



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **121308**

Applicant: Michael Lambert

Date: February 21, 2013

Owner: Lambert, Fallis, Richardson, Trucco

Agenda Item #: 8

APN: 060-181-05 & -06

Time: 1:30 p.m.

Project Description: Proposal to adjust the lot line between two Commercial Agricultural (CA) zoned parcels resulting in two parcels of 6.06 acres (060-181-05) and 3.25 acres (060-181-06). Requires approval by the Agricultural Policy Advisory Commission (APAC) to alter the boundaries of two CA zoned parcels.

Location: Property located on the west side of Ocean Street Extension about 3200 feet north of the intersection with Graham Hill Road (2035 Ocean Street Extension).

Staff Recommendation:

- Approve the proposal to alter the boundaries of two Commercial Agricultural (CA) zoned parcels (Assessor's Parcels 060-181-05 and 060-181-06), as proposed by application 121308.

Exhibits

- A. Project plans
- B. Assessor's, Location, Zoning, and General Plan maps
- C. Agricultural Assessment, prepared by Rush, Marcroft and Associates, dated 11/14/12
- D. Comments and Correspondence

Parcel Information

Parcel Sizes:	060-181-05: 5 acres (217,783 square feet)
	060-181-06: 4.3 acres (187,718 square feet)
Existing Land Use - Parcel:	Commercial Agriculture
Existing Land Use - Surrounding:	Agriculture and Single Family Residential
Project Access:	Via Ocean Street Extension
Planning Area:	Carbonera
Land Use Designation:	AG (Agriculture)
Zone District:	CA (Commercial Agriculture)
Supervisory District:	5th (District Supervisor: McPherson)
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: CalFire
Drainage District: None

Analysis and Discussion

A Lot Line Adjustment requires administrative approval from the County Planning Department. However, because the two subject parcels are zoned Commercial Agriculture (CA) and there is no minimum parcel size designated for CA zone district, the Agricultural Policy Advisory Commission must determine the agricultural viability of the resulting parcels prior to further administrative review of the Lot Line Adjustment by the County Planning Department.

The proposed Lot Line Adjustment will transfer approximately 1.06 acres from APN 060-181-06 to APN 060-181-05 resulting in two CA zoned parcels of 6.06 acres (APN 060-181-05) and 3.25 acres (060-181-06).

Both parcels are currently leased to Route 1 Farms, a certified organic growing operation, which has farmed both properties for the last 31 years. Route 1 Farms produces mixed fruits and vegetables and historically, the property has been used for growing cherries, horticultural shrubs, and strawberries. The property owners intend to maintain the commercial agricultural use of the parcels and have submitted an Agricultural Assessment prepared by an Agricultural Consultant to ensure that the parcels will remain viable for a commercial agricultural use after the Lot Line Adjustment (Attachment C).

The Agricultural Assessment, prepared by Rush, Marcroft and Associates, indicates that the soils at the subject parcels are of a productive high quality, consistent with the USDA NRCS Soil Survey classification of Class 1 (irrigated prime agricultural land). The assessment further indicates that the smaller parcel (3.25 acres; APN 060-181-06) that would be created by the proposed boundary adjustment will continue to be viable for a commercial agricultural use in that smaller parcels are commonly farmed as “separate or aggregate units by tenant growers who specialize in production of a multitude of leafy and fruiting crops...” and that “farming small acreages has proven to be sustainable and profitable” in that it allows farmers to combine the production of several parcels.

The purpose of the Lot Line Adjustment is to cure several encroachments. Currently, the PG&E power pole and power lines, and the access to parcel 060-181-05 are all located on the southerly adjacent parcel, APN 060-181-06. Additionally, the existing property line between the two parcels bisects an existing greenhouse and an existing storage shed. The proposed lot line adjustment would allow for utilities, access and the existing structures to be located fully on parcel 060-181-05.

The department has received one inquiry and one public comment (Exhibit D) from neighboring property owners regarding the potential for development of the resulting parcels, which could

compromise the agricultural use of the properties. Opportunities for development of the parcels, in general, are limited due to the Commercial Agriculture (CA) zoning and Type 1 prime soils designations. For example, the resulting parcels will be approximately 6 acres and 3.25 acres, which are both less than the minimum of 10 arable acres required for a land division (County Code Section 13.10.315). A single family dwelling is a permitted use; however, the property owner(s) would likely be required to obtain approval of an Agricultural Buffer Determination from your Commission via a public hearing prior to building permit issuance. (Both parcels are adjacent to CA zoned parcels and are not likely wide enough to allow for a structure to be constructed outside of 200 feet from either property line.) Therefore, prior to development of either parcel, the property owners of neighboring parcels within 300 feet of the subject parcel boundaries would be noticed and provided a forum for comment, discussion, and appeal of the proposed development. Further, County Code Section 16.50.095(E) requires that, prior to approval of an Agricultural Buffer Determination on a CA zoned parcel, your Commission find that the proposed development is located so as to remove as little land as possible from production or potential production, and that the nonagricultural development is sited so as to minimize possible conflicts with the agricultural land use located on the subject parcel. Additionally, proposed development on CA zoned land that only require a building permit are screened by planning staff prior to building permit issuance. Although a zoning prescreen is not a publically advertised action, zoning staff require that single family dwellings and other structures that are permitted without discretionary review, are located either off of or on the perimeter of good agricultural soils so as to maintain the long term agricultural use of the parcel, in accordance with General Plan Policies 5.13.5 and 5.13.8.

For these reasons and given that no further development is currently proposed, the planning department is supportive of the proposed lot line adjustment.

Recommendation

- Staff recommends that your Commission **APPROVE** the proposal to alter the boundaries of two Commercial Agricultural (CA) zoned parcels (Assessor's Parcels 060-181-05 and 060-181-06), as proposed by application 121308.

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.

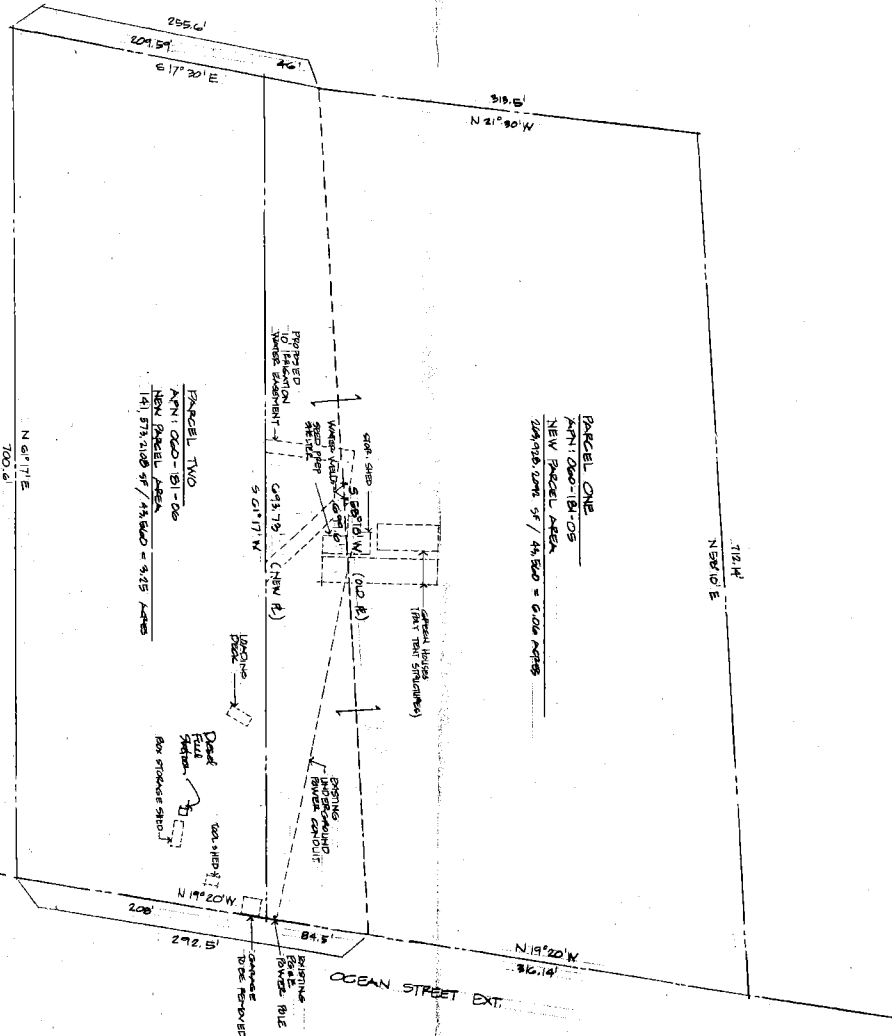
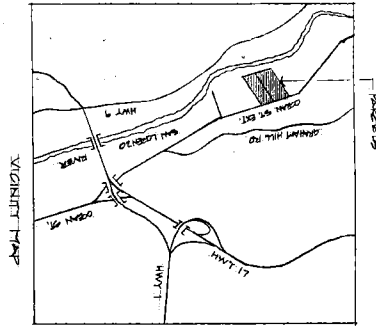
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Application #: 121308
APN: 060-181-05 & -06
Owner: Lambert, Fallis, Richardson, Trucco

