

## STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY COMMISSION

**APPLICATION NO.:** 03-0421

**APN:** 049-461-17

**APPLICANT:** Ron Gordon

**OWNERS:** Antonio & Donna Sabatino

**PROJECT DESCRIPTION:** Proposal to recognize the conversion of an existing Habitable Accessory Structure (sleeping room) and part of a non-habitable garage and workshop to a Second Dwelling Unit. Requires an Agricultural Buffer Determination to reduce the required 200 foot buffer from Commercial Agriculture (CA) zoned land to about 112 feet.

**LOCATION:** Property located on the northeast side of Buena Vista Drive, about 175 feet east of Miller Avenue, at 54 Buena Vista Drive in Freedom.

**PERMITS REQUIRED:** Agricultural Buffer Setback Reduction

**ENVIRONMENTAL DETERMINATION:** Exempt - Category 1

**COASTAL ZONE:** —Yes ☒ No

**APPEALABLE TO CCC:** \_\_\_ Yes ☒ No

### PARCEL INFORMATION

**PARCEL SIZE:** 5,053 square feet

**EXISTING LAND USE:**

**PARCEL:** Single-family residential

**SURROUNDING:** Single-family residential

**PROJECT ACCESS:** Buena Vista Drive

**PLANNING AREA:** Pajaro Valley

**LAND USE DESIGNATION:** R-UL (Urban Low Residential)

**ZONING DISTRICT:** R-1-6 (Single-family residential/6,000 square foot minimum lot)

**SUPERVISORIAL DISTRICT:** Second (Pirie)

### ENVIRONMENTAL INFORMATION

- |                       |   |
|-----------------------|---|
| a. Geologic Hazards   | a. Not mapped/no physical evidence on site    |
| b. Soils              | b. Pinto loam                                 |
| c. Fire Hazard        | c. Not a mapped constraint                    |
| d. Slopes             | d. 2 – 9 percent                              |
| e. Env. Sen. Habitat  | e. Mapped biotic/no physical evidence on site |
| f. Grading            | f. No grading proposed                        |
| g. Tree Removal       | g. No trees to be removed                     |
| h. Scenic             | h. Not a mapped resource                      |
| i. Drainage           | i. Existing drainage adequate                 |
| j. Traffic            | j. No significant impact                      |
| k. Roads              | k. Existing roads adequate                    |
| l. Parks              | l. Existing park facilities adequate          |
| m. Sewer Availability | m. Yes  |

- |                          |  |
|--------------------------|--|
| n. Water Availability    | n. Yes                                     |
| o. Archeology            | o. Not mapped/no physical evidence on site |
| p. Agricultural Resource | p. Not a mapped resource                   |

### **SERVICES INFORMATION**

Inside Urban/Rural Services Line:  X  Yes   No

Water Supply: Pajaro Valley water Management Agency  
Sewage Disposal: Freedom Sanitation District  
Fire District: Pajaro Valley Fire Protection District  
Drainage District: Zone 7 Flood Control/Water Conservation District

### **ANALYSIS AND DISCUSSION**

The proposed project is to recognize the conversion of a detached sleeping room and garage/workshop to a Second Unit of 526 square feet on site with an existing single-family dwelling of approximately 819 square feet on a 5,053 square foot parcel. The project is located at 54 Buena Vista Drive in Freedom. The building site is within 200 feet of Commercial Agricultural land across Freedom Boulevard to the north. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to about 120 feet from APN 050-211-13, the Pista 20.8-acre apple orchard.

The subject property is characterized by gently sloping topography of 2 – 9 percent slopes down toward the rear of the lot. The parcel is located within the Urban Services Line and may be characterized as a residential neighborhood. The parcel carries an Urban Low Residential (R-UL) General Plan designation and the implementing zoning is (R-1-6) Single-family Residential/6,000 square foot minimum lot. Commercial Agriculture zoned land is situated within 200 feet at the north side of the parcel at Assessor's Parcel Number 050-211-13.

A reduced agricultural buffer is recommended due to the fact that the required buffer would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The property is separated from the CA zoned land by another residence and the Freedom Boulevard right of way. The applicant is proposing a solid six-foot wood board fence at the north side of the parcel with an evergreen hedge to reduce the impact of agricultural activities on the proposed residential use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel across Freedom Boulevard. The applicant shall further be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts. The applicant shall also record a Second Unit Declaration and an Overflight Easement due to its location in proximity to the Watsonville Municipal Airport.

### **RECOMMENDATION**


Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 120 feet to the single-family dwelling from the adjacent CA zoned property known as APN 050-211-13, proposed under Application # 03-0421, based on the attached findings and recommended conditions.

