



County of Santa Cruz

BRUCE DAU, Chairperson
KEN KIMES, Vice Chairperson
Ken Corbishley, Executive Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – January 18, 2007

Members Present

Bruce Dau
Ken Kimes
Frank “Lud” McCrary
Sam Eamshaw
Mike Manfre
Ken Corbishley (ex officio)

Staff Present

Joan Van der Hoeven
Lisa LeCoup
Nell Sulborski
Steven Guiney
Lani Freeman

Others Present

Stephanie Camacho
Brett Brenkwitz
Ron Powers
Robert Whalen
John Sanchez
Marie Sanchez
Frank E. Areyano
Barbara Power
Dean Coley
Dee Murray
Les Simad
Michael Almasri
Barbara Lyons
Julie Skromme
Mark Pista
Evan Shepherd Reiff
Betty Allen
Marilyn Garrett

1. The meeting was called to order by Bruce Dau at 1:35 p.m.
2. (a) Approval of October 19, 2006 Minutes

M/S/P to approve the minutes

(b) Additions/Corrections to Agenda

None.

3. Review of APAC correspondence

Annual Report was submitted to the Board of Supervisors, and Jan Beautz sent a letter recommending acceptance of the report.

4. Commissioner's Presentations:

Bruce announced that Joan Van der Hoeven was retiring. Joan introduced Steven Guiney as her replacement, and Lani Freeman who will also be assisting with the meetings.

5. Oral Communications:

None.

CONSENT AGENDA:

Notice of Pending Action pursuant to County Code Section 16.50.095(g).

6. Proposal to construct a 462 square foot room addition to an existing single-family dwelling. The project requires an Agricultural Buffer Determination to reduce the 200-foot agricultural buffer to about 67 feet. Property located on the northeast side of Larkin Valley Road about 260 feet northwest from Carson Lane at 486 Larkin Valley Road in Watsonville.
Application: #06-0580
APN: 049-161-18
Applicant: Brett Brenkwitz, Architect
Owner: Nigel M. Peacock
Project Planner: Joan Van der Hoeven, phone 454-5174, pln140@co.santa-cruz.ca.us
7. Proposal to construct a 445 square foot room addition to an existing single-family dwelling. The project requires an Agricultural Buffer Determination. Property located on the west side of Corralitos Road, 500 feet south from Hames Road, at 543 Corralitos Road in Watsonville.
Application: #06-0584
APN: 108-071-24
Applicant: Robin Brownfield
Owners: Raymond & Gina Loftin
Project Planner: Joan Van der Hoeven, phone 454-5174, pln140@co.santa-cruz.ca.us

8. Proposal to construct a 499 square foot room addition to an existing single-family dwelling, to include a new outdoor hot tub and patio feature. The project requires an Agricultural Buffer Determination. Property located on the west side of San Vicente Street, about 1,000 feet north of Marine Avenue, at 16 San Vicente Street in Santa Cruz.
Application: #06-0110
APN: 058-111-17
Applicants: Tom & Melissa Fern Wedlock
Owners: Tom & Melissa Fern Wedlock
Project Planner: Jack Nelson, phone 454-3259, pln152@co.santa-cruz.ca.us

M/S/P to accept consent agenda.

REGULAR AGENDA:

9. Proposal to transfer approximately 10.86 acres of land from APN 088-081-08 to APN 088-081-07, resulting in two parcels of about 32.8 acres and 13.5 acres respectively. The project requires a Lot Line Adjustment, rezoning of APN 088-081-07 from Special Use (SU) to Commercial Agriculture (CA) and an amendment to the Williamson Act contract for APN 088-081-08 and establishment of a Williamson Act contract for APN 088-081-07. Requires an Agricultural Viability Determination. Property located on the south side of Skyline Boulevard, about 2.4 miles east of the intersection with Highway 9, at 15435 Skyline Boulevard in Los Gatos.
Application: #06-0589
APNs: 088-081-07 and 088-081-08
Applicant: Powers Land Planning, Inc.
Owners: Robert & Mary Ann Whalen
Project Planner: Joan Van der Hoeven, phone 454-5174, pln140@co.santa-cruz.ca.us

Joan Van der Hoeven gave the staff report. Staff is recommending acceptance of the Agricultural Viability Determination and adoption of the resolution recommending a rezoning. No communication had been received from the public.

M/S/P to accept staffs recommendations.

10. Proposal to demolish an existing garage and to construct a new garage with a second unit above on the second floor. The project requires an Agricultural Setback Determination. Property located on the south side of College Drive, about 600 feet east from Lake Avenue, at 48 College Drive in Watsonville.
Application: #05-0598
APN: 051-161-05

Applicant: Marie Sanchez

Owner: John Sanchez

Project Planner: Joan Van der Hoeven, phone 454-5 174, pln140@co.santa-cruz.ca.us

Joan Van der Hoeven gave the staff report. Project is not available for final action today, since it will need to be reviewed by zoning. Staff is recommending approval of the project with the Agricultural Buffer Reduction. No communication had been received from the public.

M/S/P to approve staff's recommendation.

