

## **STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY COMMISSION**

**APPLICATION NO.:** 03-0487

**APN:** 052-201-10

**APPLICANT:** Laura Gray

**OWNER:** Jose Trinidad Ramirez

**PROJECT DESCRIPTION:** Proposal to construct a one-story, 1706 square foot single-family dwelling with an attached 480 square foot garage utilizing an unnamed 20-foot right-of-way as principal access and frontage.

**LOCATION:** Property located on the west side of an unnamed right of way extending approximately 620 feet east of its intersection with San Andreas Road and approximately 0.75 miles northwest of the intersection of San Andreas Road and West Beach Street between 222 and 244 San Andreas Road in Watsonville.

**PERMITS REQUIRED:** Agricultural Buffer Setback Reduction, Residential Development Permit, Coastal Permit, Design Review.

**ENVIRONMENTAL DETERMINATION:** Exempt - Category 1

**COASTAL ZONE:**  X  Yes  N  o      **APPEALABLE TO CCC:**  X  Yes      No

### **PARCEL INFORMATION**

**PARCEL SIZE:** 0.82 acres

**EXISTING LAND USE:**

**PARCEL:** vacant

**SURROUNDING:** single-family dwellings, commercial agriculture

**PROJECT ACCESS:** private right-of-way off 244 San Andreas Road

**PLANNING AREA** San Andreas

**LAND USE DESIGNATION:** A (Agriculture)

**ZONING DISTRICT:** CA (Commercial Agriculture)

**SUPERVISORIAL DISTRICT:** Second (Pine)

### **ENVIRONMENTAL INFORMATION**

- |                      |  |
|----------------------|--|
| a. Geologic Hazards  | a. Not mapped/no physical evidence on site |
| b. Soils             | b. Elder sandy loam                        |
| c. Fire Hazard       | C Not a mapped constraint                  |
| d. Slopes            | d. 0- 2 percent slopes                     |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |
| f. Grading           | f. No grading proposed                     |
| g. Tree Removal      | g. No trees to be removed                  |
| h. Scenic            | h. 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. No                                  |
| n. Water Availability    | n. No                                  |
| o. Archeology            | o. Mapped/no physical evidence on site |
| p. Agricultural Resource | p. Type 3                              |

### **SERVICES INFORMATION**

Inside Urban/Rural Services Line: \_\_\_Yes XNo  
Water Supply: Pajaro Valley Water Management Agency  
Sewage Disposal: CSA#12, private septic system  
Fire District: Pajaro Fire Protection District  
Drainage District: Non-zone

### **ANALYSIS AND DISCUSSION**

The proposed project is to construct a one story single-family dwelling of approximately 1,706 square feet with a detached garage of approximately 480 square feet on a 35,893.4 square foot parcel. The project is located between 222 and 244 San Andreas Drive. The building site is within 200 feet of Commercial Agricultural land to the rear (east). The applicant is requesting a reduction in the 200 foot agricultural buffer setback to approximately 50 feet from APN 052-211-27, the 33-acre Knox strawberry farm.

The subject property is characterized by relatively flat topography. The parcel is not located within the Urban Services Line and may be characterized as a rural neighborhood adjacent to commercial agriculture. The parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the east side of the parcel at Assessor's Parcel Number 052-211-27.

A reduced agricultural buffer is recommended due to the fact that the 0.8-acre parcel size would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The applicant is proposing 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. 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 project is located within the scenic corridor of San Andreas Road and as per General Plan Policy 5.10.11, the proposed structure shall be obscured by natural landforms and/or vegetation. Exterior colors shall be neutral earth tones.

The project shall be forwarded to the Zoning Administrator to process the Coastal Permit and a Residential Development Permit for a less than 40-foot right of way, and Design Review.

## RECOMMENDATION

Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about approximately 50 feet to the single-family dwelling from the adjacent CA **zoned** property known as APN 052-211-27, proposed under Application # 03-0487, based on the attached findings and recommended conditions.


## EXHIBITS

- A. Project plans
- 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 approximately 50 feet from the adjacent Commercial Agriculture zoned land. 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 052-211-27. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

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.
4. REQUIRED FINDINGS FOR NON-AGRICULTURAL DEVELOPMENT ON COMMERCIAL AGRICULTURAL LAND, COUNTY CODE SECTION 16.50.095(e).

ANY NON-AGRICULTURAL DEVELOPMENT PROPOSED TO BE LOCATED ON TYPE 1, TYPE 2 OR TYPE 3 AGRICULTURAL LAND SHALL BE SITED SO AS TO MINIMIZE POSSIBLE CONFLICTS BETWEEN AGRICULTURE IN THE AREA AND NON-AGRICULTURAL USES, AND WHERE STRUCTURES ARE TO BE LOCATED ON AGRICULTURAL PARCELS, SUCH STRUCTURES SHALL BE

LOCATED SO AS TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION OR POTENTIAL PRODUCTION.

The subject parcel is zoned CA (Commercial Agriculture) and carries an Agriculture (A) General Plan designation. The 0.82-acre parcel is not utilized for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, but the narrow 86.56 foot width of the parcel does not allow for a 200-foot buffer. The proposed residence is clustered in the approximate location of the adjacent residences at 222 and 244 San Andreas Drive, set back from the scenic roadway and sharing the access with 244 San Andreas Drive so that no additional land is removed from production.

**REQUIRED FINDINGS FOR DEVELOPMENT ON LAND ZONED COMMERCIAL AGRICULTURE OR AGRICULTURAL PRESERVE**  
**COUNTY CODE SECTION 13.10.314(a)**

1. THE ESTABLISHMENT OR MAINTENANCE OF THIS USE WILL ENHANCE OR SUPPORT THE CONTINUED OPERATION OF COMMERCIAL AGRICULTURE ON THE PARCEL AND WILL NOT REDUCE, RESTRICT OR ADVERSELY AFFECT AGRICULTURAL RESOURCES, OR THE ECONOMIC VIABILITY OF COMMERCIAL AGRICULTURAL OPERATIONS, OF THE AREA.

Due to the relatively small size of the parcel, 0.82 acres, and its location between two existing residences, the subject property has not been in agricultural production in the recent past. The parcel configuration and access have existed prior to 1968. The establishment of a single-family residence on the property will not have a significant impact on the operation of adjacent commercial agriculture to the rear of the parcel at APN 052-211-27 as conditions of project approval shall require the installation and maintenance of an approved agricultural buffer and the owner shall be required to record an Agricultural Statement of Acknowledgement prior to the issuance of any Building Permit.

2. THE USE OR STRUCTURE IS ANCILLARY, INCIDENTAL OR ACCESSORY TO THE PRINCIPAL AGRICULTURAL USE OF THE PARCEL OR NO OTHER AGRICULTURAL USE OF THE PARCEL IS FEASIBLE FOR THE PARCEL; OR

The use of the property for agriculture will still be possible as the proposed location of the residence is between two existing residences toward the rear of the parcel and away from the San Andreas scenic corridor, consistent with General Plan policy 5.10.10. Although the parcel is 0.82 acres in size, the establishment of a residence on the parcel would not prevent the land from being farmed on a small scale.

3. THE USE CONSISTS OF AN INTERIM PUBLIC USE WHICH DOES NOT IMPAIR LONG-TERM AGRICULTURAL VIABILITY; AND
4. SINGLE FAMILY RESIDENTIAL USES WILL BE SITED TO MINIMIZE CONFLICTS, AND THAT ALL OTHER USES WILL NOT CONFLICT WITH COMMERCIAL AGRICULTURAL ACTIVITIES ON SITE, WHERE APPLICABLE, OR IN THE AREA.

The single-family residential use is located toward the rear of the parcel, clustered in the general vicinity of established neighboring parcels and utilizing existing access to diminish land removed from production. Location toward the perimeter of the parcel is consistent with General Plan policy 5.13.27, sited to minimize conflicts. In addition, the property owner shall be required to record an Agricultural Statement of Acknowledgement as per General Plan policy 5.13.32 and fencing and a vegetative buffer shall be installed adjacent to commercial agricultural production lands.

