

STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY COMMISSION

APPLICATION NO.: 04-0079

APN: 108-371-21

APPLICANT: Karen Streeter, Architect

OWNERS: Marion & Judyth Hall

PROJECT DESCRIPTION: Proposal to construct a room addition to an existing single-family dwelling. Requires an Agricultural Buffer Determination.

LOCATION: Property located on the west side of Amesti Road, about 600 feet north from Crow Avenue, at 1175 Amesti Road in Watsonville.

PERMITS REQUIRED: Agricultural Buffer Setback Reduction

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 1

COASTAL ZONE: —Yes X No

PARCEL INFORMATION

PARCEL SIZE: 2.81 acres

EXISTING LAND USE:

PARCEL: Residential

SURROUNDING: Residential, commercial agriculture

PROJECT ACCESS: Amesti Road

PLANNING AREA: Eureka Canyon

LAND USE DESIGNATION: A (Agriculture)

ZONING DISTRICT: CA (Commercial Agriculture)

SUPERVISORIAL DISTRICT: Second (Pine)

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------|---|
| a. Geologic Hazards | a. Mapped fault zone/no physical evidence on site |
| b. Soils | b. Watsonville/Soquel loams |
| c. Fire Hazard | C Not a mapped constraint |
| d. Slopes | d. 2 - 15 percent slopes |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |
| f. Grading | f. No grading proposed |
| g. Tree Removal | g. No trees to be removed |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. NO |
| n. Water Availability | n. Yes |
| o. Archeology | Mapped/no physical evidence on site |

p. Agricultural Resource

p. Type 1A – Viable agricultural land

SERVICES INFORMATION

Inside Urban/Rural Services Line: Y e s X No

Water Supply: Pajaro Valley Water Management Agency

Sewage Disposal: CSA#12, private septic system

Fire District: CDF

Drainage District: Non-zone

ANALYSIS AND DISCUSSION

The proposed project is to construct an addition of 1,232 square feet to an existing one story single-family dwelling of approximately 620 square feet on a 2.81 acre parcel. The project is located at 1175 Amesti Road in Watsonville. The building site is within 200 feet of Commercial Agricultural land to the north and west. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 70 feet and 63 feet from Assessor's Parcel Numbers 108-371-22 and 108-371-08.

The subject property is characterized by relatively flat topography. The parcel is not located within the Urban Services Line and may be characterized as a rural neighborhood with commercial agriculture consisting of apple orchards, bush berry farms and row crops, and low-density residential development. The parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the north and west sides of the parcel at Assessor's Parcel Number 108-371-22 (Cameron 22 acre farm), and APN 108-371-08 (Oliva 5.3 acre farm and homesite).

A reduced agricultural buffer is recommended due to the fact that the narrow width of the subject parcel and the location adjacent to the County Geologic Hazard Abatement District (APN 108-371-28) would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned properties. An existing expanse of riparian woodland associated with the Corralitos Creek corridor reduces the impact of residential activities on the existing adjacent agricultural uses, and protects the agricultural interests on the Commercial Agriculture zoned parcels. An agricultural buffer consisting of a six-foot tall solid wood fence and a landscape strip consistent with the recommended Agricultural Buffer Planting List (Exhibit I) is recommended for a 120-foot section separating development on the subject property from the apple orchard at APN 108-371-08. The applicant shall be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

RECOMMENDATION

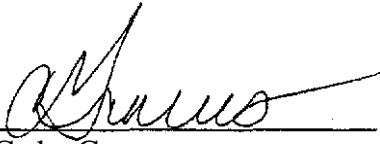
Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 70 feet and 63 feet to the single-family dwelling from the adjacent CA zoned property known as APN 108-371-22 and APN 108-371-08, proposed under Application # 04-0079, based on the attached findings and recommended conditions.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Assessor's Parcel Map, Location Map
- E. Zoning ~~Map~~, General Plan Map
- F. Comments & Correspondence
- G. Site photographs
- H. Prior permit (Encroachment #95-50)
- I. Recommended Agricultural Buffer Planting List

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.

