



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **10-0125**

Applicant: Jay and Karen Cameron
Owner: Jay and Karen Cameron
APN: 108-371-22

Date: July 15, 2010
Agenda Item #: 6.
Time: 1:30 p.m.

Project Description: Proposal to construct a two story, approximately 4,409 square foot single family dwelling with an attached approximately 2,192 square foot garage. Requires an Agricultural Buffer Determination to reduce the required 200 foot setback to a minimum of 145 feet to the south adjacent Commercial Agriculture (CA) zoned parcels (APN 108-371-27).

Location: Property located at the north end of Storey Road (788 Storey Road) about 2,000 feet north of the intersection with Varni Road.

Permits Required: Agricultural Buffer Setback Determination

Staff Recommendation:

- Approval of Application 10-0125, based on the attached findings and conditions.

Exhibits

- | | |
|------------------|--------------------------------------|
| A. Project plans | D. Assessor's, Location, Zoning, and |
| B. Findings | General Plan maps |
| C. Conditions | E. 05-0168 Staff Report, Approved by |
| | APAC on 8/17/2006 |

Parcel Information

| | |
|------------------------------------|---|
| Parcel Size: | 25.7 acres (GIS) |
| Existing Land Use - Parcel: | Commercial Agriculture (CA) |
| Existing Land Use - Surrounding: | Commercial Agriculture; low density residential |
| Project Access: | Via Storey Road |
| Planning Area: | Eureka Canyon |
| Land Use Designation: | AG (Agriculture) |
| Zone District: | CA (Commercial Agriculture) |
| Supervisory District: | 2nd (District Supervisor: Pirie) |
| Within Coastal Zone: | <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside |
| Appealable to Calif. Coastal Comm. | <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No |

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No
Water Supply: Private well
Sewage Disposal: Septic
Fire District: Cal Fire (County Fire Department)
Drainage District: Zone 7

Analysis and Discussion

The proposed project is to construct a two story single-family dwelling of approximately 4,409 square feet with an attached garage on an approximately 25.7 acre parcel. The project is located at 788 Storey Road in Watsonville. The proposed single family dwelling is within 200 feet of Commercial Agricultural land to the south (APN 108-371-27) and the applicant is requesting a reduction in the required 200 foot agricultural buffer setback to a minimum of 145 feet.

The subject property is characterized by primarily flat topography in the location of the building site. The parcel is located outside of the Urban and Rural Services Lines and can be characterized as an agricultural area developed with low density housing. The parcel is located within the Agriculture (AG) General Plan designation and the implementing zone district is (CA) Commercial Agriculture.

The CA zoned parcel to the south (APN 108-371-27) is also owned by the applicant and both parcels are farmed as a single apple orchard.

A reduced agricultural buffer is recommended due to the fact that a 200 foot buffer would effectively remove land from production given that the current use of the subject parcel is an active apple orchard. The proposed location of the home would only remove about 0.35 acres from the existing 25.7 acre parcel which leaves sufficient area for agricultural production. No additional buffering barriers are recommended given that the applicant is also the property owner of the south adjacent parcel (108-371-27) and that the existing apple orchard spans both parcels; however, a condition of approval is recommended which would require the property owner to record an Affidavit to Retain APN's 108-371-27 and 108-371-22 as one parcel to ensure that a future property owner is not subjected to residential-agricultural use conflicts without the benefit of an additional barrier. The Affidavit would be effective in perpetuity; however, the Affidavit could be rescinded by the Planning Department in the future in order to facilitate a sale of one of the parcels. The rescission would be accompanied by a review to determine if additional buffering barriers are required at the property line.

The applicant recorded 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 as a part of previous permit 05-0168 (document #2006-0043136).

Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to a minimum of 145 feet to the proposed single-family dwelling from the

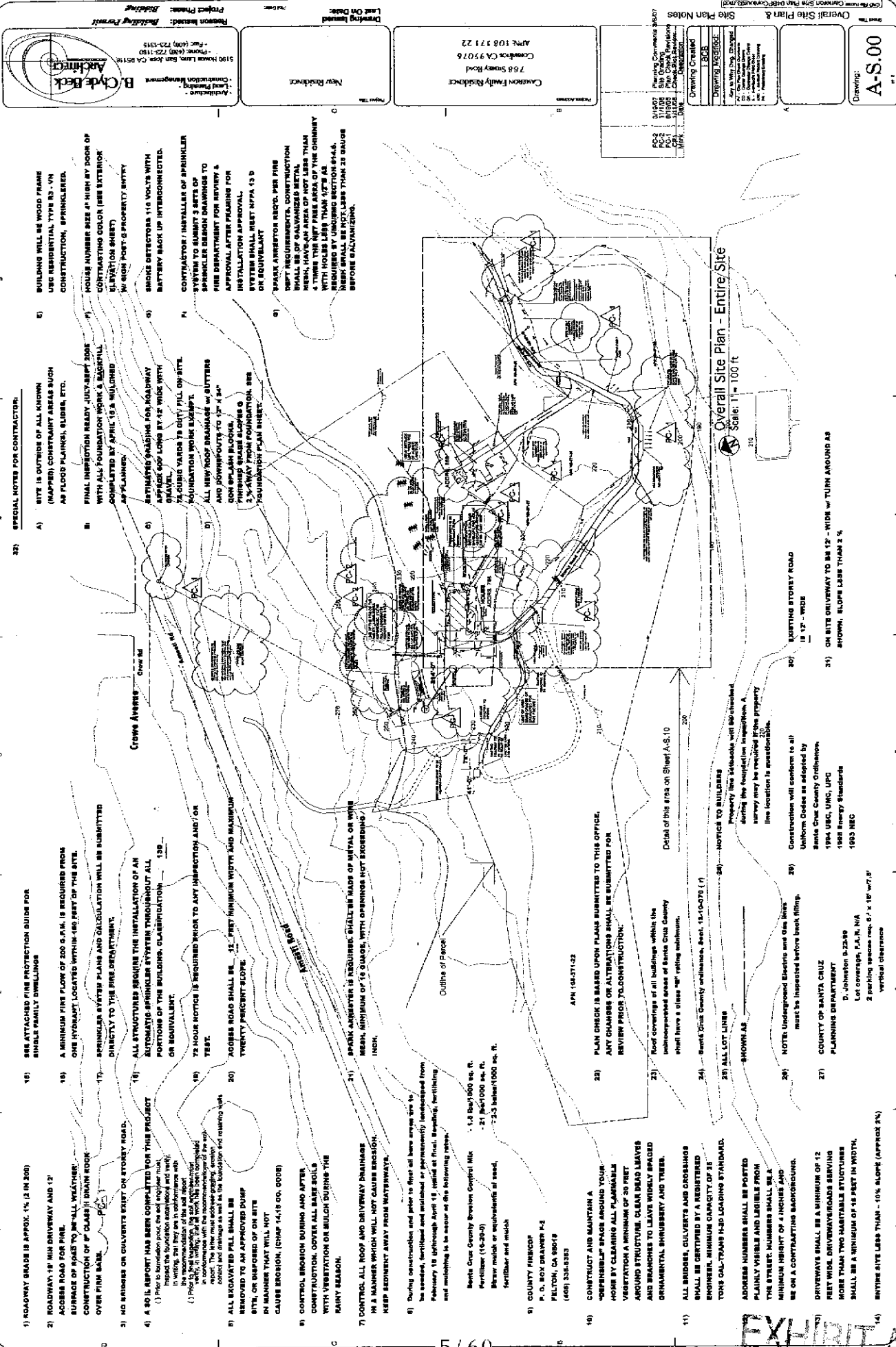
adjacent CA zoned property known as APN 108-371-27, proposed under Application # 10-0125, based on the attached findings and recommended conditions.

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

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Santa Cruz County Planning Department
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E-mail: samantha.haschert@co.santa-cruz.ca.us

Report Reviewed By: Paia Levine
Principal Planner
Development Review



1) ROADWAY GRADE IS APPROX. 1% (2 IN 200)

2) ROADWAY 14' MIN DRIVEWAY AND 12' ACCESS ROAD FOR FIRE. SURFACE OF ROAD TO BE ALL WEATHER. CONSTRUCTION OF 8" CLASS II DRAIN ROCK OVER FIRE RAMP.

3) NO BRIDGES OR CULVERTS EXIST ON STONEY ROAD.

4) A SOIL REPORT HAS BEEN COMPLETED FOR THIS PROJECT. (1) Prior to foundation work, the soil engineer must inspect the foundation excavation and verify in writing that they are in accordance with the report. (2) Prior to foundation work, the soil engineer must inspect the foundation excavation and verify in writing that they are in accordance with the report. The site must address grading, erosion control and drainage as well as the foundation and retaining walls.

5) ALL EXISTING FILL SHALL BE REMOVED TO AN APPROVED DUMP SITE, OR DISPOSED OF ON SITE IN MANNER THAT WILL NOT CAUSE EROSION. (CHAP 14.16 OF CODE)

6) CONTROL EROSION DURING AND AFTER CONSTRUCTION. COVER ALL BARE SOILS WITH VEGETATION OR MULCH DURING THE RAINY SEASON.

7) CONTROL ALL ROOF AND DRIVEWAY DRAINAGE IN A MANNER WHICH WILL NOT CAUSE EROSION. KEEP SEDIMENT AWAY FROM WATERWAYS.

8) During construction and prior to first all bare areas are to be seeded, fertilized and mulched or permanently landscaped from February 15 (April 15) until April 15 (April 15). Fertilizer (16-20-0) 21 lbs/1000 sq. ft. 2-3 lbs/1000 sq. ft. of seed, fertilizer and mulch

9) COUNTY FIRE/CDP P. O. BOX DRAWER F-2 FELTON, CA 95018 (408) 534-2283

10) CONTRACTOR SHALL MAINTAIN A "PERMISSIBLE" SPACE AROUND YOUR HOME BY CLEARING ALL FLAMMABLE VEGETATION A MINIMUM OF 30 FEET AROUND STRUCTURE. CLEAR DEAD LEAVES AND BRANCHES TO LEAVE WIDELY SPACED ORNAMENTAL SHRUBBERY AND TREES.

11) ALL BRIDGES, CULVERTS AND CROSSINGS SHALL BE CERTIFIED BY A REGISTERED ENGINEER. MINIMUM CAPACITY OF 25 TONS CAL-T-RANS H-20 LOADING STANDARD.

12) ADDRESS NUMBERS SHALL BE POSTED PLAINLY VISIBLE AND LEGIBLE FROM THE STREET. NUMBERS SHALL BE A MINIMUM HEIGHT OF 4 INCHES AND MINIMUM HEIGHT OF 18 FEET IN WIDTH.

13) DRIVEWAYS SHALL BE A MINIMUM OF 12 FEET WIDE. DRIVEWAYS/ROADS SERVING MORE THAN TWO HABITABLE STRUCTURES SHALL BE A MINIMUM OF 18 FEET IN WIDTH.

14) ENTIRE SITE LESS THAN 10% SLOPE (APPROX 2%)

15) SEE ATTACHED FIRE PROTECTION GUIDE FOR SINGLE FAMILY DWELLINGS

16) A MINIMUM FIRE FLOW OF 200 G.P.M. IS REQUIRED FROM ONE HYDRANT LOCATED WITHIN 150 FEET OF THE SITE.

17) SPRINKLER SYSTEM PLANS AND CALCULATION WILL BE SUBMITTED DIRECTLY TO THE FIRE DEPARTMENT.

18) ALL STRUCTURES REQUIRE THE INSTALLATION OF AN AUTOMATIC SPRINKLER SYSTEM THROUGHOUT ALL PORTIONS OF THE BUILDING. CLASSIFICATION 130 OR EQUIVALENT.

19) 24 HOUR NOTICE IS REQUIRED PRIOR TO ANY INSPECTION AND/OR TEST.

20) ACCESS ROAD SHALL BE 12' FEET MINIMUM WIDTH AND MAXIMUM TWENTY PERCENT SLOPE.

21) SPARK ARRESTER IS REQUIRED SHALL BE MADE OF METAL OR WIRE MESH, MINIMUM OF 16 GAUGE, WITH OPENINGS NOT EXCEEDING 1/8 INCH.

22) PLAN CHECK IS BASED UPON PLANS SUBMITTED TO THIS OFFICE. ANY CHANGES OR ALTERATIONS SHALL BE SUBMITTED FOR REVIEW PRIOR TO CONSTRUCTION.

23) Roof coverings of all buildings within the delineated areas of Santa Cruz County shall have a class "B" rating minimum.

24) Santa Cruz County Ordinance, Sec. 16-002 (1)

25) ALL LOT LINES SHOWN AS SHOWN AS

26) NOTES: Underpass Electric and Gas Lines must be installed before back filling.

27) COUNTY OF SANTA CRUZ PLANNING DEPARTMENT D. Johnston 9-22-89 Let coverage P.A.N. N/A 2 parking spaces rec. 8' x 18' w/ 8' vertical clearance

28) CONSTRUCTION WILL CONFORM TO ALL Uniform Codes as adopted by Santa Cruz County Ordinance. 1984 USC, UMC, UPC. 1988 Energy Standards. 1993 NEC

29) EUSTING STONEY ROAD IS 12' WIDE

30) ON SITE DRIVEWAY TO BE 12' WIDE W/ TURN AROUND AS SHOWN. SLOPE LESS THAN 2%

1) BUILDING WILL BE WOOD FRAME USED RESIDENTIAL TYPE R-1/VN CONSTRUCTION, SPRINKLERED.

2) HOUSE NUMBER SIZE 4" HIGH BY DOOR OF CONTRASTING COLOR (SEE EXTERIOR ELEVATION SHEET) W/ SIGN POST 6 PROPERTY ENTRY

3) SMOKE DETECTORS 110 VOLTS WITH BATTERY BACK UP INTERCONNECTED.

4) CONTRACTOR: INSTALLER OF SPRINKLER SYSTEM TO SUBMIT 3 SETS OF SPRINKLER DESIGN DRAWINGS TO FIRE DEPARTMENT FOR REVIEW & APPROVAL AFTER PLANNING FOR INSTALLATION APPROVAL. SYSTEM SHALL MEET NFPA 13.5 OR EQUIVALENT

5) SPARK ARRESTER REQ'D. PER FIRE DEPT REQUIREMENTS. CONSTRUCTION SHALL BE OF GALVANIZED METAL MESH, HAVE AN AREA OF NOT LESS THAN 16 SQUARE FEET. THE COMPANY WITH VOLUME LESS THAN 1278 AS REQUIRED BY UNDERGROUND 6144. MESH SHALL BE NOT LESS THAN 28 GAUGE BEFORE GALVANIZING.

1) SITE IS OUTSIDE OF ALL KNOWN (MADEP) CONTAMINATED AREAS SUCH AS FLOOD PLAIN, SLIDES, ETC.

2) FINAL INSPECTION READY JULY-SEPT 2008 WITH ALL FOUNDATION WORK & GARAGEFILL COMPLETED BY APRIL IS A MUSTHOLD AS PLANNED.

3) ESTIMATED GRADING FOR ROADWAY APPLIED 60' LONG BY 12' WIDE WITH GRAVEL. 7/4 CUBIC YARDS 75 CUBIC YARD ON SITE.

4) ALL NEW ROOF DRAINAGE W/ GUTTERS AND DOWNSPUTS TO 12" x 4" 64" CON EXPLAIN BLOWER FINISHING SHARP SLOPES & 2" X 4" FROM FOUNDATION SEE FOUNDATION PLAN SHEET.

