



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **221109**

Applicant: Pacific Rim Planning Group
Owner: Crossen
APN: 046-221-52
Address: (No Situs) Zils Road, Watsonville

Date: March 16, 2023
Agenda Item #: 8
Time: 1:30 p.m.

Project Description: Proposal to construct a single family dwelling, accessory dwelling unit, and detached barn.

Location: Property is located on the west side of Zils Road in Watsonville. (Accessed via private driveway between 144 Zils Road and 156 Zils Road).

Permits Required: Agricultural Buffer Setback Reduction (Coastal Development Permit and Residential Development Permit to be considered by the Zoning Administrator)

Staff Recommendation:

- Staff recommends that your Commission **RECOMMEND APPROVAL** of the Agricultural Buffer Setback Reduction proposed under Application 221109, to the Zoning Administrator, based on the attached findings and recommended conditions.

Analysis and Discussion

The proposed project is to construct a two story single-family dwelling, a detached Accessory Dwelling Unit (ADU), and a non-habitable accessory structure on a 3.9 acre parcel. The project is proposed on a vacant parcel located off Zils Road in La Selva Beach and accessed via a private driveway located between 144 Zils Road and 156 Zils Road. The proposed building sites for the single family dwelling and ADU are each located within 200 feet of Commercial Agriculture zoned land, which borders the property to the west, north, and east.

The subject property is moderately sloped and has vehicular access rights of way on the north, west, and south sides of the property. The proposed single family dwelling would be located on the north side of the parcel and the proposed ADU would be located on the south side of the parcel at more than 100 feet from the proposed primary dwelling. A detached non-habitable accessory structure is proposed at the south side of the property to assist in the proposed farming operations.

The surrounding CA zoned parcels located to the west, north, and east of the subject property, vary in size from one to five acres. The pattern of development in the immediate vicinity could be characterized as a rural residential neighborhood.

Agricultural Buffer Setback Reduction

The parcel is located within the AG (Agriculture) General Plan designation and the implementing zone district is CA (Commercial Agriculture). Commercial Agriculture zoned land is situated within 200 feet at the west, north, and east sides of the parcel.

The applicant is requesting the following reductions in the 200 foot agricultural buffer setback:

- APN 046-221-38 (located to the west): reduced setback of approximately 94 feet to the proposed residence and 62 feet to the proposed Accessory Dwelling Unit.
- APNs 046-251-02, -16 (located to the north): reduced setback of approximately 71 feet to the proposed residence and 65 feet to the proposed attached garage.
- APNs 046-221-53 (located to the east): reduced setback of approximately 21 feet to the proposed residence, and 112 feet to the proposed ADU.

A reduced agricultural buffer is recommended due to the fact that the small parcel size and narrow lot width (of approximately 208 feet wide) would not allow sufficient building area if the required 200 foot setback was maintained from the adjacent Commercial Agriculture zoned properties.

The applicant is proposing landscaping with solid fencing as agricultural buffer barriers at the west, north and east sides of the parcel with an evergreen hedge of landscape plantings and solid board fencing to reduce the impact of future agricultural activities on the proposed residential use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel(s). 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.

Comments received prior to the Zoning Administrator's hearing for the adjacent property (APN 046-221-53) which was reviewed by your Commission in October 2022, led Planning staff to recommend the installation of a solid board fence along the entire length of the northern property line. Given the similar circumstances and concerns, and in order to adequately protect agricultural resources, Planning staff recommends extending the proposed agricultural buffer barrier (landscaping and solid fencing) along the entire northern property line.

Agricultural Resources Evaluation

The applicant has submitted an agricultural resource evaluation prepared by Rush and Associates (Exhibit F) which indicates that the 3.9 acre property is suitable for small scale farming, as proposed by the applicant, if proper erosion control practices are followed. Additionally, the report indicated that the locations of the proposed residential structures would not impact the proposed farming operations, in that they would only cover approximately 3% of the available land area and would be located at the edges of the property closer to neighboring residences.

Accessory Dwelling Unit

The proposed development includes an Accessory Dwelling Unit (ADU) that is located at over 100 feet from the primary dwelling. County Code requires ADUs to be located within 100 feet of the primary dwelling on agriculturally designated properties unless an alternate location is approved by the Agricultural Policy Advisory Commission. In this case, the ADU would be located off of the existing access road, adjacent to existing residential development to the south of the property. The agricultural resource evaluation states that the location of the proposed ADU would be located adjacent to existing residential homesites and would not impact the proposed farming operations.

Recommendation

- Staff recommends that your Commission **RECOMMEND APPROVAL** of the Agricultural Buffer Setback Reduction proposed under Application 221109, to the Zoning Administrator, 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 Division, 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

Report Prepared By: Randall Adams
Santa Cruz County Planning
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@santacruzcounty.us

Report Reviewed By: Jocelyn Drake
Principal Planner
Development Review

Exhibit

- A. Findings
- B. Conditions
- C. Project plans
- D. Assessor's, Location, Zoning and General Plan Maps
- E. Parcel information
- F. Comments & Correspondence

**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

This finding can be made, in that the applicant proposes to install agricultural buffer barriers between the proposed residential development and the adjacent parcels to the west, north, and east containing agricultural resource soils.

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.

This finding can be made, in that the subject property is approximately 208 feet in width and is bounded by properties that contain agricultural resource soils on both sides. Application of a 200 foot agricultural buffer setback would preclude development on an existing parcel of record.

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

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

This finding can be made, in that the applicant is proposing a small scale farming operation in conjunction with the residential development on the 3.9 acre parcel and has provided an agricultural resources evaluation report which concludes that the property would be suitable for small scale farming operations and that the locations of the proposed residence and ADU would not be in conflict with the agricultural use of the subject parcel.

**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.

This finding can be made that the subject property is not currently, and has not been historically, under commercial agricultural production; and

The proposed residential development would not reduce, restrict, or adversely affect agricultural resources on the subject property because the residential development would be ancillary to the small scale farming operation that is also proposed on the property. The agricultural resource evaluation report concludes that the property would be suitable for small scale farming operations and that the locations of the proposed residence and ADU would not be in conflict with the proposed agricultural use of the subject parcel. Agricultural buffer barriers are proposed at the perimeter of the property and the proposed development would not reduce, restrict, or adversely affect agricultural resources or commercial agricultural operations in the 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

This finding can be made, in that the proposed residential development would be ancillary (covering approximately 3% of the land area) to the small scale farming operation that is also proposed on the property.

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.

This finding can be made, in that the proposed residential development would be located on the edges of the parcel, adjacent to neighboring parcels, and would not conflict with the proposed small scale farming operation on the subject property.

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.

This finding can be made, in that the proposed residential development would be located at the edges of the parcel, in areas identified by the agricultural resources evaluation to be less suitable for agricultural production (due to slope, soil characteristics, and proximity to neighboring residences). The total area for residential development would be approximately 3% of the total area of the subject property and the remainder of the parcel would remain available for agricultural production.

**Required Findings for Residential Development on Land Zoned Commercial Agriculture
or Agricultural Preserve In The Coastal Zone
County Code Section 13.10.314(B)**

1. The parcel is less than one acre in size; or the parcel has physical constraints (such as adverse topographic, geologic, hydrologic, or vegetative conditions) other than size which preclude commercial agricultural use; or that the residential use will be ancillary to commercial agricultural use of the parcel based upon the fact that either:
 - (i) The farmable portion of the parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops, other than greenhouses, suited to the soils, topography, and climate of the area; or
 - (ii) The owners of the subject parcel have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel, such as an agricultural easement.

This finding can be made, in that the proposed residential development would be ancillary to the small scale farming operation which is also proposed on the 3.9 acre parcel. The applicant has provided an agricultural resources evaluation which concludes that the property would be suitable for small scale farming operations and that the locations of the proposed residence and ADU would not be in conflict with the agricultural use of the subject parcel. For these reasons, the proposed residential development will not preclude commercial agricultural use of the subject property.

2. The residential use will meet all the requirements of section 16.50.095 pertaining to agricultural buffer setbacks.

This finding can be made, in that the proposed development includes a request for an agricultural buffer setback reduction per County Code section 16.50.095(D).

3. The owners of the subject parcel have executed binding hold-harmless covenants with the owners and agricultural operators of adjacent agricultural parcels. Such covenants shall run with the land and shall be recorded prior to the issuance of the permit for the proposed development.

This finding can be made, in that the project is conditioned to require recordation of a statement of acknowledgment regarding agricultural resources prior to issuance of a building permit.

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback as indicated on the approved Exhibit "C" 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 all required development permits for development of the site.
 - C. 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 "C" on file with the Planning Department. Any changes from the approved Exhibit "C" 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. Maintain development setbacks from the single-family dwelling, Accessory Dwelling Unit, and outdoor activity areas, to the adjacent Commercial Agriculture zoned parcels, as indicated on the approved plans (Exhibit "C") for this permit.
 3. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - a. In addition to the proposed agricultural buffer barriers, a solid board

fence and vegetative buffer plantings shall be installed along the entire length of the northern property line.

4. A Water Efficient Landscape Plan prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.
 - a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained.
 - B. All required Agricultural Buffer Setbacks shall be maintained.
 - C. A Landscape Installation Certificate prepared in accordance with the Water Efficient Landscape Ordinance (County Code Chapter 13.13) shall be provided.

- D. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.

V. 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 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.

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.

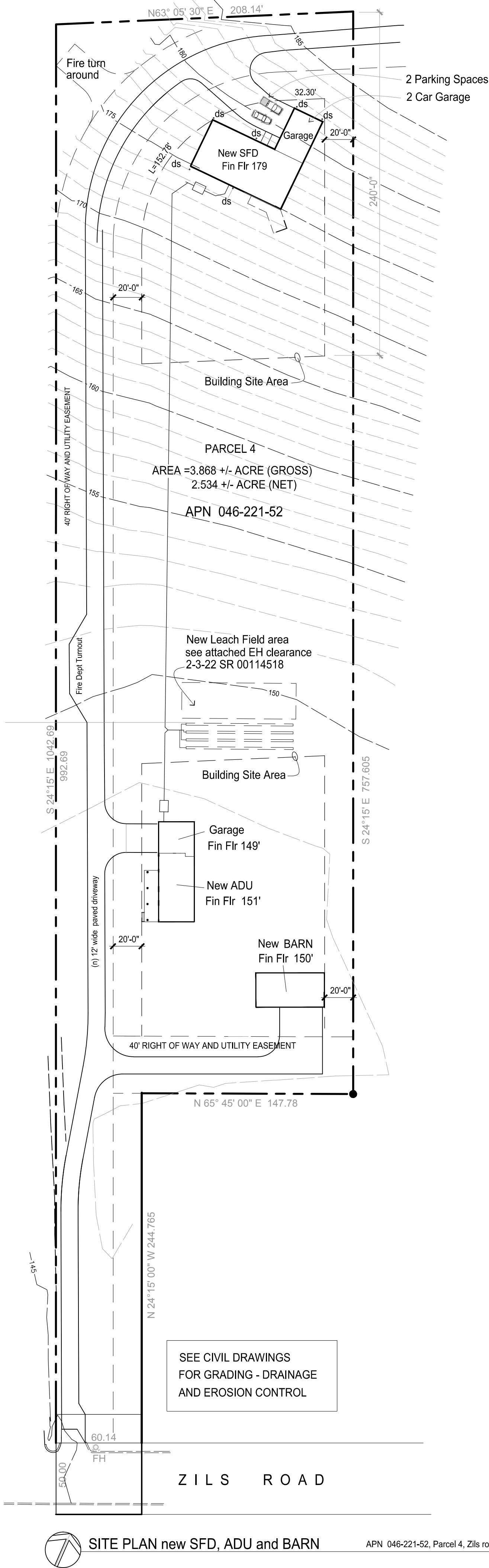
Approval Date: _____

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.

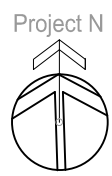
CROSSEN RESIDENCE



PARKING FOR SFD 4 BEDRMS
REQUIRED: 3 SPACES
PROVIDED: 4 SPACES
2 COVERED - 2 UNCOVERED

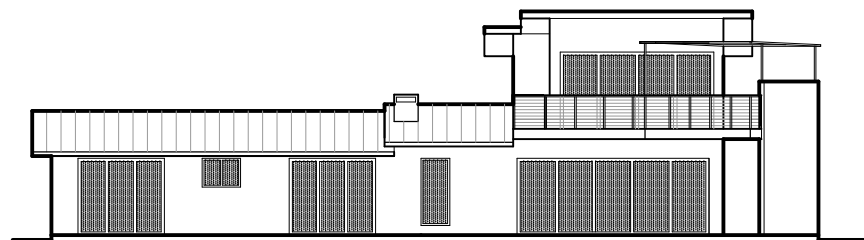
SEE SHEET A2 FOR PROPOSED
SINGLE FAMILY DWELLING
DETAILED INFORMATION

SFD Floor Area	
First	2,520 sqft
Second	670 sqft
Conditioned	3,190 sqft
Garage	704 sqft

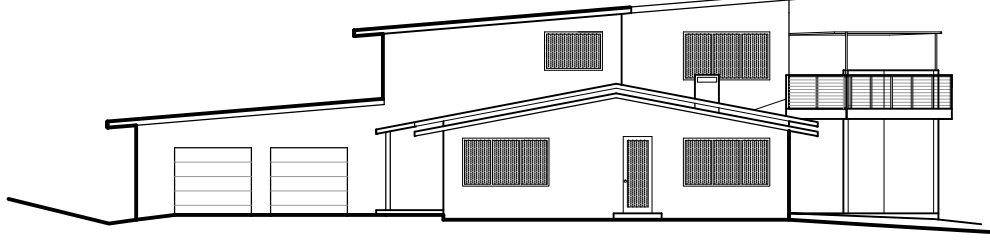


SFD FIRST FLOOR PLAN

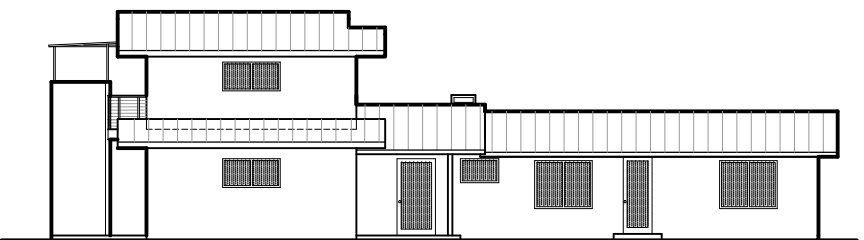
SFD SECOND FLOOR PLAN



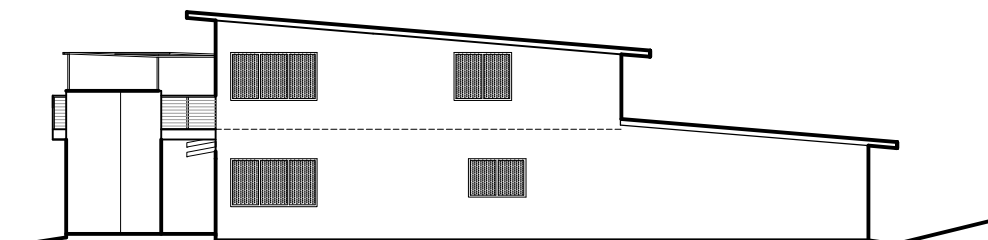
SOUTH ELEVATION



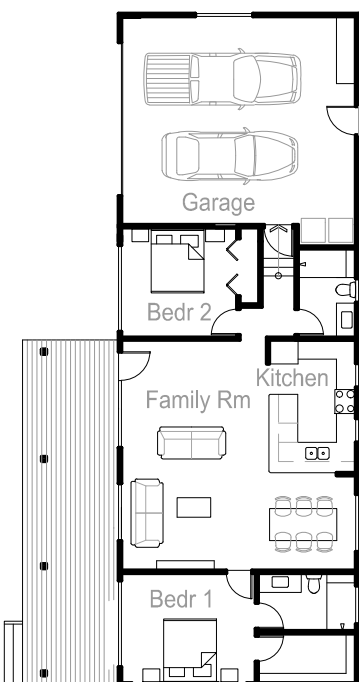
WEST ELEVATION



NORTH ELEVATION

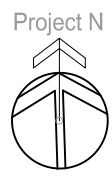


EAST ELEVATION

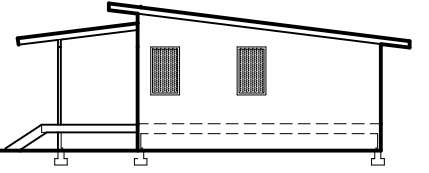


SEE SHEET A3 FOR PROPOSED
ADDITIONAL DWELLING UNIT and
BARN DETAILED INFORMATION

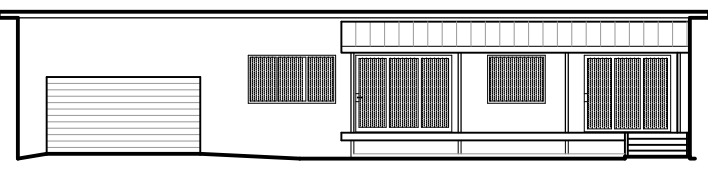
ADU Floor Area	
Conditioned	1,200 sqft
Garage	600 sqft