## EXHIBITS

- A. Project plans by Ron Gordon dated September 9, 2003
- B. Findings
- C. Conditions
- D. Assessor's parcel map/Location Map
- E. Zoning map/General Plan
- F. Comments & Correspondence
- G. Site photographs

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: Joan Van der Hoeven  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-5174 (or, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us) )

Report Reviewed By:   
Cathy Graves  
Principal Planner  
Development Review

**REQUIRED FINDINGS FOR AGRICULTURAL BUFFER SETBACK REDUCTION**  
**COUNTY CODE SECTION 16.50.095(b)**

1. SIGNIFICANT TOPOGRAPHICAL DIFFERENCES EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT SETBACK; OR
2. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT BUFFER SETBACK; OR A LESSER SETBACK DISTANCE IS FOUND TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT AND THE ADJACENT AGRICULTURAL USES, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER, UNLESS IT IS DETERMINED THAT THE INSTALLATION OF A BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC HAZARD ON A PUBLIC OR PRIVATE RIGHT-OF-WAY, AND/OR SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE 200 FOOT BUFFERING DISTANCE TO THE GREATEST DEGREE POSSIBLE; OR

The habitable structure is proposed to be set back 120 feet from the adjacent Commercial Agriculture zoned land. With the 60 foot width of the Freedom Boulevard right-of-way, the effective agricultural setback would be proposed to be 120 feet where 200 feet are required. An effective barrier consisting of a six-foot tall solid wood board fence enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 050-21 1-13. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic as it is in the rear of the subject property.

3. THE IMPOSITION OF A 200 FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER SETBACK DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER, OR VEGETATIVE SCREENING OR OTHER TECHNIQUES TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.

## **CONDITIONS OF APPROVAL**

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (050-211-13). 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 the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
    1. A development setback of a minimum of 120 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 050-211-13.
    2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of **six** feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
    3. A minimum of three (3) parking spaces shall be provided on site.
  - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
  - C. The owner shall record a Declaration of Restriction regarding the Second Unit.
  - D. The owner shall record an Overflight Easement as provided by the Planning Department.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
  - A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.

- B. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

#### IV. Operational Conditions

- A. The vegetative and physical barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. In the event that future County inspections of the subject property disclose non-compliance 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, up to and including permit revocation.
- D. The maximum occupancy of a second unit may not exceed that allowed by the State Uniform Housing Code, or other applicable state law, based on the unit size and number of bedrooms in the unit. Rental or permanent occupancy of the second unit shall be restricted for the life of the unit to either:
  - 1. Households that meet the Income and Asset Guidelines requirements established by Board of Supervisors resolution for lower income households: or  
  
Senior households, where one household member is sixty-two years of age or older, that meet the Income and Asset Guidelines requirements established by Board resolution for moderate or lower income households; or
  - 2. Persons sharing residency with the property owner and who are related by blood, marriage, or operation of law, or have evidence of a stable family relationship with the property owner.
- E. The property owner shall permanently reside, as evidenced by a Homeowner's Property Tax Exemption on the parcel, in either the main dwelling or the second unit. If the property owner resides in the second unit, either the property owner or the residents of the primary single-family dwelling must meet the income or familial requirements described above.
- F. Prior to final inspection approval of the unit, the property owner shall submit a

statement to the administering agency, as defined in County Code Subsection 17.10.020(a), indicating whether the second unit will be rented, occupied by family members, or left vacant. Whenever a change in occupancy occurs, the owner shall notify the administering agency, by registered or certified mail, that the occupancy has changed, and indicating the new status of the unit.

- G. If rent is charged, the rent level for the second unit, or for the main unit, if the property owner resides in the second unit, shall not exceed that established by the Section 8 Program of the Department of Housing and Urban Development (HUD) or its successor. or the rent level allowed for affordable rental units pursuant to Chapter 17.10 of the County Code, whichever is higher.
- H. No person, including family members of the owner, shall rent or permanently occupy a second unit unless he/she has first obtained certification of his/her eligibility from the administering agency. The property owner must refer persons who wish to rent or permanently occupy the unit to the administering agency for certification, prior to occupancy. The administering agency may charge a fee to the applicant for the certification process.
- I. The owner shall report the occupancy status of the second unit, when requested by the administering agency, at least once every three years. This report shall include the status of the unit, the name of the current occupant(s) and the monthly rent charged, if applicable.

