



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0341**

Applicant: Claire Machado
Owner: Barbara Jean Leighton
APN: 048-231-12

Date: October 19, 2006
Agenda Item #: 6
Time: 1:30p.m.

Project Description: Proposal to recognize the installation of a mobile home as a Temporary Agricultural Caretaker's ~~Quarters~~ (originally permitted under #90-1255), and to reduce the Agricultural Buffer Setback from 200 feet to about 90 feet.

Location: Property located on the north side of Wagner Avenue, approximately 2,000 feet west of the intersection with East Lake Avenue.

Permits Required: Agricultural Development Permit and 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 06-0341, 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:	42.869 acres
Existing Land Use - Parcel:	Commercial agriculture
Existing Land Use - Surrounding:	Commercial agriculture
Project Access:	East Lake Avenue to Wagner Avenue
Planning Area:	Pajaro Valley
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)

Supervisory District: Fourth (District Supervisor: Campos)
Within Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Baywood loamy sand, Conejo loam; elder sandy loam
Fire Hazard: Not a mapped constraint
Slopes: 0-2 percent
Env. Sen. Habitat: Not 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: ☐ Yes ☒ No
Water Supply: Private well
Sewage Disposal: CSA#12, private septic system
Fire District: Pajaro Valley Fire Protection District
Drainage District: Zone 7

Analysis and Discussion

The permit is to recognize the installation and use of a temporary Agricultural Caretaker's Quarters of approximately 1,456 square feet on a 42.8-acre parcel. The project is located on the north side of Wagner Avenue, about 2,000 feet west of the intersection with East Lake Avenue in Watsonville. The project site is within 200 feet of Commercial Agricultural land to the east. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 90 feet from APN 048-231-16, the 90-acre **Kennedy** berry farm.

The subject property is characterized by flat topography, with 0 – 2 percent slopes. The parcel is not located within the Urban Services Line and may be characterized as a commercial agricultural neighborhood. 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 048-231-16.

A reduced agricultural buffer is recommended due to the fact that the caretaker's trailer is buffered by existing solid wood board fencing and clustered with adjacent farm buildings and would remove additional land from production if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned property (Exhibits A & H). The applicant has installed a wood board solid six-foot fence and will plant additional evergreen hedge of plantings to reduce the impact of the proposed residential use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel. 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 has been recorded on May 6, 1991 as Document 1991-26897.

The caretaker's mobile home is an allowed use as per County Code Section 13.10.312. The proposed project is in a location that is consistent with required development regulations and which results in the removal of as little land as possible from agricultural production, consistent with General Plan Policy 5.13.27. The location will not conflict with agricultural operations on the site. The caretaker's quarters provides security for the site as well as housing for farm workers to check equipment and conditions for agricultural production on site during regular hours and evening hours and on weekends. The project is consistent with farm worker housing regulations of the County Code as set out in Section 13.10.631. A Compliance Security Agreement in the sum of \$1,000 for the caretaker's quarters is required.


Recommendation

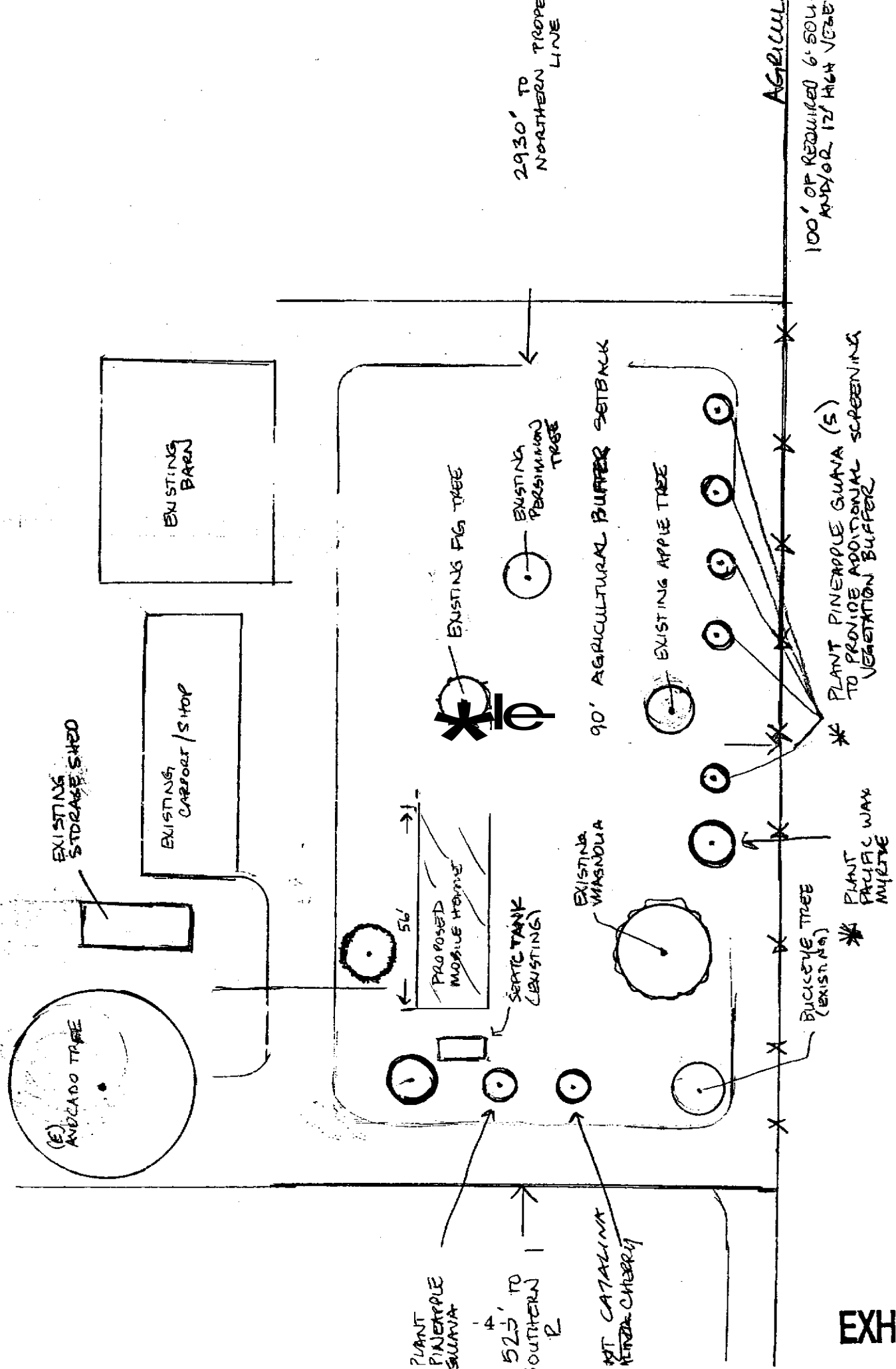
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 90 feet to the single-family dwelling from the adjacent CA zoned property known as AFN 048-231-16, proposed under Application # 06-0341, 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.

