



Staff Report to the Agricultural Policy Advisory Commission

Application Number: 07-0705

Applicant: Luis and Ana Padilla
Owner: Luis and Ana Padilla
APN: 049-081-03

Date: October 16, 2008
Agenda Item #: 7
Time: 1:30 p.m.

Project Description: Proposal to construct a 1-story, 4,308 square foot single family dwelling with an attached 1,365 square foot garage. Requires an Agricultural Buffer Determination to reduce the required 200 foot setback from Commercial Agricultural land to about:

- 35' from APN's 050-051-27 and -26 to the northeast;
- 110' from APN 050-051-21 to the north;
- 30' from APN 049-081-15 to the northwest;
- 176' from APN 049-081-04 to the southeast;
- 60' from existing commercial agriculture on the subject property to the southwest; and
- about 70' from existing commercial agriculture on the subject property to the southeast.

Location: Property located on the southwest side of Freedom Boulevard approximately 1,000 feet southeast of the intersection with Corralitos Road.

Permits Required: Agricultural Buffer Determination

Staff Recommendation:

- Approval of Application 07-0705, based on the attached findings and conditions.

Exhibits

- | | |
|---|----------------------------------|
| A. Project plans | F. Location Map |
| B. Findings | G. Zoning and APN map |
| C. Conditions | H. Archaeological Reconnaissance |
| D. Categorical Exemption (CEQA determination) | I. Comments & Correspondence |
| E. Assessor's parcel map | |

Parcel Information

Parcel Size: 9 acres (392,745 square feet)
Existing Land Use - Parcel: Commercial Agriculture
Existing Land Use - Surrounding: Commercial Agriculture and Single Family Residences

Project Access: Via Freedom Boulevard
Planning Area: Aptos Hills
Land Use Designation: AG (Agriculture)
Zone District: CA (Commercial Agriculture)
Supervisory District: Ellen Pirie (District Supervisor: Second)
Within Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Mapped liquefaction site; no technical reports required at this stage.
Soils: Soils report required at building permit stage
Fire Hazard: Not a mapped constraint
Slopes: Flat topography
Env. Sen. Habitat: No physical evidence on site
Grading: Grading plan required at building permit phase
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Final drainage plans required at building permit phase
Archeology: Mapped archaeological site; Preliminary archaeological field reconnaissance completed; no materials or historic resources found on site.

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No
Water Supply: Private Well
Sewage Disposal: Septic
Fire District: Pajaro Valley Fire District
Drainage District: None

Analysis and Discussion

The proposed project is to construct a one story, 4,308 square foot single-family dwelling with a 1,365 square foot attached garage on a 9 acre parcel. The project is located on the southwest side of Freedom Boulevard approximately 1,000 feet south of the Freedom Boulevard-Corralitos Road intersection. The building site is within 200 feet of Commercial Agricultural land to the north, east, south, and west. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to:

- 35' from APN's 050-051-27 and -26 to the northeast;
- 110' from APN 050-051-21 to the north;
- 30' from APN 049-081-15 to the northwest;
- 176' from APN 049-081-04 to the southeast;
- 60' from existing commercial agriculture on the subject property to the southwest; and
- About 70' from existing commercial agriculture on the subject property to the southeast.

(See Exhibit F)

The subject property is characterized by flat topography and is planted with berry bushes. The parcel is located outside of the Rural Services Line in a predominately agricultural area. The parcel carries an Agriculture (AG) General Plan designation and the implementing zoning is Commercial Agriculture (CA).

A reduced agricultural buffer is recommended because the entire parcel is currently planted with berry bushes and is completely surrounded by Commercial Agriculture (CA) zoned land. Therefore, if the project complied with the required 200' setback from all sides, the proposed residence would be located in the middle of the parcel, which impedes the ability to use as much of the land for commercial agriculture as possible. In order to situate a residence on the parcel so as to minimize the removal of CA zoned land from current or potential production, the residence must be located on the northeast side of the parcel in a corner of the lot, adjacent to Freedom Boulevard, where the parcel is narrowest. In this location, the length of the driveway and the area of disturbance are minimized in that a shorter driveway is needed and residential landscaping is proposed in a small area of disturbance around the residence. The proposed residence and area of disturbance will remove only about 1 acre of land from the CA zoned parcel, which is minimal in that 8 acres will still be available for planting.

As a condition of approval, the property owner will be required to install a six foot tall solid wood board fence with an evergreen hedge of plantings along the northwest property line between the subject parcel and the northwest adjacent parcel (APN 049-081-15) for a length of 200 feet starting at Freedom Boulevard. The fence and plantings are required to reduce the impact of agricultural activities on the proposed residential use, 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

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 35' from APN's 050-051-27 and -26 to the northeast; 110' from APN 050-051-21 to the north; 30' from APN 049-081-15 to the northwest; 176' from APN 049-081-04 to the southeast; 60' from existing commercial agriculture on the subject property to the southwest; and about 70' from existing commercial agriculture on the subject property to the southeast as proposed under Application # 07-0705, 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: Samantha Haschert
Santa Cruz County Planning Department

Application #: 07-0705
APN: 049-081-03
Owner: Luis and Ana Padilla

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701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

Report Reviewed By: Paia Levine
Principal Planner
Development Review

Padilla
APN 068-081-03

SYMBOL	LANDSCAPE LEGEND
	(N) FILL
	PROPOSED PLANTING IN EXISTING GRAVEL AND PAVED AREAS
	PROPOSED PLANTING IN EXISTING GRAVEL AND PAVED AREAS
	PROPOSED PLANTING IN EXISTING GRAVEL AND PAVED AREAS

