



# Staff Report to the Agricultural Policy Advisory Commission

Application Number: **221110**

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**Applicant:** Ken Hart  
**Owner:** Wingfield Family Farm LLC  
**APN:** 104-101-42  
**Address:** No situs address

**Date:** August 25, 2022  
**Agenda Item #:** 8  
**Time:** 1:30 p.m.

**Project Description:** Proposal to construct a single-family dwelling within 200 feet of agricultural resource type land and to reduce the required Agricultural Buffer Setback from 200 feet to approximately 50 feet. Requires an Agricultural Setback Reduction Determination and a determination that the proposal is exempt from further review under the California Environmental Quality Act (CEQA).

**Location:** Property is located on the west side of Cherryvale Avenue (adjacent and just north of 4835 Cherryvale Avenue), approximately 1.5 miles northwest of Glen Haven Road.

**Permits Required:** Agricultural Buffer Setback Reduction

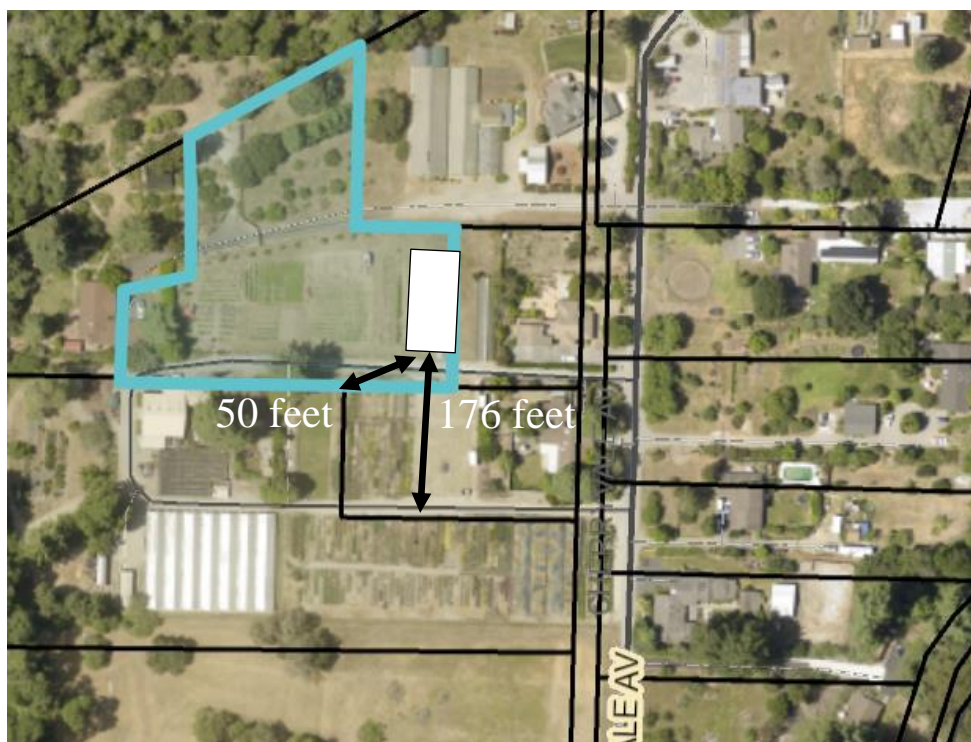
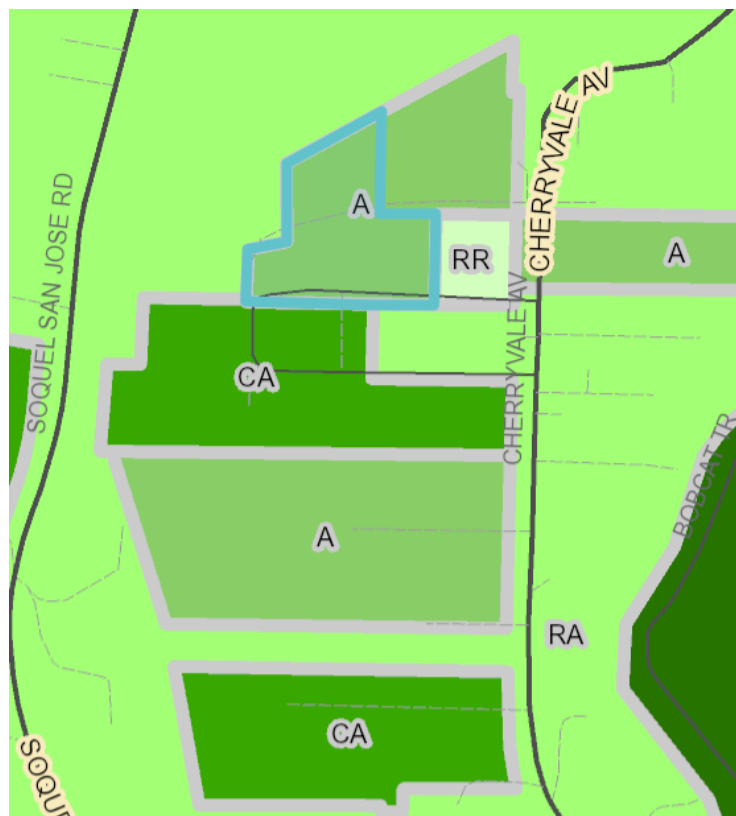
**Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 221110, based on the attached findings and conditions.

**Background**

The subject property is zoned agriculture. The property contains an existing 2, 252 square foot greenhouse located on the east side of the property and row crops to the west.

The property is located in a mix of residential, agricultural, and commercial agriculture zone districts developed with both residential dwellings and row crops throughout.



An agricultural buffer reduction was previously approved in 1999 under application 99-0124 for construction of a single-family dwelling within the same distance from agricultural resource land as proposed now (50 feet of agricultural resource land to the southwest). Plans included an

evergreen hedge extending from the corner of the adjoining property, APN 104-101-35. At that time, the APAC required modification to the project plans to extend fencing and vegetative buffer along the property line where the proposed residence would be located within within 200 feet of the agricultural resource land. The project was not constructed and the permit lapsed. The current proposal proposes the same 50 foot project setback with exception that the project now includes an attached accessory dwelling unit (ADU) in the building envelope.

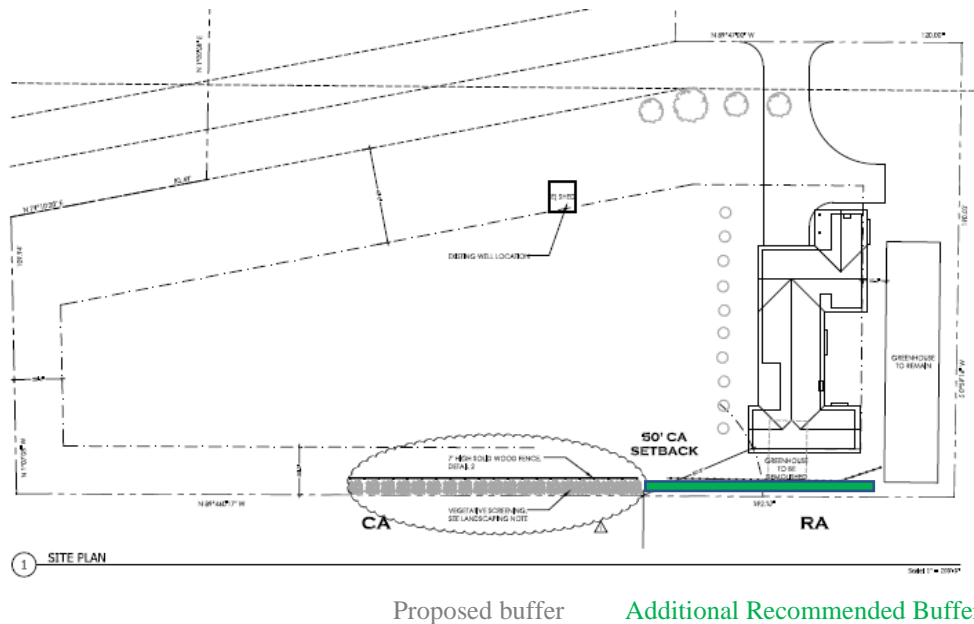
### **Analysis and Discussion**

The proposed project is to construct a single-family dwelling of approximately 1,577 square feet with an attached 576 square foot accessory dwelling unit and a 543 square foot attached garage and on a 2.2-acre parcel. The project is located at the east end of the subject property adjacent to the existing greenhouse and adjacent residentially zoned and developed property. The building site is within 200 feet of Commercial Agricultural land to the southwest and south. It is approximately 50 feet of CA land to the southwest and approximately 176 feet to the same CA land to the south. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to approximately 50 feet from APN 104-101-35.