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Report Reviewed By: Ken Hart
Principal Planner
Development Review



PARCEL DATA	EXISTING	PROPOSED	DIFFERENCE
APN:			
060-18-05	21,783	24,918	+3,135
060-18-06	18,718	41,573	+22,855
TOTAL:	40,501	66,491	+25,990

EXHIBIT A

EXHIBIT A DATE: 4/10/2012 REV: 04/09/2012	2085 OCEAN ST. EXT. SANTA CRUZ, CALIFORNIA LOT LINE ADJUSTMENT STUDY	APPLICANT/OWNER: MICHAEL LAMBERT 498 SAN MATEO DR. MENLO PARK, CA 94025 TELEPHONE: 650-822-4286 EMAIL: mlambert498@sbcglobal.net
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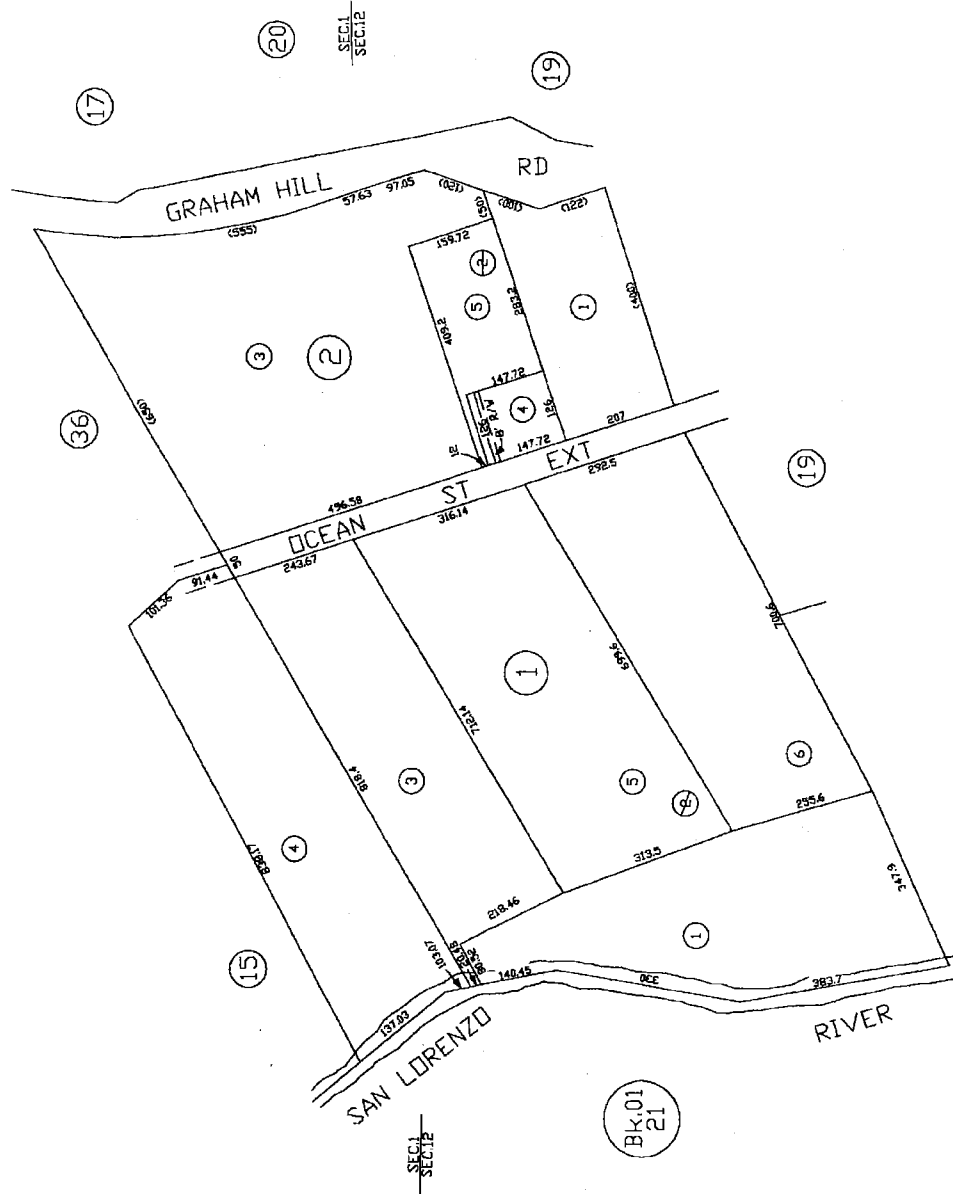
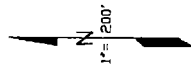
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RINCON RANCHO

POR. SECS. 1 & 12, T.11S, R.2W., M.D.B. & M.

