



## Staff Report & Development Permit Level 4 – Administrative Review

Application Number: **06-0691**

APN: **051-313-14**

**7.**

Applicant: **Ron Gordon**

Owner: **Matthew Stoffel**

Site Address: **7 Blossom Drive, Watsonville**

### Proposal & Location

This is a proposal to reduce the standard Agricultural Buffer from **200** feet to about 80 feet to facilitate the construction of habitable additions to an existing single-family dwelling. The additions will consist of a new **444** square foot master bedroom and a new 412 square foot kitchen. The property is located on the southwest side of Blossom Drive about 300 feet west of the intersection with Parkwood Drive at 7 Blossom Drive in Watsonville.

### Analysis

The existing house is located in an urban, subdivided area of single-family dwellings on lots mostly in the 6,000 to 7,000 square foot range. The house is single story; the proposed additions are also single story. The subject parcel backs up against a strip of open space land adjacent to Salsipuedes Creek to the south. Commercial Agriculture (CA) zoned land lies to the south on the other side of Salsipuedes Creek. Between the subject property and the CA land is the riparian corridor of Salsipuedes Creek. This riparian corridor and the creek itself provides substantial physical buffer between the two land uses. No new or additional vegetation or physical barrier is needed between the proposed residential additions and the CA zoned land as the riparian woodland is well developed and is a permanent feature of the landscape. Overall, the buffer reduction to **80** feet is appropriate in this setting.

Findings are on file in the County Planning Department.

### Staff Recommendation

The Planning Department has taken administrative action on your application as follows:

  X   Approved (if not appealed).

       Denied (based on the attached findings).

NOTE: This decision is final unless appealed.

See below for information regarding appeals. You may exercise your permit *after* signing below and meeting any conditions which are required to be met prior to exercising the

permit. If you file an appeal **of** this decision, permit issuance will be stayed and the permit cannot be exercised until the appeal is decided.

**Please note: This permit will expire unless exercised prior to the expiration date.  
(See the Conditions of Approval below for the expiration date of this permit.)**

If you have any questions about this project, please contact Steven Guiney at:  
(831) 454-3172 or [steven.guiney@co.santa-cruz.ca.us](mailto:steven.guiney@co.santa-cruz.ca.us)

Report Prepared By: Steven Guiney  
Steven Guiney  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060

Report Reviewed By: Pamela Levine  
Principal Planner  
Santa Cruz County Planning Department

Mail to: Ron Gordon  
812 Delaware Street  
Watsonville CA 95076

By signing this permit below, the owner(s) agree(s) to accept the terms and conditions of permit number **06-0691** (APN 051-313-14) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject property (AFN 051-313-14) must sign this form.

Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date
Signature of Owner	Print Name	Date

**(This page is intended for your personal records, please retain this signed page and return the signed Signature Page, included later in this document, to acknowledge acceptance of this permit.)**

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### Appeals

In accordance with **Section** 18.10.300 et seq of the Santa Cruz **County** Code, the applicant or any aggrieved party may appeal **an** action or decision taken on a Level IV project such as this one. Appeals of administrative decisions are made to the Planning Director. All appeals shall be made in writing and shall state the nature of the application, your interest in the matter and the basis on which the decision is to be considered to be in error. Appeals must be made no later than fourteen (14) calendar days following the date of publication of the action from which the appeal is being taken or the date on which the notices are mailed, whichever is later and must be accompanied by the appropriate filing fee.

## Conditions of Approval

Exhibit A. Project plans, 4 sheets, prepared by Ron Gordon, dated 6 DEC. 06.

- I. This permit authorizes the reduction of the standard Agricultural Buffer from 200 feet to about 80 feet to facilitate additions to an existing single family dwelling to consist of a new 444 square foot master bedroom and a new 412 square foot kitchen. 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 proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. 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. Indication of finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
    2. Grading, drainage, and erosion control plans.
    3. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.