---

**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 TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.**

Approval Date: 1/15/04

Effective Date: 1/29/04

Expiration Date: 1/29/06

---

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

**NOTICE OF EXEMPTION FROM THE  
CALIFORNIA ENVIRONMENTAL QUALITY ACT**

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No.: 03-0421

Assessor Parcel No.: 049-461-17

Project Location: 54 Buena Vista Drive, Freedom

Project Description: Agricultural Buffer Determination

Person or Agency Proposing Project: Ron Gordon

Contact Phone: 831-724-4673

- A. ☐ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.  
B. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.  
C. ☐ Statutory Exemption other than a Ministerial Project.  
Specify type:

**D. Categorical Exemption**

- |  |   |
|--|---|
| <input checked="" type="checkbox"/> 1. Existing Facility                                     | <input type="checkbox"/> 20. Changes in Organization of Local Agencies  |
| <input type="checkbox"/> 2. Replacement or Reconstruction                                    | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies   |
| <input type="checkbox"/> 3. New Construction of Small Structure                              | <input type="checkbox"/> 22. Educational Programs   |
| <input type="checkbox"/> 4. Minor Alterations to Land  | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings  |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations                              | <input type="checkbox"/> 24. Regulation of Working Conditions   |
| <input type="checkbox"/> 6. Information Collection   | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space   |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs   |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources  | <input type="checkbox"/> 27. Leasing New Facilities   |
| <input type="checkbox"/> 9. Inspection   | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities  |
| <input type="checkbox"/> 10. Loans   | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities   |
| <input type="checkbox"/> 11. Accessory Structures  | <input type="checkbox"/> 30. Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales                                    | <input type="checkbox"/> 31. Historical Resource Restoration/Rehabilitation   |
| <input type="checkbox"/> 13. Acquisition of Land for Wild-Life Conservation Purposes         | <input type="checkbox"/> 32. In-Fill Development Projects   |
| <input type="checkbox"/> 14. Minor Additions to Schools                                      |   |
| <input type="checkbox"/> 15. Minor Land Divisions  |   |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks                   |   |
| <input type="checkbox"/> 17. Open Space Contracts or Easements                               |   |
| <input type="checkbox"/> 18. Designation of Wilderness Areas                                 |   |
| <input type="checkbox"/> 19. Annexation of Existing Facilities Lots for Exempt Facilities    |   |

