



## Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0584**

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**Applicant:** Robin Brownfield  
**Owners:** Raymond & Gina Loftin  
**APN:** 108-071-24

**Date:** January 18, 2007  
**Agenda Item #:** 7  
**Time:** 1:30 p.m.

**Project Description:** Proposal to construct a 445 square foot room addition to an existing single-family dwelling.

**Location:** Property located on the west side of Corralitos Road about 100 feet north from Aldridge Lane, at 543 Corralitos 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 06-0584, 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:	18,687 <b>square</b> feet
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	SFD's, Corralitos Market, agriculture
Project Access:	Corralitos Road
Planning Area:	Eureka Canyon
Land Use Designation:	RR (Rural Residential)
Zone District:	R-1-15 (Single-family residential/15,000 <b>square</b> foot minimum lot size)
Supervisory District:	Second (District Supervisor: Pirie)

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Within Coastal Zone:                           Inside                        x   Outside

### Environmental Information

Geologic Hazards:            Mapped CFZ/no physical evidence on site  
 Soils:                            Baywood loamy sand  
 Fire Hazard:                  Not a mapped constraint  
 Slopes:                        0-4 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:                Mapped/no physical evidence on site

### Services Information

Inside Urban/Rural Services Line:         Yes                        X   No  
 Water Supply:                            City of Watsonville  
 Sewage Disposal:                        CSA#12, private septic system  
 Fire District:                            Pajaro Valley Fire Service Area  
 Drainage District:                        Zone 7 Flood Control/Water Conservation District

### Analysis and Discussion

The proposed project is to construct a 445 square foot addition to an existing 910 square foot, one-story single-family dwelling on an 18,687 square foot parcel. The project is located at 543 Corralitos Road in Watsonville. The house was constructed in 1915. The building site is within 200 feet of Commercial Agricultural land, across Corralitos Road, to the east. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 70 feet from APN 107-221-05. This 70-foot distance represents a 20 foot front setback from the subject property line plus the 50-foot width of the Corralitos Road right of way, which separates the residence from the orchard.

The subject property is characterized by flat topography. The parcel is not located within the Urban Services Line and may be characterized as a rural residential neighborhood. The parcel carries a Rural Residential (RR) General Plan designation and the implementing zoning is (R-1-15) Single-family residential with a 15,000 square foot minimum lot size. Commercial Agriculture zoned land is situated within 200 feet at the east side of the parcel at Assessor's Parcel Number 107-221-05, the 11.86 acre Nancy New orchard.

A reduced agricultural buffer is recommended due to the fact that the residence has existed at its current location since 1915 and with the narrow 55-foot property frontage and **304** foot lot depth, there would not be sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. No additional physical buffering is recommended due to sight distance concerns along Corralitos Road. The 50-foot width of the road way serves to reduce the impact of residential activities, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel. The applicant shall **further** be required to