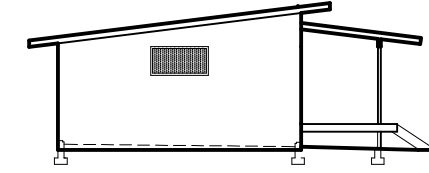
ADU FLOOR PLAN



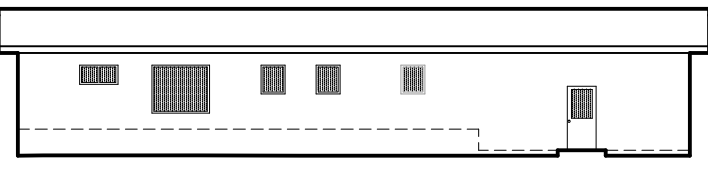
SOUTH ELEVATION



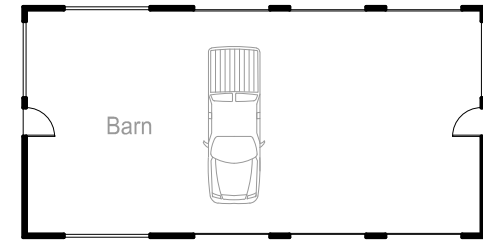
WEST ELEVATION



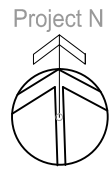
NORTH ELEVATION



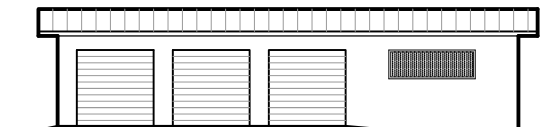
EAST ELEVATION



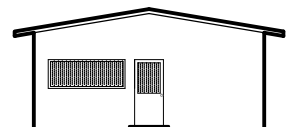
Barn Floor Area	
Barn	1,152 sqft



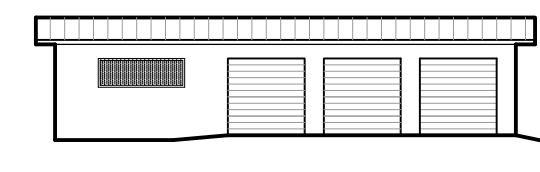
BARN FLOOR PLAN



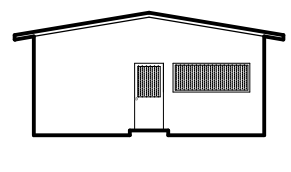
SOUTH ELEVATION



WEST ELEVATION

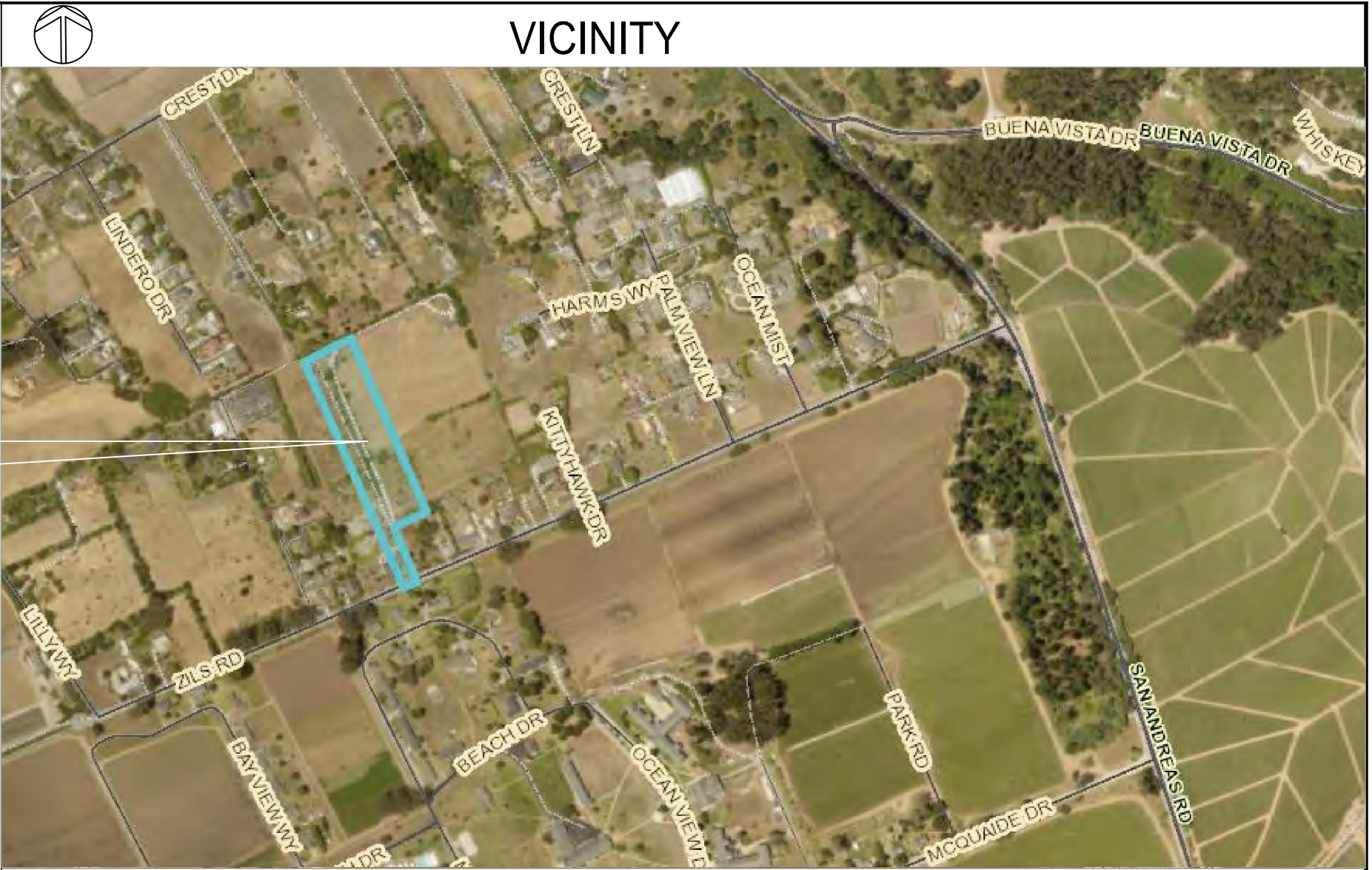


NORTH ELEVATION



EAST ELEVATION

Site
ZILS ROAD
APN 046 221 52



PROJECT DATA

PROJECT DESCRIPTION Development application:
Proposed new Single Family Residence, Additional Dwelling Unit and Barn

ASSESSOR PARCEL NUMBER: 046 221 52

ZONING: CA

TOTAL AREA:
3.868 Acres (gross)
2.534 Acres (net)

PROJECT ADDRESS:
152 ZILS ROAD
SANTA CRUZ, CA 95076

OWNER OF RECORD:
JOSEPH S. CROSSEN
and JACQUELYN K. MARKWARDT
530 Bayview, Aptos CA 95003
jscrossen@yahoo.com
phone: (831) 539-6412

LAND CONSULTANT/ APPLICANT:
Contact - Jim Weaver
206 Morrisey Boulevard, Santa Cruz, CA 95062
pacrimplangr@gmail.com
phone: (831) 457-2033

ARCHITECT:
Contact - Miguel Podolsky
86 Lilly Way, La Selva Beach, CA 95076
miguelp@mparchitecture.com
phone: (831) 818-1294

CIVIL ENGINEER:
Contact - Jeff Roper
48 Mann Ave, Watsonville, CA 95076
info@roperengineering.com
Phone: (831) 724-5300

LANDSCAPE ARCHITECT:
Contact - Gregory Lewis
736 Park Way, Santa Cruz, CA 95065
lewislandscape@sbcglobal.net
Phone: (831) 359-0960

DRAWING INDEX

- A1 SITE PLAN - VICINITY - DATA - DRAWING INDEX
- A2 SINGLE FAMILY RESIDENCE - FLOOR PLAN - ROOF PLAN - ELEVATIONS - SECTIONS
COLOR PLATE - MATERIALS
- A3 ADDITIONAL DWELLING UNIT - FLOOR PLAN - ROOF PLAN - ELEVATIONS - SECTION
BARN - FLOOR PLAN - ROOF PLAN - ELEVATIONS
- C1 DRIVEWAY PLAN - IMPERVIOUS SURFACES
- C2 RESIDENCE PRELIMINARY GRADING PLAN
- C3 ADU AND BARN PRELIMINARY GRADING PLAN
- AS1 AGRICULTURAL SETBACKS
- L1 LANDSCAPE PLAN - PLANTS
- L2 LANDSCAPE PLANS

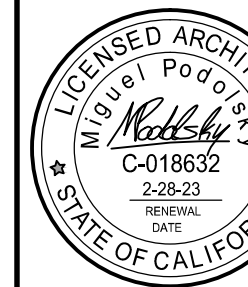
EXHIBIT C

Rev 6-10-22
per
5-31-22 planning
by R. Randall

152 ZILS ROAD, SANTA CRUZ CA 95076
APN 046-221-52

MP
MIGUEL PODOLSKY
ARCHITECT

86 Lilly Way
La Selva Beach
CA 95076
ph (831) 818 1294
miguel@mparchitecture.com



FILE: LATEST

DATE: 3-1-22

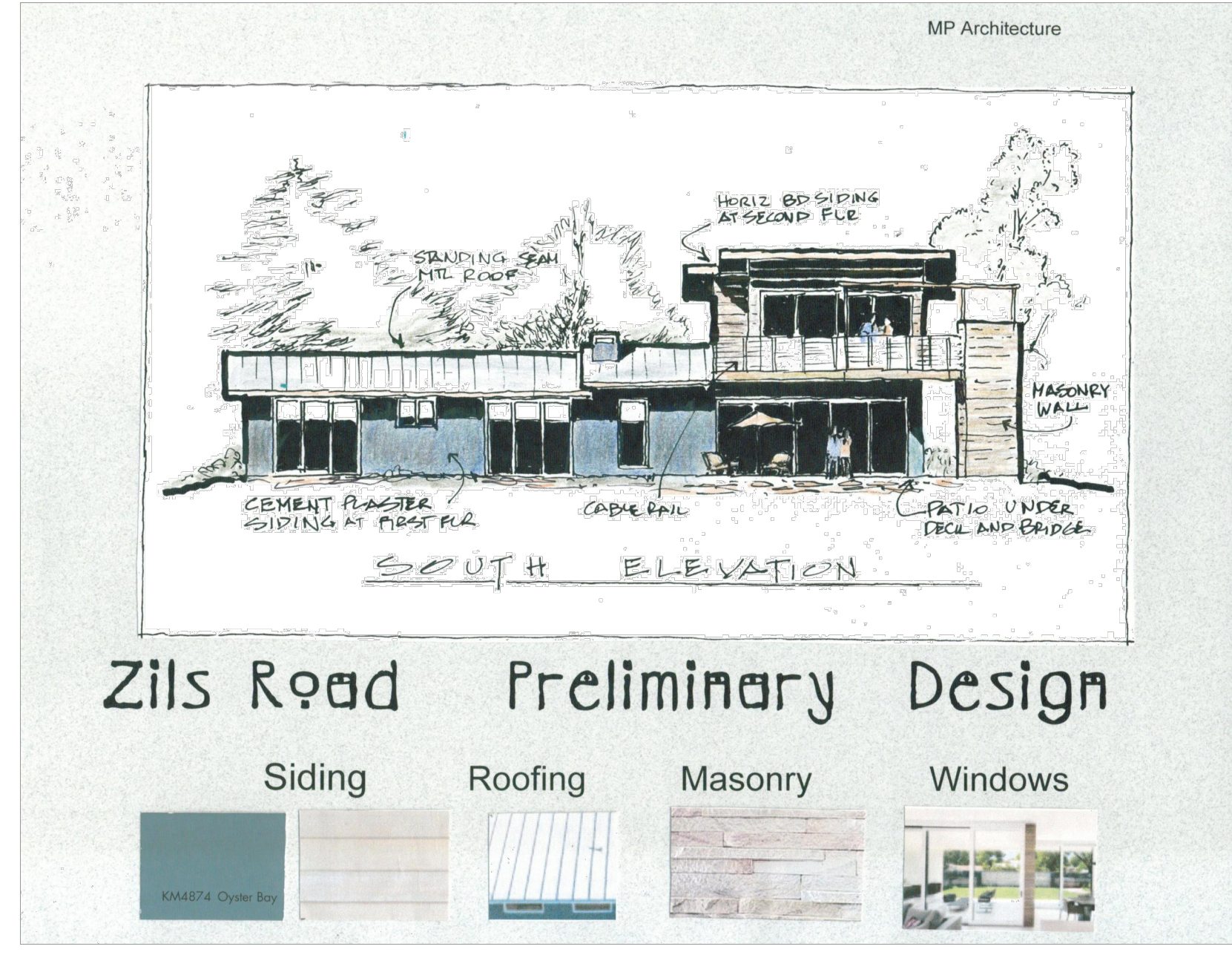
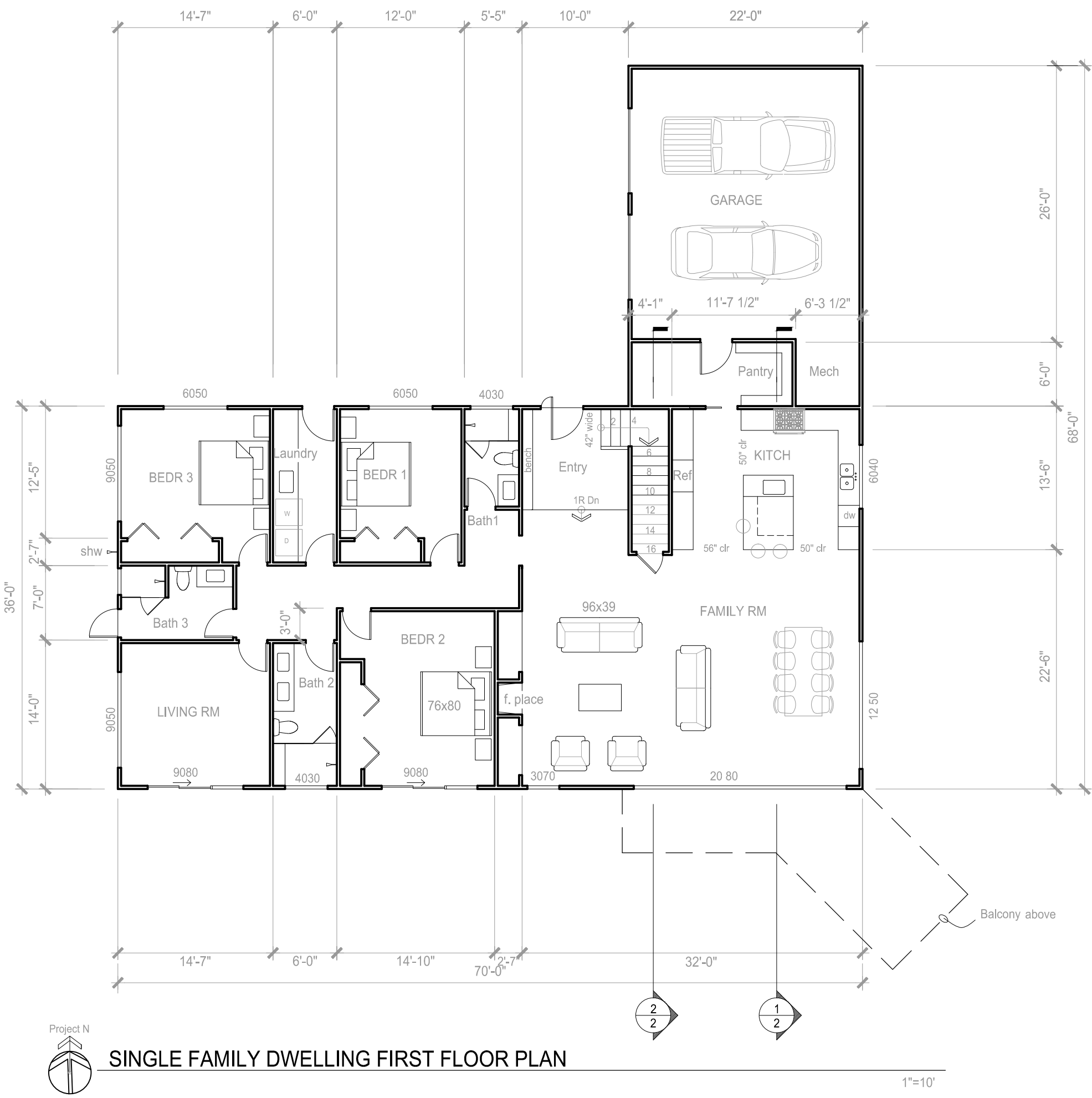
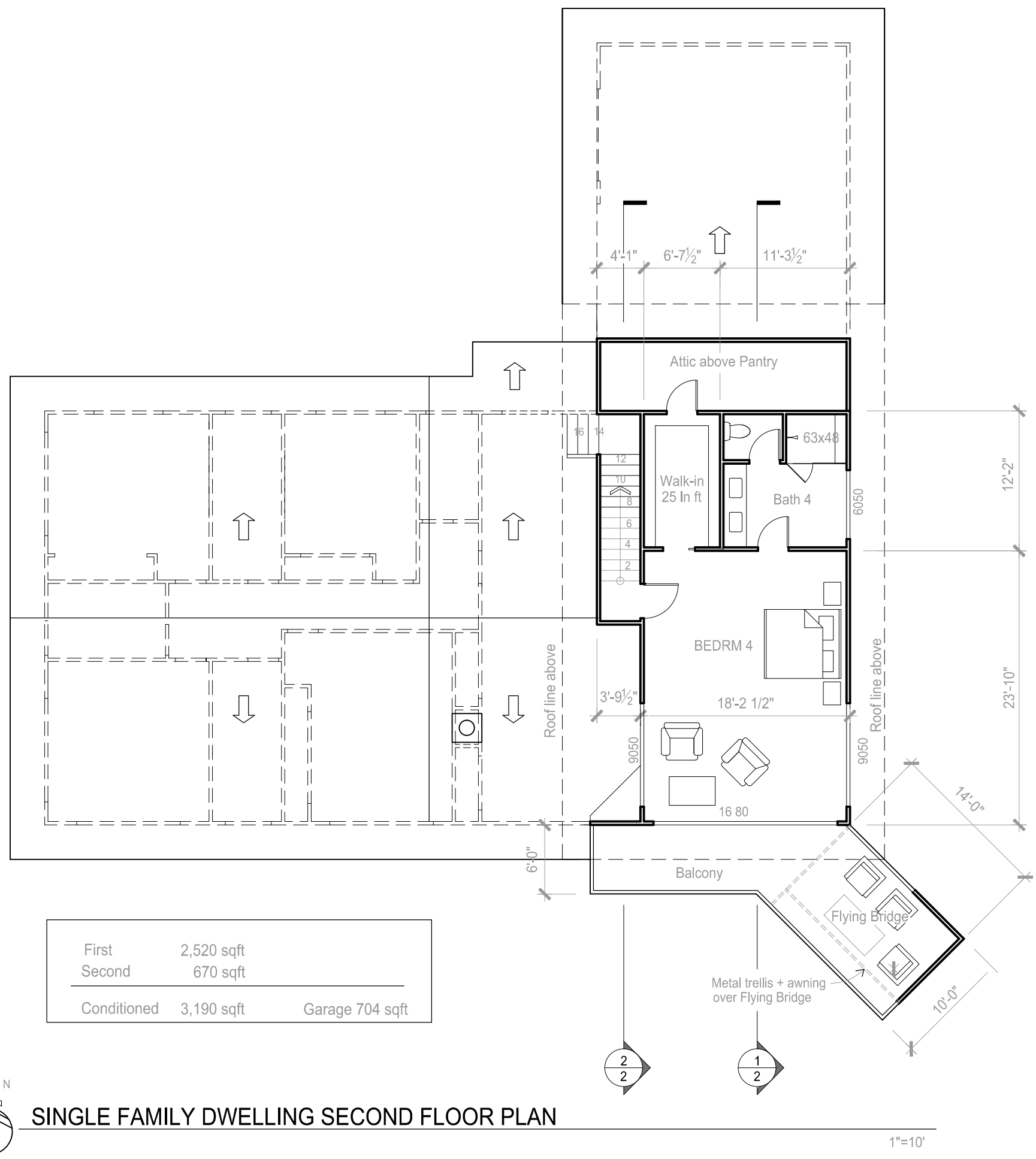
SCALE: AS NOTED