LANDSCAPING PLAN

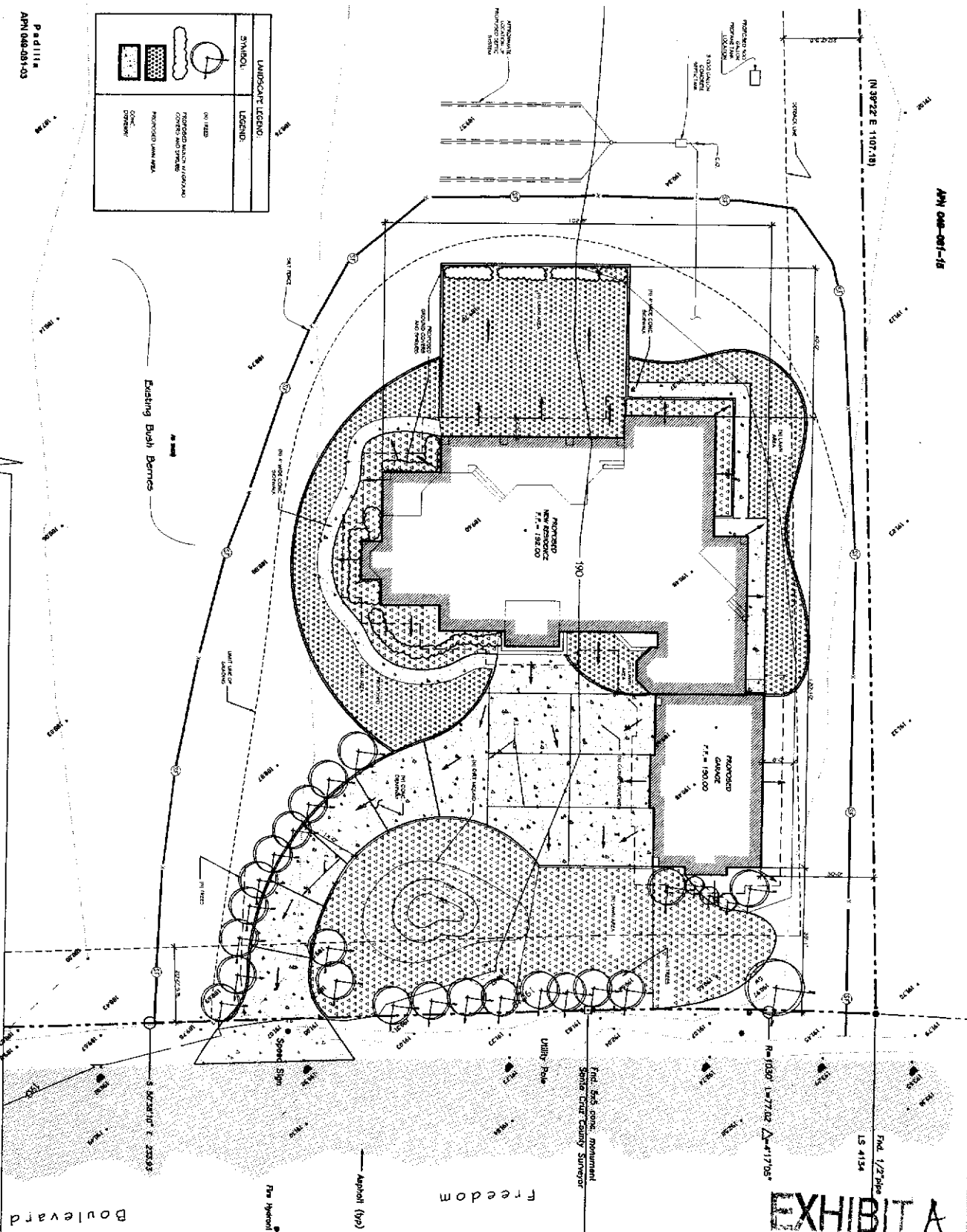


EXHIBIT A

NEW RESIDENCE FOR:
MR. LUIS PADILLA
2850 Freedom Blvd., Hayward, Ca. 94578
A.P.N. 069-081-03 / Santa Cruz County, California

LANDSCAPING PLAN

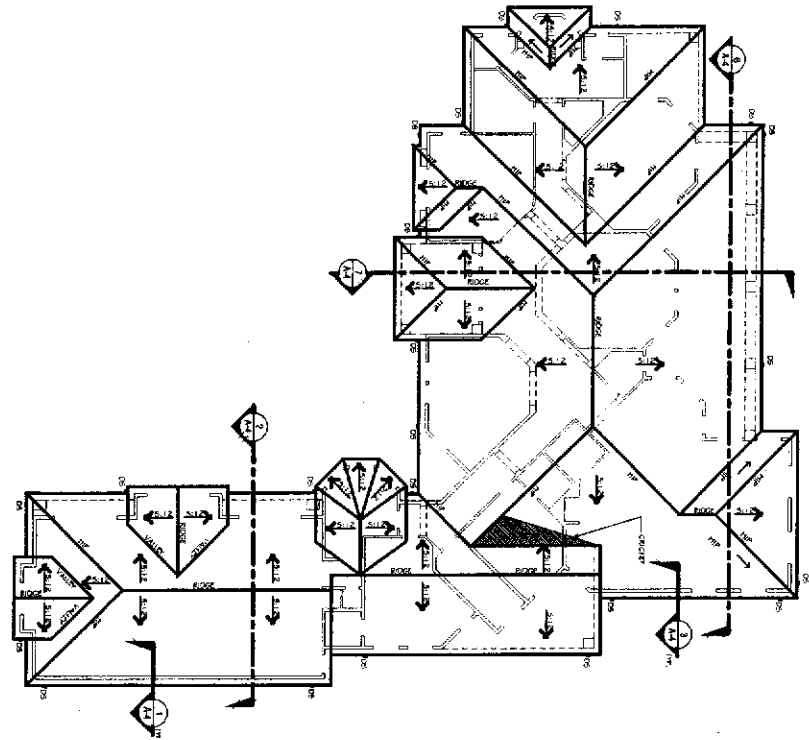
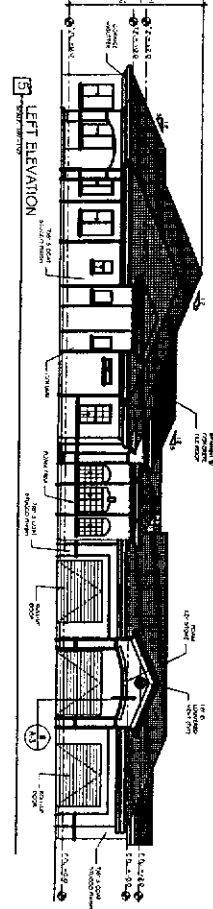
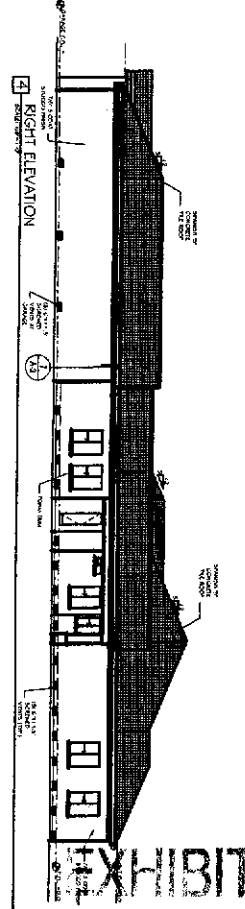
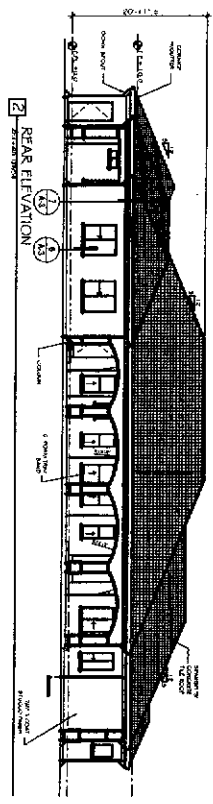
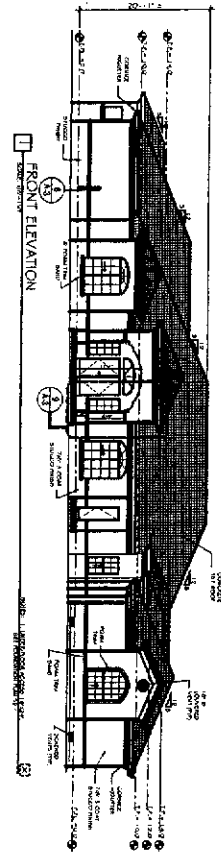
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ADD DESIGN