E. Lead Agency Other Than County: N/A

  
Joan Van der Hoeven, Project Planner

Date: January 15, 2004



# Location Map



0.5 0 0.5 Miles

Map created by Santa Cruz County  
Planning Department:  
October 2003



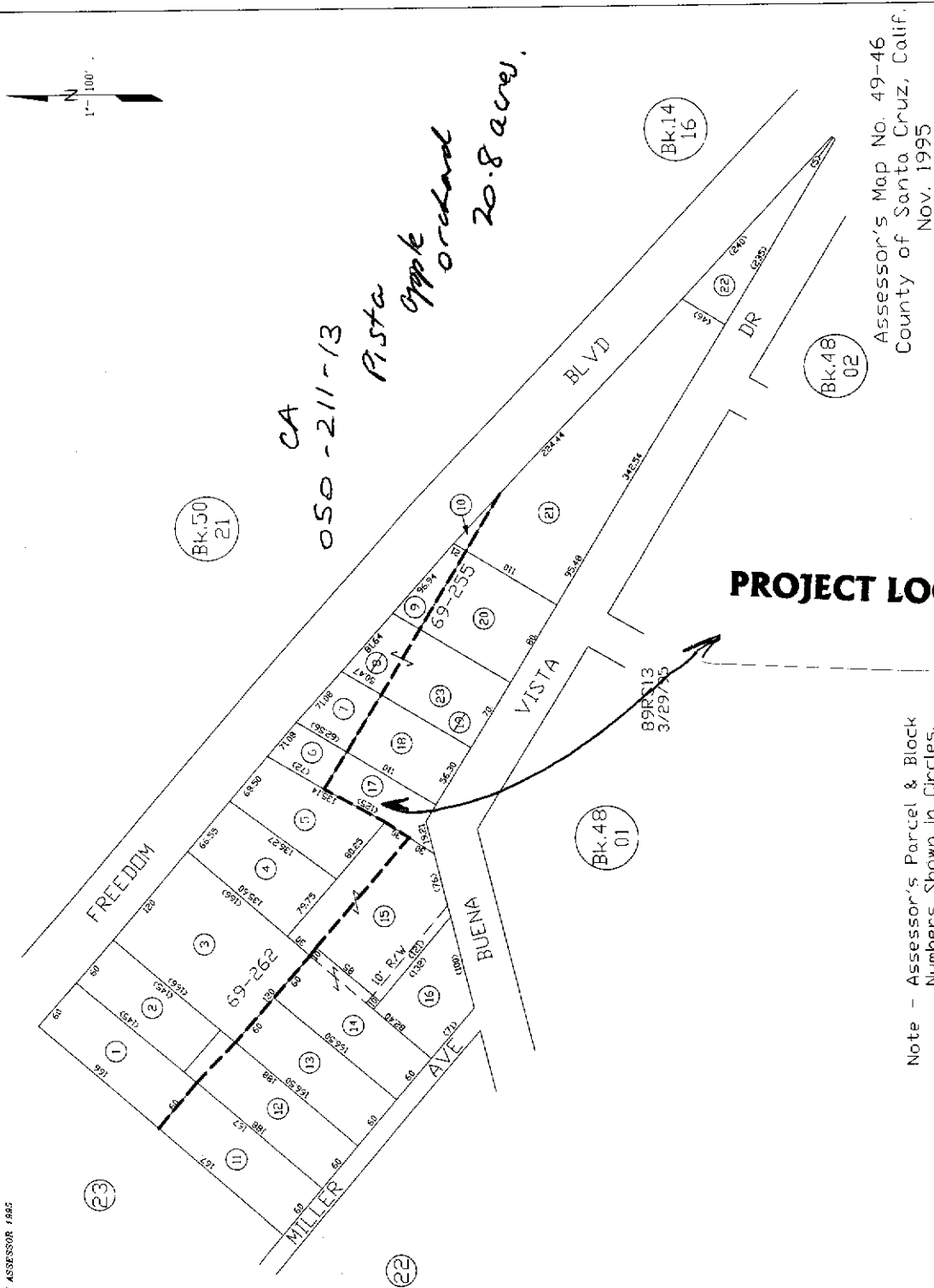
EXHIBIT D

FOR TAX PURPOSES ONLY  
 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 1995

