



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0122**

Applicant: Brett Brenkwitz, Architect

Owner: Glaum Family LLC

APN: 041-132-24

Date: October 19, 2006

Agenda Item #: 12

Time: 1:30 p.m.

Project Description: Proposal to construct a Second Unit with an attached Habitable Accessory structure and garage on a parcel with a single-family dwelling and agricultural structures.

Location: Property located on the east side of Valencia Road, one mile north from Freedom Boulevard, at **3100** Valencia Road in Aptos.

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 **06-0122**, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	13.8 acres
Existing Land Use - Parcel:	Chicken egg ranch
Existing Land Use - Surrounding:	Low density residential
Project Access:	Valencia Road
Planning Area:	Aptos Hills
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)
Supervisory District:	Second (District Supervisor: Pirie)

Within Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Baywood loamy sand, Elkhorn-Pfeiffer complex, Zayante coarse sand
Fire Hazard:	Mitigatable fire hazard
Slopes:	15-30 percent slopes
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	585 cubic yards of grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archaeology:	Mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply:	Central Water District
Sewage Disposal:	Septic system CSA 12
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Non-zone

Analysis and Discussion

The proposed project is to construct a two story single-family second unit of approximately 1,196 square feet with an attached accessory structure of 530 square feet and attached garage of 554 square feet on a 13.8-acre parcel. The project is located at 3100 Valencia Road in Aptos. The building site is within 200 feet of Commercial Agricultural land to the north. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to **64** feet from APN 041-132-22.

The subject property is characterized by sloping topography. The parcel is not located within the Urban Services Line and may be characterized as a rural agricultural neighborhood. The parcel is developed with the Glaum Egg Ranch and the Second Unit use is consistent with the Agriculture (A) General Plan designation in that it shall be utilized by family members employed in the farm operation (Exhibit I). The implementing zoning is (CA) Commercial Agriculture and the proposal is consistent with all required development regulations of County Code Section 13.10.681. Commercial Agriculture zoned land is situated within 200 feet at the north side of the parcel at Assessor's Parcel Number 041-132-22, the 14-acre O'Neil apple orchard.

A reduced agricultural buffer is recommended due to the fact that the proposed Second Unit location is clustered with existing residential development thereby removing as little land as possible from production. **An** effective barrier of the 40-foot Valencia Road right-of-way increases the effective separated distance to the adjacent orchard to 104 feet. The applicant is proposing a buffer of evergreen, drought tolerant native shrubs at the north side of the parcel to reduce the impact of residential activities on the agricultural use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel. The plantings shall be of low water usage to protect existing

oaks in the vicinity, which are intolerant of excessive moisture. The applicant has recorded 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 as Document 2006-0048428 on August 17, 2006.

The existing trailer house on the property shown on Exhibit A was installed without benefit of a permit and must be removed from the property. The owner has indicated that it shall be used for agricultural caretaker's quarters on the new Glaum egg ranch at 100 Marsh Lane in Watsonville, APN 051-201-05, Application 05-0243.

Recommendation

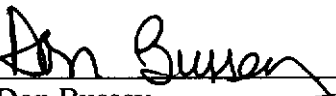
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 64 feet to the single-family dwelling from the adjacent CA zoned property known as APN 041-132-22, proposed under Application # 06-0122, based on the attached findings and recommended conditions.

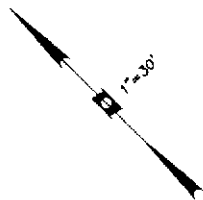
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

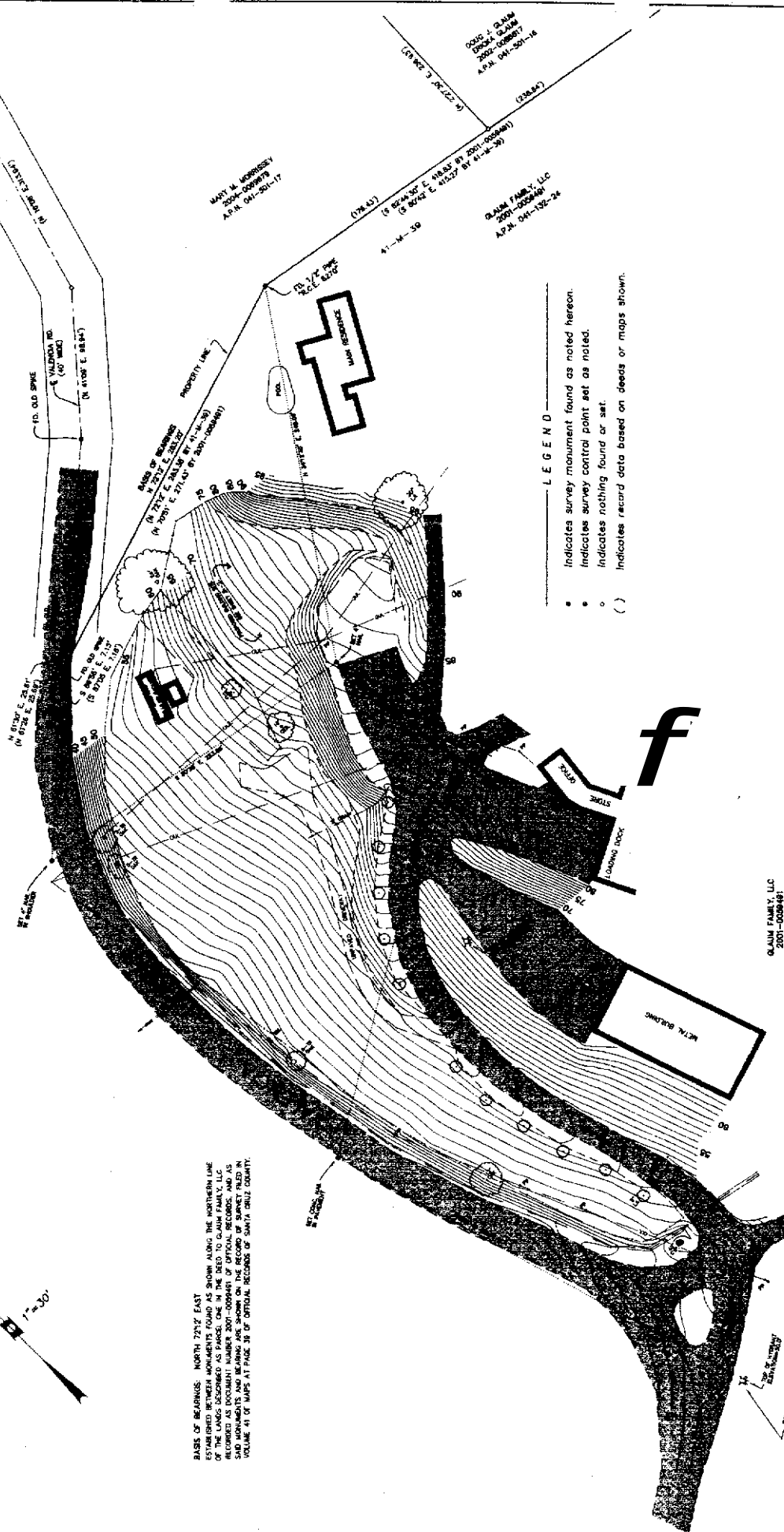
Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174
E-mail: pln140@co.santa-cruz.ca.us

