



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0327**

Applicant: David Alcaraz
Owners: Jose & Susana Mandujano
APN: 051-521-42

Date: August 17, 2006
Agenda Item #: 8
Time: 2:30 p.m. _ _ _

Project Description: Proposal to construct a two-story room addition to an existing single-family dwelling.

Location: Property located on the northeast corner of the intersection of Green Valley Road and Lita Lane, at 584 Green Valley Road in Watsonville.

Permits Required: Agricultural Buffer Setback Determination.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0327, based on the attached findings and conditions.

Exhibits

- | | |
|---|--|
| A. Project plans | E. Assessor's parcel map, Location map |
| B. Findings | F. Zoning map, General Plan map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | H. Site photographs |

Parcel Information

Parcel Size:	21,781 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Single-family residential, commercial agriculture, lake
Project Access:	Green Valley Road
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 parcel)
Supervisory District:	Fourth (District Supervisor: Campos)
Within Coastal Zone:	Inside <input checked="" type="checkbox"/> Outside

Environmental Information

Geologic Hazards:	Mapped CFZ/no physical evidence on site
Soils:	Pinto loam
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
Archaeology:	Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	<u>X</u> Yes	No
Water Supply:	City of Watsonville	
Sewage Disposal:	Freedom Sanitation District	
Fire District:	Pajaro Valley Fire Protection District	
Drainage District:	Zone 7 Flood Control/Water Conservation District	

Analysis and Discussion

The proposed project is to construct a two-story addition to an existing two-story single-family dwelling of approximately 2,085 square feet on a 21,781 square foot parcel. The project is located at 584 Green Valley Road in Watsonville. The building site is within 200 feet of Commercial Agricultural land to the west. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 75 feet from APN's 050-151-12, -13.

The subject property is characterized by flat topography. The parcel is located within the Urban Services Line and may be characterized as a residential neighborhood. The parcel carries an Urban Low Residential (R-UL) General Plan designation and the implementing zoning is (R-1-6) Single-family residential with a 6,000 square foot minimum parcel size. Commercial Agriculture zoned land is situated within 200 feet at the west side of the parcel, across Green Valley Road at Assessor's Parcel Numbers 050-151-12, -13.

A reduced agricultural buffer is recommended due to the fact that the size of the lot and the location of the existing structure, built in 1928, would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The parcel is 106 feet wide and 177 feet long. The property has 3-foot high picket fencing in the front yard. Taller fencing would cause sight distance problems for vehicles entering Green Valley Road from Lita Lane (Exhibit H). A second tier of fencing five feet in height shall be maintained along the front of the property in line with the front of the residence at the west side of the parcel with an evergreen hedge of plantings to reduce the impact of residential activities on the existing commercial

agricultural operations, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels across Green Valley Road. 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, and a Statement of Acknowledgement to retain the structure as a Single-Family Dwelling.

Recommendation

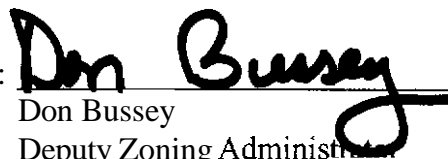
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission APPROVE the Agricultural Buffer Reduction from 200 feet to about 75 feet to the single-family dwelling from the adjacent CA zoned property known as APN 050-151-12, -13, proposed under Application # 06-0327, based on the attached findings and recommended conditions.

