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## Staff Report to the Agricultural Policy Advisory Commission

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Application Number: **05-0147**

**Applicant:** Donald M. Dillingham  
**Owners:** Donald M. Dillingham, et.al.  
**APN:** 051-281-01

**Date:** May 19, 2005  
**Agenda Item #:** 11  
**Time:** 1:30 p.m.

**Project Description:** Proposal to construct a single-family dwelling.

**Location:** Located on the southeast corner of the intersection of Beverly Drive and East Lake Avenue, immediately west of 18 Beverly Drive in Watsonville.

**Permits Required:** Agricultural ~~Buffer~~ Setback Determination, Geologic Hazards Assessment, and Archaeological Site Review.

### Staff Recommendation:

- Approval of Application 05-0147, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### Exhibits

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel maps, location map
- F. Zoning map, General Plan map
- G. Comments & Correspondence
- H. Geologic Hazards Assessment
- I. Site photographs
- J. Recommended Agricultural Buffer Planting List

## Parcel Information

Parcel Size: 8,015 square feet  
Existing Land Use - Parcel: vacant  
Existing Land Use - Surrounding: Single-family residential, commercial agriculture  
Project Access: East Lake Avenue  
Planning Area: Pajaro Valley  
Land Use Designation: R-UL (Urban Low Residential)  
Zone District: R-1-6 (Single-family Residential/ 6,000 sq ft min lot)  
Supervisorial District: Fourth (District Supervisor: Campos)  
Within Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

## Environmental Information

Geologic Hazards: Mapped floodplain, GHA completed (Exhibit H)  
Soils: Baywood loamy sand  
Fire Hazard: Not a mapped constraint  
Slopes: 0 – 2 percent slopes  
Env. Sen. Habitat: Mapped/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Traffic: No significant impact  
Roads: Existing roads adequate  
Parks: Existing park facilities adequate  
Archeology: Mapped/no physical evidence on site

## Services Information

Inside Urban/Rural Services Line: ☒ Yes ☐ No  
Water Supply: City of Watsonville  
Sewage Disposal: Salsipuedes 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 construct a two story single-family dwelling of approximately 2,070 square feet on an 8,015 square foot parcel. The project is located on the southeast corner of East Lake Avenue and Beverly Drive. The building site is within 200 feet of Commercial Agricultural

land to the rear (south) and across East Lake Avenue to the west. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 70 feet and 30 feet from Assessor's Parcel Numbers 048-231-09, -16 (west) and 051-191-26, -27 (south).

The subject property is characterized by flat topography, within the floodplain of Salsipuedes Creek. A Geologic Hazards Assessment was completed for the project (Exhibit H), which concluded that the lowest floor must be elevated at least one (1) foot above highest adjacent grade to comply with floodplain management requirements. No archaeological resources were evident on the site (Exhibit G). The parcel is located within the Urban Services Line and may be characterized as a residential neighborhood that is adjacent to commercial farm lands. The parcel carries an Urban Low Residential (R-UL) General Plan designation and the implementing zoning is (R-1-6) Single-family Residential with 6,000 sq ft minimum lot. Commercial Agriculture zoned land is situated within 200 feet at the west and south sides of the parcel at APN's 048-231-09, -16 (west, the 18-acre Basich orchard and 90-acre Kennedy farm) and 051-191-26, -27 (south, the two Nagamine farms). (See Exhibit E).

A reduced agricultural buffer is recommended due to the fact that the small size of the lot (108 feet long by 55 feet wide) would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. This is the last vacant parcel on Beverly Drive, which is now completely developed with single-family dwellings. The applicant is proposing a solid wood board, six-foot high fence at the south and west sides of the parcel with an evergreen hedge of plantings to reduce the impact of residential activities on the existing agricultural use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. 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.

### **Recommendation**

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 70 and 30 feet to the single-family dwelling from the adjacent CA zoned property known as APN's 048-231-09, -16 (west) and 051-191-26, -27 (south), proposed under Application # 05-0147, based on the attached findings and recommended conditions.
- a Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

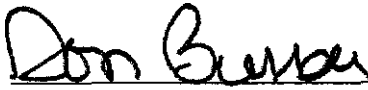
**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

Application#: 05-0147  
APN: 051-281-01  
Owner: Donald M. Dillingham, et.al.

Page 4

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

Report Reviewe By:   
Don Bussey  
Deputy Zoning Administrator  
Santa **Cruz County Planning** Department

SINGLE FAMILY DWELLING  
 FOR  
**DON DILLINGHAM**  
 AT  
 BEVERLY DRIVE, WATSONVILLE, CA. 95076  
 A.P.N.: 051-281-01

**PROJECT INFORMATION**

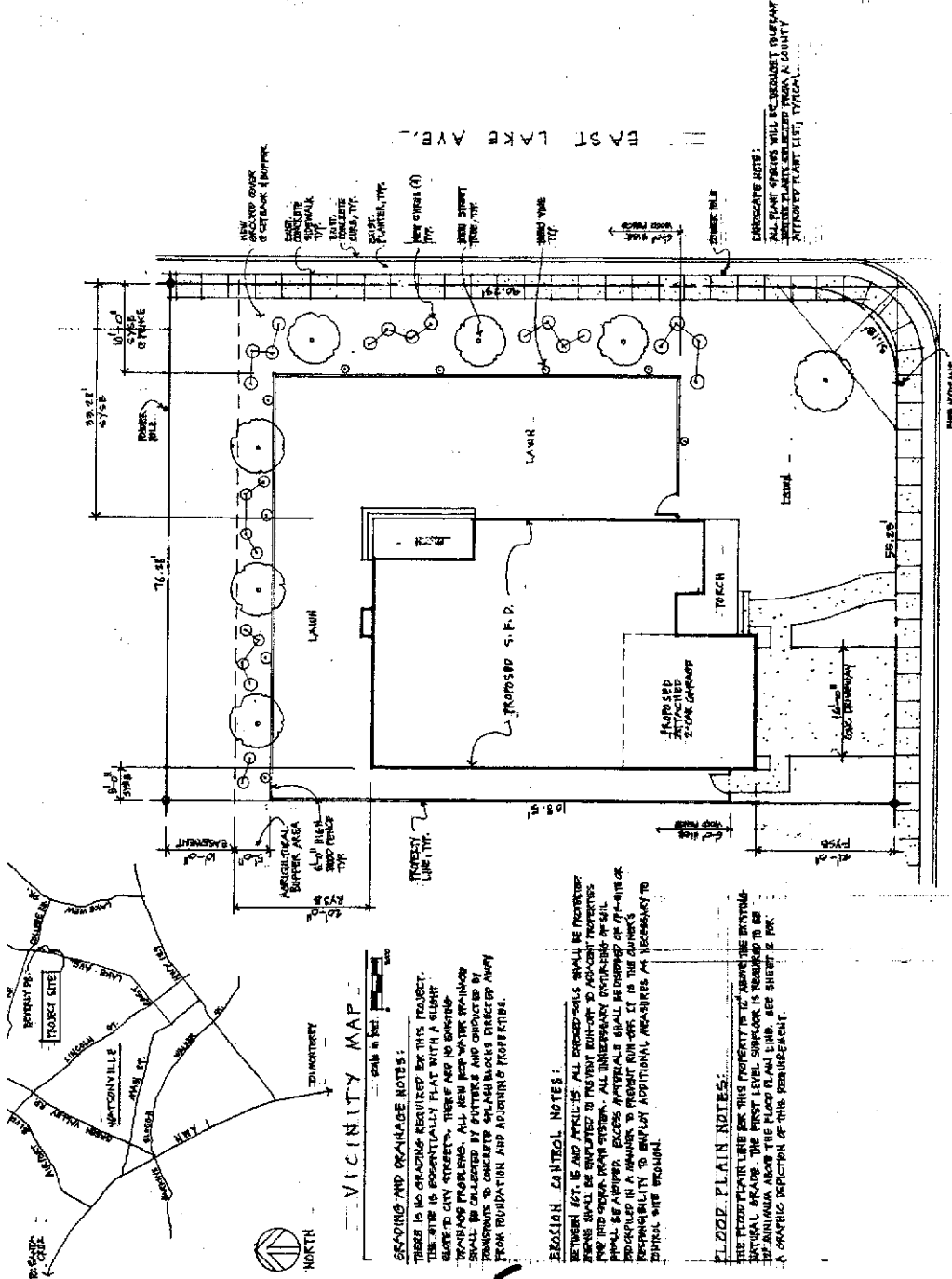
**OWNER:** DON DILLINGHAM  
 351 KUNCDONALD  
 ATYDE, CA. 95008  
 TEL: 662-8007  
**PROJECT SITE:** BEVERLY DRIVE  
 WATSONVILLE, CA. 95076  
**PROJECT A.P.N.:** 051-281-01  
**ZONING:** R-1-6  
**OCCUPANCY:** R3  
**TYPE OF CONSTRUCTION:** TYPE Y-1, SPRINKLERED  
 PROJECT SHALL COMPLY WITH LATEST ADOPTED  
 VERSION OF THE UNIFORM BUILDING CODE AND  
 ALL OTHER NATIONAL, STATE, AND LOCAL CODES  
 AND REGULATIONS OF ALL AGENCIES WITH  
 JURISDICTION.  
**WATER SUPPLY:** CITY OF WATSONVILLE  
 SANITATION DISTRICT  
 SEWERAGE & GAS  
 ELECTRICAL  
 FIRE DISTRICT:  
 WATSONVILLE FIRE DEPT.  
 48'-10" TO HIGHEST ROOF, 30'-0" ALLOWED  
 PROJECT SHALL COMPLY WITH ALL FIRE CODES  
 OF CALIFORNIA AND ALL LOCAL ORDINANCES  
 AS WELL AS THE EDITION OF NFPA 13  
 CODE. ALL FIRE DEVICES SHALL BE INSTALLED  
 IN ACCORDANCE WITH THE LATEST EDITION  
 OF NFPA 13. SEE CALCULATION  
 SHEET FOR 44,000 G.P.I. ALLOWED.  
 (SEE SITE PLAN)