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

Report Reviewed By: 
Cathy Graves
Principal Planner
Development Review

REQUIRED FINDINGS FOR AGRICULTURAL BUFFER SETBACK REDUCTION
COUNTY CODE SECTION 16.50.095(b)

1. SIGNIFICANT TOPOGRAPHICAL DIFFERENCES EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT SETBACK; OR
2. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT BUFFER SETBACK OR A LESSER SETBACK DISTANCE IS FOUND TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT AND THE ADJACENT AGRICULTURAL USES, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER, UNLESS IT IS DETERMINED THAT THE INSTALLATION OF A BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC HAZARD ON A PUBLIC OR PRIVATE RIGHT-OF-WAY, AND/OR SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE 200 FOOT BUFFERING DISTANCE TO THE GREATEST DEGREE POSSIBLE; OR

The habitable structure is proposed to be set back 70 feet and 63 feet from the adjacent Commercial Agriculture zoned land. The effective agricultural setback would be proposed to be 70 feet and 63 feet where 200 feet are required. An existing barrier consisting of riparian vegetation associated with the Corralitos Creek corridor would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 108-371-22, and solid wood fencing and a vegetative screen shall create a buffer from the adjacent apple orchard at 108-371-08. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

3. THE IMPOSITION OF A 200 FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER SETBACK DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER, OR VEGETATIVE SCREENING OR OTHER TECHNIQUES TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.
4. REQUIRED FINDINGS FOR NON-AGRICULTURAL DEVELOPMENT ON COMMERCIAL AGRICULTURAL LAND, COUNTY CODE SECTION 16.50.095(e).

ANY NON-AGRICULTURAL DEVELOPMENT PROPOSED TO BE LOCATED ON TYPE 1, TYPE 2 OR TYPE 3 AGRICULTURAL LAND SHALL BE SITED SO AS TO MINIMIZE POSSIBLE CONFLICTS BETWEEN AGRICULTURE IN THE AREA AND NON-AGRICULTURAL USES, AND WHERE STRUCTURES ARE TO BE LOCATED ON AGRICULTURAL PARCELS, SUCH STRUCTURES SHALL BE

LOCATED SO AS TO REMOVE **AS** LITTLE LAND **AS** POSSIBLE FROM
PRODUCTION OR POTENTIAL PRODUCTION.

The subject parcel is zoned CA (Commercial Agriculture) and carries **an** Agriculture (**A**) General Plan designation. The parcel is not designated for agricultural production although a small apple orchard is in production on the site. The parcel is within 200 feet of Commercial Agriculture zoned land, but is not in Commercial Agricultural production due to the small size of the parcel, 2.82 acres.

**REQUIRED FINDINGS FOR DEVELOPMENT ON LAND ZONED COMMERCIAL
AGRICULTURE OR AGRICULTURAL PRESERVE
COUNTY CODE SECTION 13.10.314(a)**

1. THE ESTABLISHMENT OR MAINTENANCE OF THIS USE WILL ENHANCE OR SUPPORT THE CONTINUED OPERATION OF COMMERCIAL AGRICULTURE ON THE PARCEL AND WILL NOT REDUCE, RESTRICT OR ADVERSELY AFFECT AGRICULTURAL RESOURCES, OR THE ECONOMIC VIABILITY OF COMMERCIAL AGRICULTURAL OPERATIONS, OF THE AREA.

The existing 2.82-acre parcel supports limited apple production and an existing home site. **An** addition to the existing structure will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations in the area in that the residential property shall record a Statement of Acknowledgement regarding potential agricultural-residential conflicts, and limited residential use has traditionally existed in the area. A physical buffer, consisting of a six-foot tall solid wood fence and a strip of evergreen vegetative screening consistent with the recommended Agricultural Buffer Planting List (Exhibit I) shall be planted adjacent to the apple orchard (APN 108-371-08).

