

Diane P. and Donald E. Cooley  
Rancho Salsipuedes, 140 Peckham Road, Watsonville, Calif. 95076  
Tel. 831-724-8133; Fax: 831-728-3497; E-mail: Cooldon26@aol.com.

March 13, 2006

Mr. David W. Moeller, Executive Secretary  
County Planning Commission  
701 Ocean Street  
Santa Cruz, CA 95060

Dear Mr. Mueller,

Re: Approved Application #00-0728, Parcel 110-101-07

This to seek advice and direction regarding the appropriate specifications for the stipulated "vegetative barrier, and solid wood fence" required of the Applicant For this dwelling permit. We are the owners and occupants of the adjacent agricultural properties (APN 110-101-06, 110-101-05 to the south and southeast.)

The unique lay of the land to the fence line and to the uphill structures require much more than normal "minimum height of 6'" for level sightlines. The new structures (two) are on a significant uphill rise.

Therefore, the "vegetative buffering barrier", if that means view protection for us and orchard/row crops spraying protection for the new residence (which is within the 200' the normal ag setback requirement) MUST be considerably higher, and dense. As mitigation to the Applicant we would wave his requirement for the expensive 6' tall solid wood fence. Attached are photos to illustrate this fact.

We request an inspection to determine this unique height requirement. The Applicant may also wish for judgment on this requirement -and soon- for planting while the ground is soft.

We have planted some small redwood trees (7' to 12') along the most open, and uphill, view from our long entry driveway. The Applicant has stated that these will potentially obstruct his view of "the city's vista and sunsets". We don't think so -- because of the excessive height of the new structure.

Your response to the above request will help us preserve neighborly peace.

Sincerely,



Copies to Mr. Vick, Mr. Campos



# 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**

April 28, 2006

Jay & Halley Vick  
212 Peckham Road  
Watsonville CA 95076

Subject: Application # **00-0728**; Assessor's Parcel #: **110-10 1-07**  
Owners: **Jay & Halley Vick**

Dear Dr. & Mrs. Vick:

At the last meeting of the Agricultural Policy Advisory Commission on April 20, your neighbor to the west, Donald Cooley, expressed concern with the agricultural buffer required as a condition of permit approval for the agricultural buffer determination approved on January 17, 2002. With construction well under way, the neighbor is requesting that the required vegetative buffer be installed as soon as possible. With unusually heavy seasonal rains, planting would be easier at this time as the soil is less hard and dry.

Conditions of approval for the Building Permit #135693 require that the agricultural buffer be installed prior to building permit final inspection. I am enclosing a copy of the recommended agricultural buffer planting list for your information, and thank you for your cooperation.

Should you have further questions concerning this application, please contact me at:  
(831) 454-5174 or e-mail: [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

Sincerely,

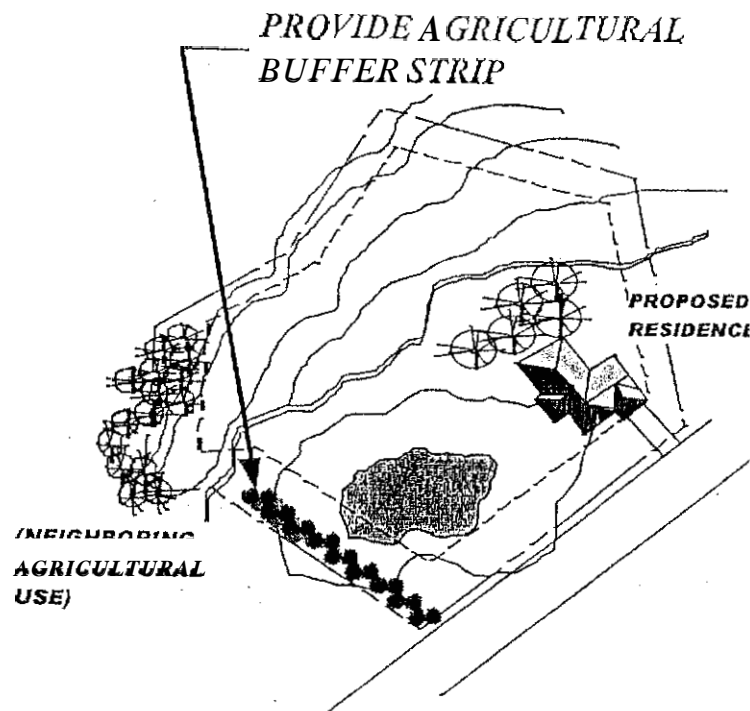
Joan Van der Hoeven  
Project Planner  
Development Review