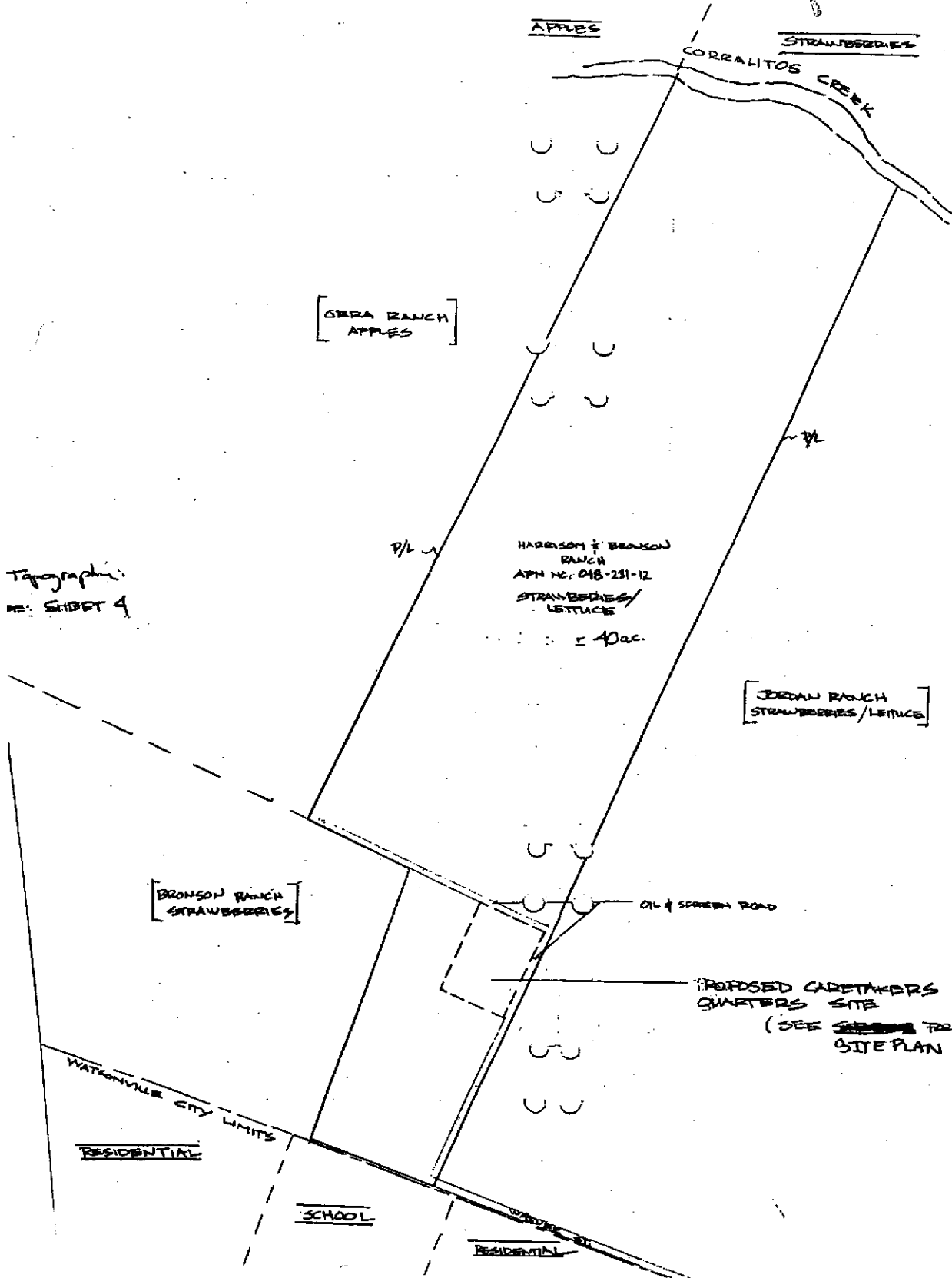
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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

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



Topographic
 RE: SHEET 4



COASTAL BERRY CO AGRICULTURAL CARETAKER 1201 EAST LAKE AVE. WATSONVILLE, CA.	
LOCATION & VICINITY	
INCLUDES: ADJACENT A LAND USES	
DRAWN BY M.C. 12-7-90	

SCALE REDUCED

**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 90 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 AFN 048-231-16. 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 parcel is utilized for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land to the east, but the proposed development is clustered with existing agricultural support buildings to remove as little land as possible 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.