5. THE USE WILL BE SITED TO REMOVE NO LAND FROM PRODUCTION (OR POTENTIAL PRODUCTION) IF ANY NON-FARMABLE POTENTIAL BUILDING SITE IS AVAILABLE, OR IF THIS IS NOT POSSIBLE, TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION.

Due to the small size of the parcel, 0.82 acres, the project site has not been farmed in recent years. The project, to construct a 1,706 square foot single-family residence and a detached garage of 480 square feet, will remove as little land as possible from production by locating toward the perimeter of the parcel and utilizing the existing access road from 244 San Andreas Road. This results in removing as little land as possible from production.

**REQUIRED FINDINGS FOR RESIDENTIAL DEVELOPMENT ON LAND ZONE  
COMMERCIAL AGRICULTURE OR AGRICULTURAL PRESERVE IN THE  
COASTAL ZONE  
COUNTY CODE SECTION 13.10.314(b)**

1. THE PARCEL IS LESS THAN ONE ACRE IN SIZE; OR THE PARCEL HAS PHYSICAL CONSTRAINTS (SUCH AS ADVERSE TOPOGRAPHIC, GEOLOGIC, HYDROLOGIC, OR VEGETATIVE CONDITIONS) OTHER THAN SIZE WHICH PRECLUDE COMMERCIAL AGRICULTURAL USE; OR THAT THE RESIDENTIAL USE WILL BE ANCILLARY TO COMMERCIAL AGRICULTURAL USE OF THE PARCEL BASED UPON THE FACT THAT EITHER:
  - (i) THE FARMABLE PORTION OF THE PARCEL, EXCLUSIVE OF THE BUILDING SITE, IS LARGE ENOUGH IN ITSELF TO CONSTITUTE A MINIMUM ECONOMIC FARM UNIT FOR THREE CROPS, OTHER THAN GREENHOUSES, SUITED TO THE SOILS, TOPOGRAPHY, AND CLIMATE OF THE AREA: OR
  - (ii) THE OWNERS OF THE SUBJECT PARCEL HAVE A LONG-TERM BINDING ARRANGEMENT FOR COMMERCIAL AGRICULTURAL USE OF THE REMAINDER OF THE PARCEL, SUCH AS AN AGRICULTURAL EASEMENT.

The subject parcel is less than one acre. Assessor's records indicate that the area is 0.82 acres or 35,893.4 square feet.

2. THE RESIDENTIAL USE WILL MEET ALL THE REQUIREMENTS OF SECTION

16.50.095 PERTAINWG TO AGRICULTURAL BUFFER SETBACKS.

The project is conditioned so that an agricultural buffer of 6-foot solid board fencing and an evergreen vegetative barriers be installed prior to building permit issuance. In addition, the property owner is required to record an Agricultural Statement of Acknowledgement.

3. THE OWNERS OF THE SUBJECT PARCEL HAVE EXECUTED BINDING HOLD-HARMLESS COVENANTS WITH THE OWNERS AND AGRICULTURAL OPERATORS OF ADJACENT AGRICULTURAL PARCELS. SUCH COVENANTS SHALL RUN WITH THE LAND AND SHALL BE RECORDED PRIOR TO THE ISSUANCE OF THE PERMIT FOR THE PROPOSED DEVELOPMENT.

As per County Code Section 16.50.095 and General Plan Policy 5.13.32, an Agricultural Statement of Acknowledgement is required to be recorded on the property deed prior to issuance of a building permit.

## **CONDITIONS OF APPROVAL**

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (052-21 1-27). 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 approximately 50 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 052-21 1-27.
    - 2. Final plans shall show the location of the vegetative buffering barrier and a six foot solid wood board fence used for the purpose of buffering adjacent agricultural land. 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.
  - 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.
- 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.

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**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

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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.: 03-0487

Assessor Parcel No.: 052-201-10

Project Location: between 222 and 244 San Andreas Road, Watsonville

Project Description: Agricultural Buffer Determination

Person or Agency Proposing Project: Laura Gray


Contact Phone: 831-423-7197

- 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:

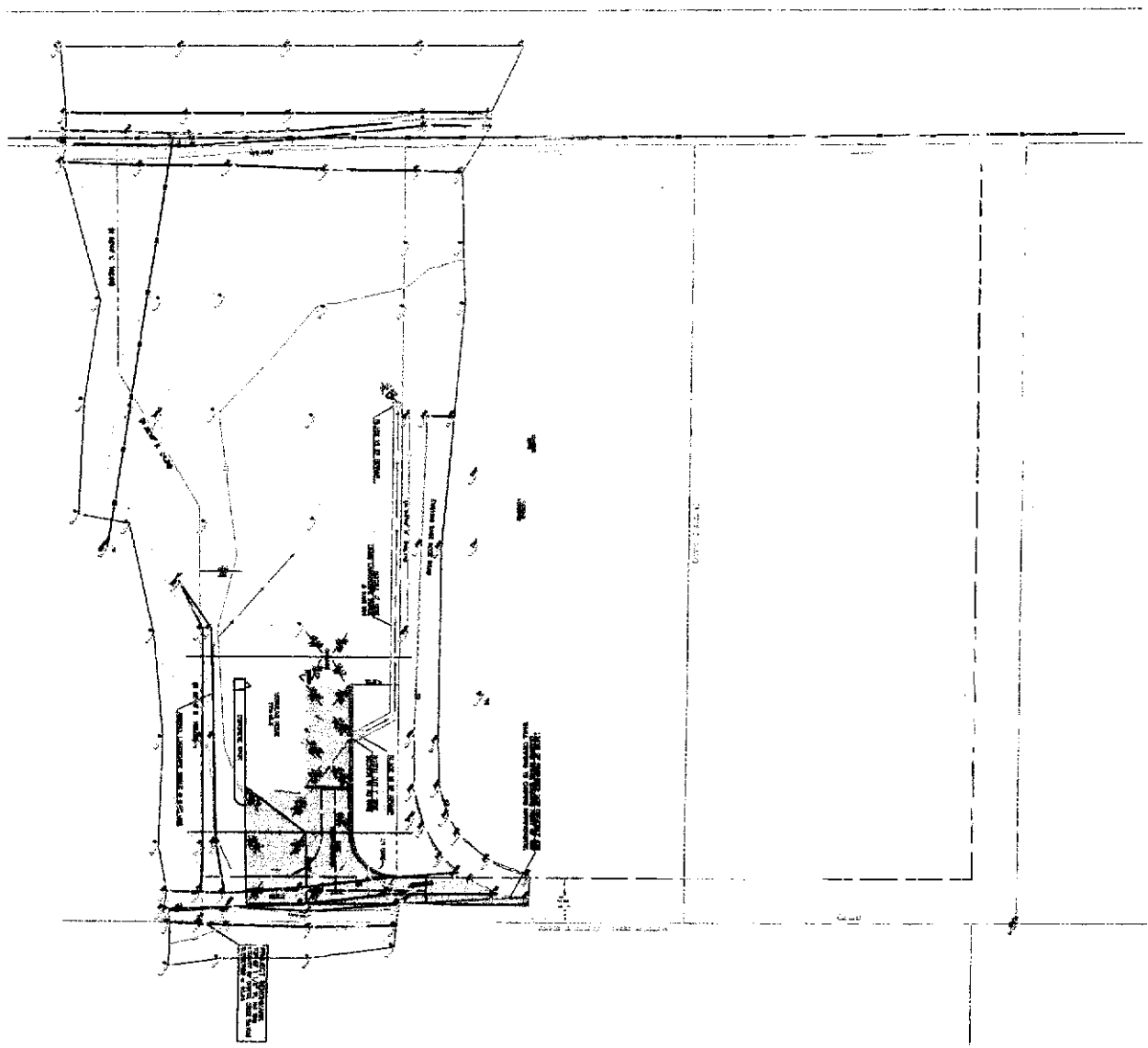
**D. Categorical Exemption**

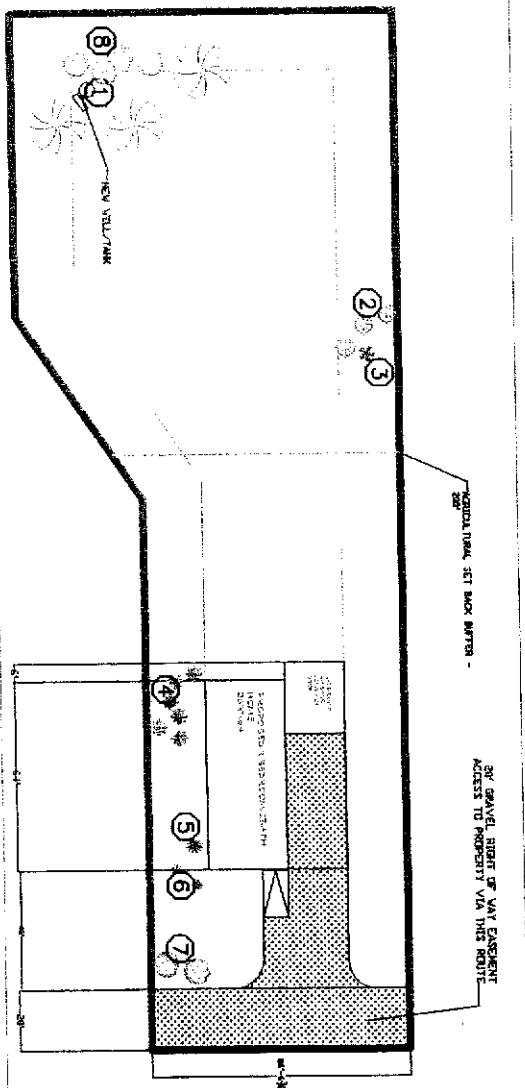
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| <input type="checkbox"/> 1. Existing Facility  | <input type="checkbox"/> 20. Changes in Organization of Local Agencies  |
| <input type="checkbox"/> 2. Replacement or Reconstruction                                    | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies   |
| <input checked="" 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





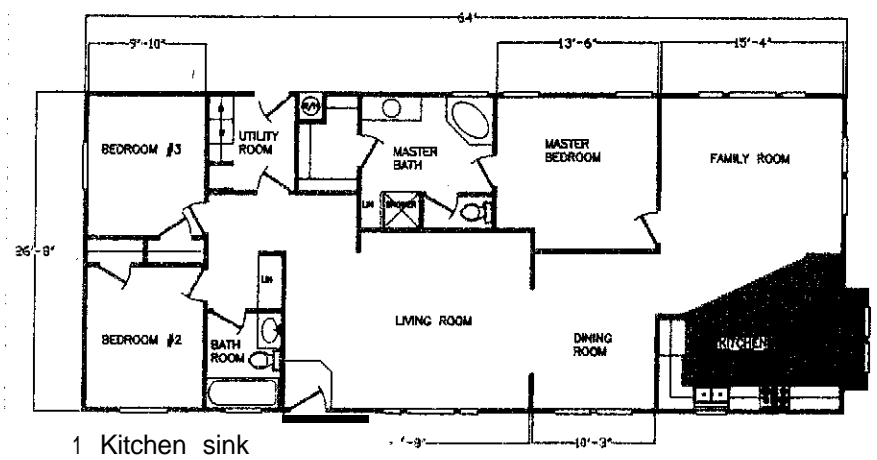
## QTY. SIZE

- |   |                                     |   |         |
|---|-------------------------------------|---|---------|
| ① | Garryaceae — Coast Silk Tassel      | 3 | 24" box |
| ② | Ceanothus Thyrsiflorus — Wild Lilac | 3 | 1 g     |
| ③ | Syringa — Lilac                     | 1 | 1 g     |
| ④ | Chrysanthemum Frutescens            | 6 | 1 g     |
| ⑤ | Bellis Perennis — English Daisy     | 1 | 1 g     |
| ⑥ | Bergenia Crassifolia                | 2 | 1 g     |
| ⑦ | Xylosma Congestum                   | 2 | 5 g     |
| ⑧ | Baccharis pilularis (Coyote Brush)  | . | 1 g     |

A very high water table dictates plants that tolerate a lot of water and little drainage. Plants will be drip watered through a timed landscape hose wound around the planting beds. All landscapes will be covered with redwood mulch at least 4" thick to preserve ground water moisture.

109 Bradley Drive Sunnyvale, CA 95050		Building: 109 Room: 109	109 109
109 Bradley Drive Sunnyvale, CA 95050		Building: 109 Room: 109	109 109





- 1 Kitchen sink
- 3 Lavatories
- 2 Toilets
- 1 Bath/shower combo faucet
- 1 Bath
- 2 Hose bibs
- 1 Washing machine

CAVCO MANUFACTURED HOME,  
MODEL #XL-2864b  
FLOOR PLAN  
- 1706 SQ. FT.  
1/4" = 1 FOOT

**GENERAL NOTES:**

1. Builder shall show dimensions for clearances, not for finished dimensions. All dimensions shall be in feet and inches. All dimensions shall be in feet and inches. All dimensions shall be in feet and inches.
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**FIRE DEPARTMENT NOTES:**

1. **FIRE SPRINKLERS REQUIRED** The residence shall be protected with automatic fire sprinkler system(s). Fire Sprinklers are required in attached garage, installation, approval, and maintenance shall be in compliance with applicable National Fire Protection Association Standard 13.5 and local amendments, the edition(s) of which shall be determined by the enforcing jurisdiction. Plans for fire sprinkler system(s) must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a training inspection from the Building Inspection Department.
2. **FIRE ALARM FLOOR SWITCH** shall be wired to the kitchen refrigerator circuit. Any deviations require approval from the Fire Department.
3. **ADDRESS NUMBERS TO BE POSTED** Before construction begins, temporary or permanent address numbers shall be posted. Permanent address numbers shall be posted prior to request of a final inspection. All address numbers (temporary or permanent) shall be posted on the property so as to be clearly visible from the road. Where visibility cannot be provided, a post or sign bearing the address numbers shall be set adjacent to the driveway or access road to the property. Address numbers posted shall be "Arabic" (1, 2, 3, etc.) not "Roman" (I, II, X, etc.) or written out in words (Thirteen, Seventy-six, etc.). Address numbers posted shall be a minimum number height of 3 inches, 3/8 inch wide stroke, and contrasting with the background colors of the sign. NOTE: If numbers are not posted, Building/Fire Inspectors will not grant a final inspection.
4. **SEPARATE ADDRESS REQUIRED** Caretaker's Units, Senior Citizen Units, and "Granny Houses" shall be listed addresses separate from the main residence.
5. **ROOFING - CLASS "A" OR "B" REQUIRED** Roof construction shall be a Class A or B building, as defined by Uniform Building Code Standard 15-2. This requirement shall apply to all new construction and when 50 percent or more of an existing roof is replaced within a one-year period.
6. **CLEAR VEGETATION** All flammable vegetation or other combustible growth shall be cut down, mowed, or cleared within 30 feet of each side of structures or buildings. This shall not apply to single specimens of trees, ornamental shrubbery, or similar plants used as ground covers, provided that they do not form a means of rapidly transmitting fire from the mother growth to any structure. Additional fire protection or treatment may be required when, because of such hazardous conditions, a firebreak of only 30 feet around such structure is not sufficient to provide reasonable safety. Environmentally sensitive areas may require alternative fire protection, to be determined by the Fire Chief and Director of Planning and Building. This project requires 30 feet clearance.
7. **ACCESS DRIVEWAYS - General** - Access driveways shall be all-weather driving surface capable of supporting fire apparatus (22 tons) no less than 12 feet of unobstructed width, a minimum of 13'6" or 15'0" vertical clearance, and a maximum 22 percent grade. On driveways and access roads having a slope of 8 percent or more, the finish surface shall be A/C pavement or concrete. EXCEPTION: When buildings are protected by an approved automatic fire sprinkler system, the provisions of this section may be modified, subject to the approval of the Local Jurisdiction.
8. **ACCESS ROADWAYS - TURN AROUND REQUIRED** All dead-end roads of 150 feet in length shall be provided with approved provision for the turning around of fire apparatus.
9. **PRIVATE GATES** Electric gates shall be provided with a keyless switch meeting fire department specifications. Main gates shall be provided with fire department padlocks meeting the department specifications. Gate entrances shall be at least the width of the traffic lane, but in no case less than 12 feet wide. Unobstructed vertical clearance shall be at least 15 feet.
10. **SETBACK FOR STRUCTURE DEFENSIBLE SPACE (30 FEET)** All parcels 1 acre and larger shall provide a minimum 30-foot setback for buildings and accessory buildings from all property lines and/or the center of the road. For parcels less than 1 acre, or when a 30 foot minimum cannot be reached, alternate fuel modification standards may be imposed by the local fire jurisdiction to provide the same practical effect.