4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
  - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal.
  - D. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
  - E. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
  - F. Pay the current Roadside Improvement and Transportation Improvement fees for one bedroom. Currently, these fees are, respectively, \$367 and **\$1,100** per bedroom.
  - G. Pay the current fees for Parks mitigation and Child Care mitigation for one bedroom. Currently, these fees are, respectively, \$750 and **\$109** per bedroom.
  - H. Provide required off-street parking for three cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- 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. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by **the** building permit shall be completed to the satisfaction of the County Building Official.
  - C. Pursuant to Sections **16.40.040** and **16.42.100** of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately ~~cease~~ and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in

Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. 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.

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In accordance with Chapter 18.10 of the County Code, minor variations to this permit which do not affect the overall concept, intensity, or density may be approved by the Planning Director at the request of the applicant or staff.

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

Approval Date: July 19.2007

Effective Date: August 2.2007

Expiration date: August 2.2009

## Required Findings for Agricultural Buffer Setback Reduction

### County Code Section 16.50.095(d) (At least one of the following findings is required)

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate or minimize the need for a 200 foot setback.

Not applicable

2. Permanent substantial vegetation (such as, a Riparian Corridor or Woodland protected by the County's Riparian Corridor or Sensitive Habitat Ordinances) or other physical barriers exist between the agricultural and non-agricultural **uses** which eliminate or minimize the need for a 200 foot buffer setback.

Both permanent substantial vegetation and a physical barrier exist in this case. Between the subject parcel and CA zoned land is Salsipuedes Creek, and its associated riparian vegetation. This vegetation is well developed, permanent, and it provides an adequate buffer between the subject parcel and **the** CA zoned land.

3. 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.

Not applicable.

4. 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.

The proposed project includes a significant reduction in the standard 200-foot agricultural buffer, to about 80 feet. The subdivision in which the subject parcel is located dates **from** the 1960s, well before any agricultural buffer was established. The existing house is located such that the only area available for additions is at the rear of **the** house, the part of the house closest to CA zoned land. Even though **the** proposed additions would be closer to CA land ~~than~~ **the** existing house, there exists significant riparian vegetation and Salsipuedes Creek that provide an adequate buffer between the proposed additions and the CA land; therefore, no additional vegetation or physical barrier is necessary between the two land **uses**.

# 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: 06-0691

Assessor Parcel Number: 051-313-14

Project Location: 7 Blossom Drive, Watsonville

**Project Description:** Reduction of the standard Agricultural Buffer from 200 feet to about 80 feet to facilitate additions to an existing single family dwelling to consist of a new 444 square foot master bedroom and a new 412 square foot kitchen.

**Person or Agency Proposing Project: Ron Gordon**

**Contact Phone Number: (831) 724-4673**

- 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 5. CEQA Guidelines Section 15305: Minor Alterations in Land Use Limitations

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

Alteration in standard Agricultural Buffer that does not result in any change in land use or density.