Enclosure - Agricultural Buffer Planting List

cc: Diane P. & Donald E. Cooley

# 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.

...with purple and yellow. These newer freesias are generally ... as the old-fashioned type.  
 ... 20°F/-7°C. Plant in fall, setting corms 2 in. deep and 2 in. ... all-drained soil. Cut back on watering when leaves start to yellow ... withhold moisture during summer dormancy. In dry ... corms can be left in ground; in rainy-summer climates, ... them when foliage yellows and store the corms until it's ... them in early fall. Plantings will increase rapidly; dig and ... when vigor and quality of bloom decline. In cold-winter areas, ... can be grown in pots in sunny window; keep room temperature as ... as possible at night. Flowering potted freesias (grown from chilled ... corms) are available all year. In subsequent years, they will ... the normal time in spring.

## FREMONTODENDRON

(Fremontia)

FLANNEL BUSH

Simulacraceae

EVERGREEN SHRUBS OR TREES

ZONES 4-24

FULL SUN

NO IRRIGATION NEEDED



*Fremontodendron*  
'California Glory'

Native to California; *F. californicum* is also native to parts of central Arizona. Fast-growing plants with a typically irregular shape, reaching 20 ft. tall and 12 ft. wide except as noted. Leathery leaves are dark green above, felted beneath. Very showy, typically saucer-shaped yellow blossoms in spring. Flowers are followed by persistent conical seed capsules covered with bristly, rust-colored hairs; some people consider them unsightly, and they can irritate skin. Plants are completely drought tolerant and will accept occasional moisture during their normally dry period in summer only if drainage is excellent (hillside planting is recommended). Roots are shallow, so stake plants while young. Pinch young growth to encourage branching; prune off overly long shoots. Remove lower branches to shape into small trees. Locate in front of a sunny wall in marginal climates. Usually short lived.

**'California Glory'**. Hybrid between *F. californicum* and *F. mexicanum*. Rich yellow flowers to 3 in. across have red-tinged backs. Prolific bloom over long period.

***F. californicum***. COMMON FLANNEL BUSH. Eye-catching show of lemon yellow, 1-1½-in. flowers; tend to bloom all at once. Roundish, 1-in. long, unlobed or three-lobed leaves.

**'Ken Taylor'**. Hybrid between *F. 'California Glory'* and a lower-growing species. To 4-6 ft. tall and 12 ft. wide, bearing somewhat cup-shaped golden flowers with orange backs.

***F. mexicanum***. SOUTHERN FLANNEL BUSH. Brilliant display of orange-tinted yellow blossoms to 2½ in. across. Blooms less profusely than *F. californicum*, but flowers appear over a longer period. Leaves reach 3 in. long, have three to five distinct lobes.

**'Pacific Sunset'**. Hybrid between *F. californicum* and *F. mexicanum*. To 12-15 ft. tall and wide. Deep orange-yellow, 3½-4-in.-wide flowers. Bloom peaks in spring, is sporadic later.

**'San Gabriel'**. Looks much like 'California Glory' and has the same parentage, but its leaves are more deeply cut, resembling maple leaves.