DRAWN: MP

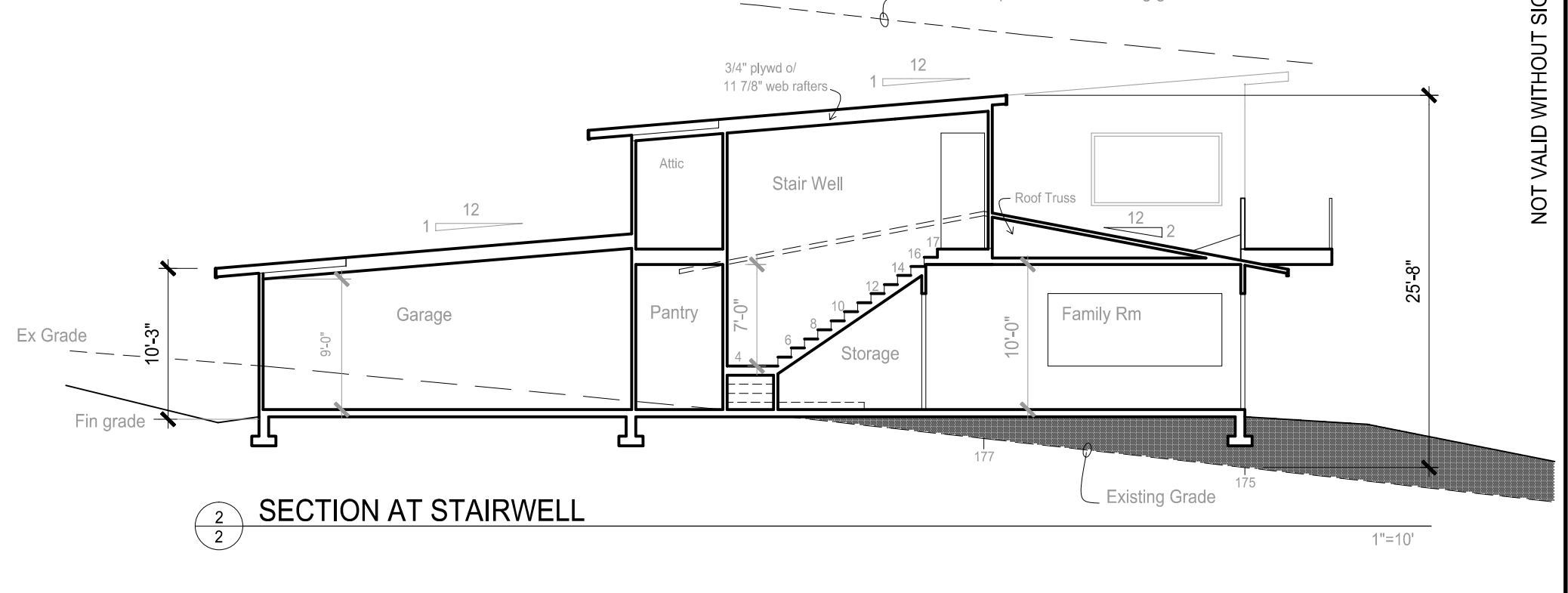
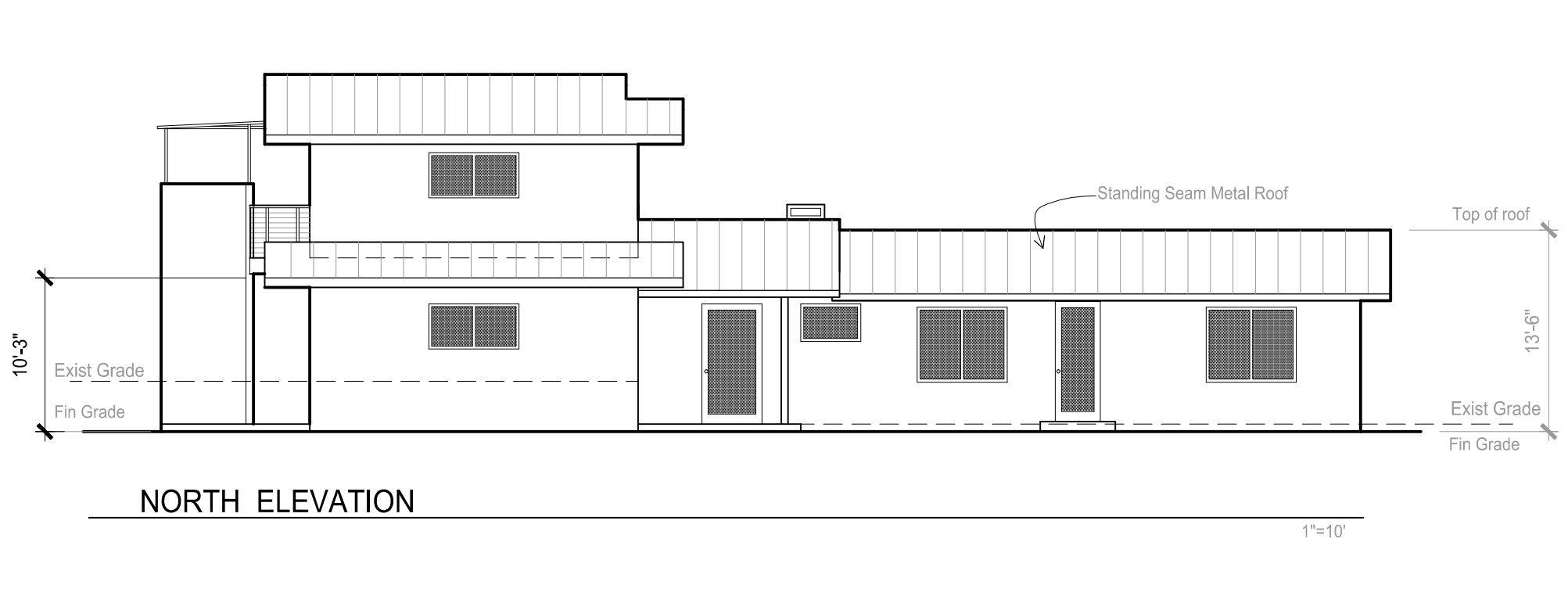
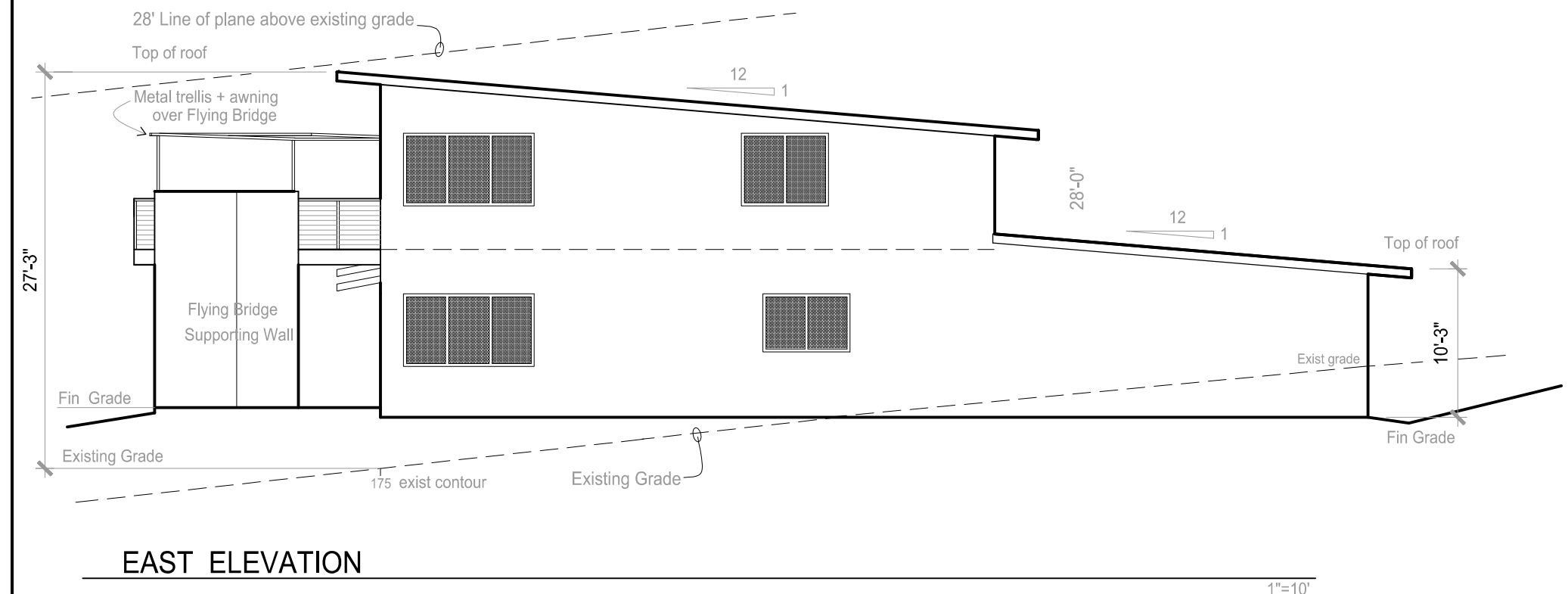
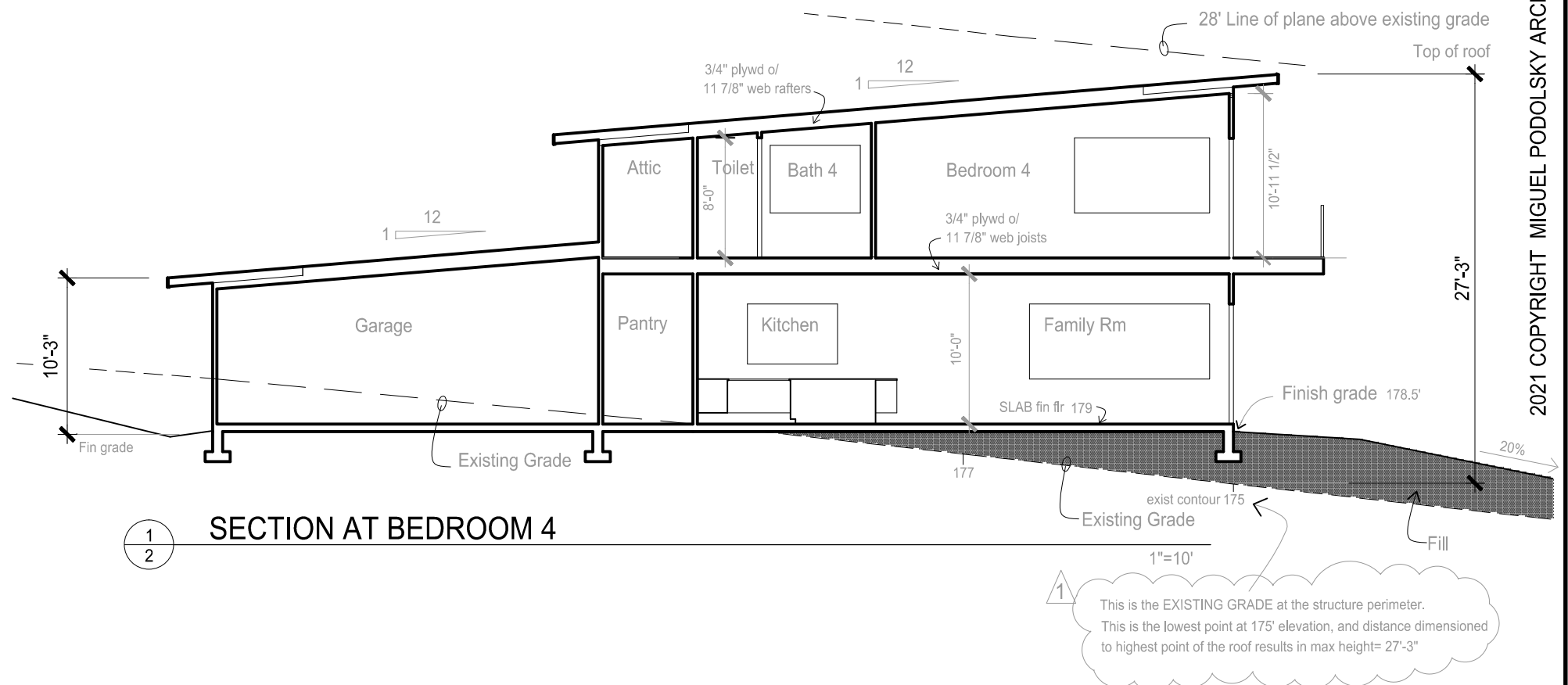
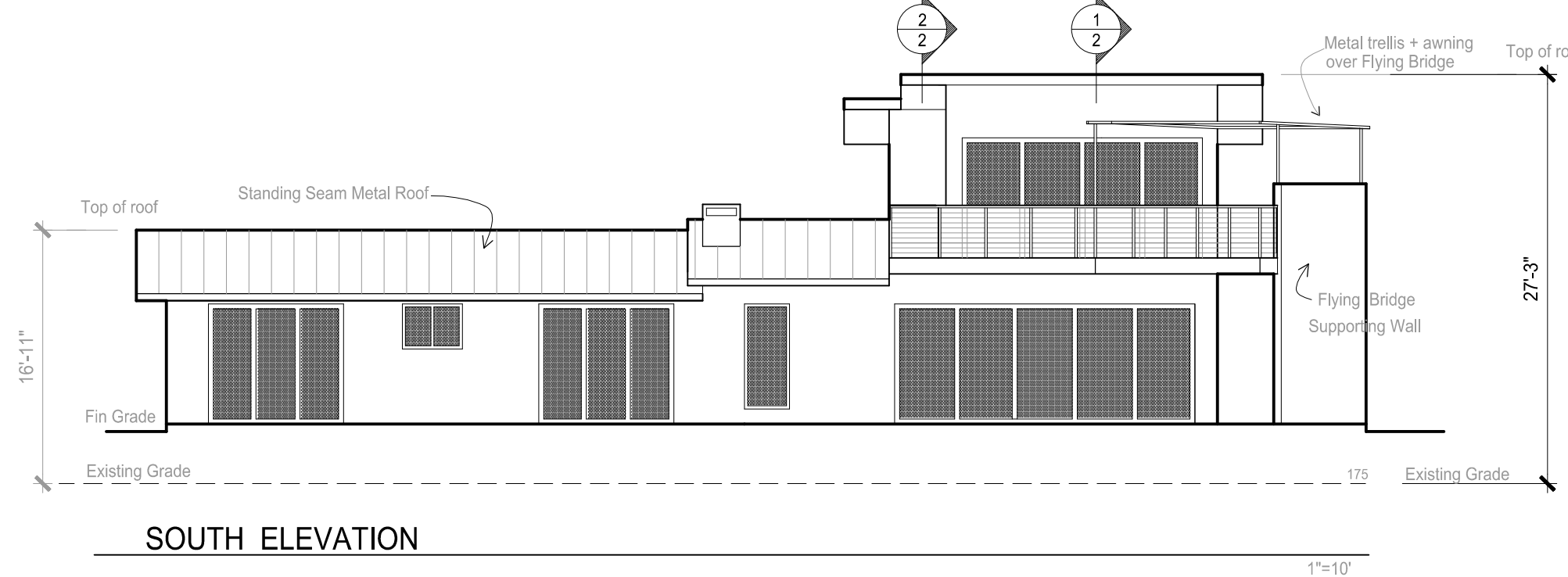
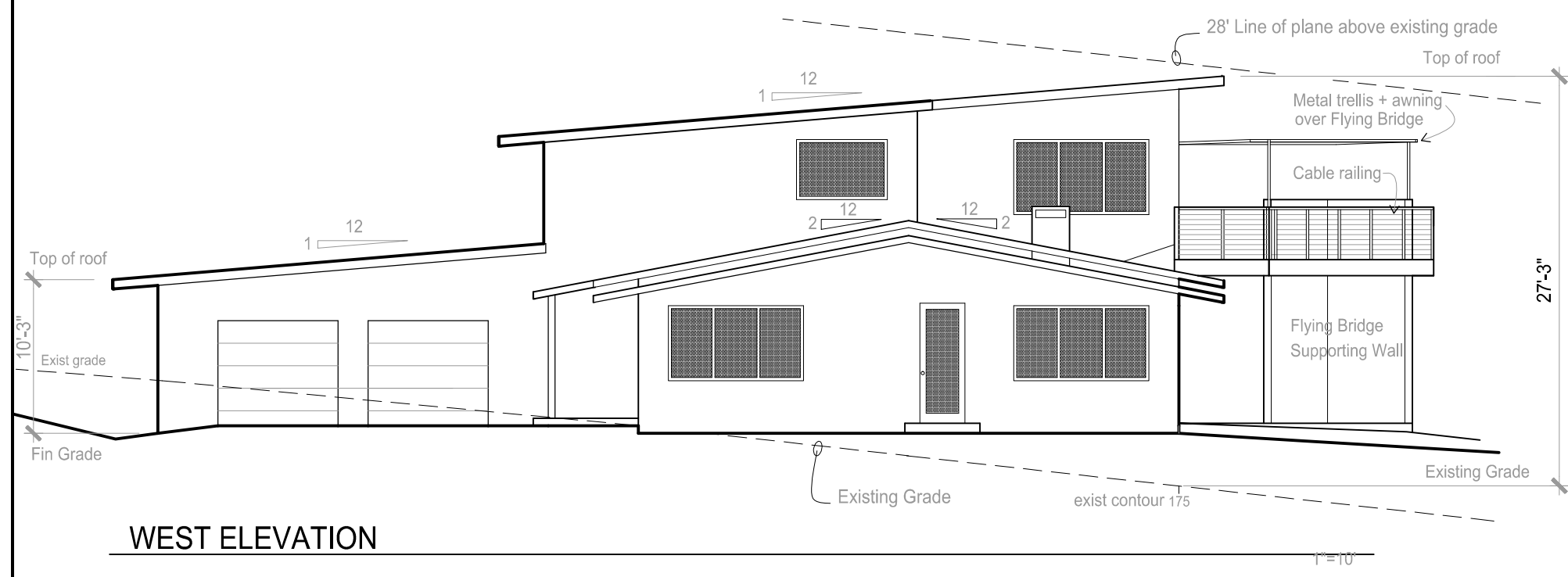
JOB: 2105 CROSSEN