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

Steven Guiney  
Steven Guiney, Project Planner

Date: 12 July 2007

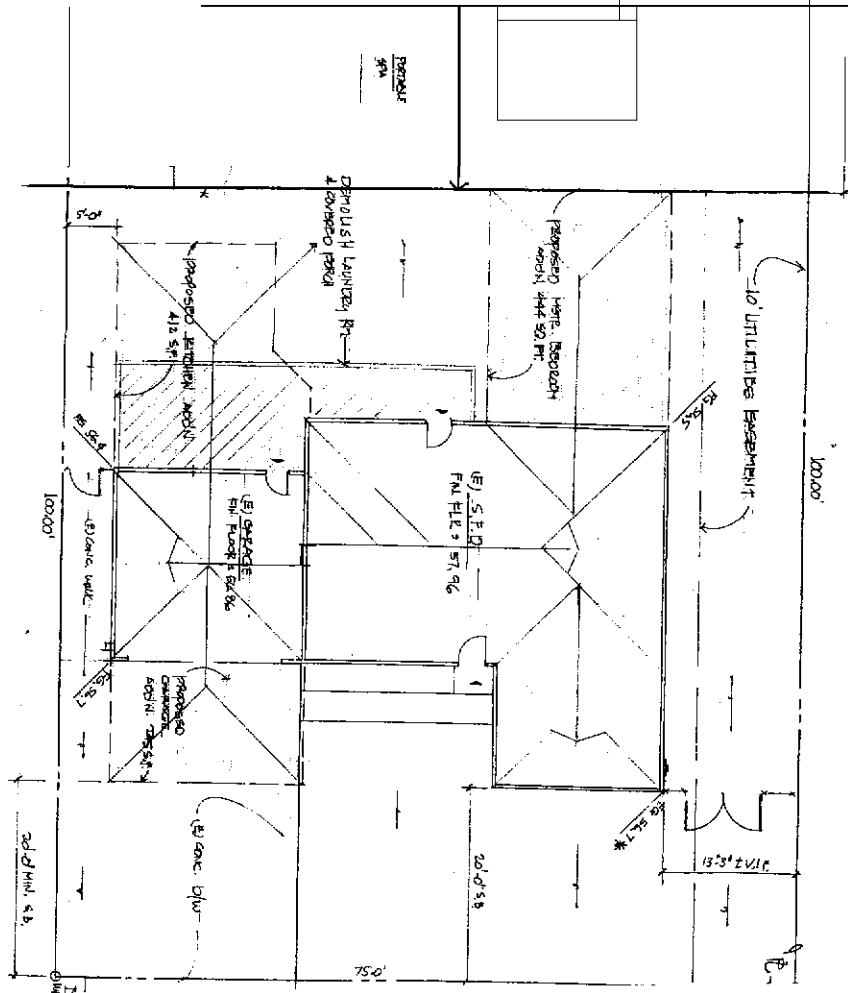


