



## County of Santa Cruz

BRUCE DAU, Chairperson  
KEN KIMES, Vice Chairperson  
Ken Corbishley, Ex officio

### SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – October 18, 2007

Members Present

Bruce Dau  
Frank "Lud" McCrary  
Mike Manfre  
Sam Earnshaw  
Ken Corbishley (ex-officio)

Staff Present

Steven Guiney  
Nell Sulborski  
Annie Murphy  
Glenda Hill

Others Present

Bert Lemke

1. The meeting was called to order by Bruce Dau at 1:35 p.m.

2. (a) Approval of September 20, 2007 Minutes

M/S/P to approve the minutes.

(b) Additions/Corrections to Agenda

None.

3. Review of APAC correspondence:

- Letter to the Board of Supervisors from Supervisor Pirie, dated September 25, 2007, concerning the Pajaro Valley Water Management District fees and projects.
- Letter to the Board of Supervisors from Supervisor Pirie, dated October 10, 2007, concerning the Pajaro Valley Water Management District financial

options.

- Memo from Environmental Health to Supervisor Pirie concerning the Pajaro Valley Water Management District funding to address the groundwater overdraft.

These items were added to the agenda as item 10.

4. Commissioner's Presentations:

None

5. Oral Communications:

None.

CONSENT AGENDA:

6. **07-0280 164 PLEASANT VALLEY ROAD, WATSONVILLE**

**APN(s): 108-161-21, -62, -63, -64, and -65**

Proposal to transfer land between four existing parcels; APN 108-161-62, 16.60 acres; APN 108-161-63, 7.46 acres; APN 108-161-64, 21.25 acres and APN 108-161-21/65, 34.28 acres; to result in four parcels of 16.60 acres, 18.05 acres, 24.40 acres and 20.50 acres respectively. Requires a Lot Line Adjustment. Properties located on the East side of Pleasant Valley Road at about 350 feet north of the intersection with Freedom Boulevard (160 and 164 Pleasant Valley Road).

APPLICANT: STEPHEN GRAVES & ASSOCIATES

OWNER: RICHARD AND VICTORIA DEVINE

PROJECT PLANNER: STEVEN GUINEY, PHONE 454-3172,

PLN950@CO.SANTA-CRUZ.CA.US

M/S/P to accept the consent agenda.

REGULAR AGENDA:

7. **07-0215 151 SILLIMAN RD, WATSONVILLE APN(s): 110-141-08**

Proposal to install two 14 feet wide by 64 feet long mobile office buildings for temporary office use for a period not to exceed 3 years to be used for offices at an existing agricultural research facility. Requires an Agricultural Buffer Determination and a Minor Variation to Development Permits 01-0422 and 03-0195. Property located at the northwest side of Silliman Road at 151 Silliman Road, about 1500 feet north from Riverside Road (Highway 129) in rural Watsonville.

OWNER: BERKSHIRE INVESTMENTS LLC

APPLICANT: ROBERT GOLDSPINK ARCHITECTS

PROJECT PLANNER: STEVEN GUINEY, PHONE 454-3172,  
PLN950@CO.SANTA-CRUZ.CA.US

Steven Guiney gave the staff report. Staff is recommending approval of the agricultural buffer reduction and certification that the project is exempt from further Environmental Review under the California Environmental Quality Act.

Commissioner Dau asked to have the applicant sign a new agricultural zone acknowledgment, since the wording is substantially different from the one previously signed.

Dee Murray introduced herself and Driscoll staff.

M/S/P to approve the project with the current statement of acknowledgement.

8. **07-0132 VICINITY, CREST DR & LINDEN DR APN(S): 046-271-25**  
Proposal to construct a 2,394 square foot single-family dwelling and a detached 864 square foot garage/shop. Requires an Agricultural Buffer Determination to reduce the required the 200 foot agricultural buffer to 10 feet. Property located on the northeast side of an unnamed right-of-way at about 165 feet northwest of its intersection with Crest Drive at about 215 feet west of the intersection with Linden Drive.  
APPLICANT: BERT LEMKE, ARCHITECT  
OWNER: THOMAS & PATRICIA CLARKE  
PROJECT PLANNER: STEVEN GUINEY, PHONE 454-3172,  
PLN950@CO.SANTA-CRUZ.CA.US

Steven Guiney gave the staff report. Staff is recommending approval of the agricultural buffer reduction.

The Commissioners had a question about the wording of the CEQA exemption.

Two neighbors expressed their concerns about farming next to the property if the buffer reduction were to be approved.

The grower was concerned that the construction of the home would interfere with her use of her agricultural property. She told the applicant that she plans on constructing a greenhouse and that greenhouse will emit light at night and there may be times when heaters will be run. She also informed the property owner that she has animals such as dogs and goats.

M/S/P to approve the project with the CEQA exemption removed.

**9. PROPOSED ORDINANCE AMENDMENTS TO THE SANTA CRUZ COUNTY CODE**

Public hearing to consider amending Chapter 16.50 to eliminate the requirement for discretionary approval and noticing requirements for minor residential additions to existing residential construction within an agricultural buffer, as long as the new development extends no further into the agricultural buffer than the existing residential structures.

APPLICANT: COUNTY OF SANTA CRUZ

SUPERVISORIAL DIST: COUNTY-WIDE

PROJECT PLANNER: ANNIE MURPHY, (831) 454-3111

EMAIL: [pln400@co.santa-cruz.ca.us](mailto:pln400@co.santa-cruz.ca.us)

The Commissioners asked the staff a number of questions about the proposed ordinance and discussed the issues, including the 1000-foot trigger, the consent agenda location, the vegetative barrier requirement wording, and the buffering for the entire structure. Changes in the wording of the ordinance were suggested. Staff will be placing the revised ordinance on the November agenda.

M/S/P to recommend that the Board of Supervisors adopt the ordinance with the revised wording.

**10. Financial Future of Pajaro Valley Water Management Agency.**

The Commissioners discussed the impact of the judgment and issues of whether they should get involved or give advice to the Board of Supervisors.

Staff will gather information that was presented and place the item on a future agenda for discussion.

There being no further business, the meeting was adjourned at 3:00 p.m.

Respectfully submitted,



Ken Corbishley, Agricultural Commissioner, Executive Secretary

KC:ll