SHEET

A1



COLOR PLATE AND MATERIALS



Rev 6-10-22 per
5-31-22 planning by R. Randall
8-2-22 rev per R. Randall comments
Rev 10-5-22
per R. Randall email

152 ZILS ROAD, SANTA CRUZ, CA 95076
APN 046-221-52

MP MIGUEL PODOLSKY ARCHITECT

86 Lilly Way
La Selva Beach
CA 95076
ph (831) 818 1294
miguel@mparchitecture.com

LICENSED ARCHITECT
Miguel Podolsky
C-19832
2-28-23
FEBRUARY 2023
STATE OF CALIFORNIA

FILE: LATEST
DATE: 3-1-22
SCALE: AS NOTED
DRAWN: MP
JOB: 2105 CROSSEN
SHEET
A2

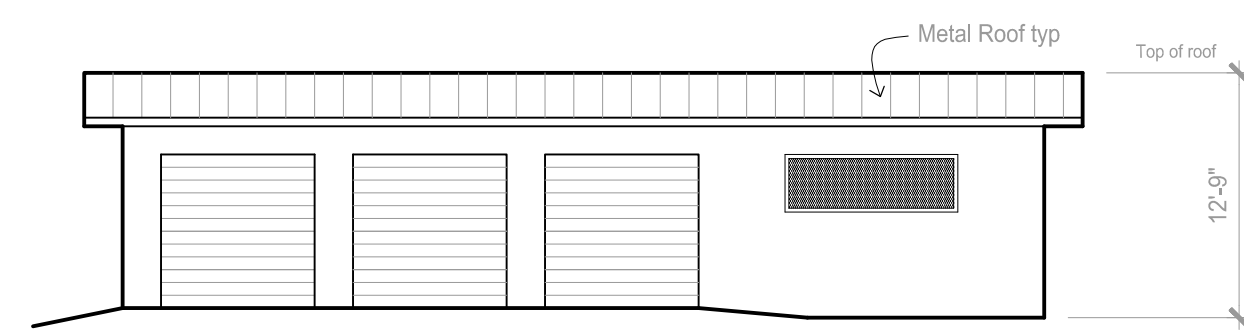
NOT VALID WITHOUT SIGNATURE

2021 COPYRIGHT, MIGUEL PODOLSKY ARCHITECT

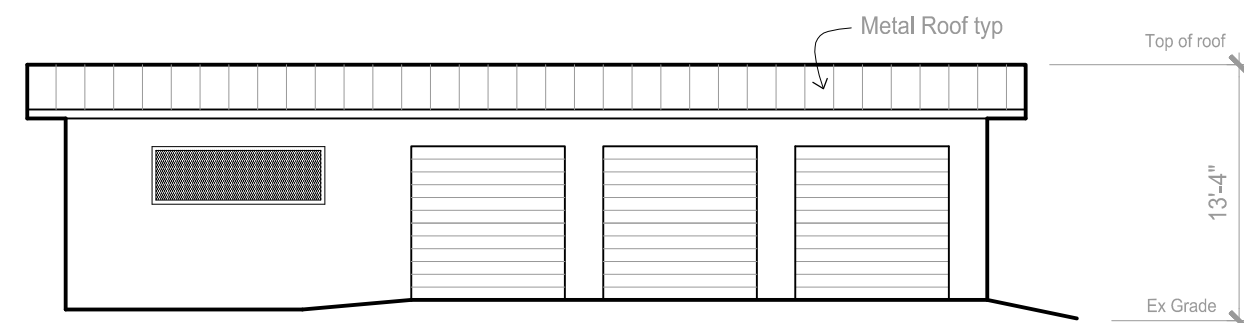
13



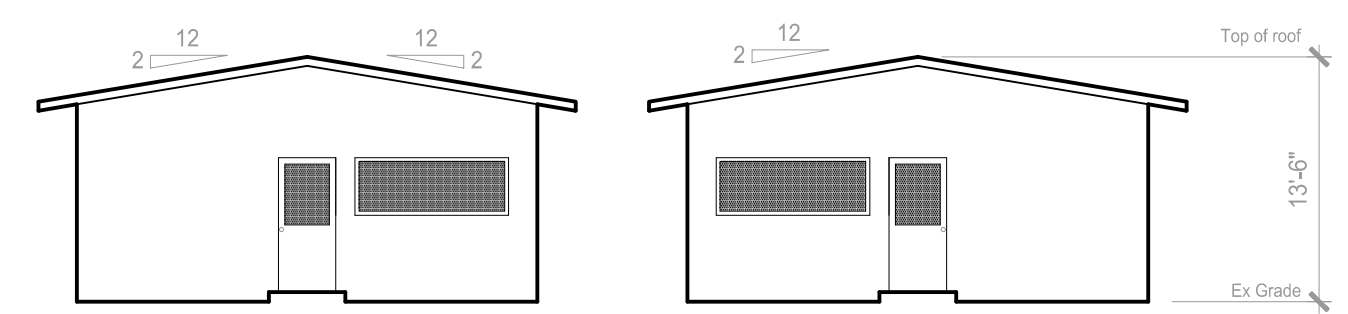
Project N
BARN PLAN
1,152 sqft
1"=10'



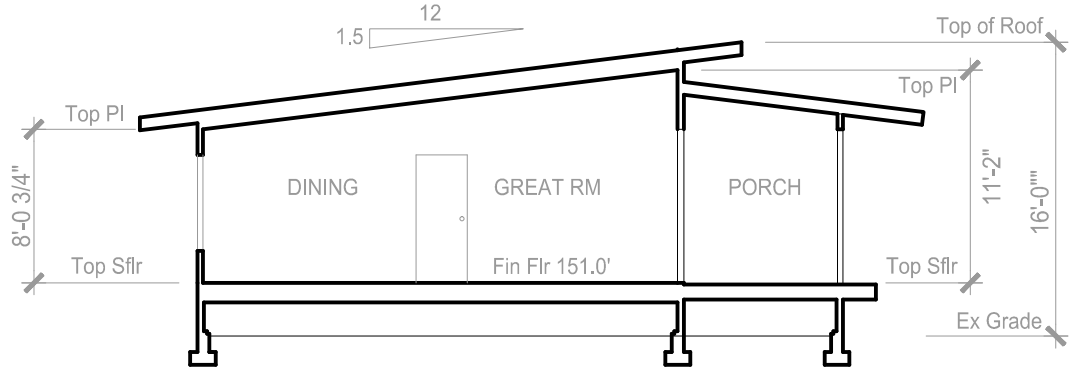
SOUTH
1"=10'



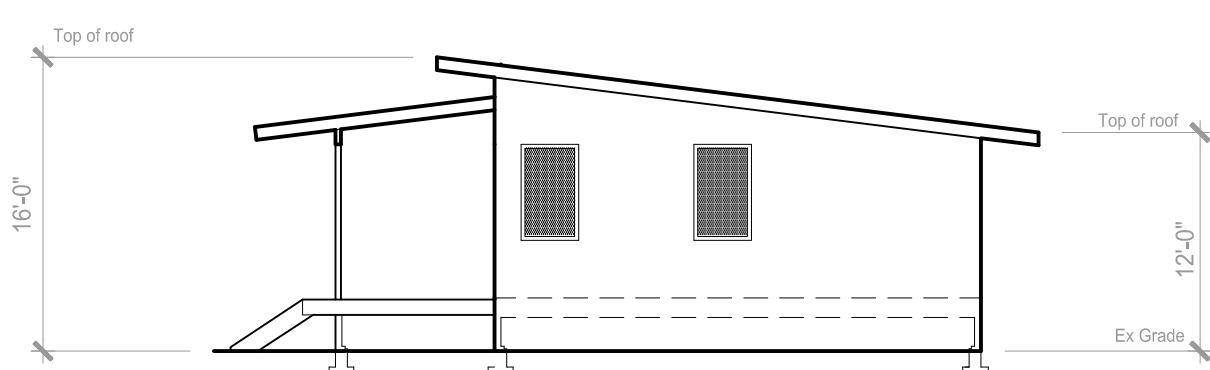
NORTH
1"=10'



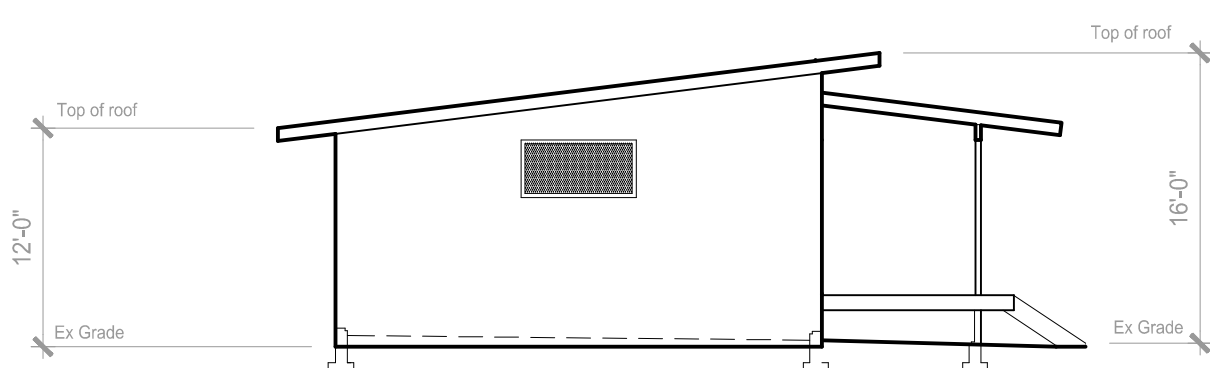
WEST EAST
1"=10'