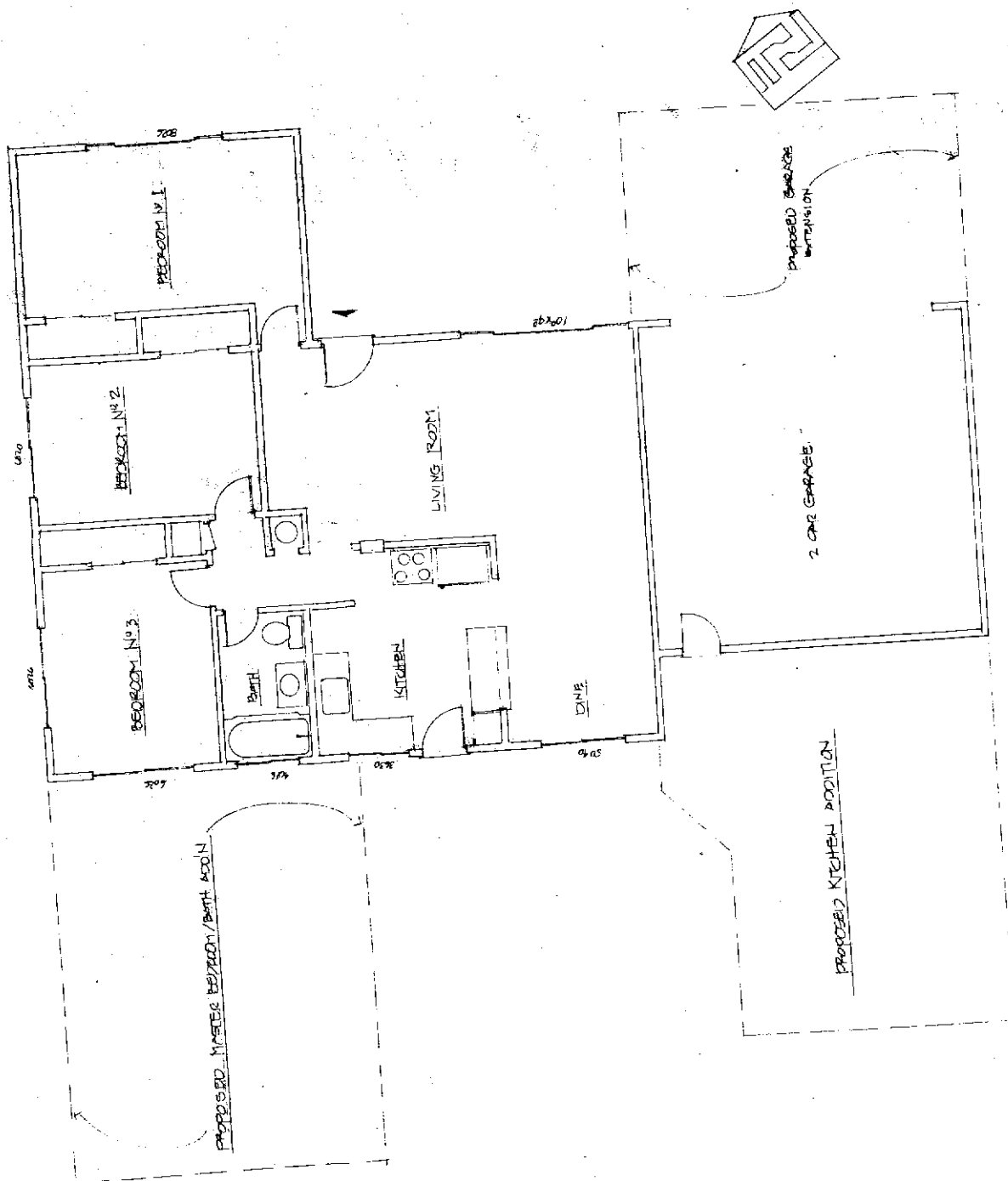
AG BUFFER  
REDUCTION  
FROM 200' TO  
~ 80' RESULTS  
IN AG BUFFER  
EXTENDING ONTO  
PARCEL ~ 19'