Tax Area Code
 92-003

60-18

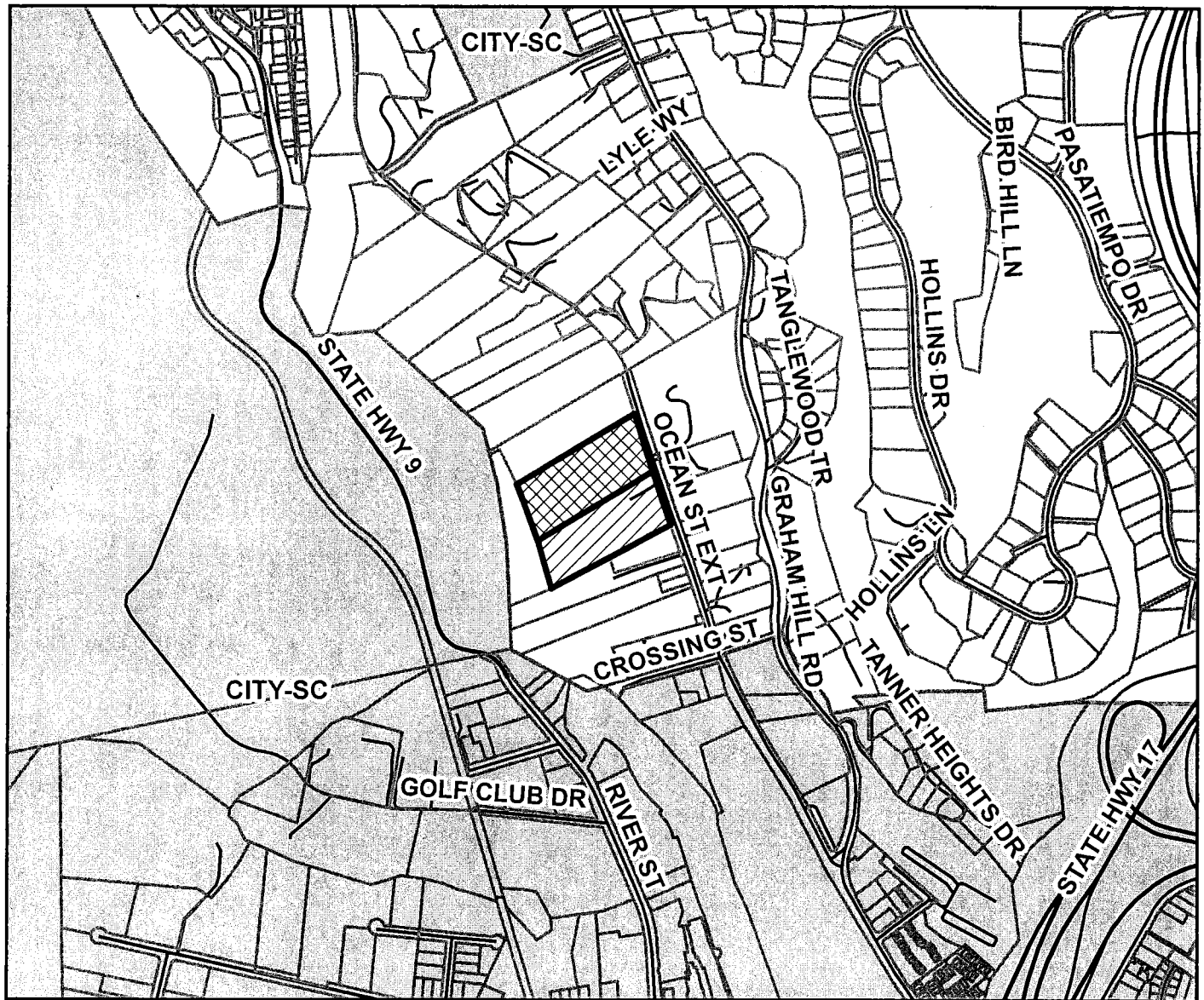


Note - Assessor's Parcel & Block
 Numbers Shown in Circles.







Assessor's Map No. 60-18
 County of Santa Cruz, Calif.
 June, 1999

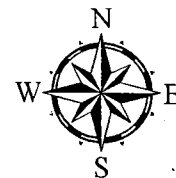


Location Map



LEGEND

-  APN: 060-181-06
-  APN: 060-181-05
-  Assessors Parcels
-  Streets
-  State Highways
-  SANTA CRUZ

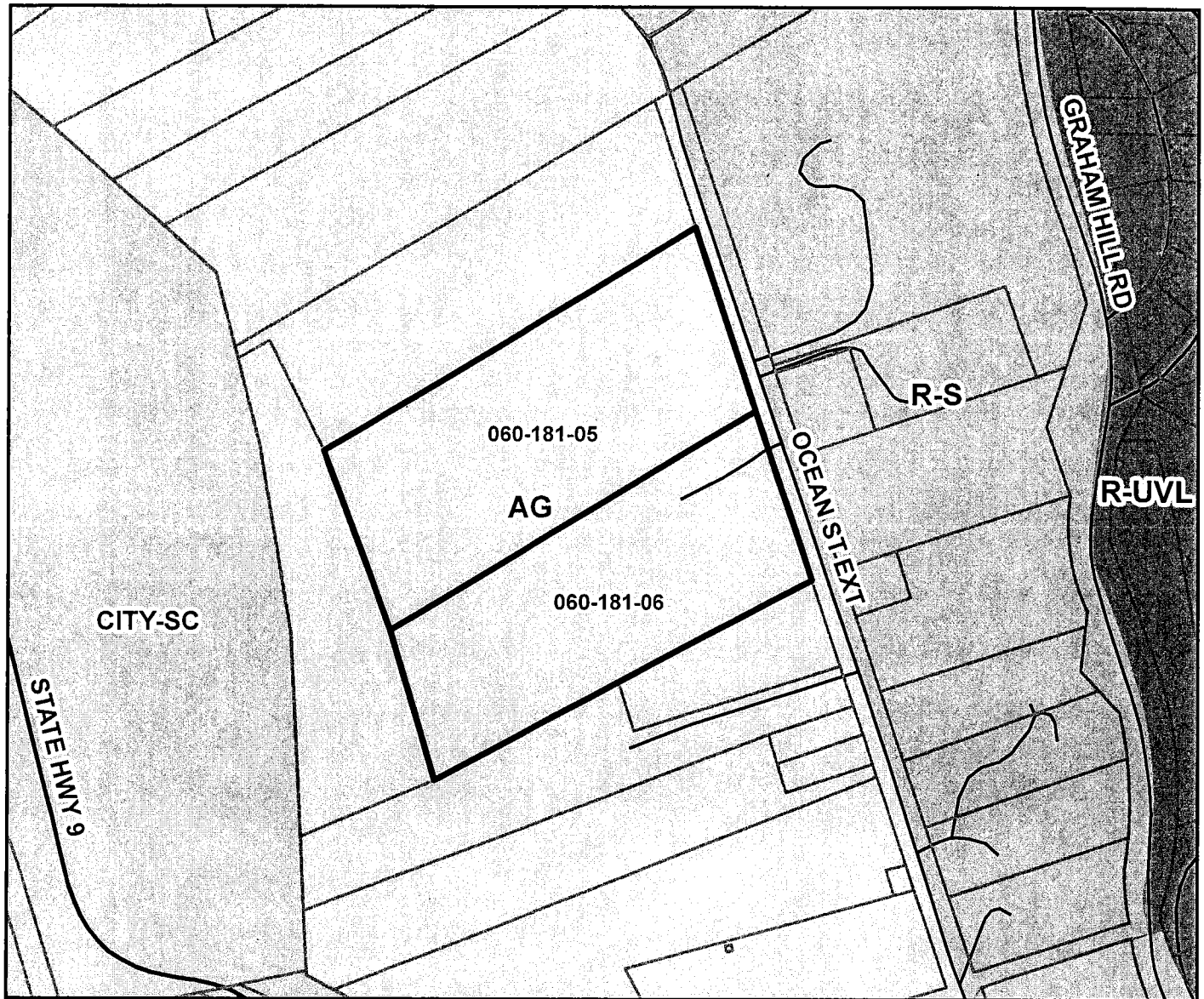


Map Created by
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December 2012

EXHIBIT B

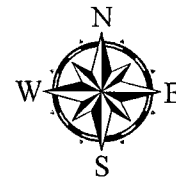


General Plan Designation Map



LEGEND

- APN: 060-181-06
- APN: 060-181-05
- Assessors Parcels
- Streets
- State Highways
- SANTA CRUZ
- Agriculture
- Residential-Suburban
- Residential - Urban Very Low Density