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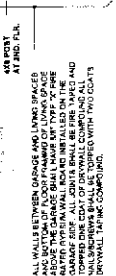
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① Leach Field Cross Section
LOS Pneumatic Only - Not To Scale

| Grading Quantities | | Class Years of Soil | | Purpose | Remarks |
|----------------------------|------------|---------------------|--------------|--|--|
| LINE ID | RELOCATION | FL | NET CUBIC YD | | |
| | | 816.86 | 221.38 | NEW KILLS IMPROV RELOCATING EXCAVATION TO 3' DEPTH OF EXISTING EXCAVATION TO FORM ALLUVID. PRESUMPT TO FORM ALLUVID. | FILL SOIL FROM EXCAVATION AREA KILLS A LOCATION ON THE EXISTING EXCAVATION TO FORM THE MAJOR DRAINAGE. |
| | | 135.54 | 48.64 | NEW PROGRAM TO KILLS LOCATION | |
| PROJECT TOTAL CUT AND FILL | | | 264.43 | | |

Second Floor

EXT. WINDOW NOTES:



B. Clyde Beck Architect

Reasons for Issuance: Bidding Permit
Project Phase: Bidding
5180 Hovick Lane, Suite 100, CA 95076
Tel: (916) 723-1315
Fax: (916) 723-1315

New Residence

Cameron Family Residence
1133 Arnes Road
Concord, CA 95076
APN: 108-371-22

PERMITS & RECORDS
BPM 11/11/2004
Mark, Chag

Drawing Created
6/23/2004 JSCA

Drawing Modified

Approved For Construction

Approved For Construction

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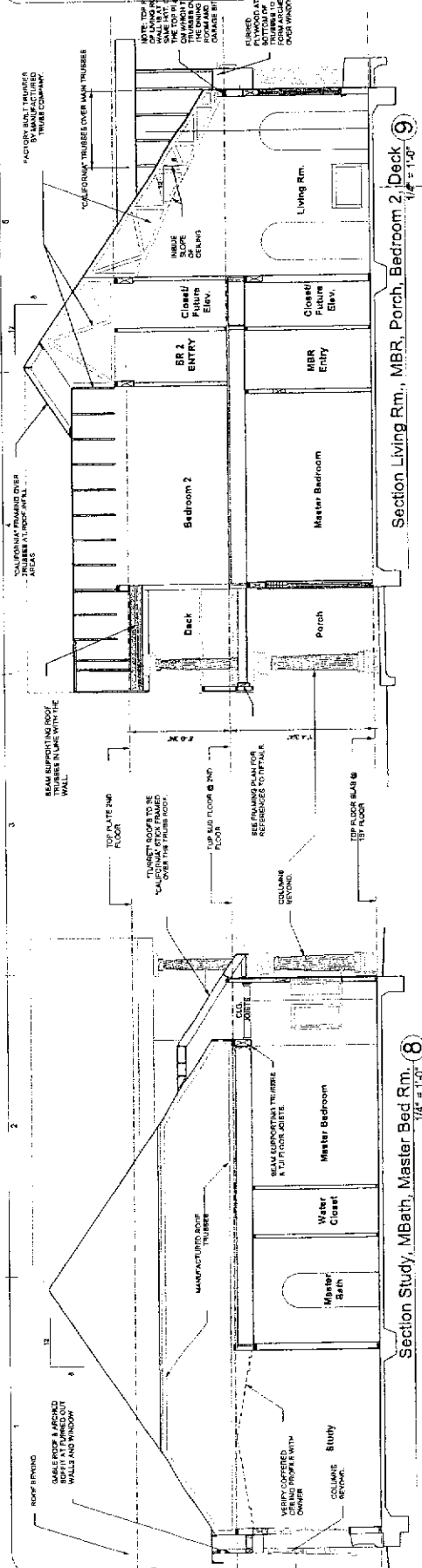
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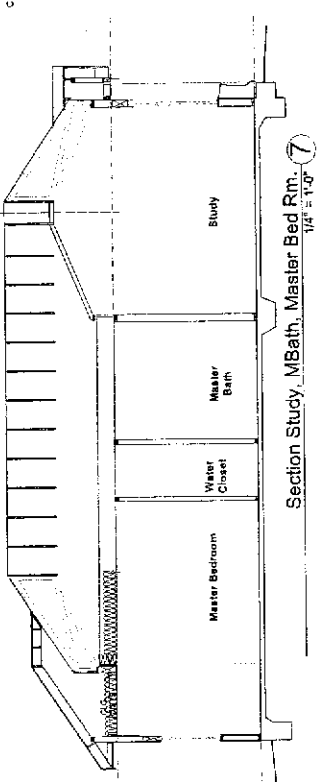
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Building Sections 1, 7, 8 & 9
Cameron Model WDF02

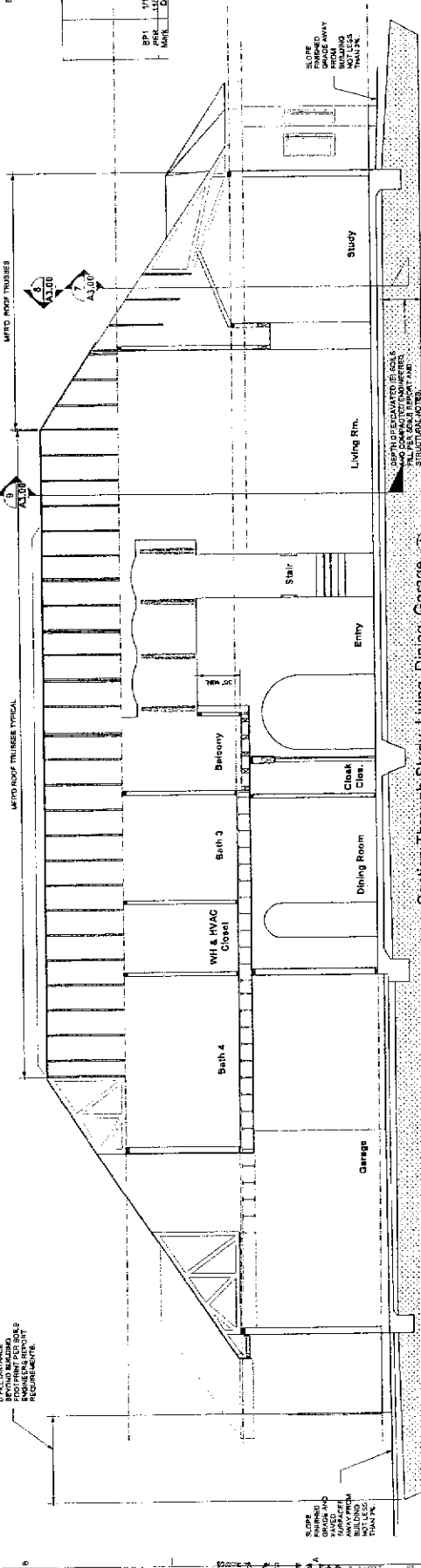


Section Study, MBath, Master Bed Rm. (8)
1/4" = 1'-0"

Section Notes:
1. INDICATE ALL NEW WALLS OF THE ROOM WITH R-10 OF THE WALL WITH R-19 CEILING WITH R-19 FLOOR WITH R-19 MINIMUM R-19 MINIMUM TYPICAL FOR THE 24 REQUIREMENTS.
2. THE MAXIMUM SPACING BETWEEN STUDS SHALL BE 16" O.C. UNLESS OTHERWISE NOTED.
3. ALL STUDS SHALL BE 2" X 6" UNLESS OTHERWISE NOTED.
4. ALL STUDS SHALL BE 2" X 6" UNLESS OTHERWISE NOTED.
5. ALL STUDS SHALL BE 2" X 6" UNLESS OTHERWISE NOTED.
6. ALL STUDS SHALL BE 2" X 6" UNLESS OTHERWISE NOTED.
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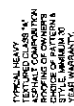
Section Living Rm., MBR, Porch, Bedroom 2, Deck (9)
1/4" = 1'-0"

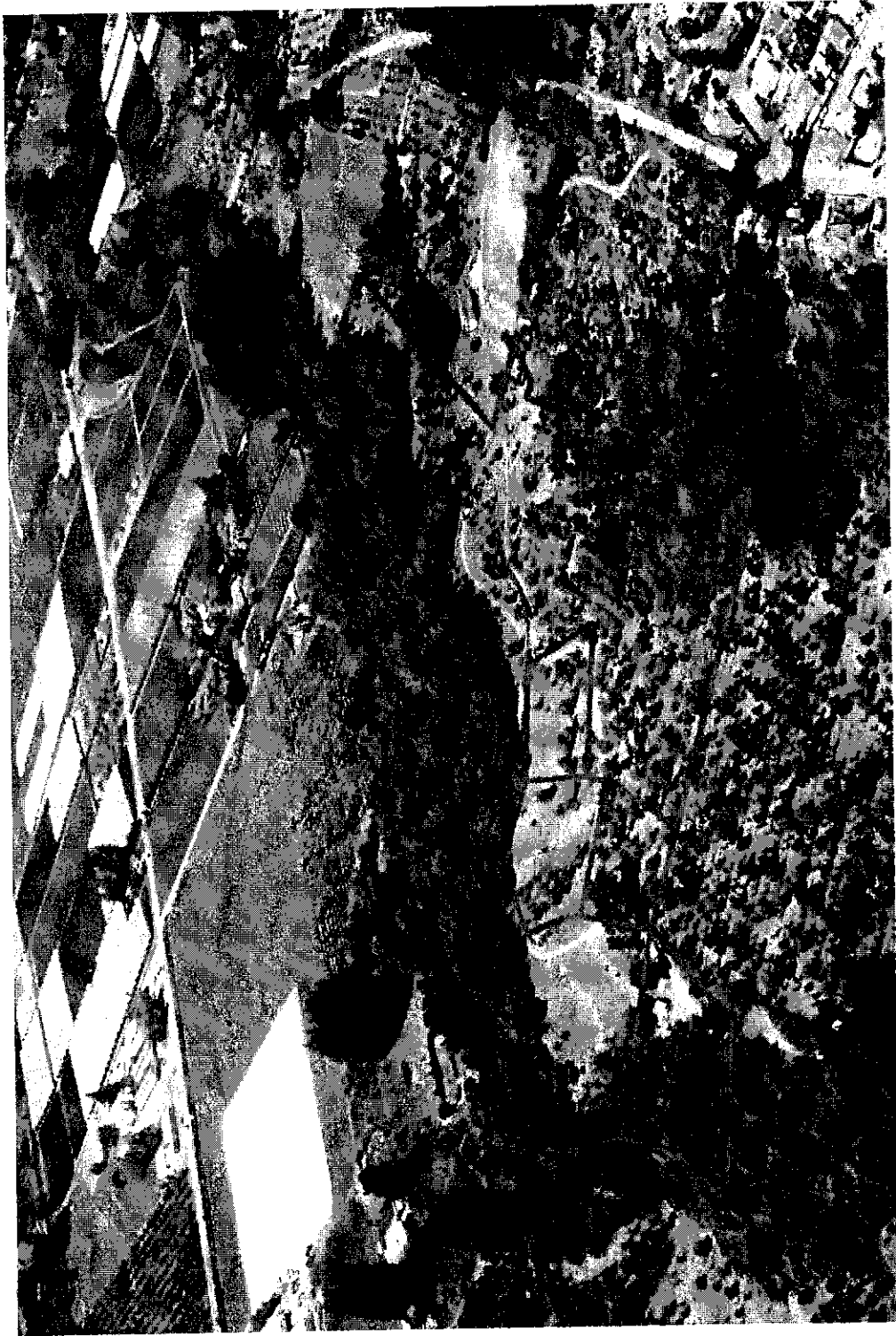


Section Study, MBath, Master Bed Rm. (7)
1/4" = 1'-0"

Section Through Study, Living, Dining, Garage (1)
1/4" = 1'-0"

EXHIBIT A





JAY CAMERON
788 STOREY RD
CORRALITOS, CA 95026
APN 108 371 22
PH 262 209 1986

**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 single family dwelling is proposed to be set back a minimum of 145 feet from the adjacent Commercial Agriculture (CA) zoned land. The adjacent CA parcels are held in common ownership with the applicant and land is under commercial agriculture production as an apple orchard. A condition of approval requires the applicant to record an Affidavit to Retain APN's 108-371-22 and -27 as one parcel to ensure that neither parcel is sold independently to separate property owner without the benefit of additional buffering barriers between the two potential conflicting uses of residential and commercial agriculture. Additionally, a buffering barrier would conflict with the current use of the parcels as a single apple orchard.

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
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 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.

The subject parcel is zoned Commercial Agriculture (CA) and carries an Agriculture (A) General Plan designation. The parcel is designated for agricultural production and is currently under production as an apple orchard. The parcel is within 200 feet of CA zoned land and is held in common ownership with the applicant. The proposed development is for the use of the property owner/farmer will only remove about 0.35 acres from the existing 25.7 acre parcel. The lesser setback distance of 145 feet minimum is supported in that it provides a distance buffer between the proposed habitable use and the adjacent commercial agriculture while still 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.

The subject parcel is designated as Type 1A Prime Agricultural Land in the County General Plan and is a 25.7 acre parcel. The proposed residence will only remove about 0.35 acres from production and the two existing manufactured/mobile homes will be removed from the property prior to building permit final which will create additional area for production. The proposed residence will not conflict with the agricultural use on the subject parcel (apple orchard) in that the residence will be for the use of the property owner/farmer.

**Required Findings for Development on Land Zoned Commercial Agriculture or
Agricultural Preserve County Code Section 13.10.314(a)**

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The establishment of the proposed residential use will enhance and support the continued operation of the existing commercial apple orchard operations on the parcel by providing a permanent residence to replace the temporary trailer in which the farmer is currently living. The permanent residence will not negatively impact commercial agriculture operations of the Corralitos area.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or the use consists of an interim public use which does not impair long-term agricultural viability, or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation and that limits and mitigates the impacts of facility construction on agriculture consistent with the requirements of Section 13.10.635; or

The proposed permanent replacement residence is ancillary to the apple production operation on the parcel and supports the primary use by providing a residence for the owner/farmer.

3. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The proposed residence will only remove about 0.35 acres of the 25.7 acre parcel from

EXHIBIT B

production and the property owner will remove the two existing manufactured/mobile homes from the property prior to building permit final which will make more land available for a commercial agriculture use. The proposed residential use will not conflict with the onsite commercial agriculture activities in that the residence is for the use of the property owner/farmer.

4. The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

The portions of the property that are not currently planted are constrained by riparian area (west side of property), landslide area, or the geologic/landslide setback area (east side of parcel). Additionally, the proposed residence measures approximately 98 feet long and 44 feet wide which is insignificant in comparison to the large size of the parcel. The proposed residence has been sited at the end of an existing dirt road currently used for farming and the property owner is proposing to utilize the existing dirt road and remove the two existing manufactured/mobile homes after construction of the residence which will provide additional land for agricultural production.

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback reduction from 200 feet to 145 feet minimum from the proposed residential use to APN (108-371-22). 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. A development setback of a minimum of 145 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 108-371-22.
 2. Submit a detailed Grading and Erosion Control plan.
 - B. Submit an update letter from Nolan and Associates which references the approved plans (Exhibit A) and either acknowledges compliance with the recommendations of the previously accepted Engineering Geology Report dated May 6, 2006 or provides updated recommendations based on new information. A Transfer of Responsibility Form is required to change consultants.
 - C. Submit an update letter prepared by Haro, Kasunich and Associates which references the approved plans (Exhibit A) and either acknowledges compliance with the recommendations of the previously accepted Geotechnical Report dated March 1999 or provides updated recommendations based on the new information.

A Transfer of Responsibility Form is required to change consultants.