**PROJECT DESCRIPTION:**

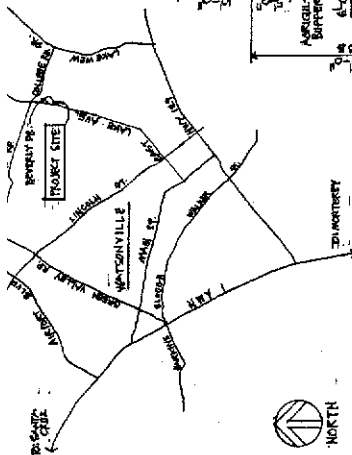
DEMOLISH A NEW SINGLE FAMILY RESIDENCE  
 WITH (5) BEDROOMS, (2) BATHS, LIVING RM.,  
 DINING RM., KITCHEN, PANTRY, LAUNDRY RM.,  
 AND AN ATTACHED TWO-CAR GARAGE AND  
 CONCRETE PORCHES. SEE CALCULATION  
 SHEET FOR 44,000 G.P.I. ALLOWED.

**CALCULATION INDEX FORM**

**SITE DIMENSIONS:** 76.10' X 108.5'  
**TOTAL SITE:** 8,244 - 762.2 (SQUARE FEET) = 7,481.8 SQ. FT.  
**1st LEVEL HEATED:** 1457  
**COVERED PORCHES:** 401  
**SHEDS:** 400  
**CHIMNEY:** 1  
**TOTAL COVERED:** 2,258  
**2nd LEVEL HEATED:** 1457  
**UNHEATED HEATED:** 618  
**TOTAL HEATED:** 2,075 SQ. FT.



**VICINITY MAP**



**SEWERING AND DRAINAGE NOTES:**

THERE IS NO GRAVITY REQUIRED FOR THIS PROJECT.  
 THE SITE IS ESSENTIALLY FLAT WITH A SLIGHT  
 SLOPE TO CITY STREETS. THERE ARE NO EXISTING  
 SEWERAGE PROBLEMS. ALL NEW AND EXISTING  
 SEWERAGE SHALL BE COLLECTED BY DITCHES AND CONDUITS  
 TRANSPORTED TO CONCRETE SLASH BLOCKS DIRECTLY AWAY  
 FROM FOUNDATION AND ADJOINING PROPERTIES.

**EROSION CONTROL NOTES:**

BETWEEN OCT. 15 AND APRIL 15 ALL EXPOSED SOILS SHALL BE PROTECTED  
 THERE SHALL BE MINIMUM 10% TO 20% COVER TO PREVENT EROSION TO ADJACENT PROPERTIES  
 SHALL BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. ALL UNDESIRABLE EROSION OF SOIL  
 SHALL BE REMOVED. EXCESS MATERIALS SHALL BE DISPOSED OF OFF-SITE OR  
 REUSED ON-SITE. EROSION CONTROL MEASURES SHALL BE INSTALLED AND MAINTAINED  
 THROUGHOUT THE CONSTRUCTION PERIOD. IT IS THE OWNER'S  
 RESPONSIBILITY TO EMPLOY ADDITIONAL MEASURES AS NECESSARY TO  
 CONTROL EROSION.

**FLOOD PLAIN NOTES:**

THE FLOOD PLAIN LINE FOR THIS PROPERTY IS 12' ABOVE THE EXISTING  
 NATURAL GRADE. THE FIRST LEVEL SINKHOLE IS REQUIRED TO BE  
 12' ABOVE THE FLOOD PLAIN LINE. SEE SHEET 10 FOR  
 A GRAPHIC IMPACT OF THIS REQUIREMENT.

EXHIBIT

ELEVATIONS  
BUILDING SECTION

DR. DON DILLINGHAM  
BEVERLY DRIVE, WATSONVILLE, CA. 95076  
A.P.N.: 051-281-01  
PREPARED BY:  
191 PALMISTA ST.  
SANTA CRUZ, CA. 95060  
(408) 454-0178

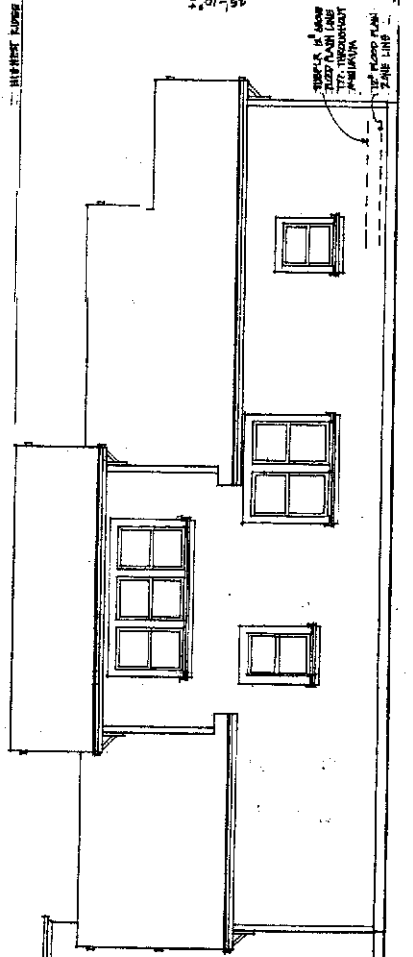
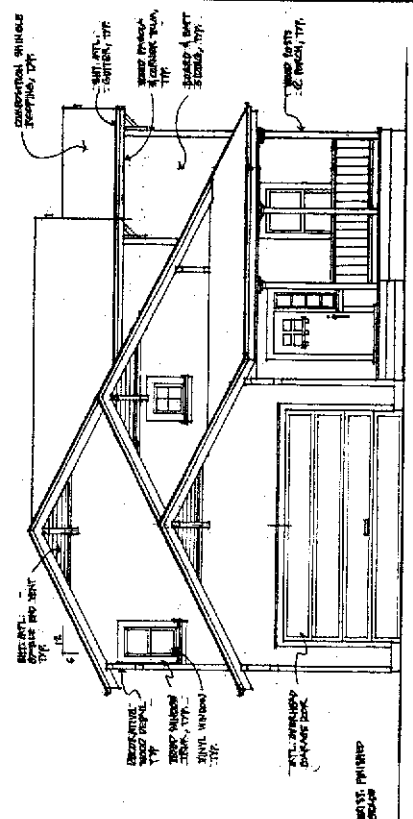
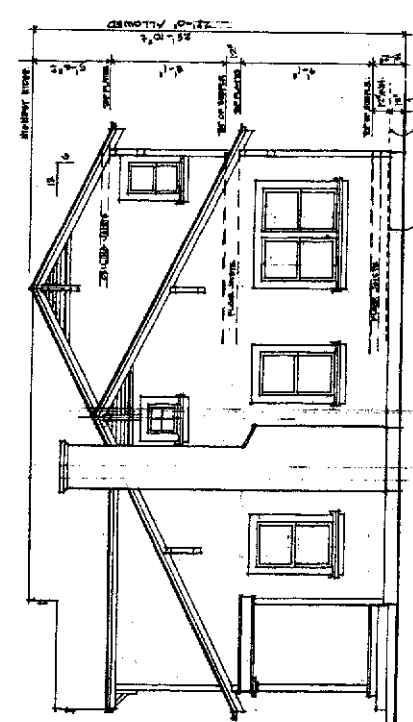
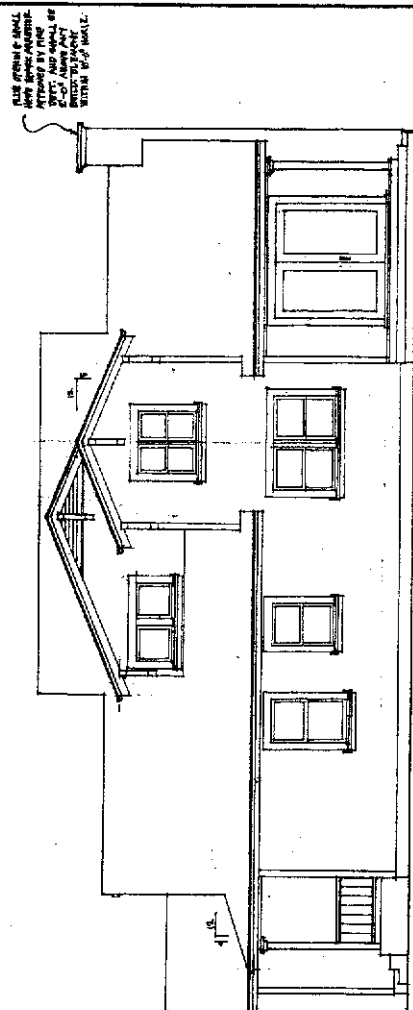


EXHIBIT A



**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 70 and 30 feet from the adjacent Commercial Agriculture zoned land. With the 60 foot width of the East Lake Avenue right-of-way, the effective agricultural setback would be proposed to be 70 from APN's 048-231-09 and -16 and 30 feet from APN's 051-191-26 and -27 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 CA land. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic (Exhibit A). A reduced agricultural buffer is recommended due to the fact that the small size of the lot (108 feet long by 55 feet wide) would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned 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.
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 R-1-6 (Single-family Residential with 6,000 sq ft min lot) and carries a Urban Low Residential (R-UL) General Plan designation. The parcel is not designated for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, but is not zoned Commercial Agriculture or Agricultural Preserve.