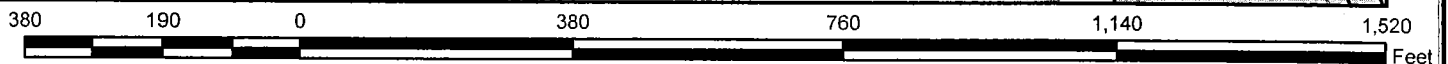
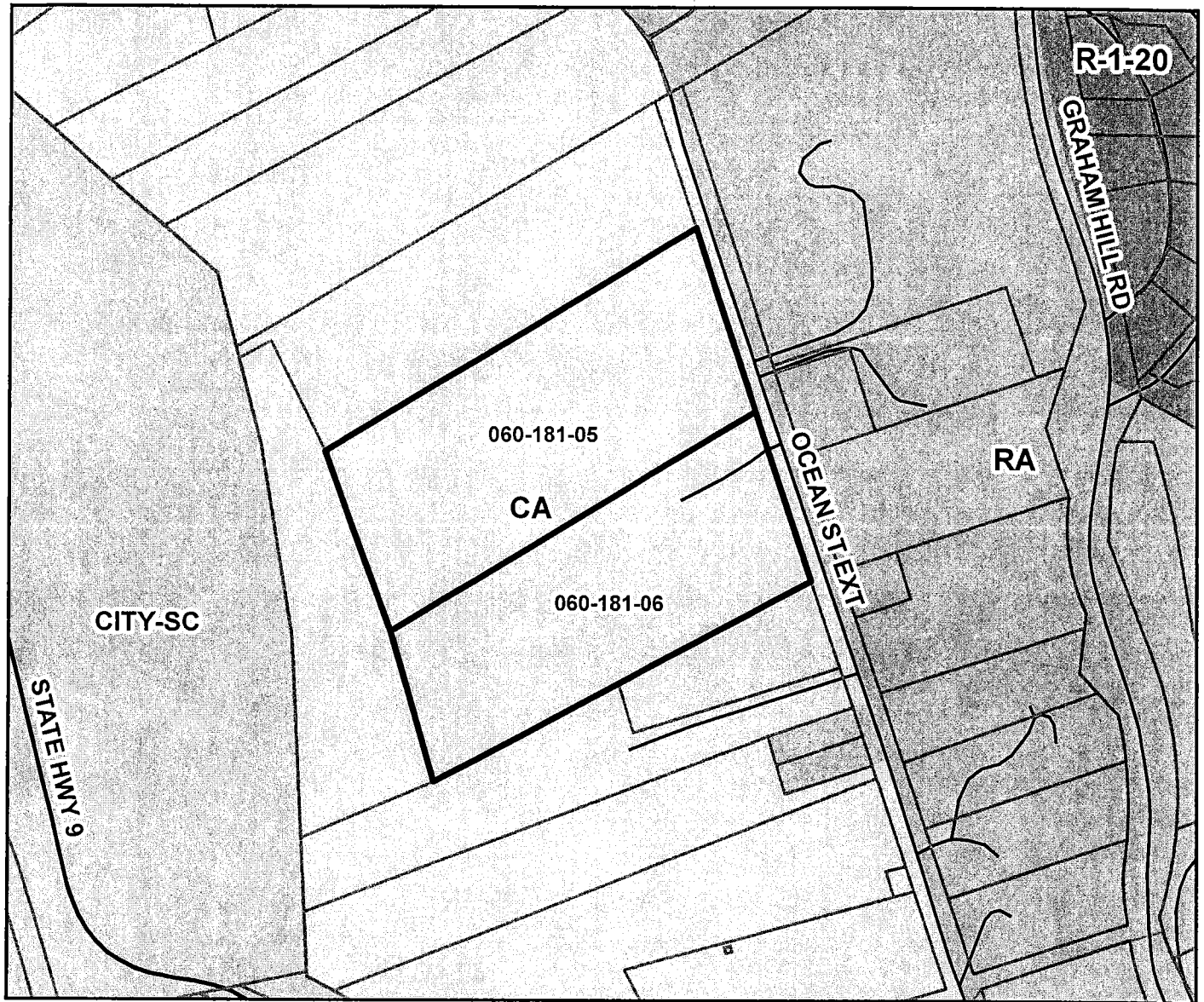


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December 2012

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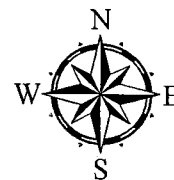


Zoning Map



LEGEND

- APN: 060-181-06
- APN: 060-181-05
- Assessors' Parcels
- Streets
- State Highways
- SANTA CRUZ
- AGRICULTURE COMMERCIAL
- AGRICULTURE RESIDENTIAL
- RESIDENTIAL-SINGLE FAMILY



Map Created by
County of Santa Cruz
Planning Department
December 2012

EXHIBIT B

Dale W. Rush, Ph.D.
Gary W. Osteen, CPAg
Jon Tecklenburg, B.S.
Steven L. Morrison, Ph.D.
Albert A. Stoddard, III Ph.D.

RUSH, MARCROFT and ASSOCIATES

AN ASSOCIATION OF INDEPENDENT AGRICULTURAL CONSULTANTS

28951 Falcon Ridge Road
Salinas, California 93908
Office: (831) 484-4834
Fax: (831) 484-4837

November 14, 2012

File No. 12093.07

Ms. Samantha Haschert,
County of Santa Cruz, Planning Department,
701 Ocean Street, 4th Floor,
Santa Cruz, CA 95060.

Re: Lot line adjustment, Agricultural Assessment - 2035 Ocean Street Ext. Santa Cruz, CA

This report is provided at the request of Ms. Haschert, Santa Cruz County Planning Department, and Mr. Michael Lambert, joint owner of two parcels identified as APNs 060 181 05 and 060 181 06, located at the listed address of 2035 on the west side of Ocean Street Ext., Santa Cruz, CA. The focus of this report is what effect(s) if any the proposed lot line adjustment would have on existing or future farm use and productivity of the subject parcels of agricultural land.

Historically, the property has been used for growing sweet cherries, horticultural shrubs, and strawberries, and for the past 31 years for mixed fruit and vegetable production. The past and current use of the property is mixed cropping of annual and perennial plants; a combination of annual mixed leafy and fruiting vegetables including parsley, cilantro, squash, eggplant, peppers, salad greens, root crops, aromatic herbs, etc. (majority), and fruit trees including citrus, persimmons, and stone fruit, reportedly grown under certified organic status by the lease holder, Mr. Jeff Larkey, Route 1 Farms, 849 Almar Avenue, Suite C128, Santa Cruz, CA 95060.

Crop production on the subject parcels has been combined with an adjacent (north) parcel similarly farmed essentially year-around for the production of fruiting, leafy and root crops by Mr. Larkey as dictated by seasonal conditions. There are no reported changes of intended land or cropping uses for the future following the requested small dimensional (1.06 acre) lot line adjustment.

The Land

The current USDA, NRCS Soil Survey lists the soil as a uniform parcel of deep, Class 1 (irrigated prime agricultural land) identified as Elder sandy loam, 0-2% slopes with no productivity restrictions, and is opined to be highly suitable for uses consistent with reported and observed cropping history (Exhibit 1). The subject lots are serviced by two wells that reportedly supply adequate water for irrigation and a pressure system used to irrigate on-site greenhouses that are used as nurseries for transplanted crops.

Site inspection

The subject parcels were inspected by this consultant on 11-13-12, whereupon ongoing farming and harvesting operations were observed (Exhibit 2). The soil texture, slope, and aspect (essentially flat ground under cultivation) were consistent with the soils report, and were productive high quality, with few restrictions other than limited perimeter shading in parts of the southern and western borders by mature trees and vegetation.

Lot line adjustment


The subject parcels are reported on the site plan (site assessment drawing Exhibit A) to currently contain 5.00 acres (APN 05) and 4.31 acres (APN 06), with the total area being generally consistent with that outlined in the soils report, that does not include the non-farmed native vegetation area on the west end. The proposed lot line adjustment will change the size of the parcels by adding 1.06 acres to APN 05 and reducing APN 06 by the same amount. The change will alleviate property lines bisecting existing structures and permanent appurtenances, but will have no effect on the amount of farmable land or farming operations.