Check & Confirm

DATE

BY



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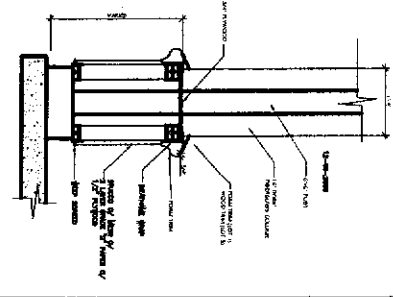
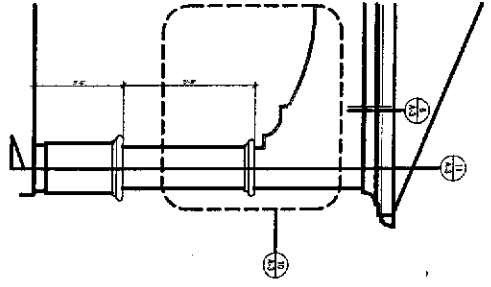
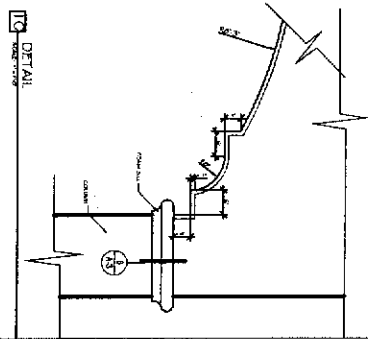
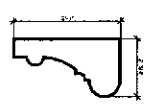
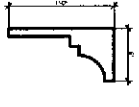
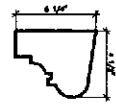


EXHIBIT A

NEW RESIDENCE FOR:
MR. LUIS PADILLA
2080 Freeway Blvd., Watsonville, CA 95076
A.P.N. 049-061-03 / Santa Cruz County, California































EXTERIOR ELEVATIONS, ROOF PLAN, VENT. NOTES,
VENT. CALC'S AND DETAILS

A-3

FLOOR PLAN
SCALE: 3/16" = 1'-0"

FLOOR AREA
SINGLE DWELLING = 4,908 sq. ft.
ATTACHED GARAGE = 1,260 sq. ft.

LEGEND

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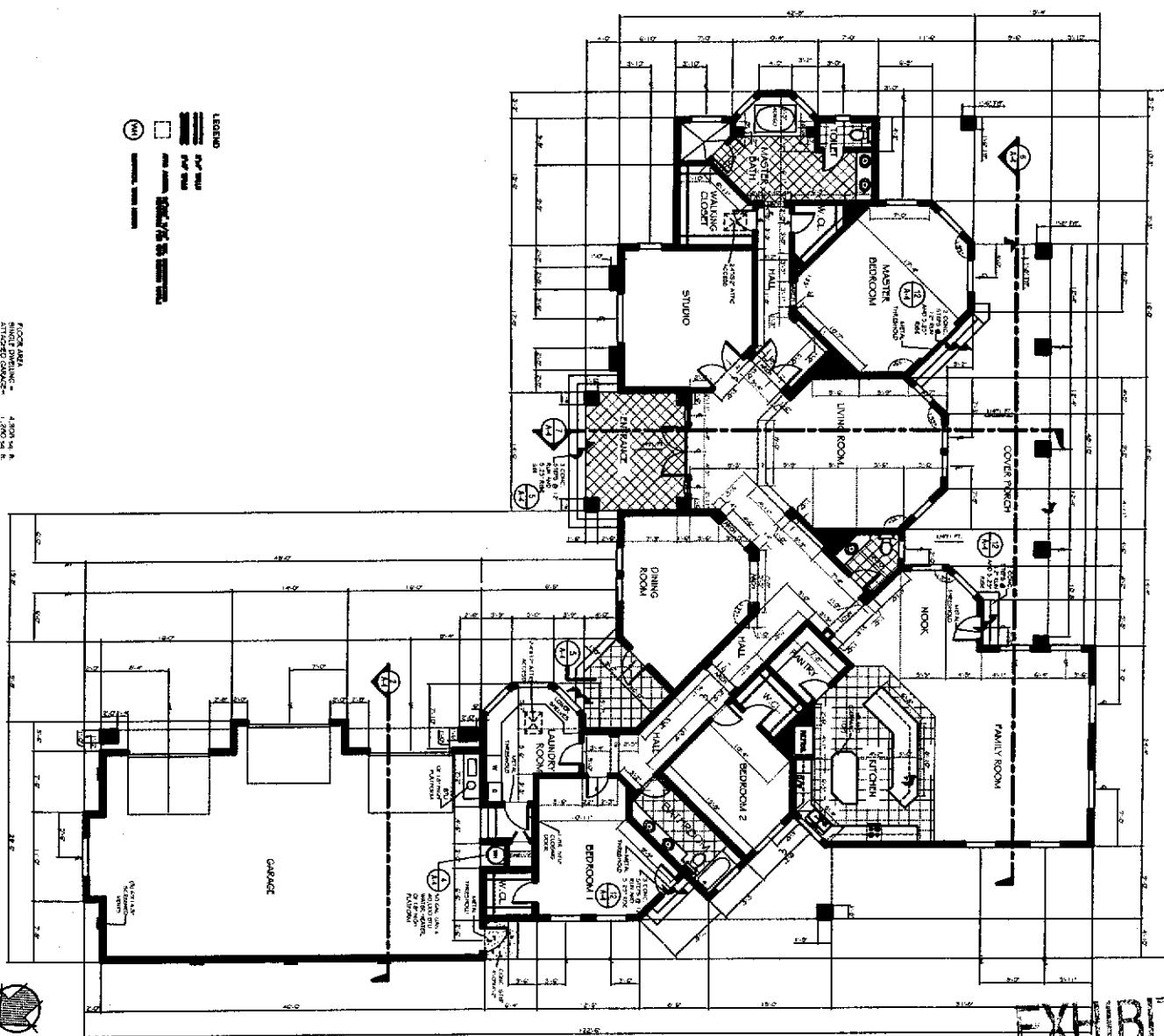


EXHIBIT A

NEW RESIDENCE FOR:
MR. LUIS PADILLA
2086 Freedom Blvd. Watsonville, Ca. 95076
A.P.N. 040-081-03 / Santa Cruz County, California

SECTIONS, TYPICAL WALL SECTION
GARAGE WALL SECTION, AND TYPICAL EVE DETAIL.

ADD DESIGN
(Residential)
Dwelling & Consulting

A-2

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

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminates or minimizes the need for a 200 foot agricultural buffer setback; or
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 two hundred (200) foot agricultural buffer setback; or

The subject parcel is zoned CA (Commercial Agriculture) and is surrounded by parcels also zoned CA, therefore a 200 foot setback is required from the northwest property line, the property line of the northeast adjacent parcel across Freedom Boulevard, and from existing commercial agriculture on the subject property to the northwest and southeast. The habitable structure is proposed to be setback 35 feet from the front property line and 30 feet from the northwest side property line. The commercial agriculture to the northeast is located about 95' from the proposed residence (measure from the property line across Freedom Boulevard) and there are trees proposed to be located along the front property line of the subject property; therefore, conflicts are not anticipated between the proposed residence and the existing commercial agriculture to the northeast. An effective barrier consisting of a six foot tall solid wood board fence and evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agricultural zoned land of APN 049-081-15 to the northwest. This barrier will not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic in that it is located in an interior side yard and Freedom Boulevard is straight in this location.