## Conditions of Approval

Exhibit A: Project Plans by Peter Ellis, 3 sheets, dated 3-08-05.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (048-231-09, -16 (west) and 051-191-26, -27 (south)). 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 70 and 30 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 048-231-09, **-16** (west) and 051-191-26, -27 (south).
    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 be consistent with the Recommended Agricultural Buffer Planting List. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
    3. Submit a detailed ~~drainage/erosion~~ control plan for review by Environmental Planning.
    4. Submit a storm water management plan for review and approval by Public Works Drainage Division. **A** drainage impact fee may be assessed on the net increase in impervious area.
    5. The building plans must indicate the elevation (surveyed) of the lowest finished floor relative to mean sea level. The lowest floor must be at least one (1) foot above the highest adjacent grade. The lowest finished floor and elements that function as a part of the structure such as a furnace or hot water heater must be elevated above the level of flooding anticipated during the 100-year flood event. The elevation of native grade must also

be shown, prior to issuance of a development permit. Compliance with the elevation requirement must be certified in writing on an Elevation Certificate by a registered professional engineer, architect, or surveyor prior to the final building inspection of the structure.

6. For all new construction and substantial improvements, the fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the exit and entry of floodwaters. Non-residential structures shall be flood proofed if elevation above the 100-year flood plain is not feasible.
  7. The placement of fill shall be allowed only when necessary. The amount allowed shall not exceed 50 cubic yards and only as **part** of a permitted development and only if it can be demonstrated through environmental review that the fill will not have cumulative adverse impacts.
  8. Proposed fencing shall be consistent with Exhibit A, maintaining a minimum 10 foot setback ~~from~~ the East Lake Avenue side and a 20 foot setback from the front setback on Beverly Drive.
- 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. Pay in lieu Child Care and Parks fees for four (4) new bedrooms *in* the Pajaro Valley Planning Area. **These** fees are currently \$109 and \$1,000 per bedroom but are subject to change.
- D. Pay Public Works Roadside Improvement and Transportation Improvement fees for one new single-family dwelling in the Pajaro Valley Planning Area. These fees are currently \$1,000 and \$3,000 per unit but are subject to change.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, ~~the~~ applicantowner 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 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 6-foot solid wood board fencing) 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: 5-19-05

Effective Date: 6-02-05

Expiration Date: 6-02-07

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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.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 05-0147

Assessor Parcel Number: 051-281-01

Project Location: Beverly Drive, Watsonville CA 95076

Project Description: Construct **a** single-family dwelling

Person **or** Agency Proposing Project: Donald M. Dillingham

Contact Phone Number: (831) 662-8007

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

Specify type:

E. ☒ Categorical Exemption

Specify type: Class 1 - New construction of small structure (Section 15303)

F. Reasons why **the** project is exempt:

Existing small structures

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

Joan Van der Hoeven  
Joan Van der Hoeven, AICP, Project Planner

Date: 5-19-05

FOR TAX PURPOSES ONLY

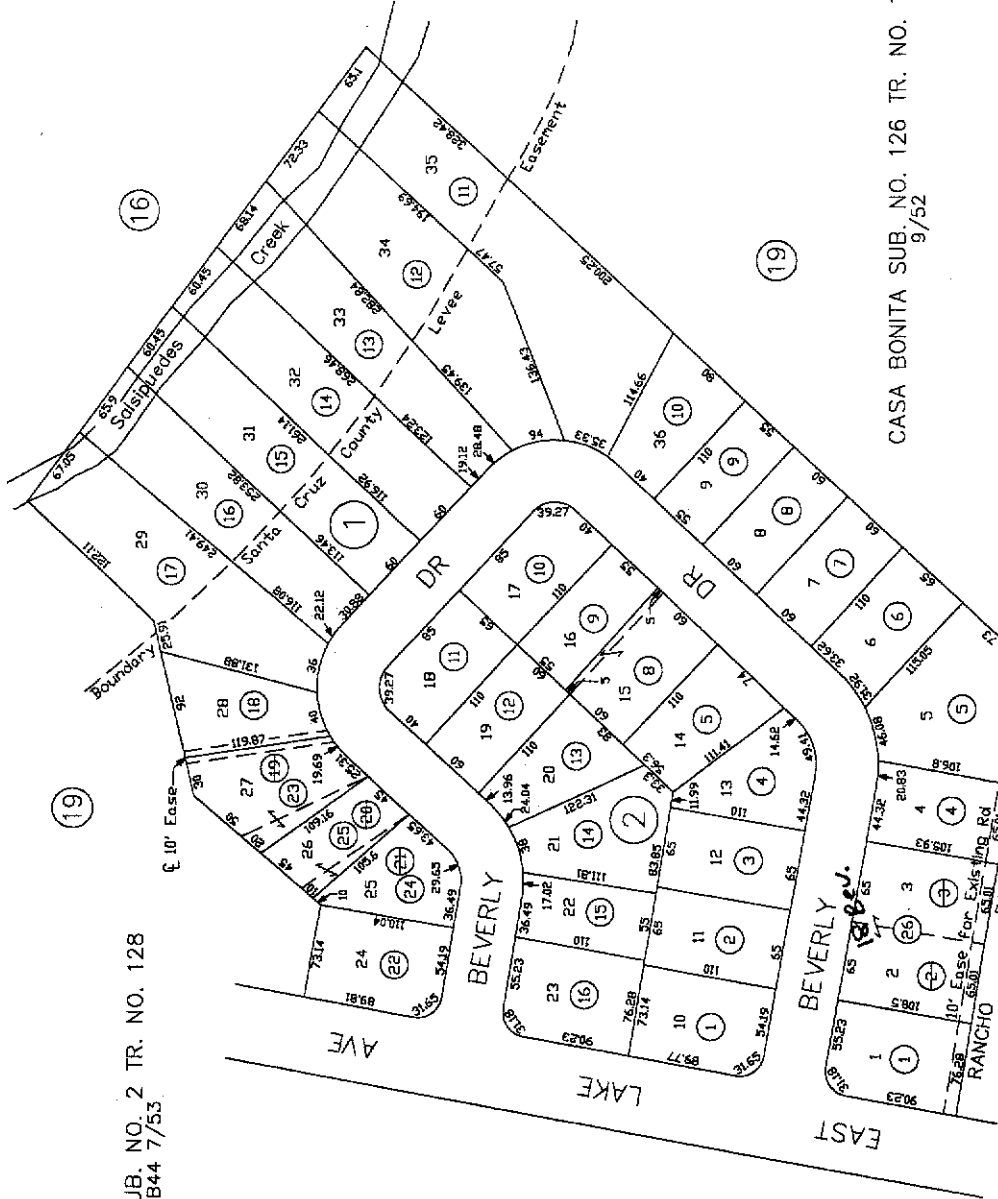
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POR. SALSIPUEDES RANCHO

N.W. 1/4 SEC. 34, T.11S., R.2E., M.D.B. & M.

Tax Area Code  
69-253

CASA BONITA SUB. NO. 2 TR. NO. 128  
31MB44 7/53



CASA BONITA SUB. NO. 126 TR. NO. 126  
9/52

Assessor's Map No. 51-28  
County of Santa Cruz, Calif.  
July 2000  
Numbers are Shown in Circles.

