addition, exterior remodel or new construction associated with an allowed use is known as a "Site Development Permit." SCCC 13.11.035 identifies the types of site development projects which require a Site Development Permit. The processing procedures and findings for site development permits are detailed in SCCC 18.10, Permit and Approval Procedures.

(1) Design review is required for some site development permits pursuant to SCCC 13.11.040-080.

(2) Modification of a site or structure with a valid site development permit may be processed as an amendment to the existing site development permit in accordance with SCCC 18.10.134. For modifications to a legal nonconforming structure, or modifications to a structure accommodating a legal nonconforming use, see 13.10.260 et. seq.

(A)(B) Site and Structural Dimensions chart. The following development standards site-width, frontage, yard dimensions, lot coverage, and building height limit shall apply within the TP District, except as noted elsewhere in this section or in the general exceptions as noted in SCCC 13.10.510, et seq.

~~TP SITE AND STRUCTURAL DIMENSIONS CHART~~

Table 13.10.373-1: TP Site and Structural Dimensions Chart¹

Minimum Site Width (feet)	Minimum Parcel Frontage (feet)	Minimum Yards Building Setback Distance from Property Line (feet)			Maximum Lot Coverage	Maximum Building Height (feet)
		Front Yard	Side Yard	Rear Yard		
100	60	40	20	20	10%	28



Footnote:

(H) 1. Exceptions to these standards for single-family residential development may be found in SCCC 13.10.323.

~~(B)~~(C) Minimum Parcel Size.

- (1) Parcels zoned as timber production under this chapter may not be subdivided into parcels containing less than 160 acres unless the owner submits a joint timber management plan prepared or approved as to content by a registered professional forester. The individual designated as possessor of timber rights on the property, ~~as required under subsection (E) of this section,~~ shall enter into a binding contract with the Board of Supervisors to manage and harvest timber on the timberland and to abide by the provisions of the timber management plan. Any such division shall require approval by a four-fifths vote of the Board of Supervisors. (See Table 13.10.373-2 chart below.)
- (2) Outside the Coastal Zone, no land division shall create parcels smaller than 40 acres, and inside the Coastal Zone smaller than 160 acres, except pursuant to a ~~Level VII~~ approval by the Board of Supervisors at a noticed public hearing that conforms to the conditional densities and special findings required by this section and SCCC 13.10.375. (See Table 13.10.373-2 chart below.)
- (3) Other regulations regarding minimum parcel sizes are found in SCCC 13.10.510(G).

~~(C)~~(D) Maximum Residential Density. Residential density shall not exceed: 1 dwelling unit per 10 acres outside the Coastal Zone, and 1 dwelling unit per 40 acres inside the Coastal Zone. and In addition, the maximum residential density shall conform to the General Plan and Chapter 13.14 SCCC, rural residential density determination matrix. (See Table 13.10.373-2 chart below.)

Table 13.10.373-2: Summary Parcel Size and Density Chart		
	Outside Coastal Zone	Inside Coastal Zone
Timber management plan required if parcels will be smaller than	160 acres	160 acres
Smallest parcels allowed without clustering and Level VII approval <u>by the Board of Supervisors</u>	40 acres	160 acres
Highest density allowed with clustering and Level VII approval <u>by the Board of Supervisors</u>	10 ac/du	40 ac/du

~~(D)~~(E) Clustering. Dwellings built as part of a dwelling group shall be clustered within 200 to 300 feet of each other, where feasible, to facilitate timber harvesting and to preserve the rural character of the land.

~~(E)~~(F) Timber Rights. In a clustered development, that portion of the property not included within the area of clustered parcels shall be held in common ownership and timber rights shall be held by a designated property owner or individual.



~~(F) Other Regulations. Regulations regarding the use of nondevelopable land are found in SCCC 13.10.671 and regarding the use of urban open space land in SCCC 13.10.672.~~

(G) Fire safe setbacks in State Responsibility Areas. Greater setbacks may apply for parcels in State Responsibility Areas (SRAs). See the County GIS system to determine if a parcel is in a SRA, and the State Fire Code and Title 14, Chapter 7, section 1270.00 et seq. of the California Code of Regulations for State SRA Fire Safe Regulations.

SCCC 13.10.374 (Design criteria) has been removed. Updated information about design review is provided as part of SCCC 13.10.373(A).