Report Reviewed By:


Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department



BASIS OF BEARINGS: NORTH 72°17' EAST
 ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN ALONG THE NORTHERN LINE
 OF THIS MAP. THE BEARING OF THE NORTHERN LINE WAS DETERMINED BY THE
 RECORDS AS DOCUMENT NUMBER 2001-0008-181, AND AS
 SAID MONUMENTS AND BEARINGS ARE SHOWN ON THE RECORD OF SURVEY FILED IN
 VOLUME 41 OF MAPS AT PAGE 39 OF OFFICIAL RECORDS OF SANTA CRUZ COUNTY.



- LEGEND
- Indicates survey monument found as noted herein.
 - Indicates survey control point set as noted.
 - Indicates nothing found or set.
 - () Indicates record data based on deeds or maps shown.

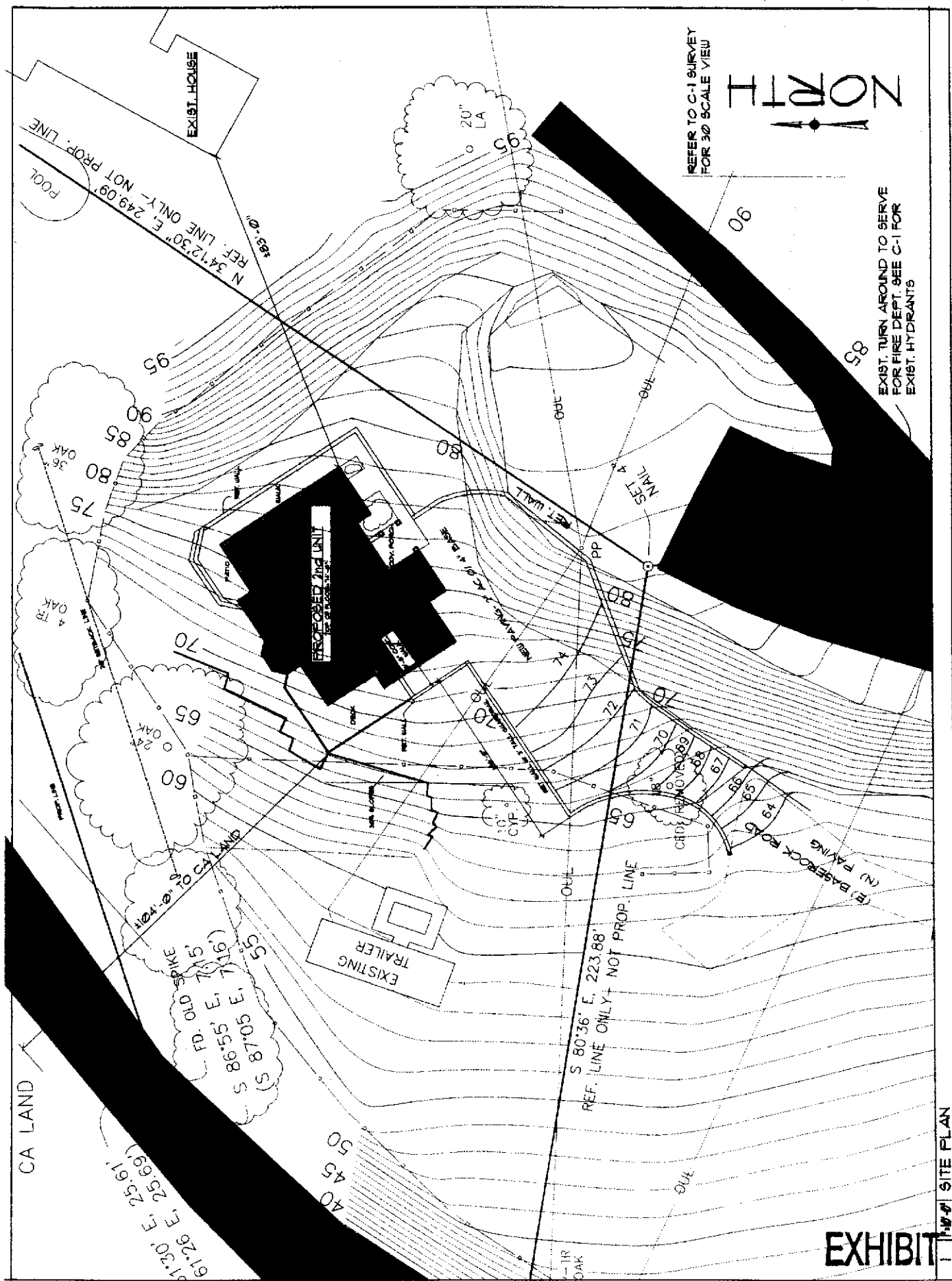


SURVEYOR'S MAP
 SHOWING TOPOGRAPHIC & SITE DATA ON
 PART OF THE LANDS DESCRIBED IN THE DEED TO
 GLAUM FAMILY, LLC
 RECORDED AS DOCUMENT NUMBER 2001-0008-181
 WITHIN THE APTOS RANCHO
 SEC. 8, T11S, R.1E, M.D. & M. PROJ.
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 30'
 BY: MICHAEL F. BEAUTZ, C.E.



GLAUM FAMILY, LLC
 2001-0008-181
 A.P.N. 041-132-24

REFERENCE ELEVATION IS THE TOP OF THIS FINE HYDRAULIC ASSESSMENT AS ELEVATION = 50.07 FOR
 THIS MAP. THE APPROXIMATE TRUE SEA-LEVEL. THE ORIGIN ELEVATION FOR THIS POINT IS 275.8.



**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 64 feet from the adjacent Commercial Agriculture zoned land. With the 40-foot width of the Valencia Road right-of-way, the effective agricultural setback would be proposed to be 104 feet where 200 feet are required. **An** effective barrier consisting of evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 041-132-22. 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 commercial egg production. The parcel is within 200 feet of Commercial Agriculture zoned land, but the proposed development is clustered with existing residential uses and therefore removes as little land as possible from production, consistent with General Plan Policy 5.13.27.

**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 establishment of this residential use will support the continued operation of the egg ranch on the property by providing housing for the farm family. By providing housing that could be used for farm labor, the project will not negatively impact commercial agricultural operations in the area.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or that no other agricultural use of the parcel is feasible for the parcel; or

The Second Unit is ancillary to the existing single-family residence on the site. Second units are an allowed use on agriculturally zoned land as per County Code section 13.10.681. The proposed residence could provide housing for family members engaged in the egg ranch production.

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 residential use shall be sited to minimize potential conflicts with the egg production facilities on the site by locating in the vicinity of the existing single-family residence. The existing apple orchards on the adjacent CA zoned parcel APN 041-132-22 will be protected from the proposed residential development by the existing 40-foot width of the Valencia Road right-of-way plus a 64-foot setback buffered with a vegetative screen of evergreen, drought tolerant native plants.