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

Due to the small size of the parcel, the primary use is residential, although a small apple orchard is in production at the site.

3. THE USE CONSISTS OF AN INTERIM PUBLIC USE WHICH DOES NOT IMPAIR LONG-TERM AGRICULTURAL VIABILITY, AND
4. SINGLE FAMILY RESIDENTIAL USES WILL BE SITED TO MINIMIZE CONFLICTS, AND THAT ALL OTHER USES WILL NOT CONFLICT WITH COMMERCIAL AGRICULTURAL ACTIVITIES ON SITE, WHERE APPLICABLE, OR IN THE AREA.

The single-family use is sited to maintain an adequate setback from the adjacent geological hazard abatement district (APN 108-371-28) and is located at the perimeter of the parcel.

5. THE USE WILL BE SITED TO REMOVE NO LAND FROM PRODUCTION (OR POTENTIAL PRODUCTION) IF ANY NON-FARMABLE POTENTIAL BUILDING SITE IS AVAILABLE, OR IF THIS IS NOT POSSIBLE, TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION.

The room addition adjoins existing development and increases the home from 620 square feet to 1852 square feet total conditioned space, removing as little land as possible from production by clustering development in one area.

CONDITIONS OF APPROVAL

Exhibit A: Project plans by Karen Streeter, Architect, 3 sheets dated 11/10/03.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN's 108-371-22 and 108-371-08 of 70 feet and 63 feet respectively. 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. Complete all requirements to obtain Building Permit #50505 G from the Santa Cruz County Building **Official**.
 - C. Provide evidence of a recorded easement granting access to Amesti Road or Varni Road from the subject parcel, APN 108-371-21. Existing temporary access along APN 108-371-08 shall be abated prior to construction.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 1. A development setback of a minimum of 70 feet and 63 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN's 108-371-22 and 108-371-08.
 2. Final plans shall show the location of the vegetative buffering barrier and required six-foot tall, solid wood fencing 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.
 3. Comply with all requirements of the Public Works Drainage Division, Road Engineering and Encroachment Divisions.
 4. Comply with all requirements of the Environmental Health Service for the septic system.
 - 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.

111. 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 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.

Minor Variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 3/18/04

Effective Date: 4/01/04

Expiration Date: 4/01/06

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.

EXHIBIT C

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: 04-0079

Assessor Parcel Number: 108-371-21

Project Location: 1175 Amesti Road, Watsonville

Project Description: Agricultural Buffer Setback Reduction

Person or Agency Proposing Project: Karen Streeter, Architect

Contact Phone Number: (831)477-1781

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
C. ☐ **Ministerial Project** involving only ~~the~~ use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:


E. ☒ **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Addition to ~~an~~ existing single-family dwelling

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

 _____
Joan Van der Hoeven, Project Planner

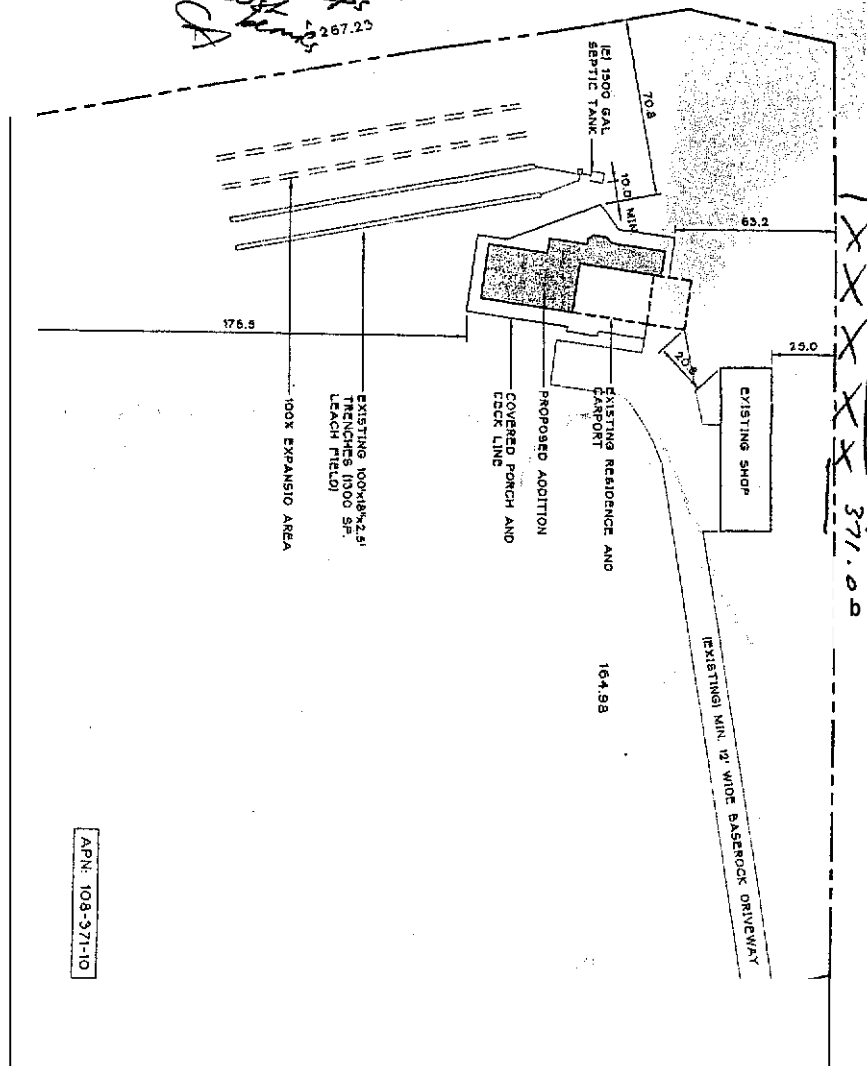
Date: March 18, 2004

Camera
row crops
best
287.25

NOTE:

* foliage
inside of
6' solid
wood fence

CA



AG
BUCKER
HERE
120' ±

CA
On Va
Apples

CITE ALL

APN: 108-371-10

APN 108-371-

137.68

138.48
136.2

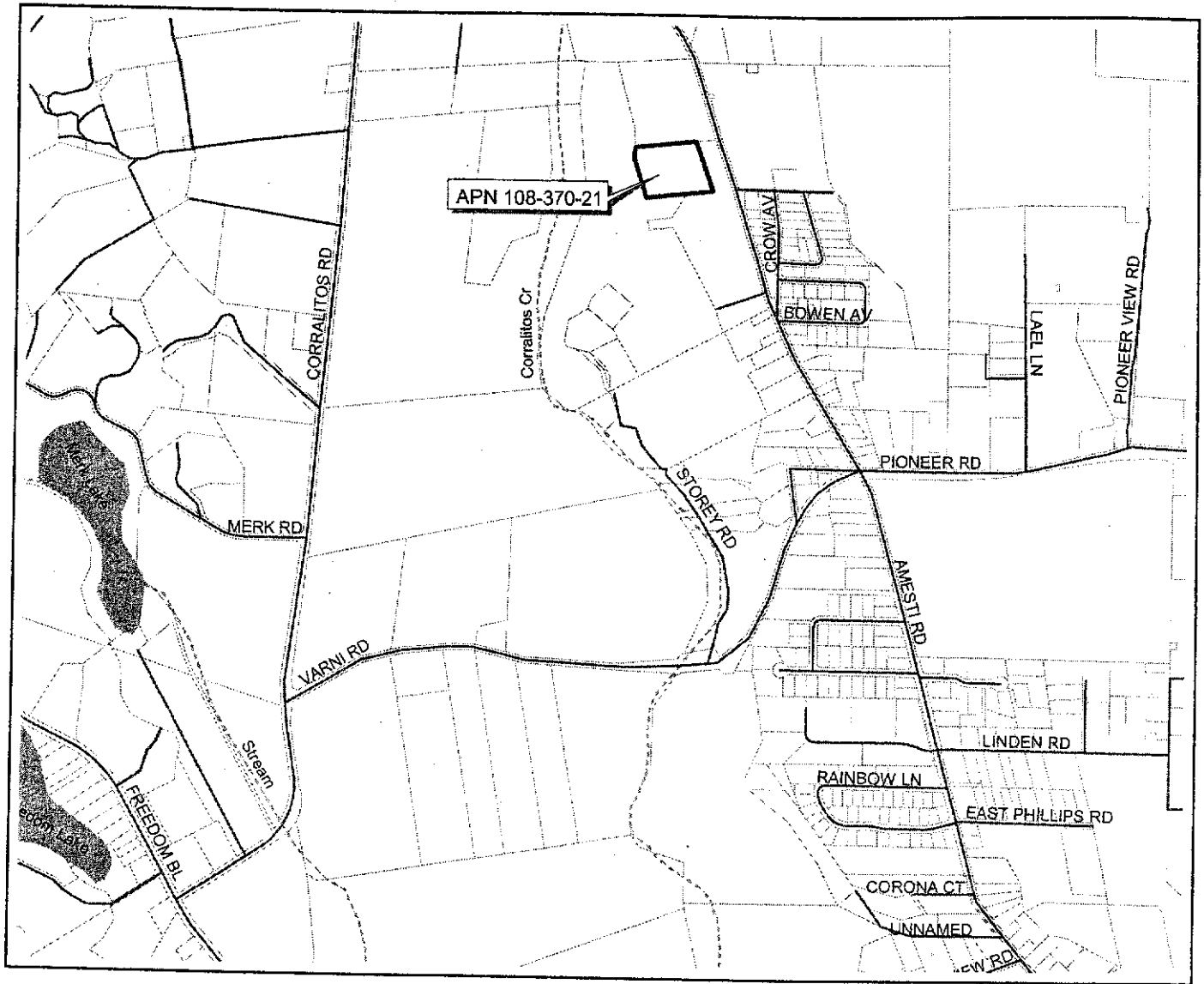
AMBS71 RD

e/w

Grass

EXHIBIT 1

Location Map



0.25 0 0.25 0.5 0.75 Miles

Map created by Santa Cruz County
Planning Department:
March 2004



EXHIBIT D

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

RANCHO DE LOS CORRALITOS
 POR SECS. 12 & 13, R.1E., &
 POR SECS. 7 & 18, R.2E., T.11S., M.D.B. & M.