~~13.10.374 Design criteria for the Timber Production TP District.~~

~~(A) Residential Uses. The design criteria found in Chapter 13.11 SCCC shall apply to all projects of three or more units.~~

~~(B) Other Uses. The design criteria to be applied to all uses other than those subject to a timber harvesting or mining permit shall be as provided in Chapter 13.11 SCCC.~~

Special standards and conditions have been updated to clarify that special findings apply only to non-timber discretionary uses requiring a use permit and/ or site development permit. Subsection 13.10.374(C) is added to implement existing General Plan policy ARC-7.1.7 which requires that non-timber uses be located outside of timberland areas. Information about timber harvest related helicopter operations has been moved from SCCC 13.10.378 to subsection 13.10.374(F).

13.10.3745 Special standards and conditions for the Timber Production TP District.

(A) Required special findings for Nontimber Growing and Harvesting Uses. The following special findings shall be made for any non-timber growing and harvesting use or development for which any type of use permit or site development permit is required pursuant to the Timber Production Use Chart and/or SCCC 13.11.035 in addition to the findings required by SCCC Chapter 18.10 SCCC:

(1) The proposed uses will be physically compatible with the growing and harvesting of timber pursuant to the Timber Productivity Act of 1982 and the purposes of SCCC 13.10.371.

(2) The proposed use is supported by a compatibility analysis, as defined in SCCC 13.10.700-C, submitted as a part of the application for such proposed use, and which compatibility analysis has been approved as submitted, or as amended by the County, as a condition upon any permit granted.

(B) Agricultural Resource Protection. The regulations and requirements of SCCC Chapter 16.50 SCCC, Agricultural Land Preservation and Protection, and the General Plan and Local Coastal Program Land Use Plan policies pertaining to agricultural resource lands shall



apply to all agricultural resource lands designated pursuant to SCCC Chapter 16.50-SCGG and located within the TP District.

(C) Location of Development. Development shall be located on the non-timbered portion of the property, except where conversion of timber production land to agricultural use is permitted pursuant to SCCC 13.10.372-1, TP Uses Chart.

~~(C)~~(D) Zoning to the TP District. An owner may petition to rezone land to the Timber Production District. The Board of Supervisors shall, by ordinance, upon the advice of the Planning Commission pursuant to Government Code Section 51110.2, and after public hearings, zone as Timber Production parcels submitted to it by petition pursuant to Government Code Section 51113, which meet all of the following criteria:

- (1) Submittal of a map with the legal description or assessor's parcel number of the property to be zoned-;
- (2) Submittal of a timber management plan for the property that has been prepared, or approved as to content, by a registered professional forester. Such plan shall provide for the eventual harvest of timber within a reasonable period of time, as determined by the preparer of the plan-;
- (3) The parcel must either currently meet the timber stocking standards as set forth in Section 4561 of the Public Resources Code and the Forest Practice Rules adopted by the Board of Forestry for the Southern Subdistrict of the Coast Forest District, or the owner must enter into an agreement with the Board of Supervisors that the parcel shall meet such stocking standards and Forest Practice Rules by the fifth anniversary of the signing of the agreement. Failure to meet such stocking standards and Forest Practice Rules within this time period shall constitute grounds for rezoning the parcel-;
- (4) 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-;
- (5) The parcel is timberland as defined in subdivision (f) of Government Code Section 51104-;
- (6) Use of the parcel complies with the Timber Production Zone uses set forth in SCCC 13.10.372-; and
- (7) The land area to be rezoned shall be in the ownership of one person, as defined in Section 38106 of the Revenue and Taxation Code, and shall be comprised of single or contiguous parcels consisting of at least 40 acres in area.



~~(D)~~(E) Rezoning to Another District. Rezoning of the land from Timber Production (TP) to another zone district shall conform to the requirements of the Forest Taxation Reform Act of 1976, in addition to any other applicable rezoning requirements.

(F) Timber harvest related helicopter operations. Staging and loading activities, and service areas, for timber operations involving the use of helicopters shall be prohibited unless the staging, loading or service area:

~~(A)~~(1) Is on the parcel or on a parcel which is contiguous to the parcel from which the timber is being harvested;

~~(B)~~(2) Is within a parcel that is either zoned TP or is zoned in another zone district where timber harvesting is permitted; and

~~(C)~~(3) Is within the boundaries of the timber harvest plan (THP) or the nonindustrial timber management plan (NTMP), and the THP or NTMP is approved by the California Department of Forestry and Fire Protection.