3. A lesser setback is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, 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) or the existence of some other factor which effectively supplants the need for a two hundred (200) foot agricultural buffer setback; or

The habitable structure is proposed to be setback about 60 feet from existing commercial agriculture on the subject property to the northwest and about 70 feet from existing commercial agriculture on the subject property to the southeast. The existing commercial agriculture on the subject property is not anticipated to conflict with the proposed residential use in that the property owner will reside in the proposed residence and that the project includes outdoor landscaping which will help to transition from the agriculture use to the residential use; therefore this finding can be made because the proposed landscaping and same property owner effectively supplants the need to a two hundred foot setback to the northwest and southeast.

4. The imposition of a two hundred (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

EXHIBIT B

setback distance is required, coupled with a requirement for a physical barrier (e.g. solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

Required Finding for Agricultural Buffer Setback Reduction on Commercial Agriculture (CA) Zoned Land County Code Section 16.50.095(e)

1. In the event that an agricultural buffer setback reduction is proposed and the proposed non-agricultural development is located on Type 1, Type 2, or Type 3 commercial agricultural land, the non-agricultural development shall be sited so as to minimize possible conflicts between the agricultural use on the subject parcel; and the non-agricultural development shall be located so as to remove as little land as possible from production or potential production.

This finding can be made in that the subject parcel is zoned CA (Commercial Agriculture) with an Agricultural Resource Designation of Type 1 and the proposed single family dwelling has been located in the northeast corner of the parcel so as to remove as little land as possible from production and potential production. In addition, adequate setbacks, the existence of the 60 foot Freedom Boulevard right of way, and proposed landscaping and new trees allows the non-agricultural development to be sited in a location that will minimize possible conflicts between the residence and the surrounding agricultural uses.

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN's 050-051-27, 050-051-26, 050-051-21, 049-081-15, 049-081-04, & 049-081-03. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- 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. Development setbacks at a minimum of:
 - a. 35' from APN 050-051-27 and -26
 - b. 110' from APN 050-051-21
 - c. 30' from APN 049-081-15
 - d. 176' from APN 049-081-04
 - e. 60' from existing commercial agriculture on the subject parcel to the southwest
 - f. 70' from existing commercial agriculture on the subject parcel to the southeast.
 2. Show the speed sign relocated to 15 feet north of the new driveway.
 3. A vegetative buffering barrier and a six foot tall solid wood board fence to be installed for a length of 200 feet (starting at Freedom Boulevard) along the northwest property line between APN's 049-081-03 and 049-081-15.

The vegetation shall be composed of drought tolerant shrubbery and 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.

4. A grading and drainage plan completed by a licensed civil engineer. The drainage plan shall include the following information:
 - a. A cross section detail describing how the driveway will conform to an approved drainage pattern. Driveway runoff should not be directed towards the street.
PLEASE NOTE: Projects are required to maintain predevelopment rates where feasible. Mitigating measures should be used on-site to limit increases in post development runoff leaving the site. Best Management Practices (BMP's) should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.
 - b. Indicate how the driveway will conform to drainage improvements along Freedom Boulevard.
 - c. Provide a centerline profile for the proposed driveway.
5. A detailed erosion/sediment control plan.

- 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.
 - C. Submit three copies of a soils report completed by a California licensed geotechnical engineer for review and approval by Planning Department Staff.
 - D. Pay all fees and comply with all requirements of the Pajaro Valley Fire District.
 - E. Submit evidence of water service from the City of Watsonville.
- 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.

IV. Operational Conditions

- A. The vegetative and physical barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. All landscaping shall be maintained year round to prevent obstruction of the pedestrian walkway and to ensure adequate vehicular site distance along Freedom Boulevard.
- D. 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 two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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: 07-0705

Assessor Parcel Number: 049-081-03

Project Location: Near Freedom Blvd. and Corralitos Rd.

Project Description: Agricultural Buffer Setback Reduction

Person or Agency Proposing Project: Luis and Ana Padilla

Contact Phone Number: (831) 750-8290

- 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 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Proposal to construct a single family residence on a parcel where one dwelling unit is permitted by the zone district.

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


Samantha Haschert, Project Planner

Date: 9/23/08

EXHIBIT D

FOR TAX PURPOSES ONLY

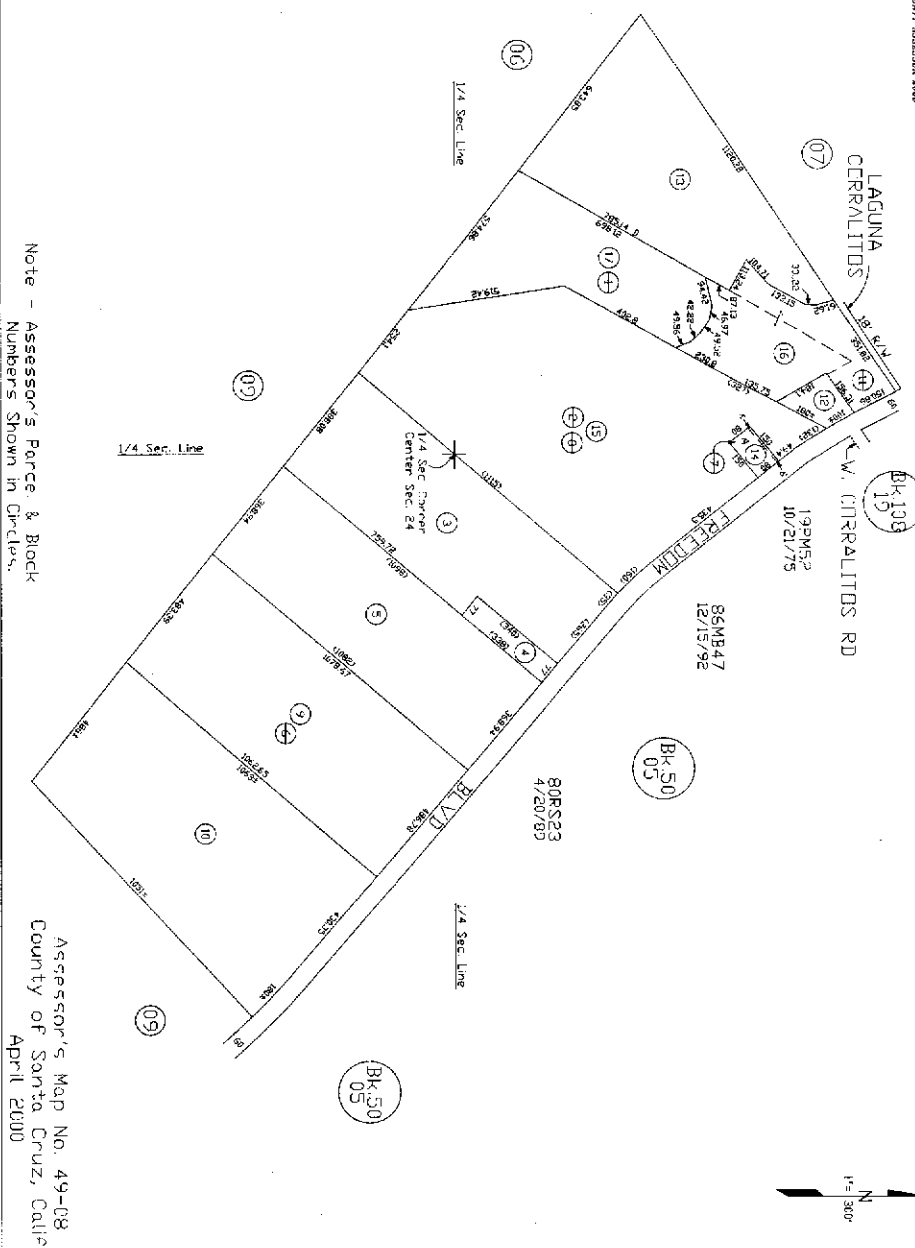
THE ASSESSOR MAKES NO GUARANTEE AS TO THE ACCURACY OF THE INFORMATION CONTAINED HEREIN. THE ASSESSOR'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS. THE ASSESSOR'S OFFICE SHALL NOT BE RESPONSIBLE FOR ANY ERRORS OR OMISSIONS.