The re-issuance of an Agricultural Development Permit will allow continued use of an Agricultural Caretaker's Quarters to support the continued operation of commercial agriculture on the 42.8-acre strawberry/lettuce farm. County Code Section 13.10.631 allows the use of caretaker housing for a period of five years where there is more than ten acres of arable land and where there is a demonstrated **need**.

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 caretaker's mobile home is ancillary to the principal agricultural use of the parcel in that it provides accommodation for farm workers. The strawberry production is labor intensive and provision **of** on site housing supports continued agricultural operations.

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 proposed continuance of residential use will be clustered with existing agricultural support facilities and buffered with six-foot solid wood board fencing and evergreen hedges to minimize potential conflicts with commercial agricultural activities on the site.

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.

As this is the re-issuance of an existing use approval originally permitted under Application 90-1255, **no** further removal of land from production is proposed. The project is consistent with General Plan Policy 5.13.27 in that it is clustered with existing development, towards the perimeter of the parcel, thereby removing as little land **as** possible from production.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding *can* be made, in that the project is located in an area that permits Agricultural Caretaker's Quarters use and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The mobile home does not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the primary use of the property remains strawberry and lettuce production with the Agricultural Caretaker's Quarters as an ancillary use. The project site is located in the CA (Commercial Agriculture) zone district. The property continues to be engaged in agricultural production and the caretaker's mobile home is an allowed use in the commercial Agriculture (CA) zone district as per County Code Section 13.10.312. The project remains sited in a location consistent with the required development regulations and which removes as little land as possible from agricultural production, consistent with General Plan Policy 5.13.27. The project is consistent with farm worker housing regulations of the County Code as set out in Section 13.10.631.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed Agricultural Caretaker's Quarters use is consistent with the use and density requirements specified for the Agriculture (A) land use designation in the County General Plan.

The mobile home will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the mobile home does not adversely shade adjacent properties, and ~~meets~~ current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The caretaker's mobile home will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the mobile home complies with the site standards for the CA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and results in a structure consistent with a design that could be approved on any similarly sized lot in the

vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the continued agricultural caretaker use is in a 42.8-acre commercial agriculture parcel. The expected level of traffic generated by the project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area in that there will be no increase in density as the site has historically supported the caretaker's unit.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding **can** be made, in that the existing structure is located in an agricultural mixed neighborhood containing a variety of architectural styles, and the caretaker's mobile home is consistent with the land use intensity and density of the neighborhood. One unit is allowed per 10 acres of arable land as per County Code Section 13.10.631.

Conditions of Approval

Exhibit **A** Project Plans, 1 sheet by Claire Machado, undated.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN 048-231-16. **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.
- II. All construction shall be consistent with the approved plans, Exhibit A. The applicant/owner must meet the following conditions:
1. A development setback of a minimum of 90 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 048-231-16.
 2. The mobile home may not exceed 1,500 square feet in area as per County Code Section 13.10.631.
 3. 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 twelve feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 4. The owner/applicant shall submit a Time Certificate of Deposit (or similar transaction) for a minimum period of five years payable to the County of Santa Cruz, or equivalent security approved by County Counsel in the amount of \$1,000 for one unit to guarantee compliance with the conditions of the permit and applicable law within the time permitted **or** any extension thereof. The term **of** the deposit shall begin with the issuance of the permit and shall remain in effect until the conditions of the permit have been fulfilled to the satisfaction of the Planning Department. If the permittee fails to comply with all of the conditions of the permit, the Department shall take appropriate measures to obtain compliance. Any unused portion of the deposit shall be refunded to the permittee upon compliance with the conditions of the permit.
- III. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained

- C. In the event that ~~future~~ County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.
 - D. The temporary Agricultural Caretaker's Unit shall be located as per the approved site plan on file with the County Planning Department (Exhibit A).
 - E. The applicant shall continue to meet all the requirements of the Environmental Health Service with regard to domestic water supply, septic system functioning, and refuse disposal.
 - F. Comply with all requirements of the Pajaro Valley Fire Protection District
 - G. The permit is for a period of five years, and it shall expire five years from the effective date of the permit. If the applicant wishes to renew the permit, an application for renewal shall be made at least 90 days before the expiration date of this permit. 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.
- IV. 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: 10-19-06

Effective Date: 11-2-06

Expiration Date: 11-2-11

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: **06-0341**

Assessor Parcel Number: **048-231-12**

Project Location: Wagner Avenue

Project Description: Agricultural Buffer Setback Determination, Temporary Agricultural Caretaker's Quarters

Person or Agency Proposing Project: Claire Machado

Contact Phone Number: (831) 454-6583

- 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 -Existing Facilities (Section **15301**)