Smaller variable-acreage parcels such as the subject parcels are not uncommon in the region and are farmed as either separate or aggregate units by tenant growers who specialize in production of a multitude of leafy and fruiting crops, including vegetables, herbs, tree and vine fruit and berries, with the products sold to local and regional fresh produce markets and restaurants. While farming small acreages has proven to be sustainable and profitable, many small acreage plots are farmed by tenants that combine the production of several parcels in order to provide profitable economic aggregate units, as is the case for Mr. Larkey, and others in the region. The subject parcels including the adjacent neighbors property, are of relatively small size that benefit from being farmed as a contiguous unit. According to Mr. Lambert, and Mr. Larkey the tenant farmer, the long tenure of lease arrangements has been successful, and will continue for the foreseeable future, with no physical change in the usable land or farming practices.

Conclusion

It is opined based upon review of the site, use history, and expected continued similar use, that the proposed lot line adjustment will have no impact on the ongoing farming operations or the suitability of either parcel to continue to be successfully farmed.

Respectfully submitted,



Dale W. Rush, Ph.D., CCA, CPAg/SSc.



United States
Department of
Agriculture



NRCS

Natural
Resources
Conservation
Service

A product of the National
Cooperative Soil Survey,
a joint effort of the United
States Department of
Agriculture and other
Federal agencies, State
agencies including the
Agricultural Experiment
Stations, and local
participants

Custom Soil Resource Report for **Santa Cruz County, California**

Lambert lot line



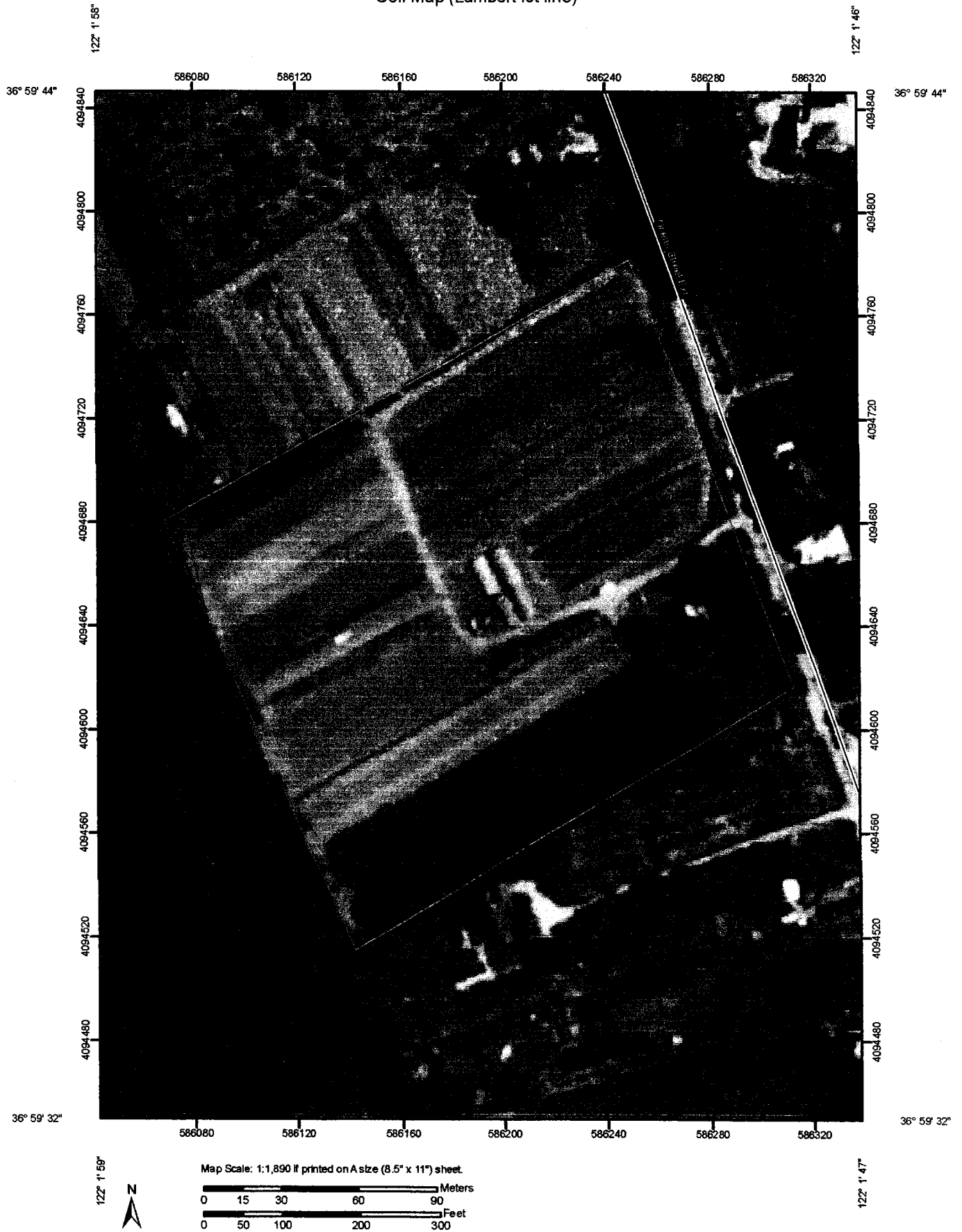
November 14, 2012

EXHIBIT C
EXHIBIT 1

Soil Map

The soil map section includes the soil map for the defined area of interest, a list of soil map units on the map and extent of each map unit, and cartographic symbols displayed on the map. Also presented are various metadata about data used to produce the map, and a description of each soil map unit.

Custom Soil Resource Report
Soil Map (Lambert lot line)



MAP INFORMATION

Map Scale: 1:1,890 if printed on A size (8.5" x 11") sheet.
The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
Coordinate System: UTM Zone 10N NAD83











































This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Cruz County, California
Survey Area Data: Version 6, Jul 27, 2010

Date(s) aerial images were photographed: 6/13/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

MAP LEGEND

	Area of Interest (AOI)		Very Stony Spot
	Soils		Wet Spot
	Soil Map Units		Other
	Special Point Features		Special Line Features
	Blowout		Gully
	Borrow Pit		Short Steep Slope
	Clay Spot		Other
	Closed Depression		Political Features
	Gravel Pit		Cities
	Gravelly Spot		Water Features
	Landfill		Streams and Canals
	Lava Flow		Transportation
	Marsh or swamp		Rails
	Mine or Quarry		Interstate Highways
	Miscellaneous Water		US Routes
	Perennial Water		Major Roads
	Rock Outcrop		Local Roads
	Saline Spot		
	Sandy Spot		
	Severely Eroded Spot		
	Sinkhole		
	Slide or Slip		
	Sodic Spot		
	Spoil Area		
	Stony Spot		

Map Unit Legend (Lambert lot line)

Santa Cruz County, California (CA087)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
129	Elder sandy loam, 0 to 2 percent slopes	8.9	99.5%
185	Water	0.0	0.5%
Totals for Area of Interest		8.9	100.0%

Map Unit Descriptions (Lambert lot line)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

Santa Cruz County, California

129—Elder sandy loam, 0 to 2 percent slopes

Map Unit Setting

Elevation: 0 to 1,500 feet
Mean annual precipitation: 9 to 30 inches
Mean annual air temperature: 57 to 61 degrees F
Frost-free period: 245 to 275 days

Map Unit Composition

Elder and similar soils: 85 percent
Minor components: 15 percent

Description of Elder

Setting

Landform: Plains, fans
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread, talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Alluvium

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Drainage class: Well drained
Capacity of the most limiting layer to transmit water (Ksat): Moderately high to high
(0.57 to 1.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water capacity: Very high (about 15.3 inches)

Interpretive groups

Land capability classification (irrigated): 1
Land capability (nonirrigated): 3c

Typical profile

0 to 31 inches: Sandy loam
31 to 60 inches: Sandy loam, fine sandy loam, loamy sand

Minor Components

Elkhorn sandy loam

Percent of map unit: 4 percent

Watsonville loam

Percent of map unit: 4 percent
Landform: Marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread

Baywood loamy sand

Percent of map unit: 3 percent

Custom Soil Resource Report

Soquel loam

Percent of map unit: 2 percent

Fluvaquentic haploxerolls

Percent of map unit: 1 percent

Landform: Flood plains

Landform position (two-dimensional): Toeslope

Landform position (three-dimensional): Tread

Down-slope shape: Linear

Across-slope shape: Linear

Unnamed

Percent of map unit: 1 percent

185—Water

Map Unit Composition

Water: 100 percent

Soil Information for All Uses

Suitabilities and Limitations for Use

The Suitabilities and Limitations for Use section includes various soil interpretations displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each interpretation.