FRINGE BELLS. See *SHORTIA soldanelloides*

FRINGE CUPS. See *TELLIMA grandiflora*

FRINGED WORMWOOD. See *ARTEMISIA frigida*

FRINGE HYACINTH. See *MUSCARI comosum*

FRINGE TREE. See *CHIONANTHUS*

## FRITILLARIA

FRITILLARY

Liliaceae

PERENNIALS FROM BULBS

ZONES VARY BY SPECIES

LIGHT SHADE, EXCEPT AS NOTED

REGULAR WATER DURING GROWTH AND BLOOM



*Fritillaria imperialis*

In spring, unbranched steins ranging from bin. to 3 ft. high are topped by bell-shaped, nodding flowers, often unusually colored and mottled. Use in woodland gardens, rock gardens, or borders. In fall, plant bulbs in porous soil with ample humus. Set smaller bulbs 3-4 in. deep and 6 in. apart; set largest ones (*F. imperialis*) 4-5 in. deep, 8-12 in. apart. Bulbs sometimes rest for a year after planting or after blooming, so put in enough for yearly display. All appreciate some winter chill and tend to perform poorly where summers are hot and dry. Reduce watering as foliage dies back in summer. Once it is gone, withhold water from *F. biflora* until fall. *F. meleagris* needs moderate to regular water during dormancy; the others require some summer moisture. Clumps seldom need dividing.

***F. biflora***. MISSION BELLS Zones 7, 14-21. California native to 6-16 in. high, with one to six brownish, 1½-in. bells on each blossom stalk. 'Martha Roderick' has rusty orange flowers with a white center.

***F. schubertii***. BLACK LILY, CHOCOLATE LILY. Zones A1-A3; 1-7, 15-17. Native near Pacific coast, Japan to northwestern U.S. Grows 9-18 in. high, with whorls of leaves around the stem. Flowering stem carries one to eight 1¼-in.-long, deep purple to nearly black bells.

***F. imperialis***. CROWN IMPERIAL Zones 1-7, 14-17. Native to Europe. Stout stalk to 3 ft. tall, clothed with broad, glossy leaves and crowned by circle of large (2-3 in.-long) bells in red; orange, or yellow; a tuft of laves tops the flowers. Bulb and plant have musky odor that some people find offensive. Can take full sun in cooler climates.

***F. meleagris***. CHECKERED LILY, SNAKESHEAD. Zones 1-7, 15-17. Native to damp meadows in Europe, Asia; tolerates occasional flooding. One to three showy, 2-in. bells top each 1-1½-ft. stem; blossoms are checkered and veined with reddish brown and purple. Lance-shaped, 3-6 in.-long laves. There is a white-blossomed form.

***F. michailovskii***. Zones 2-7, 14-17. From Turkey. To 6 in. high. Each stem bears one to six 1-1½-in. bells that are purplish brown at base, bright yellow toward tip.

***F. pallidiflora***. Zones A1-A3; 1-7. From northern China, Siberia. Each 2-3-ft. stem carries one to six 1½-in. bells in pale yellow tinted with green.

***F. persica*** 'Adiyaman'. Zones 2-7, 14-17. Variety of a species from western Asia. Stems 2-3 ft. tall carry up to 30 deep plum purple, inch-long flowers on upper half. Foliage is grayish. Plant is hardy and easy to grow, but emerging stems need protection from late frosts in colder regions. Can take full sun in cooler climates.

## FUCHSIA

Onagraceae

EVERGREEN AND DECIDUOUS SHRUBS

ZONES VARY BY SPECIES

FULL SUN OR PARTIAL SHADE (SEE NEXT PAGE)

REGULAR WATER



*Fuc. Dougl. x hybrida*

From wet, mountainous areas, mainly in tropical America. Most fuchsias bloom from late spring to first frost (and some bloom even longer), bearing unscented flowers frequented by hummingbirds. Popular show-blossomed fuchsias are forms of *F. x hybrida* and are discussed under that heading. Some species fuchsias have blooms that are smaller overall than those of hybrids; others bear large, tubular flowers in unusual colors.