The subject property is characterized by flat topography. The parcel is located outside the Urban Services Line and can be characterized as a mixed residential and agricultural neighborhood. The parcel is located within the AG (Agriculture) General Plan designation and the implementing zone district is A (Agriculture). Commercial Agriculture (CA) zoned land is situated within 200 feet at the southwest and south side of the parcel at Assessor's Parcel Number 104-101-35.

The proposed single family dwelling location will not create significant conflicts between the nonagricultural development and the adjacent commercial agricultural land use due to the existing residential development on that "CA" land, which includes a single-family dwelling, yard area and large redwood tree between the proposed residence and viable commercial agricultural land. The viable cultivated agricultural land is approximately 176 feet to 200 feet from the proposed new dwelling though open uncultivated area is also located within 50 feet of the proposed dwelling. This open uncultivated area has remained uncultivated since 1999 when the original agricultural buffer reduction was approved by APAC.

A portion of the subject parcel is located in the Soquel Creek Floodway/floodplain and biotic area. The practical building envelope area is about 190 feet in width; this precludes residential development of the property without a reduced 200-foot setback. The applicant proposes a seven (7) foot solid board fence and evergreen hedge along a portion of the property line adjacent to the proposed 50-foot agricultural buffer setback to the dwelling.



The proposed seven (7) foot solid board fence and evergreen vegetative hedge is recommended to be extended along the property line of the subject property to the east of the residence as CA land is within 176 feet to the south of the proposed dwelling to ensure minimal conflict between the two land uses and to protect the agricultural interests on the Commercial Agriculture zoned parcel(s). Conditions of approval include plan revision language as noted. The applicant will also be required to record a Statement of Acknowledgement regarding the issuance of a building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

### Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 50 feet to the single-family dwelling from the adjacent CA zoned property known as APN 104-101-35, proposed under Application # 221110, 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.sccoplanning.com](http://www.sccoplanning.com)**

Report Prepared By: Sheila McDaniel  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-2255

E-mail: [sheila.mcdaniel@santacruzcounty.us](mailto:sheila.mcdaniel@santacruzcounty.us)

Report Reviewed By: Jocelyn Drake  
Principal Planner  
Development Review

**Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan, Agriculture Resource Type Maps
- F. Parcel information
- G. Comments & Correspondence

# 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: 221110

Assessor Parcel Number: 104-101-42

Project Location: No site address Property is located on the west side of Cherryvale Avenue (adjacent and just north of 4835 Cherryvale Avenue), approximately 1.5 miles northwest of Glen Haven Road.

**Project Description: Agricultural Buffer Setback Reduction**

**Person or Agency Proposing Project: Ken Hart**

**Contact Phone Number: (831) 459-9992**

- 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).
- E. ☒ **Categorical Exemption**

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

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

Construction of a single family dwelling and accessory dwelling unit in an area designated for residential uses.

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

\_\_\_\_\_  
Sheila McDaniel, Project Planner

Date: \_\_\_\_\_

**EXHIBIT A**

**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
3. A lesser setback is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, based on the establishment of a physical barrier (unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right of way) or the existence of some other factor which effectively supplants the need for a two hundred (200) foot agricultural buffer setback; or

The proposed single family dwelling location will not create significant conflicts between the nonagricultural development and the adjacent commercial agricultural land use due to the existing residential development on that "CA" land, including a single-family dwelling, yard area and large redwood tree between the proposed residence and viable commercial agricultural land. The viable cultivated agricultural land is about 200 feet from the proposed new home. A seven (7) foot solid board fence and evergreen hedge is proposed or conditioned along the boundary of the CA land that is not currently cultivated in row crops and otherwise the proposed home meets the 200-foot setback to the "CA" to the south (with residential property located between) to ensure protection to prevent conflicts between the two land uses.

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.

A portion of the subject parcel is located in the Soquel Creek Floodway/floodplain and biotic area. The practical building envelope area is about 190 feet in width on the east; this precludes residential development of the property without a reduced 200-foot setback. An additional buffer barrier seven (7) foot solid board fence and evergreen vegetative hedge) can be constructed along the boundary line of the "CA" land and the residential property to further ensure minimal conflict between the two land uses.

## **Conditions of Approval**

- I. This permit authorizes an Agricultural Buffer Setback as indicated on the approved Exhibit "D" for this permit. 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 and Grading 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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 copy of the text of these conditions of approval incorporated into the full-size sheets of the architectural plan set.
    2. A development setback of a minimum of 50 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 104-101-35.
    3. Final plans shall be revised to extend the evergreen vegetative buffer and seven (7) foot solid board fence along the southern property line eastward to approximately 25 feet east of the dwelling (adjacent to the Greenhouse). For clarity, fencing and vegetative buffer shall be provided along the entire extent of subject property line where the proposed home is located within 200 feet of the Commercial Agricultural property to the south and southeast of the subject property. The shrubs utilized shall attain a minimum height of six feet upon maturity. Plans shall be revised to include the species type, plant sizes and spacing on the final plans for review and approval by Planning Department staff.
  - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department.

**EXHIBIT C**



The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.

III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
- B. The required vegetative and physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

- A. The vegetative and physical barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. 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. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or

**EXHIBIT C**

proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.

- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The “applicant/owner” shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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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.**