Land Classifications

Land Classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Irrigated Capability Class (Lambert lot line)

Land capability classification shows, in a general way, the suitability of soils for most kinds of field crops. Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations that show suitability and limitations of groups of soils for rangeland, for woodland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels-capability class, subclass, and unit. Only class and subclass are included in this data set.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

Custom Soil Resource Report

Class 1 soils have few limitations that restrict their use.

Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices.

Class 3 soils have severe limitations that reduce the choice of plants or that require special conservation practices, or both.

Class 4 soils have very severe limitations that reduce the choice of plants or that require very careful management, or both.

Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.

Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Custom Soil Resource Report
Map—Irrigated Capability Class (Lambert lot 111.3)

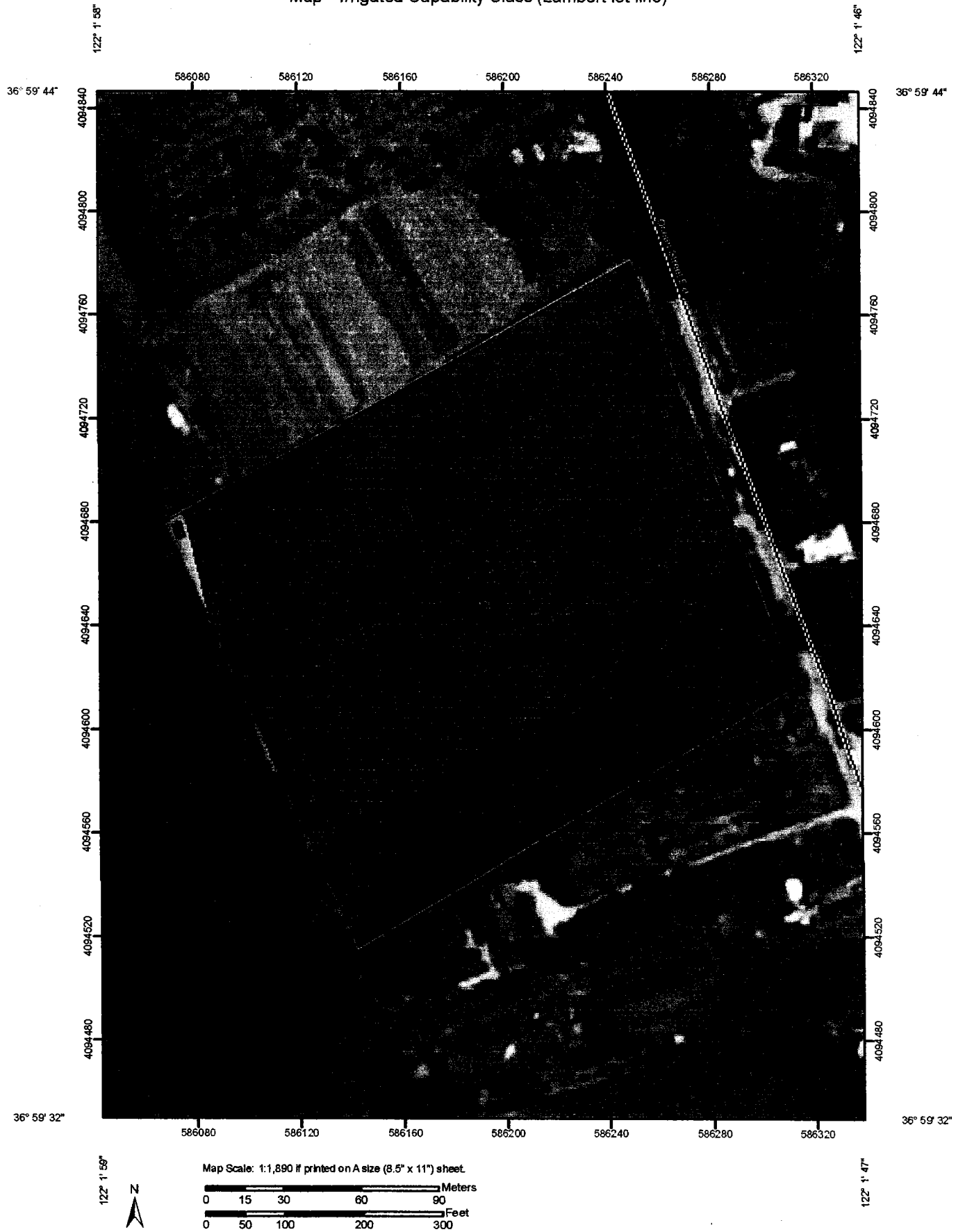










EXHIBIT C

MAP LEGEND

Area of Interest (AOI)
 Area of Interest (AOI)

Soils
 Soil Map Units

Soil Ratings






	Capability Class - I
	Capability Class - II
	Capability Class - III
	Capability Class - IV
	Capability Class - V
	Capability Class - VI
	Capability Class - VII
	Capability Class - VIII

Not rated or not available

Political Features
 Cities

Water Features
 Streams and Canals

Transportation

	Rails
	Interstate Highways
	US Routes
	Major Roads
	Local Roads

MAP INFORMATION

Map Scale: 1:1,890 if printed on A size (8.5" x 11") sheet.
 The soil surveys that comprise your AOI were mapped at 1:24,000.

Warning: Soil Map may not be valid at this scale.
 Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>
 Coordinate System: UTM Zone 10N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Santa Cruz County, California
 Survey Area Data: Version 6, Jul 27, 2010

Date(s) aerial images were photographed: 6/13/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Table—Irrigated Capability Class (Lambert lot line)