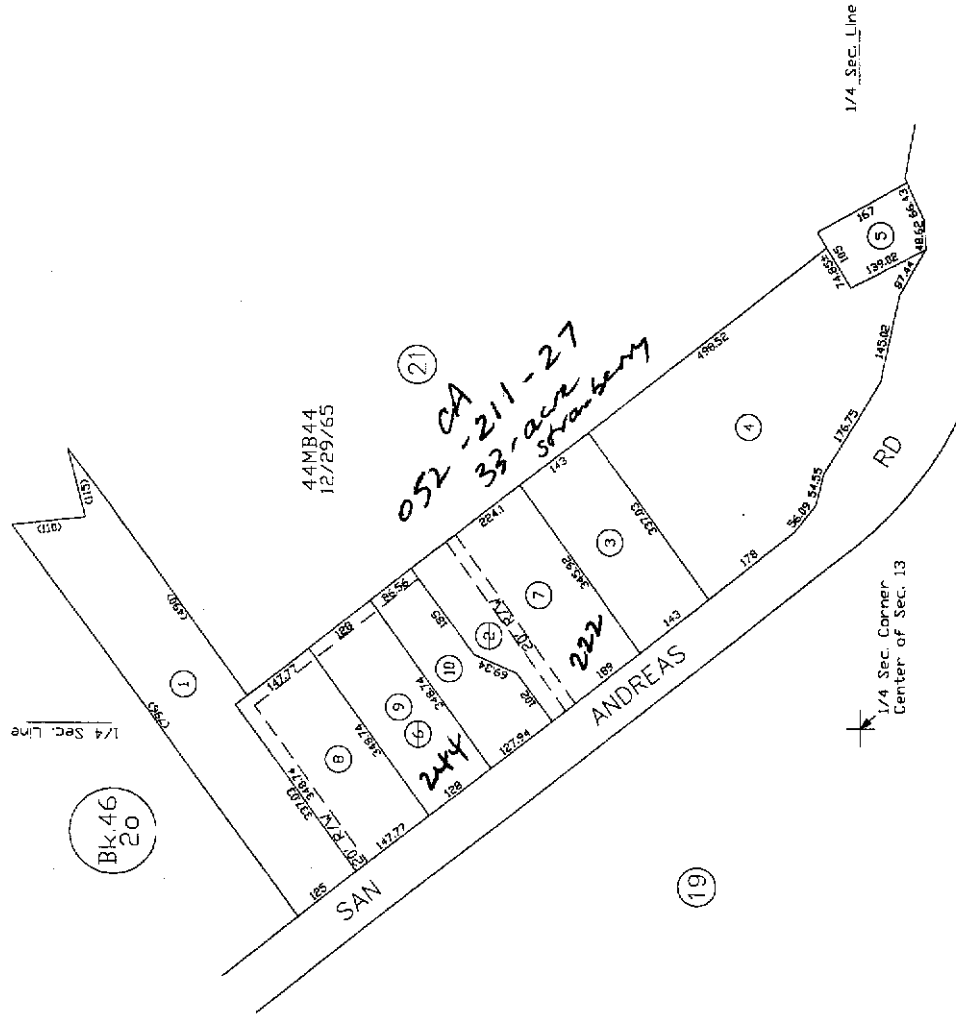
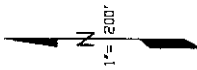
General Notes		
RECORD PLANS APPROVED BY:		
CITY OF SAN ANTONIO, TEXAS		
10/03/03		
2 of 4		
1/4" = 1'		

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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Tax Area Code  
69-262

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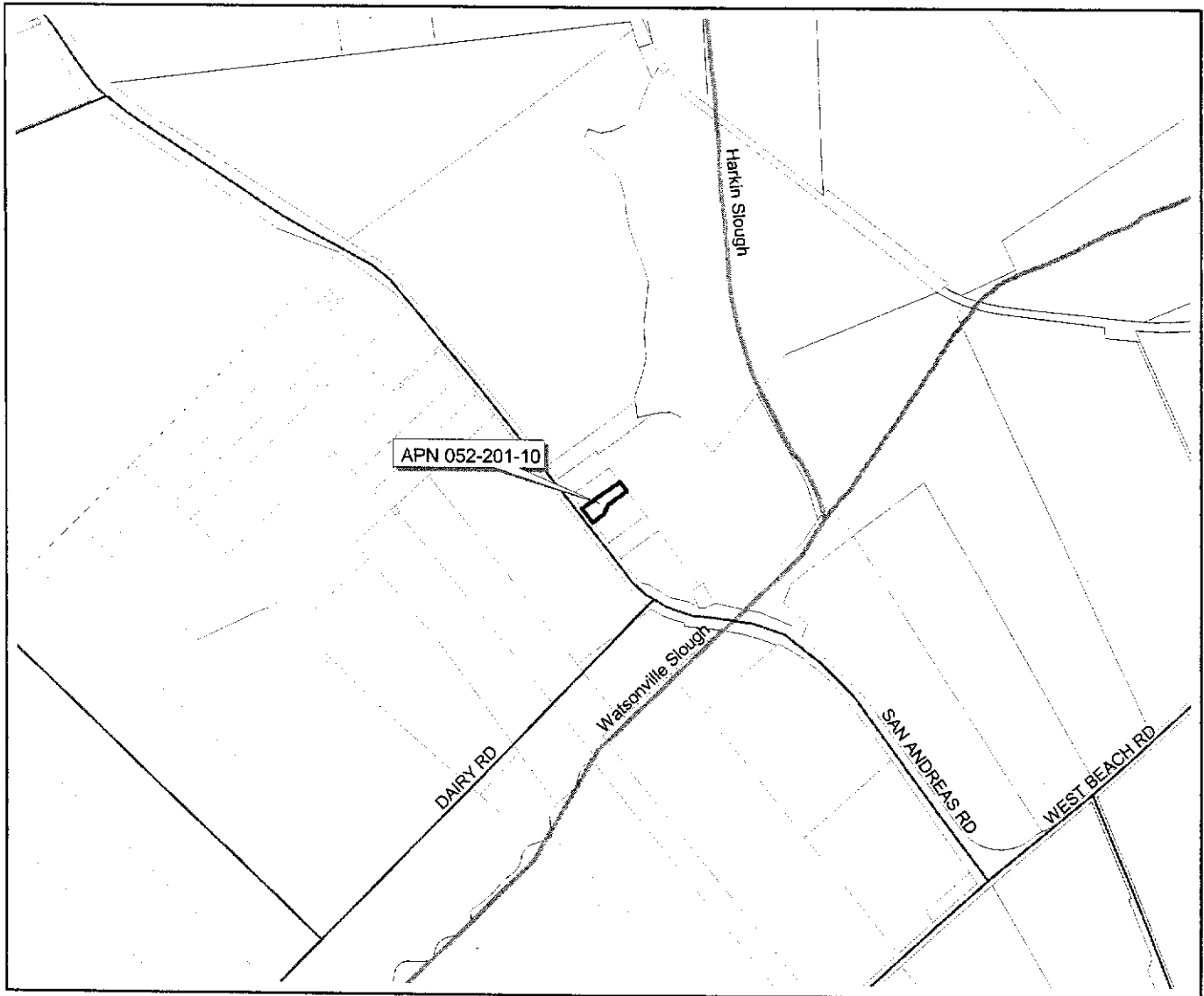
Assessor's Map No. 52-20  
County of Santa Cruz, Calif.  
Aug. 2000