F. Reasons why the project is exempt:

Existing structure

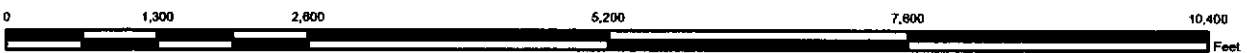
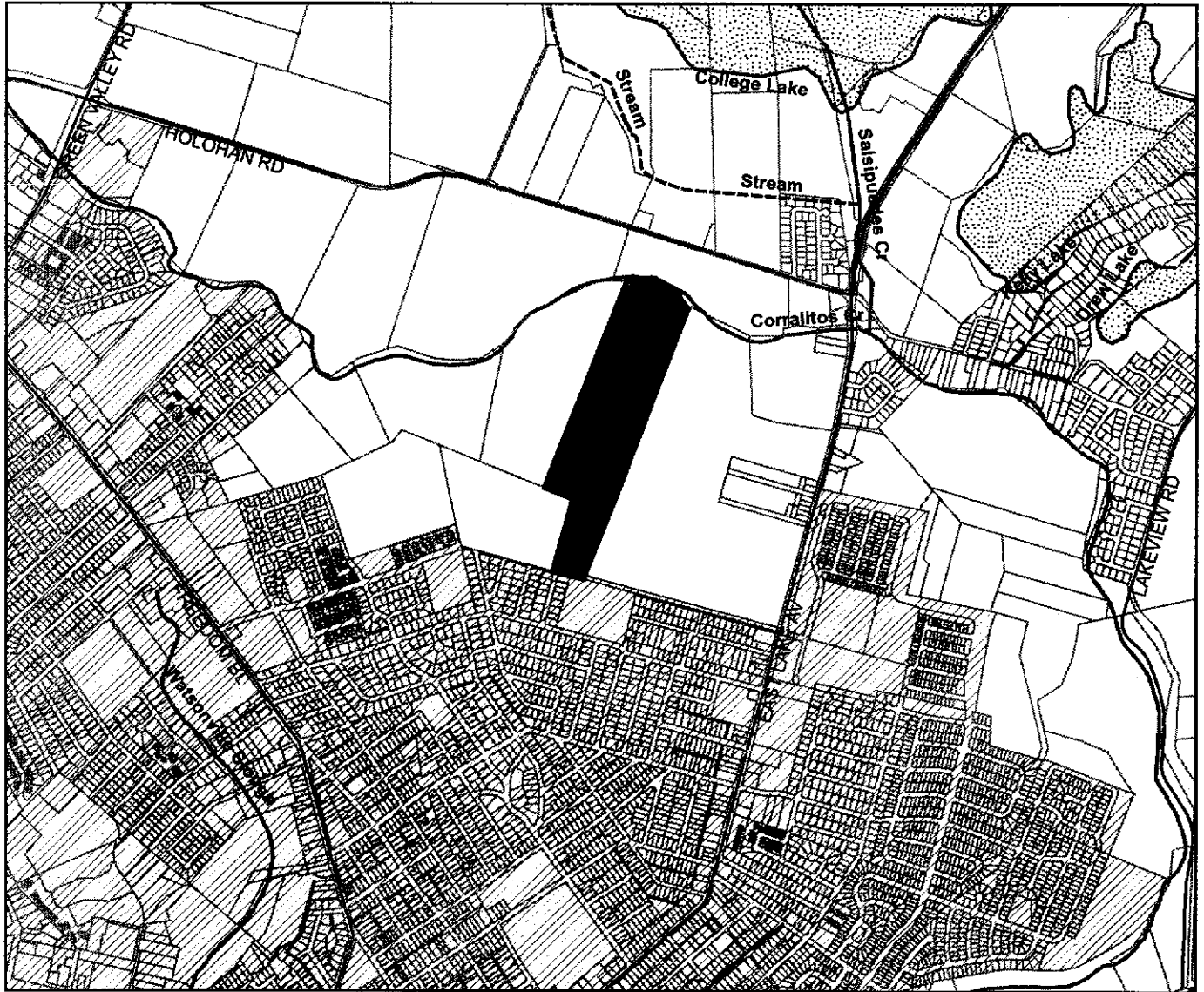
In addition, none of the conditions described in Section **15300.2** apply to this project.


Joan Van der Hoeven, Project Planner










Date: October **19,2006**

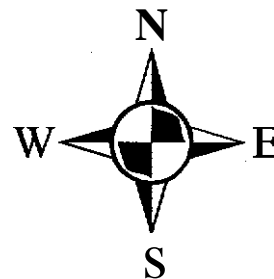


Location Map



Legend

-  APN 048-231-12
-  Assessor's Parcels
-  INTERMITTENT STREAM
-  LAKE
-  PERENNIAL STREAM
-  State Highways
-  Lakes
-  WATSONVILLE
-  Major Roads