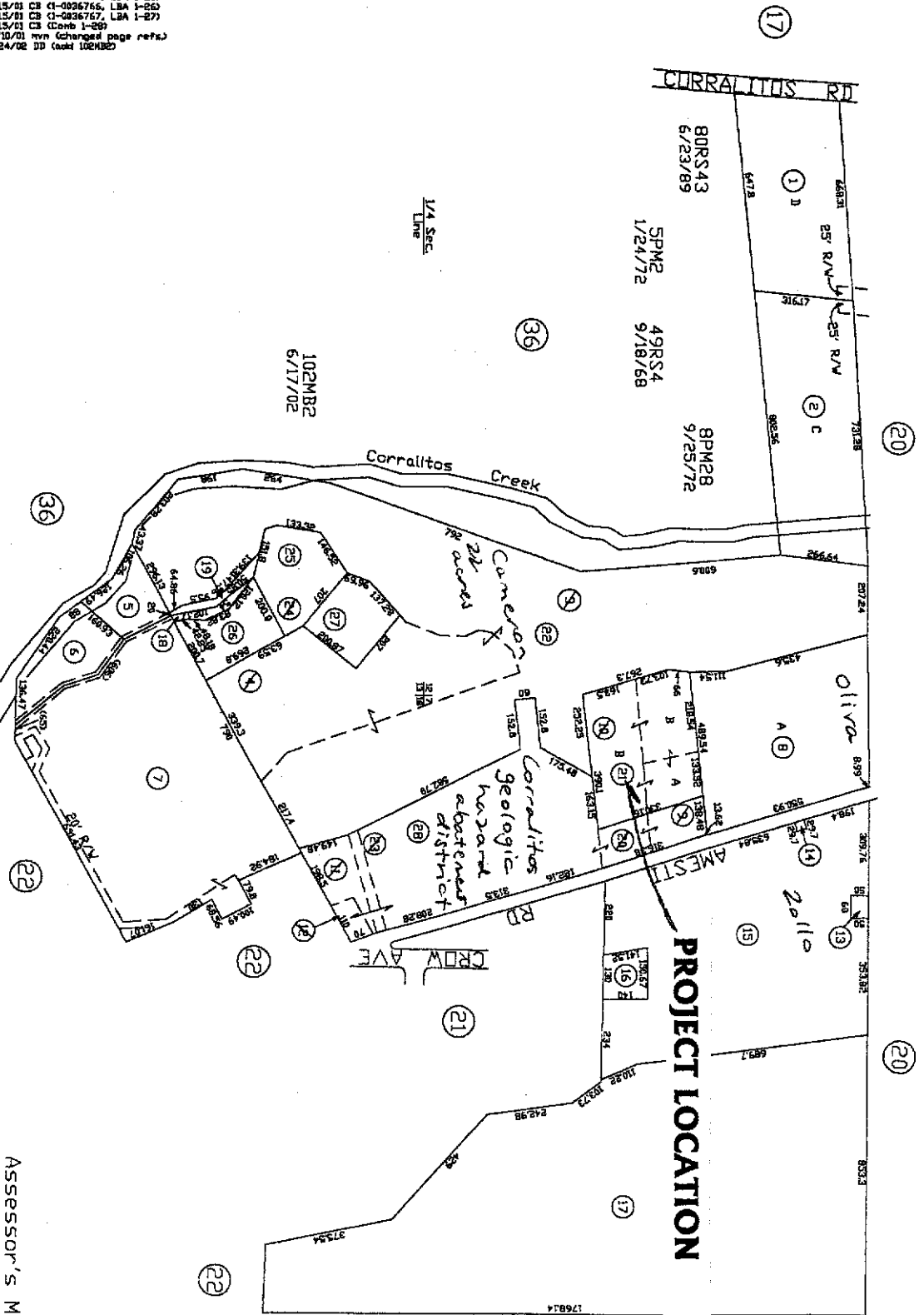
Tax Area Code
 69-262

108-37

Electronically drawn: 11/14/97 KSA
 Rev. 11/14/97 KSA (Pon. from Pg. 20)
 Rev. 4/9/98 CB (Tax Consolidation)
 Rev. 8/28/00 CB CD-0032346, LBA 1-20 & 21
 Rev. 7/17/01 CB CLBA 0-0045164 to 67, 1-22 to 24)
 Rev. 8/15/01 CB C-0036764, LBA 1-25)
 Rev. 8/15/01 CB C-0036765, LBA 1-26)
 Rev. 8/15/01 CB C-0036767, LBA 1-27)
 Rev. 8/15/01 CB (Comb 1-28)
 Rev. 10/10/01 nvn (Changed page refs.)
 Rev. 6/24/02 DP (Add 102MB2)