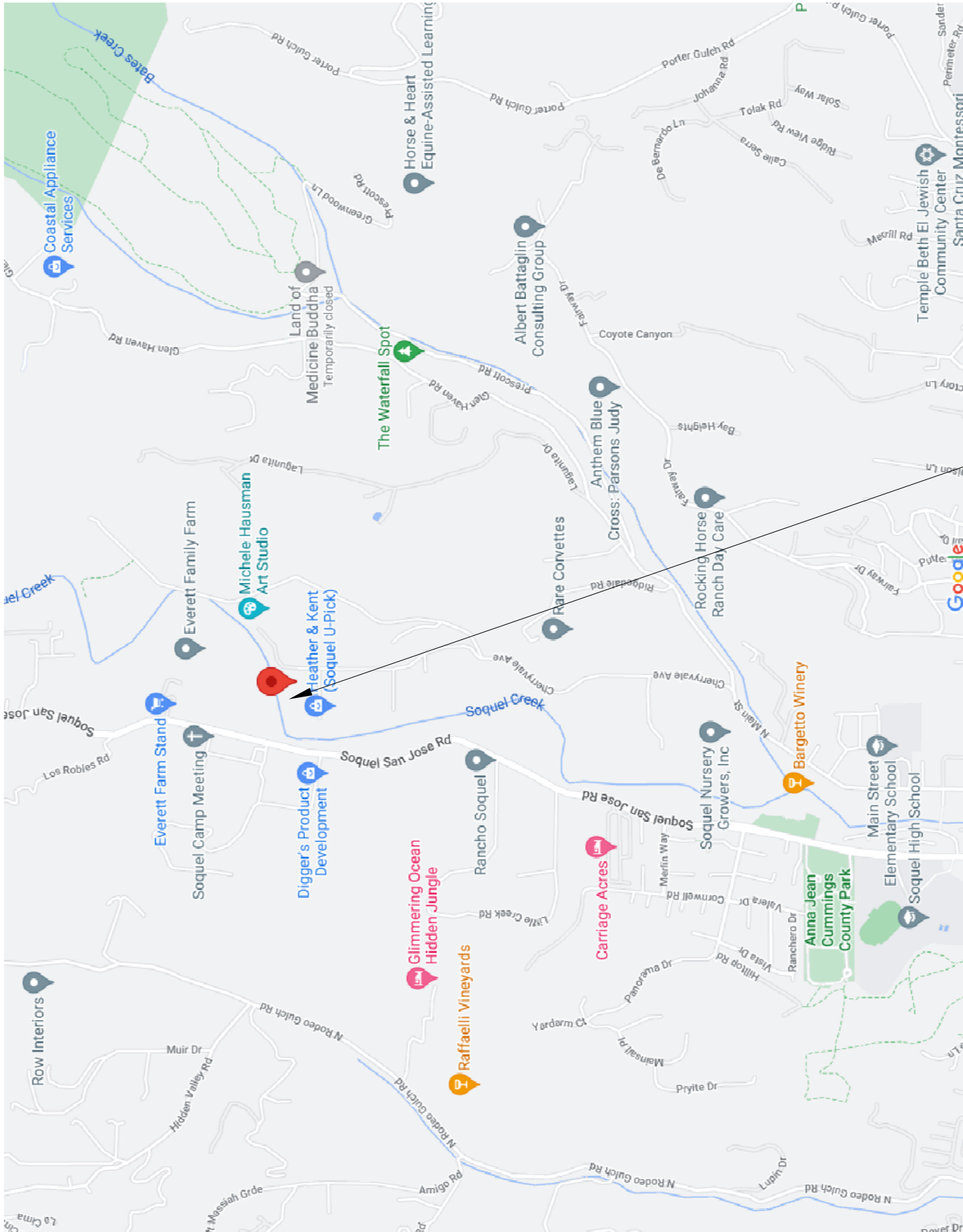
Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

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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.



VICINITY MAP

PROJECT SITE



Not to Scale

CONTACTS

**OWNER**  
BARBARA WINGFIELD  
(559) 360-3324  
b.wingfield@comcast.net

**ARCHITECT**  
ANDERSON MCKELVEY ARCHITECTS  
536 SOQUEL AVENUE  
SANTA CRUZ, CA 95062  
(831) 457-8348  
dennis@andmck.com

**STRUCTURAL DESIGN**  
ANDREW RADOVAN C PE  
2815 MISSION STREET  
SANTA CRUZ, CA 95060  
(831) 497-7296  
andrew@radovan.us

**ENERGY CONSULTANT**  
A+ GREEN ENERGY SERVICES  
41 CHANGAR WAY  
WATSONVILLE, CA 95076  
(831) 728-5503  
www.apges.com

SHEET INDEX

- A1 SITE PLAN, VICINITY MAP, PROJECT INFORMATION
- A2 PROPOSED FLOOR PLANS
- A3 PROPOSED EXTERIOR ELEVATIONS
- A5 BUILDING SECTIONS

PROJECT DATA

APN: 104-101-42  
ZONING: AG  
CONSTRUCTION TYPE: R3  
OCCUPANCY CLASSIFICATION: R3  
SPRINKLERED: YES

LOT AREA: ±598,203 sq.ft.  
EXISTING LOT COVERAGE:  
PROPOSED LOT COVERAGE:

**EXISTING BUILDING AREAS**  
GARAGE: 2,252 sq.ft.  
GREENHOUSE: 384 sq.ft.

EXISTING LOT COVERAGE:  
EXISTING F.A.R.:

**PROPOSED BUILDING AREAS**  
GREENHOUSE: 2,252 sq.ft.  
NEW RESIDENCE: 543 sq.ft.  
GARAGE: 576 sq.ft.  
LOT TOTAL: 1,377 sq.ft.  
MAIN RESIDENCE: 2,153 sq.ft.

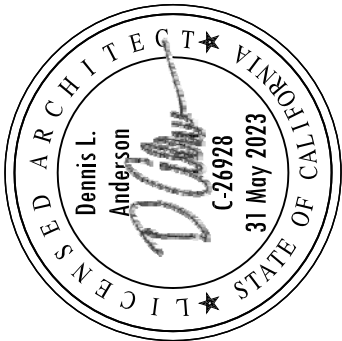
TOTAL CONDITIONED:  
PROPOSED LOT COVERAGE:  
PROPOSED F.A.R.:

PROJECT DESCRIPTION

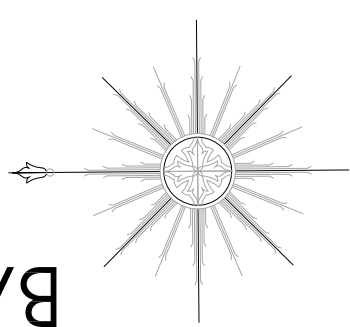
CONSTRUCT A NEW SINGLE STORY TWO BEDROOM, TWO BATHROOM SPD WITH AN ATTACHED 2 CAR GARAGE AND AN ATTACHED ONE BEDROOM ONE BATHROOM ADU



**ANDERSON  
MCKELVEY**  
536 SOQUEL AVENUE  
SANTA CRUZ, CA 95062  
TEL: 831.457.8348  
FAX: 831.425.2724



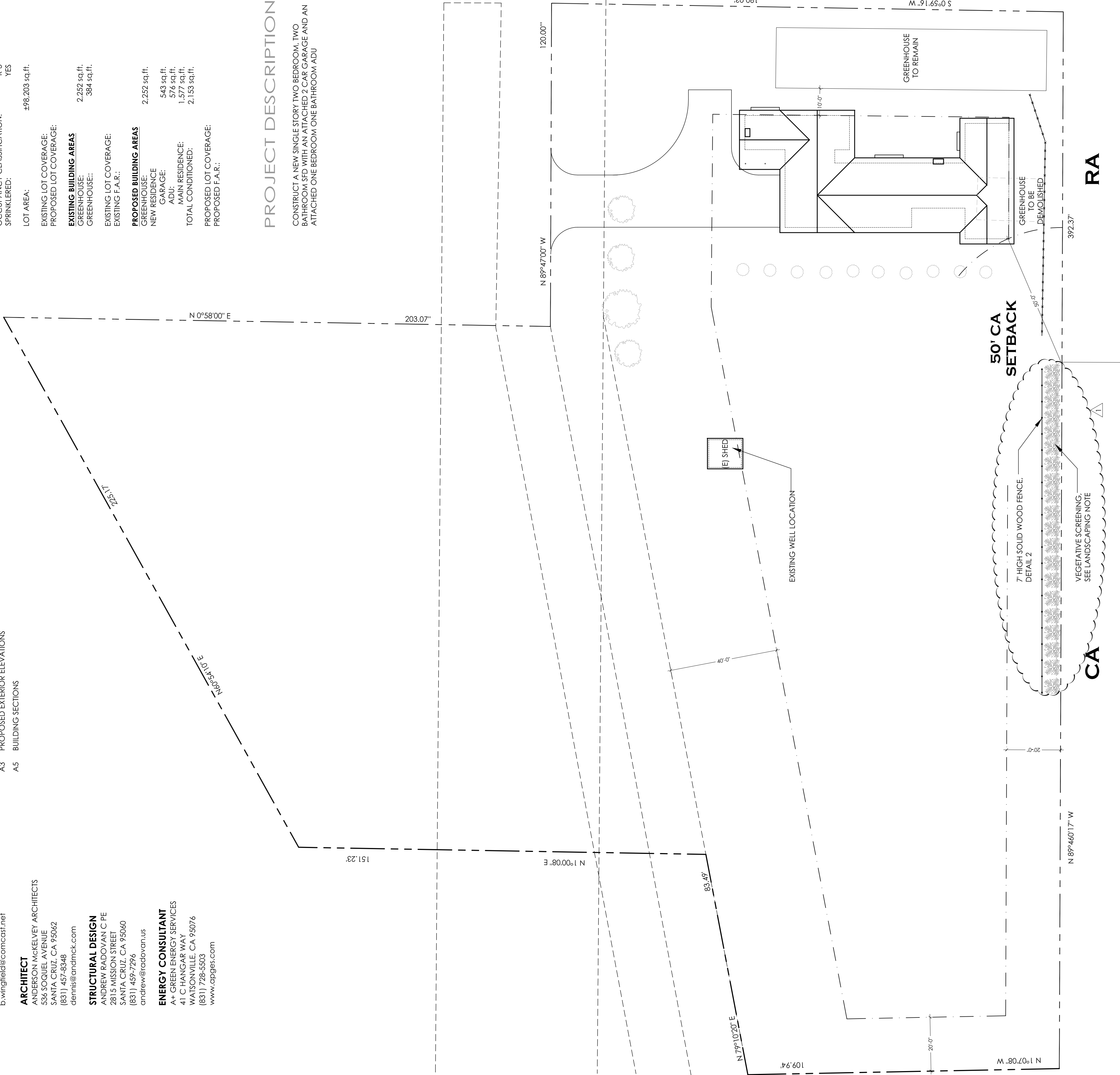
BARBARA WINGFIELD RESIDENCE  
NEW HOME  
ADDRESS T.B.D. CHERRYVALE AVENUE  
SQUCEL, CA 95073  
APN: 104-101-42