RANCHO III IS CERRALITOS
SEC 24, T.11S, R.1E, W.D.B. & M.

Tax Area Code
69-010

49-08

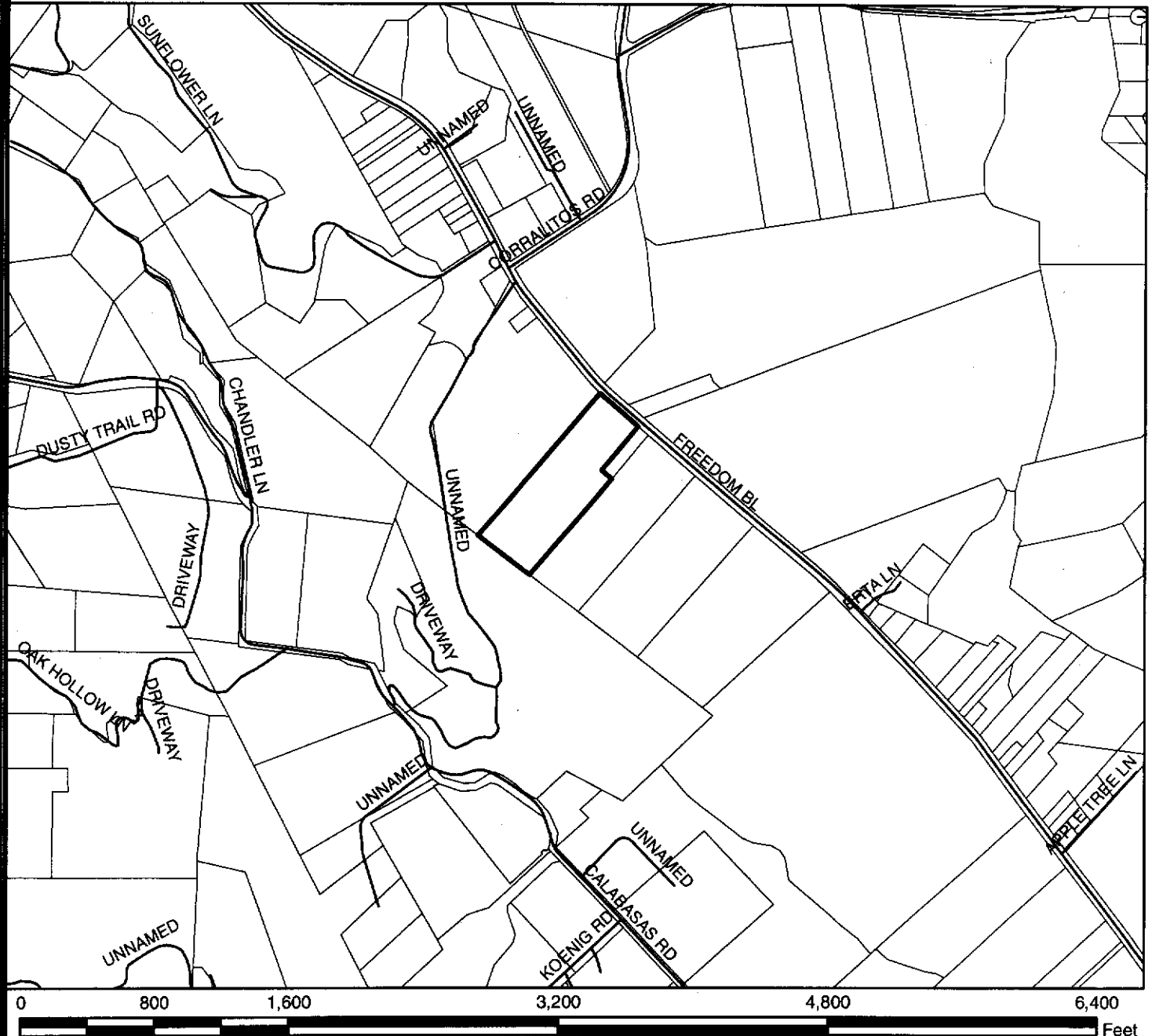
Electronically reviewed 4/19/00 KSA
Rev. 6/1/01 with changed page refs:
Rev. 1/27/03 with (a), (b), (c)






Note - Assessor's Force & Block
Numbers Shown in Circles.

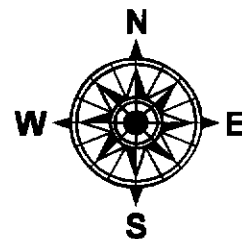
Assessor's Map No. 49-08
County of Santa Cruz, Calif.
April 2000

Location Map



LEGEND

-  APN: 049-081-03
-  Assessors Parcels
-  Streets

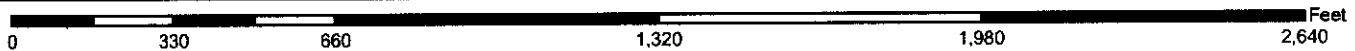
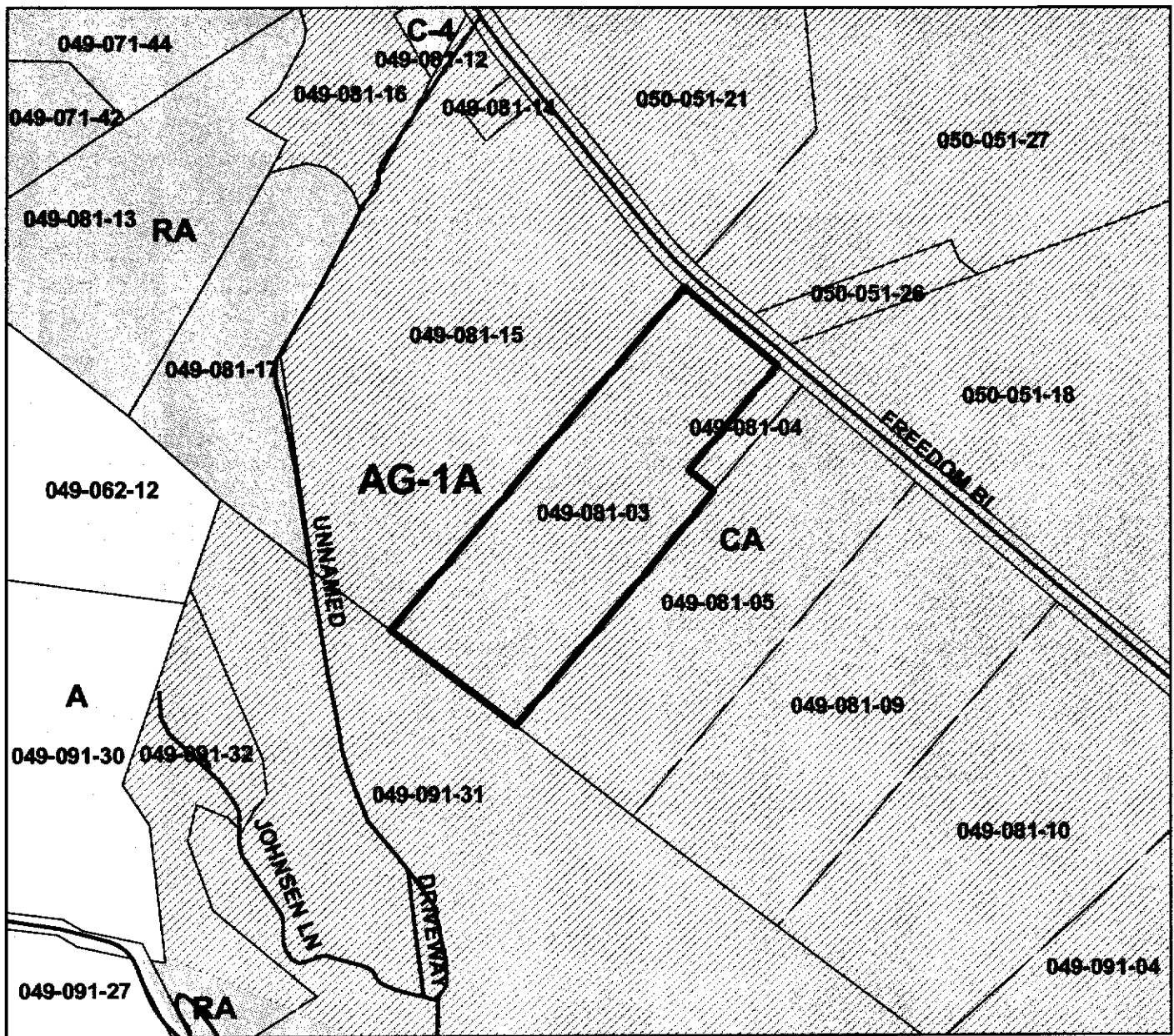