Map Created by
County of Santa Cruz
Planning Department
July 2006

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1995

Tax Area Code
 69-253 69-254
 69-255 69-258

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

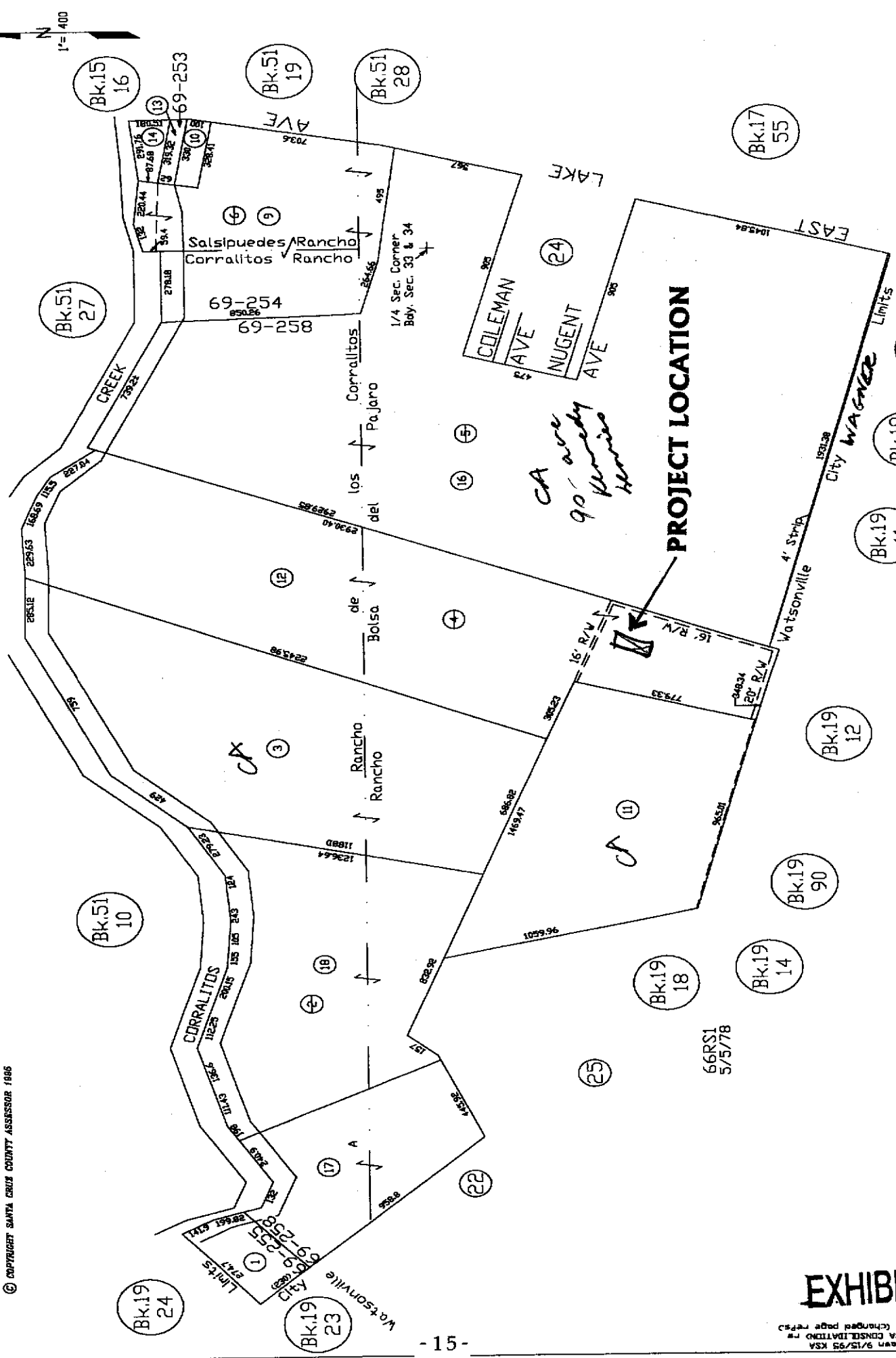


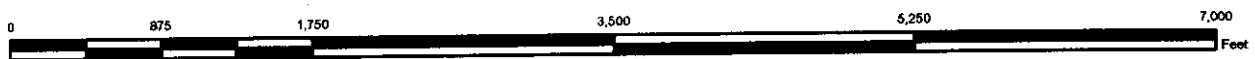
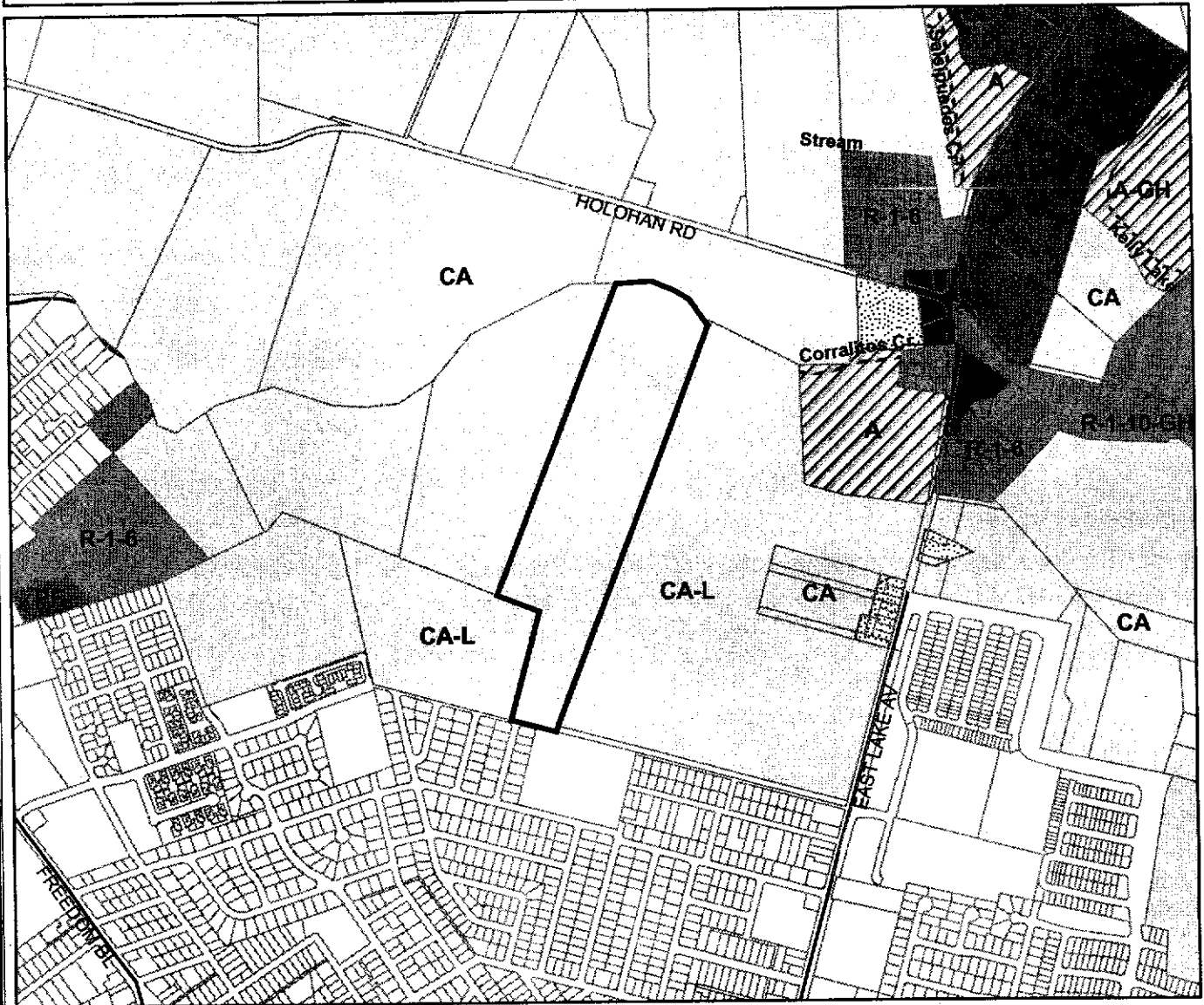
EXHIBIT E