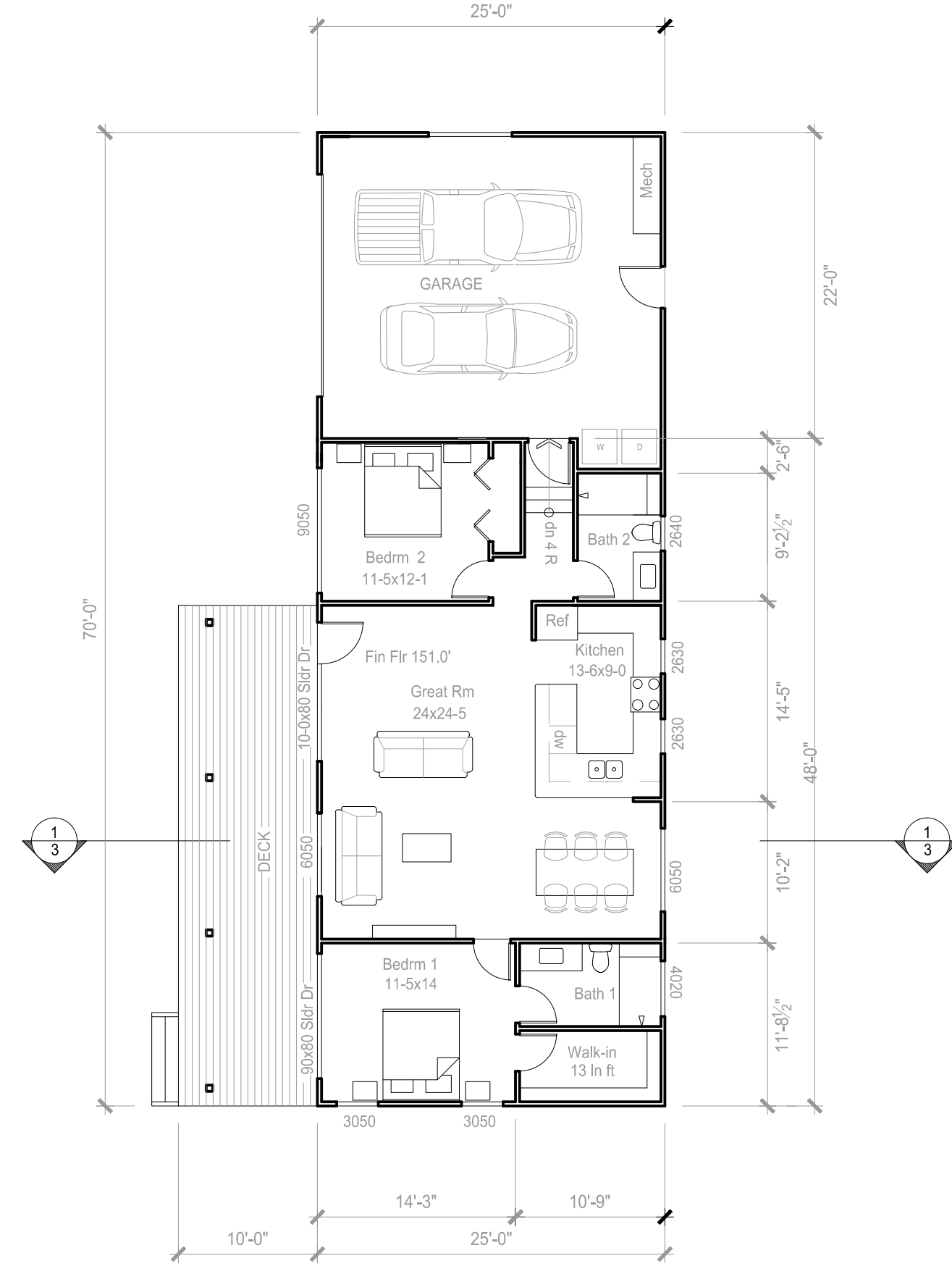
SECTION
1"=10'



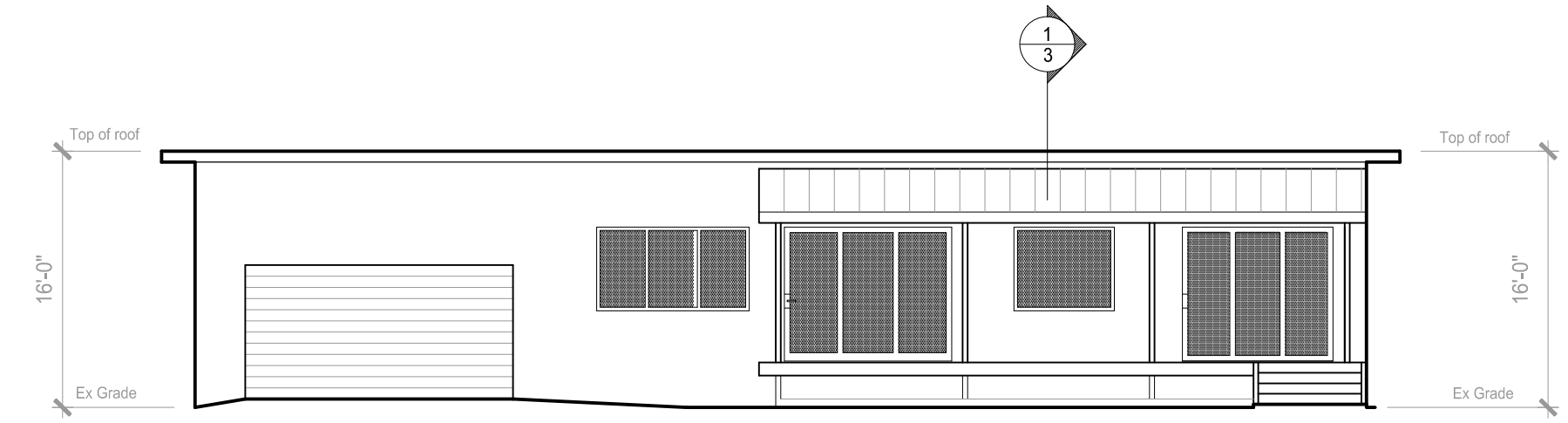
SOUTH ELEVATION
1"=10'



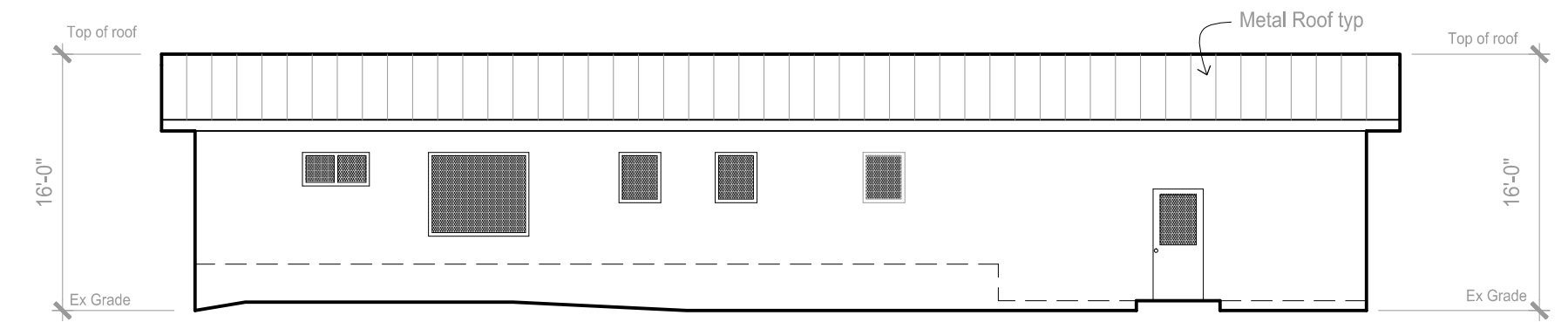
NORTH ELEVATION
1"=10'



Project N
ADDITIONAL DWELLING UNIT FLOOR PLAN
Conditioned 1,200 sqft Garage 600 sqft
1"=10'



WEST ELEVATION
1"=10'

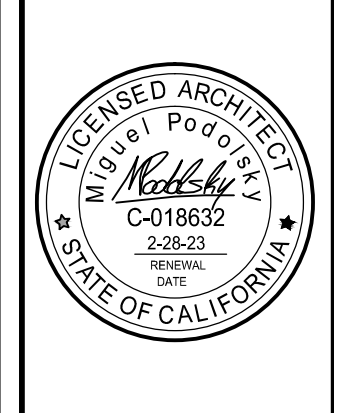


EAST ELEVATION
1"=10'

Rev 6-10-22
per
5-31-22 planning
by R. Randall

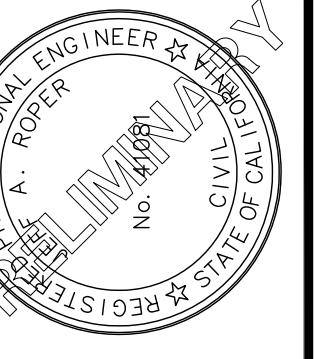
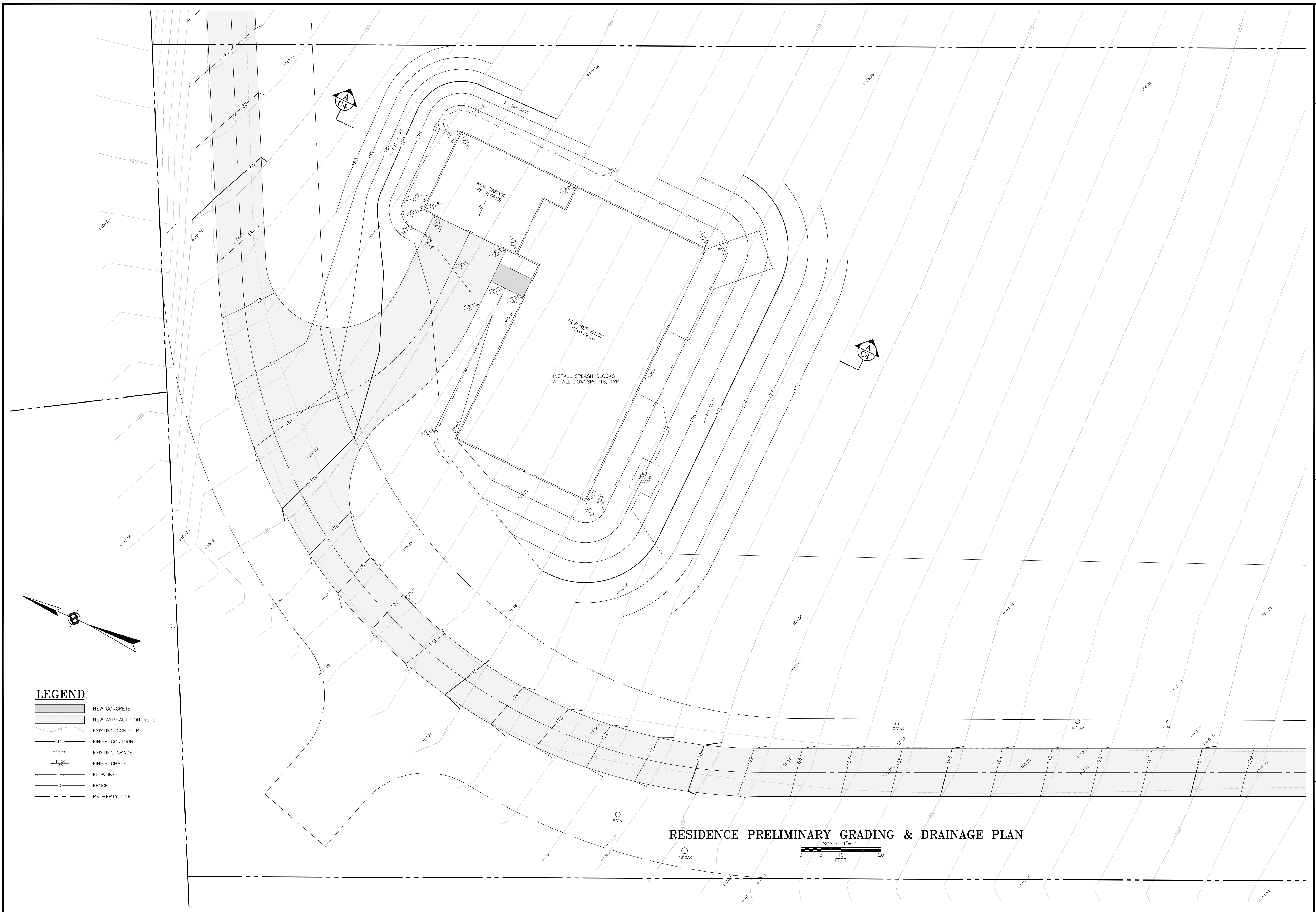
152 ZILS ROAD, SANTA CRUZ, CA 95076
APN 046-221-52

MP
MIGUEL PODOLSKY
ARCHITECT
86 Lilly Way
La Selva Beach
CA 95076
ph (831) 818 1294
miguel@mparchitecture.com



FILE: LATEST
DATE: 3-1-22
SCALE: AS NOTED
DRAWN: MP
JOB: 2105 CROSSEN
SHEET

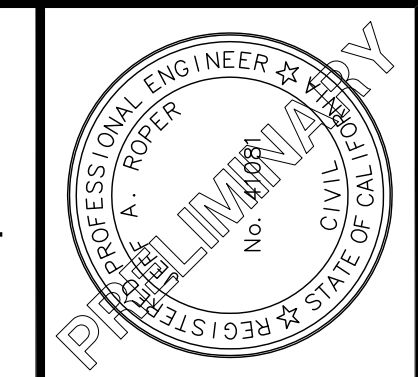
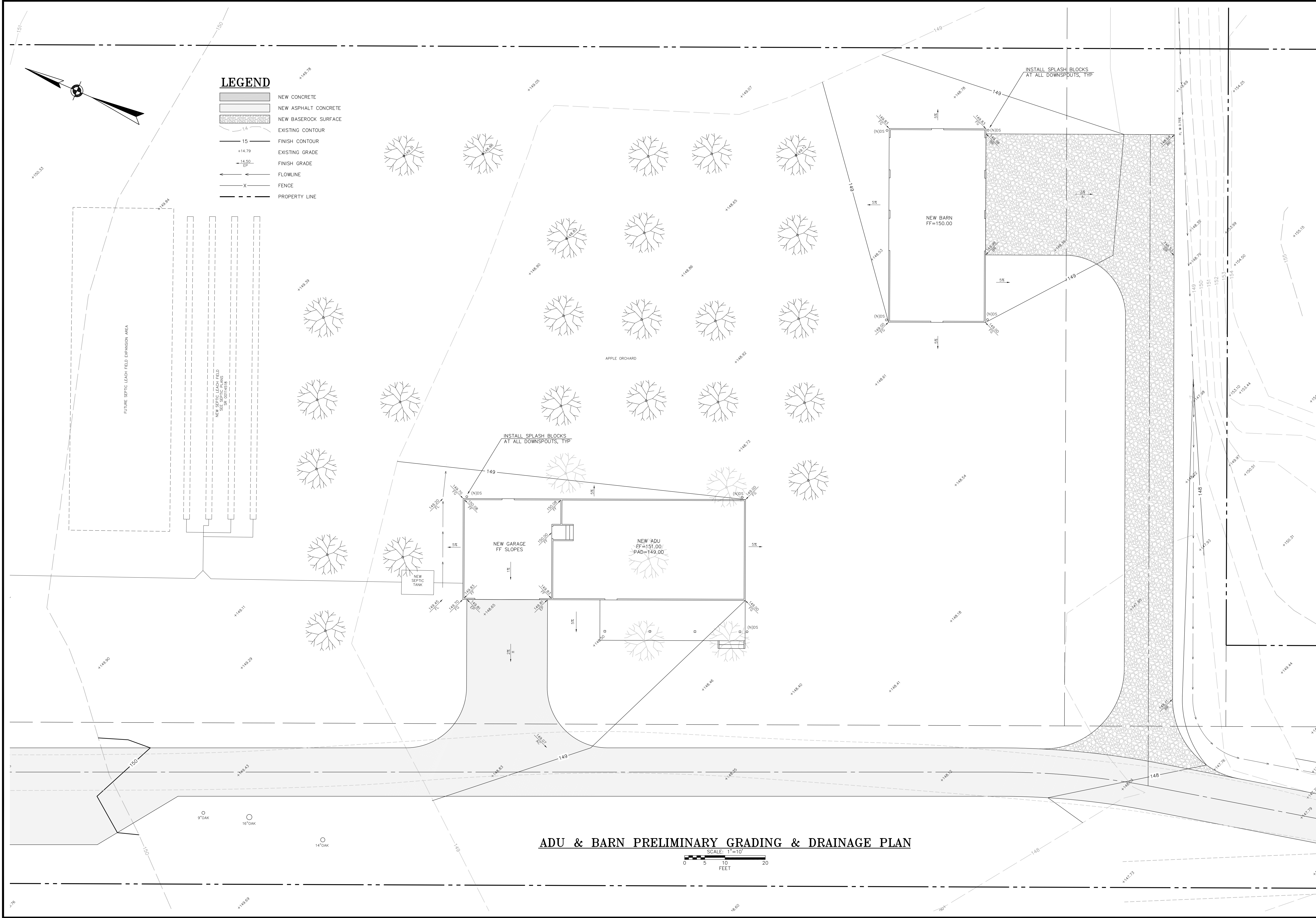
A3



ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@operengineering.com

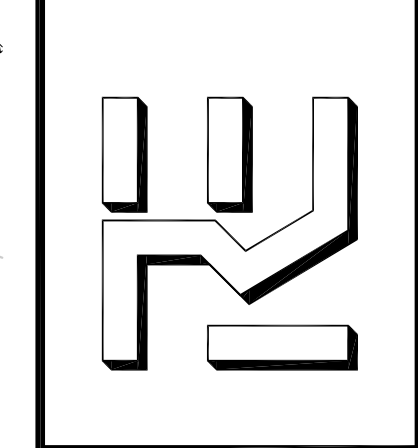
JOSEPH SCOTT CROSSEN
ZILS ROAD LA SELVA BEACH APN 046-221-52
PRELIMINARY GRADING & DRAINAGE PLAN