POR. RANCHO DE LOS CORRALITOS  
 S.E. 1/4 SEC. 30, T.11S., R.2E., M.D.B. & M

Tax Area Code  
 69-255 69-262

49-46

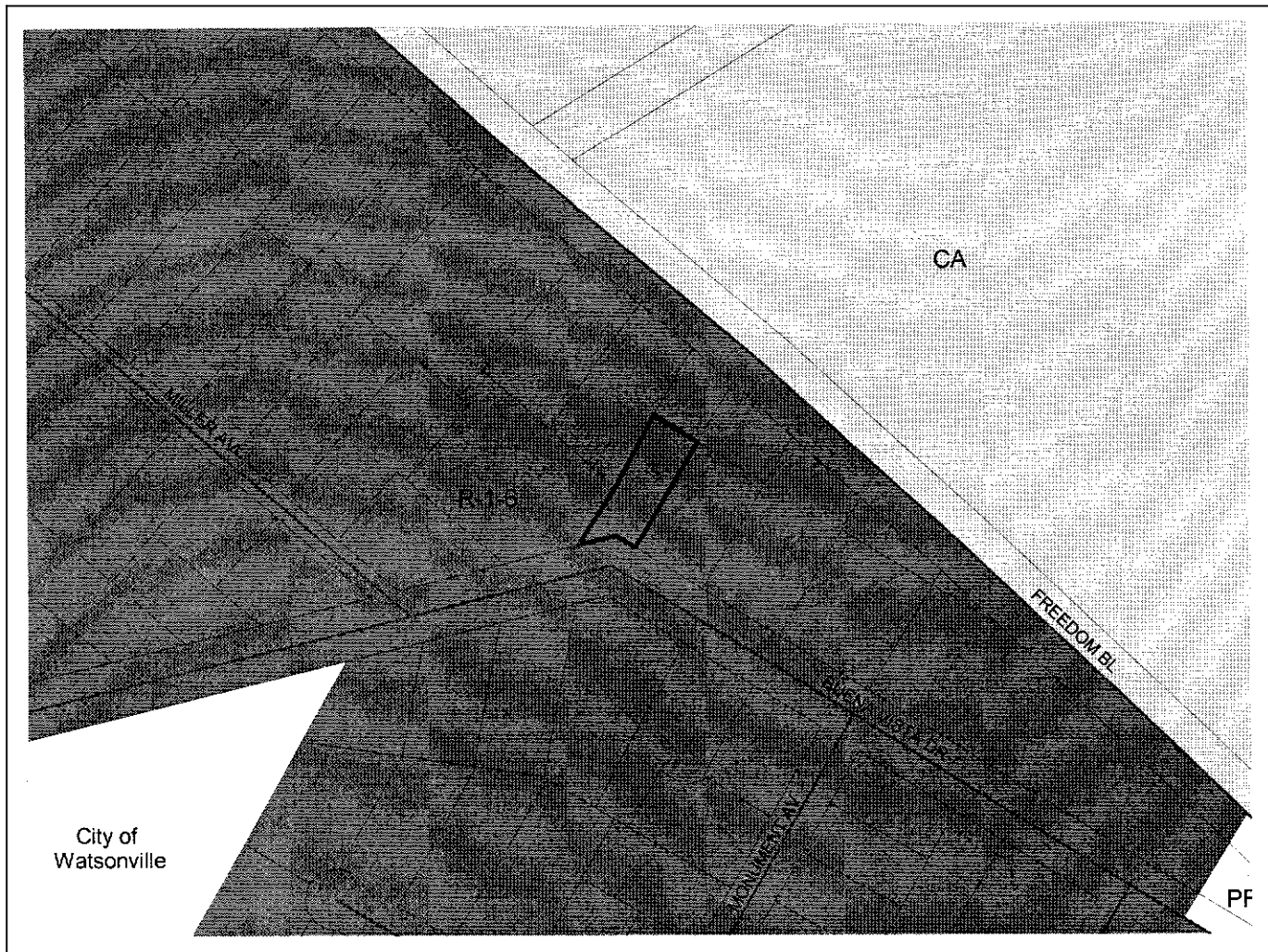


Assessor's Map No. 49-46  
 County of Santa Cruz, Calif.  
 Nov. 1995

EXHIBIT D







Electronically drawn 11/3/95 KSA  
 Rev 5/27/90 (TCA CONSOLIDATION) \*  
 Rev 6/4/01 (MCM CHANGED PAGE REF.)  
 Rev 2/17/02 (MCM TCA)  
 Rev 2/27/03 (B COMB FORM, 1-23)

# Zoning Map



500 0 500 Feet

## Legend

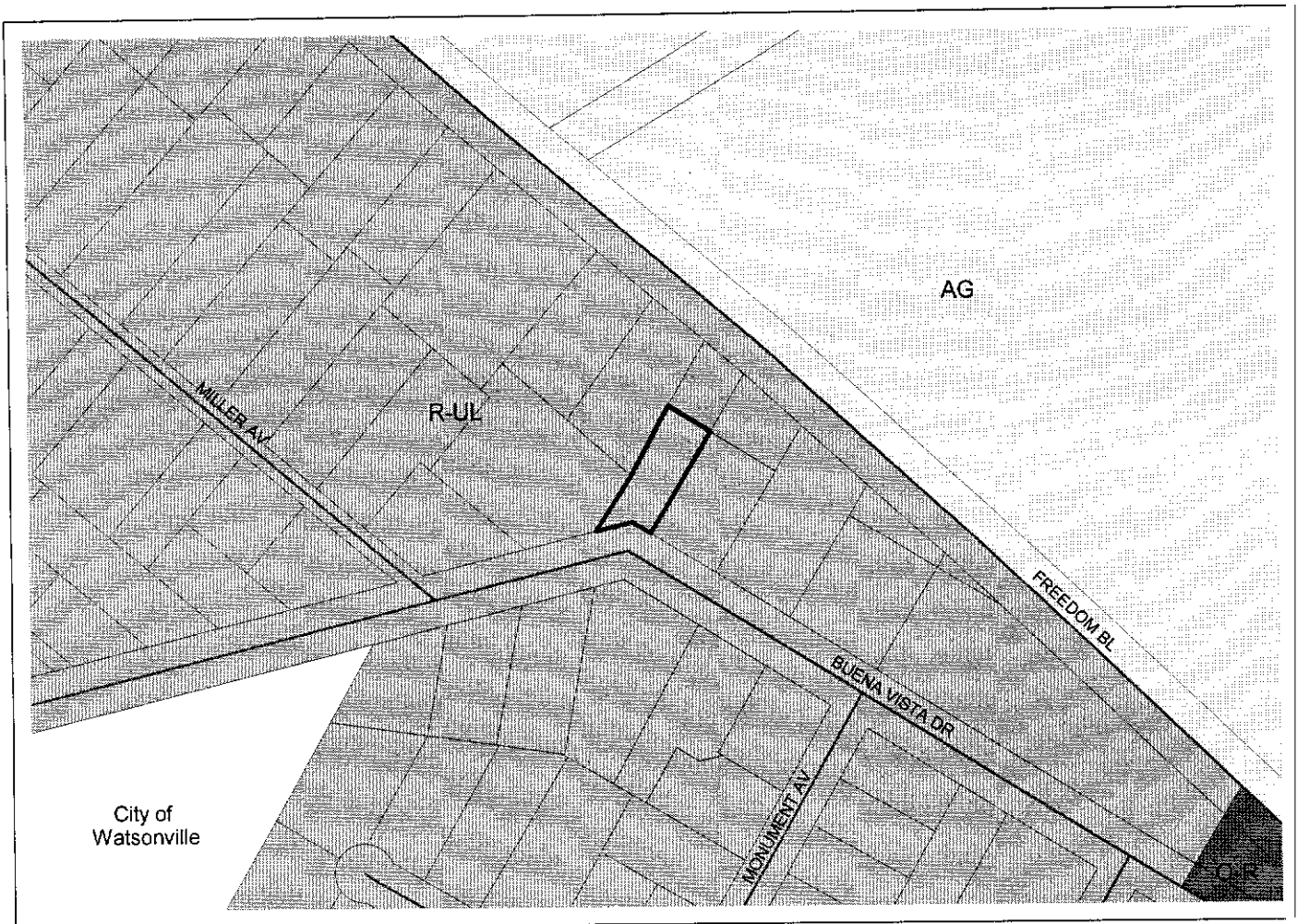
-  APN 049-461-17
-  Parcel boundaries
-  Streets
-  PF
-  CA
-  R-1-X