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

**EXHIBIT**

D

# Location Map



0.5 0 0.5 Miles

Map created by Santa Cruz County  
Planning Department:  
November 2003

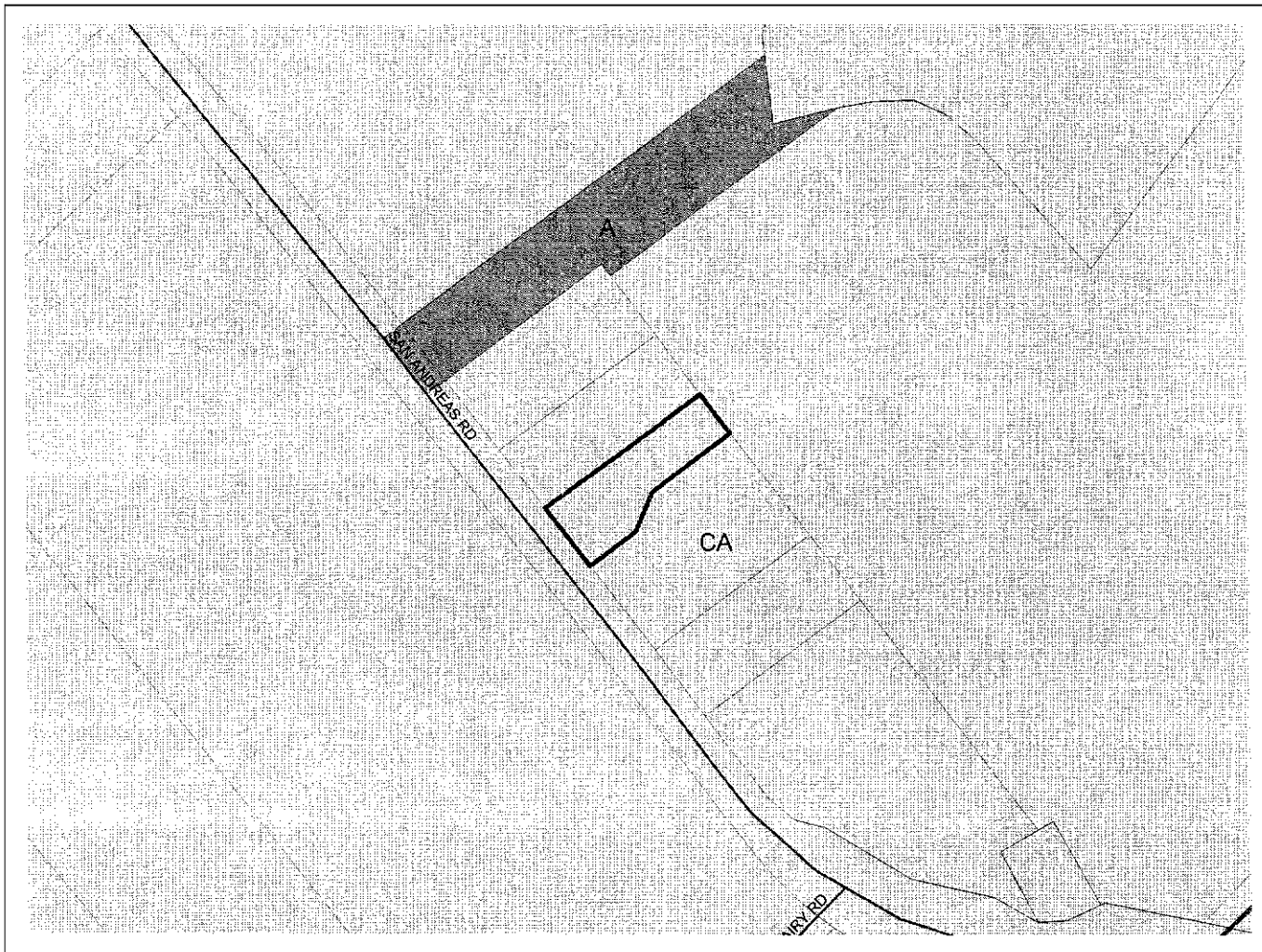


EXHIBIT D





# Zoning Map



500 0 500 1000 Feet

## Legend

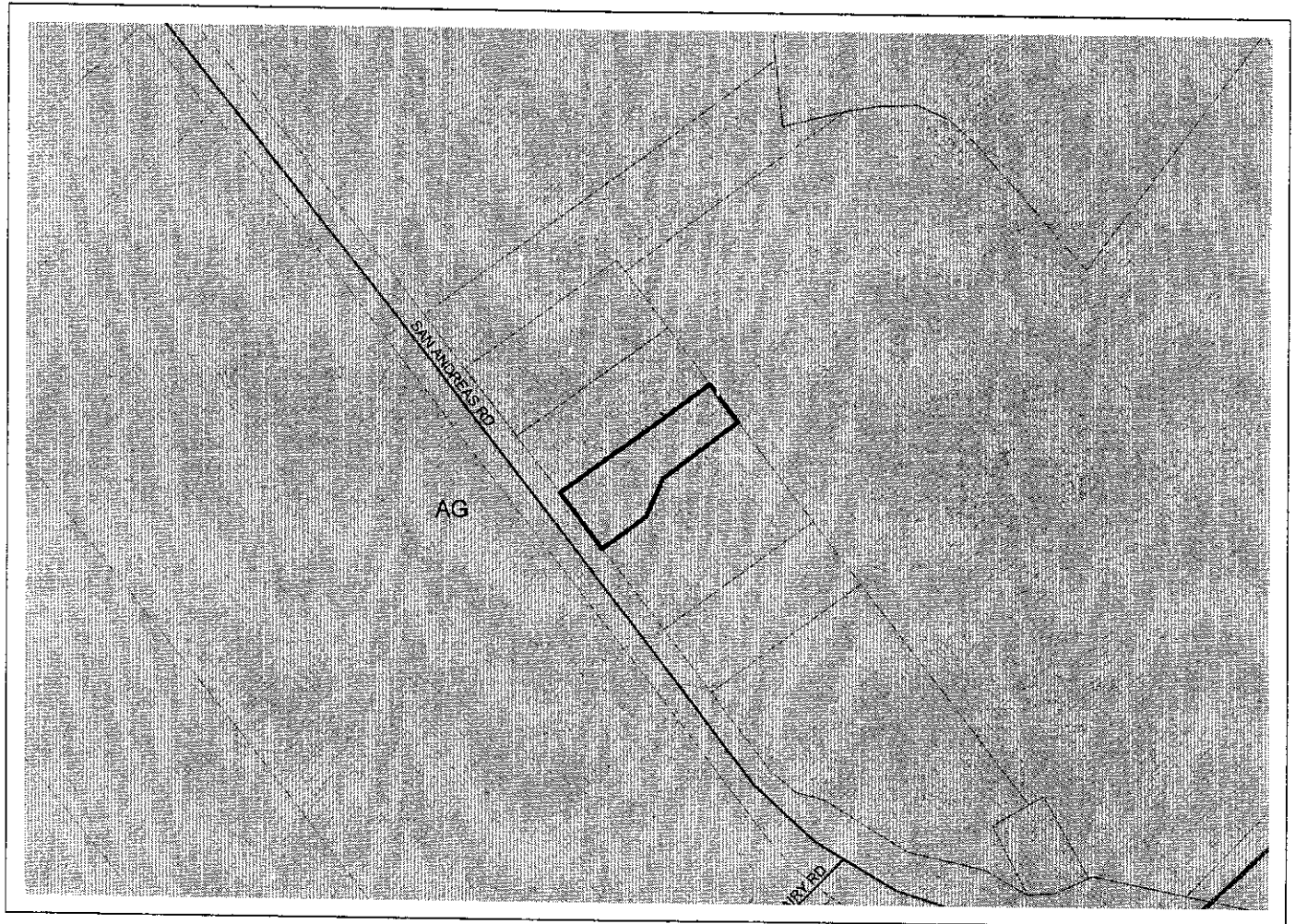
	APN 052-201-10
	Parcel boundaries
	Streets
	A
	CA