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.

The proposed project site is located toward the perimeter of the property, on gently sloping land, clustered with the existing single-family residence and removes as little land as possible from production. This area of the parcel could not be used for agricultural production because the slopes below the building pad area are too steep.

Conditions of Approval

Exhibit A: Project plans, 7 Sheets by Franks/Brenkwitz Architects dated 2-27-06 revised 6-11-06

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (041-132-22). 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 and Grading 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 **64** feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 041-132-22.
 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.
 3. All construction shall comply with the recommendations of the approved Geotechnical Investigation by Tharp & Associates Inc. dated July 2006, Project 06-05. A "Plan Review" letter from the project geotechnical engineer is required.
 4. Submit an erosion control plan for review by Environmental Planning.
 5. Submit a detailed grading and drainage plan, completed by a licensed civil engineer for review by Environmental Planning.

6. Provide calculations and design/construction details for both the percolation pit and the porous pavement structural section with building plans as per Public Works Drainage Division requirements. Show connections of the foundation grate drains and retaining wall back drains. Show grading work for the existing base rock drive being paved with AC. This new impervious surface should be continuously out sloped along its length such that it distributes runoff as sheet flow to landscape. If the road surface will concentrate runoff to point locations, appropriate mitigation measures will be required.
7. Comply with all requirements of the Environmental Health Service. The existing septic system shall be upgraded to meet current standards. An approved sewage disposal permit is required for the second unit.
8. Record the attached Declaration of Restrictions to maintain a second unit. The Declaration of Restrictions includes reference to the deed under which the property was acquired by the present owner and states the conditions under which it is allowed. **YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.**
9. The Second Unit shall not be located more than 100 feet from the existing single-family residence.
10. Pay the required Child Care fees for one bedroom. The current fee is \$109 but is subject to change.
11. Pay the required Park Dedication fee for the Aptos Hills Planning Area. The current fee is \$578 per bedroom, but is 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/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- D. The existing trailer on the site shall be removed.