13.10.3756 Public notification requirements.

(A) A seller of real property which is located adjacent to land included in the Timber Production (TP) Zone as shown on the County Assessor's parcel maps shall disclose to the prospective purchaser that:

(1) Santa Cruz County has established the Timber Production Zone to protect and maintain timberland for growing and harvesting timber, and for compatible uses. This property adjoins land included in the Timber Production Zone as designated on the County Assessor parcel maps. Residents of the property occasionally may experience increased traffic, noise, dust, change in the viewshed and/or other activities related to the growing and harvesting of timber or other uses permitted within the Timber Production Zone.

(B) The following statement shall be included in the seller's disclosure statement in the form set forth in subdivision (b) of Section 1102.6a of the California Civil Code for the transfer of real property adjacent to land included in a Timber Production Zone as designated on the County Assessor parcel maps and shall be recorded as part of any deed conveying the property:

The property described herein is adjacent to land included in the Timber Production Zone as designated on the County Assessor Parcel Maps. Santa Cruz County has established the Timber Production Zone to protect and maintain timberland for growing and harvesting timber, and for compatible uses. Residents of the property occasionally may experience increased traffic, noise, dust, change in the viewshed and/or other activities related to growing and harvesting of timber or other uses permitted within the Timber Production Zone.



(C) The County Building Official shall require, prior to issuance of building permits on parcel(s) adjacent to a Timber Production Zone, either:

(1) Recordation of the following statement of acknowledgement by the owners of the property on a form approved by the Building Official:

The undersigned _____ do hereby certify to be the owner(s) of the hereinafter legally described real property located in the County of Santa Cruz, State of California _____ and do hereby acknowledge that the property described herein is adjacent to land included in the Timber Production Zone as designated on the County Assessor Parcel Maps. Santa Cruz County has established the Timber Production Zone to protect and maintain timberland for growing and harvesting timber, and for compatible uses. Residents of the property occasionally may experience increased traffic, noise, dust, change in the viewshed and/or other activities related to growing and harvesting of timber or other uses permitted within the Timber Production Zone.

This statement of acknowledgement shall be recorded and shall be binding upon the undersigned, and future owners, encumbrances, their successors, heirs or assignees. The information contained in this statement of acknowledgement is required to be disclosed to prospective purchasers of the property described herein, and is required to be included in the seller's disclosure statement for the purchase of the property, and in any deed conveying the property.

or

(2) Evidence that the above statement or a disclosure statement in compliance with subsection (B) of this section has been recorded in the official records of Santa Cruz County as part of the deed of the parcel.

Public facilities requirements for the TP district have been added to match the format of other zone district code sections.

13.10.376 Public facilities requirements for Timber Production TP district.

(A) All regulations of the local fire department or County Fire Marshal shall be met to ensure adequate road access and water availability for fire protection.

(B) All requirements of the local sanitation district and water district shall be met, or requirements for on-site sanitation and water systems if applicable to the site location.

Other standards and conditions for the TP district have been added to match the format of other zone district code sections.

13.10.377 Other standards and conditions for the Timber Production TP district.





(A) Other use and development standards applicable to the timber production district include but are not limited to the following provisions of the SCCC:

Table 13.10.378-1: Other use and development standards applicable to the TP District	
<u>Topic</u>	<u>SCCC Section</u>
<u>Nonconforming uses and structures</u>	<u>13.10.260, et seq.</u>
<u>General site standards</u>	<u>13.10.500-600</u>
<u>Use of nondevelopable land</u>	<u>13.10.671</u>
<u>Use of urban open space land</u>	<u>13.10.672</u>
<u>Design review and site development</u>	<u>13.11</u>
<u>Parking and circulation</u>	<u>13.16</u>
<u>Coastal zone regulations</u>	<u>13.20</u>
<u>Roadway and roadside improvements</u>	<u>15.10</u>
<u>Environmental and resource protection restrictions</u>	<u>Title 16</u>

13.10.378 Timber harvest related helicopter operations:

SCCC 13.10.378 has been removed. Content from this section has been moved to SCCC 13.10.374(F).