Assessor's Map No. 48-23
 County of Santa Cruz, Cali
 June 1951

Note - Assessor's Parcel & Block

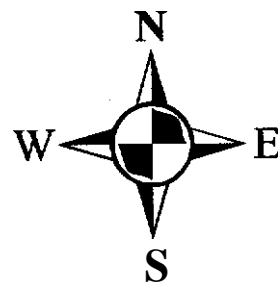


Zoning Map



Legend

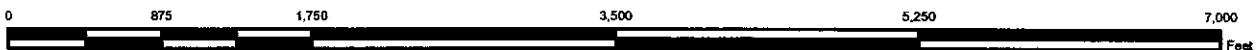
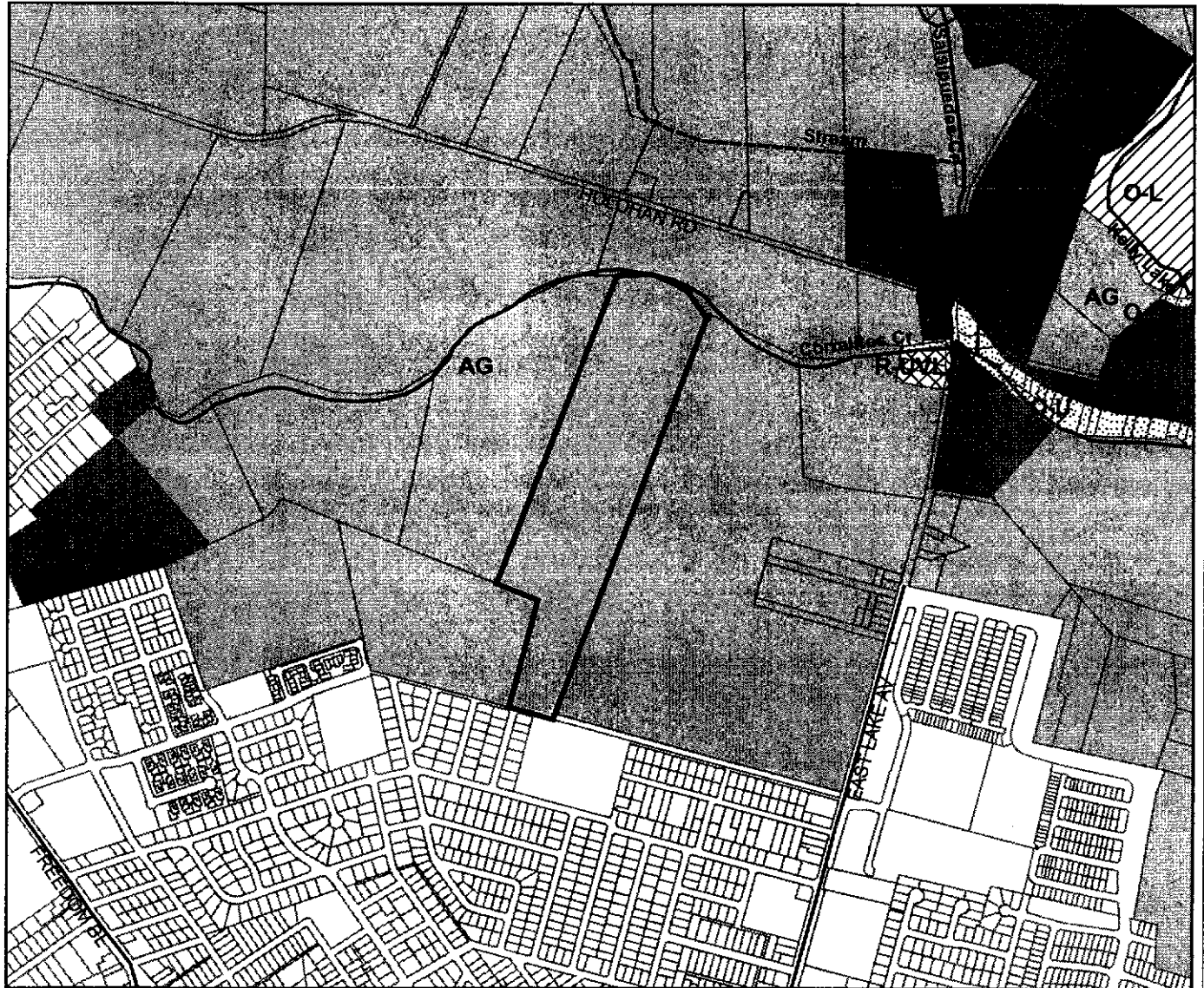
- APN 048-231-12
- Assessors Parcels
- Streets
- AGRICULTURE (A)
- AGRICULTURE COMMERCIAL(CA)
- RESIDENTIAL-SINGLEFAMILY (R-1)
- PUBLIC FACILITY(PF)
- COMMERCIAL-NEIGHBORHOOD(C-1)
- AGRICULTURE RESIDENTIAL(RA)
- CITY PROPERTY
- State Highways