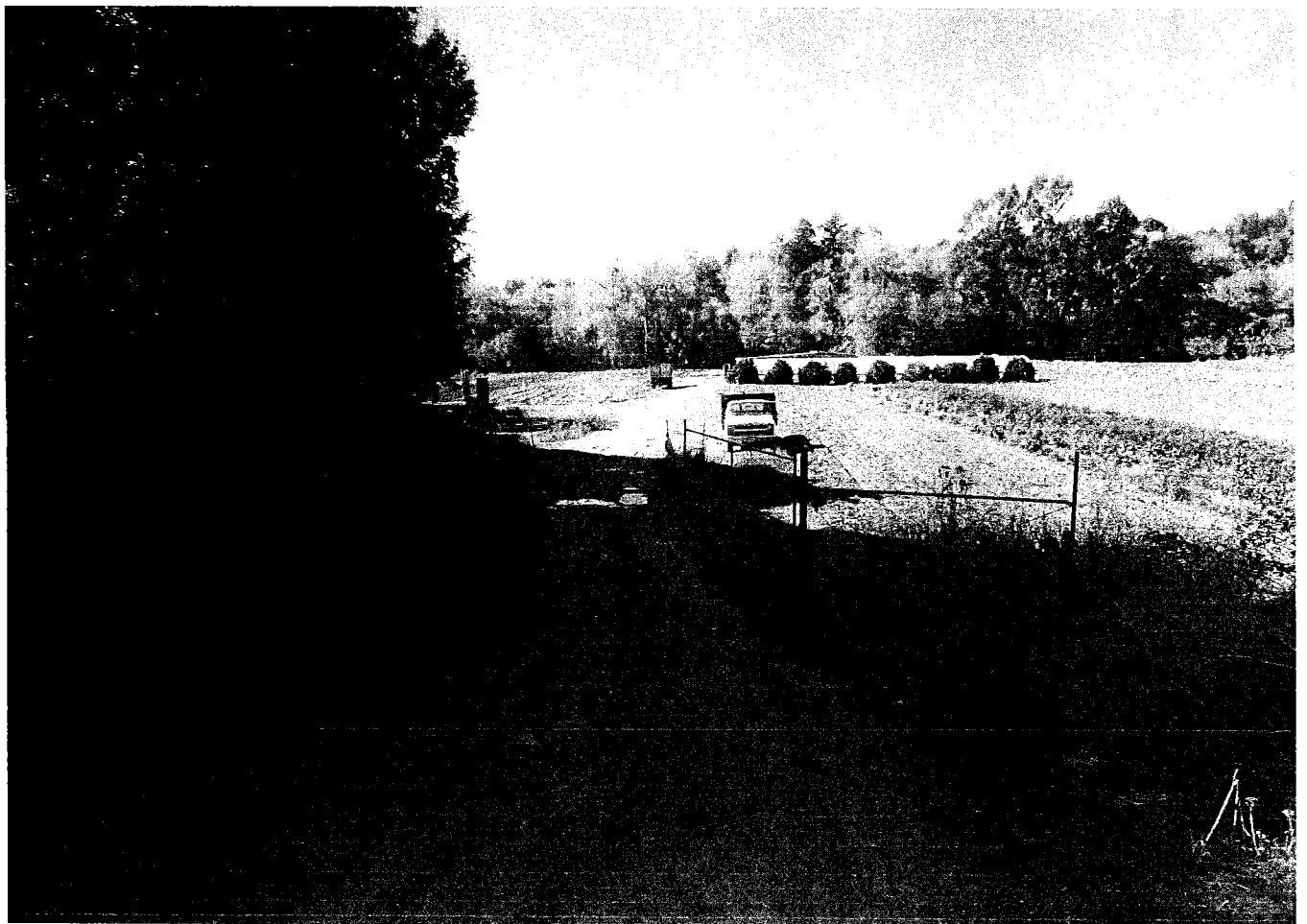
Irrigated Capability Class— Summary by Map Unit — Santa Cruz County, California (CA087)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
129	Elder sandy loam, 0 to 2 percent slopes	1	8.9	99.5%
185	Water		0.0	0.5%
Totals for Area of Interest			8.9	100.0%

Rating Options—Irrigated Capability Class (Lambert lot line)