record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

### Recommendation

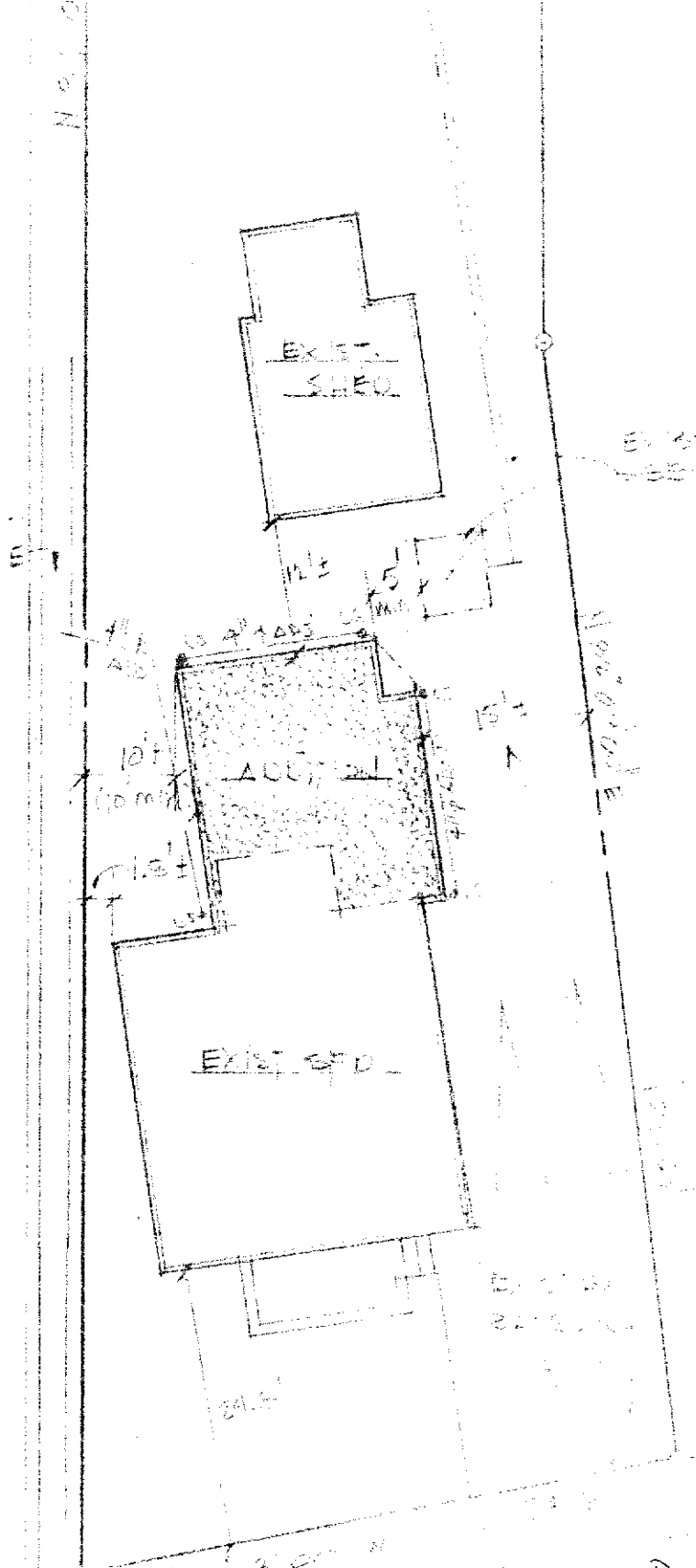
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission APPROVE the Agricultural Buffer Reduction from 200 feet to about 70 feet to the single-family dwelling from the adjacent CA zoned property known as AFN 107-221-05, proposed under Application # 06-0584, 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](http://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](mailto:pln140@co.santa-cruz.ca.us)

Report Reviewed By: Don Bussey  
Don Bussey  
Deputy Zoning Administrator



7543 CORRALITOS ROAD

# LOFTON ADDITION

FOR KAY N GINA LOFTON  
 515 CORRALITOS ROAD, CORRALITOS, CA 95008  
 A.P.N. 024-001-24

DRAWN
CHECKED
DATE
SCALE
JOB NO
SHEET

EXHIBIT A

Required Findings **for** Agricultural **Buffer** Setback Reduction  
County Code Section 16.50.095(b)

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback; or
2. Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback; or a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural uses, based on the establishment of a physical barrier, unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way; and/or some other factor which effectively supplants the 200 foot buffering distance to the greatest degree possible; or

The habitable structure is set back 20 feet from the front property line. With the 50-foot width of the Corralitos Road right-of-way, the effective agricultural setback would be proposed to be 70 feet where 200 feet are required. **An** effective barrier consisting of the Corralitos Road right of way has been adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 107-221-05. Tall fencing is not recommended as it may 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.

## Conditions of Approval

Exhibit A: Project Plans, 2 Sheets, by Robin Brownfield dated October 2006.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (107-221-05). 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 70 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel Assessor's Parcel Number 107-221-05. A minimum 20-foot front setback is required.
    2. Maintain a minimum 6-foot separation between the habitable addition and the detached storage shed.
  - 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.
- 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. Comply with all requirements of the Environmental Health Service for the septic system.

IV. Operational Conditions

- A. All required Agricultural Buffer Setbacks shall be maintained.
  - B. 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.

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Minor Variations to **this** permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please **note: This permit expires on the expiration date listed below unless you obtain the required permits and commence construction.**

Approval Date: 1-18-2007

Effective Date: 2-01-2007

Expiration Date: 2-01-2009

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Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the ~~Santa~~ Cruz County Code.



# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 06-0584

Assessor Parcel Number: 108-071-24

Project Location: 543 Corralitos Road, Watsonville CA 95076

**Project Description: Room addition to an existing small structure**

**Person or Agency Proposing Project: Robin Brownfield**

**Contact Phone Number: 724-4994**

- 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:

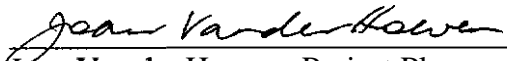
E. ☒ **Categorical Exemption**

Specify type: Class 1 - Addition to existing small structure - Section 15301

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

Addition to **an** 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: January 18, 2007

EXHIBIT D

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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RANCHO DE LOS CORRALITOS  
POR. SEC. 12, T.11S., R.1E., M.D.B. & M.