Map Created by
County of Santa Cruz
Planning Department
July 2006

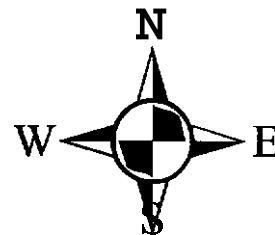


General Plan Designation Map



Legend

- APN 048-231-12
- Assessors parcels
- Major Roads
- State Highways
- INTERMITTENT STREAM
- LAKE
- PERENNIAL STREAM
- Agriculture (AG)
- Residential- Urban Low Density (R-UL)
- Public Facilities (P)
- Commercial-Neighborhood (C-N)
- Lake (O-L)
- Residential- Urban Very Low Density (R-UVL)
- Urban Open Space (O-U)



Map Created by
County of Santa Cruz
Planning Department
July 2006

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.: 06-0341
APN: 048-231-12

Date: September 8, 2006
Time: 13:45:49
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JULY 26, 2006 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JULY 26, 2006 BY ROBERT S LOVELAND =====
NO COMMENT

Project Review Completeness Comments

===== REVIEW ON JULY 26, 2006 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON JULY 26, 2006 BY JOAN VAN DER HOEVEN =====
ag statement of acknowledgement has been recorded May 06, 1991. in Book 4766 Page 572. official records of Santa Cruz County. \$1,000 certificate of deposit for the mobile home is on file at Wells Fargo bank account #1590-060844-000 for security deposit linked to permit 90-1255.

Dpw Drainage Completeness Comments

===== REVIEW ON JULY 17, 2006 BY CARISA R DURAN =====
Plans accepted as submitted. Discretionary stage application review is complete for this division.

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON JULY 17, 2006 BY CARISA R DURAN =====
For the building application submittal. please show on the plans how runoff from the mobile home will be dealt with and other impervious or semi-impervious areas, if any.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JULY 13, 2006 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JULY 13, 2006 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 06-0341
APN: 048-231-12

Date: September 8, 2006
Time: 13:45:49
Page: 2

===== REVIEW ON JULY 12, 2006 BY JIM G SAFRANEK =====
===== UPDATED ON JULY 12, 2006 BY JIM G SAFRANEK ===== Passing septic
pumper's required for development permit approval from EHS.
===== UPDATED ON AUGUST 21, 2006 BY JIM G SAFRANEK ===== Applicant needs
confirmation from a third party that the recommended repair to the tank top has been
completed. Was the baffle repaired as well? Also, EHS has record of a septic leaching
system serving the main dwelling only. Did the owner have the leachfield serving the
mobile home installed under an EHS permit for onsite sewage disposal?

Environmental Health Miscellaneous Comments

===== REVIEW ON JULY 12, 2006 BY JIM G SAFRANEK ===== No Comment.
===== UPDATED ON AUGUST 21, 2006 BY JIM G SAFRANEK =====
NO COMMENT

SEPTIC TANK PUMPING AND INSPECTION REPORT

COPY

COMPILER NAME: Art Edsberg Drilling & Sanitation, Inc. INSPECTION DATE: 8/2/06
JOB LOCATION: 150 Wagner Ave APN: 048-231-12
JOB CITY/AREA/CLOSEST CROSS STREET: Watsonville
OWNER: Barbara Leighton ADDRESS: 235 Hames Corralitos
REQUESTED BY: same ADDRESS: "

WORK FOR PUMPING/INSPECTION

MAINTENANCE ☐ HAULAWAY ☐ SALE INSPECTION ☐ SYSTEM FAILURE ☐ REPAIR ☐ OTHER mobile ho.
SLUDGE DISPOSAL LOCATION: permit

PROPERTY USE: HOME ☒ OTHER ☐ OCCUPIED? YES ☒ NO ☐ Watsonville

SEPTIC TANK: SIZE 1500 GALLONS PUMPED 1500 BOTH COMPARTMENTS PUMPED? ☐
TYPE: REDWOOD ☐ CONCRETE ☒ Redwood Top POLY ☐ FIBERGLASS ☐ OTHER ☐