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: October 19,2006

Effective Date: November 2.2006

Expiration Date: October 19,2008

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: 06-0122

Assessor Parcel Number: 041-132-24

Project Location: 3100 Valencia Road, Aptos CA 95003

Project Description: Agricultural Buffer Setback Determination

Person or Agency Proposing Project: Brett Brenkwitz

Contact Phone Number: (831) 662-8800

- 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 3 - Small Structures (Section 15303)

F. Reasons why the project is exempt:

New construction of small structures – Second Unit with attached habitable accessory structure

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

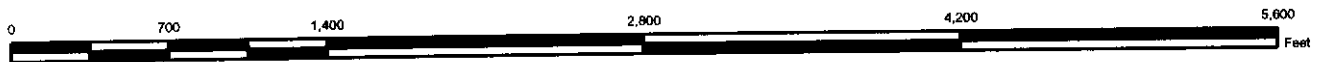
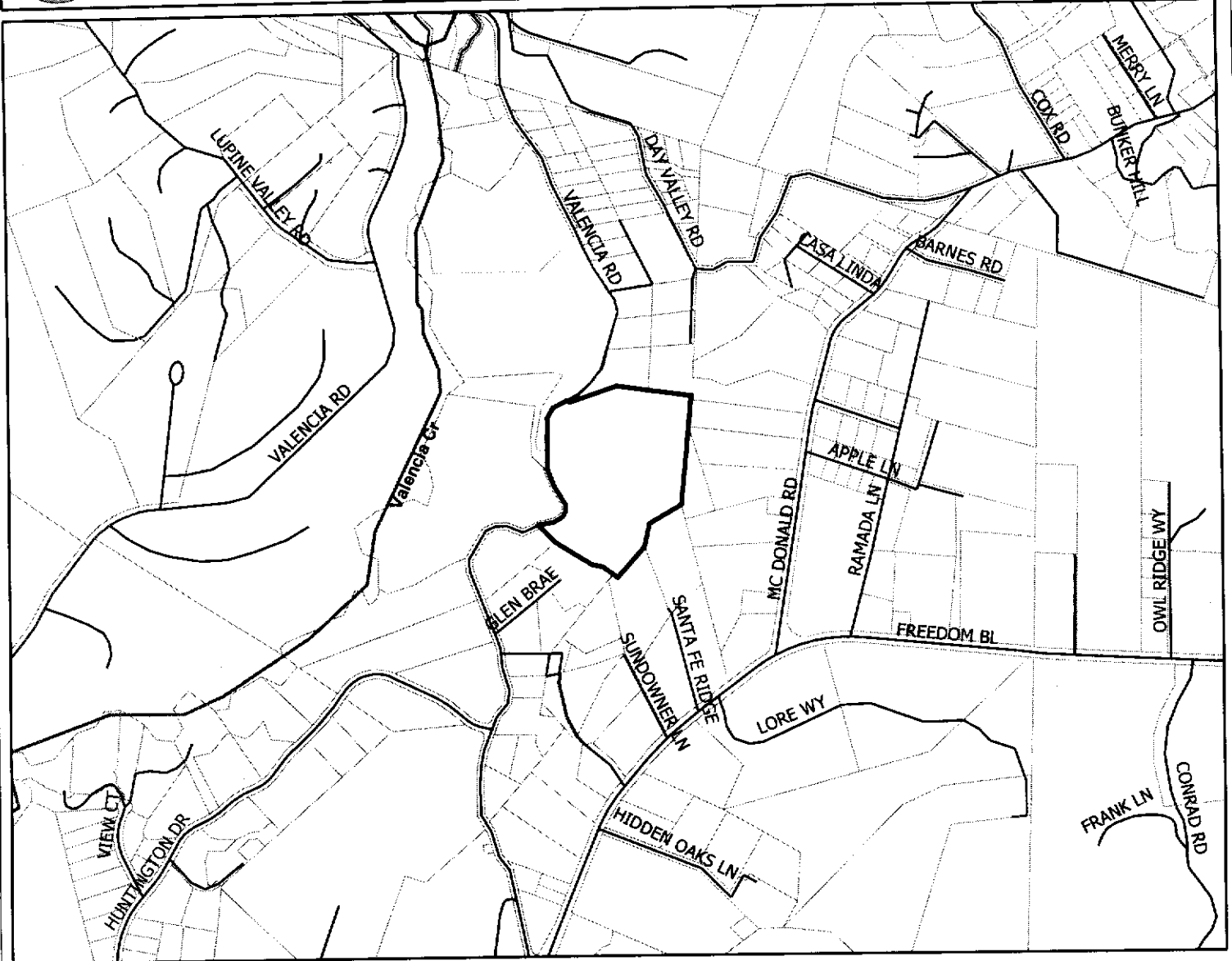
Joan Van der Hoeven, Project Planner