Map created by
County of Santa Cruz
Planning Department
December 2012

EXHIBIT F

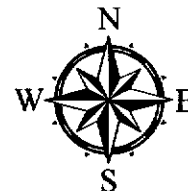


Zoning & Ag Resource Map



LEGEND

- APN: 049-081-03
- Assessors Parcels
- Streets
- AGRICULTURE COMMERCIAL
- AGRICULTURE
- AGRICULTURE RESIDENTIAL
- AG-1A



Map Created by
County of Santa Cruz
Planning Department
August 2008

EXHIBIT G

ARCHAEOLOGICAL CONSULTING

P.O. BOX 3377
SALINAS, CA 93912
(831) 422-4912

PRELIMINARY ARCHAEOLOGICAL RECONNAISSANCE FOR A PORTION OF ASSESSOR'S PARCEL 049-081-03, WATSONVILLE, SANTA CRUZ COUNTY, CALIFORNIA

by

Mary Doane, B.A., and Gary S. Breschini, Ph.D., *RPA*

July 8, 2008

Prepared for

Elizabeth Padilla

SUMMARY: PROJECT 4190

RESULTS: NEGATIVE

ACRES: <1 ACRE OF THE 28 ACRE PARCEL

SITES: NONE

UTMG: 6.0625/40.9105

MAP: USGS 7.5 MINUTE WATSONVILLE WEST QUADRANGLE

Note: *SOPA*, the Society of Professional Archaeologists, has been superseded by the new Registry of Professional Archaeologists. Registered Professional Archaeologists are designated by *RPA*.

EXHIBIT H

INTRODUCTION

In June 2008 Archaeological Consulting was authorized by Elizabeth Padilla to prepare a Preliminary Archaeological Reconnaissance report for a proposed building site on a larger agricultural parcel on Freedom Boulevard outside of Watsonville, Santa Cruz County, California.

As part of our methodology in the preparation of this report, we have conducted: 1) a background records search at the Northwest Regional Information Center of the California Historical Resources Information System, located at Sonoma State University, Rohnert Park; and 2) a field reconnaissance of the project area. The following report contains the results of these investigations as well as our conclusions and recommendations.

PROJECT LOCATION AND DESCRIPTION

The project area is located at 2869 Freedom Boulevard, Watsonville, Santa Cruz County, California (see Maps 1 and 2). The building site is a small portion of Assessor's Parcel Number (APN) 049-081-03. The Universal Transverse Mercator Grid (UTMG) coordinates for the approximate center of the project area are 6.0625/40.9105 on the Watsonville West Quadrangle (1954, photorevised 1980). The project proposes construction of a new house.

At the time of the archaeological reconnaissance the project area was vacant and bounded on three sides by raspberry fields. The proposed building area had been mowed and was in use as a parking lot for the field workers. Consequently, soil visibility was patchy but good throughout the project area. Overall, soil visibility was considered adequate for the purposes of this reconnaissance.

PROJECT METHODOLOGY

The methodology used in the preparation of this report included two primary steps, as follows:

Background Research

The background research for this project included an examination of the archaeological site records, maps, and project files of the Northwest Regional Information Center of the California Historical Resources Information System, located at Sonoma State University, Rohnert Park. In addition, our own extensive files and maps were examined for supplemental information, such as rumors of prehistoric resources in the general project area.

The Regional Information Centers have been established by the California Office of Historic Preservation as the local repository for all archaeological reports which are prepared under cultural resource management regulations. The background literature search at the appropriate Regional Information Center is required by state guidelines and current professional standards. Following completion of the project, a copy of the report must be deposited with that organization.

These literature searches are undertaken to determine if there are any previously recorded archaeological resources within the project area, and whether the area has been included in any previous archaeological research or reconnaissance projects.

Field Reconnaissance

The field reconnaissance was conducted by Mary Doane, B.A., on July 7, 2008. The survey consisted of a "general surface reconnaissance" of the project impact area which could reasonably be expected to contain visible cultural resources, and which could be viewed without major vegetation removal or excavation.

RESULTS OF THE RECONNAISSANCE

Background Research

The record search of the files at the Northwest Regional Information Center found that there are no recorded archaeological resources located within one kilometer of the project parcel. There was no record of a previous archaeological reconnaissance having been conducted on the parcel.

In addition, the California Inventory of Historical Resources (March 1976), California Historical Landmarks, and the National Register of Historic Places were checked for listed cultural resources which might be present in the project area; none were discovered.

The project area lies within the currently recognized ethnographic territory of the Costanoan (often called Ohlone) linguistic group. Discussions of this group and their territorial boundaries can be found in Breschini, Haversat, and Hampson (1983), Kroeber (1925), Levy (1978), Margolin (1978), and other sources. In brief, the group followed a general hunting and gathering subsistence pattern with partial dependence on the natural acorn crop. Habitation is considered to have been semi-sedentary and occupation sites can be expected most often at the confluence of streams, other areas of similar topography along streams, or in the vicinity of springs. These original sources of water may no longer be present or adequate. Also, resource gathering and processing areas, and associated temporary campsites, are frequently found on the coast and in other locations containing resources utilized by the group. Factors which influence the location of these sites include the presence of suitable exposures of rock for bedrock mortars or other milling activities, ecotones, the presence of specific resources (oak groves, marshes, quarries, game trails, trade routes, etc.), proximity to water, and the availability of shelter. Temporary camps or other activity areas can also be found along ridges or other travel corridors.