SITE PLAN  
PROJECT INFO

DRAWN: RCR  
SCALE: 1" = 200'-0"  
DATE: 24 January 2022  
3 June 2022

A1

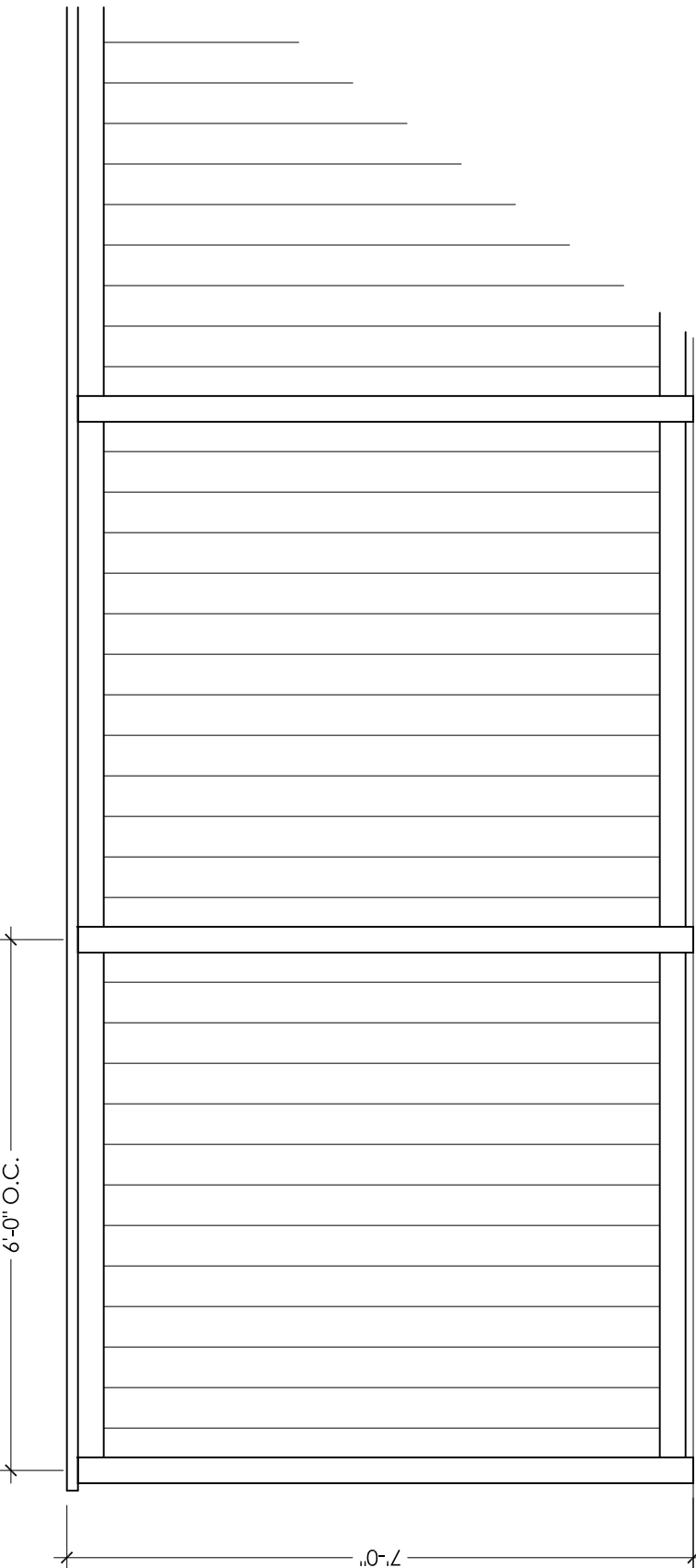


1 SITE PLAN

Scale: 1" = 200'-0"

LANDSCAPING NOTES:

1 GALLON CEANOETHUS "RAY HARTMAN" TO BE PLANTED IN FRONT OF THE SOLID WOOD FENCE ON 6' CENTERS. PLANTS TO BE HAND WATERED UNTIL ESTABLISHED



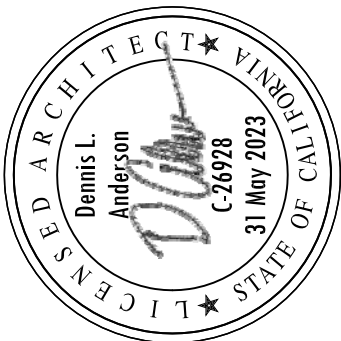
2 SOLID WOOD FENCE ELEVATION

Scale: 1/2" = 1'-0"