**AGRICULTURAL BUFFER DETERMINATION**  
**Conditions Of Approval**

Application No. 00-0728  
Assessor's Parcel No. 110-101-07

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Exhibit E: Site plan prepared by Pa: Powers, dated 11-5-00

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- I. This permit authorizes an Agricultural Buffer Setback reduction to about 175 feet from the southern property line and 120 feet to the eastern property line to the single-family residence and attached garage. Prior 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 for the residential room addition.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
- 1. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with Exhibit E on file with the Planning Department.
    - a) A development setback of a minimum distance of 175 feet from the residential room addition to the existing single-family dwelling from the southern property line and 120 feet to the eastern property line with the adjacent Commercial Agriculture zoned parcel.
    - b) Final plans shall show the location of the vegetative buffering barrier and 6-foot tall solid wood fence. The shrubs utilized shall attain a minimum height of 6 feet upon maturity. The vegetative barrier and six-foot wood fence shall be located between the residential development and the southern property line between the subject property and APN 110-101-05. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Staff. Fencing shall be installed to within 150 feet east and west from the edge of the property line.
  - 2. The owner has recorded a Statement of Acknowledgment, as prepared by the Planning Department, and submitted proof of recordation to the Planning Department. This Statement of Acknowledgment acknowledges the adjacent agricultural land use and the agricultural buffer setbacks. (Document 2001-0027786, recorded on 11th May, 2001).
  - 3. The owner shall record a Declaration of Restriction to maintain the structure as a single-family dwelling.
- 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:

EXHIBIT B

Application No. 00-0728  
APN: 110-101-07

1. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
2. The required vegetative and/or other physical barrier shall be installed. The applicant/owner shall call the Agricultural Planner at 454-5174, a minimum of three working days in advance to schedule an inspection to verify the required barrier (vegetative and/or other) has been completed.
3. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and the County Senior Civil Engineer.

IV. Operational Conditions

- A. The vegetative barrier and fencing shall be permanently maintained between the residential uses and the southern property line.
- B. All required Agricultural Buffer Setbacks shall be maintained
- C. In the event that future County inspections of the subject property disclose noncompliance 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, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

**Minor variations to this permit which do not affect the over-all 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 date of approval unless you obtain your building permit and commence construction.**

EXHIBIT B

8 647

04/28/06 BS9

COUNTY OF SANTA CRUZ - ALUS 3.0

I-ALPBR190

14:42:32

PERMIT: 00135693C0 STATUS: ~~PERMIT~~ INSPECTION HISTORY/03 EXP. DATE: 2/23/07 R190

PARCEL: 11010107

OWNER: VICK JAY M TRUSTEE ETAL

TYPE: SFD APPL: 0045591H LOCATION: 240 PECKHAM RD WATSONVILLE

DATE	DISP	TYPE	DESCRIPTION	INIT	REVIEW AGENCY
09/03/03	30	ENP2	FINAL LTRS-SOILS/CIVIL/GEOL	RSL	ENVIRONMENTAL PLANNING

FINAL SOILS LETTER

09/03/03	30	ENP4	ENV. PLANNING-EROSION CONTR	RSL	ENVIRONMENTAL PLANNING
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FINAL INSPECTION

09/03/03	30	MSJ1	MEASURE J	BNG	MEASURE J
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HOLD FOR DEMO FINAL

09/03/03	30	ZPC1	ZONING REVIEW	J_V	ZONING REVIEW.
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AG BU

08/12/03 BUFFER 0030728

ALL EXCEPT TURRET AREA	SETBACK & FOUNDATION	J_O	INSPECTIONS
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10/12/04	21	S1	SETBACK & FOUNDATION	J_O	INSPECTIONS
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PF8-SCROLL FORWARD

PA2-EXIT

PF9-TOGGLE INSPECTIONS

PF3-TO VIEW PERMIT DESCRIPTION(S)

PAGE: 1 :