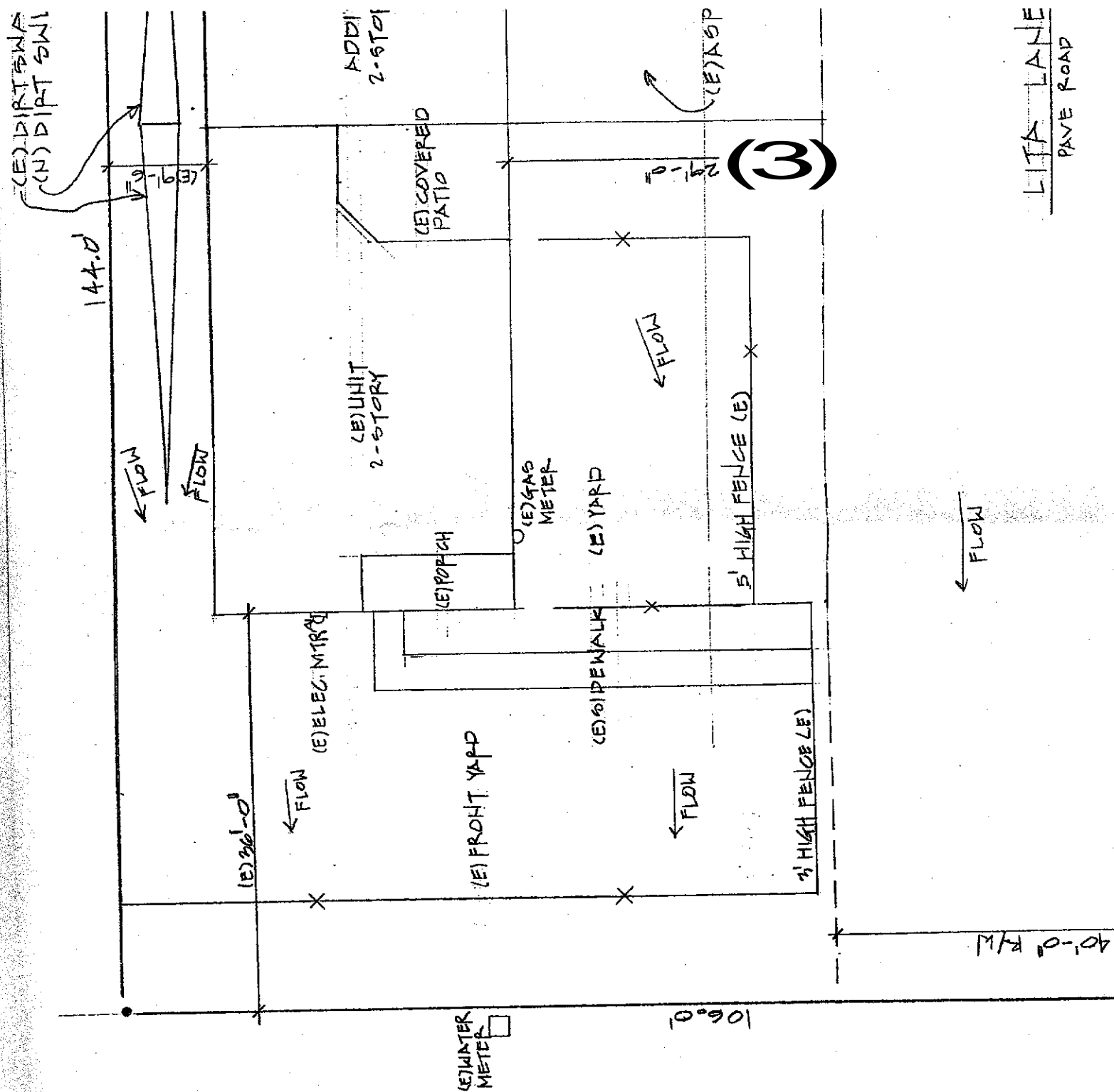
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-5174
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Report Reviewed By:


Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department



**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 addition to the existing habitable structure is proposed to be set back **75** feet from the adjacent Commercial Agriculture zoned land. With the 40 foot width of the Green valley right-of-way, the effective agricultural setback would be proposed to be **75** feet where 200 feet are required. An effective barrier consisting of an existing five 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's 050-151-12, -13. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance **necessary** for safe passage of traffic along Green Valley Road or Lita Lane.

3. The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier, or vegetative screening or other techniques to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

Conditions of Approval

Exhibit A: Project plans, 9 sheets by Leo Paz, TRI Design & Drafting, dated 2-16-06.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN's 050-151-12, -13. Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A development setback of a minimum of 75 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 050-151-12, -13.
 2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land), which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
 - C. The owner shall record an Affidavit to Retain the Structure as a Single-family dwelling.
 - D. The sink on the second floor bar area shall not have any waste line installed which is larger than one and one-half (1 ½) inches in size. An exception to allow two-inch drain lines may be granted, subject to Level IV Use Approval.