- D. Sign and record an Affidavit to Retain Assessor's Parcels 108-371-22 and -27 as one parcel and submit a copy to the Planning Department.
 - E. Pay all Capitol Improvement fees for the net increase in bedrooms including parks dedication and child care fees for the Eureka Planning Area. There fees are currently \$578 and \$109, but are subject to change.
 - F. Comply with all Environmental Health Service requirements for the septic system.
 - G. Comply with all requirements of the CDF Fire Protection Agency.
 - H. Comply with all requirements of the Department of Public Works Stormwater Management Division. Zone 7 fees will be assessed on the net increase in impervious area.
- 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. 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.
 - C. The soils engineer must remain involved with the project during construction.
 - D. The two temporary trailers/mobile homes shall be removed from the site.
- IV. Operational Conditions
- A. The required Agricultural Buffer setback shall be maintained.
 - B. 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 three years from the effective date listed below or if additional discretionary permits are required for the above permitted project, this permit shall expire on the same date as any subsequent approved discretionary permit(s) 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: _____

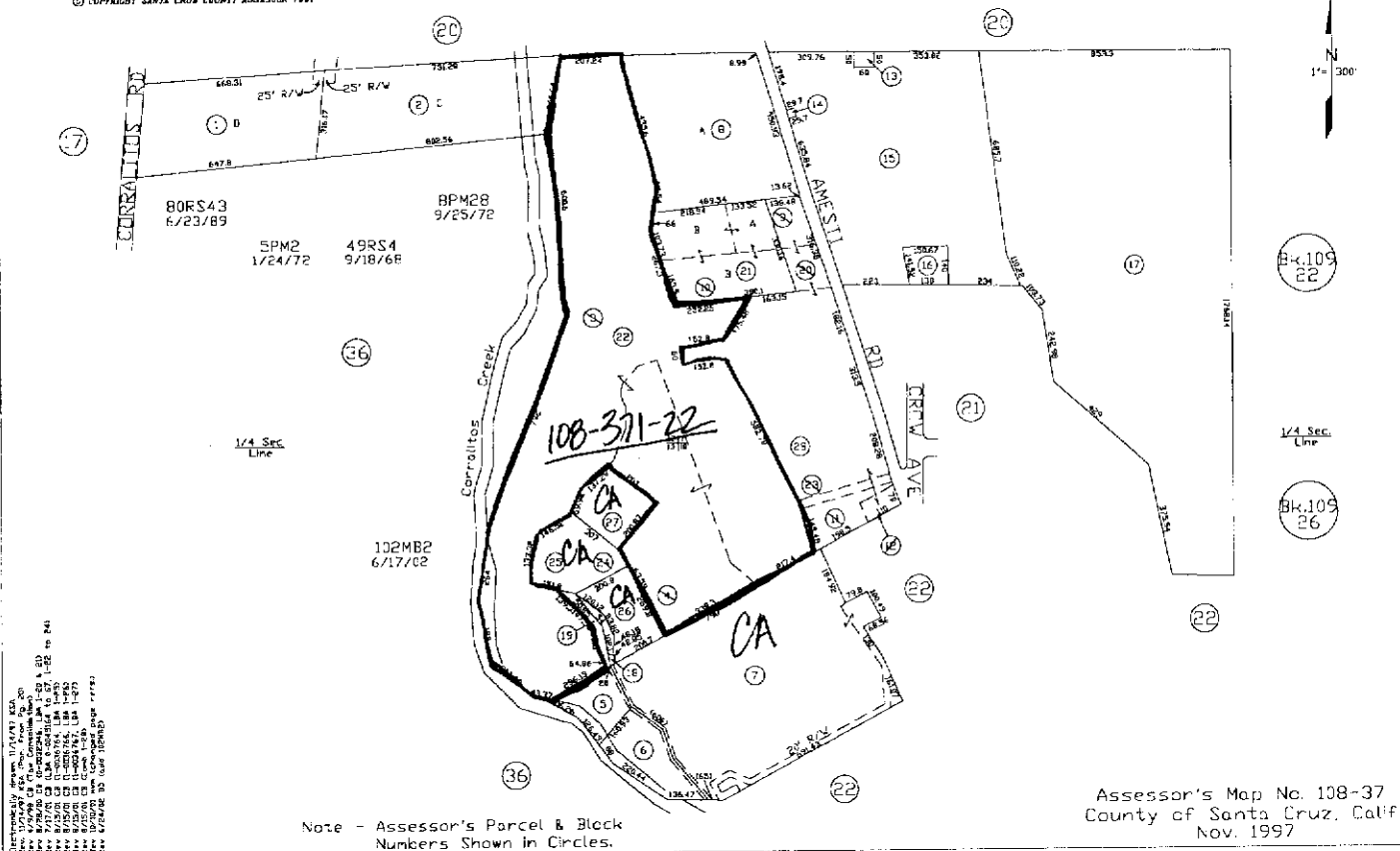
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

FOR TAX PURPOSES ONLY
 THIS 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 1997

RANCHO DE LOS CORRALITOS
 POR. SECS. 12 & 13, R1E., &
 POR. SECS. 7 & 18, R2E., T.11S., M.D.B. & M.

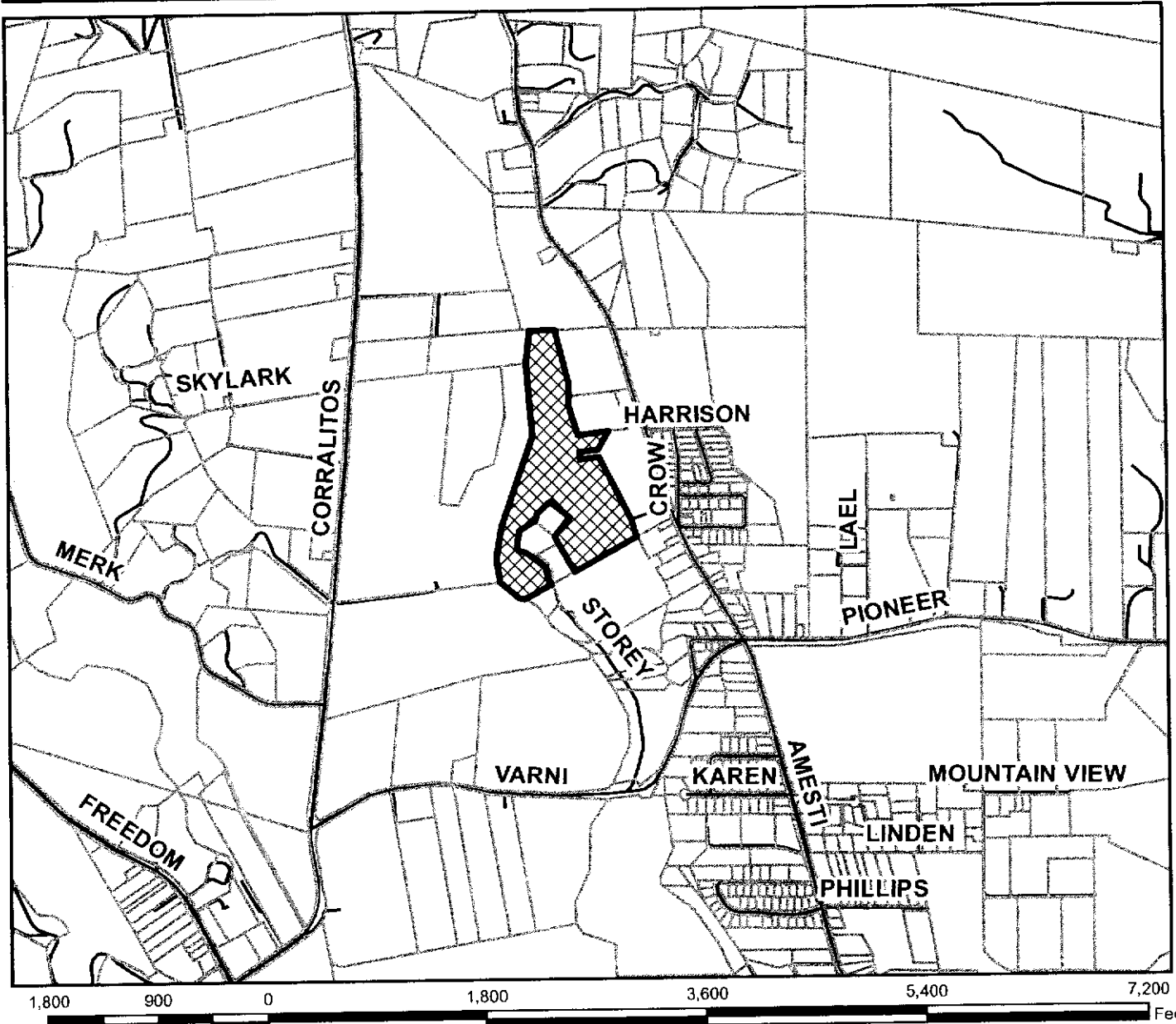
Tax Area Code
 69-262

108-37






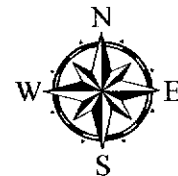


Location Map



LEGEND

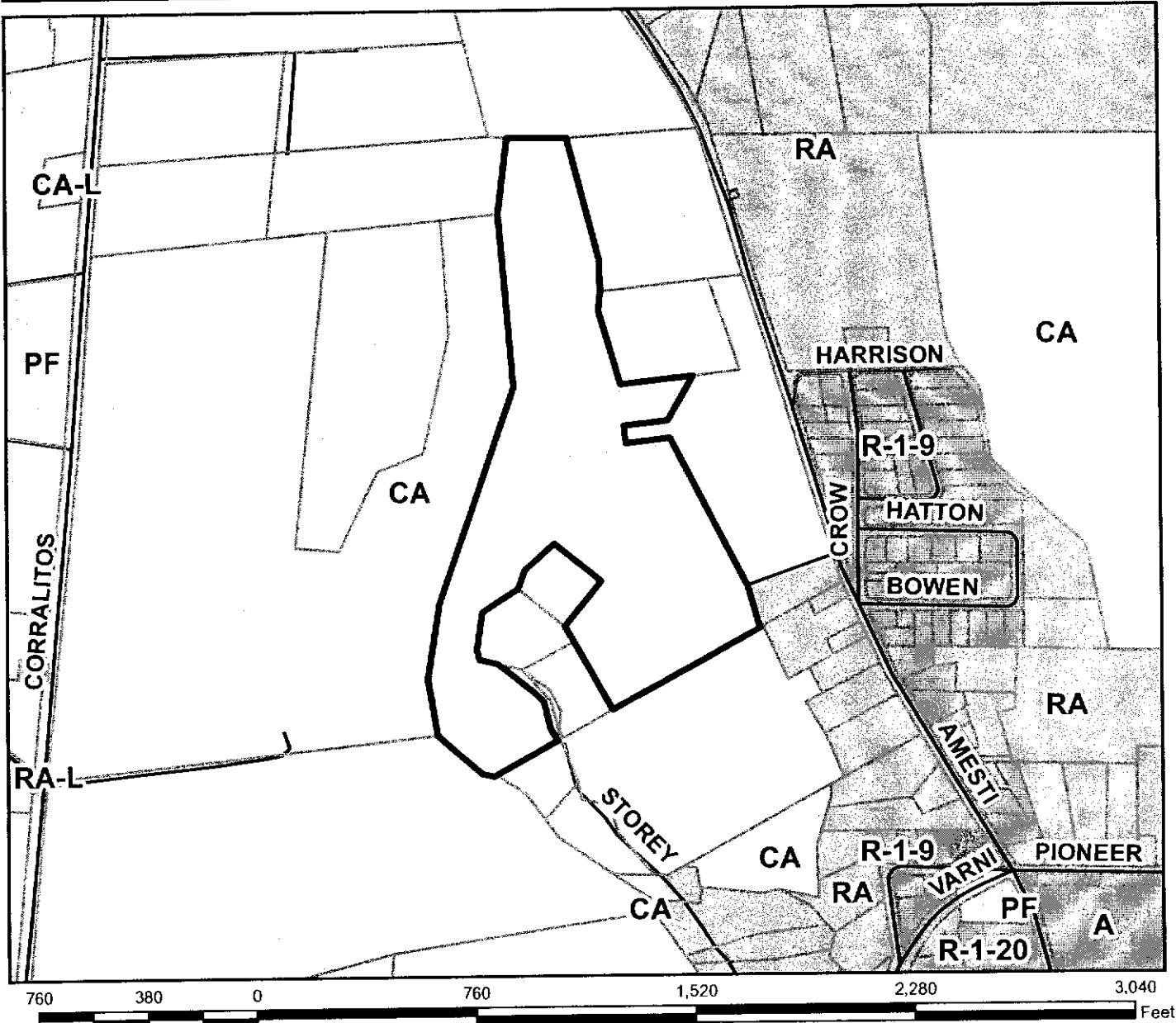
-  APN: 108-371-22
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
June 2010

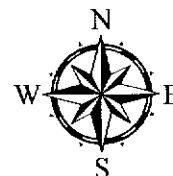


Zoning Map



LEGEND

- APN: 108-371-22
- Assessors' Parcels
- Streets
- AGRICULTURE COMMERCIAL
- AGRICULTURE RESIDENTIAL
- PUBLIC FACILITY
- COMMERCIAL-NEIGHBORHOOD
- RESIDENTIAL-SINGLE FAMILY

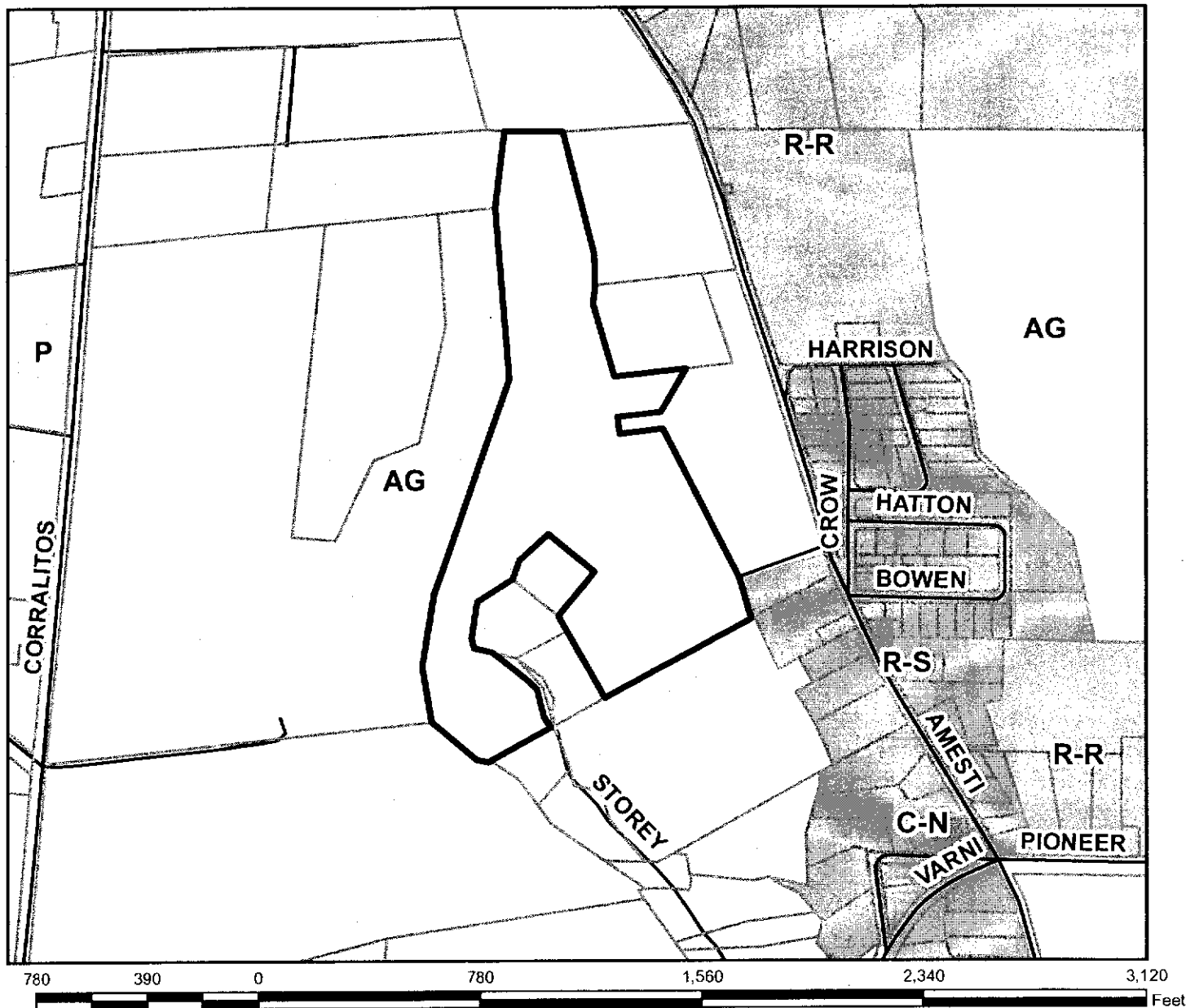


Map Created by
County of Santa Cruz
Planning Department
June 2010

EXHIBIT D

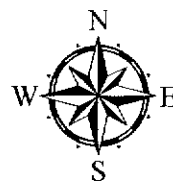


General Plan Designation Map



LEGEND

- APN: 108-371-22
- Assessors Parcels
- Streets
- Agriculture
- Commercial-Neighborhood
- Public Facilities
- Residential-Rural
- Residential-Suburban



Map Created by
County of Santa Cruz
Planning Department
June 2010



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0168**

Applicants: Jay & Karen Cameron
Owners: Jay & Karen Cameron
APN: 108-371-22

Date: August 17, 2006
Agenda Item: # 9
Time: 2:30 p.m.