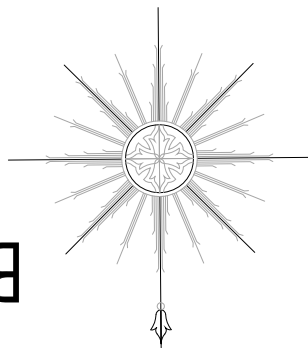




ANDERSON  
MCKELVEY  
534 SOQUEL AVENUE  
SANTA CRUZ, CA 95062  
TEL 831.457.8348  
FAX 831.423.2724



BARBARA WINGFIELD RESIDENCE  
NEW HOME  
ADDRESS T.B.D. CHERRYVALE AVENUE  
SOQUEL, CA 95073  
APN: 104-101-42



PROPOSED  
FLOOR PLAN

DRAWN RCR  
SCALE 1/4" = 1'-0"  
DATE 24 January 2022

A2

◇ WINDOW SCHEDULE

| LOCATION           | #    | UNIT SIZE     | TYPE            | MANUFACTURER/UNIT | HARDWARE/NOTES                             |
|--------------------|------|---------------|-----------------|-------------------|--|
| LIVING/DINING 101  | 101B | 7'-0" x 4'-0" | DBL SINGLE HUNG |                   | LOW-E                                      |
|                    | 101D | 2'-6" x 4'-0" | SINGLE HUNG     |                   |  |
|                    | 101E | 2'-6" x 4'-0" | SINGLE HUNG     |                   |  |
|                    | 101F | 2'-6" x 6'-8" | FIXED           |                   |  |
| KITCHEN 102        | 101G | 2'-6" x 6'-8" | FIXED           |                   |  |
|                    | 102A | 2'-6" x 4'-0" | SINGLE HUNG     |                   | LOW-E                                      |
| BATHROOM 104       | 101B | 2'-6" x 4'-0" | SINGLE HUNG     |                   | LOW-E                                      |
|                    | 105B | 1'-0" x 4'-0" | AWNING          |                   | LOW-E                                      |
| BEDROOM 105        | 105C | 1'-0" x 4'-0" | AWNING          |                   | LOW-E                                      |
|                    | 105D | 6'-0" x 4'-0" | SLIDER          |                   | LOW-E                                      |
| GARAGE 200         | 200C | 3'-6" x 1'-6" | AWNING          |                   | LOW-E                                      |
|                    | 200D | 3'-6" x 1'-6" | AWNING          |                   | LOW-E                                      |
| MUD/LAUNDRY 201    | 201B | 3'-0" x 4'-0" | SINGLE HUNG     |                   | LOW-E                                      |
|                    | 201C | 4'-0" x 1'-6" | AWNING          |                   | TEMPERED                                   |
| DINING ROOM 203    | 203A | 2'-6" x 6'-8" | FIXED           |                   | TEMPERED                                   |
|                    | 203C | 2'-6" x 6'-8" | FIXED           |                   | TEMPERED                                   |
| KITCHEN 204        | 204A | 6'-0" x 4'-0" | DBL SINGLE HUNG |                   | LOW-E, TEMPERED                            |
|                    | 204C | 3'-6" x 4'-0" | SINGLE HUNG     |                   | LOW-E, TEMPERED                            |
| LIVING ROOM 205    | 205C | 3'-6" x 4'-0" | SINGLE HUNG     |                   | LOW-E, TEMPERED                            |
|                    | 205D | 5'-0" x 4'-0" | DBL SINGLE HUNG |                   |  |
| BEDROOM 207        | 207B | 5'-0" x 4'-0" | CASEMENT        |                   | LOW-E, TEMPERED, MEETS EGRESS REQUIREMENTS |
|                    | 207C | 2'-6" x 4'-0" | SINGLE HUNG     |                   | LOW-E                                      |
| BATHROOM 208       | 208B | 2'-6" x 4'-0" | SINGLE HUNG     |                   | LOW-E                                      |
|                    | 208C | 2'-6" x 4'-0" | SINGLE HUNG     |                   | LOW-E, TEMPERED                            |
| WALK-IN CLOSET 209 | 210C | 2'-0" x 4'-0" | SINGLE HUNG     |                   | LOW-E, TEMPERED                            |
|                    | 210D | 2'-0" x 4'-0" | SINGLE HUNG     |                   | LOW-E                                      |
| BEDROOM 210        | 210E | 2'-0" x 4'-0" | SINGLE HUNG     |                   | LOW-E                                      |
|                    | 210F | 6'-0" x 4'-0" | DBL SINGLE HUNG |                   | LOW-E                                      |

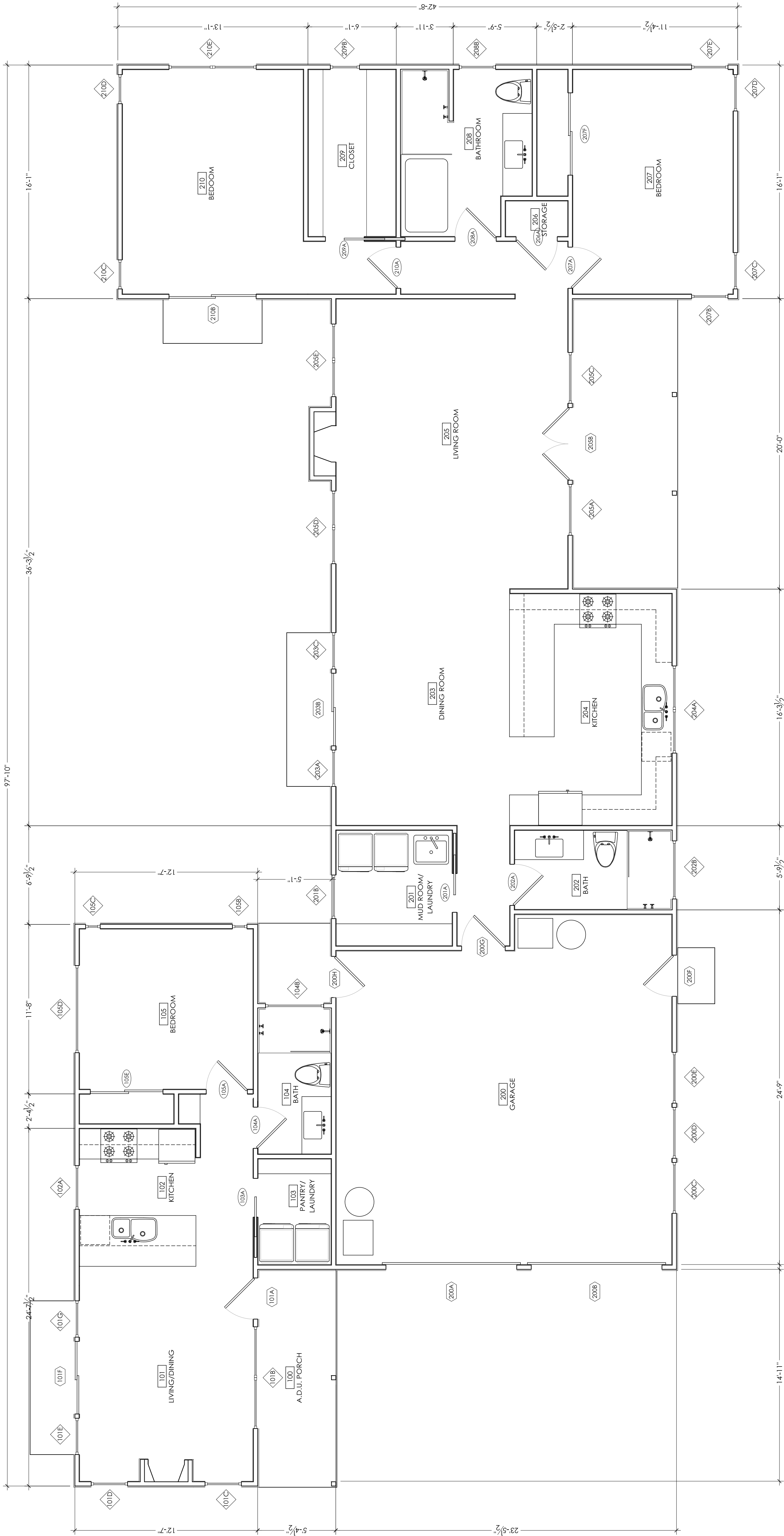
○ INTERIOR DOOR SCHEDULE

| LOCATION           | #    | SIZE          | TYPE          | MANUFACTURER | HARDWARE/NOTES                           |
|--------------------|------|---------------|---------------|--------------|--|
| PANTRY/LAUNDRY 103 | 103A | 2'-8" x 6'-8" | POCKET        |              | 100 sq.in. OF LOUVER REQUIRED FOR INTAKE |
| BATHROOM 104       | 104A | 2'-8" x 6'-8" | HINGED SINGLE |              |  |
| BEDROOM 105        | 105A | 2'-8" x 6'-8" | HINGED SINGLE |              |  |
|                    | 105E | 5'-0" x 6'-8" | BI-PASS PAIR  |              |  |
| MUD/LAUNDRY 201    | 201A | 2'-8" x 6'-8" | POCKET        |              | 100 sq.in. OF LOUVER REQUIRED FOR INTAKE |
|                    | 201B | 2'-8" x 6'-8" | HINGED SINGLE |              |  |
| BATHROOM 202       | 202A | 2'-8" x 6'-8" | HINGED SINGLE |              |  |
| BEDROOM 207        | 207A | 2'-8" x 6'-8" | HINGED SINGLE |              |  |
|                    | 207F | 5'-0" x 6'-8" | BI-PASS PAIR  |              |  |
| BATHROOM 208       | 208A | 2'-8" x 6'-8" | HINGED SINGLE |              |  |
|                    | 208B | 2'-6" x 6'-8" | POCKET        |              |  |
| CLOSET 209         | 209A | 2'-6" x 6'-8" | POCKET        |              |  |
| BEDROOM 210        | 210A | 2'-8" x 6'-8" | HINGED SINGLE |              |  |