- E. The owner shall record a Declaration of Geologic Hazards.
 - F. Comply with all Public Works Drainage Division requirements. Plans shall show conclusively how the structures and paved impervious areas will drain without adverse effects on adjoining properties or roadways. A drainage fee will be assessed on the net increase in impervious area.
 - G. Pay Capital improvement fees for the Pajaro Valley Planning Area for three bedrooms. These fees are for Park Dedication, Child Care, Transportation Improvement and Roadside Improvement. The fees are respectively \$1,000, \$109, **\$367** and \$1,100 per bedroom, 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 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 physical barrier shall be maintained, 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 is in place.
 - 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.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: 8-17-06

Effective Date: 8-31-06

Expiration Date: 8-31-08

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: 06-0327

Assessor Parcel Number: 051-521-42

Project Location: 584 Green Valley Road, Watsonville CA 95076

Project Description: Agricultural Buffer Setback Determination

Person or Agency Proposing Project: David Alcaraz

Contact Phone Number: (831) 840-0980

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 5378.
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 - Existing Facilities (Section 15301)

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

addition to existing small structure

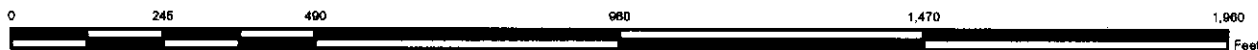
In addition, none of the conditions described in Section 15300.2 apply to this project.


Joan Van der Hoeven, Project Planner








Date: August 17, 2006

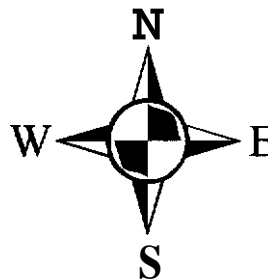


Location Map



Legend

-  APN 051-521-42
-  Assessors Parcels
-  INTERMITTENT STREAM
-  LAKE
-  PERENNIAL STREAM
-  Streets
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
July 2006

FOR TAX PURPOSES ONLY (39) POR. RANCHO DE LOS CORRALITOS
SECS. 20 & 21, T.11S., R.2E., M.D.B. & (39)

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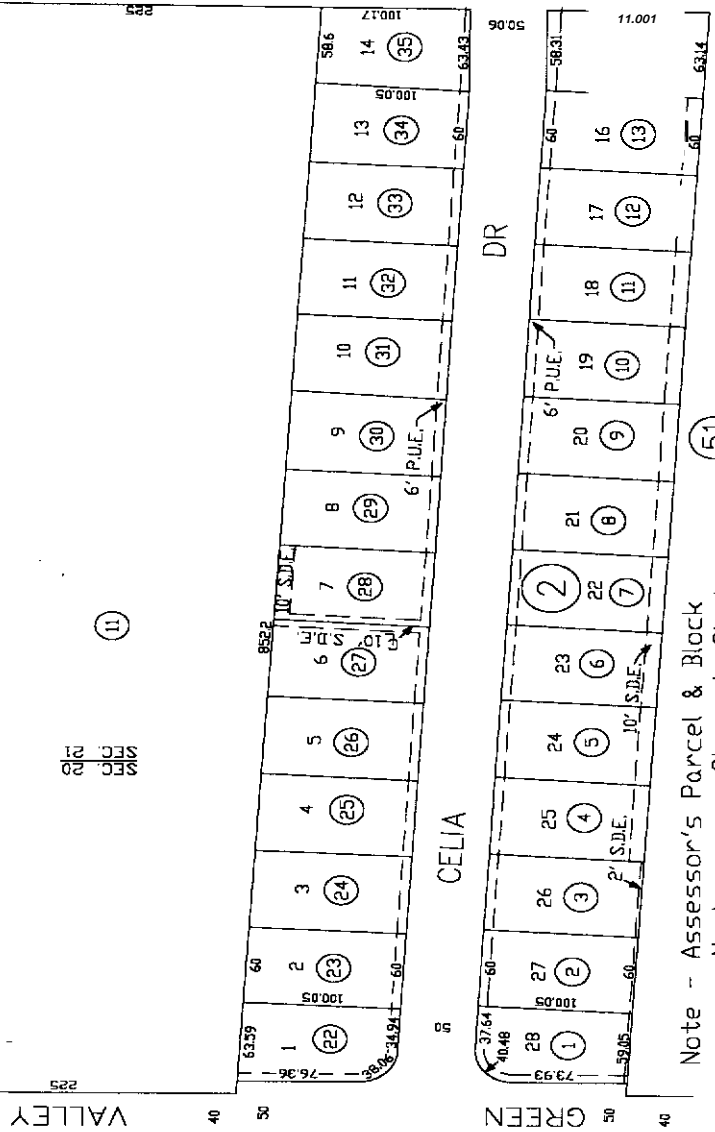
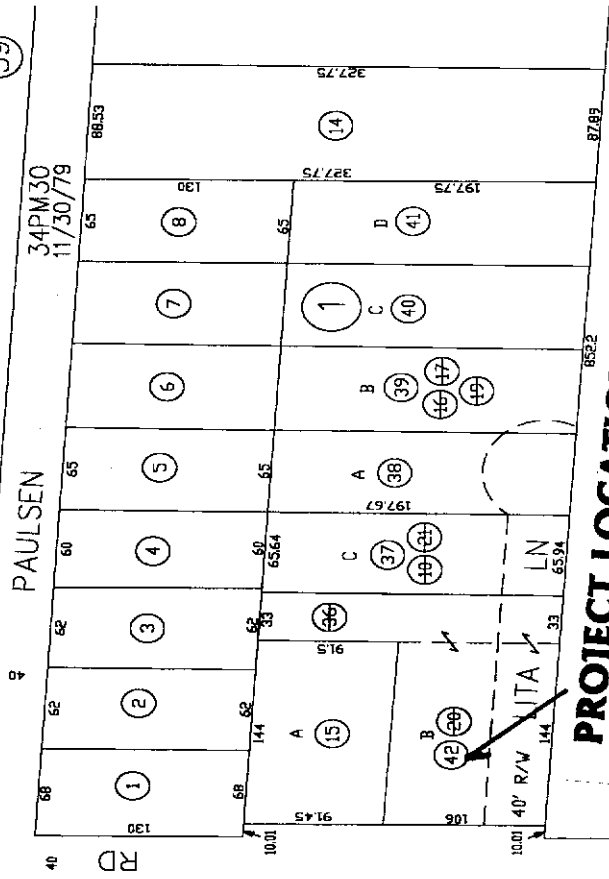