Project Description: Proposal to construct a single-family dwelling with an attached garage and a Second Unit above a second garage (see Building Permit 123130), and recognize two temporary trailers to be used during construction.

Location: Property located at the north end of Storey Road, about 2,000 feet north of the intersection with Varni Road, at 788 Storey Road in Watsonville.

Permits Required: Agricultural Buffer Setback Determination

Staff Recommendation:

- Approval of Application 05-0168, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|---|--|
| A. Project plans | E. Assessor's parcel map, Location map |
| B. Findings | F. Zoning map, General Plan map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | H. Site photographs |

Parcel Information

| | |
|----------------------------------|---|
| Parcel Size: | 25.98 acres |
| Existing Land Use - Parcel: | Apple orchard |
| Existing Land Use - Surrounding: | Commercial agriculture, low density residential |
| Project Access: | Freedom Blvd. To Varni Road and Storey Road |
| Planning Area: | Eureka Canyon |
| Land Use Designation: | A (Agriculture) |
| Zone District: | CA (Commercial Agriculture) |
| Supervisory District: | Second (District Supervisor: Pirie) |
| Within Coastal Zone: | <input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside |

Environmental Information

| | |
|--------------------|--------------------------------------|
| Geologic Hazards: | Mapped/building envelope designated |
| Soils: | Baywood loamy sand, Elder sandy loam |
| Fire Hazard: | Not a mapped constraint |
| Slopes: | 2-15 percent slopes |
| Env. Sen. Habitat: | Mapped/no physical evidence on site |
| Grading: | No grading proposed |
| Tree Removal: | No trees proposed to be removed |
| Scenic: | Not a mapped resource |
| Drainage: | Existing drainage adequate |
| Traffic: | No significant impact |
| Roads: | Existing roads adequate |
| Parks: | Existing park facilities adequate |
| Archaeology: | Mapped/no physical evidence on site |

Services Information

| | | |
|-----------------------------------|--|--|
| Inside Urban/Rural Services Line: | <input type="checkbox"/> Yes | <input checked="" type="checkbox"/> No |
| Water Supply: | Private well | |
| Sewage Disposal: | Private septic system | |
| Fire District: | CDF Fire Protection District | |
| Drainage District: | Zone 7 Flood Control/Water Conservation District | |

Analysis and Discussion

The proposed project is to construct a two story single-family dwelling of approximately 4,385 square feet and a detached garage with second unit above of 1,475 square feet on a 25.98-acre parcel. The project is located at 788 Storey Road in Watsonville. The building site is within 200 feet of Commercial Agricultural land to the south. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to 74 feet from the detached garage with second unit above and 143 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN's 108-371-25,-26,-27.

The subject property is characterized by gently sloping topography. The parcel is not located within the Urban Services Line and may be characterized as a rural neighborhood. The parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the south side of the parcel at Assessor's Parcel Numbers 108-371-25,-26,-27, all in common ownership with the applicant and farmed as a single apple orchard.

A reduced agricultural buffer is recommended due to the fact that a 200-foot buffer would effectively remove land from production. The parcel is an apple orchard and the proposed residence is located at the end of an existing farm road where a temporary trailer is located. The house would be located in the apple orchard and would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The applicant is not

proposing any buffer to protect the agricultural interests on the Commercial Agriculture zoned parcels as they are held in common ownership with the applicant. The applicant has recorded 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

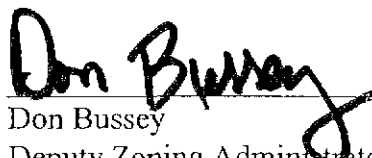
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 74 feet to the second unit above the detached garage and 143 feet from the proposed two-story single-family dwelling from the adjacent CA zoned properties known as Assessor's Parcel Numbers 108-371-25,-26,-27, as proposed under Application # 05-0168, based on the attached findings and recommended conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

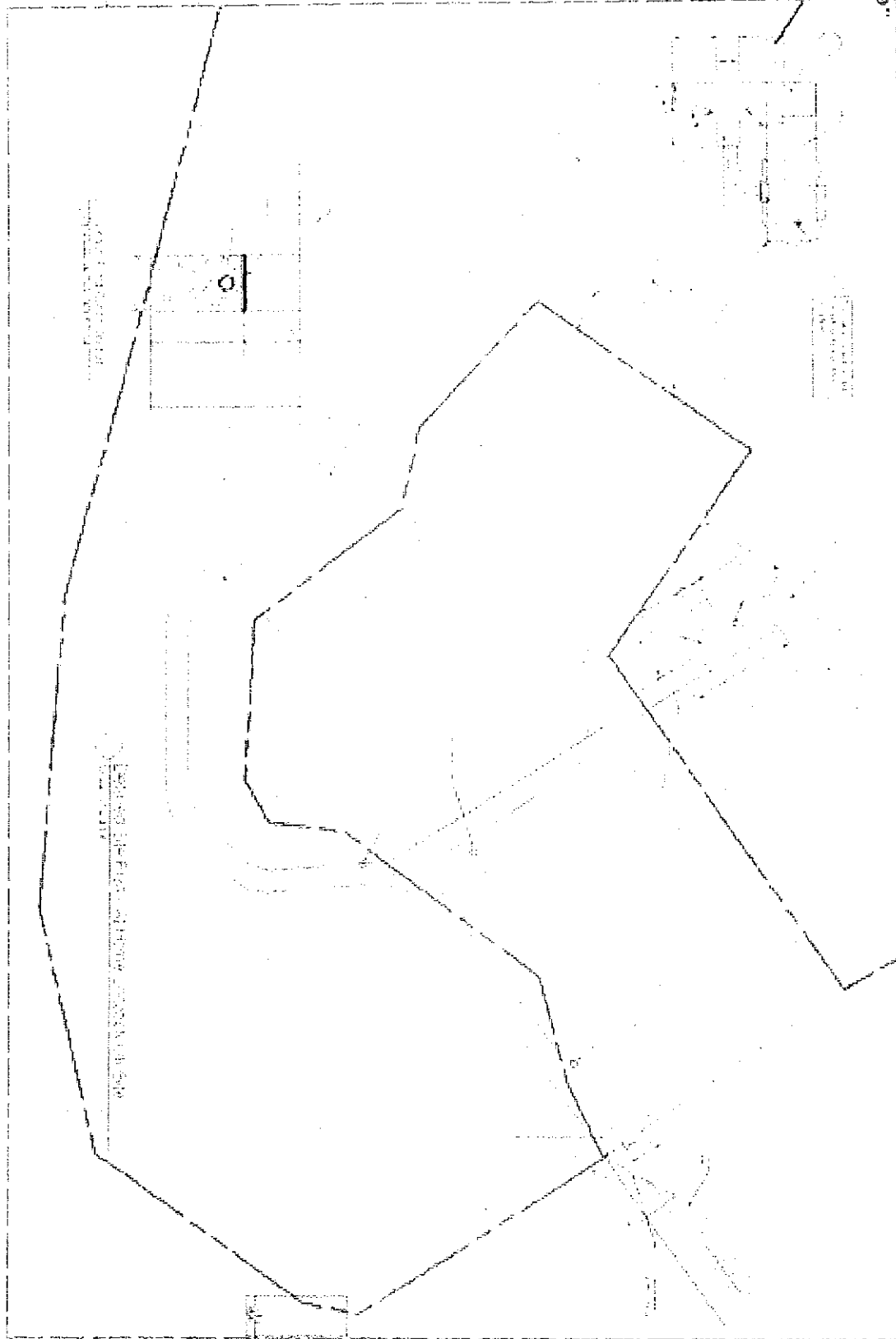
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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: Joan Van der Hoeven, AICP
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174
E-mail: pln140@co.santa-cruz.ca.us

Report Reviewed By:


Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department



| | | | | |
|--|--|---------------------------------------|---|---|
| 1. Project Name 2. Project Address 3. Project City, State, Zip 4. Project Owner 5. Project Architect | 6. Project Description 7. Project Date 8. Project Status | 9. Project Budget 10. Project Cost | 11. Project Schedule 12. Project Completion Date | 13. Project Notes 14. Project Comments |
| | | | | 15. Project Signature 16. Project Date |

B. Clyde Beck
Architect

EXHIBIT

REF ID: A62783

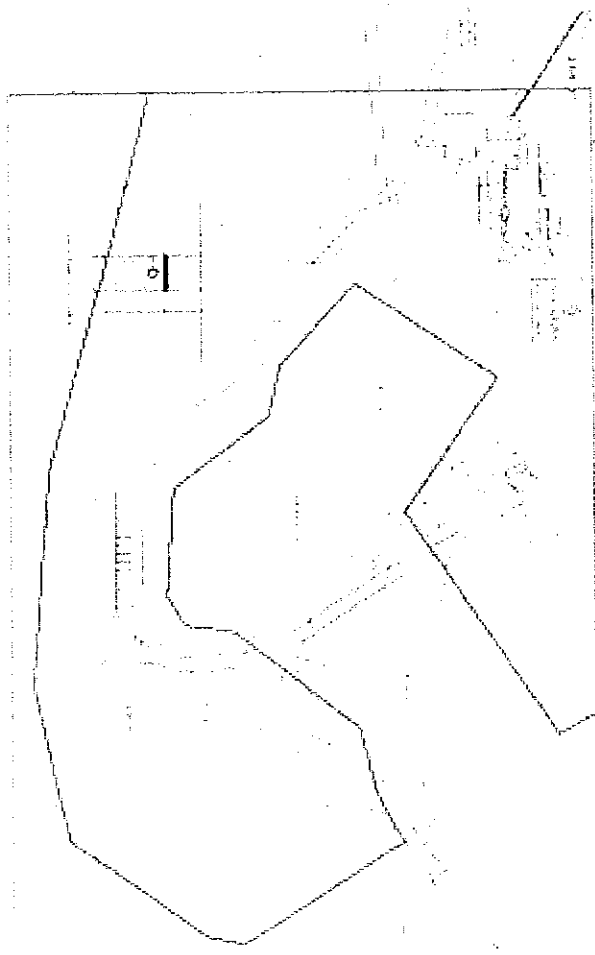


EXHIBIT B

EXHIBIT A

1. The first section of the report is a general statement of the purpose and scope of the study. It states that the study was conducted to determine the effect of the proposed changes on the existing system.

2. The second section is a description of the existing system. It details the current components, processes, and data flows.

3. The third section describes the proposed changes. It outlines the new components, processes, and data flows that will be implemented.

4. The fourth section presents the results of the study. It includes a comparison of the existing and proposed systems, highlighting the benefits and drawbacks of the changes.

5. The fifth section is a conclusion and recommendation. It summarizes the findings of the study and provides a recommendation regarding the implementation of the proposed changes.

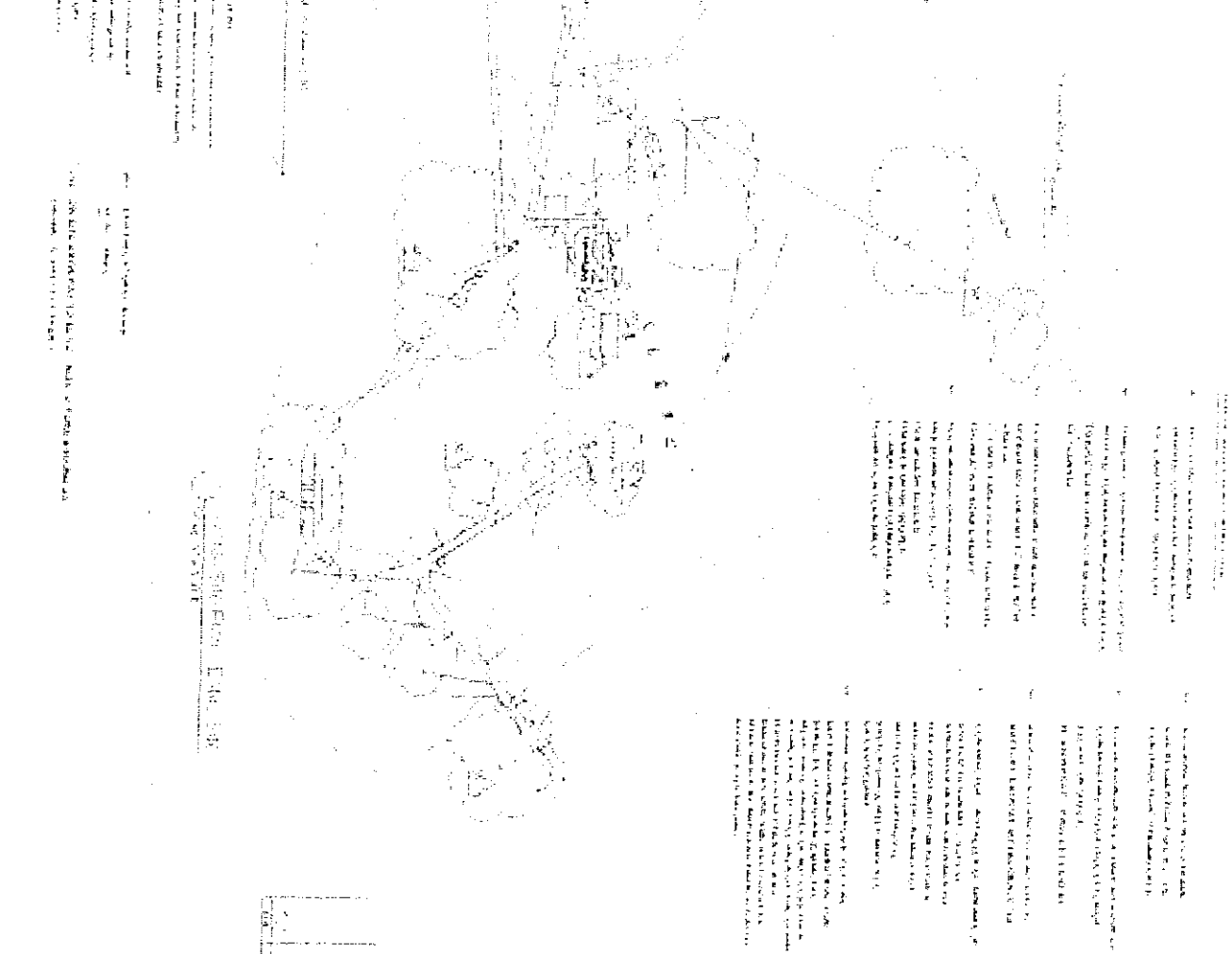
6. The sixth section is a list of references. It includes a list of books, articles, and other sources that were consulted during the study.