Map created by Santa Cruz County  
Planning Department:  
October 2003







EXHIBIT E

# General Plan Map



500 0 500 Feet

## Legend

-  APN 049-461-17
-  Parcel boundaries
-  Streets
-  Agriculture
-  Residential - Urban Low Density
-  Parks and Recreation



Map created by Santa Cruz County  
Planning Department  
October 2003

EXHIBIT E

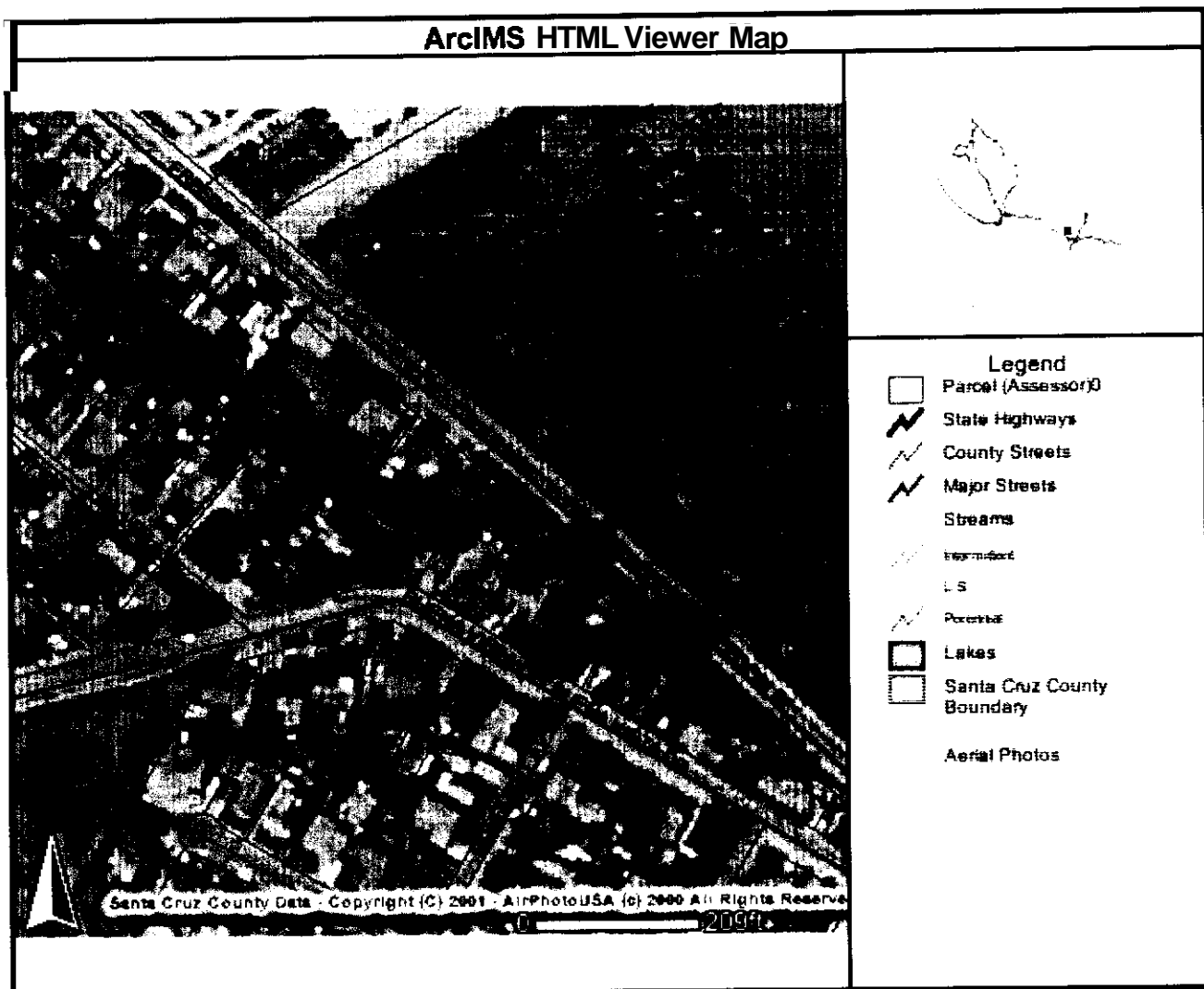


EXHIBIT E

**C O U N T Y   O F   S A N T A   C R U Z**  
**DISCRETIONARY APPLICATION COMMENTS**

Project Planner: Joan Van Der Hoeven  
Application No.: 03-0421  
APN: 049-461-17