Date: October 19, 2006





EXHIBIT D

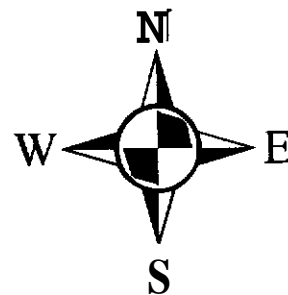


Location Map



Legend

-  APN 041-132-24
-  Assessors Parcels
-  Streets
-  PERENNIAL STREAM

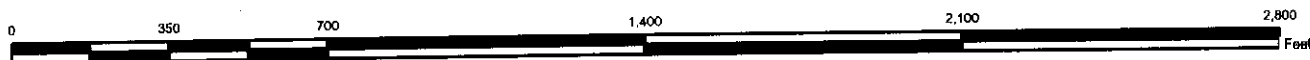
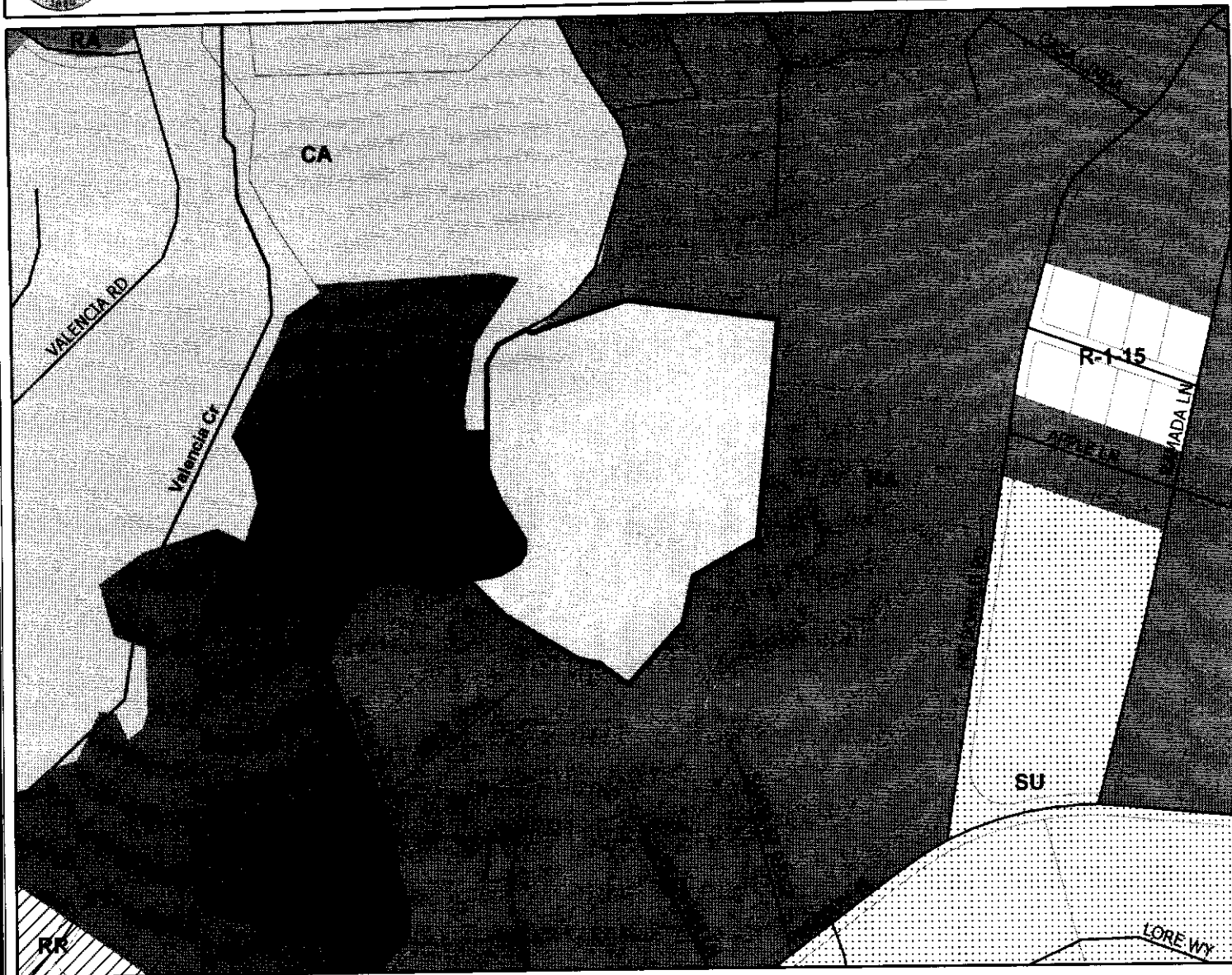


Map Created by
County of Santa Cruz
Planning Department
March 2006

EXHIBIT E

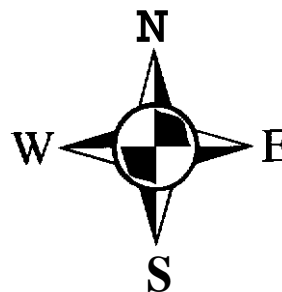


Zoning Map



Legend

- APN 041-132-24
- Assessors Parcels
- Streets
- PERENNIAL STREAM
- AGRICULTURE COMMERCIAL(CA)
- AGRICULTURE RESIDENTIAL(RA)
- AGRICULTURE (A)
- RESIDENTIAL-SINGLE FAMILY(R-1)
- SPECIAL USE(SU)
- RESIDENTIAL-RURAL(RR)