7. The seventh section is a list of appendices. It includes a list of tables, figures, and other supplementary materials that are included in the report.

8. The eighth section is a list of figures. It includes a list of figures that are included in the report, along with a brief description of each figure.

9. The ninth section is a list of tables. It includes a list of tables that are included in the report, along with a brief description of each table.

10. The tenth section is a list of other materials. It includes a list of other materials that are included in the report, such as a glossary or a list of abbreviations.



| | | |
|---|---|---|
| <p>Project Name: [Blank]</p> <p>Client: [Blank]</p> <p>Address: [Blank]</p> <p>City: [Blank]</p> <p>State: [Blank]</p> <p>Zip: [Blank]</p> <p>Phone: [Blank]</p> <p>Fax: [Blank]</p> <p>E-mail: [Blank]</p> <p>Website: [Blank]</p> <p>Project Manager: [Blank]</p> <p>Architect: [Blank]</p> <p>Engineer: [Blank]</p> <p>Contractor: [Blank]</p> <p>Other: [Blank]</p> | <p>Project Name: [Blank]</p> <p>Client: [Blank]</p> <p>Address: [Blank]</p> <p>City: [Blank]</p> <p>State: [Blank]</p> <p>Zip: [Blank]</p> <p>Phone: [Blank]</p> <p>Fax: [Blank]</p> <p>E-mail: [Blank]</p> <p>Website: [Blank]</p> <p>Project Manager: [Blank]</p> <p>Architect: [Blank]</p> <p>Engineer: [Blank]</p> <p>Contractor: [Blank]</p> <p>Other: [Blank]</p> | <p>Project Name: [Blank]</p> <p>Client: [Blank]</p> <p>Address: [Blank]</p> <p>City: [Blank]</p> <p>State: [Blank]</p> <p>Zip: [Blank]</p> <p>Phone: [Blank]</p> <p>Fax: [Blank]</p> <p>E-mail: [Blank]</p> <p>Website: [Blank]</p> <p>Project Manager: [Blank]</p> <p>Architect: [Blank]</p> <p>Engineer: [Blank]</p> <p>Contractor: [Blank]</p> <p>Other: [Blank]</p> |
|---|---|---|

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

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback; or
2. Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback; or 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; or

The habitable structures are proposed to be set back 74 and 143 feet from the adjacent Commercial Agriculture zoned land. The adjacent CA parcels are held in common ownership with the applicant and the land is under commercial apple orchard production. The applicant is requesting that no barriers be required so as to retain as many of the trees as possible. A barrier is seen as hindering the affected agricultural use more than it would help it.

3. 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.
4. Required findings for non-agricultural development on commercial agricultural land, County Code section 16.50.095(e). Any non-agricultural development proposed to be located on type 1, type 2 or type 3 agricultural land shall be sited so as to minimize possible conflicts between agriculture in the area and non-agricultural uses, and where structures are to be located on agricultural parcels, such structures shall be located so as to remove as little land as possible from production or potential production.

The subject parcel is zoned CA (Commercial Agriculture) and carries an Agriculture (A) General Plan designation. The parcel is designated for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, held in common ownership with the applicant. The proposed development is for the use of the farmer and is clustered with existing development utilizing an existing roadway thereby removing as little land as possible from production.

Required Findings for Development on Land Zoned Commercial Agriculture or Agricultural Preserve

County Code Section 13.10.314(A)

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The establishment of this proposed residential use will enhance and support the continued operation of the existing commercial apple orchard operations on the parcel by providing a permanent residence to replace the temporary trailer in which the farmer is living. The permanent residence will not negatively impact commercial agricultural operations of the Corralitos area.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or

The proposed permanent replacement residence is ancillary to the apple production operations of the parcel by providing a home for the farmer.

3. The use consists of an interim public use which does not impair long-term agricultural viability; and

Not applicable.

4. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The use will be sited to remove as little land as possible from production by locating in close proximity to the existing temporary residence and utilizing the existing roadway. The temporary home shall be removed from the property once the construction is complete and this area shall be restored to production.

Conditions of Approval

Exhibit A: Plans by B. Clyde Beck, Architect dated 1-11-05

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN's (108-371-25,-26,-27). 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 Application 55327H for the single-family dwelling and a building permit for the detached garage with second unit above, from the Santa Cruz County Building Official.
- 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 Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 1. A development setback of a minimum of 74 feet from the detached garage with second unit above and 143 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN's 108-371-25,-26,-27 and 108-361-02.
 - B. The owner has recorded a Statement of Acknowledgement, as prepared by the Planning Department as Document 2005-0066555 on 22-Sep-2005. The Statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
 - C. Submit a detailed Grading and Erosion Control plan.
 - D. Comply with all requirements of the Engineering Geology Report by Nolan and Associates dated May 06, 2006 and Geotechnical Report by Haro, Kasunich and Associates dated March 1999 Project SC6540 as reviewed and accepted by Santa Cruz County Planning Department on May 31, 2006. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plan review letters shall be submitted to Environmental Planning from both the geotechnical engineer and engineering geologist. The letters shall state that the project plans conform to the report's recommendations. All development shall be located within the development envelope shown on the Nolan Geologic Map. The engineering geologist must submit a letter to Environmental Planning that indicates that the foundations have been excavated within the building envelope

before the inspection of the foundation's excavations by the Building Inspector.

- E. Pay all Capital Improvement fees for the net increase in bedrooms including park dedication and child-care fees for the Eureka Canyon Planning Area. These fees are currently \$578 and \$109 per bedroom but are subject to change.
 - F. Comply with all Environmental Health Service requirements for the septic system.
 - G. Comply with all requirements of the CDF Fire Protection Agency.
 - H. Comply with all Department of Public Works Drainage Division requirements. Zone 7A fees will be assessed on the net increase in impervious area. Base rock surfacing is considered semi-impervious and is charged at a 50% rate. If more than one acre is disturbed by this project, the applicant/owner is required to obtain coverage under the State Water Resources Control Board general construction storm water permit.
- 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. 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.
 - C. The soils engineer must remain involved with the project during construction as per the Notice to Permit Holders.
 - D. The two temporary trailers are to be removed from the site.
- IV. Operational Conditions
- A. All required Agricultural Buffer Setbacks shall be maintained.
 - B. 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 UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 8-17-06

Effective Date: 8-31-06

Expiration Date: 8-31-08

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: 05-0168

Assessor Parcel Number: 108-371-22

Project Location: 788 Storey Road, Watsonville CA 95076

Project Description: Agricultural Buffer Setback Determination

Person or Agency Proposing Project: Jay & Karen Cameron

Contact Phone Number: (831) 728-3689

- 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. X Categorical Exemption

Specify type: Class 3 - New Construction of Small Structures (Section 15303)

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

Construct a replacement single-family dwelling and detached garage with second unit above

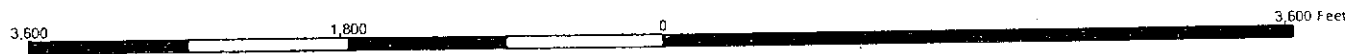
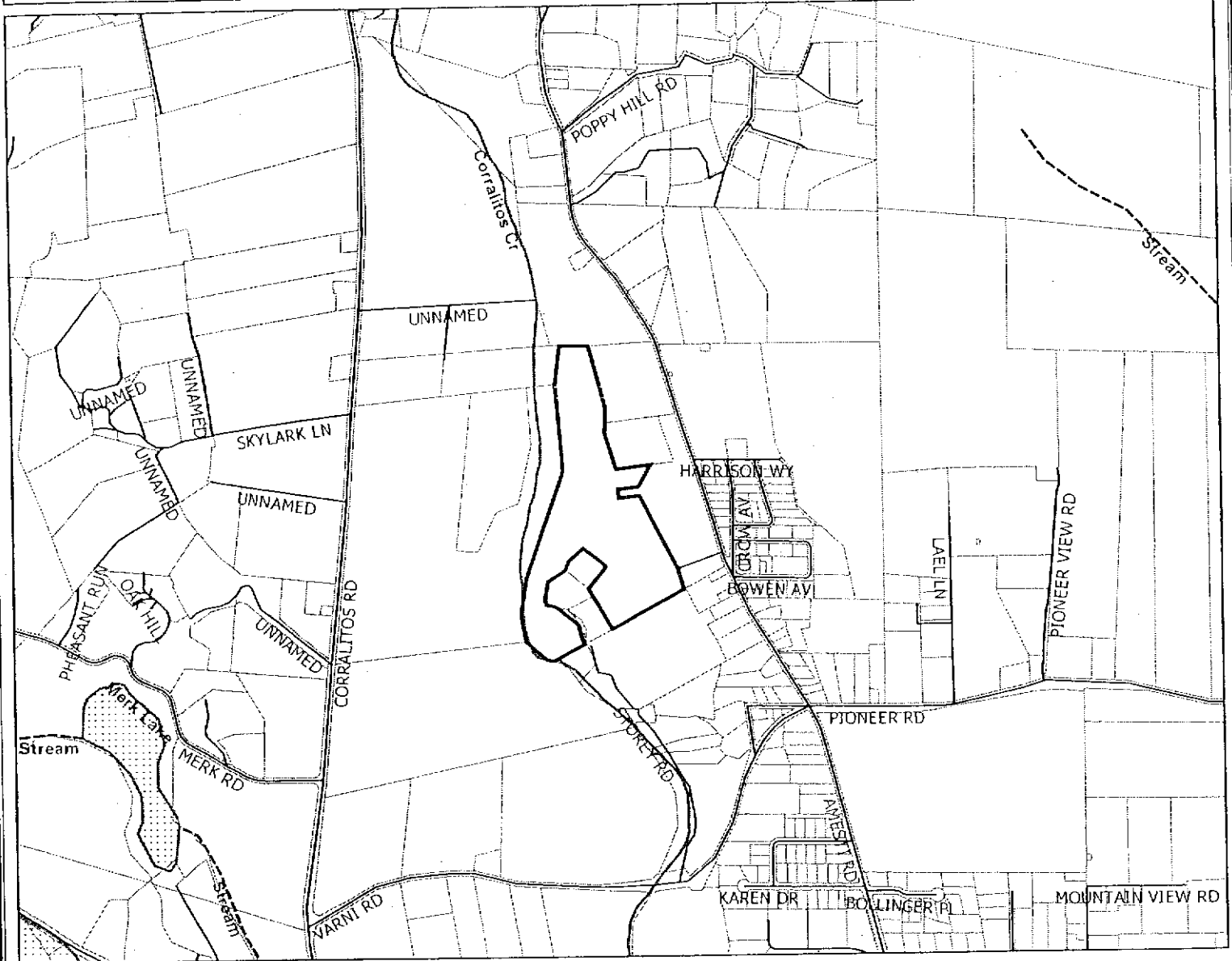
In addition, none of the conditions described in Section 15300.2 apply to this project.


Joan Van der Hoeven, AICP, Project Planner






Date: August 17, 2006

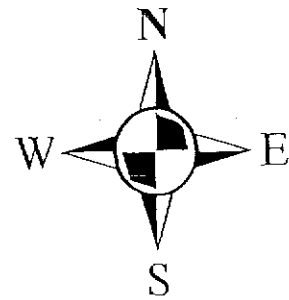


Location Map



Legend

-  APN 108-371-22
-  Streets
-  Assessors Parcels
-  PERENNIAL STREAM
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
March 2005

EXHIBIT E
EXHIBIT E

FOR TAX PURPOSES ONLY
THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY, NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE APPROVED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

RANCHO DE LOS CORRALITOS
POR SECS. 12 & 13, R1E, &
POR SECS. 7 & 18, R2E, T11S, M.D.B. & M.

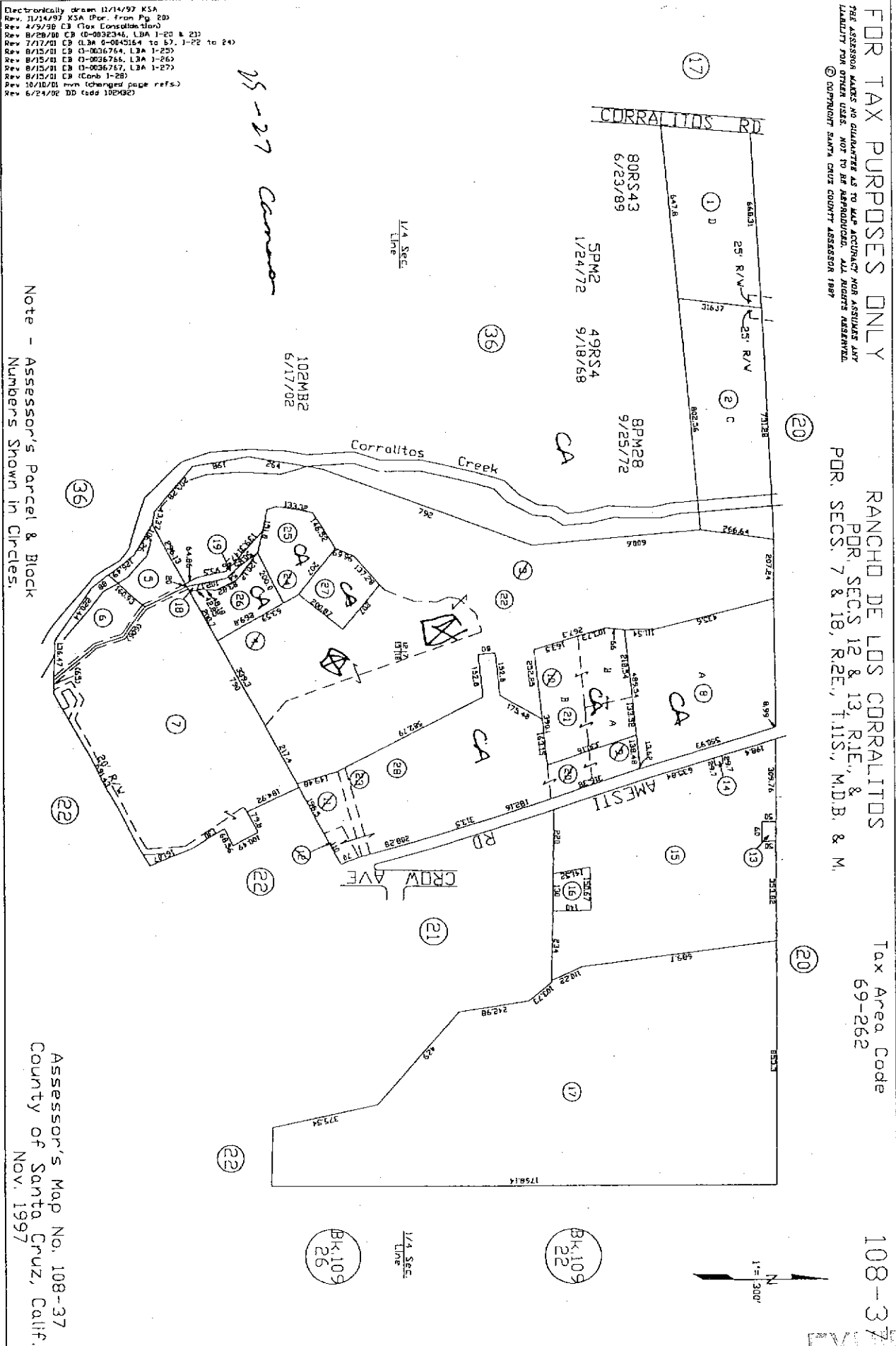
Tax Area Code
69-262

108-37

Electronically drawn 12/14/97 KSA
Rev. 11/14/97 KSA (Por. from Pg. 20)
Rev. 4/9/98 CB (Tax Consolidation)
Rev. 8/29/98 CB (0-0032346, L3A 1-20 & 21)
Rev. 7/17/01 CB (0-0036764 to 57, 1-22 to 24)
Rev. 8/15/01 CB (0-0036764, L3A 1-25)
Rev. 8/15/01 CB (0-0036766, L3A 1-26)
Rev. 8/15/01 CB (0-0036767, L3A 1-27)
Rev. 8/15/01 CB (Cons. 1-28)
Rev. 10/10/01 mm (changed page refs.)
Rev. 6/24/02 DD (code 102M32)