EXHIBIT E

Electronically Redrawn 7/27/00 KSA

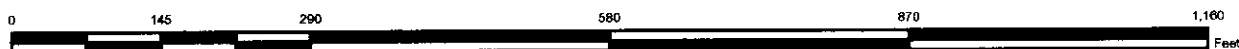
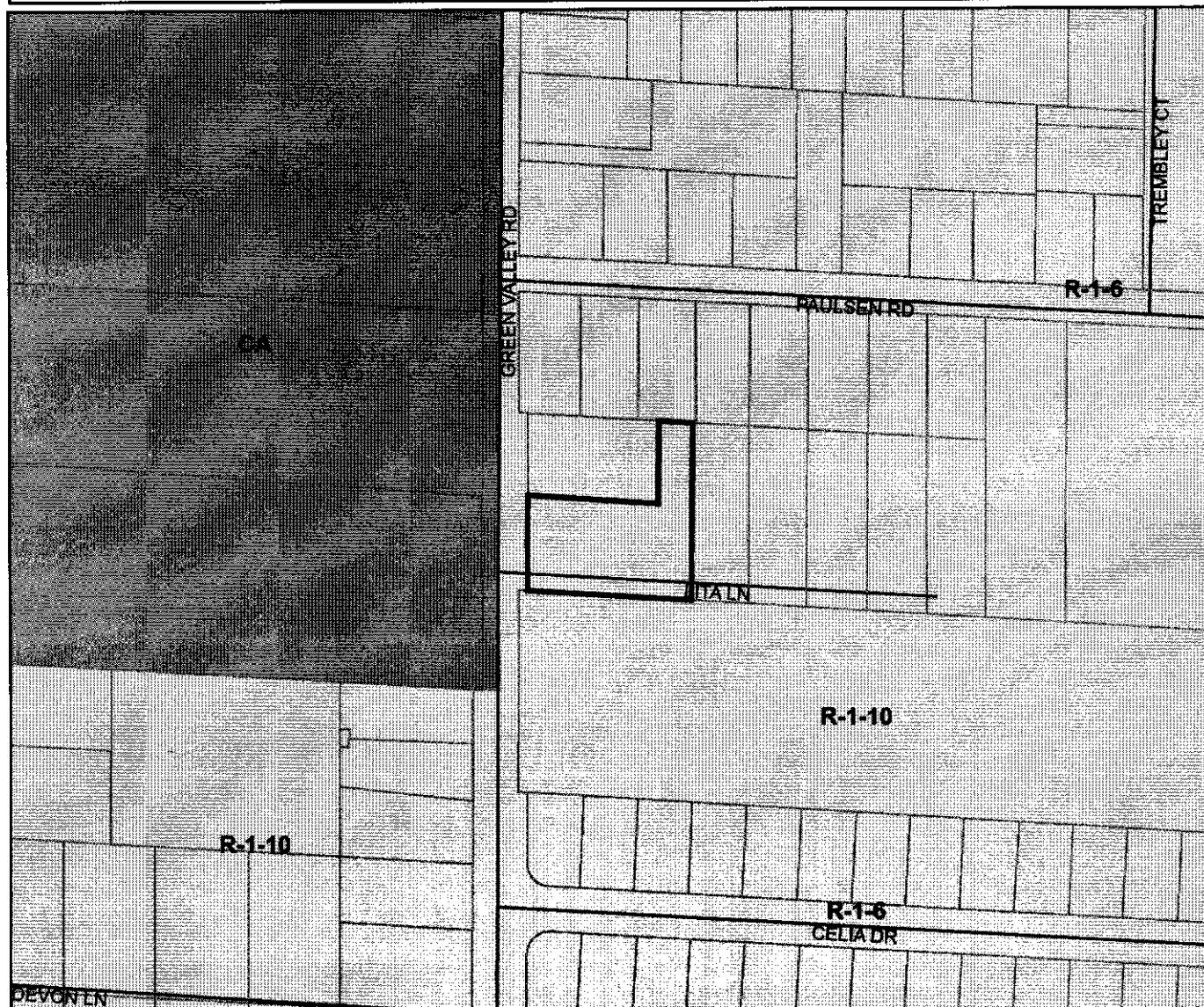
TR. NO. 744
NORTH COUNTRY HOMES SUBDIVISION
64MB69 6/20/77