C2



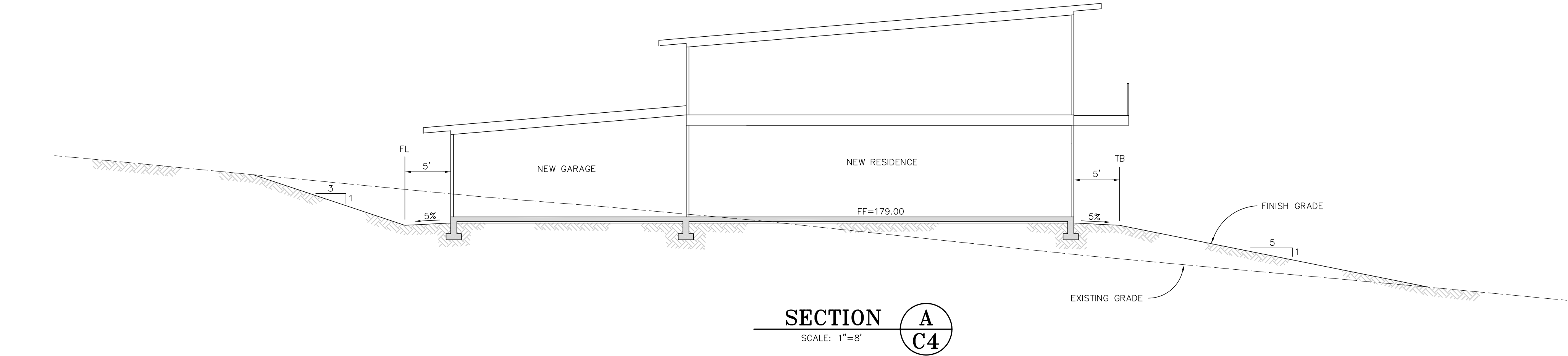
UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com



**NEW RESIDENCE, BARN & ADU FOR
JOSEPH SCOTT CROSSEN**
ZILS ROAD LA SELVA BEACH APN 046-221-52
PRELIMINARY GRADING & DRAINAGE PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	MAR. 1, 2022
REVISED:	
JOB NO.:	21047
SHEET	
C3	
OF	4 SHEETS

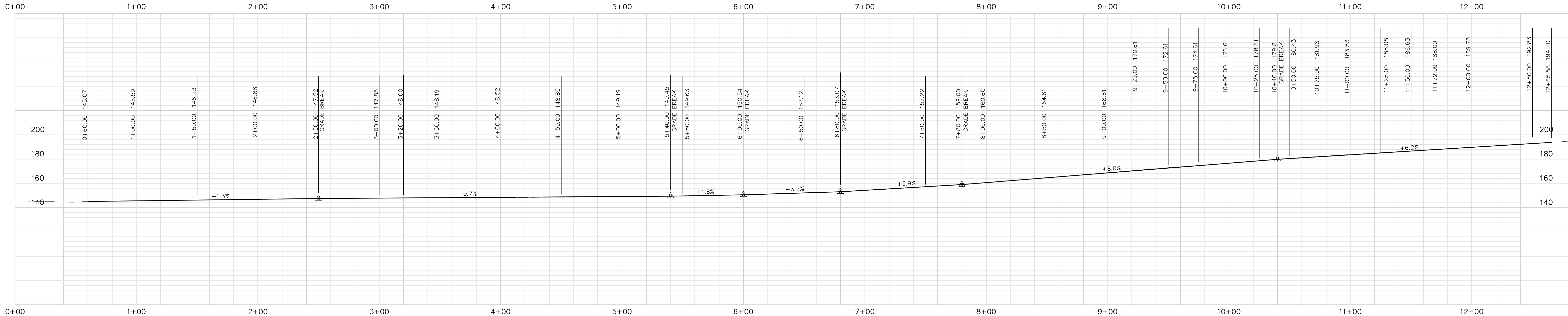


GRADING NOTES

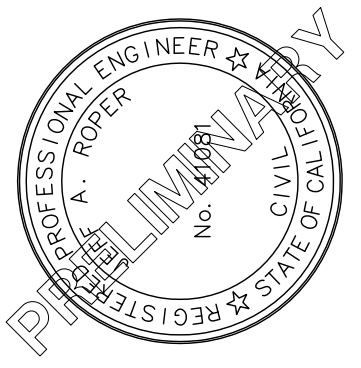
1. UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE, VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR, PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
2. VEGETATION, ROOTS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
3. CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE ENGINEER.
4. FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
5. FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
6. AFTER GRADING, SPREAD TOPSOIL FROM STRIPPINGS ON SLOPES AND LANDSCAPED AREAS 3" TO 6" DEEP.
7. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
8. CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRE) AND MULCHED WITH COMPOST.
9. CONCRETE IN DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
10. THE UPPER 6 INCHES OF SUBGRADE IN DRIVEWAY AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
11. AGGREGATE BASE SHALL BE CLASS 2 IN CONFORMANCE WITH SECTION 26 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
12. ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39 OF CALTRANS STANDARD SPECIFICATIONS. THE AGGREGATE SHALL CONFORM TO THE GRADING SPECIFIED IN SECTION 39-2.02 OF CALTRANS STANDARD SPECIFICATIONS FOR THE 1/2" MAXIMUM MEDIUM GRADATION.
13. CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS.
14. THE GEOTECHNICAL INVESTIGATION PREPARED BY DEES AND ASSOCIATES FOR SCOTT CROSSEN DATED NOVEMBER 2021 PROJECT NO. SCR-1694 SHALL BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THIS PROJECT.

STORM WATER POLLUTION CONTROL NOTES

1. CONSTRUCTION CONTRACTOR SHALL BE RESPONSIBLE TO MAINTAIN EROSION CONTROL MEASURES BETWEEN OCTOBER 15 AND APRIL 15. DURING AND AFTER MAJOR STORMS, EROSION CONTROL DEVICES SHALL BE INSPECTED AND MODIFIED AS REQUIRED TO PREVENT EROSION ON PROJECT SITE AND SILT FROM FLOWING INTO THE ROAD OR DRAINAGE COURSE.
2. BETWEEN OCTOBER 15TH AND APRIL 15TH EXPOSED SOIL SHALL BE PROTECTED FORM EROSION AT ALL TIMES. HAY BALES, FILTER BERM, SILT FENCES OR OTHER MEANS SHALL BE EMPLOYED TO PREVENT SEDIMENT FROM LEAVING THE SITE OR ENTERING ANY WATERCOURSE.
3. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO ENTER A DRAINAGE CHANNEL OR STORM DRAIN SYSTEM. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TP PREVENT SUCH DISCHARGE.
4. ALL AREAS ON AND OFF SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR PLANTING OF ANNUAL RYE GRASS AT A RATE OF 40 LBS PER ACRE.
5. ANY MATERIAL STOCKPILED ON-SITE SHALL BE COVERED WITH PLASTIC, ESPECIALLY DURING THE WINTER MONTHS OR DURING PERIODS OF RAIN.
6. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
7. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
8. EROSION AND SEDIMENT CONTROL MEASURES MUST REMAIN FUNCTIONAL AND BE MAINTAINED THROUGHOUT THE WINTER SEASON. FAILURE TO ADEQUATELY MAINTAIN EROSION AND SEDIMENT CONTROL MEASURES CONSTITUTE A VIOLATION OF THE ISSUED BUILDING OR OTHER PERMIT. MAINTAIN POSITIVE DRAINAGE AWAY FROM ALL STRUCTURES. COVER ALL DISTURBED SOIL AS NOTED ABOVE.

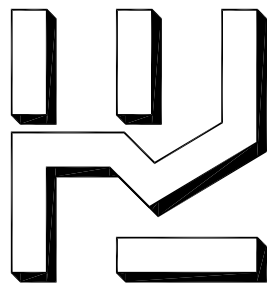


DRIVEWAY PROFILE
SCALE: 1"=40'



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

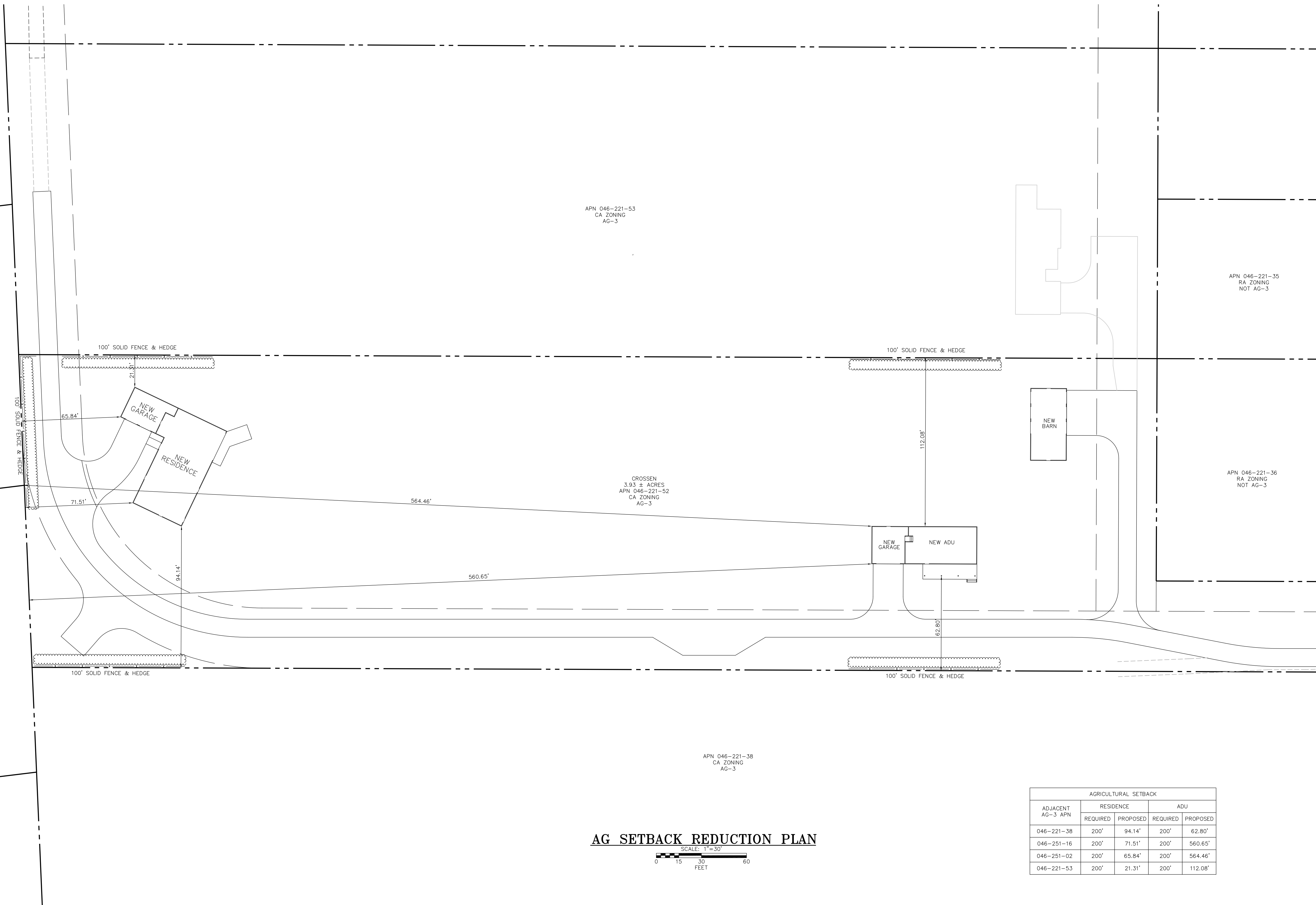
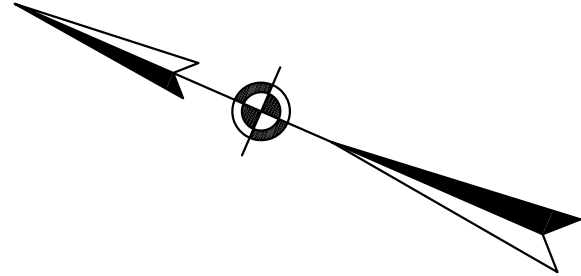
ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jef@roperengineering.com



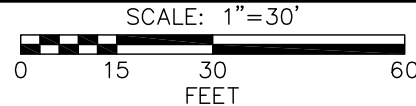
NEW RESIDENCE, BARN & ADU FOR
JOSEPH SCOTT CROSSEN
ZILS ROAD LA SELVA BEACH APN 046-221-52
DRIVEWAY PROFILE & SECTIONS

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	MAR. 1, 2022
REVISED:	
JOB NO.:	21047
SHEET	

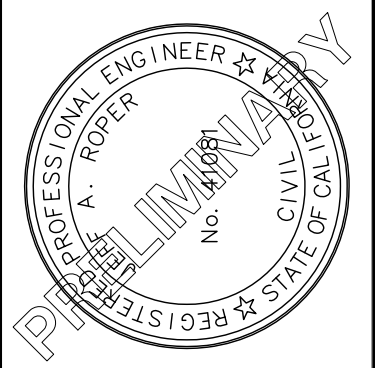
C4



AG SETBACK REDUCTION PLAN

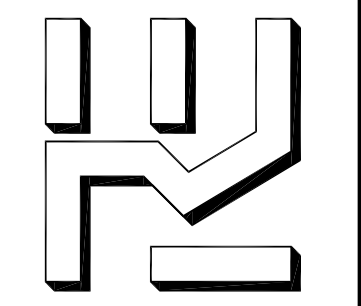


ADJACENT AG-3 APN	AGRICULTURAL SETBACK			
	RESIDENCE		ADU	
	REQUIRED	PROPOSED	REQUIRED	PROPOSED
046-221-38	200'	94.14'	200'	62.80'
046-251-16	200'	71.51'	200'	560.65'
046-251-02	200'	65.84'	200'	564.46'
046-221-53	200'	21.31'	200'	112.08'



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com



**NEW RESIDENCE, BARN & ADU FOR
JOSEPH SCOTT CROSSEN**
ZILS ROAD LA SELVA BEACH APN 046-221-52
AG SETBACK REDUCTION PLAN

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	MAR. 1, 2022
REVISED:	JUNE 10, 2022
JOB NO.:	21047

SHEET
AS1
OF 1 SHEETS



Existing Monterey Cypress
North Access Drive Ag Buffer



Salvia leucantha
Mexican Sage



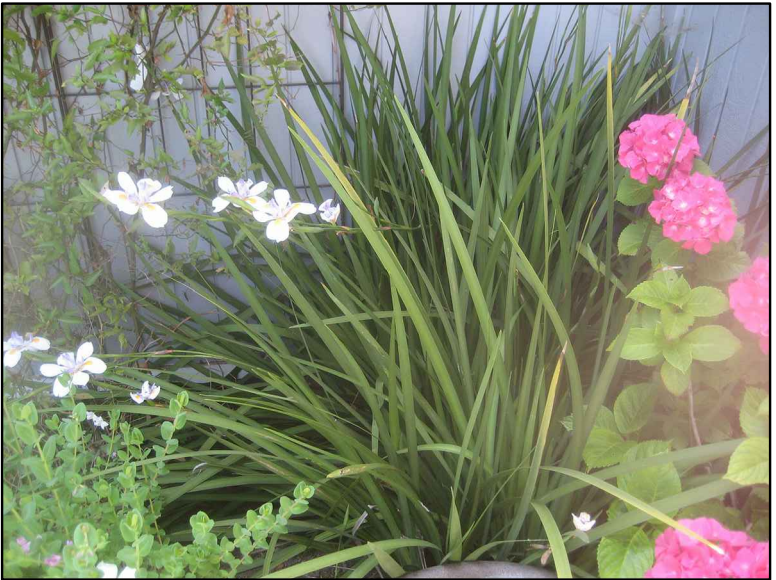
Lantana montevidensis
Low Purple Lantana