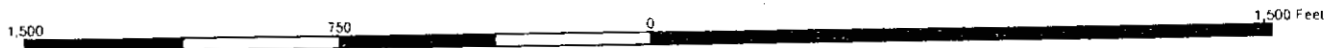
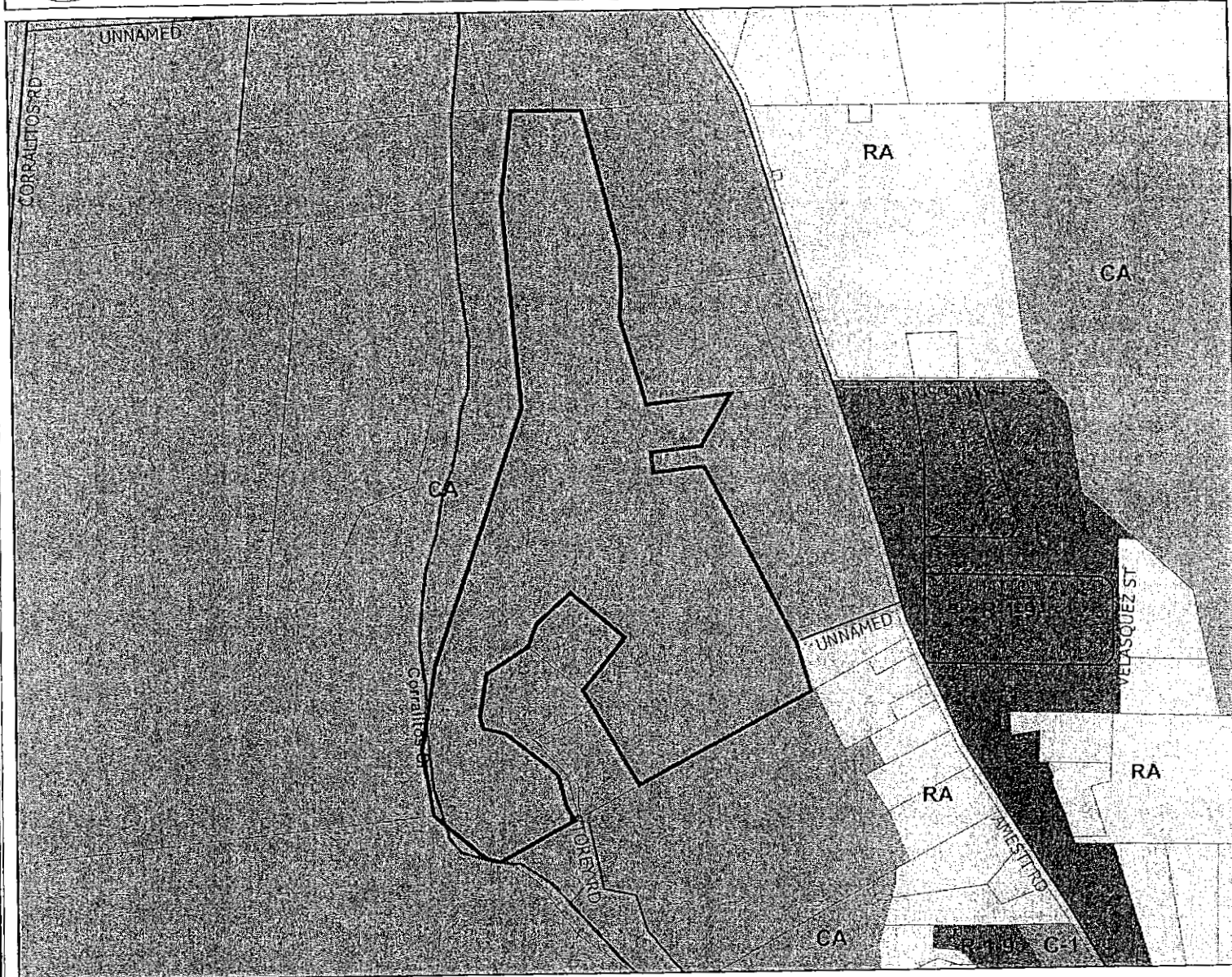
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 108-37
County of Santa Cruz, Calif.
Nov. 1997



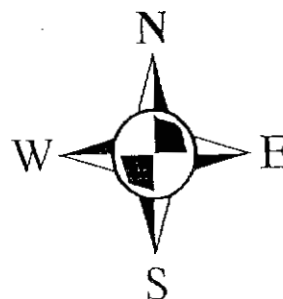


Zoning Map



Legend

- APN 108-371-22
- Streets
- Assessors Parcels
- PERENNIAL STREAM
- AGRICULTURE COMMERCIAL (CA)
- AGRICULTURE RESIDENTIAL (RA)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- RESIDENTIAL-SINGLE FAMILY (R-1)

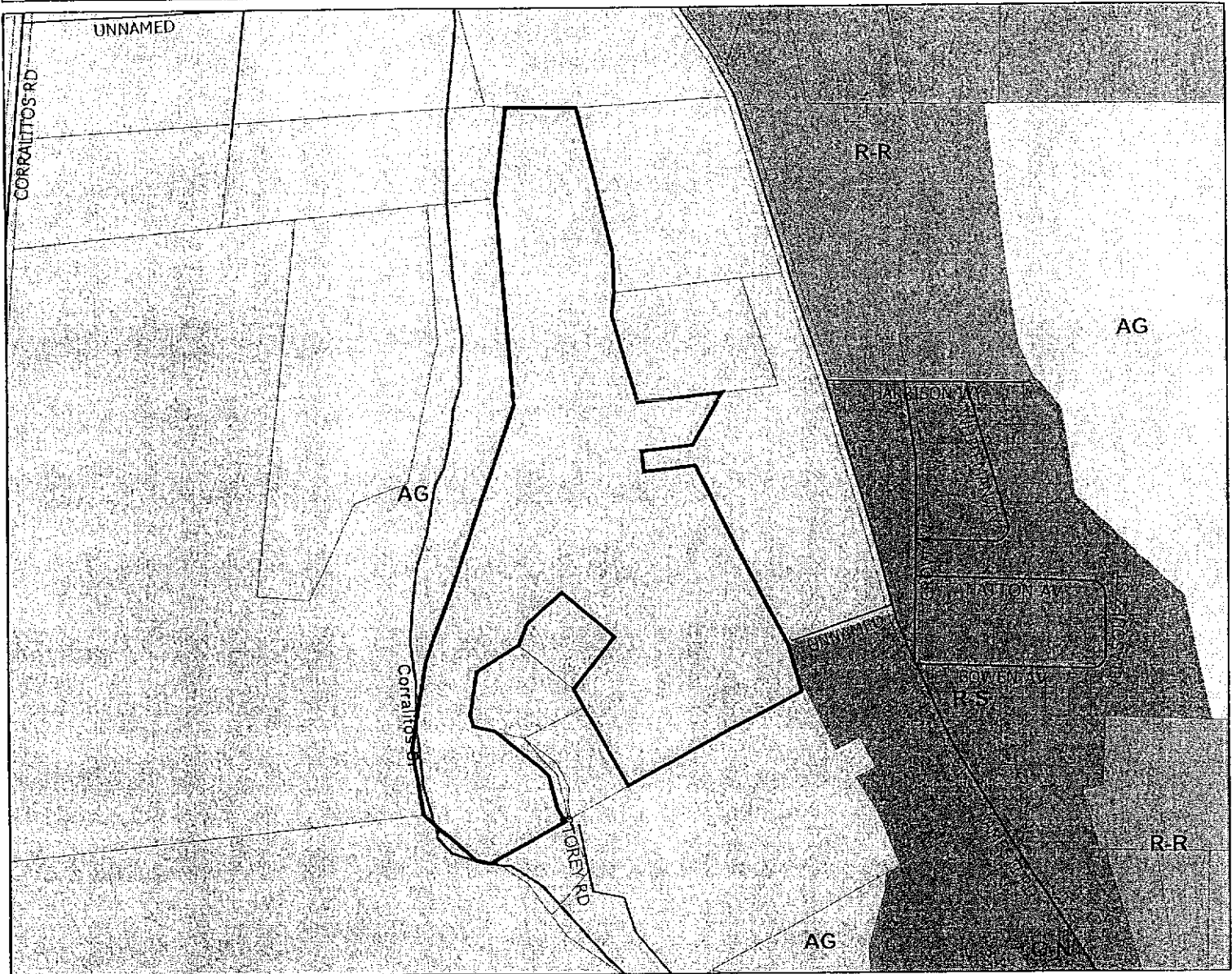


Map Created by
County of Santa Cruz
Planning Department
March 2005

EXHIBIT E
EXHIBIT F



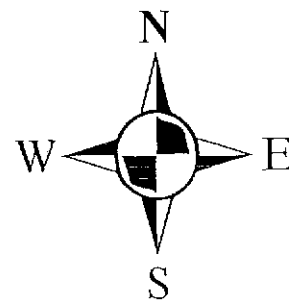
General Plan Designation Map



1,500 750 0 1,500 Feet

Legend

- APN 108-371-22
- Streets
- PERENNIAL STREAM
- Agriculture (AG)
- Commercial-Neighborhood (C-N)
- Residential-Rural (R-R)
- Residential-Suburban (R-S)



Map Created by
County of Santa Cruz
Planning Department
March 2005

EXHIBIT E
EXHIBIT F



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

May 4, 2005

T. Jay and Karen Cameron
1133 Amesti Road
Watsonville, CA 95076

SUBJECT: Archaeological Reconnaissance Survey for APN 108-371-22

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcels referenced above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-3372 if you have any questions regarding this review.

Sincerely,

Elizabeth Hayward
Planning Technician

Enclosure

Santa Cruz County Survey Project

Exhibit B

Santa Cruz Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources
Reconnaissance Report

Parcel APN: 108-371-22 SCAS Project number: SE-05-1017

Development Permit Application No. 05-C/68 Parcel Size 30⁺ Acres

Applicant: Cameron Jay & Karen

Nearest Recorded Cultural Resource: CA-SCR-146

On 4/16/2005 (date) 6 (#) members of the Santa Cruz Archaeological Society spent a total of 1.5 hours on the above described parcel for the purpose of ascertaining the presence or absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of cultural resources where soil was obscured by grass, underbrush, or other obstacles. No core samples, test pits or any subsurface analysis was made. A standard field form indicating survey methods, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, Aptos, CA 95005, (831) 479-6294, or email redwards@cabrillo.edu.

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

Project Planner: Joan Van Der Hoeven
Application No.: 05-0168
APN: 108-371-22

Date: July 19, 2006
Time: 08:20:06
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON APRIL 8, 2005 BY ROBERT S LOVELAND =====

Completed a site visit on 4/7/05 and was unable to determine location of proposed development. Please stake the proposed development in the field and contact me upon completion (831) 454-3163. ===== UPDATED ON SEPTEMBER 30, 2005 BY ROBERT S LOVELAND =====

Please review comments under building application 55327H.

Environmental Planning Miscellaneous Comments

===== REVIEW ON APRIL 8, 2005 BY ROBERT S LOVELAND =====
Pending site visit.

Housing Completeness Comments

===== REVIEW ON APRIL 6, 2005 BY TOM POHLE =====
NO COMMENT

The proposed project is to build a single family dwelling and a second unit over a second garage. Based on this understanding of the project, there is no Affordable Housing obligation (AHO).

Housing Miscellaneous Comments

===== REVIEW ON APRIL 6, 2005 BY TOM POHLE =====
NO COMMENT

Any future subdivision of this large parcel, or any creation of additional units on the existing parcel or newly created parcels could create an Affordable Housing Obligation (AHO). It is therefore suggested that conditions be recorded against the title to this parcel providing notice that any future division of this parcel, or construction of additional units on this parcel could create an AHO.

Project Review Completeness Comments

===== REVIEW ON APRIL 15, 2005 BY JOAN VAN DER HOEVEN =====
Provide a reduced 8.5 x 11 site plan Show location of proposed fencing/vegetative screening for agricultural buffer.

Project Review Miscellaneous Comments

===== REVIEW ON APRIL 15, 2005 BY JOAN VAN DER HOEVEN =====
Record an Agricultural Statement of Acknowledgement

Dpw Drainage Completeness Comments

===== REVIEW ON MARCH 31, 2005 BY ALYSON B TOM ===== Application with plans

Project Planner: Joan Van Der Hoeven
Application No.: 05-0168
APN: 108-371-22

Date: July 19, 2006
Time: 08:20:06
Page: 2

dated 1/11/05 has been received. Please address the following:

- 1) Please include a north arrow on the plans.
- 2) Please clearly differentiate on the plans between the work is being proposed under the subject permit and work previously approved under separate permit(s).
- 3) Provide topographic information for the project site so that existing and proposed drainage patterns are clear. Include offsite topographic information so that the extent of the offsite upstream drainage area(s) and downstream runoff path(s) are also clear. If applicable, describe how this project will safely accommodate upstream runoff, and describe the downstream runoff paths.
- 4) Describe how the proposed driveway will drain, particularly in the areas directly adjacent to other properties and steeper areas adjacent to Corralitos Creek.
- 5) From the information on sheet A-S.10 it appears that runoff from the new home will be retained on site in a local low area. Please provide a letter from the project soils/geotechnical engineer stating that is a feasible plan given the site specific soils. Describe the overflow path for this plan. This project is required to retain all additional runoff on-site in order to meet groundwater recharge zone requirements.
- 6) This project is required to minimize impervious area. Can the driveway to the primary house be combined with the driveway to the second unit? If not, describe how the project will minimize impervious area.
- 7) Sheet A-S.00 refers to a soils report for the subject project. Please provide the drainage related portions of this report for review.
- 8) A portion of this parcel is in the floodway and floodplain. Please show these boundaries on the site plan. It appears that some of the driveway may be located in these areas. All construction should be outside of these areas.

All submittals for this project should be made through the Planning Department. For questions regarding this review Public Works storm water management staff is available 8- 12 Monday through Friday.

See miscellaneous comments for issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON MARCH 31, 2005 BY ALYSON B TOM ===== The following should be addressed prior to building permit issuance. Additional site specific comments may be made in the building permit stage.

- 1) Zone 7A fees will be assessed on the net increase in impervious area for this project. Baserock surfacing is considered semi impervious and is charged at a 50% rate.

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0168
APN: 108-371-22

Date: July 19, 2006
Time: 08:20:06
Page: 3

2) Provide details and site specific information used in the design for the proposed retention plan. What are the existing/proposed dimensions, surfacing, overflow provisions? The project soils/geotechnical engineer needs to approve of the final plan and concur that the site soils are adequate for retention and that the plan will not cause any stability or erosion issues.

3) The note on sheet A-S.00 stating downspouts will discharge to splashblocks is contrary to details for proposed pipes on sheet A-S.10. Please clarify.