Assessor's Map No. 51-52
County of Santa Cruz, Calif.
July 2000






Note - Assessor's Parcel & Block Numbers are Shown in Circles. (51)

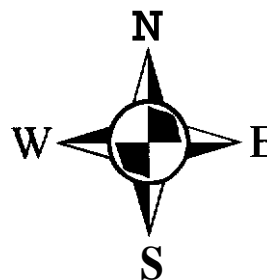


Zoning Map



Legend

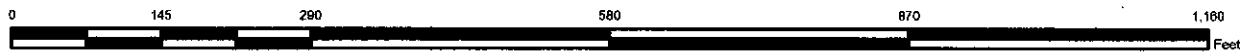
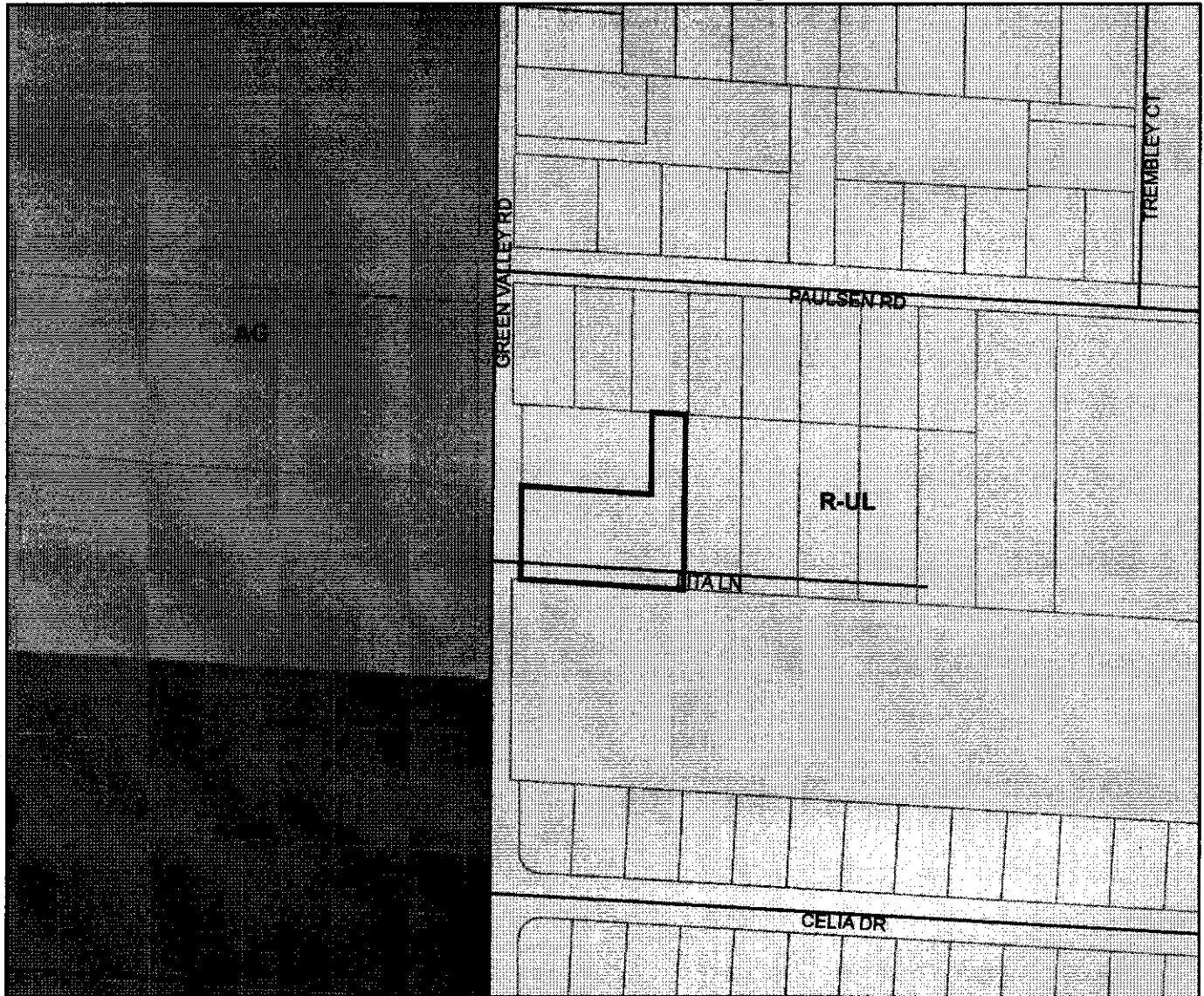
-  APN 051-521-42
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  AGRICULTURE COMMERCIAL (CA)