Field Research

None of the materials (such as dark midden soil, flaked stone artifacts or debitage, shells or shell fragments, bones or bone fragments, ground stone, fire-affected lithics, etc.) frequently associated with prehistoric cultural resources in this area were found within the project area. The native soil was a medium gray silt.

No evidence of historic archaeological resources was noted in the project area during the reconnaissance.

CONCLUSIONS AND RECOMMENDATIONS

Based upon the surface reconnaissance and the background research, we have concluded that there is no surface evidence of potentially significant archaeological resources in the project area. Because of this we make the following recommendation:

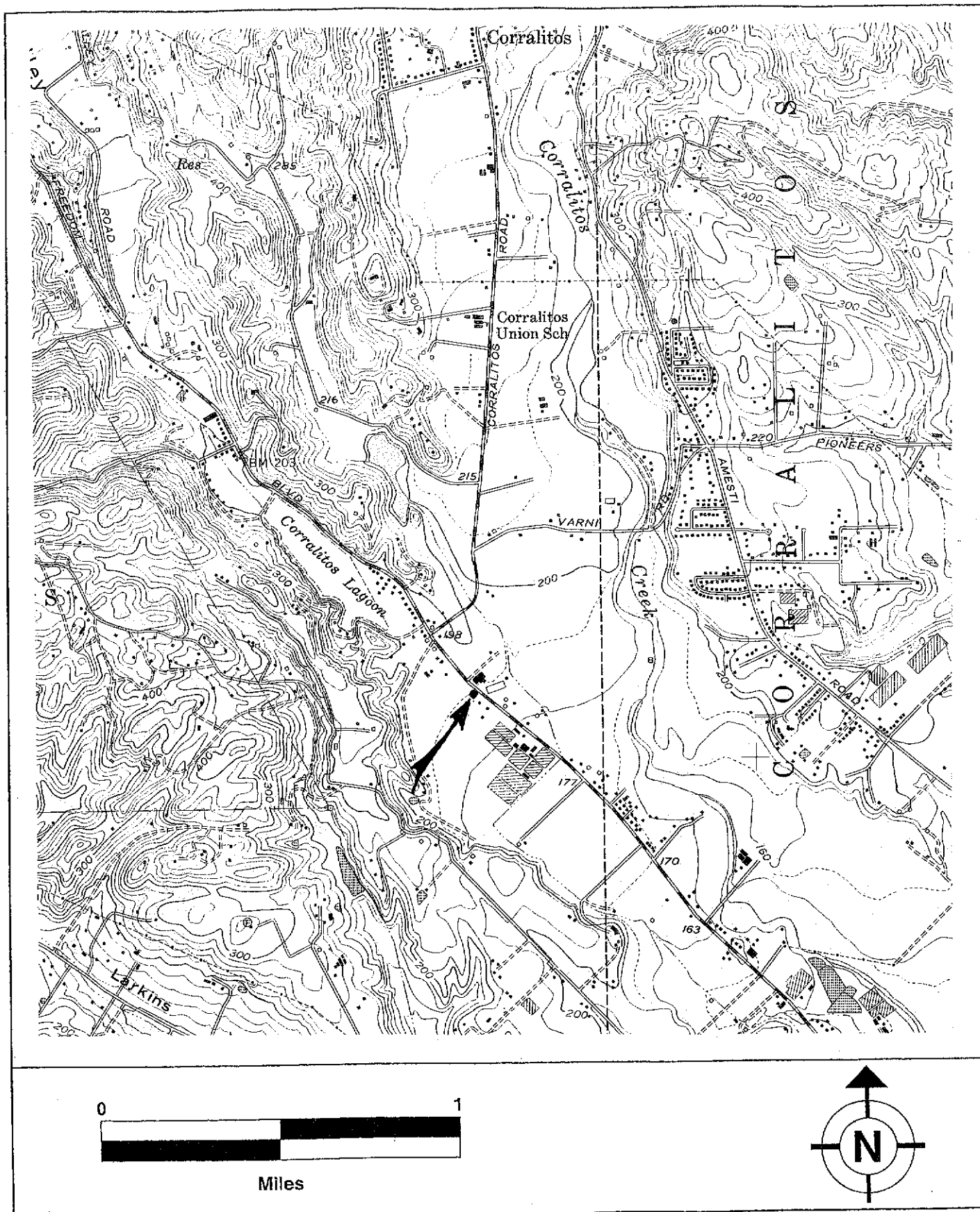
- The proposed building project should not be delayed for archaeological reasons.

Because of the possibility of unidentified (e.g., buried) cultural resources being found during construction, we recommend that the following standard language, or the equivalent, be included in any permits issued within the project area:

- If archaeological resources or human remains are accidentally discovered during construction, work shall be halted within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. If the find is determined to be significant, appropriate mitigation measures shall be formulated and implemented.

REFERENCES

- Breschini, G. S., T. Haversat, and R. P. Hampson
1983 **A Cultural Resources Overview of the Coast and Coast-Valley Study Areas [California].** Coyote Press, Salinas.
- Kroeber, A. L.
1925 **Handbook of the Indians of California.** Bureau of American Ethnology Bulletin 78.
- Levy, R.
1978 **Costanoan.** Pp. 485-495 in **Handbook of North American Indians, Vol. 8, California.** Smithsonian Institution, Washington, D.C.
- Margolin, M.
1978 **The Ohlone Way.** Heyday Books, Berkeley.



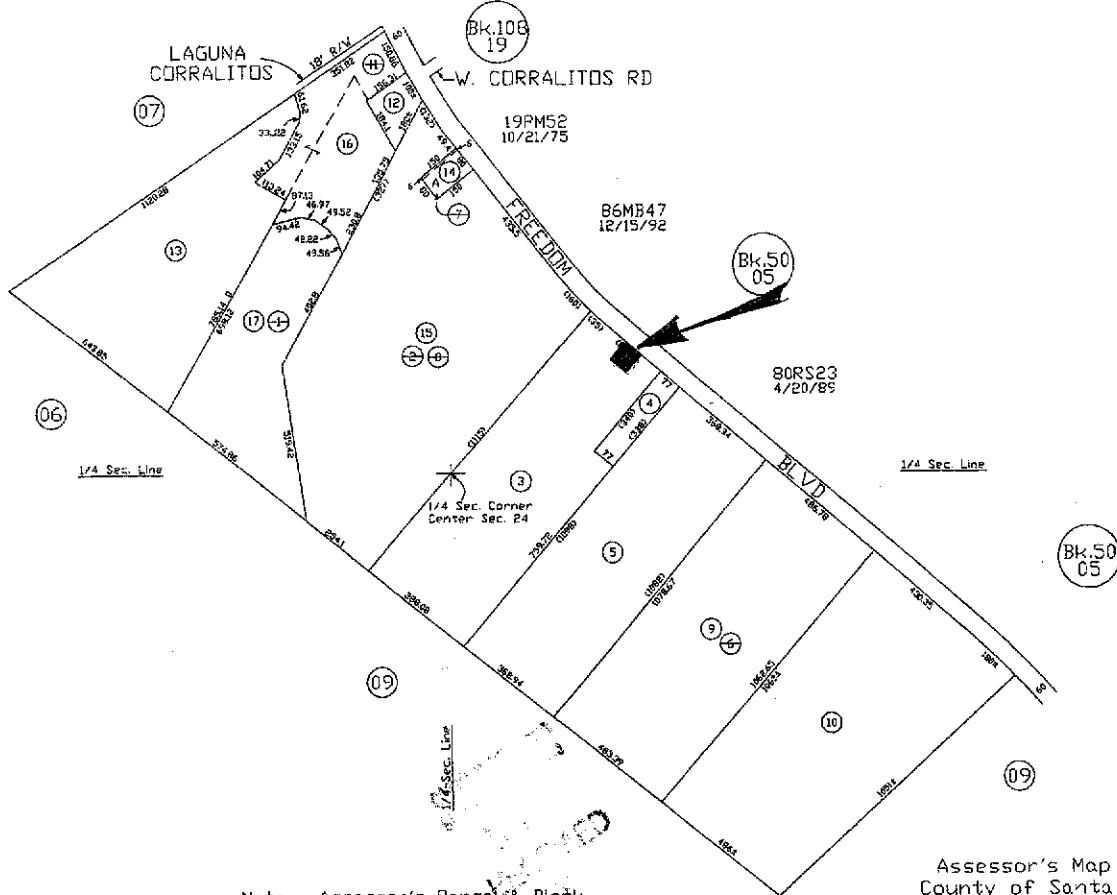
Map 1. Project Location.