CA 19  
051-191-026  
Nagamine laor

051-141-074  
Nagamine 9.7 acres  
(30 Ft)

(10 Ft)  
+  
CASA BONITA  
048-231-09  
Basich  
17.7 acres  
048-231-16  
Kennedy  
-res

EXHIBIT E

# FOR TAX PURPOSES ONLY

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POR. CORRALITOS, PAJARO & SALSIPUEDES RANCHOS

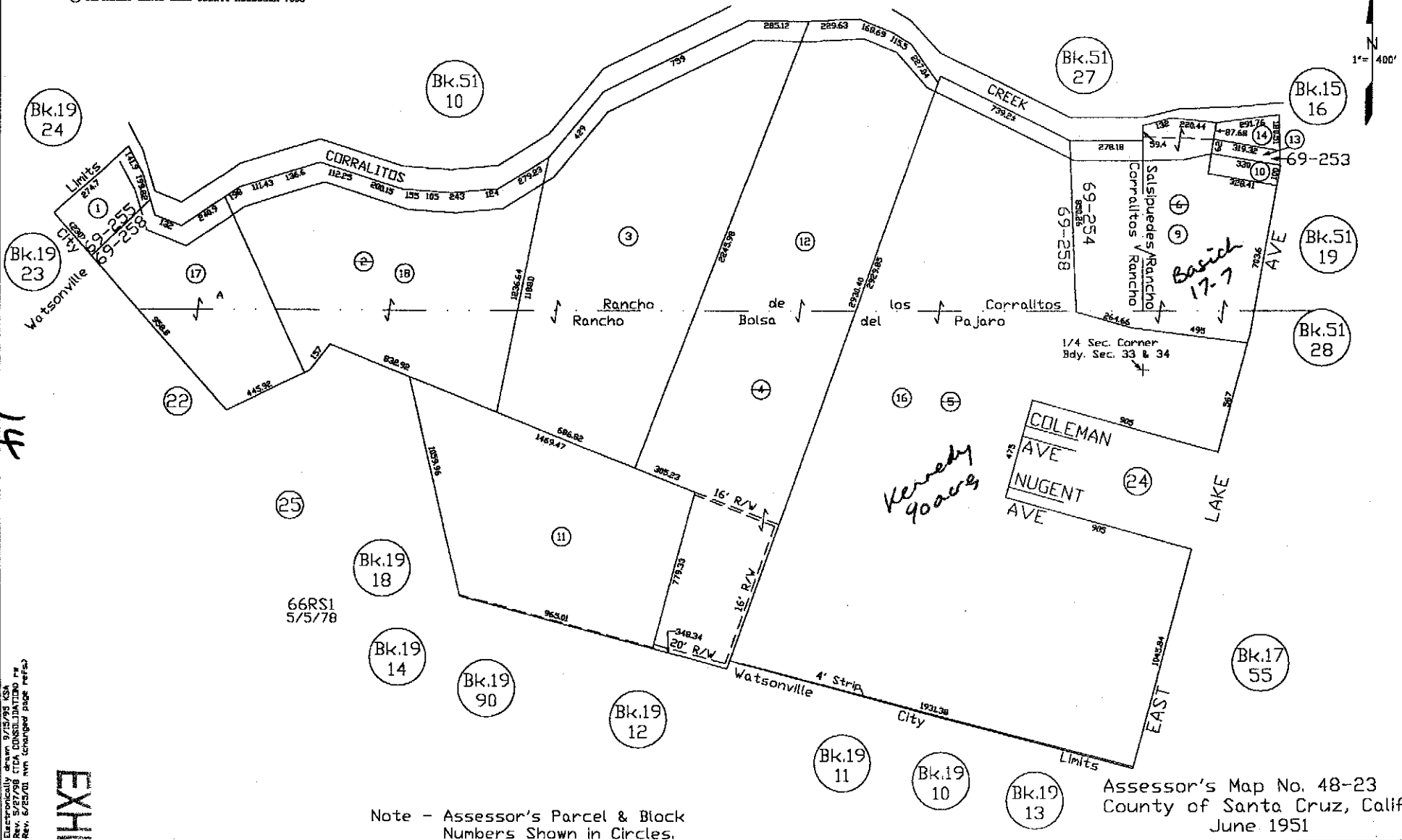
SECS. 33 & 34, T.11S., R.2E., M.D.B. & M.

Tax Area Code

69-253 69-254

69-255 69-258

48-23



Electronically drawn 9/15/95 KSA  
Rev. 5/27/98 CTA CONSULTATION PM  
Rev. 6/25/01 NW Changed Page Refs

EXHIBIT 1

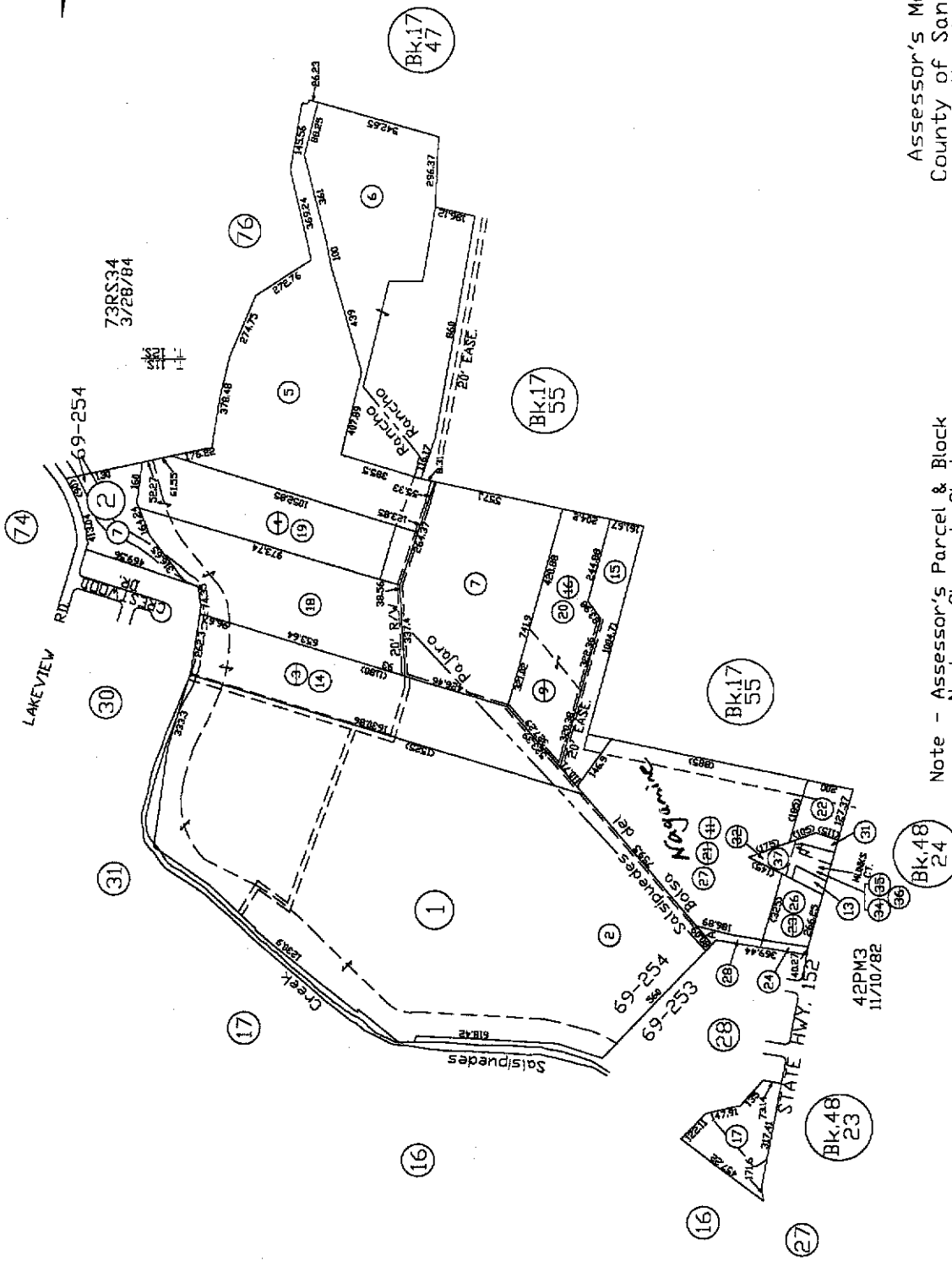
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**POR. BOLSA DEL PAJARO & SALSIPUEDES RANCHOS**  
SEC. 34, T.11S., R.2E., M.D.B. & M.

