



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 – May 21, 2009

Members Present

Bruce Dau
Mike Manfre
Sam Earnshaw
Frank "Lud" McCrary
Ken Corbishley

Staff Present

Samantha Haschert
Randall Adams
Nell Sulborski
Lisa LeCoup

Others Present

Dee Murray
Susan Williams
Mark Trainer
Ty Gob
Mandy Bhandal
Dominique Muzzy
Mark Crupkie

1. The meeting was called to order by Bruce Dau at 1:35 p.m.
2. (a) Approval of March 19, 2009 Minutes:

M/S/P to approve the minutes.

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- (b) Additions/Corrections to Agenda:

None.

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3. Election of Chairperson and Vice Chairperson:

Election of Chairperson and Vice Chairperson rescheduled for later in the meeting.

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4. Commissioner's Presentations:

Commissioner McCrary mentioned the maps available on Google Earth.

Item 2 (a)

Commissioner Dau will not be available for June and July meetings.

5. Staff Presentations:

None.

6. Oral Communications

None.

REGULAR AGENDA:

7. 08-0529 584 GREEN VALLEY RD., WATSONVILLE APN(s): 051-521-42

Proposal to construct a 640 square foot Second Unit. Requires an Amendment to Agricultural Buffer Determination 06-0327 to reduce the required 200-foot setback to about 126' from APN 050-151-12 and about 124' from APN 050-151-13. Property located on the northeast corner of the intersection of Green Valley Road and Lita Lane (584 Green Valley Road).

APPLICANT: DAVID ALCARAZ

OWNER: JOSE & SUSANA MANDUJANO

PROJECT PLANNER: SAMANTHA HASCHERT, 454-3214

EMAIL: PLN145@CO.SANTA-CRUZ.CA.US

Samantha Haschert gave the staff report. The Commissioners discussed the project.

M/S/P to accept the staff recommendations for the project.

8. 09-0060 145 CREST DRIVE, WATSONVILLE APN: 046-241-03

Proposal to demolish an existing 672 square foot 2 bedroom single family dwelling and to construct a 2488 square foot, 1 story, 2 bedroom single family dwelling with 1 attached garage and 1 detached garage, located within the 200-foot agricultural buffers to the north and west. Requires an Agricultural Buffer Determination to reduce the required 200-foot setback to about 120-feet from APN's 046-271-07 and 046-271-24 to the northwest, about 75-feet from APN 046-241-33 to the west, and about 140-feet from APN 046-271-08 to the northwest. Property located on the southeast side of Crest Drive about 2600-feet south west of San Andreas Road in Watsonville (145 Crest Drive).

APPLICANT: JEFFERY & SUSAN WILLIAMS

OWNER: JEFFERY & SUSAN WILLIAMS

PROJECT PLANNER: SAMANTHA HASCHERT, 454-3214

EMAIL: PLN145@CO.SANTA-CRUZ.CA.US

Samantha Haschert gave the staff report. There was one change to clarify a condition of approval in the report, on item II, A, (2), to add that the six foot tall fence would be required along the southwest property line shared with parcel 046-241-33. This was to clarify the length of the fence as about 300 feet. The designation CAO was explained as Commercial Agricultural with Open space.

The owner, Susan Williams, commented on the requirement of a six foot fence and requested that the currently planted shrubs be considered an acceptable alternative, and she volunteered to sign a statement of acknowledgement that a fence would be constructed if the adjacent parcel were to be farmed.

The Commissioners discussed the project.

M/S/P to accept the staff recommendations for the project with a revision to the Conditions of Approval II, A, (2) to read "Final plans shall show the location of a six foot tall solid board fence and vegetative buffer barrier along the south west property line for a length of approximately 50 feet as measured from the shed/garage on the adjacent property APN 046-241-33 to the rear wall of the proposed attached garage." The vegetative barrier would be an evergreen hedge that would reach at least six foot in height.

9. 08-0480 200 LEE RD., WATSONVILLE APN(S): 052-271-03

Proposal to demolish an existing gas station, to construct a replacement gas station with a convenience store, restaurant, car wash, and associated improvements. Requires an Agricultural Buffer Setback Reduction to reduce the required agricultural buffer setback from 200-feet to 56-feet (from APN 052-271-04) to the north, 15-feet (from APN 052-271-04) to the northeast, 190-feet (from APN 052-272-01 across Riverside Drive/Highway 129) to the south, and 74-feet (from APN 052-581-09 across Lee Road) to the west. Property located on the east side of Lee Road, at the northwest corner of Highway 1 and Highway 129, in Watsonville (200 Lee Road).

APPLICANT: DEE MURRAY

OWNER: KHOSROW HAGHSHENAS

PROJECT PLANNER: RANDALL ADAMS, 454-3218

EMAIL: PLN515@CO.SANTA-CRUZ.CA.US

Randall Adams gave the staff report.

Dee Murray described the project. Several of the gas stations customers were present and expressed their support for the project.

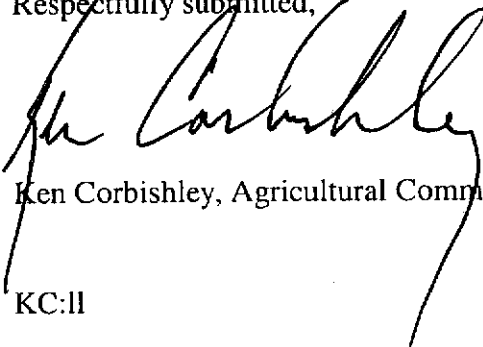
The Commissioners mentioned that the issues that they had had with the project had been addressed.

M/S/P to accept the staff recommendations for the project.

M/S/P to elect Bruce Dau to continue as Chairperson and Ken Kimes to continue as Vice Chairperson.

There being no further business, the meeting was adjourned.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Ken Corbishley", written over a horizontal line.

Ken Corbishley, Agricultural Commissioner, Executive Secretary

KC:ll