4) If this project will disturb greater than 1 acre, the applicant/owner is responsible for obtaining coverage under the State Water Resources Control Board's general construction storm water permit.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 24, 2005 BY DEBBIE F LOCATELLI =====
No Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 24, 2005 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 21, 2005 BY TIM N NYUGEN =====
If access is gained from the adjacent parcels, reference information regarding deeded access will have to be included in the project plans.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 21, 2005 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MAY 6, 2005 BY JIM G SAFRANEK ===== The applicant was mistakenly granted an EH BUILDING Clearance for this project prior to the discr. permit. It appears the applicant's septic application expired and will have to be renewed. New fees will be required. Contact Ruben Sanchez of EHS at 454-2751.
===== UPDATED ON MAY 6, 2005 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 6, 2005 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON MAY 6, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 05-0168
APN: 108-371-22

Date: July 19, 2006
Time: 08:20:06
Page: 4

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

===== REVIEW ON APRIL 4, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON APRIL 4, 2005 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: CDF/COUNTY FIRE All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. 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.

IF YOUR PROJECT IS LOCATED IN THE STATE RESPONSIBILITY AREA, YOU WILL BE REQUIRED TO OBTAIN A URBAN WILDLAND INTERMIX CODE REVIEW FROM CDF/COUNTY FIRE.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON APRIL 4, 2005 BY COLLEEN L BAXTER =====

EXHIBIT E

EXHIBIT G

10/27/05 BS5

14:56:35

COUNTY OF SANTA CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: DPW DRAINAGE

I-ALPBR205

ALSBR740

APPL.NO.: 0055327H : REVIEW DATE: 9/13/05 : ROUTING: 2
DETERMINATION: NOT APPROVED : REVIEW TIME: : REVIEWER: JGL
COMMENTS:----- PF4 TO SEE RELATED INFORMATION.
Building application has a discretionary permit in process (05-0168).
Building application review cannot be completed until discretionary permit approval.

MISCELLANEOUS COMMENT:

===== REVIEW ON MARCH 31, 2005 BY ALYSON B TOM =====
The following should be addressed prior to building permit issuance. Additional site specific comments may be made in the building permit stage.

- 1) Zone 7A fees will be assessed on the net increase in impervious area for this project. Baserock surfacing is considered semi impervious and is charged at a 50% rate.
- 2) Provide details and site specific information used in the design for the proposed retention plan. What are the existing/proposed dimensions, surfacing, overflow provisions? The project soils/geotechnical engineer needs to approve of the final plan and concur that the site soils are adequate for retention and that the plan will not cause any stability or erosion issues.
- 3) The note on sheet A-S.00 stating downspouts will discharge to splashblocks is contrary to details for proposed pipes on sheet A-S.10. Please clarify.
- 4) If this project will disturb greater than 1 acre, the applicant/owner is responsible for obtaining coverage under the State Water Resources Control Board's general construction storm water permit.

PF7/8=PREV/NXT AGCY 10/11=PAGE COMM THIS RTNG 12/13=OTHER RTNGS-THIS AGCY

10/27/05 BS5
14:54:41

COUN. OF SANTA CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: ENVIRONMENTAL PLANNING

I-ALPBR205
ALSBR740

APPL.NO.: 0055327H : REVIEW DATE: 9/30/05 :
DETERMINATION: NOT APPROVED : REVIEW TIME: :
COMMENTS:-----

ROUTING: 2
REVIEWER: RSL

1. The development proposed for this site must be staked in the field before a site visit can be completed. Please contact me once the building footprints have been staked (454-3163).

Updated Comments (9/29/05):

Owner contacted me on 9/7/05 and stated that the project sites had been staked in the field.

1. A full geologic report is required for the proposed projects on this parcel. I have enclosed a list of recommended geologist for you to review.

2. An updated letter from the project geotechnical engineer (Haro, Kasunich & Associates) is required. This letter shall state that the 1999 report is still valid. Any changes to the report shall be included in this letter.

3. A detailed grading plan completed by a licensed civil engineer is required.

4. A detailed drainage/erosion control plan is required.

PF7/8=PREV/NXT AGCY 10/11=PAGE COMM THIS RTNG 12/13=OTHER RTNGS-THIS AGCY



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

May 31, 2006

Mr. Jay Cameron
586 Storey Road
Corralitos, CA 95076-0256

Subject: Review of Engineering Geology Report, by Nolan and Associates, May 6, 2006, Project # 06001; and Geotechnical Report by Haro, Kasunich and Associates Dated March 1999 Project #: SC6540, APN 108-371-22, Application #: 05-0168 and 55327H

Dear Cameron,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Before building permit issuance, plan-review letters shall be submitted to Environmental Planning from both the geotechnical engineer and engineering geologist. The authors of the reports shall write the plan review letters. Each letter shall state that the project plans conform to the report's recommendations.
4. All construction shall be located within the development envelope shown on the Nolan Geologic Map. The engineering geologist must submit a letter to Environmental Planning that indicates that the foundations have been excavated within the Building Envelope before the inspection of the foundations' excavations by the Building Inspector.

EXHIBIT E

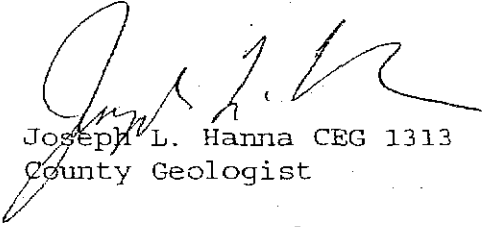
EXHIBIT G

After building permit issuance the soils engineer must remain involved with the project during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at (831) 454-3175, email pln829@co.santa-cruz.ca.us if we can be of any further assistance.

Sincerely,



Joseph L. Hanna CEG 1313
County Geologist

Cc: Joan Van der Hoeven
Haro, Kasunich and Associates
Nolan and Associates

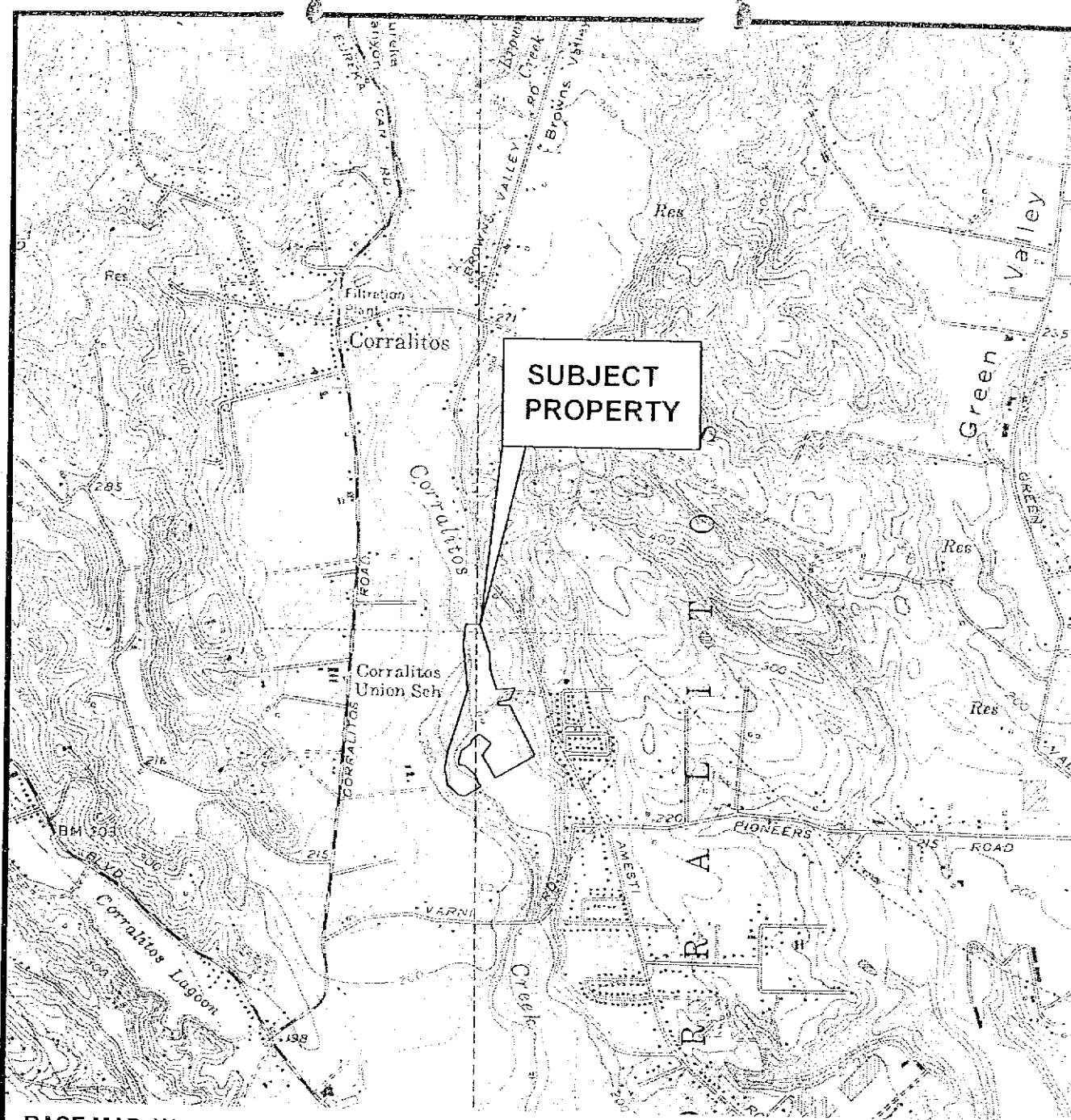
NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

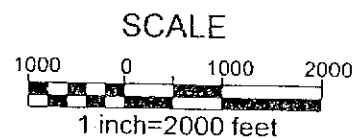
1. When a project has engineered fills and / or grading, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. Prior to placing concrete for foundations, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. At the completion of construction, a final letter from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the final soils letter identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

EXHIBIT E
EXHIBIT G



BASE MAP: Watsonville West 7.5' Quadrangle, United States
Geological Survey, 1954 (Revised 1980), Scale: 1" = 2,000'

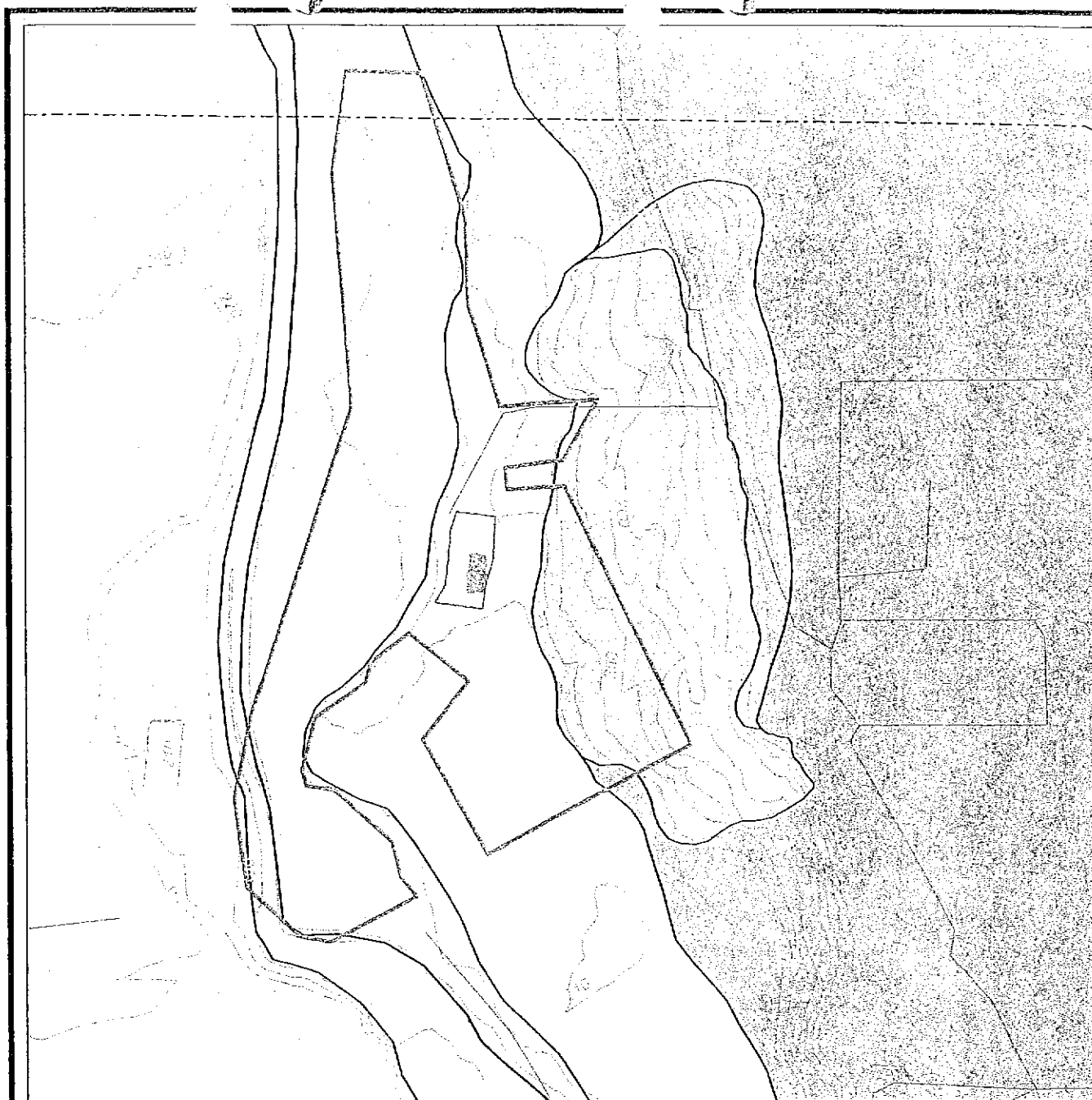


NOLAN ASSOCIATES

- Engineering Geology
- Hydrogeology
- GIS Services







Topographic Index Map
Lands of Cameron
788 Storey Road
Corralitos, California

FIGURE:
1
JOB #
06001







Legend

Geologic Units

-  Stream Alluvium
-  Younger Landslide
-  Older Landslide
-  Younger Fluvial Terrace
-  Older Fluvial Terrace
-  Terrace Deposits of Watsonville

Symbols

-  Geologically Suitable Building Envelope
-  property line
-  proposed home
-  Geologic contact



0 200 400 Feet



- Engineering Geology
- Hydrogeology
- GIS Services

NOLAN ASSOCIATES

Geologic Site Map
Lands of Cameron
 788 Storey Road
 Corralitos, California

FIGURE
5
 JOB #
 06001

Order No.

Escrow No. 161790-8

Loan No.

2000-0001882

WHEN RECORDED MAIL TO:

T. JAY CAMERON
1133 Amesti Road
Corralitos, CA 95076

Recorded
Official Records
County Of
SANTA CRUZ
RICHARD W. BEDAL
Recorder

REC FEE 16.00
TAX 396.00
SURVEY 10.00

08:00AM 12-Jan-2000

LAH
Page 1 of 4

8 1/2 ACRES 1/12/00
LASHER - CAMERON

MAIL TAX STATEMENTS TO:

SPACE ABOVE THIS LINE FOR RECORDER'S USE

DOCUMENTARY TRANSFER TAX \$ 396.00

SAME AS ABOVE

☒ Computed on the consideration or value of property conveyed; OR
Computed on the consideration or value less liens or encumbrances
remaining at time of sale.