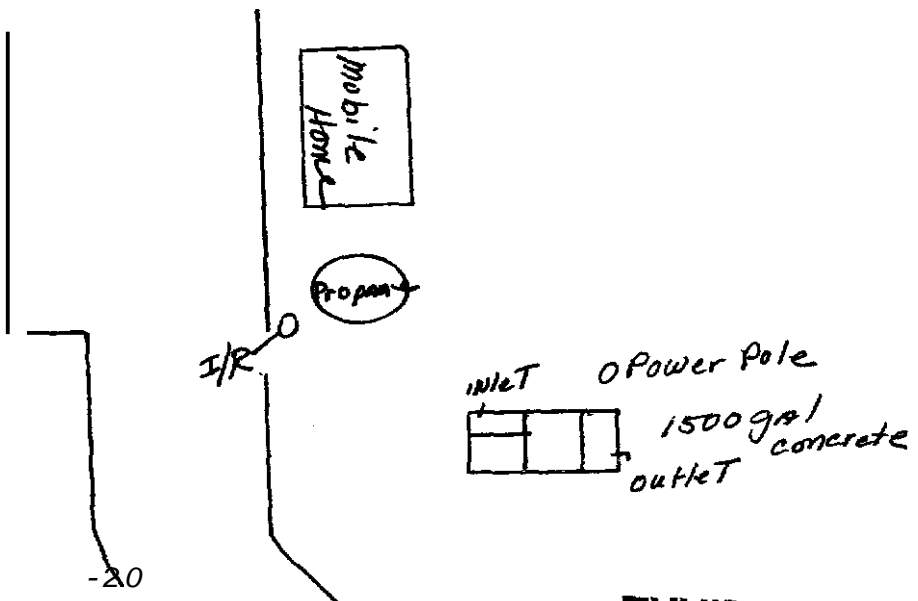
CONDITION OF TANK	GOOD	FAIR	POOR	REPAIRS RECOMMENDED	REPAIRS COMPLETED/DATE
SEPTIC ELLS/TEES			<input checked="" type="checkbox"/>	outlet need to be replaced.	Art Edsberg repaired 8/8/06
TANK TOP AND/OR LIDS			<input checked="" type="checkbox"/>	Tops rotten	owner will replace
SIDES/BOTTOM OF TANK			<input checked="" type="checkbox"/>		
BAFFLES		<input checked="" type="checkbox"/>		Redwood baffle loose	OK

OPERATIONAL LEVEL: HIGH ☐ LOW ☐ NORMAL ☐ DATE LAST PUMPED: _____

LEACHING SYSTEM

PRESENT OR PAST HIGH LEVEL IN TANK YES ☒ NO ☐
LIQUID FLOWBACK WHILE PUMPING? YES ☐ NO ☒
SIGNS OF SURFACING EFFLUENT? YES ☐ NO ☒
SEPARATE GREYWATER DISCHARGE? YES ☐ NO ☒
OTHER SYSTEM COMPONENTS/NOTES: has had toilet leak. Effluent T plugged with sewer & cleaned sewage and did 20 minute water test and passed.

SYSTEM LOCATION (SKETCH OR DESCRIBE, WITH MEASURED DIMENSIONS AND DIRECTION OF NORTH; INCLUDE ANY PERTINENT FEATURES SUCH AS PAVED AREAS, SURFACING EFFLUENT, CREEKS, LARGE TREES, ETC)



1
] ===== REVIEW ON JULY 6, 2006 BY SKIP RATSEP =====
] DEPARTMENT NAME:
] NOTE on the plans that these plans are in compliance with California
] Building and Fire Codes (1997) and District Amendment.
] ===== UPDATED ON JULY 6, 2006 BY SKIP RATSEP =====
] DEPARTMENT NAME:
] ===== UPDATED ON JULY 6, 2006 BY SKIP RATSEP =====
] DEPARTMENT NAME:
] SHOW on the plans a public fire hydrant within -250_ feet of any portion
] of the property, along the fire department access route, meeting the
] minimum required fire flow for the building. This information can be
] obtained from the water company.
] Fire hydrant shall be painted in accordance with the state of California
] Health and Safety Code. See authority having jurisdiction.
1
]


County of Santa Cruz
Planning Department
701 Ocean Street
Santa Cruz, CA 95060

Property APN: 048-231-12
Property Address: 1201 E. Lake Ave, Watsonville
Property Owner: Barbara Leighton for Coastal Berry

Project Description: Proposal to renew expired agricultural caretaker's mobile home permit (90-1255) to allow the placement of a mobilehome as a temporary residence for property utilized for berry crop production and to allow continued reduction of the agricultural buffer setback of 90 feet for a linear distance of 100 feet. This permit application request is for a period of 5 years. Property is located on the west side of East Lake Avenue approximately 2000 feet north of the Watsonville City limits.

The subject property is a 40 acre 'CA has been historically utilized for berry crop parcel actively engaged in agricultural operation and production for several years. In order to have greater security, the property owner is requesting a permit for an existing as-built agricultural caretaker's residence that was approved under prior approved permit 90-1255. The property owner had not realized the permit approval had expired. Renewal of the permit application is required to allow the agricultural mobilehome to remain in place to continue to support the existing agricultural use.

Most surrounding land uses are still agricultural since the time of the original application with newer residential development found now at the western side of the property. There are relatively no changes from the prior application, with the exception of the addition of vegetative materials to increase the effectiveness of the Agriculture buffer screening on the side that faces newer residential development. Plant materials that are found on the County's recommended Agricultural Buffer Planting list have been added to the site plan along the chainlink fence line for greater screening.

Owner's Agent: 
Claire Machado, Land Use Consultant
7970A Hwy 9, Ben Lomond, CA 95005
(831)454-6583