◇ EXTERIOR DOOR SCHEDULE

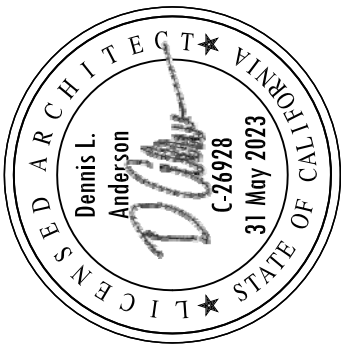
| LOCATION          | #    | UNIT SIZE     | TYPE              | MANUFACTURER/UNIT | HARDWARE/NOTES                           |
|-------------------|------|---------------|-------------------|-------------------|--|
| LIVING/DINING 101 | 101A | 2'-8" x 6'-8" | HINGED SINGLE     |                   |  |
|                   | 101B | 2'-8" x 6'-8" | HINGED SINGLE     |                   |  |
| GARAGE 200        | 200A | 9'-0" x 7'-0" | SECTIONAL ROLL-UP |                   |  |
|                   | 200B | 9'-0" x 7'-0" | SECTIONAL ROLL-UP | Martin i13 steel  | REMOTE-CONTROLLED LIFT, meet CRC 327.8.3 |
| DINING ROOM 203   | 203A | 2'-8" x 6'-8" | HINGED SINGLE     |                   |  |
|                   | 203B | 2'-8" x 6'-8" | HINGED SINGLE     |                   |  |
| LIVING ROOM 205   | 205A | 2'-8" x 6'-8" | HINGED SINGLE     |                   |  |
|                   | 205B | 2'-8" x 6'-8" | HINGED SINGLE     |                   |  |
| BEDROOM 210       | 210B | 5'-0" x 6'-8" | HINGED PAIR       |                   |  |
|                   | 210C | 5'-0" x 6'-8" | HINGED PAIR       |                   |  |

ALL GLAZING IN DOORS TO BE TEMPERED PER CRC R327.8.2.1





ANDERSON  
MCKELVEY  
534 SOQUEL AVENUE  
SANTA CRUZ, CA 95062  
TEL 831.457.8348  
FAX 831.423.2724

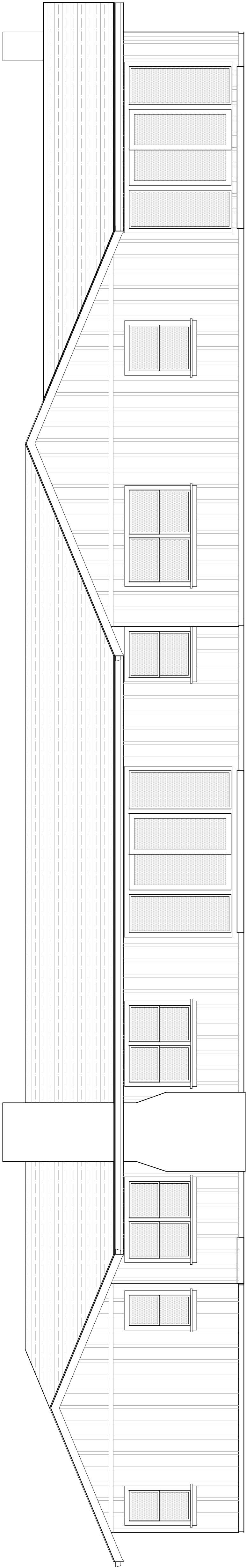


BARBARA WINGFIELD RESIDENCE  
NEW HOME  
ADDRESS T.B.D. CHERRYVALE AVENUE  
SOQUEL, CA 95073  
APN: 104-101-42

40-yr. COMPOSITION SHINGLES  
NEW SEAMLESS ALUMINUM GUTTERS & DOWNSPOUTS. GUTTERS SHALL HAVE A LEAF-GUARD TO PREVENT THE ACCUMULATION OF DEBRIS  
VINYL OR FIBERGLASS WINDOWS  
BOARD & BATTEN SIDING

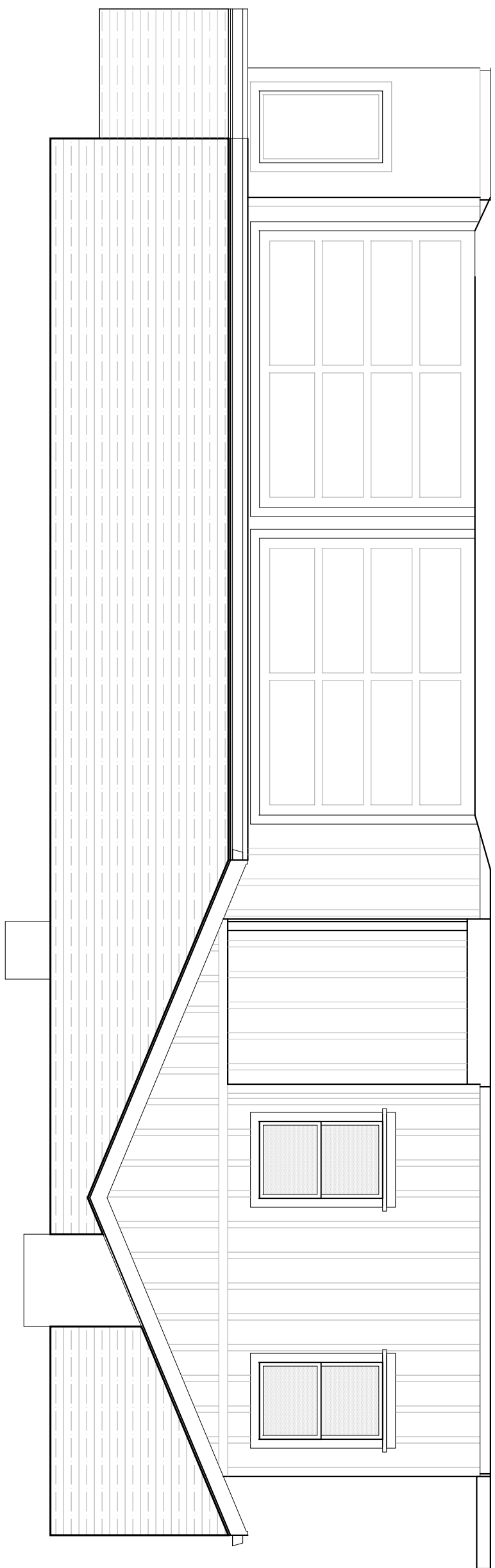
4 SOUTH ELEVATION

Scale: 1/4" = 1'-0"