**Tax Area Code**  
69-253 69-254

**51-19**



Assessor's Map No. 51-19  
County of Santa Cruz, Calif.  
March 1998

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

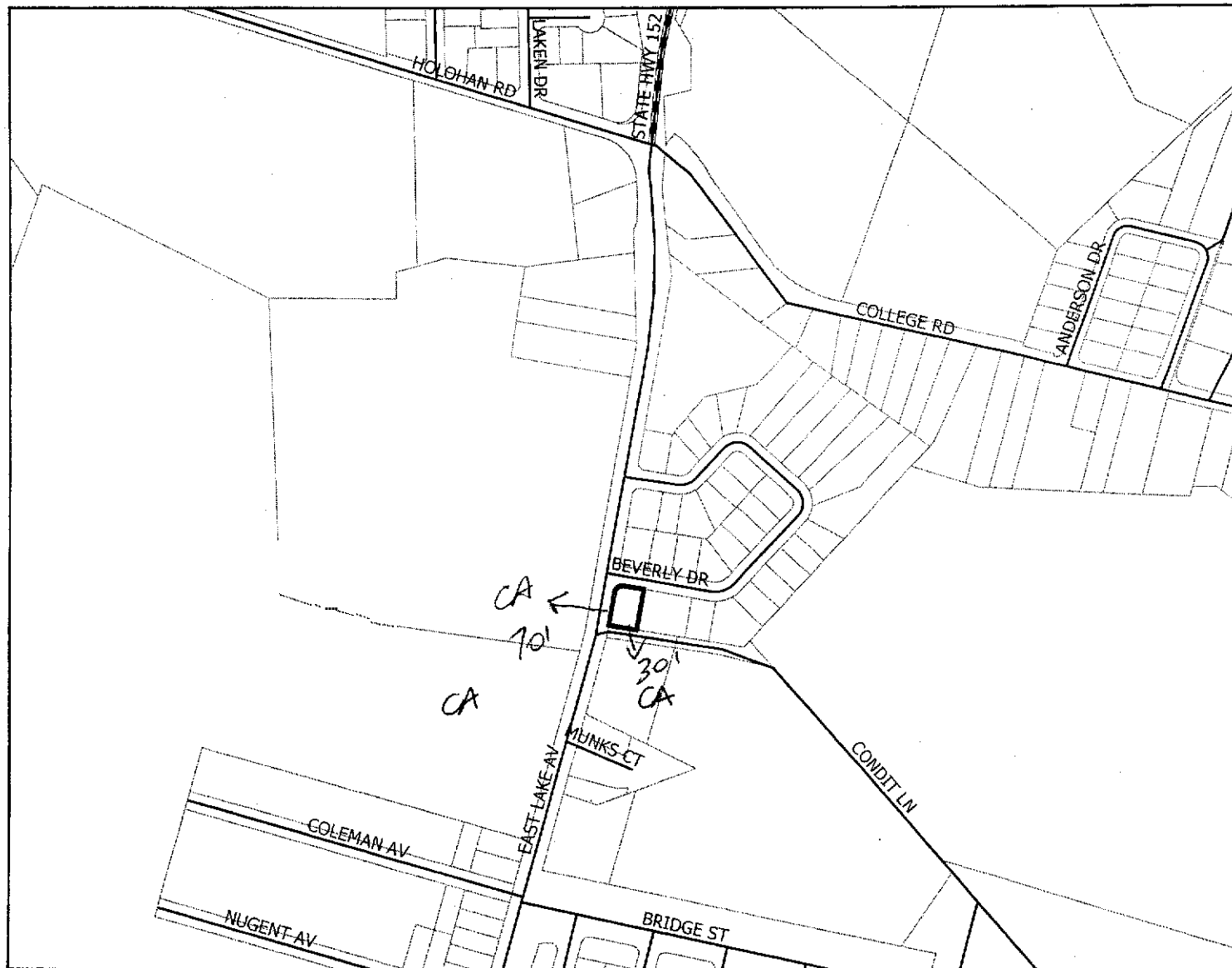
**EXHIBIT E**

Electronically drawn 3/4/98 by  
Rev 4/15/98 CB (Tax Consolidation)  
Rev 8/15/99 CB (Comp Form, 1085)  
Rev 6/7/01 NW (Changed map to PDF)  
Rev 9/4/01 CB (Comp Form, 1-37)  
Rev 1/7/02 NW (CDA)

15







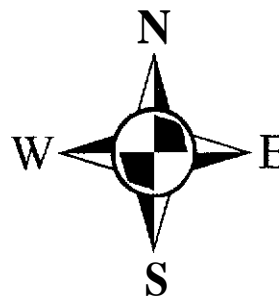
# Location Map



1,400 700 0 1,400 Feet

## Legend

-  Assessors Parcels
-  **APN 051-281-01**
-  Streets
-  State Highways



Map Created by  
County of Santa Cruz  
Planning Department  
March 2005

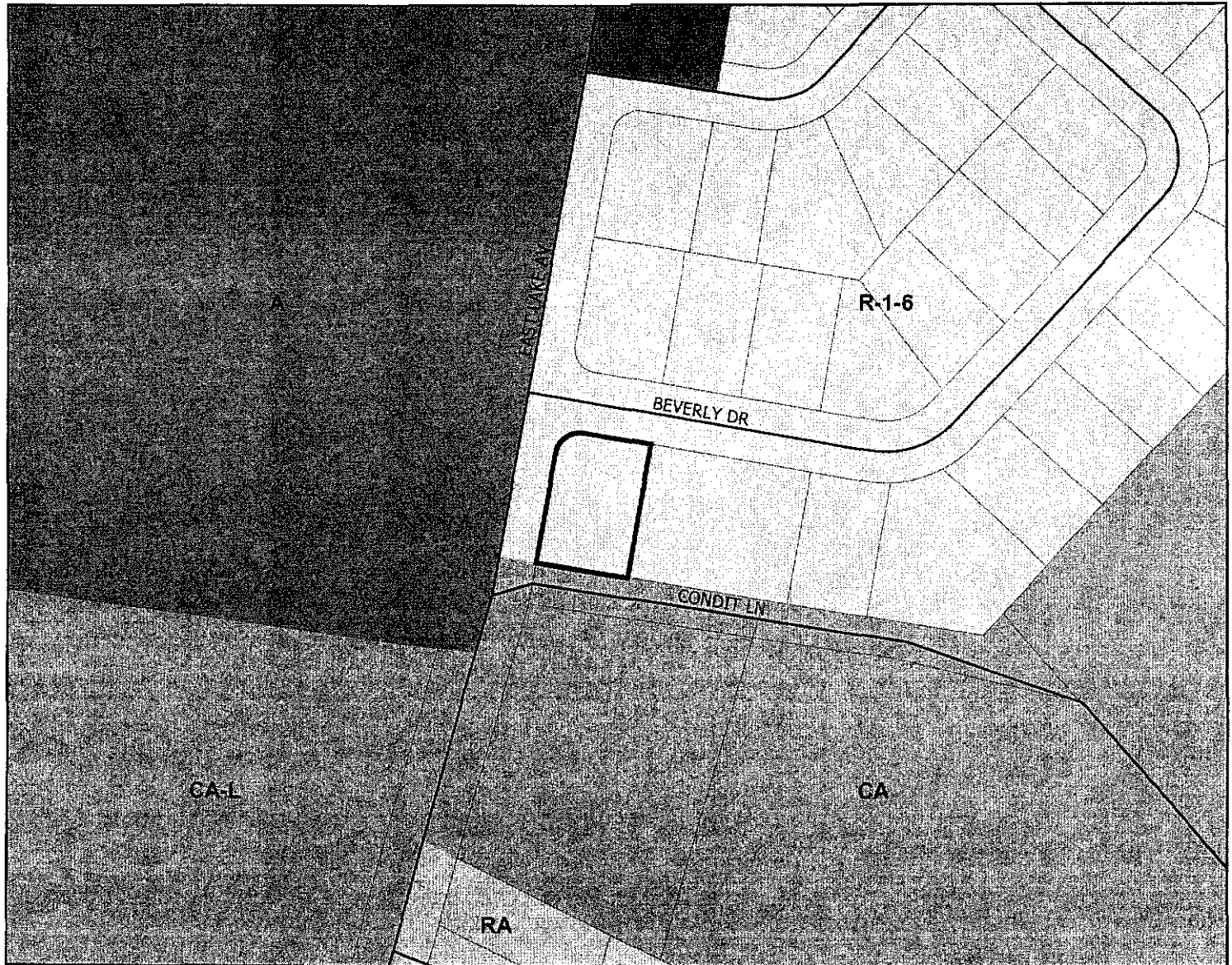
16

EXHIBIT E













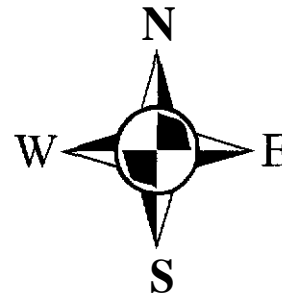
# Zoning Map



420 210 0 420 Feet

## Legend

-  APN 051-281-01
-  Streets
-  Assessors Parcels
-  AGRICULTURE (A)
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  COMMERCIAL-NEIGHBORHOOD (C-1)
-  RESIDENTIAL-SINGLE FAMILY (R-1)