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July 2006

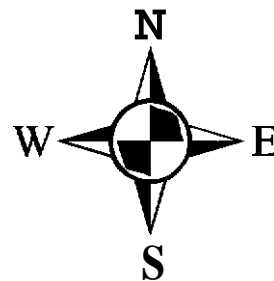


General Plan Designation Map



Legend

-  APN 051-521-42
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density (R-UL)
-  Agriculture (AG)
-  Residential - Urban Very Low Density (R-UVL)



Map Created by
County of Santa Cruz
Planning Department
July 2006

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: JULY 5, 2006

TO: Planning Department, ATTENTION: JOAN VAN der HOEVEN

FROM: Santa Cruz County Sanitation District STEVE HARPER

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE
FOLLOWING PROPOSED DEVELOPMENT:


APN: 51-521-42 APPLICATION NO.: 06-0327

PARCEL ADDRESS: 584 GREEN VALLEY ROAD, WATSONVILLE

PROJECT DESCRIPTION: CONSTRUCT 2-STORY ROOM ADDITION

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

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. **An** abandonment permit for disconnection work must be obtained **from** the District.



S.M. HARPER
Sanitation Engineering

SMH:ss/713

c: Applicant: David Alcaraz
137 Montebello Drive
Watsonville, CA 95076

Property Owner: JOSE R. & SUSANA S. MANDUJANO
584 GREEN VALLEY ROAD
WATSONVILLE, CA 95076

(Rev. 3-96)

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.: 06.0327
APN: 051-521-42

Date: July 17, 2006
Time: 15:53:09
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JULY 17, 2006 BY ROBERT S LOVELAND =====

1. Please sign, record and return the enclosed "Declaration of Geologic Hazards" form.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 17, 2006 BY ROBERT S LOVELAND =====
NO COMMENT

Project Review Completeness Comments

===== REVIEW ON JULY 17, 2006 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON JULY 17, 2006 BY JOAN VAN DER HOEVEN =====
Record a an Agricultural Statement of Acknowledgement. and an Affidavit to retain the structure as a Single-family Dwelling.