## \* SURFACE DRAINAGE =

NOTE: ROOF DRAINS: ALL DOWNSPOUTS SHALL BE CONNECTED TO DRAIN LINES & COLLECTED TO A STORM DRAINAGE CANALYON OR A APPROPRIATE DITCH OR SPILLWAY BLOCK & RUN PAIN WATER LAUNDER

scale =  $\frac{1}{8} \cdot 10^n$





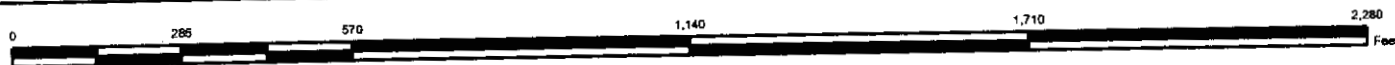
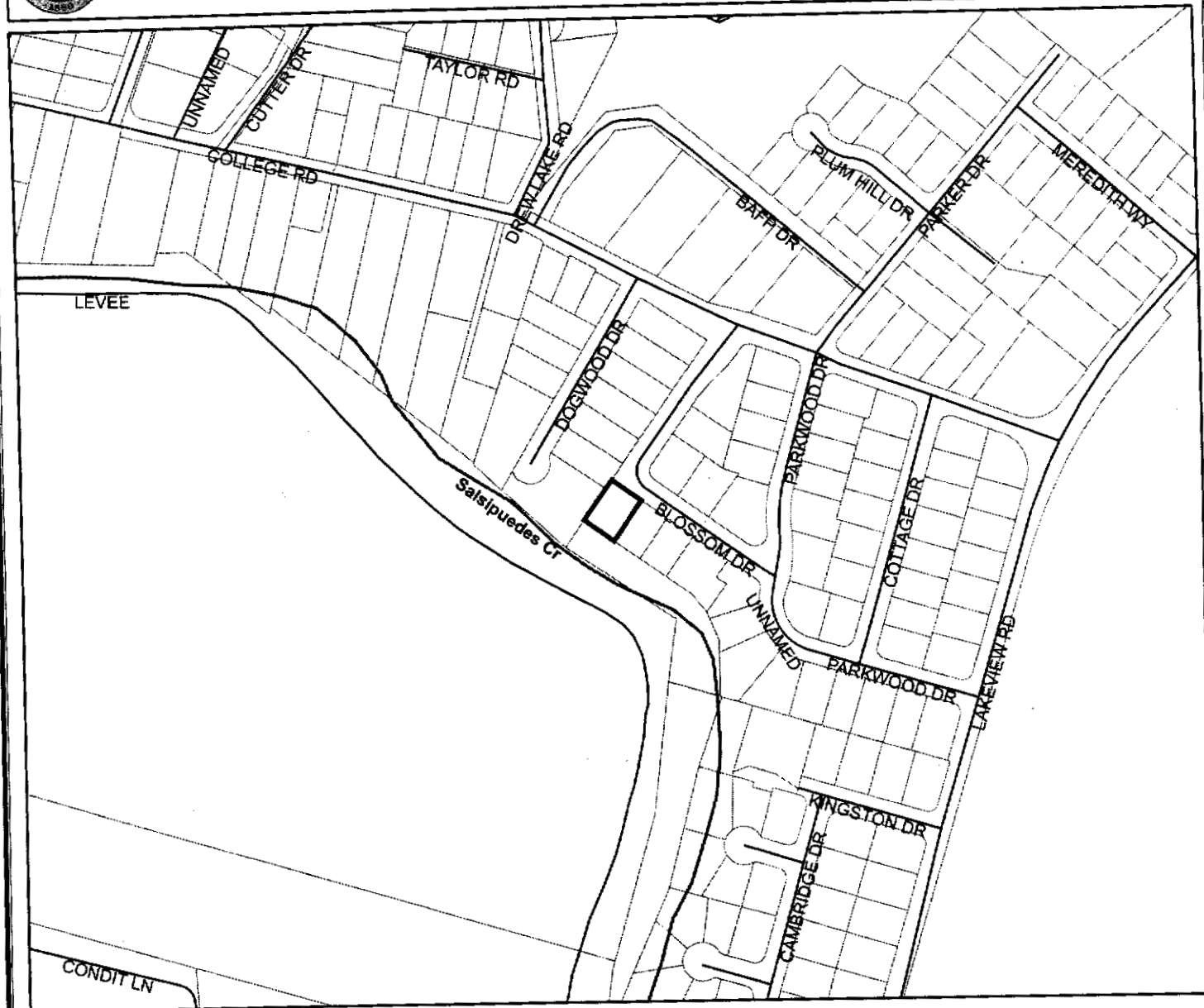
Scale: 1/4" = 1'-0"