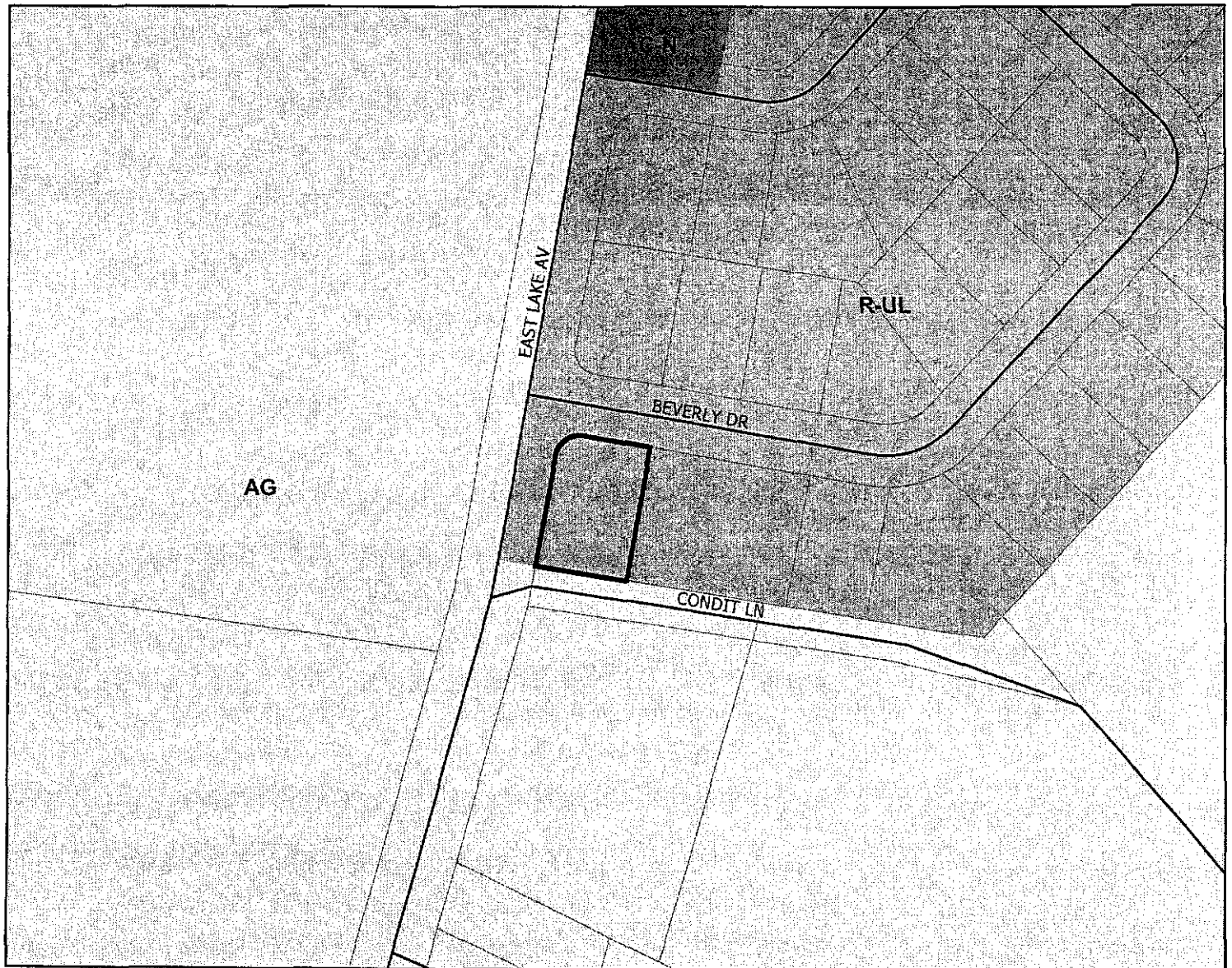


Map Created by  
County of Santa Cruz  
Planning Department  
March 2005

EXHIBIT F









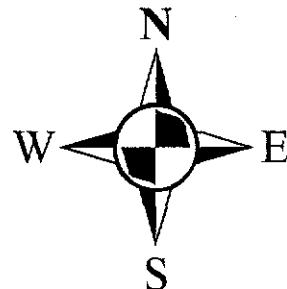
# General Plan Designation Map



420 210 0 420 Feet

## Legend

-  APN 051-281-01
-  Streets
-  Assessors Parcels
-  Agriculture (AG)
-  Commercial-Neighborhood(C-N)
-  Residential - Urban Low Density (R-UL)



Map Created by  
County of Santa Cruz  
Planning Department  
March 2005

18

EXHIBIT F

**C O U N T Y   O F   S A N T A   C R U Z**  
**D I S C R E T I O N A R Y   A P P L I C A T I O N   C O M M E N T S**

Project Planner: Joan Van Der Hoeven  
Application No. : 05-0147  
APN: 051-281-01

Date: May 4, 2005  
Time: 13:34:39  
Page: 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON APRIL 4, 2005 BY ROBERT S LOVELAND =====

The protected plant species mapped as possibly occurring on this parcel were not found during my site assessment. A biotic report is not required.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON APRIL 4, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit building plans that adhere to all recommendations made within the Geologic Hazards Assessment (Permit Application: 05-0147)
2. Submit a detailed drainage/erosion control plan for review

**Project Review Completeness Comments**

===== REVIEW ON APRIL 4, 2005 BY JOAN VAN DER HOEVEN =====  
NO COMMENT

**Project Review Miscellaneous Comments**

===== REVIEW ON APRIL 4, 2005 BY JOAN VAN DER HOEVEN =====  
Applicant shall record an Agricultural Statement of Acknowledgement prior to Building Permit submittal.  
===== UPDATED ON APRIL 8, 2005 BY JOAN VAN DER HOEVEN =====  
NO COMMENT

**Dpw Drainage Completeness Comments**

===== REVIEW ON APRIL 1, 2005 BY DAVID W SIMS =====  
Complete

This application is presently without a stormwater plan. However, because the parcel is nearly flat and soil type is mapped as highly pervious with downspouts noted as discharging into landscape areas, stormwater issues may be addressed in the building application stage. Please see miscellaneous comments for required items to be addressed with the first submittal of the building application.

**Dpw Drainage Miscellaneous Comments**

===== REVIEW ON APRIL 1, 2005 BY DAVID W SIMS =====  
General Plan policies: <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/toc.pdf> 5.8.4 Drainage Design in Primary Groundwater Recharge Areas 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No.: 05-0147  
APN: 051-281-01

Date: May 4, 2005  
Time: 13:34:39  
Page: 2

1) Site soils are mapped as Baywood and have a permeability range of 6" to 20" per hour, which is very high. ~~It~~ is not clear whether this parcel should be mapped as a Ground Water Recharge zone. ~~If it~~ should be in this special zone, retention requirements would be applied. The high permeability rates would make ~~it~~ easy to meet this policy, and the proposal for downspouts to splashblocks would be adequate for the house. Mitigation of the driveway surface would still need to be addressed. Please determine from the Public Works Hydrologist the correct zone status for this parcel.

2) A Stormwater Management plan is to be completed that is in compliance with County policies listed above. Detention will be required only to the extent that pre-development runoff rates cannot be maintained through other applied measures, and where drainage problems are not resolved.

3) Applicant should provide drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This ~~may~~ be obtained online: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

A drainage impact fee ~~may~~ be assessed on the net increase in impervious area. The applicability of this fee is pending zone implementation. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance.

All resubmittals shall be made through the Planning Department. Materials left with Public Works ~~may~~ be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON APRIL 1, 2005 BY DAVID W SIMS =====

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 30, 2005 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 30, 2005 BY RUTH L ZADESKY =====

Fencing is not allowed within the County road right-of-way. Proposed fencing shall not block sight distance for motorists at adjacent intersections and driveways.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 29, 2005 BY TIM N NYUGEN =====  
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 29, 2005 BY TIM N NYUGEN =====  
NO COMMENT

Pajaro Valley Fire District Completeness Comments

## Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No.: 05-0147  
APN: 051-281-01

Date: May 4, 2005  
Time: 13:34:39  
Page: 3

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

===== REVIEW ON MARCH 17, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON MARCH 17, 2005 BY COLLEEN L BAXTER ===== DEPARTMENT

NAME: CDF/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. 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 that the roof covering shall be no less than Class "B" 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. 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.

### Pajaro Valley Fire District Miscellaneous Comments

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

===== REVIEW ON MARCH 17, 2005 BY COLLEEN L BAXTER =====



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX (831) 454-2131 TDD: (831) 454-2123  
**TOM BURNS, PLANNING DIRECTOR**

May 4, 2005

Donald M Dillingham  
P O Box 819  
Aptos, CA 95001

**SUBJECT: Archaeological Reconnaissance Survey for APN 051-281-01**

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcels referenced above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-3372 if you have any questions regarding this review.

Sincerely,

Elizabeth Hayward  
Planning Technician

Enclosure

## Santa Cruz County Survey Project

### Exhibit B

Santa **Cruz** Archaeological Society  
1305 East Cliff Drive, Santa Cruz, California 95062

#### Preliminary Cultural Resources Reconnaissance Report

Parcel APN: 051-281-01 SCAS Project number: SE-05-1088  
Development Permit Application No. 05-0147 Parcel Size 8015 Sq. ft approx.  
Applicant: DONALD DILLINGHAM  
Nearest Recorded Cultural Resource: CA-SCR-121 ~ .7m SE

On 4/16/05 (date) 2 (#) members of the Santa Cruz Archaeological Society spent a total of (50) hours on the above described parcel for the purpose of ascertaining the presence or absence of cultural resources on the surface. **Though** the parcel was traversed on foot at regular intervals and **diligently** examined, the Society cannot guarantee the surface absence of cultural resources where **soil was** obscured by grass, underbrush, or other obstacles. **No** core samples, test pits or any subsurface analysis was made. A standard field form indicating **survey** methods, type of terrain, **soil** visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with **this** report at the Santa Cruz County **Planning** Department.

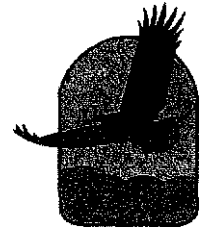
The preliminary field reconnaissance did not reveal any evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural resources. **If** subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further **details** regarding **this** reconnaissance are available from the Santa Cruz County Planning Department or **from** Rob Edwards, Director, Cabrillo College Archaeological Technology Program, 6500 Sequel Drive, Aptos, CA 95003, (831) 479-0294, or email [redwards@cabrillo.edu](mailto:redwards@cabrillo.edu).