Date: December 10, 2003  
Time: 09:37:35  
Page: 1

---

**Project Review Completeness Comments**

===== REVIEW ON OCTOBER 23, 2003 BY JOAN VAN DER HOEVEN =====

Project is located within the airport clear zone of the City of Watsonville and requires review and approval of the City. Please forward Assessor's records as assessor's screen shows the subject structure to be 400 square feet in area - plans show a significantly larger structure. You must establish that a habitable use has existed in the structure, as General Plan policy 3.18.3 does not allow construction of new accessory dwelling units.

**Project Review Miscellaneous Comments**

===== REVIEW ON OCTOBER 23, 2003 BY JOAN VAN DER HOEVEN =====

Record a Declaration of Agricultural Acknowledgement and Overflight Easement.

**Code Compliance Completeness Comments**

Today 10/7/03, I reviewed DP Application 03-0421. The application addresses the red-tag issue. ===== REVIEW ON OCTOBER 7, 2003 BY GUSTAVO A GONZALEZ =====

**Code Compliance Miscellaneous Comments**

===== REVIEW ON OCTOBER 7, 2003 BY GUSTAVO A GONZALEZ ===== Joan: You should probably check on Lezanne Jeff's note in the code screen re the property being in an airport clear zone. <GAG> ===== UPDATED ON OCTOBER 7, 2003 BY GUSTAVO A GONZALEZ =====

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON OCTOBER 6, 2003 BY RODOLFO N RIVAS =====  
NO COMMENT

**Dpw Road Engineering Miscellaneous Comments**

===== REVIEW ON OCTOBER 6, 2003 BY RODOLFO N RIVAS =====  
NO COMMENT

**Pajaro Valley Fire District Completeness Comments**

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON OCTOBER 29, 2003 BY COLLEEN L BAXTER ===== DEPARTMENT NAME: PAJARO VALLEY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No.: 03-0421  
APN: 049-461-17

Date: December 10, 2003  
Time: 09:37:35  
Page: 2

the building. This information can be obtained from the water company.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch.

NOTE on the plans that the roof covering shall be no less than Class "8" rated roof. NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt. SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No.: 03-0421  
APN: 049-461-17

Date: December 10, 2003  
Time: 09:37:35  
Page: 3

---

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON OCTOBER 29, 2003 BY COLLEEN L BAXTER =====

EXHIBIT F



# FREEDOM COUNTY SANITATION DISTRICT

## INTER-OFFICE CORRESPONDENCE

DATE: October 6, 2003

TO: Planning Department, ATTENTION: JOAN VAN DER HOEVEN

FROM: ~~Santa~~ Cruz County Sanitation District STEVE HARPER

SUBJECT: SEWER AVAILABILITY AND DISTRICTS CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 049-461-17

APPLICATION NO.: 03-0421

PARCEL ADDRESS: 54 BUENA VISTA DRIVE


PROJECT DESCRIPTION: AS BUILT CONVERSION TO 2<sup>ND</sup> DWELLING UNIT

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of all on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

A backflow prevention device may be required on the sewer lateral.

  
S.M. Harper  
Sanitation Engineering

SMH:abc/169

c: Applicant: Ron Gordon  
812 Delaware Street  
Watsonville CA 95076

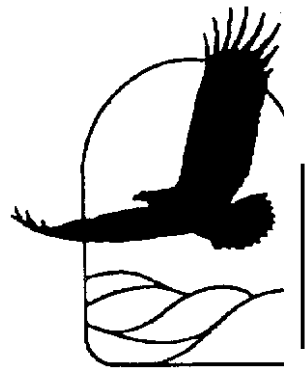
Property Owner: Antonio and Donna L. Sabatino  
505 Alaga Lane  
Watsonville CA 95076

(Rev. 3-96)

EXHIBIT F

# CITY OF WATSONVILLE MUNICIPAL AIRPORT

100 AVIATION WAY • WATSONVILLE, CALIFORNIA 95026  
VOICE: 831 228-6025 • FAX: 831 163-4058



August 28, 2003

Tony Sabatino  
505 Alaga Lane  
Watsonville, CA 95026

**RE:** 54 Buena Vista Drive (APN 049-461-17)

Dear Mr. Sabatino:

Per our conversation on August 11, 2003 the above referenced property is located in the jurisdiction of Santa Cruz County. The property is located in the Watsonville Municipal Airports's runway protection zone. This location does not allow for new construction. However, it does not affect existing uses; The Airport has no concerns regarding this pre-existing unit.