As declared by the undersigned Grantor

Signature of Declarant or Agent determining tax - Firm Name

108-371-04 AND 19

GRANT DEED

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged,

HENRY E. LASHER, A MARRIED MAN AS HIS SOLE AND SEPARATE PROPERTY

hereby GRANT(S) to

T. JAY CAMERON and KAREN CAMERON, husband and wife, AS JOINT TENANTS

the real property in the
County of
as

Unincorporated Area
Santa Cruz

, State of California, described

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF

Dated 1/3/2000

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ

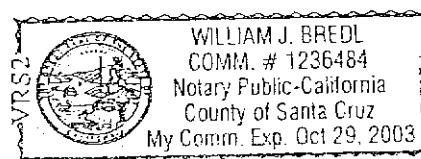
On 1/3/2000
before me, WILLIAM J. BREDL, personally
appeared HENRY E. LASHER

personally known to me (or proved to me on the basis of
satisfactory evidence) to be the person(s) whose name(s) is/are
subscribed to the within instrument and acknowledged to me that
he/she/they executed the same in his/her/their authorized
capacity(ies), and that by his/her/their signature(s) on the
instrument the person(s) or the entity upon behalf of which the
person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature

HENRY E. LASHER



(This area for official notarial seal)

MAIL TAX STATEMENTS DIRECTED ABOVE

54/60

EXHIBIT G

THE LAND REFERRED TO HEREIN IS SITUATED IN THE STATE OF CALIFORNIA, COUNTY OF SANTA CRUZ, UNINCORPORATED AREA AND IS DESCRIBED AS FOLLOWS:

PARCEL ONE:

BEING A PART OF THE RANCHO CORRALITOS, AND BEING ALSO A PORTION OF THE LANDS FORMERLY OF THE ESTATE OF GEORGE W. BOWEN AND BEGINNING ON THE NORTHWESTERN BOUNDARY OF LANDS OF C.C. BOWEN, AT A POINT FROM WHICH THE CORNER COMMON TO LANDS OF BREWSTER AND MENASCO, IN THE CORRALITOS CREEK, BEARS THE FOLLOWING COURSES AND DISTANCES: SOUTH 61° 15' WEST 4.79 CHAINS; NORTH 78° 30' WEST 0.76 CHAINS AND NORTH 50° WEST 3.08 CHAINS; AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SAID NORTHWESTERN BOUNDARY OF SAID LANDS OF C.C. BOWEN, NORTH 61° 15' EAST 8.16 CHAINS TO A STATION AT THE FOOT OF THE HILL; THENCE LEAVING SAID LANDS OF C.C. BOWEN, NORTH 52° 35' WEST 1.61 CHAINS; NORTH 20° 45' WEST 11.30 CHAINS; SOUTH 70° WEST 0.97 CHAINS TO A STATION ON THE BANK OF THE OLD BED OF THE CORRALITOS CREEK; THENCE ALONG SAID CREEK BANK SOUTH 38° 35' WEST 1.12 CHAINS; SOUTH 16° 30' WEST 0.52 CHAINS; SOUTH 17° 30' EAST 0.79 CHAINS; SOUTH 1° 15' WEST 1.00 CHAINS; SOUTH 21° 15' WEST 1.95 CHAINS; SOUTH 48° WEST 2.08 CHAINS; SOUTH 20° 30' WEST 1.06 CHAINS; SOUTH 57° 30' WEST 2.22 CHAINS; SOUTH 9° WEST 2.02 CHAINS; SOUTH 17° 30' EAST 0.535 CHAINS; SOUTH 77° 10' EAST 2.30 CHAINS; SOUTH 53° EAST 1.82 CHAINS; SOUTH 26° 15' EAST 1.27 CHAINS; SOUTH 4° 30' WEST 0.73 CHAINS AND SOUTH 14° 45' EAST 0.74 CHAINS TO THE PLACE OF BEGINNING.

PARCEL TWO:

ALL THE RIGHT, TITLE AND INTEREST OF FIRST PARTIES IN AND TO THE FOLLOWING RIGHT OF WAY TWENTY FEET IN WIDTH, WHICH SAID RIGHT OF WAY, IS PARTICULARLY DESCRIBED BY ITS CENTERLINE AS FOLLOWS:

BEGINNING IN THE ROAD LEADING FROM THE MAIN CORRALITOS ROAD TO THE EAST CORRALITOS ROAD AT A STATION FROM WHICH A COTTONWOOD TREE 16 INCHES IN DIAMETER BEARS SOUTH 56 1/2° WEST 1.10 CHAINS AND RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE EASTERN BANK OF THE CORRALITOS CREEK, NORTH 11° 10' EAST 2.63 CHAINS; NORTH 27 1/2° EAST 1.50 CHAINS; NORTH 8° 6' EAST 1.60 CHAINS; NORTH 10° 35' WEST 3.57 CHAINS AND NORTH 32° 5' WEST 2.94 CHAINS TO A STATION FROM WHICH AN ALDER TREE 6 INCHES IN DIAMETER BEARS NORTH 60 3/4° WEST 46 1/2 LINKS DISTANT; THENCE NORTH 27° 5' WEST 1.75 CHAINS; NORTH 35° 25' WEST 2.48 CHAINS; NORTH 42° WEST 2.70 CHAINS TO A STATION FROM WHICH A COTTONWOOD TREE 30 INCHES IN DIAMETER BEARS NORTH 45° WEST 25 LINKS DISTANT AND THENCE NORTH 6° EAST 0.50 CHAINS TO LOT NO. 3 AS SHOWN ON THE MAP FILED WITH THE REPORT OF THE REFEREE IN PARTITION IN THE OFFICE OF THE COUNTY CLERK OF SANTA CRUZ COUNTY ON JUNE 17, 1908 IN THE ACTION OF CHRISTOPHER C. BOWEN, PLAINTIFF VS. LOUISE J. BOWEN, ET ALS.

PARCEL THREE:

RIGHT TO TRAVEL IN ANY AND ALL KINDS OF CONVEYANCES AND IN EVERY MANNER OVER THE FOLLOWING DESCRIBED TRACT OF LAND, SITUATE IN SANTA CRUZ COUNTY, STATE OF CALIFORNIA, AND BEING EIGHTEEN FEET WIDE AND DESCRIBED BY THE CENTERLINE THEREOF, AS FOLLOWS:

BEGINNING SOUTH 61° 15' WEST 0.30 CHAINS FROM THE MOST SOUTHERN CORNER OF A TRACT OF ORCHARD LAND, CONTAINING 8.256 ACRES, RECENTLY CONVEYED TO SECOND PARTIES HEREIN BY LOUISE J. PRINGLE, ET VIR. AND RUNNING THENCE FROM SAID POINT OF BEGINNING SOUTH 14° 35' EAST 1.33 CHAINS; SOUTH 8° 15' EAST 1.66 CHAINS; SOUTH 77°

50' EAST 1.55 CHAINS; SOUTH 22° 50' EAST 2.03 CHAINS AND SOUTH 41° 30' EAST 2.36 CHAINS TO LANDS NOW OR FORMERLY OWNED BY SAID LOUISE J. PRINGLE AND EAST 1.98 CHAINS FROM THE NORTHWESTERN CORNER THEREOF.

ALSO, A RIGHT OF WAY FOR SIMILAR PURPOSES AS AFORESAID, EIGHTEEN FEET WIDE, LYING NORTHERLY AND ADJACENT TO THE FOLLOWING DESCRIBED LINE:

BEGINNING AT THE SOUTHERN TERMINAL OF THE ABOVE DESCRIBED RIGHT OF WAY AND RUNNING THENCE EAST 1.04 CHAINS AND NORTH 60° 15' EAST 1.07 CHAINS.

PARCEL FOUR:

BEING A PART OF THE RANCHO CORRALITOS, AND BEING ALSO A PORTION OF THE LANDS CONVEYED BY WILLIAM GRUL TO GUSTAVE J. GAGNE BY DEED DATED MARCH 3, 1959 AND RECORDED APRIL 28, 1959 IN VOLUME 1243 AT PAGE 120 OFFICIAL RECORDS SANTA CRUZ COUNTY, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEGINNING AT A 1/2" PIPE FOUND AT THE SOUTHWESTERLY CORNER OF THE 18 FOOT WIDE RIGHT OF WAY DESCRIBED IN SAID DEED TO GAGNE, FROM WHICH A 1" STEEL BAR ON THE CENTERLINE OF SAID RIGHT OF WAY BEARS NORTH 60° 33' EAST 9.35 FEET DISTANT, ALSO A 1/2" PIPE AT THE SOUTHEASTERLY CORNER OF SAID LANDS OF GAGNE BEARS NORTH 60° 33' EAST 29.15 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING AND RUNNING ALONG THE SOUTHERLY BOUNDARY OF SAID LANDS OF GAGNE, SOUTH 60° 33' WEST 20.00 FEET TO A 1/2" PIPE; THENCE LEAVING SAID BOUNDARY AND RUNNING NORTH 0° 38' WEST 64.86 FEET TO A 1/2" PIPE; THENCE NORTH 12° 03' WEST 95.50 FEET TO A 1/2" PIPE; THENCE NORTH 38° 18' WEST 47.56 FEET TO A 1/2" PIPE; THENCE NORTH 48° 31' WEST 131.39 FEET TO A 1/2" PIPE SET ON THE WESTERLY BOUNDARY OF THE LANDS OF ONE PISTA; THENCE RUNNING ALONG SAID BOUNDARY SOUTH 77° 10' EAST 50.01 FEET TO A 1/2" PIPE; THENCE SOUTH 53° 00' EAST 39.33 FEET TO A STATION; THENCE LEAVING SAID BOUNDARY OF PISTA AND RUNNING SOUTH 40° 31' EAST 50.58 FEET TO A 1/2" PIPE; THENCE SOUTH 38° 18' EAST 54.00 FEET TO A 1/2" PIPE; THENCE SOUTH 12° 03' EAST 102.17 FEET TO A 1/2" PIPE; THENCE SOUTH 1° 52' WEST 57.23 FEET TO A POINT OF BEGINNING.

PARCEL FIVE:

BEING A PART OF THE RANCHO CORRALITOS, AND BEING ALSO A PORTION OF THE LANDS CONVEYED BY RUSSELL L. MCDONALD ET UX TO JOHN M. MACMILLAN ET UX BY DEED DATED MAY 9, 1958 AND RECORDED MAY 20, 1958 IN VOLUME 1185 AT PAGE 536 OFFICIAL RECORDS SANTA CRUZ COUNTY, AND BEING MORE PARTICULARLY BOUNDED AND DESCRIBED AS FOLLOWS, TO WIT:

BEING A RIGHT OF WAY DESCRIBED AS BEGINNING AT A STEEL BAR FOUND ON THE CENTERLINE OF A RIGHT OF WAY DESCRIBED IN THE DEED FROM LOUISE J. PRINGLE ET AL TO B. AND M. V. PISTA RECORDED JUNE 20, 1920 IN VOLUME 296 OF DEEDS AT PAGE 193 SANTA CRUZ COUNTY RECORDS, SAID BAR BEING ON THE SOUTHEASTERLY BOUNDARY OF THE LANDS CONVEYED BY WILLIAM GRUL TO GUSTAVE J. GAGNE BY DEED DATED MARCH 3, 1959 AND RECORDED APRIL 28, 1959 IN VOLUME 1243 AT PAGE 120 OFFICIAL RECORDS OF SANTA CRUZ COUNTY, FROM WHICH THE SOUTHEASTERLY CORNER OF SAID LANDS OF GAGNE BEARS NORTH 60° 06' EAST 19.80 FEET DISTANT; THENCE FROM SAID POINT OF BEGINNING AND RUNNING

Order No. 161790-8

ALONG THE CENTERLINE OF SAID RIGHT OF WAY OF PISTA, BEING THE EASTERLY BOUNDARY OF SAID LANDS OF MACMILLAN, SOUTH 14° 35' EAST 60.0 FEET TO A STATION; THENCE LEAVING SAID BOUNDARY AND RUNNING NORTH 43° 02' WEST 59.43 FEET TO A STATION ON THE SOUTHEASTERLY BOUNDARY OF SAID LANDS OF GAGNE; THENCE RUNNING ALONG SAID BOUNDARY, NORTH 60° 06' EAST 29.35 FEET TO THE POINT OF BEGINNING.

A.P. No.: 108-202-09 (PARCEL ONE)
108-202-23 (PARCEL FOUR)

Return recorded form to:

Planning Department
County of Santa Cruz

Attention: Joan Van der Hoeven
Application #: 05-0168

Ret. ad REC FEE 10.00
Official Records
County of
Santa Cruz
GARY E. HAZELTON
Recorder
JRS
011:23AM 22-Sep-2005 Page 1 of 2



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

The undersigned T. Jay Cameron & Karen Cameron do hereby certify to be the owners of the real property located in the County of Santa Cruz, State of California, commonly known as 586 Storey Road, Watsonville CA 95076; legally described in that certain deed recorded in 2000-0045164 of the official records of Santa Cruz County Recorder on 9-19-00; Assessor's Parcel Number: 108-371-22

And we do hereby acknowledge that the property described herein is adjacent to land utilized for commercial agricultural purposes and residents of this property may be subject to inconvenience or discomfort arising from the use of agricultural chemicals, including herbicides, pesticides, and fertilizers; and from the pursuit of agricultural operations including plowing, spraying, pruning and harvesting which occasionally generate dust, smoke, noise and odor. And we acknowledge that the County has established an agricultural setback on the herein described property to separate agricultural parcels and non-agricultural uses involving habitable spaces to help mitigate these conflicts. Any development on this property must provide a buffer and setback as specified in County Code. And we further acknowledge the agricultural buffer setbacks and barriers required by Permit 05-0168.

And we further acknowledge that Santa Cruz County has established agriculture as a priority use on productive agricultural lands, and that residents of adjacent property should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations.

Furthermore, we agree to hold harmless owners and agricultural operators of adjacent agricultural parcels from and against all claims, actions, proceedings, demands, liabilities or damage (collectively "damage") resulting from or in connection with reasonable and lawful commercial agricultural operations on the adjacent parcels, except to the extent such damage is the result of the negligence of the adjacent landowners or the conduct of the adjacent landowners constitutes fraud, willful injury to person or property, or violation of law.

This Statement of Acknowledgment shall be recorded and shall be binding upon the undersigned, any future owners, encumbrances, their successors, heirs or assignees. The statements contained in this Statement of Acknowledgment are required to be disclosed to prospective purchasers of the property described herein, and required to be included in any deposit receipt for the purchase of the property, and in any deed conveying the property.

Executed on 9-22, 2005

Owner: T JAY CAMERON *T Jay Cameron*
Owner: KAREN CAMERON *Karen Cameron*

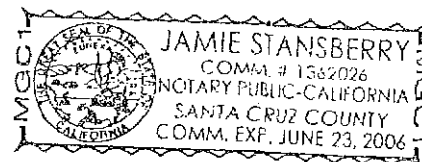
ALL SIGNATURES ARE TO BE ACKNOWLEDGED BEFORE A NOTARY PUBLIC.
IF A CORPORATION, THE CORPORATE FORM OF ACKNOWLEDGMENT SHALL
BE ATTACHED.

STATE OF CALIFORNIA COUNTY OF Santa Cruz

On 9-22-05 before me Jamie Stansberry personally
appeared T Jay Cameron and ^{Karen} Cameron personally known to me (or proved to me on the
basis of satisfactory evidence) to be the person^s whose name^s ~~is~~ are subscribed to the within
instrument and acknowledged to me that ~~he/she~~ they executed the same in ~~his/her~~ their
authorized capacity^(ies), and that by ~~his/her~~ their signature^(s) on the instrument the person^(s) or
the entity upon behalf of which the person^(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature *Jamie Stansberry*
(Notary Public in and for said County and State)



This form must be reviewed and approved by a County Planning Department staff person after
notarization and prior to recordation.

Dated: September 22, 2005

COUNTY OF SANTA CRUZ

By: *Barbara G*
Planning Department Staff