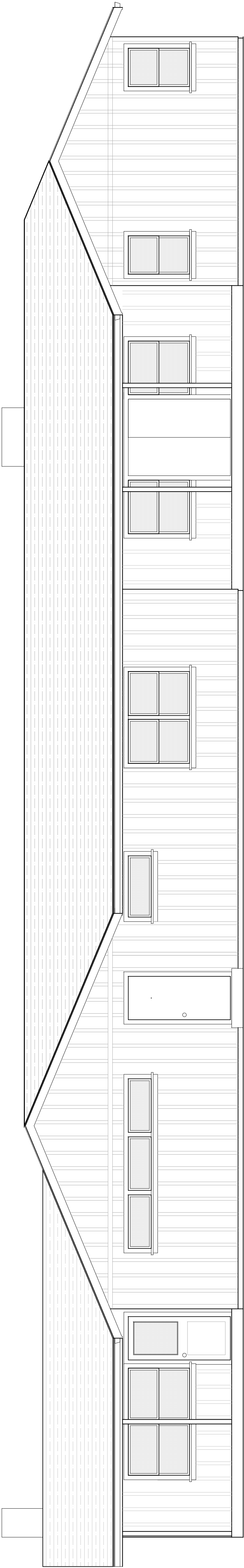
4 EAST ELEVATION

Scale: 1/4" = 1'-0"



2 NORTH ELEVATION

Scale: 1/4" = 1'-0"



1 WEST ELEVATION

Scale: 1/4" = 1'-0"

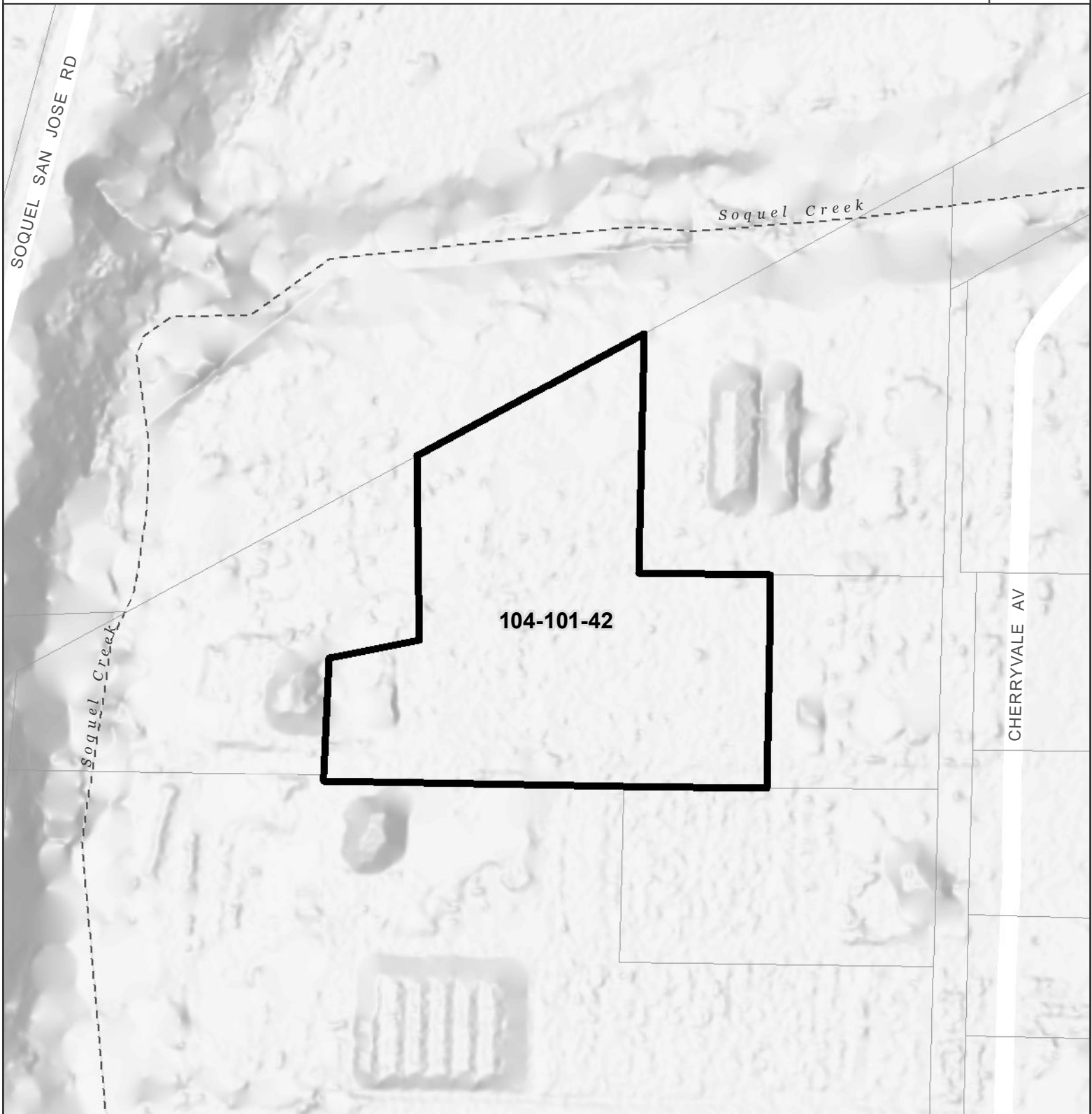
EXTERIOR  
ELEVATIONS

DRAWN RCR  
SCALE 1/4" = 1'-0"  
DATE 24 January 2022



A3



## Parcel Location Map



**Parcel: 10410142**

-  Study Parcel
-  Assessor Parcel Boundary

Map printed: 28 Jun. 2022

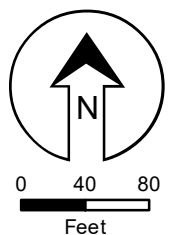
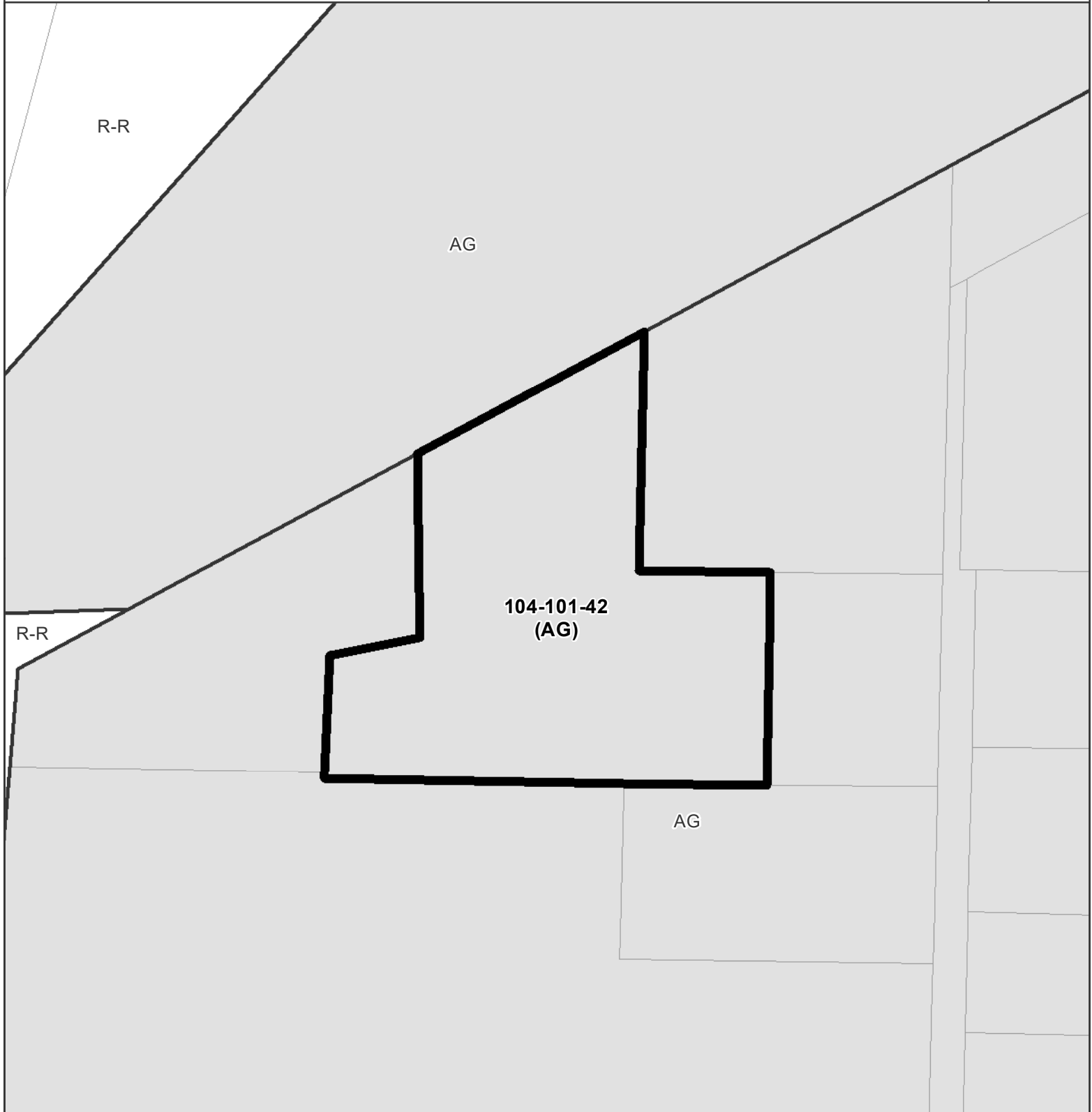