Page 4 of 4

# CITY OF WATSONVILLE

"Opportunity through diversity; unity through cooperation"



## ADMINISTRATION BUILDING

215 Union Street  
Second Floor  
Fax 831.761.0736

## MAYOR & CITY COUNCIL

215 Union Street  
831.728.6006  
CITY MANAGER  
831.728.6011  
CITY ATTORNEY  
831.728.6013  
CITY CLERK  
831.728.6005  
PERSONNEL  
831.728.6012

## CITY HALL OFFICES

250 Main Street

## COMMUNITY DEVELOPMENT

831.728.6018  
Fax 831.728.6173  
FINANCE

831.728.6031  
Fax 831.763.4066

## PUBLIC WORKS & UTILITIES

831.728.6049  
Fax 831.728.4065

## PURCHASING

831.728.6029  
Fax 831.763.4066

## REDEVELOPMENT & HOUSING

831.728.6014  
Fax 831.763.4114

## AIRPORT

100 Aviation Way  
831.728.6075  
Fax 831.763.4058

## FIRE

115 Second Street  
831.728.6060  
Fax 831.763.4054

## LIBRARY

310 Union Street  
831.728.6040  
Fax 831.763.4015

## PARKS & COMMUNITY SERVICES

30 Maple Avenue  
831.728.6081  
Fax 831.763.4078

January 20, 2005

Mr. Don Dillingham  
331 McDonald Road  
Aptos, CA 95003

Subject: Water Service for APN: ~~108-191-10~~ 051-281-01

Dear Mr. Dillingham:

This letter is to inform you that under current City of Watsonville (City) policy, City water may be provided to serve a principal dwelling unit and/or an accessory dwelling unit at APN: 051-281-01 provided the following conditions are met:

1. Complete and submit a water service application to the City of Watsonville. Pay applicable connection, construction, and groundwater impact fees.
2. The accessory dwelling unit, if desired, shall be deed restricted as affordable according to Santa Cruz County requirements.

This letter is not a guarantee of water availability. The provision of water service is determined by the City Council of the City of Watsonville.

Attached is a current price list for City water service and a detail of our fire/domestic combination service (please note that your designer will need to ascertain what size water service will be required for the proposed development). Please contact me if you have any questions.

Yours truly,

Joy Bader, Assistant Engineer  
Community Development Department

Attachment





# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 310, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
TOM BURNS, DIRECTOR

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March 22, 2005

Donald Dillingham  
PO Box 819  
Aptos, CA 95001

Subject: GEOLOGIC HAZARDS ASSESSMENT  
APN: 051-281-01  
LOCATION: East Lake Ave  
PERMIT APPLICATION NUMBER: 05-0147  
OWNER: Donald Dillingham

Dear Mr. Dillingham,


We have recently conducted a site inspection of the parcel referenced above where a 2-story single family dwelling is proposed. This inspection was completed to assess the property for possible flood hazards due to its proximity to Salsipuedes Creek. The purpose of this letter is to briefly describe our site observations, outline permit conditions with respect to geologic planning issues and to complete the hazards assessment for this property,

The subject parcel is located near Salsipuedes Creek. Published maps on file with the Planning Department indicate that the parcel is within this stream's federally-designated 100-year floodplain labeled Zone AO (figure 1). This mapped zone is areas of 100-year shallow flooding where depths are between one (1) and three (3) feet, average depths of inundation are shown, but no flood hazard factors are determined.

Enclosed copies of the federal flood maps indicate the flood hazard boundaries in this area and the approximate parcel location. The flood hazard maps delineate the extent of flooding which is anticipated during a 100-year flood, an event with a one percent chance of occurring in any given year. Shallow flooding to an approximate level of 1 foot above the existing ground surface is anticipated to occur once every hundred years on the basis of this mapping. However, this does not preclude flooding from occurring due to events smaller in magnitude than the 100-year flood or for the "100-year flood" from occurring two years in a row. For your information, the January 1982 storm did not result in 100-year flood levels for any of the streams monitored in Santa Cruz County.

The flood hazard maps for the County were recently revised by the federal government due to the County's participation in the National Flood Insurance Program. This

program enables property owners to obtain insurance coverage for flood damage to residential and commercial structures and their contents. In return for making flood insurance available, the federal government requires that the County's land use regulations be consistent with federal standards for construction activities in areas where potential flood hazards are identified on the maps. Therefore, to comply with federal floodplain management requirements as well as section 16.10 of the County Code (Geologic Hazards Ordinance) and to receive approval for the proposed project with respect to geologic planning issues, the following conditions must be met:

1. The lowest finished floor and elements that function as a part of the structure such as a furnace or hot water heater must be elevated above the level of flooding anticipated during the 100-year flood event. At this site elevation of the lowest floor at or above the highest adjacent grade must occur. The lowest floor must be at least one (1) foot above highest adjacent grade. 
2. The following items must be completed to meet elevation requirements for structures:
  - a. The building plans must indicate the elevation (surveyed) of the lowest finished floor relative to mean sea level. The elevation of native grade must also be shown, prior to issuance of a development permit: and
  - b. Compliance with the elevation requirement must be certified in writing on an Elevation Certificate by a registered professional engineer, architect or surveyor prior to the final building inspection of the structure.
3. For all new construction and substantial improvements, the fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters. Designs for meeting this requirement must either be certified by a registered professional engineer or architect: or meet or exceed the following minimum criteria:
  - a. EITHER a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. The openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters;
6. Non-residential structures shall be floodproofed if elevation above the 100-year flood plain is not feasible.

Donald Dillingham  
March 22, 2005

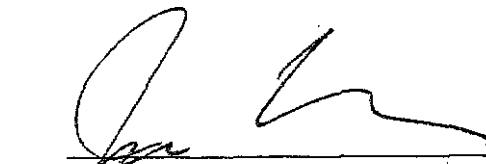
7. After the building plans are approved, an Elevation Certificate will be mailed to the property owner. A state-registered engineer or licensed architect must complete this certificate by indicating the elevation to which the bottom floor member was achieved before a final building inspection of the structure can occur.
8. New septic systems and leachfields shall not be located within the 100-year floodplain. No expansion of existing septic systems or leachfields shall be allowed within the 100-year floodplain (contact Environmental Health Department).
9. The placement of fill shall be allowed only when necessary. The amount allowed will not exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have cumulative adverse impacts.
10. The enclosed Declaration form acknowledging a possible flood hazard to the parcel must be completed prior to issuance of a building permit.

If you have any questions concerning the assessment of this property for flood hazards or the permit conditions described above, please call me at 454-3162. Questions regarding insurance coverage under the National Flood Insurance Program should be directed to an insurance agent,

Sincerely,

  
JESSICA DEGRASSI  
Resource Planner  
Environmental Planning

3/28/05  
Date

  
JOE HANNA  
County Geologist  
CEG #1313

FOR: KEN HART  
Principal Planner  
Environmental Planning

Enclosure(s)