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher



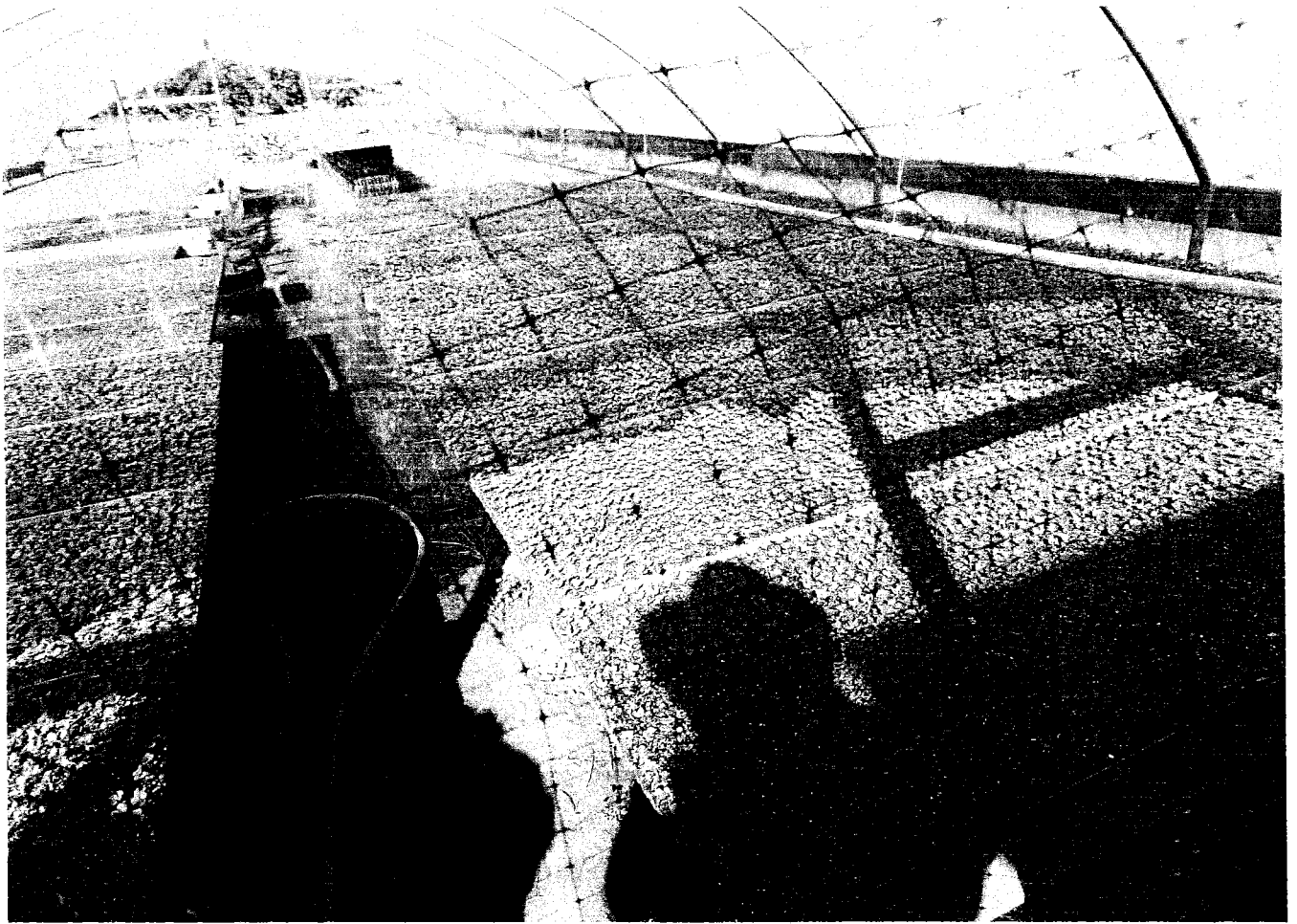




EXHIBIT C

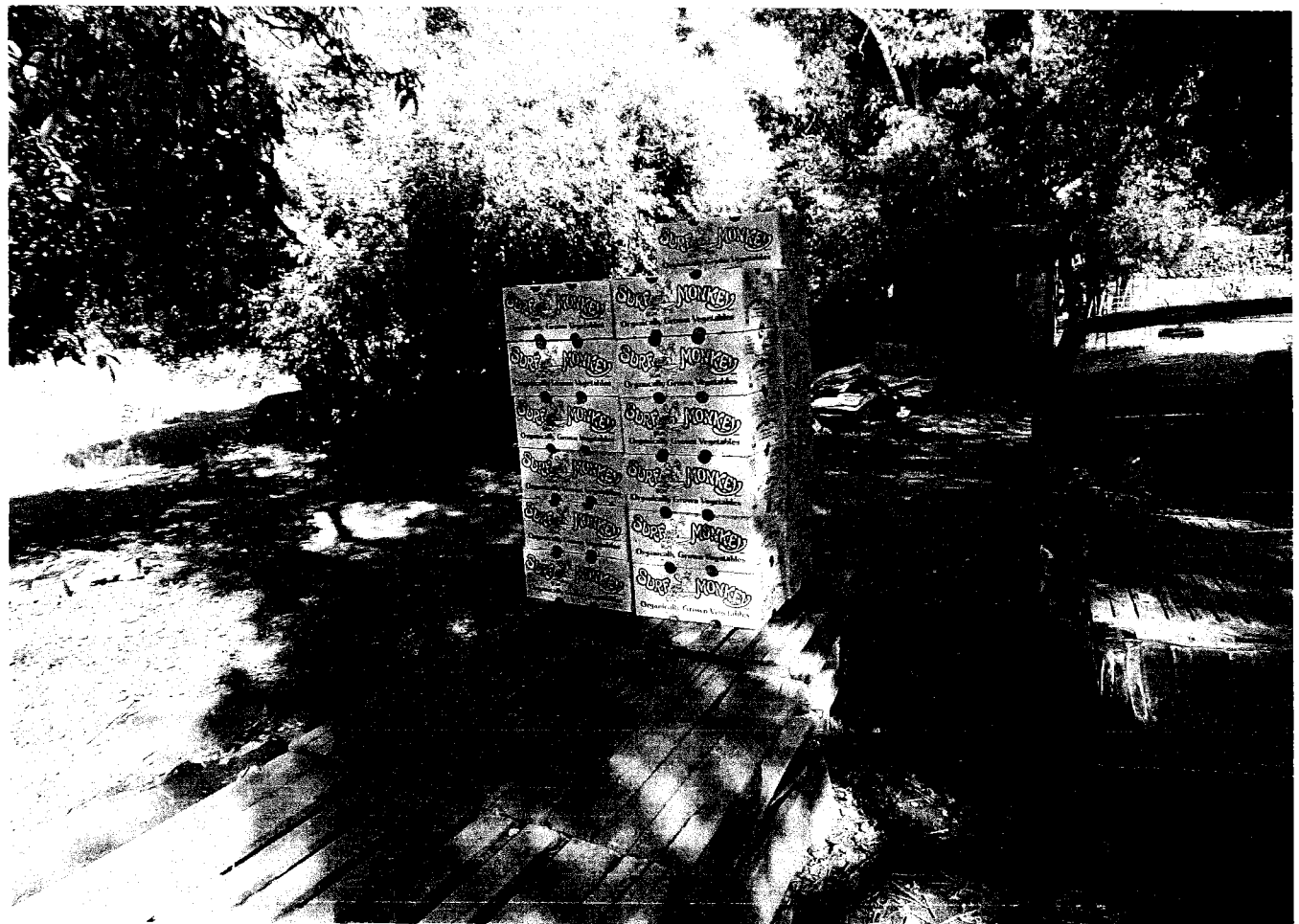


EXHIBIT C

Samantha Haschert

From: Lauren Crux [lcrux@cruzio.com]
Sent: Sunday, February 10, 2013 10:29 PM
To: Samantha Haschert
Subject: re: Ocean Street Extension

Dear Ms. Haschert:

I am a resident of Ocean Street Extension and a member of the Ocean Street Neighbors Association. I am strongly opposed to the proposed Lot Line Adjustment requested by Mr. Michael Lambert. I would like to see this valuable commercial farmland protected for years to come from housing development. This street is unusual in that it is rural and yet just a few minutes away from downtown Santa Cruz. The land has been farmed for years, successfully, providing Santa Cruz with some of the finest of organic produce. Please help us preserve the cultural heritage of this amazing farmland and deny the request for a Lot Line Adjustment.

Sincerely,

Lauren Crux

Samantha Haschert
Development Review Planner
County of Santa Cruz

Santa Cruz Agricultural Policy Advisory Commission
Agricultural Extension Auditorium
1432 Freedom Boulevard
Watsonville, CA 95076

February 8th, 2013

Dear Ms Haschert,

It has come to our attention that two parcels of commercial agricultural land on Ocean Street Extension will be coming before the Agricultural Policy Advisory Commission for review of a lot line adjustment at the end of February.

This is community petition from the members of the Ocean Street Neighborhood Association. We hope that the Agricultural Policy Advisory Commission will protect the limited amount of commercially zoned agricultural land adjacent to the city of Santa Cruz by denying the proposed lot line adjustment on parcels 060-18106 and 060-181-05.

The land in question is both zoned for Commercial Agriculture and has class one agricultural soil (Elder Sandy Loam). It has been leased and farmed organically for 32 years by Route One Farm, a well known local organic farm, and ten people are employed on this ground. The proposed lot line adjustment will adversely affect the agricultural viability of the land and on that basis we recommend that the Commission deny the proposed lot line adjustment.

In examining the County General Plans' specifications for Commercial Agriculture (CA) land, we came across several passages that we feel support the cause to save this valuable farmland from a lot line adjustment that will likely speed its development.

13.10.311 Purposes of agricultural districts.

(A) **CA Commercial Agriculture.** The purposes of the CA Commercial Agriculture Zone District are to preserve the commercial agricultural lands within Santa Cruz County which are a limited and irreplaceable natural resource, to maintain the economic integrity of the economic farm units comprising the commercial agricultural areas of the County, to implement the agricultural preservation policy of SCCC 16.50.010, and to maintain and enhance the general welfare of the County as a whole by preserving and protecting agriculture, one of the County's major industries. Within the CA Commercial Agriculture Zone District, commercial agriculture shall be encouraged to the exclusion of other land uses which may conflict with it.

13.10.673 Lot line adjustment applications regarding additional building sites and parcel size.

EXHIBIT D

(B) No parcel subject to General Plan designation as agriculture and agricultural resource may be reduced in size by a lot line adjustment, unless it can be demonstrated that the proposed adjustment will not adversely affect continued and/or future agricultural use of economically viable agricultural land which is located on the parcels which are the subject of the lot line adjustment, or adjacent to such parcels.

In the short term, reducing the size of one of these parcels to 3.24 acres will adversely affect the continued and/or future agricultural use of that parcel. An economy of scale is the only way to have viable agriculture businesses. Further splintering the size of this farmland in no way serves the commercial viability of this farming enterprise.

In the long term, reducing the size of one of these parcels to 3.25 acres will endanger prime agricultural land, a limited an irreplaceable resource, by enhancing the likelihood that this smaller parcel will be built upon and sold, not as an agriculture parcel, but as high end real estate.

Lastly, the preservation of this agricultural land will clearly *enhance the general welfare of the County as a whole by preserving and protecting agriculture*. These two parcels comprise the largest, closest, and most publically available parcel of actively farmed land to the city of Santa Cruz. The food from the farm is sold directly to the community via their Community Supported Agriculture program and through the Santa Cruz farmers markets. There are community dinners on the farm, and hundreds of citizens walk and bike down this street every week specifically to enjoy the agricultural view shed provided by this Commercial Agriculture property.

It is our hope that the Agricultural Policy Commission considers these issues and chooses to deny this lot line adjustment as a means of protecting the viability of agriculture at the edge of the city of Santa Cruz as well as the community wellbeing that comes from having this piece of ground actively farmed. As citizens of the county, we implore this commission to carefully scrutinize the intended and unintended consequences of Mr. Lamberts' proposal. We are unconvinced that this proposal respects either the spirit or the policy that protects commercial agriculture land in Santa Cruz.

With Highest Regards,

The Ocean Street Neighborhood Association

EXHIBIT D 1