EXHIBIT



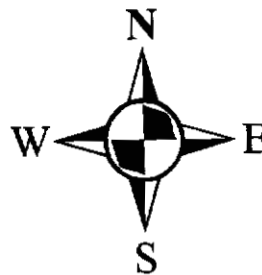


# Location Map



## Legend

- APN 051-313-14
- Assessors Parcels
  - Streets
  - INTERMITTENT STREAM
  - LAKE
  - PERENNIAL STREAM



Map Created by  
County of Santa Cruz  
Planning Department  
December 2006

**EXHIBIT B1**

# 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.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

PARKWOOD MANOR TR# 301 SUB. NO. 2  
37MB50 8/23/61

POR. SALSIPUEDES RANCHO  
POR. SEC. 34, T.11S., R.2E., M.D.B. & M.

Tax Area Code  
69-253

51-31



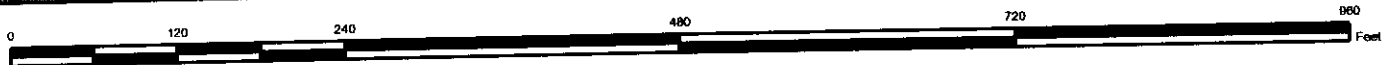
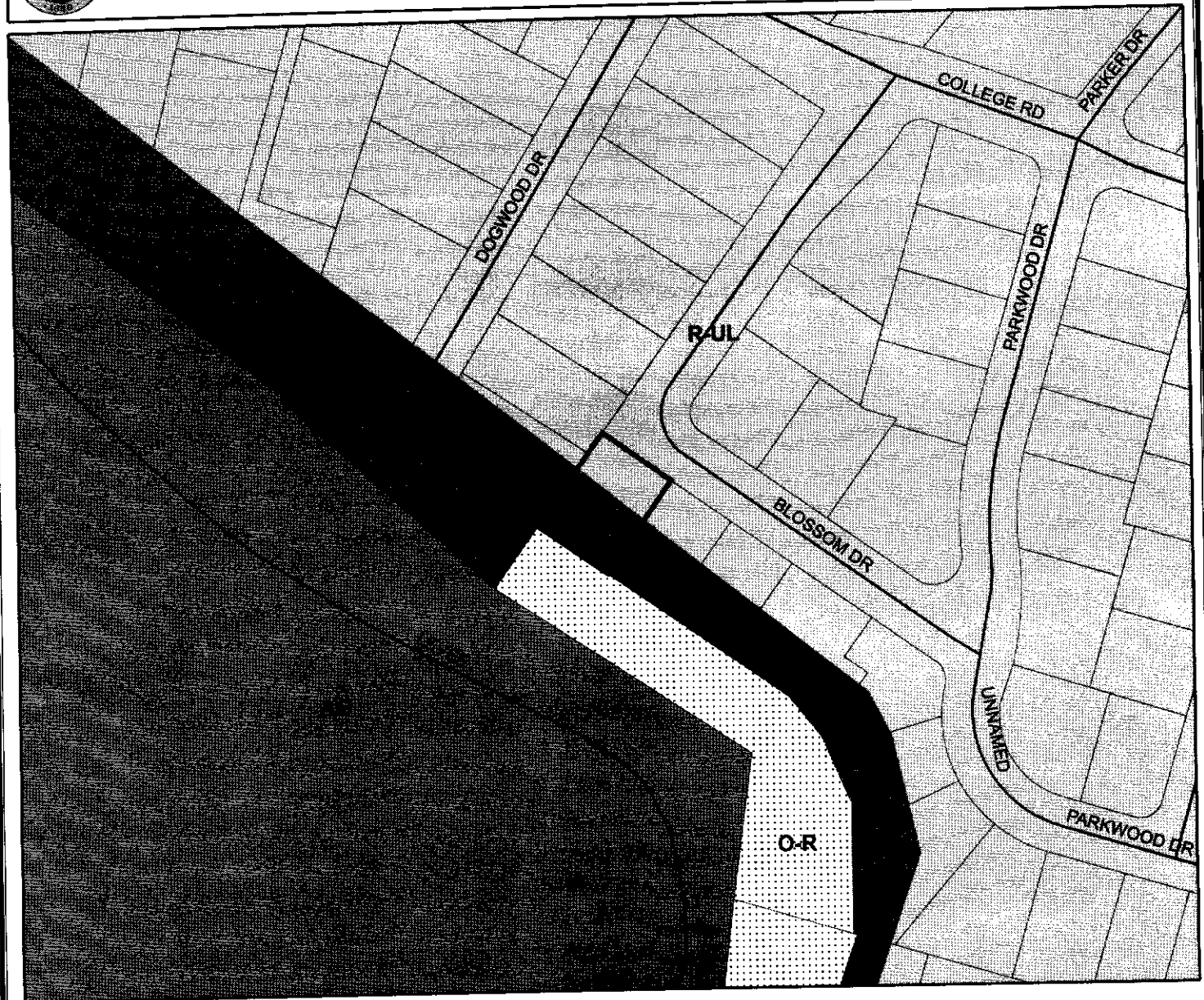
Note - Assessor's Parcel & Block  
Numbers are Shown in Circles

PARKWOOD MANOR TR #257  
37MB16 2/15/61








Assessor's Map No. 51-31  
County of Santa Cruz, Calif.  
July 2000

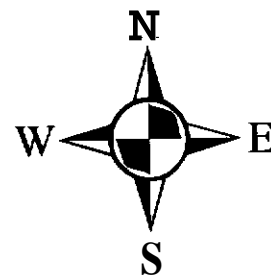


# General Plan Designation Map



## Legend

-  APN 051-313-14
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density (R-UL)
-  Urban Open Space (O-U)
-  Agriculture (AG)
-  Parks and Recreation (O-R)