Lomandra Breeze



Limonium perezii
Sea Statice



Dietes irridioides
Fortnight Lily

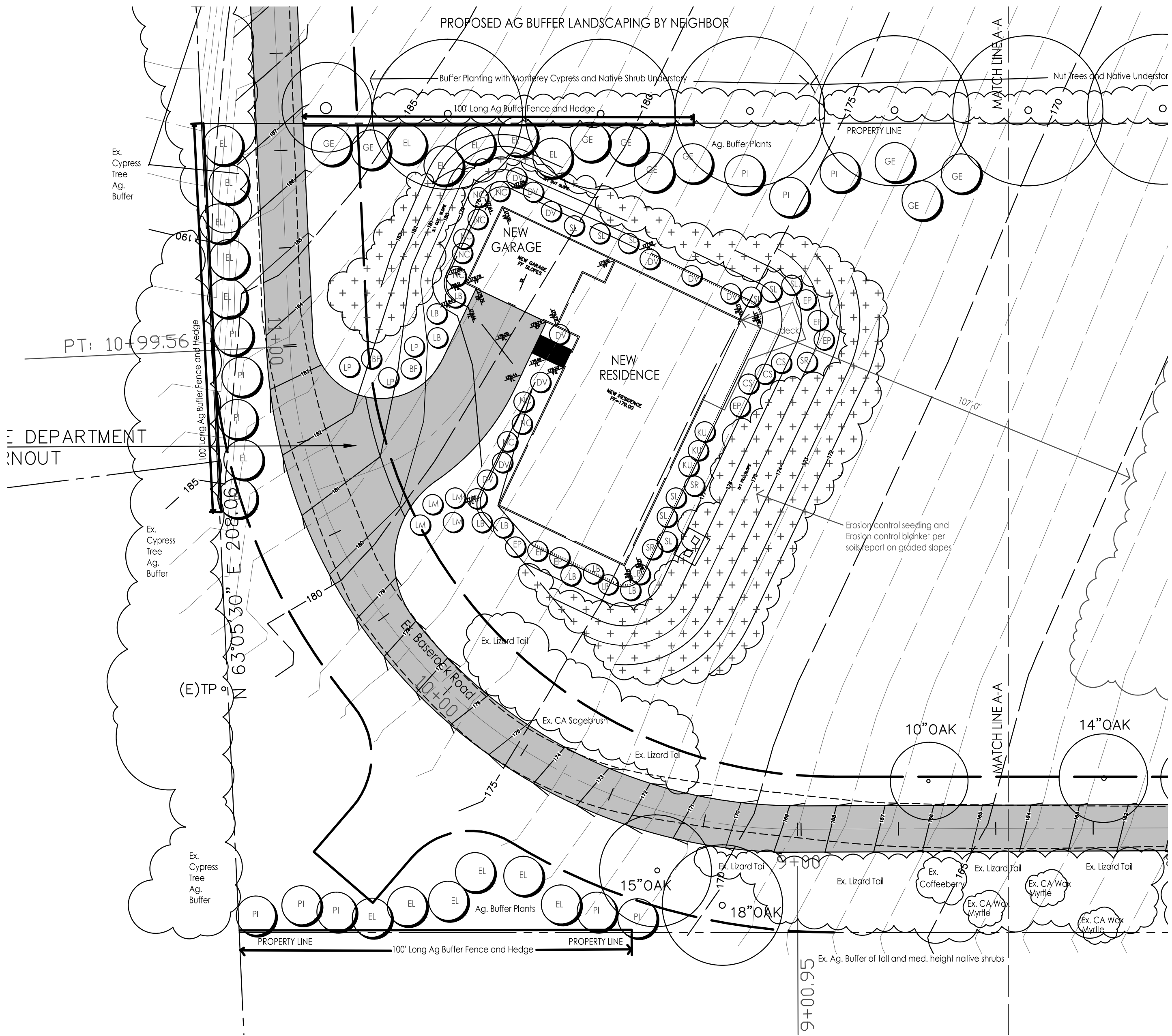
Plant Legend

KEY	SIZE	WATER RATING	BOTANICAL NAME	COMMON NAME	MATURE SIZE
SCREEN SHRUBS/TREES					
GE	5	LOW	Garrya elliptica	Silk Tassie	10-20 x 10-20
EL	5	LOW	Elaeagnus pungens Fruitlandii	Silverberry	10-15 x 10-15
PI	5	LOW	Prunus ilicifolia	Hollyleaf Cherry	20-30 x 15-20
SHRUBS/GROUND COVERS					
DV	1	LOW	Dietes irridioides variegata	Fortnight Lily	
LB	1	LOW	Lomandra Breeze		
LP	1	LOW	Limonium perezii	Sea Statice	
L	1	LOW	Lavandula Provense	Lavender	
LM	1	LOW	Lantana montevidensis purple	Low Purple Lantana	
BF	1	LOW	Bulbine frutescens yellow		
EP	1	LOW	Euryops pectinatus	Euryops Daisy	
RC	1	LOW	Rosmarinus Collingwood Ingram	Rosemary	
KU	1	LOW	Kniphofia uvaria	Red Hot Poker	
CS	1	LOW	Cistus salvifolius	Rockrose	
NC	1	LOW	Nandina Gulf Stream		

Ask owners if they want to upsize any of the plants ie 1 gal to 5 gal or 5 gal to 15 gal
Ask owners if they want plants installed in gopher baskets - provide extra bid for this

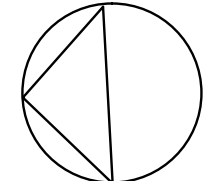
Plant Notes

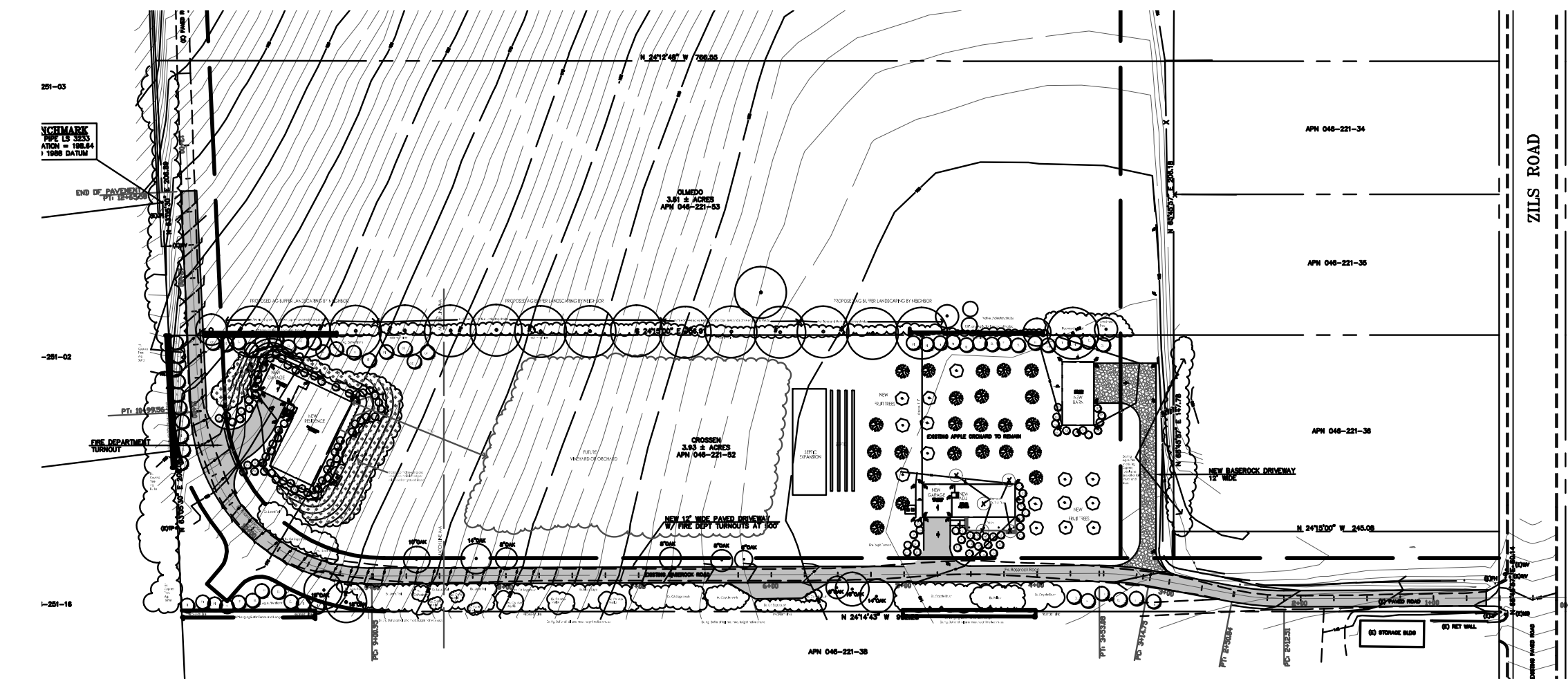
- 1) Final landscape construction drawings to include a detailed Irrigation Plan, Planting and Irrigation Details, and Specifications
- 2) Exact location of plants on site to be adjusted so as to best coordinate with sprinkler head locations, lights, drainage features, and swales
- 3) Use 3 inch deep walk on bark top dress mulch in all shrub and ground cover planting areas. Bid Mahogany dark brown Wonder mulch from Vision Recycling. Provide optional samples and prices to owner for different types of mulch. Options should be types of mulch that don't easily blow away and hold to slopes. Avoid using "Gorilla Hair" mulch if possible.
- 4) Install plants for all plant circles shown on the plan even if they aren't labeled. Call for clarification. For bidding purposes, if no one is available to answer questions, assume that any plant circle scaled less than 8" wide is 5 gal. size and any circle scaled larger is 24" box size
- 5) The plan is schematic. Don't install plants too close to edges of paving or buildings.
- 6) As soon as is practical and you know the soil that will be used in the landscape areas, do a soil fertility test to determine soil fertilizer and preparation. See Landscape Specifications for Soil Fertility Test requirements. Give the soil lab a copy of the plant list so they can determine the best soil preparation for the particular plants and any plants that might have problems. Soil amendment recommendation should include soil prep, for plant pits only in locations under existing tree canopies and on slopes
- 7) IRRIGATION - Plants will be drip irrigated and different hydrozone areas will be on different valves. The controller will change the valve run times based on current weather and shut off irrigation during rain events. All applicable County Water Efficient Landscape Ordinance requirements will be followed.
- 8) Ag Buffer Fence is 6 foot tall solid wood fence. Ag Buffer Hedge to mature at least 6 feet tall.



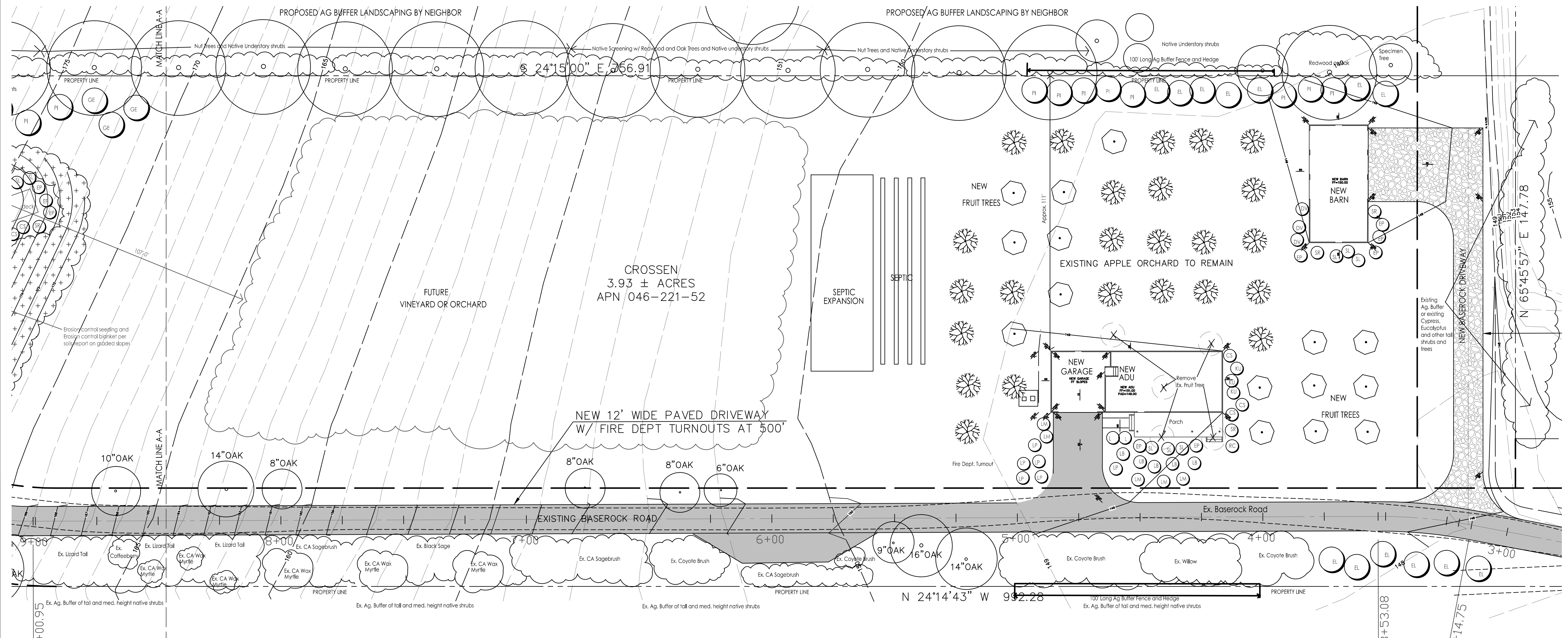
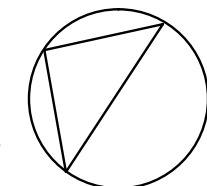
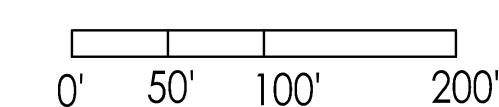
Landscape Plan

1"=20'-0"
0' 10' 20' 40'

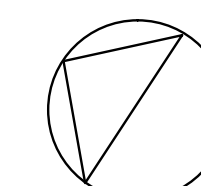
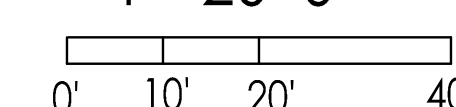




Site Overview

$$1'' = 100' - 0''$$


Landscape Plan

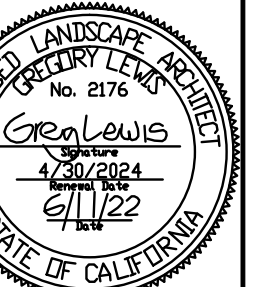
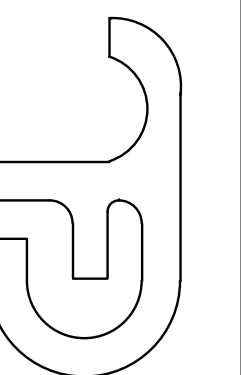
$$1'' = 20' - 0''$$


revision

1/22
d Ag Buffer, minor
changes

#2170

736 Park Way Santa Cruz, CA 95065 (831) 359-0960
lewislandscape@sbcglobal.net



Joseph Scott Cossen
New Residence, Ballin, & ADU 101
Zilis Road, La Selva Beach, CA APN 046-221-52

3/1/22

As Noted

Greg

10

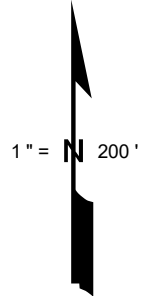
2

2

THE 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 2000

Tax Area Code
69-278

46-22



Electronically redrawn 2/7/00 KSA
Rev. 1/17/18 jg (2017-0016002 & 03, LBA 1-52 to 54)
Rev. 1/17/18 jg (2018-0006308 & 09, LBA 1-55 & 56)

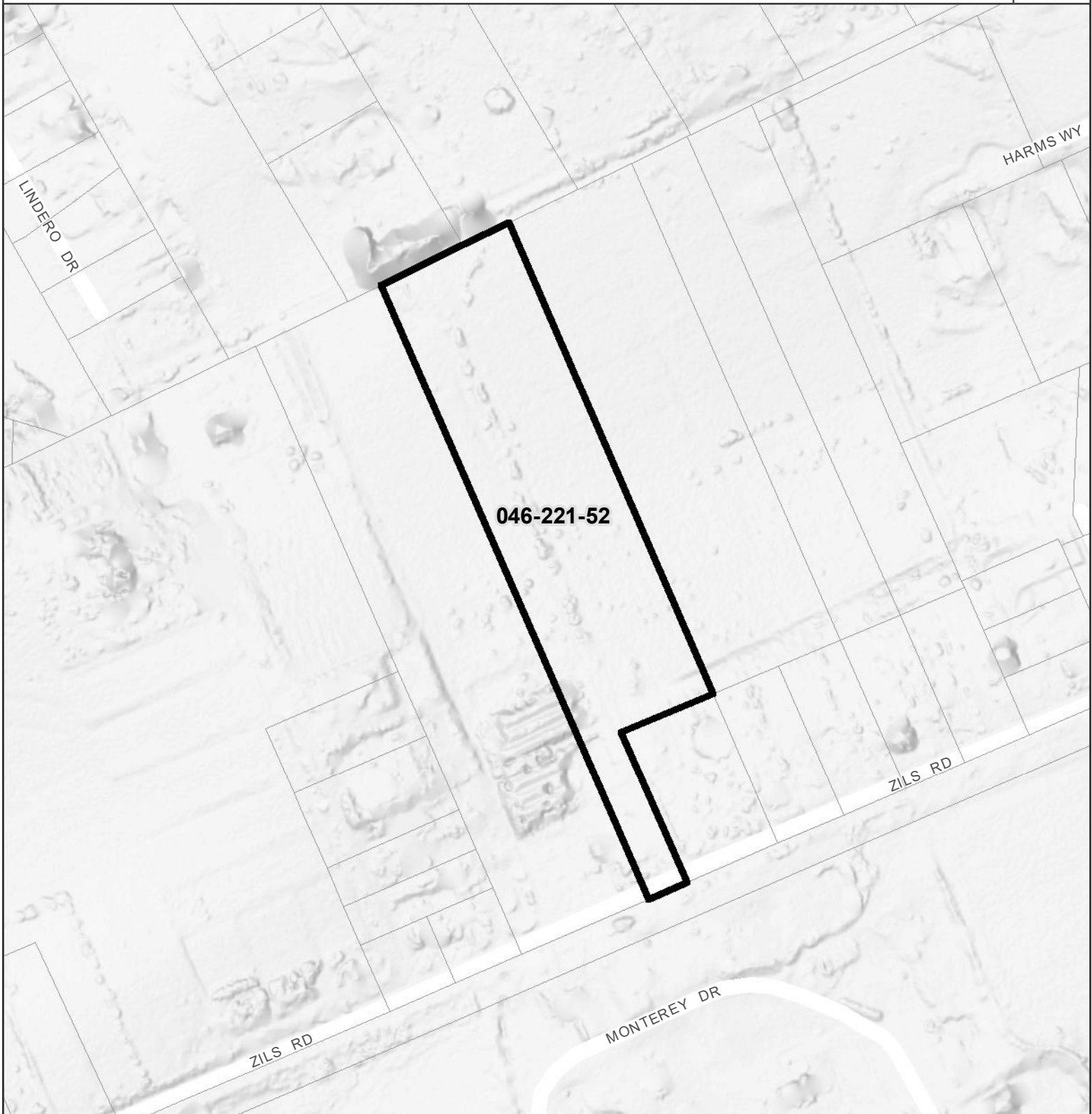
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 46-22
County of Santa Cruz, Calif.
Feb. 2000