cc: GHA File  
Joan Van Der Hoeven, Planner

# KEY TO MAP

- 1 SHEETS
- 2 LAKEN COURT
- 3 HOLOHAN ROAD
- 4 COLLEGE ROAD
- 5 ANDERSON DRIVE
- 6 DREW LAKE ROAD

RANCHO  
LOS CORRALITOS

property  
location  
APN  
051-281-01

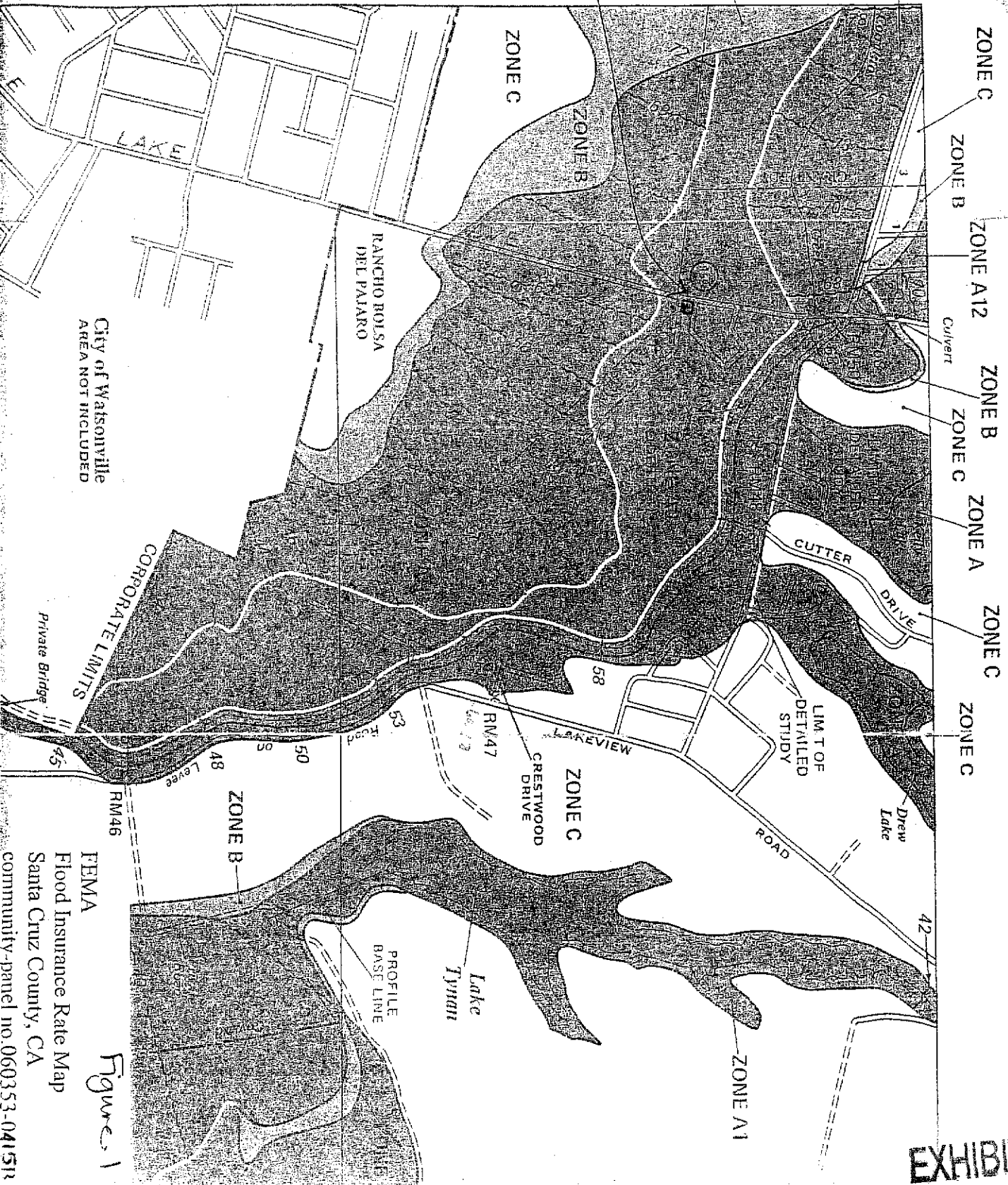
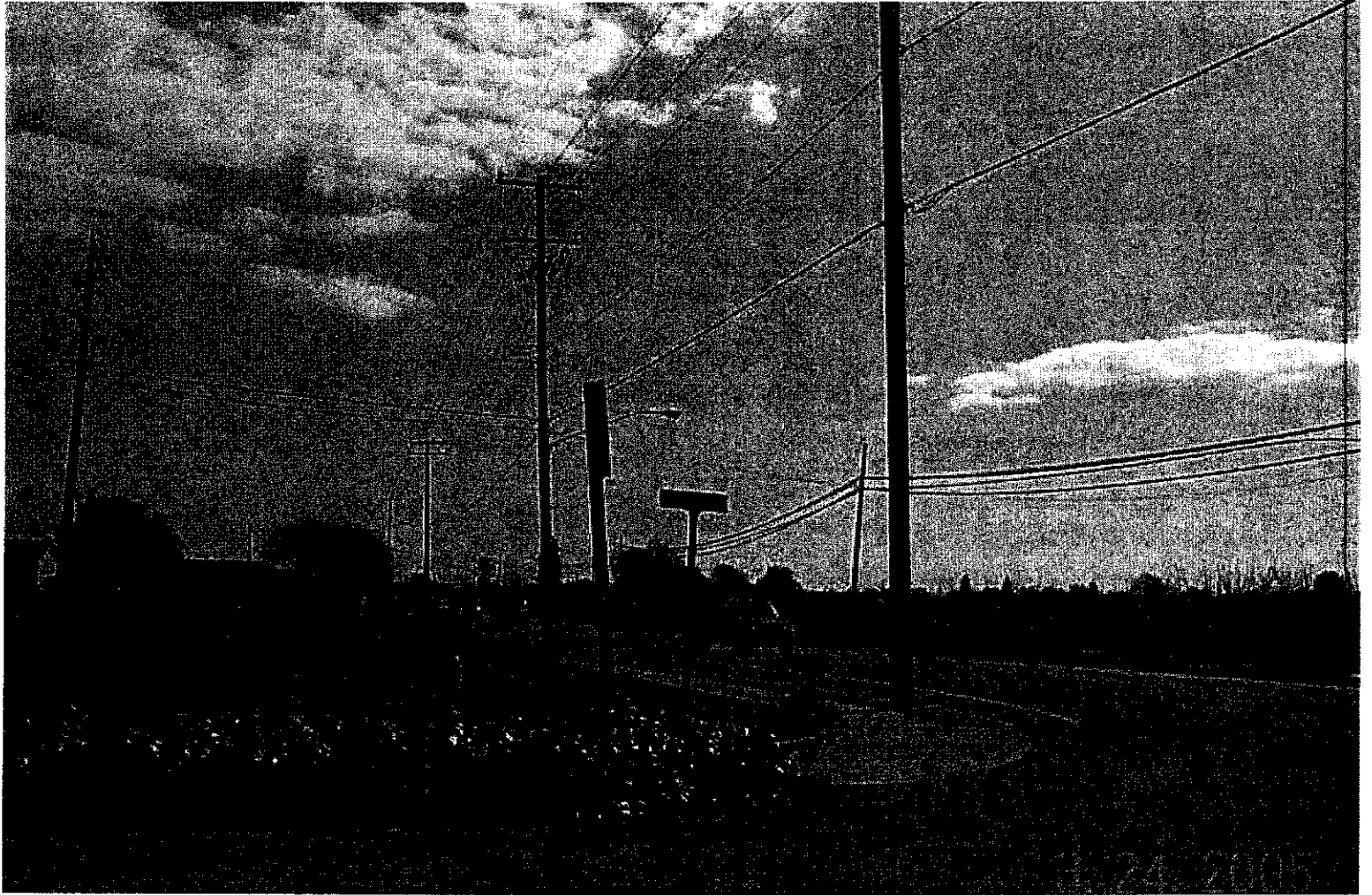


EXHIBIT H

FEMA  
Flood Insurance Rate Map  
Santa Cruz County, CA  
community-panel no. 060353-041518



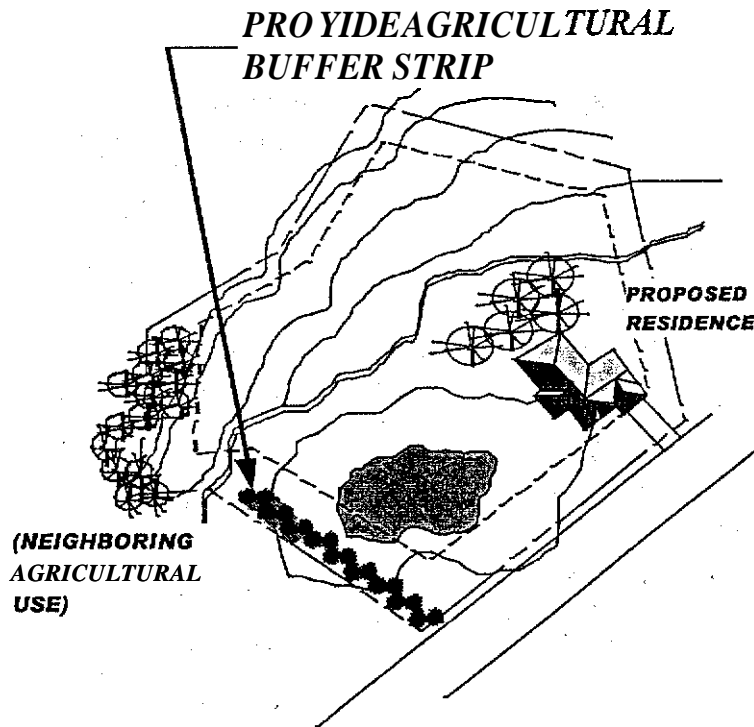






# Planning Department County of Santa Cruz

## RECOMMENDED AGRICULTURAL BUFFER PLANTING LIST



### COMMON NAME

Coyote Brush<sup>3</sup>  
Lemon Bottlebrush<sup>1,2</sup>  
California Lilac  
Pineapple Guava<sup>1,2</sup>  
Flannel Bush  
Silktassel Tree  
Pacific Wax Myrtle  
Hollyleaf Cherry  
Catalina Cherry<sup>1</sup>  
Coast Live Oak  
Italian Buckthorn<sup>2</sup>  
Coffeeberry

### BOTANICAL NAME

Baccharis pilularis  
Callistemon citrinus  
Ceanothus varieties  
Feijoa sellowiana  
Fremontodendron californicum  
Garrya elliptica  
Myrica californica  
Prunus ilicifolia  
Prunus lyonii  
Quercus agrifolia  
Rhamnus alaternus  
Rhamnus californica

### NOTES:

1. Attractive to birds because of their fruit
2. Non-native plant.
3. Not for range-land use.



**APPROVED BY THE AGRICULTURAL POLICY ADVISORY COMMITTEE**  
**September 2003**

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**ACTIVITY ANNOUNCEMENT**

The County of Santa Cruz Planning Department does not discriminate on the basis of a disability, **and** no person shall, by reason of a disability, be denied the benefits of its services, programs or activities. **The** Planning Department is located in an accessible facility. If you wish to participate in any Planning program or activity, or wish to receive any Planning service, and you require special assistance, please call the number below at least five days in advance in order to make arrangements.

**331-454-3055**