For further information regarding zoning issues in this area I would suggest you contact the Santa Cruz County planning department.

If you have any questions regarding this, please feel free to contact me.

Sincerely,

  
Don French  
Airport Manager

EXHIBIT F



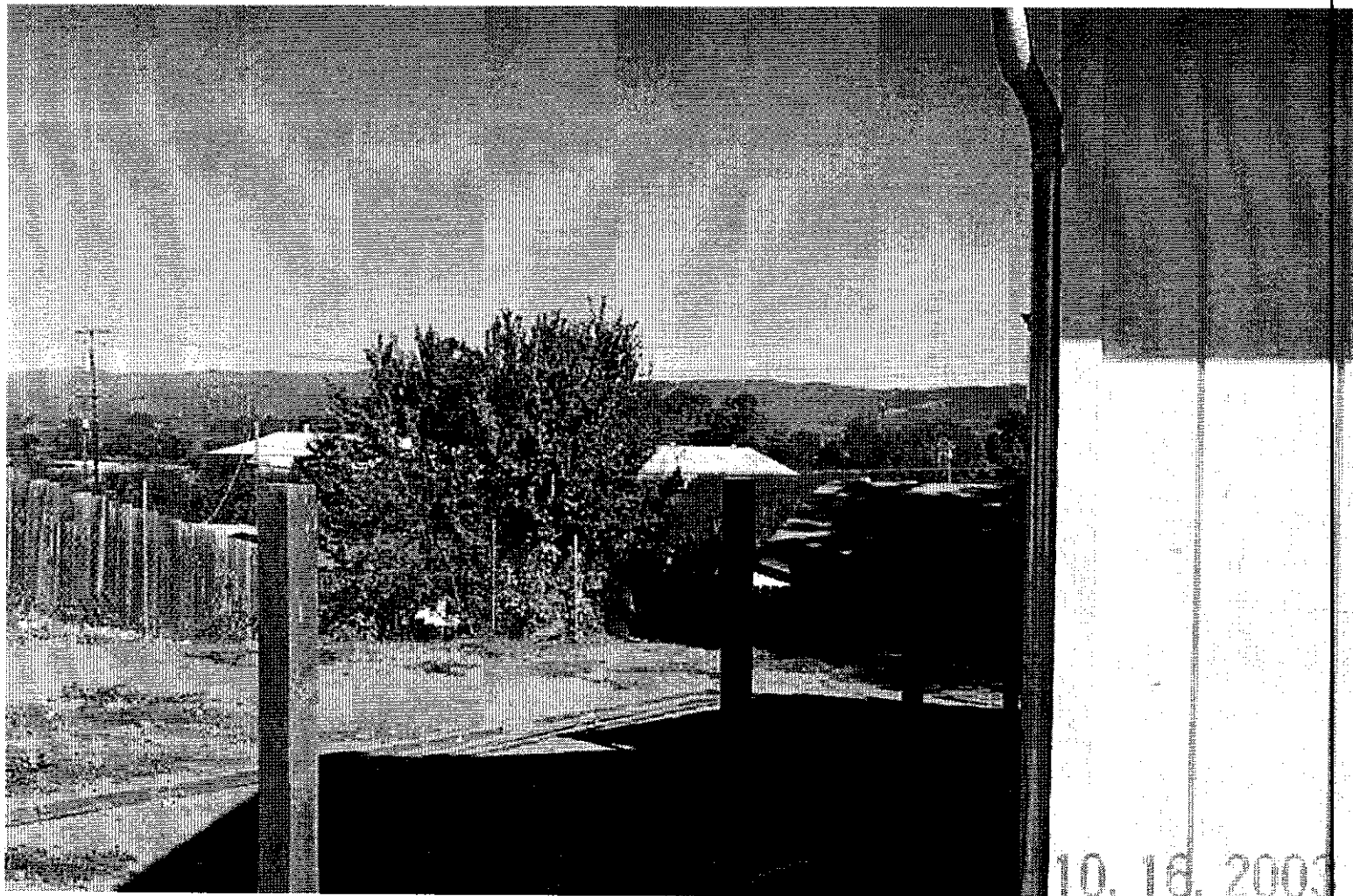
*SINGLE-FAMILY DWELLING*

EXHIBIT G



PART OF  
SECOND UNIT (CONVERTED  
GARAGE)

EXHIBIT G



REAR YARD - EXISTING  
WOOD BOARD FENCE

EXHIBIT G