Tax Area Code  
69-087 69-262

108-07

06

BLAKE AVE  
BLAKE AVE  
BLAKE AVE

Bk.107  
19

29MB17  
2/10/49

1/4 Sec. Cor.  
Ctr. Sec. 12

Bk.107  
20

EUREKA CANYON RD

Bk.107  
21

BROWN'S VALLEY RD

47MB65  
5/13/74

Bk.107  
22

CORRALITOS

PROJECT LOCATION

EXHIBIT E

- 10 -

Chronically drawn 11/2/97 KSA  
4/8/98 CB (Tax Contribution)  
8/28/00 CB (0-003032, LBA 1-60 & 61)  
10/10/01 map (changed page refs)  
1/31/03 DD (2-009297, LBA 1-62 & 63)

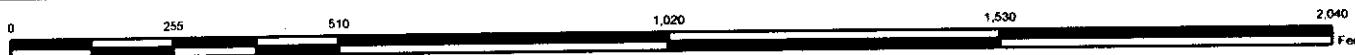
Note - Assessor's Parcel & Block

Assessor's Map No. 108-07  
County of Santa Cruz, Calif.



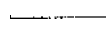
CA 0-1722  
10-1-86  
11-86  
Ordinance  
Number

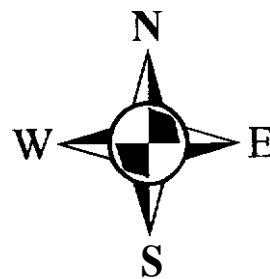


# Location Map



## Legend

-  **APN 108-071-24**
-  **Assessors Parcels**
-  **Streets**

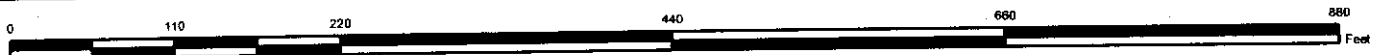
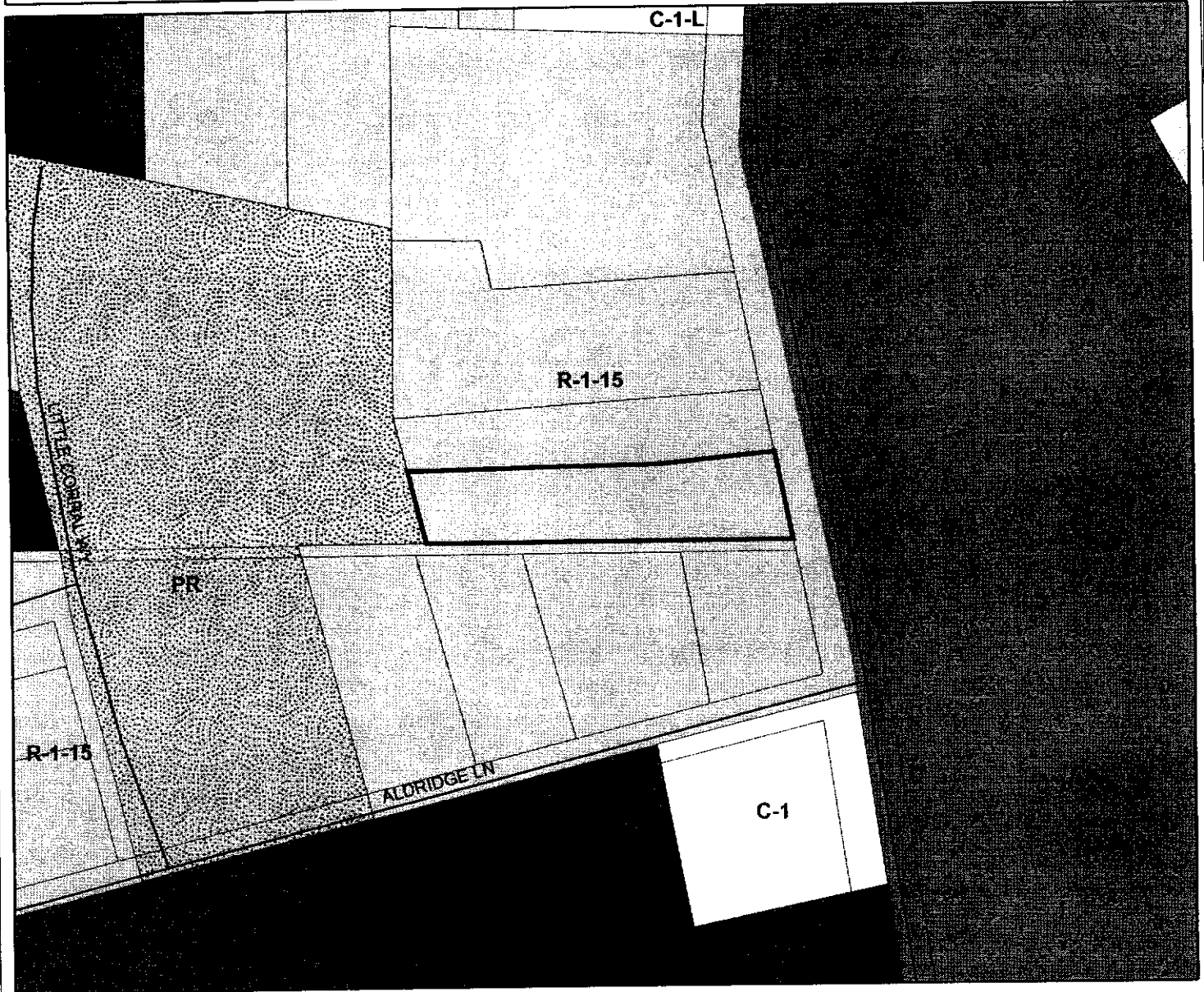