11. Proposal to demolish an existing Chevron gas station and to construct a replacement gas station, convenience store and carwash, and reconfigure the parking lot. The project requires an Agricultural Buffer Determination, Coastal Permit and Commercial Development Permit. Property located on the east side of Lee Road, immediately west of Highway One, at 200 Lee Road in Watsonville.

Application: #05-0629

APN: 052-271-03

Applicant: Frank E. Areyano, Architect

Owner: Khosrow Haghshenas

Project Planner: Joan Van der Hoeven, phone 454-5 174, pln140@co.santa-cruz.ca.us

Joan Van der Hoeven gave the staff report. Staff is recommending denial, without prejudice, of the project.

Fran Areyano discussed the problems of providing a 200 foot buffer.

Barbara Power and Dean Cole spoke on behalf of the Redman House Foundation.

The Commissioners discussed various methods of providing a buffer between the site and the agricultural land.

M/S/P to continue *the* item until the next APAC meeting.

12. Proposal to change agricultural production primarily from rose production (DeVor Nurseries) to diversified agricultural production, including berries (Driscoll Strawberry Associates), at an existing farm. The project requires an Amendment to Agricultural Development Permit 87-0576. Property located approximately one mile north of Freedom Boulevard on the east side of Corralitos Road, at 242 Corralitos Road in Watsonville.

Application: #06-0655

APN: 108-361-02

Applicant: Dee Murray, Planning Consultant

Owners: Edwin & Judith Charlebois

Project Planner: Joan Van der Hoeven, phone 454-5174, pln140@co.santa-cruz.ca.us

Joan Van der Hoeven gave the staff report. Neighborhood meetings had been held by Driscoll Strawberry Associates to address concerns. Staff had received one phone call from a neighbor, Les Simad, representing a group of interested Corralitos valley community members, who wanted to express their concerns about the view, the concrete floor, the water quality in the area and the use of pesticides, especially methyl bromide, at the site. Staff is recommending approval of the project with the described conditions.

Les Simad explained the concerns he and other neighbors had with the proposed project.

Betty Allen and Marilyn Garrett discussed their concerns about the project.

Michael Almasri, Production and Greenhouse manager answered questions on behalf of Driscoll Strawberries, and discussed the need for fans, a concrete floor, and lighting.

The Commissioners discussed the project at length, including the proposed irrigation system, the water retention system, the concrete flooring, a need for vegetative screening, and the lighting hours and lighting spill mitigation measures.

The Commissioners recommended the following amendments to the Conditions of Approval on page 11 of the application (Exhibit C):

- In item i, remove the requirement for a Bond;
- In item vii, change the designation of “winter months” to “October 1st to April 1st”; and
- In item viii, remove the designation of Fern Pine (*Podocarpus gracilior*) and instead require a vegetative hedge and recommend planting something from the commissioners list of plants recommended for use as a buffer.

M/S/P to approve staffs recommendation with these changes.

13. Proposal to install a wireless communications facility with three panel antennae inside a 60-foot tall flag pole, and three ground mounted equipment cabinets, two electrical service panels and a global positioning satellite antenna on an existing 108 square foot concrete pad enclosed by a 7-foot solid wood board fence on site with an existing apple storage barn and cooler. The project requires *an* Agricultural Policy Advisory Commission review and a Commercial Development Permit. Property located approximately 1,000 feet north from the intersection of Buena Vista and Freedom Boulevards at 2276 Freedom Boulevard, in Watsonville.

Application: #06-0309

APN: 050-211-14

Applicant: Evan Shepherd Reiff for Metro PCS

Owners: Mark & Carol Pista

Project Planner: Joan Van der Hoeven, phone 454-5174, pln140@co.santa-cruz.ca.us

Joan Van der Hoeven gave the staff report. Staff is recommending approval of the project. Staff had received communication from Marilyn Garrett regarding the application.

Marilyn Garrett expressed her opposition to the project.

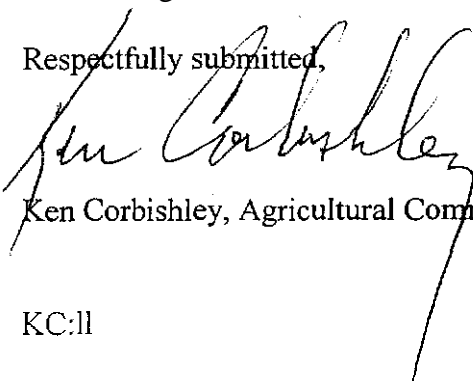
The Commissioners had questions about how the site had been chosen. Evan Shepherd Reiff described the method used for choosing the site, and the restrictions on using other sites.

The Commissioners evaluated the prohibition of the cell towers on agricultural lands and the circumstances under which an exemption can be granted. They felt that there was not enough information contained in the proposal to show that there had been a significant review of the alternative sites, **as** required by the County ordinance. The Commissioners also felt that this would be a precedent setting decision, so they wanted enough information to make a careful decision.

M/S/P to continue the item until a future meeting provided the applicant submits additional information on alternative sites.

There being no further business, the meeting was adjourned

Respectfully submitted,



Ken Corbishley, Agricultural Commissioner, Executive Secretary

KC:ll