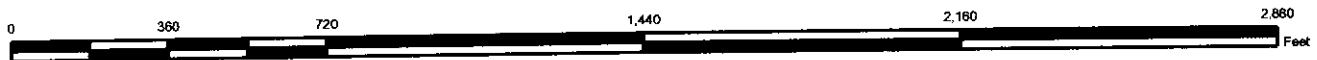
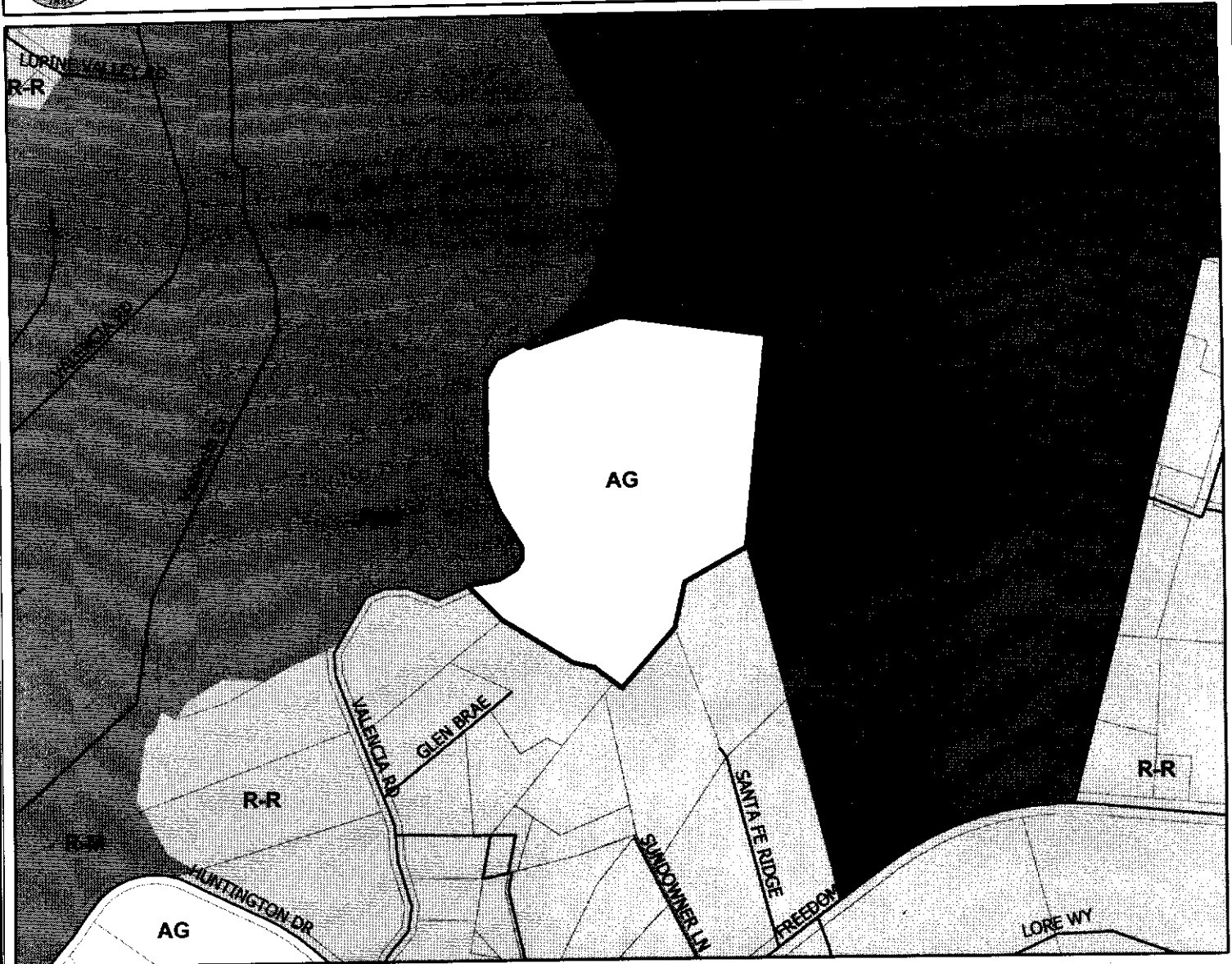


Map Created by
County of Santa Cruz
Planning Department
March 2006









EXHIBIT F

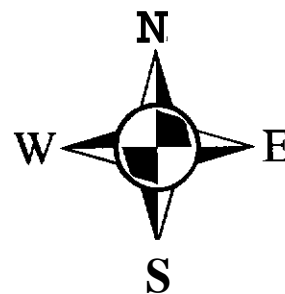


General Plan Designation Map



Legend

-  APN 041-132-24
-  Assessors Parcels
-  Streets
-  PERENNIAL STREAM
-  Agriculture (AG)
-  Residential-Rural (R-R)
-  Residential-Mountain (R-M)
-  Residential-Suburban (R-S)



Map Created by
County of Santa Cruz
Planning Department
March 2006

EXHIBIT F



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 Too: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

July 27, 2006

Brett Benkwitz
P.O. Box 537
Aptos, CA 95001

Subject: Review of Geotechnical investigation by Tharp and Associates, inc.
Dated July, 2006; Project #: 06-05
APN 041-132-24, Application #: 06-0122

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a plan review *letter* shall be submitted to Environmental Planning. The author of the report shall write the plan review *letter*. The letter shall state that the project plans conform to the report's recommendations.

After building permit issuance the soils engineer must remain involved with the project during construction. Please review the Notice to Permits Holders (attached). Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

I have examined the site and believe that the proposed accessory dwelling unit will be clustered in close proximity to the home, and is proposed to be located in the best compromise between agricultural land uses and the previous site development. Moving the proposed building location will place the accessory dwelling unit either on a slope that would be less stable, or in very close proximity to the agricultural uses.

Please call the undersigned at (831) 454-3175 if we can be of any further assistance. Please submit two copies of the report at the time of building permit application.

Sincerely,


Joe Hanna

County Geologist

Cc: Robert Loveland, Environmental Planning
Glaum Family LLC
Tharp and Associates, Inc.

(over)

EXHIBIT G

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven
Application No. : 06-0122
APN: 041-132-24

Date: September 7, 2006
Time: 08:34:22
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MARCH 28, 2006 BY ROBERT S LOVELAND =====

1. Please submit a soils report (3 copies) completed by a California licensed geotechnical engineer for review.
2. Please provide an estimate of earthwork (cubic yards) to complete this project.
3. Please provide grading cross-sections identified on "Sheet A-2" (enclosed).
4. **NOTE TO PLANNER:** Please add a biotic pre-site to this application. ===== UP-DATED ON MAY 5, 2006 BY ROBERT S LOVELAND =====

Completed a site visit with County Biologist (Bill Davilla) on 5/4/06 to check for presence of spineflower. Spineflower was not identified.

NOTE TO PLANNER: The request to add a "Biotic Assessment" to this application has been modified. Please change to "Biotic Pre-Site". ===== UPDATED ON JULY 27, 2006 BY JOSEPH L HANNA =====
Geotechnical Engineering Report accepted. ===== UPDATED ON AUGUST 8, 2006 BY ROBERT S LOVELAND =====

Comments above have been addressed

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 28, 2006 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit an erosion control plan for review
2. Submit a detailed grading and drainage plan, completed by a licensed civil engineer, for review.
3. Obtain a grading permit from the Planning Department
4. Submit a "Plan Review" letter from your project geotechnical engineer for review.