Map Created by  
County of Santa Cruz  
Planning Department  
November 2006







**EXHIBIT E**

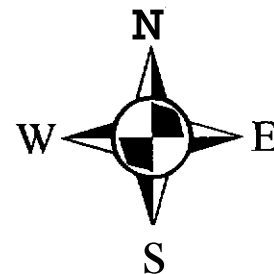


# Zoning Map



## Legend

-  APN 108-071-24
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  AGRICULTURE COMMERCIAL (CA)
-  PUBLIC FACILITY (PF)
-  PARK (PR)
-  COMMERCIAL-NEIGHBORHOOD (C-1)

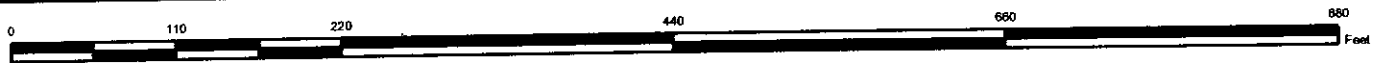
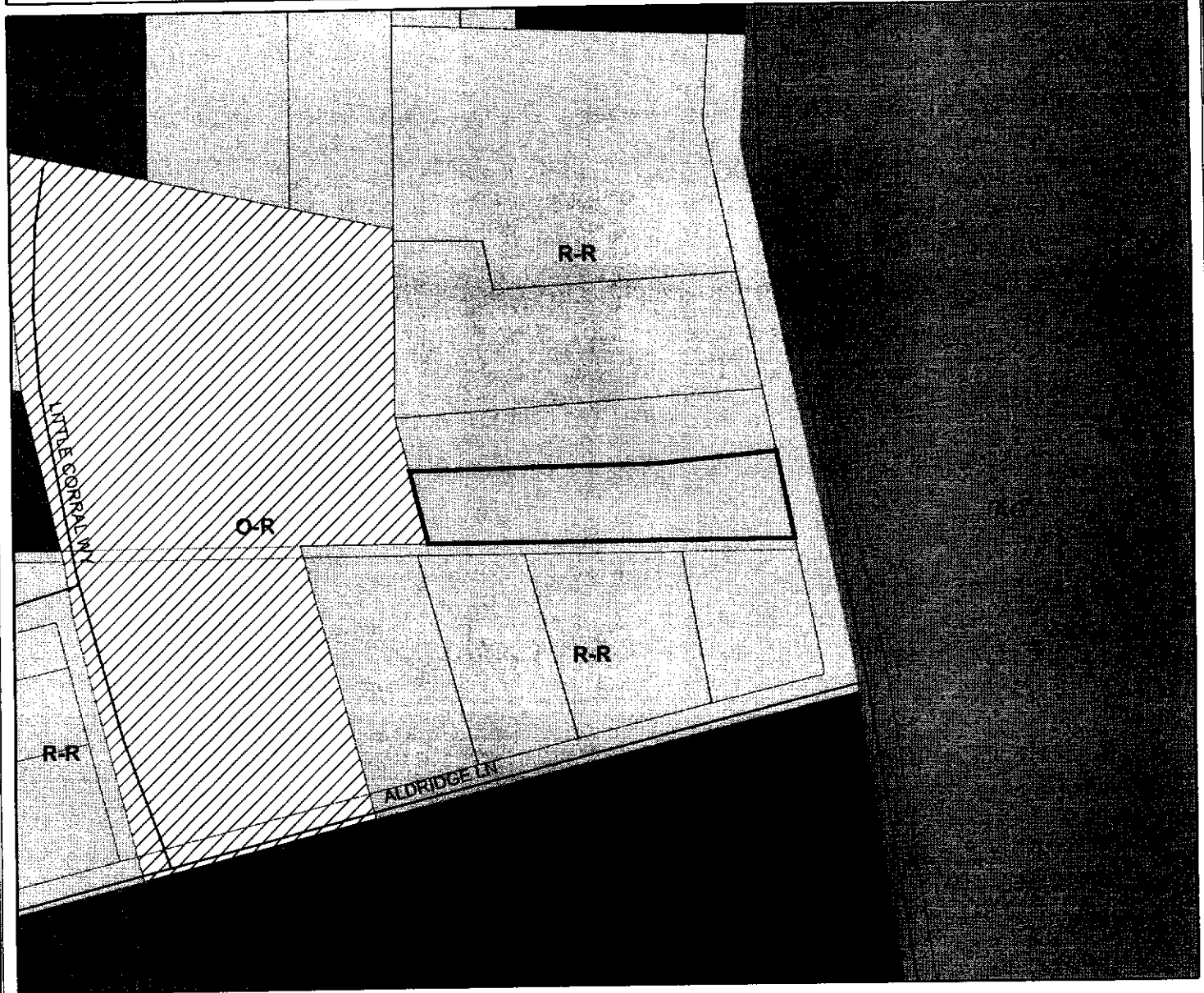