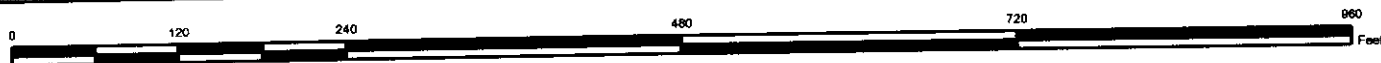
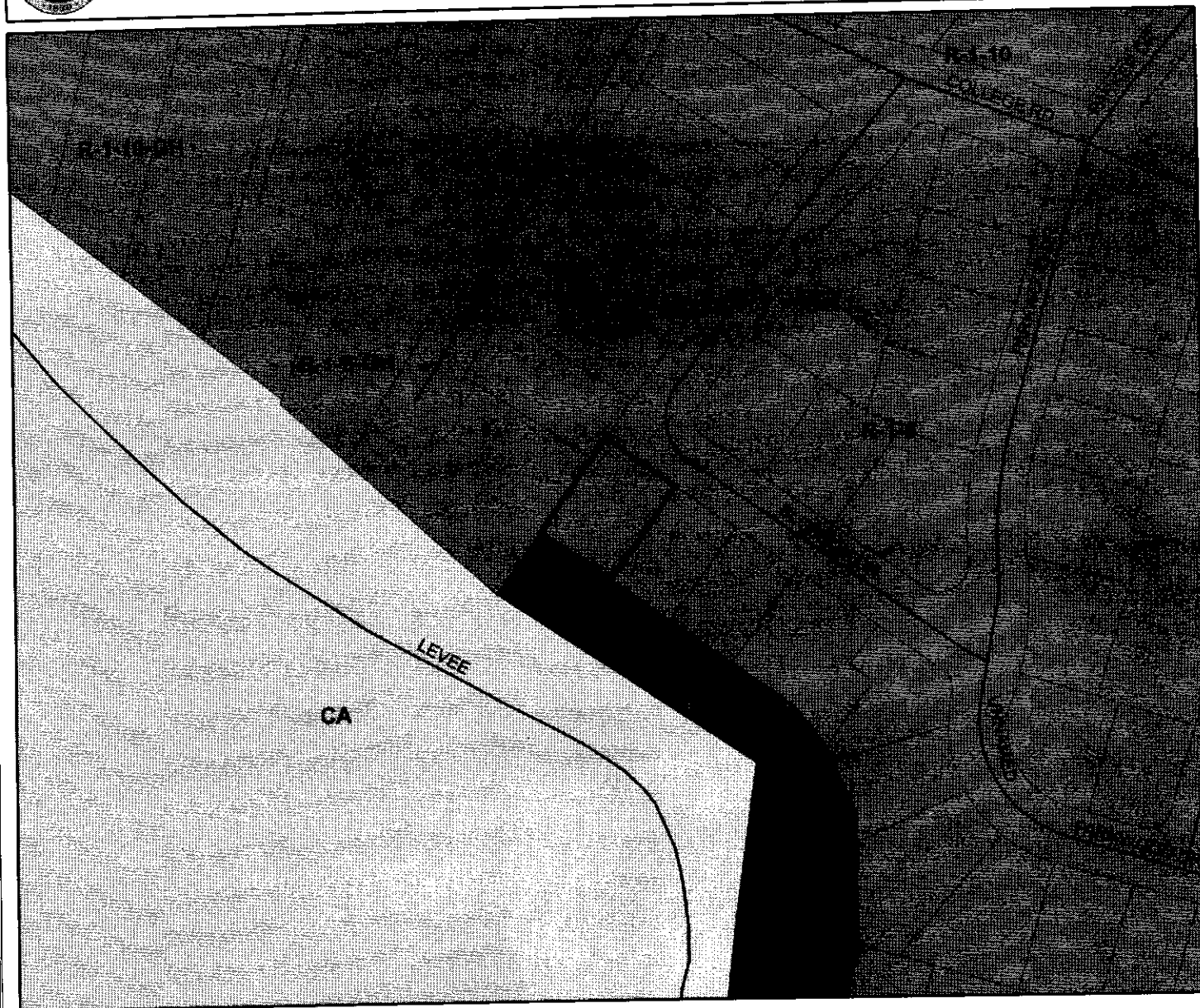


Map Created by  
County of Santa Cruz  
Planning Department  
December 2006

EXHIBIT B 1



# Zoning Map



## Legend



APN 051-313-14



Assessors Parcels



Streets



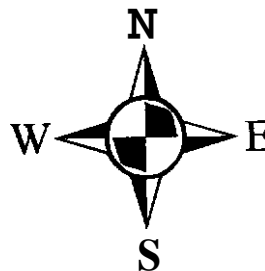
RESIDENTIAL-SINGLE FAMILY (R-1)