EXHIBIT D

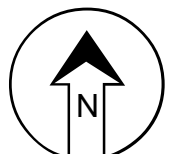


Parcel Location Map



Parcel: 04622152

-  Study Parcel
-  Assessor Parcel Boundary



0 70 140
Feet



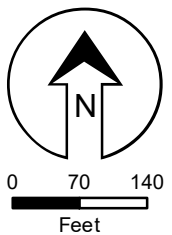
Parcel General Plan Map



Mapped
Area



AG Agricultural

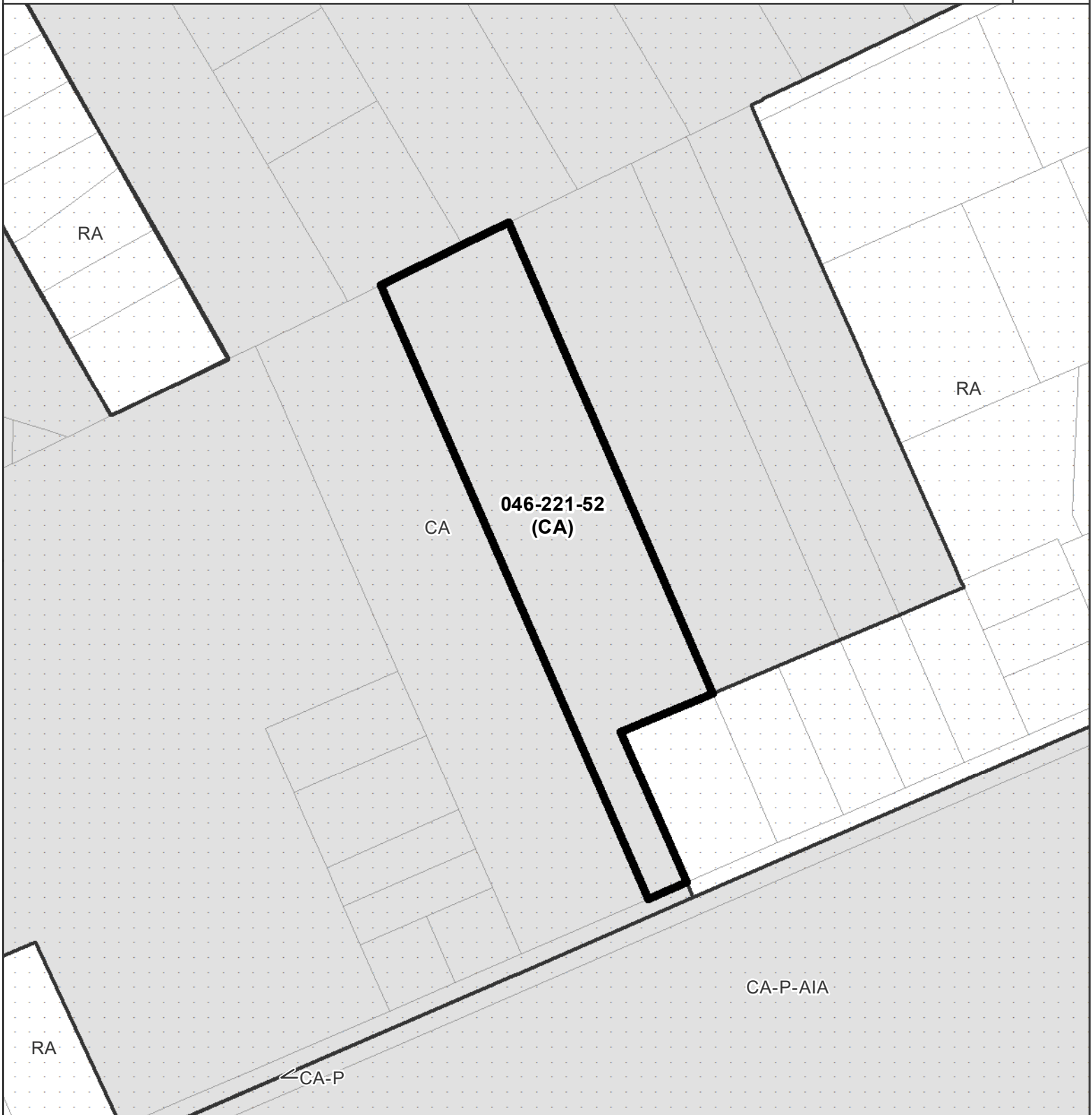




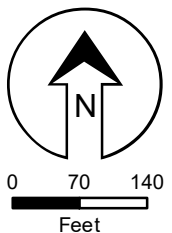
Parcel Zoning Map



Mapped
Area



- CA Commercial Agriculture
- RA Residential Agricultural



Parcel Information

Services Information

Urban/Rural Services Line: ___ Inside X Outside
Water Supply: San Andreas Mutual Water Company
Sewage Disposal: Septic
Fire District: Aptos/La Selva Fire Protection District
Drainage District: None

Parcel Information

Parcel Size: 3.9 acres (per applicant)
Existing Land Use - Parcel: Vacant
Existing Land Use - Surrounding: Vacant, rural residential
Project Access: Private driveway off Zils Road
Planning Area: San Andreas
Land Use Designation: AG (Agriculture)
Zone District: CA (Commercial Agriculture)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: 3-15%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 900 cubic yards (cut/fill)
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped/no physical evidence on site

Anthony Duttie, MS, MBA
Steven Morrison, Ph.D.
Gary W. Osteen, CPAg
Dale W. Rush, Ph.D.
Albert A. Stoddard III, Ph.D.

RUSH & DUTTIE CONSULTING

AN ASSOCIATION OF AGRICULTURAL CONSULTANTS

California Location
28951 Falcon Ridge Road
Salinas, California 93908
Office: (831) 484-4834
Email: ADuttie@ymail.com

October 12, 2022

File No. 22041.01

Mr. Joseph Crossen
530 Bayview Drive
Aptos, California 95003

Re: Review of the agricultural potential of land within APN 046 221 52, currently identified as the Crossen property, approximate address 148 Zils Road, Watsonville CA.

At the request of Mr. Joseph Crossen, (land owner), and in accordance of requirements of the Santa Cruz County administrative codes, an Agricultural Viability Assessment of the condition, and status of land within APN 046-221-52 was undertaken. The area within which the subject parcel lies is designated as "Commercial Agriculture (CA)", located generally west of San Andreas Road and west of the City of Watsonville, CA (Exhibit 1). This report will review the soils, historic uses, topography, current status, and appropriateness of the subject APN, for "Commercial Agriculture" use, considering the proposed addition of a residence (SFD), an Additional Dwelling Unit (ADU), barn and various farm operations to include fruit trees, grape vines and associated service structures, as generally illustrated in Exhibit 2.

Qualifications

Dale W. Rush

I am an agricultural consultant and have resided in Monterey County since 1994. As a part of my normal work, I evaluate agriculture-related issues including losses or damage to crops, and/or associated property, and changes in land use. In addition, I have evaluated properties in the region including Monterey and Santa Cruz Counties with respect to agricultural land suitability studies and comparative land uses, where agricultural, commercial, residential and other alternate uses were considered under requests to local planning commissions, departments and review boards, and submitted analyses on behalf of various clients. I also provide expert witness services in hearings and litigation. I have a Bachelor's degree in Environmental Biology, a Master's degree in Soil Science, a Doctorate degree in Soil Science from the University of California, more than 40 years of national, regional and local professional and field experience. I am a nationally and regionally certified Professional Agronomist, Soil Scientist, and Crop Advisor (ARCPACS combined certification No. 04904), and California licensed Pest Control Adviser.

Anthony E. Duttie

I am an agricultural consultant and have resided in Monterey County for several years, where I currently reside. As a part of my normal work, I evaluate agriculture-related issues including losses or damage to crops, and/or associated property, and changes in land use. In addition, my firm evaluates properties in the region including Monterey and Santa Cruz Counties with respect to agricultural land suitability studies and comparative land uses, where agricultural, commercial, residential and other alternate uses are considered under requests to local planning commissions, departments review boards, and submitted analyses on behalf of various clients. I also provide expert witness services in hearings and litigation. I have a Bachelor's degree in Agricultural

Biology, a Master's of Science degree in Agricultural Biology, a Masters of Business Administration from the University of California, and more than 30 years of national, regional, local, professional and field experience. I am a nationally and regionally Certified Crop Advisor, and California licensed Pest Control Adviser.

Background

The subject parcel is located generally north of Zils Road with permanent easement access, but no public road frontage within a fairly large, approximately 230 acre "pocket" of scattered residences (Ref. Exhibit 1). The immediate area is most accurately described as residences developed within and consistent with the Santa Cruz County Planning Department description: Zone District "RA" Residential Agriculture, with allowed uses to include: ***"One single-family dwelling, one second dwelling unit, home occupations, small-scale agriculture, greenhouses, wineries, private stables and paddocks, schools, community facilities open space and recreational uses."*** (Exhibit 3).

The surrounding regional land uses include traditional row and truck crops to the southeast and southwest, greenhouses to the west, variably sized small open blocks of land, and clustered residences to the immediate south, east, west, and northwest. There are wildlife refuges approximately ½ mile to the northeast and a state park and campground approximately ½ mile to the northwest (Ref. Exhibit 1). Surrounding area residential lots vary in size from less than an acre to a few acres, often in fairly long and narrow rectangular property boundaries (Ref. Exhibit 1).

The proposed Crossen farm lot is reported as a rectangle of approximately 3.9 acres, with the (generally) north-south boundaries about 3 times longer than the east-west width (Ref. Exhibits 1 & 2), and is the western-most of three contiguous parcels of separate ownerships. The lay of the land is such that the upper portion or about 60% of the total length slopes down toward the south border, with the remaining about 40% being generally level regarding the north-south slope (Exhibit 4). There is currently a permanent access road located on the west side of the property from Zils Road to the northern border where it turns east to the neighboring property. There is no water well reported or observed on the parcel, but there is potential access from a local mutual water system.

The subject parcel is bordered to the north and south by various-sized residential parcels from less than an acre to a few acres, often in long and narrow rectangular property boundaries. (Ref. Exhibit 3 and to the east and west). These parcels include residential properties of which some include various small-scale agriculture, livestock, and garden vegetable and fruit production (ref. Exhibit 1). Historical images revealed that an adjacent parcel to the west once contained what appeared to be a small commercial greenhouse and approximately ½ acre of fruit trees. The greenhouse was removed in 2020 and the fruit trees do not appear to be maintained for commercial production (Exhibit 5). Properties to the immediate east and west of the subject parcel contain mostly native vegetation, but there are no indications of active agricultural ventures.

The subject parcel includes the remnants of a half-acre apple orchard that was planted during or before 2003, and still contains several trees. While those trees appeared to have been recently pruned, and at one time were dripline irrigated with water provided from an adjoining parcel, there was no evidence of being irrigated or otherwise managed in the recent past. It is the reported desire

of the owner to replant missing trees as well as wine grapes on the slope between the orchard and the proposed residence.

Domestic water for the property can be provided from the local water company (San Andreas Mutual Water Company (SAMWAC)). It is noted that SAMWAC's principal charter is to provide a domestic water supply to their shareholders. Per the SAMWAC charter (Exhibit 7), they can provide a limited amount of water for agricultural uses for each shareholder, per year with the provisions and limitations for its use, as long as such use does not diminish the cooperative's ability to meet its primary objective of providing domestic water service in perpetuity. It is noted that agricultural uses of SAMWAC water are limited in volume, not guaranteed annually, and are secondary to domestic needs.

Soils Report

The USDA NRCS Soil Survey Report provides relevant information on the subject parcel (Exhibit 8). The survey revealed the middle and lower portion of the parcel (86.6%) is listed as Elder sandy loam with 2-15% slopes. The northeast corner of the parcel (7.0%) is Elder sandy loam with 9-15% slopes. The northwest corner of the parcel (6.5%) was Baywood loamy sand with 2-15% slopes. The California Modified Storie Index for 93.6% of the parcel is Grade 1 (Excellent), with respect to soil texture, structure, chemical properties, depth, and drainage, while 6.5% of the parcel has a California Modified Storie Index of Grade 2 (Good).

While these soils are Storie index-rated as good to excellent, the parcel has a Land Capability Classification rating (if irrigated) of 2e for 86.6% of the parcel and 3e for the remaining 13.5%. The "e" subclass rating indicates that erosion potential is elevated as the significant issue for the entire parcel. Class 2 soils have moderate limitations that reduce the choice of plants or that require moderate conservation practices. The degree of slope, which is mostly two dimensional (north to south), necessitates the use of tillage and drainage management to be across and perpendicular to the slopes rather than down slope. Such topographical aspects are common and adequately managed by farming operations throughout the region.

From a soil perspective, if properly managed to control erosion, the subject parcel is suitable for various agricultural pursuits including animal husbandry, hoop/greenhouse culture, the growing of annual and permanent crops such as fruit and vegetables, trees, vines, bush/cane berries, and ornamentals, but on a much-reduced scale as compared with nearby and regional, large, conventional-sized farms.

Residence structures

The proposal as understood, is to construct a primary residence (SFD) within the upper northwest portion of the property and occupying an estimated 3,224 sq. ft. or 1.9% of the total parcel area. Locating the residence on the upper (northern) sloped portion of the property would presumably resolve potential erosion issues that might hinder or complicate normal practices of husbandry, while minimizing the project footprint in the most agriculturally desirable portion of the parcel.

There is also a proposal to establish a small worker's quarters (ADU) and barn at the lower (south) end of the property. Locating the ADU at the south end of the property and occupying 2,118 sq. ft. would result in about a 1.2% reduction in the size of land available for agricultural uses within

the subject parcel. Furthermore, locating the ADU on the southwestern portion of the parcel would provide additional buffer from agricultural activities on the parcel to neighboring residences to the south and west.

The proposed barn is necessary to adequately produce, process, and shelter proposed crops and animals. The size of the parcel and the further restriction of agricultural setbacks on the usable farming area limits the scale of potential agricultural ventures on the parcel. As agricultural production volumes are limited due to the size of the property, the potential value-added benefits of on-site processing represent a substantial profit potential that cannot be realized by producing only raw agricultural products. Thus, the tradeoff of open land for processing and personnel is reasonable.

The access path paralleling the southern portion of the property would be a common access and is necessary regardless of the presence of the proposed barn. The path is required to facilitate access to the proposed barn and ADU on the southern portion of the adjoining property to the east. This would also provide an opportunity to use border areas that would otherwise be potentially unusable for farming due to agricultural proximity setbacks with neighboring residences to the south and west.

Summary and opinions

The subject and adjacent parcels have not been productively farmed for at least several decades. The subject property is literally surrounded by variably small, mostly residential lots that are not necessarily compatible with traditional large commercial farming operations, although many of the surrounding parcels contain gardens, greenhouses, animal paddocks, etc. that are completely compatible and consistent with the residential and small-scale farming operations proposed by Mr. Crossen. The proposed value-added processing of farm products from small-scale local producers is a desirable and potentially profitable enterprise. The proposed development of the subject property is preferable and superior to the alternative of perpetually unproductive, idled erodible land, and can provide benefits to both the owners and the community.



Anthony Duttles, MS, MBA, CCA, PCA



Dale W. Rush, PhD, CPAg/SSc, CCA, PCA, QAL

Attachments: Exhibits 1-6