EXHIBIT B

RANCHO DE LOS CORRALITOS
SEC. 24, T.11S., R.1E., M.D.B. & M.

Tax Area Code
69-010

49-08



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

Assessor's Map No. 49-08
County of Santa Cruz, Calif.
April 2000

EXHIBIT H

Map 2. Project Location.

Steven Guiney

From: Valerie Greenway [VGREENWAY@ci.watsonville.ca.us]
Sent: Monday, 07 January 2008 02:45
To: Steven Guiney
Subject: approved for City water service #07-00705 2869 Freedom Blvd

January 7, 2008

Luis Padilla
19 E. Lake Avenue
Watsonville, CA 95076

Subject: Water Service for 2869 Freedom Blvd, Watsonville
APN: 049-081-03

Dear Mr. Padilla:

This letter is to inform you that under current City of Watsonville (City) policy, City water service may be provided to serve a primary dwelling unit and accessory dwelling unit provided the following conditions are met:

1. Complete and submit a water service application to the City of Watsonville. Pay applicable connection, construction, and groundwater impact fees.
2. If there is an existing well, a backflow preventer or certification of well abandonment is required.
3. Accessory dwelling unit shall be deed restricted as affordable according to Santa Cruz County requirements.
4. Provide valid address assigned by the County of Santa Cruz.

This letter is not a guarantee of water availability. The provision of water service is determined by the City Council of the City of Watsonville. Please contact me at (831) 768-3077 if you have any questions or concerns.

Yours truly,

Valerie Greenway, Assistant Engineer
Community Development Department

Valerie Greenway
Assistant Engineer
City of Watsonville
Community Development Department
<http://www.ci.watsonville.ca.us/departments/cdd/commdept.html>
phone 831-768-3077
fax 831-728-6173

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

Project Planner: Samantha Haschert
Application No.: 07-0705
APN: 049-081-03

Date: September 23, 2008
Time: 13:36:51
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 8, 2008 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 8, 2008 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer for review and approval.
2. Submit a grading and drainage plan completed by a licensed civil engineer for review and approval.
3. Submit a detailed erosion/sediment control plan for review and approval.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JANUARY 8, 2008 BY GERARDO VARGAS =====

The proposed stormwater management plan is approved for discretionary stage Stormwater Management review. Please see miscellaneous comments for items to be addressed in the building application stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JANUARY 8, 2008 BY GERARDO VARGAS =====

1. Please provide a cross section detail describing how the driveway will conform to an approved drainage pattern. Driveway runoff should not be directed towards the street.

Note: - Projects are required to maintain predevelopment rates where feasible. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

2. Will the new driveway intersect any existing road said drainage improvements along Freedom Blvd.? Please indicate on plan how the driveway will conform to the drainage improvements along Freedom Blvd.
3. Provide a centerline profile for the proposed driveway.

EXHIBIT I

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0705
APN: 049-081-03

Date: September 23, 2008
Time: 13:36:51
Page: 2

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.00 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON DECEMBER 31, 2007 BY DEBBIE F LOCATELLI =====

Plans need to be revised to eliminate concrete driveway approach. Concrete is allowed up to property line, remaining portion needs to be asphalt. Indicate on plans that driveway approach shall meet the County of Santa Cruz Design Criteria FIG DW-7. Permit conditions shall include "Landscaping shall be maintained year round to prevent vehicle and pedestrian site obstruction or walkway obstruction".

===== UPDATED ON AUGUST 18, 2008 BY DAVID GARIBOTTI =====

8/18/08 ADG: No Comment. Requested revisions included in resubmittal.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON DECEMBER 31, 2007 BY DEBBIE F LOCATELLI =====

No comment.

===== UPDATED ON AUGUST 18, 2008 BY DAVID GARIBOTTI =====

Permit conditions to include "Landscaping shall be maintained year round to prevent obstruction of either vehicle sight line or pedestrian walkway."

Dpw Road Engineering Completeness Comments

===== REVIEW ON JANUARY 8, 2008 BY ANWARBEG MIRZA =====

1. The portion of the driveway within the right-of-way shall be paved with 2 inches of asphalt concrete over 6 inches of aggregate base. Please show in plan view

2. Show driveway profile. Show composition and structural section of the proposed driveway. The county standard for a concrete driveway is 4 inches of concrete over four inches of sand. The driveway must meet County of Santa Cruz standards in the Design Criteria. Please refer the correct figure and show in plan view.

3. Relocate speed sign 15 feet north of new driveway.

Design Criteria is available at the following internet address:

<http://www.dpw.co.santa-cruz.ca.us/DESIGN%20CRITERIA.PDF> ===== UPDATED ON AUGUST 18, 2008 BY ANWARBEG MIRZA =====

Discretionary application completed.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JANUARY 8, 2008 BY ANWARBEG MIRZA =====

EXHIBIT T

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0705
APN: 049-081-03

Date: September 23, 2008
Time: 13:36:51
Page: 3

NO COMMENT

===== UPDATED ON AUGUST 18, 2008 BY ANWARBEG MIRZA =====

1. Show the location of replaced speed sign north of new driveway.
2. An encroachment permit is required for all work in the County Right-of-way.

Environmental Health Completeness Comments

===== REVIEW ON JANUARY 7, 2008 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior to approval of the sewage disposal permit. Contact R Sanchez at 454-2751.

Environmental Health Miscellaneous Comments

===== REVIEW ON JANUARY 7, 2008 BY JIM G SAFRANEK =====

NO COMMENT

Pajaro Valley Fire District Completeness Comments

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

===== REVIEW ON JANUARY 15, 2008 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: CALFIRE

Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter:

Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction.

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

The job copies of the building and fire systems plans and permits must be onsite during inspections.

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.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch.

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

Pajaro Valley Fire District Miscellaneous Comments

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

EXHIBIT I

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0705
APN: 049-081-03

Date: September 23, 2008
Time: 13:36:51
Page: 4

===== REVIEW ON JANUARY 15, 2008 BY COLLEEN L BAXTER =====

EXHIBIT I