Map created by Santa Cruz County  
Planning Department:  
November 2003





EXHIBIT E

# General Plan Map



500 0 500 1000 Feet

## Legend

-  APN 052-201-10
-  Parcel boundaries
-  Streets
-  Agriculture



Map created by Santa Cruz County  
Planning Department:  
November 2003

**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.: 03-0487  
APN: 052-201-10

Date: December 12, 2003  
Time: 09:59:03  
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 8, 2003 BY ROBERT S LOVELAND =====  
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 8, 2003 BY ROBERT S LOVELAND =====

Condition of Approval:

1. Provide a detailed erosion control plan

Project Review Completeness Comments

===== REVIEW ON DECEMBER 10, 2003 BY JOAN VAN DER HOEVEN =====  
Agricultural buffer on the rear and scenic corridor buffer at the frontage must be landscaped. A recommended planting list is provided.  
===== UPDATED ON DECEMBER 12, 2003 BY JOAN VAN DER HOEVEN =====  
Please provide deed describing right of way easement ~~granting~~ access via San Andreas Road.  
===== UPDATED ON DECEMBER 12, 2003 BY JOAN VAN DER HOEVEN =====  
Pajaro Valley Fire Agency review fee of \$50 required to be paid at counter.

Project Review Miscellaneous Comments

===== REVIEW ON DECEMBER 10, 2003 BY JOAN VAN DER HOEVEN =====  
Applicant is required to record an Agricultural Statement Acknowledgement

Dpw Drainage Completeness Comments

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

===== REVIEW ON DECEMBER 9, 2003 BY CARISA REGALADO =====  
No offsite adverse impacts apparent. Plans accepted as submitted. (Additional note in Miscellaneous Comments.)

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON DECEMBER 9, 2003 BY CARISA REGALADO =====  
Maintain existing conditions of surrounding areas that naturally flow into this parcel.

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from

EXHIBIT F

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No.: 03-0487  
APN: 052-201-10

Date: December 12, 2003  
Time: 09:59:03  
Page: 2

8:00 am to 12:00 pm if you have any questions

Dpw Road Engineering Completeness Comments

===== REVIEW ON DECEMBER 4, 2003 BY RODOLFO N RIVAS =====  
NO COMMENT

It is recommended that the access road be improved to a width of 24 feet. This is the current standard for a driveway serving two residential units. However, if environmental and topographic limitations exist, a width of 18 feet will be acceptable.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON DECEMBER 4, 2003 BY RODOLFO N RIVAS =====  
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON DECEMBER 2, 2003 BY JIM G SAFRANEK =====  
Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior approval of the sewage disposal permit. Contact the appropriate Land Use staff: Ruben Sanchez 454-2751.

Environmental Health Miscellaneous Comments

===== REVIEW ON DECEMBER 2, 2003 BY JIM G SAFRANEK =====  
NO COMMENT

Pajaro Valley Fire District Completeness Comments

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

===== REVIEW ON NOVEMBER 17, 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. A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet. 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. 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

EXHIBIT F

Discret ary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No.: 03-0487  
APN: 052-201-10

Date: December 12, 2003  
Time: 09:59:03  
Page: 3

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.

EACH HOME IS REQUIRED TO HAVE ITS OWN HYDRANT AND WATER TANK. A SHARED HYDRANT IS NOT ALLOWED UNDER THE FIRE CODE, INSTALLATION OF A PRIVATE HYDRANT AND PERMIT FROM CDF/COUNTY FIRE IS REQUIRED. ===== UPDATED ON NOVEMBER 17, 2003 BY COLLEEN L BAXTER =====

Pajaro Valley Fire District Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 17, 2003 BY COLLEEN L BAXTER =====  
===== UPDATED ON NOVEMBER 17, 2003 BY COLLEEN L BAXTER =====

EXHIBIT F

# INTEROFFICE MEMO

APPLICATION NO: 03-0487

Date December 3, 2003

To: Joan Van der Hoeven, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a new single family residence at San Andreas Road and West Beach Street, Watsonville (Jose Ramirez / owner, Laura Gray / applicant)

## COMPLETENESS ISSUES

Ag buffer planting needs to be shown, as well as landscaping around the unit to reduce the impact from the scenic corridor.

## GENERAL PLAN/ ZONING CODE ISSUES

### Design Review Authority

**13.20.130** The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Visual Compatibility</b>			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
<b>Minimum Site Disturbance</b>			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where	✓		

circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.			
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		
<b>Ridgeline Development</b>			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
<b>Landscaping</b>			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area	✓		
<b>Natural Scenic Resources</b>			
<b>Location of development</b>			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road			N/A
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)	✓		
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed		✓	



Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged	✓		
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster	✓		
<b>Large agricultural structures</b>			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			<b>N/A</b>
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			<b>N/A</b>
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the			<b>N/A</b>
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			<b>NIA</b>
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			<b>NIA</b>
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			<b>N/A</b>
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			<b>NIA</b>
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor sewing zone districts			<b>NIA</b>

In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			<b>NIA</b>
<b>Beach Viewsheds</b>			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			<b>NIA</b>
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			<b>N/A</b>
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			<b>NIA</b>

**Design Review Authority****13.11.040** Projects requiring design review.

- (a) Single home construction, and associated additions involving 500 square feet or more, within coastal special communities and sensitive sites as defined in this Chapter.

**13.11.030** Definitions

- (u) 'Sensitive Site' shall mean any property located **adjacent to a scenic road** or within the viewshed of a scenic road as recognized in the General Plan; or located on a coastal bluff, or on a ridgeline.

**Design Review Standards****13.11.072** Site design,

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria( ✓ )	Urban Designer's Evaluation
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship			<b>NIA</b>
Street design and transit facilities			<b>NIA</b>
Relationship to existing structures	✓		
<b>Natural Site Amenities and Features</b>			
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			<b>N/A</b>
Protection of public viewshed		✓	<i>Provide a landscape plan which will screen and/or soften the building from</i>

Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar			N/A
<b>Noise</b>			
Reasonable protection for adjacent properties	✓		

**13.11.073 Building design.**

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Building Design</b>			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways		✓	<i>The entry is not visible to the visitor driving up.</i>
Finish material, texture and color	✓		
<b>Scale</b>			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting		✓	
<b>Solar Design</b>			
Building design provides solar access that is reasonably protected for	✓		

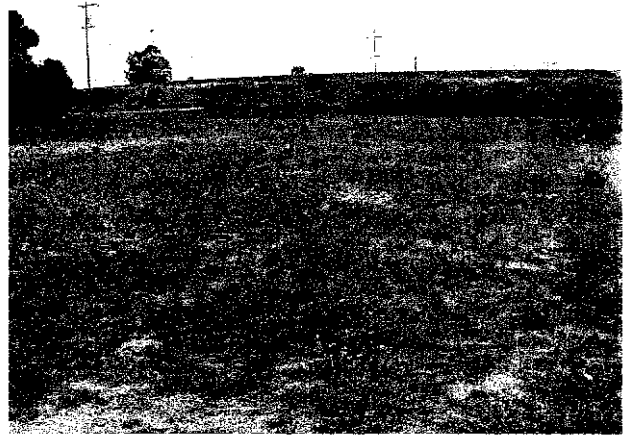
adjacent properties			
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

**URBAN DESIGNER COMMENTS**

- The entry is not visible. The designer might consider flipping the unit plan, so that the entry is seen from the driveway. It would also be helpful to have a covering or porch at the entry. ✓



View entering property facing South East  
Existing home on adjoining parcel  
APN 052-201-09



View facing SW from NE end of parcel.  
The SW side abuts San Andreas Road.



View facing SE looking at adjoining parcel  
with existing home APN 052-201-09



View entering property facing SW property  
line.