Project Review Completeness Coments

===== REVIEW ON MARCH 28, 2006 BY JOAN VAN DER HOEVEN =====

Square footage for thesecond unit exceeds the 1,200 square foot limit set bu County Code Section 13.10.681. (Ground floor 795 + Laundry 72 + 2nd floor 401 = 1,268). Habitable accessory structure is permitted per 13.10.681.d.7. Show proposed agricultural buffer adjacent to CA Commercial Agricultural land at APN 041-132-22, O'Neil orchard. 6-foot solid wood board fence or evergreen drought tolerant natives preferred (low water to protect existing oaks).

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 06-0122
APN: 041-132-24

Date: September 7, 2006
Time: 08:34:22
Page: 2

Project Review Miscellaneous Comments

===== REVIEW ON MARCH 28, 2006 BY JOAN VAN DER HOEVEN =====
Record an Agricultural Statement of Acknowledgement. / ~~done~~ 2006-0048428

Dpw Drainage Completeness Comments

===== REVIEW ON MARCH 27, 2006 BY DAVID W SIMS =====
1st Review, 03/27/06

General Plan policies: <http://www.sccoplanning.com/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 7.23.5 Control Surface Runoff

1) Provide a stormwater mitigation plan consistent with the development policies listed above.

See miscellaneous comments. ===== UPDATED ON AUGUST 3, 2006 BY DAVID W SIMS =====

2nd Review:

Item 1) Complete.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON MARCH 27, 2006 BY DAVID W SIMS =====

A) Site soils are mapped as being highly pervious. This should easily allow for mitigating runoff increases to pre-development levels, and providing groundwater recharge.

B) The parcel already has a considerable amount of impervious surfacing. Effort should be made to further simplify and combine access to the new second unit by way of the existing paved surfaces. rather than using multiple routes or creating new paved routes. Any fire truck turn-around should be incorporated over existing paved area as much as is possible. Attention to home location and orientation can help reduce pavement extents. Additional parking areas should be held to a minimum. Alternatively, porous pavements may be considered, and pavement extents need not be so limited.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. 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://www.sccoplanning.com/brochures/drain.htm>

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

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 06-0122
APN: 041-132-24

Date: September 7, 2006
Time: 08:34:22
Page: 3

to 12:00 noon if you have questions. ===== UPDATED ON AUGUST 3, 2006 BY DAVID W
SIMS =====

Miscellaneous: (to be completed w/building plans)

A) Previous note.

B) Previous note.

C) Provide calculations and design/construction details for both the percolation pit and the porous pavement structural section with the building plans.

D) Provide a letter of review from a licensed geotechnical engineer approving of the location of the fully designed percolation pit.

E) Explain/show connections (if any) of the foundation grate drains and retaining wall back drains.

F) Note/show grading work for the existing baserock drive being paved with AC. This new impervious surface should be continuously outsloped along its length such that it distributes runoff as sheet flow to landscape. If the road surface will concentrate runoff to point locations, appropriate mitigation measures will be required.

Dpw Road Engineering Completeness Comments

===== REVIEW ON APRIL 14, 2006 BY GREG J MARTIN =====

Access road up to the new driveway is required to be a minimum of 20 feet wide.

If you have any questions please call Greg Martin at 831-454-2811

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON APRIL 14, 2006 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON MARCH 16, 2006 BY JIM G SAFRANEK =====

NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 16, 2006 BY JIM G SAFRANEK =====

The proposed project requires that septic system be upgraded to meet current standards. Applicant must obtain an approved sewage disposal permit for the 2nd unit. Contact the appropriate Land Use staff of Environmental Health at 454-3069.T. Boone.

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 06-0122
APN: 041-132-24

Date: September 7, 2006
Time: 08:34:22
Page: 4

----- REVIEW ON MARCH 13, 2006 BY ERIN K STOW -----

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

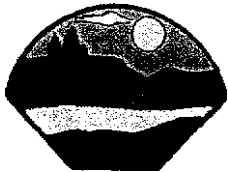
Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

----- REVIEW ON MARCH 13, 2006 BY ERIN K STOW -----

NO COMMENT



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

March 10, 2006

Planning Department
county of Santa Cruz
Attention: Joan Van der Hoeven
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN 41-132-24 / Appl #06-0122
3100 Valencia Road

Dear Ms. **Van** der Hoeven:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections **as** presented.

- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. **Any changes** or alterations *shall* be resubmitted for review prior to construction.

In order to obtain building application approval, recommend **you** have the DESIGNER add appropriate NOTES and DETAILS showing the following **information on the** plans that are submitted for **BUILDING PERMIT**.

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) and **District** Amendment.

NOTE on the **plans** the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING , and SPRINKLERED or NON-SPRINKLERED **as** determined by building offiaal and outlined in Part IV of the California Building Code.

(e.g. R-3, Type V-N, Sprinklered)

EXHIBIT G

SHOW on the plans a public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building. This information can be obtained from the water company.

If the public fire hydrant is further than 250 feet from any portion of the building, a new fire hydrant **will** be required.

FIRE FLOW requirements for the subject property are **1000** gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and adopted standards of the Aptos/La Selva Fire ~~Protection~~ District.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to ~~this~~ agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE ~~PROTECTION~~ SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan ~~submittal~~ and permit, **will** be issued to a Class B, Class ~~C-16~~, Class C-36 or owner/builder. No exceptions.

SHOW on the plans where smoke detectors are to be ~~installed~~ according to the following locations and approved by ~~this~~ agency as a minimum requirement.