Dpw Drainage Completeness Comments

===== REVIEW ON JULY 3, 2006 BY JOHN G LUMICAO =====
Show the existing site drainage pattern and any changes as a result of this project. Show existing drainage facilities downstream of the proposed project. Plans should show conclusively how the structures and paved impervious areas will drain without adverse effects on adjoining properties or roadways. Flow directions were shown throughout the property but it is not clear how the roof runoff generated by the new addition will be handled. Will there be downspouts? Will runoff just sheet flow over the roof? Soil classification for this parcel also indicates low permeability rates

Asphalt areas shown were not delineated accurately. Show limits of existing asphalt area. Describe the general ground cover of the property.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON JULY 3, 2006 BY JOHN G LUMICAO ===== A drainage fee will be assessed on the net increase in impervious area.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 30, 2006 BY GREG J MARTIN =====
No comment.

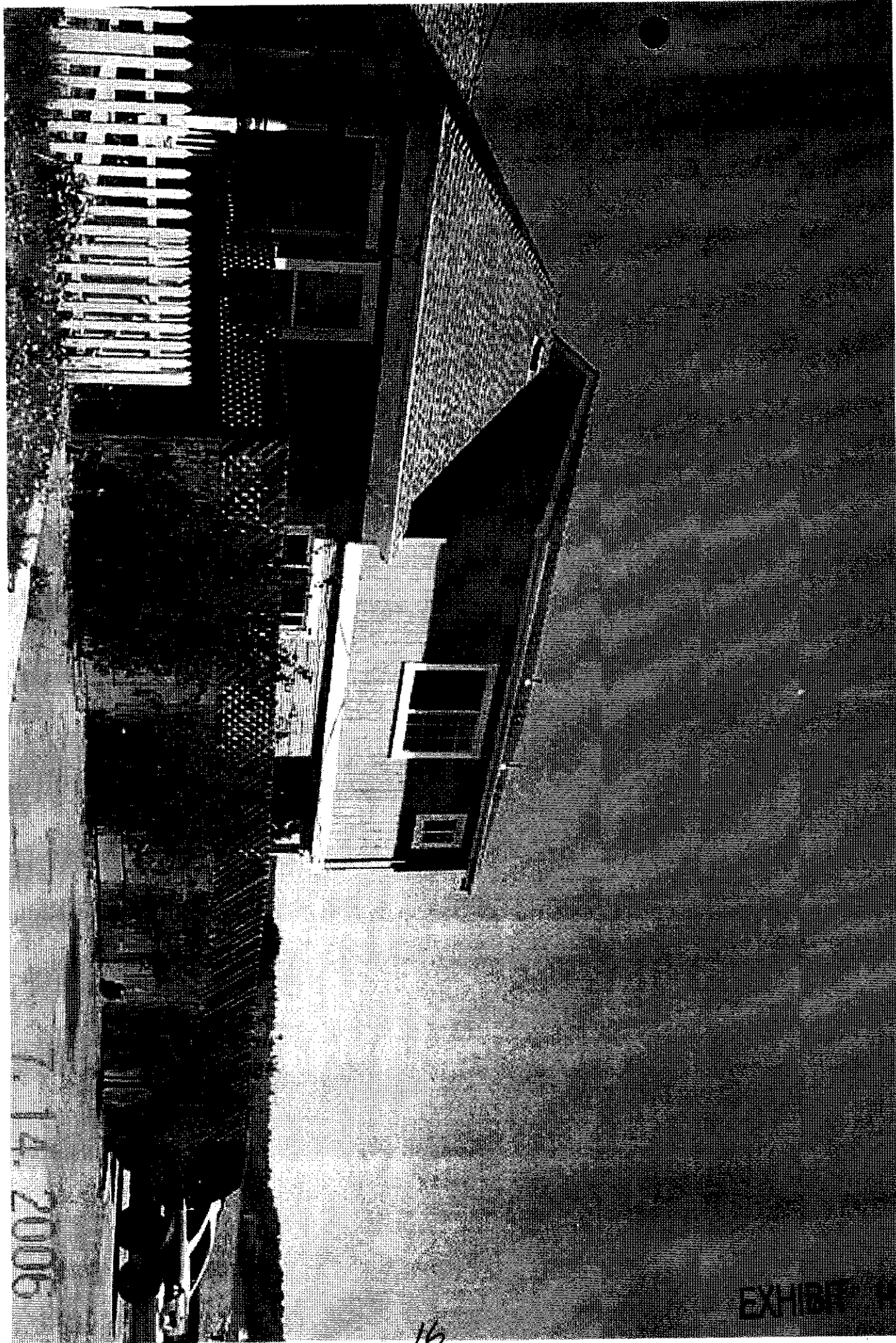


EXHIBIT 9

7.14.2006