Map Created by  
County of Santa Cruz  
Planning Department  
November 2006





**EXHIBIT F**

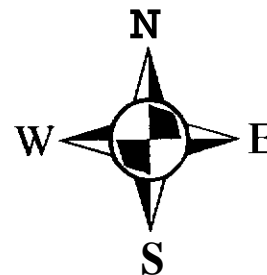


# General Plan Designation Map



## Legend

-  APN 108-071-24
-  Assessors Parcels
-  Streets
-  Residential-Rural(R-R)
-  Agriculture (AG)
-  Public Facilites (P)
-  Commercial-Neighborhood(C-N)
-  Parks and Recreation(O-R)



Map Created by  
County of Santa Cruz  
Planning Department  
November 2006

**EXHIBIT F**

**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.: 06-0584  
APN: 108-071-24

Date: December 1, 2006  
Time: 09:26:20  
Page: 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON NOVEMBER 8, 2006 BY ROBERT S LOVELAND =====

Checked with the County Geologist to see if further geotech/geologic information is required? Answer: No

The biotic mapped resource is not present within the project location.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON NOVEMBER 8, 2006 BY ROBERT S LOVELAND =====  
NO COMMENT

**Project Review Completeness Comments**

===== REVIEW ON NOVEMBER 20, 2006 BY JOAN VAN DER HOEVEN =====  
NO COMMENT

**Project Review Miscellaneous Comments**

===== REVIEW ON NOVEMBER 20, 2006 BY JOAN VAN DER HOEVEN =====  
Record an Agricultural Statement of Acknowledgement

**Dpw Drainage Completeness Comments**

===== REVIEW ON NOVEMBER 2, 2006 BY JOHN G LUMICAO ===== Existing concrete drainage flume is outside the property line and could be a private entity. There are no storm drainage easements shown thereby prohibiting others to discharge storm runoff into these systems. Show offsite discharge outfall, does it end on Corralitos road as shown?

**Dpw Drainage Miscellaneous Comments**

===== REVIEW ON NOVEMBER 2, 2006 BY JOHN G LUMICAO =====  
See completeness comments

**Environmental Health Completeness Comments**

===== REVIEW ON NOVEMBER 7, 2006 BY JIM G SAFRANEK =====  
Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning.

**Environmental Health Miscellaneous Comments**

===== REVIEW ON NOVEMBER 7, 2006 BY JIM G SAFRANEK =====  
NO COMMENT

ORCHARD 107-221-05



SFO

108-071-24



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EXHIBIT H