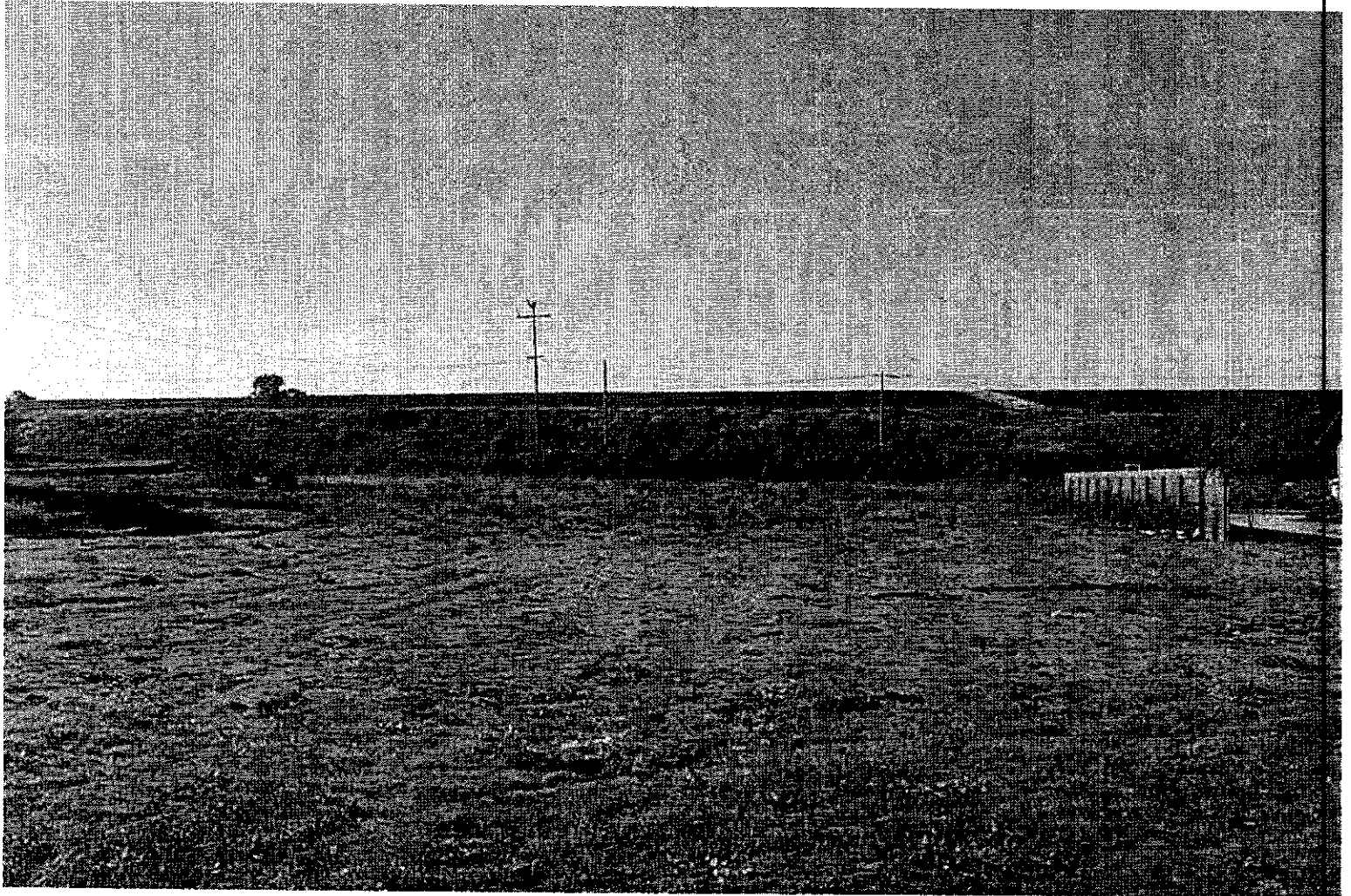


View facing NNE of property. **This** abuts  
the agricultural fields.



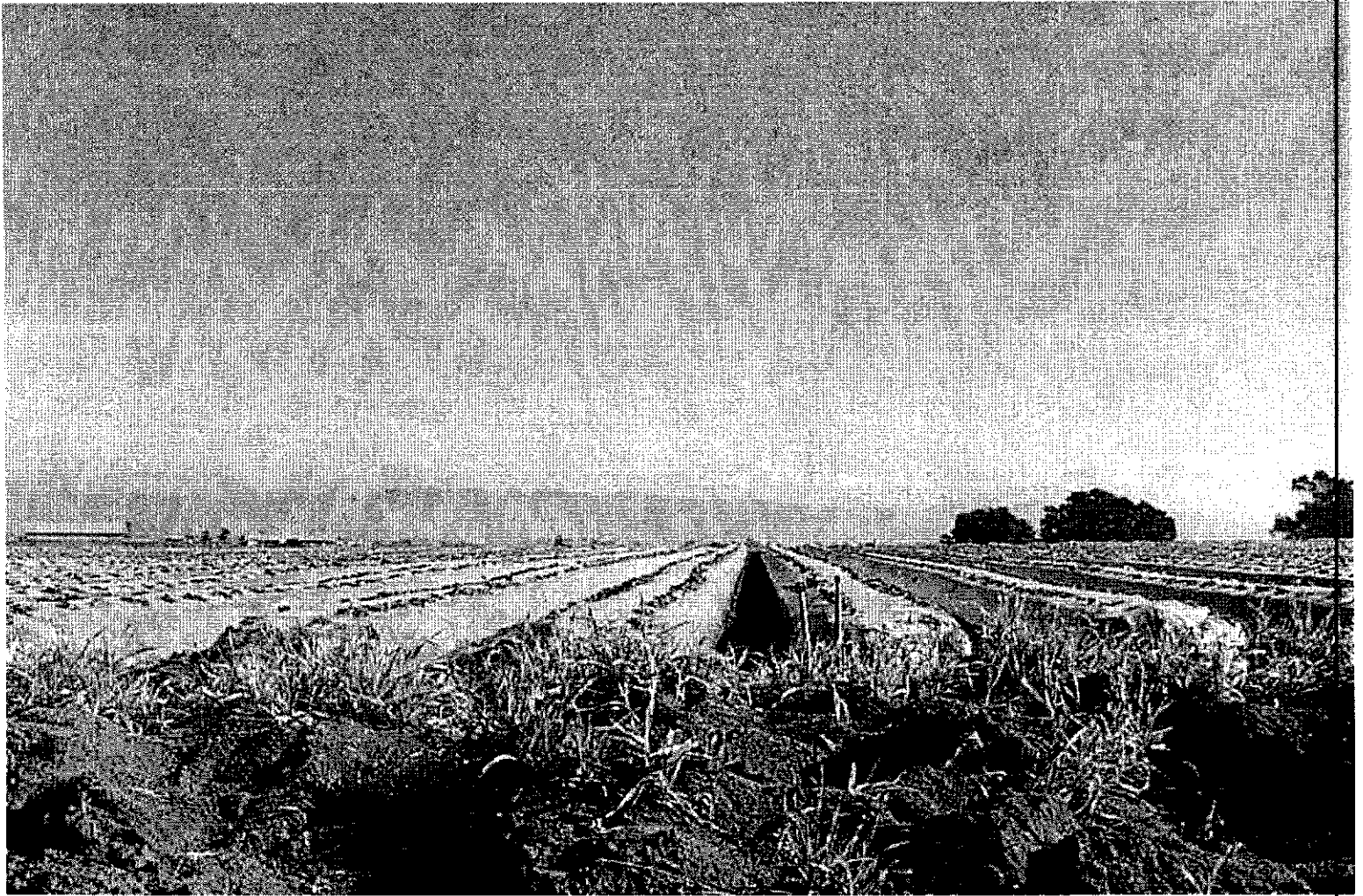
View facing NW and looking at access of  
20' Right of Way Easement to property.