PARK (PR)



AGRICULTURE COMMERCIAL (CA)



Map Created by  
County of Santa Cruz  
Planning Department  
December 2006

EXHIBIT B

06-0691 051-313-14

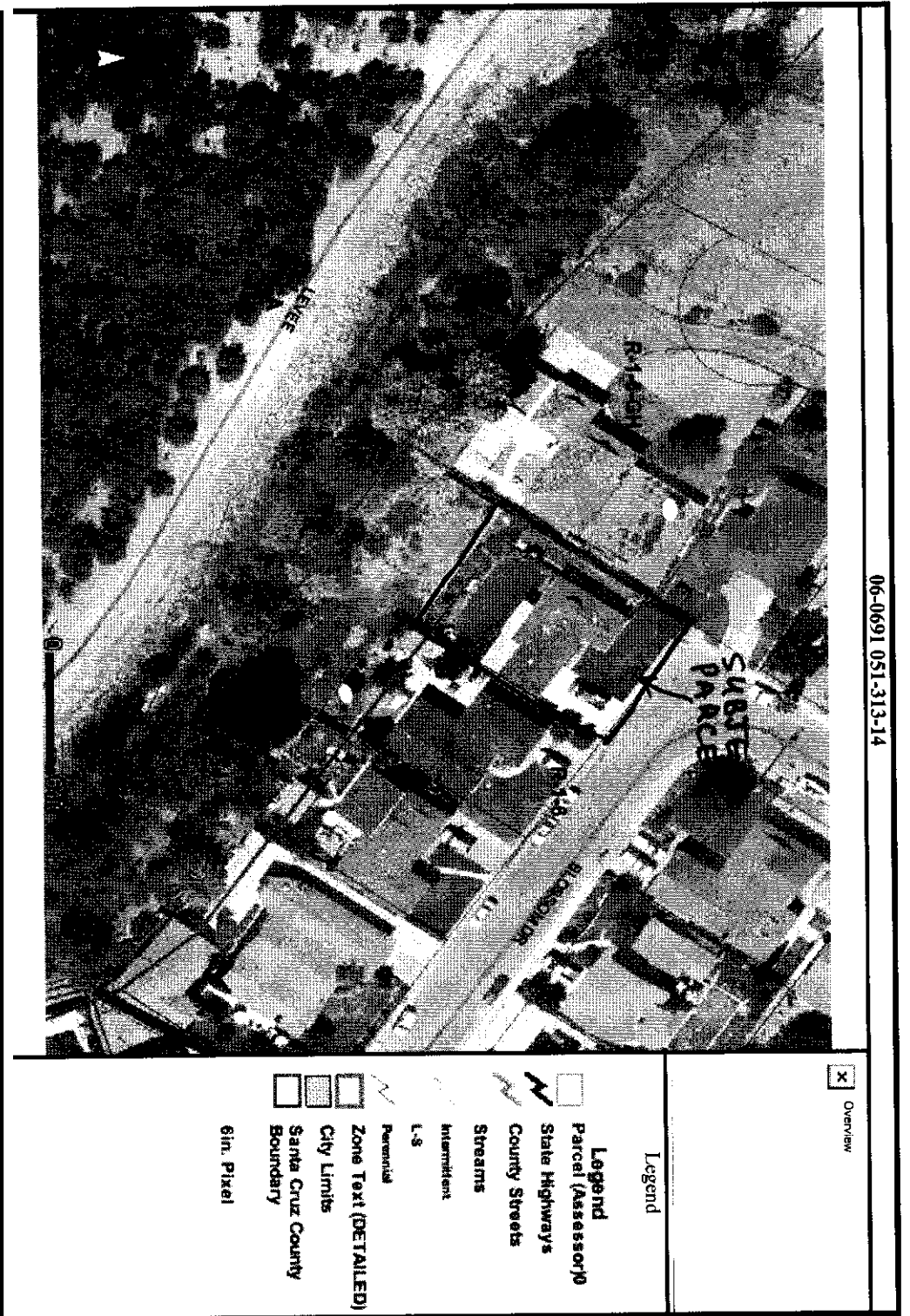


EXHIBIT B