- One detector adjacent to each sleeping area (~~hall~~, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of **24"** rise or greater and in an accessible location **by** a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans, building numbers shall be provided. Numbers shall be a **minimum** of four(4) inches in height **on** a contrasting background and visible from the street. Where **numbers** are ~~not~~ visible from the street, additional numbers shall be installed on a **directional** sign at the property driveway and the street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch.

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.

EXCEPTION 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.

NOTE on the plans the job copies of the building and fire **systems** plans and permits must be on-site during inspections.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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 reviewer and reviewing agency.

Sincerely,


Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection ~~District~~

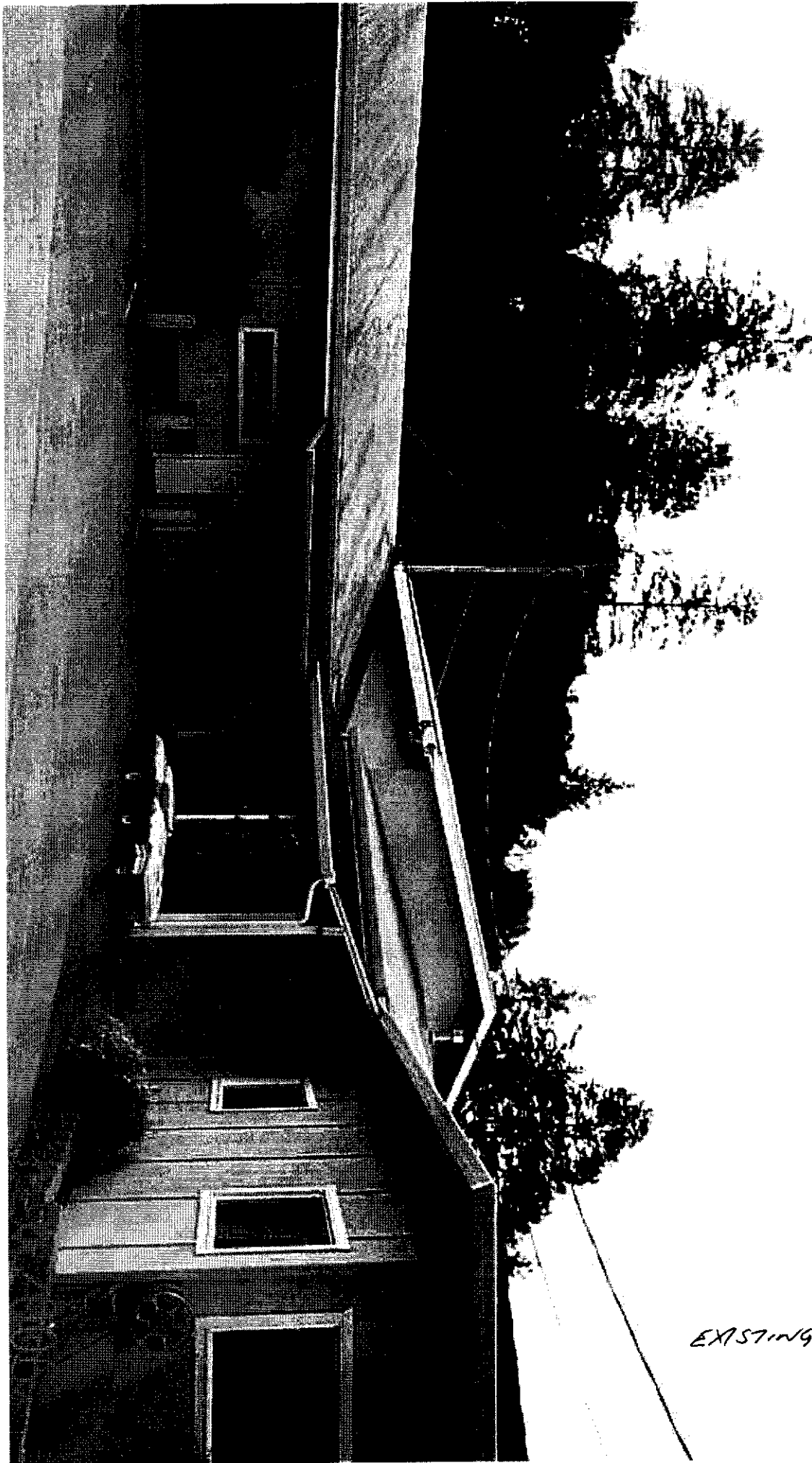
Cc: Glaum Family
3100 Valencia Road
Aptos, CA 95003

cc: Brett Brenkwitz
P.O. Box 537
Aptos, CA 95001



EXISTING SFB

EXHIBIT H



EXISTING EGG BLDG

EXHIBIT H

Hi,

My name is Sherrie Glaum. I'm third generation Glaum, born in Santa Cruz at the old Dominican Hospital, raised and lived all my life in Aptos. I grew up on my family's egg ranch, which my parents started in 1953. My two brothers, sister and I helped my parents with the egg ranch until we eventually after high school went on to college, other jobs, or sports.

Years later my parents dream came true as one by one their children came back to help run the family business, Glaum Egg Ranch. One and a half years ago the business was turned over to my brothers, Steve and Doug, my sister, Debbie and I. My dad had passed away in 2004. My mom is still very much involved in the business.

As new owners we've expanded this passed year to a second location in Watsonville. We bought 28 acres and updated barns to house our new flocks of organic and cage free chickens. We're excited with our new expansion and receiving great support from our customers and community.

When my dad passed away, I temporarily moved in with my Mom to help her (and myself) through a very difficult time. I sold my home this passed summer and started planning a house to build near my mom, business and on the land I grew up on.

My future is in this community, with the Glaum Egg Ranch and helping secure the future for the fourth generation.

Sincerely,

Sherrie Glaum