EXHIBIT E



# Parcel General Plan Map



-  AG *Agricultural*
-  R-R *Residential Rural*

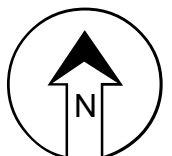
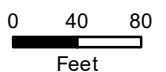
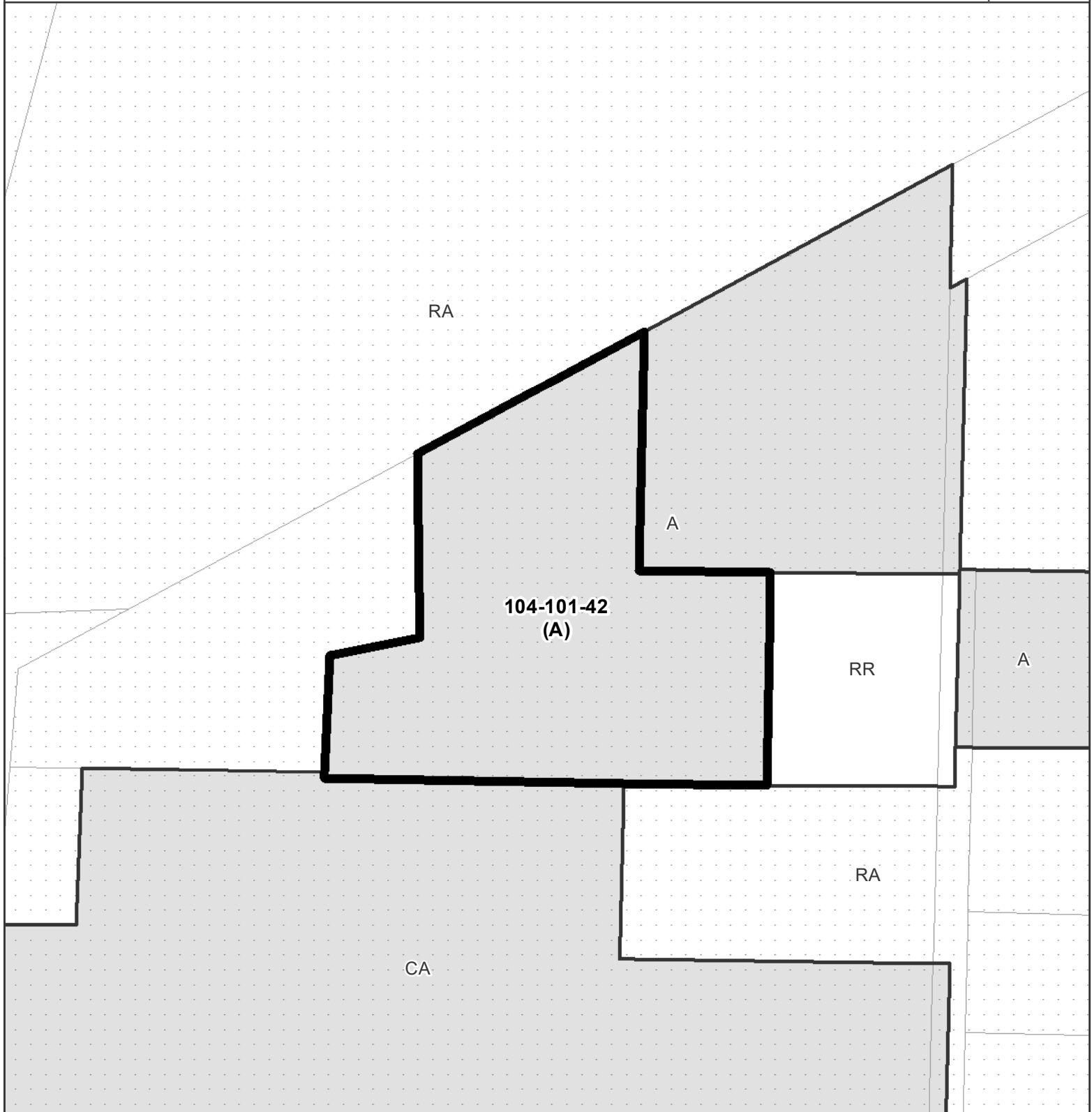


EXHIBIT E





# Parcel Zoning Map



-  A *Agriculture*
-  CA *Commercial Agriculture*
-  RA *Residential Agricultural*
-  RR *Residential Rural*

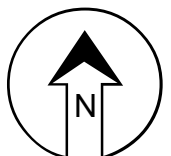
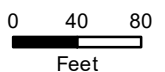


EXHIBIT E



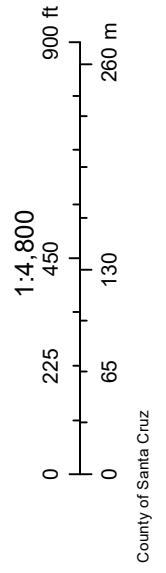
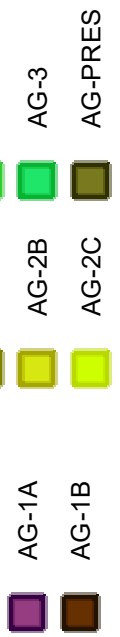


# Agricultural Resource Type Land



August 5, 2022

## Ag Resource Area



## Parcel Information

### Services Information

Urban/Rural Services Line:     \_\_\_ Inside     x Outside  
Water Supply:                    Soquel Creek Water District  
Sewage Disposal:                 Septic  
Fire District:                    Central Fire Protection District  
Drainage District:                Outside Flood Control District

### Parcel Information

Parcel Size:                      2.2 acres  
Existing Land Use - Parcel:       Row Crops  
Existing Land Use - Surrounding:   Row Crops to south/southeast, Residential to immediate south, residential to north and east  
Project Access:                  Ocean Street Extension  
Planning Area:                    Soquel  
Land Use Designation:            AG (Agriculture)  
Zone District:                    CA (Commercial Agriculture)  
Coastal Zone:                    \_\_\_ Inside     x Outside  
Appealable to Calif. Coastal Comm.   \_\_\_ Yes       x No

### Environmental Information

Geologic Hazards:               Not mapped/no physical evidence on site  
Fire Hazard:                      Not a mapped constraint  
Slopes:                            N/A  
Env. Sen. Habitat:                Biotic resources mapped to the west of the development area, site developed with existing row crops, project not subject to further review  
Grading:                          No grading proposed  
Tree Removal:                    No trees proposed to be removed  
Scenic:                            Not a mapped resource  
Archeology:                       Not mapped/no physical evidence on site