**EXHIBIT G**



VIEW TO SAN ANDREAS ROAD  
SCENIC CORRIDOR

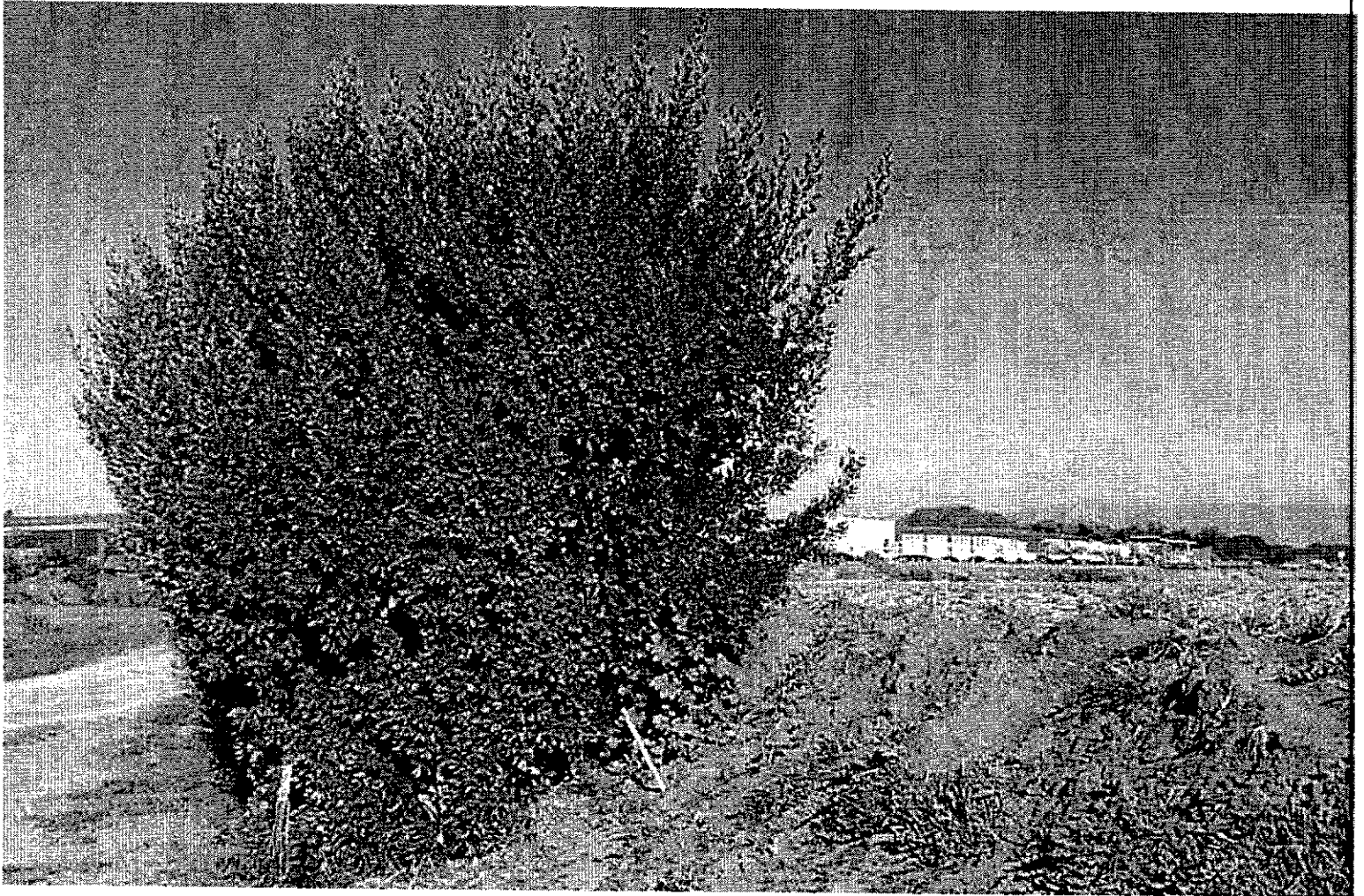
EXHIBIT G



ADJACENT 'CA' LAND  
APN 052-211-27

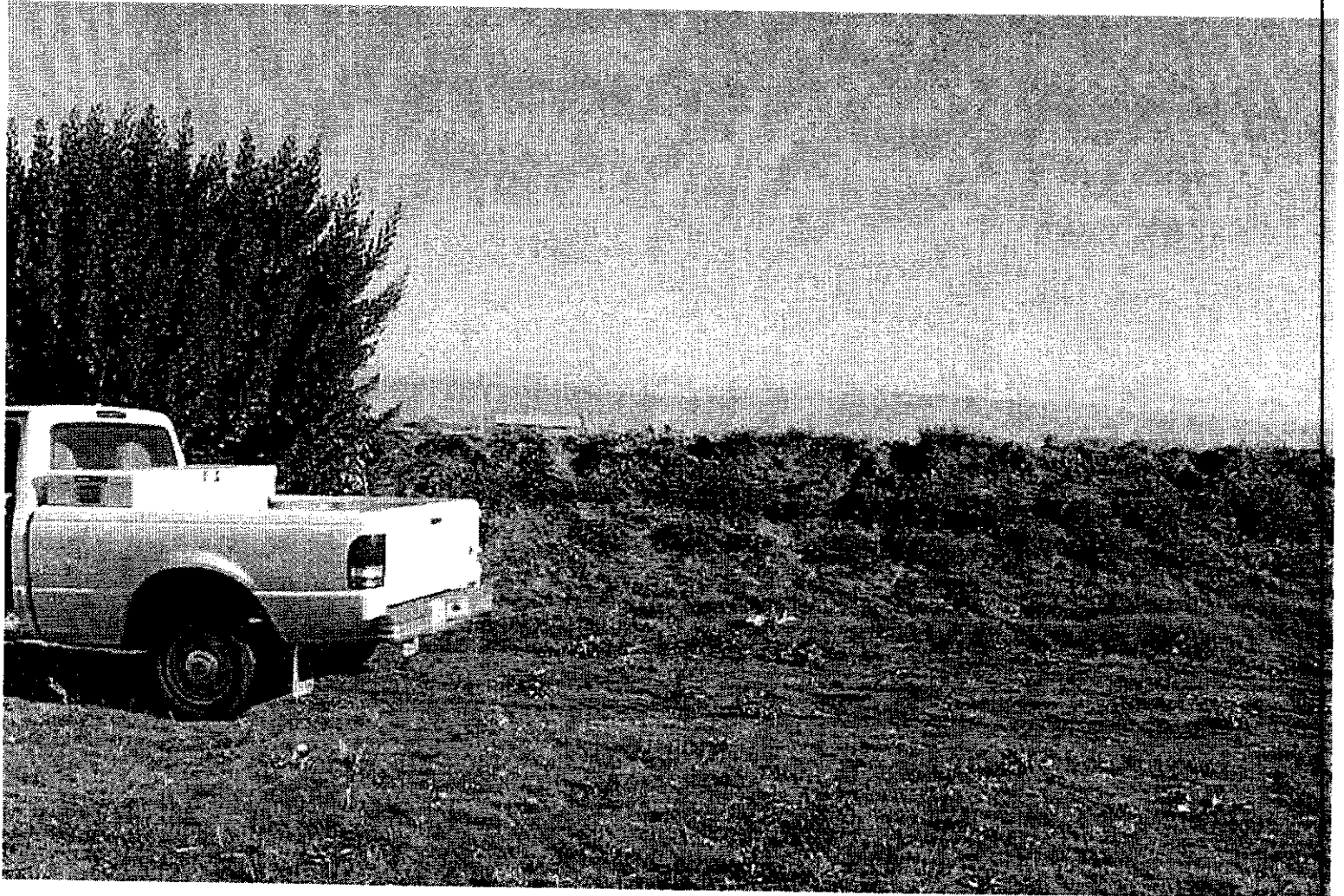
EXHIBIT G





EXISTING AG BUFFER  
ON ADJACENT PARCEL  
APN 052-201-09

EXHIBIT G



DIFFERENCE IN ELEVATION  
AT REAR OF PARCEL

EXHIBIT G



ADJACENT RESIDENCE

052-201-07

222 SAN ANDREAS

EXHIBIT G



ADJACENT RESIDENCE

052-201-09

244 SAN ANDREAS

EXHIBIT G