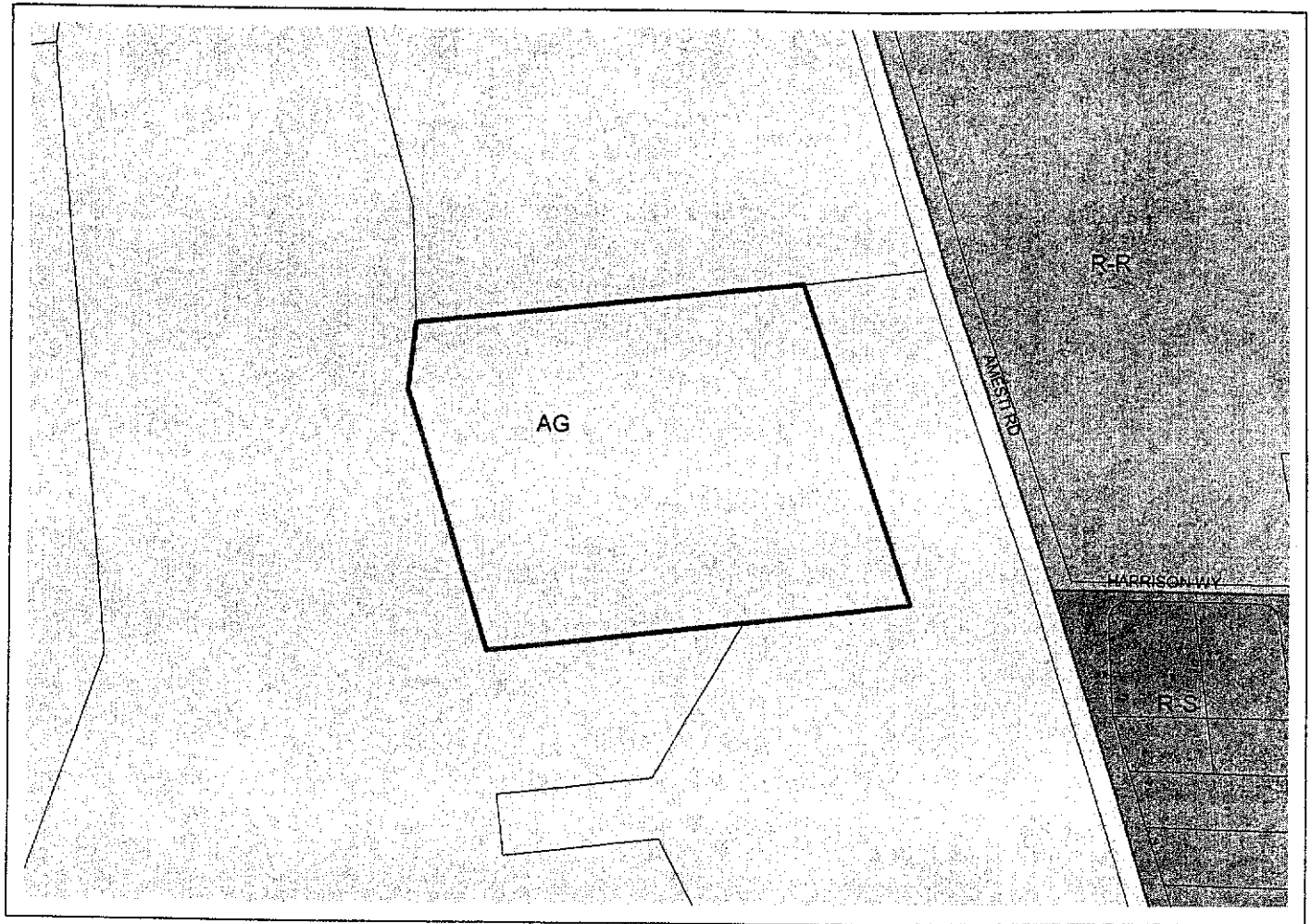
Note - Assessor's Parcel & Block

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



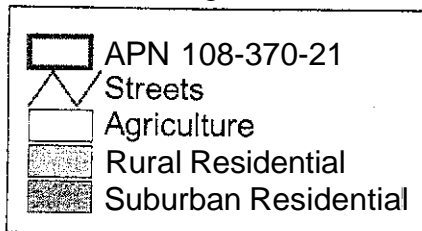
EXHIBIT

General Plan Map



200 0 200 400 600 Feet

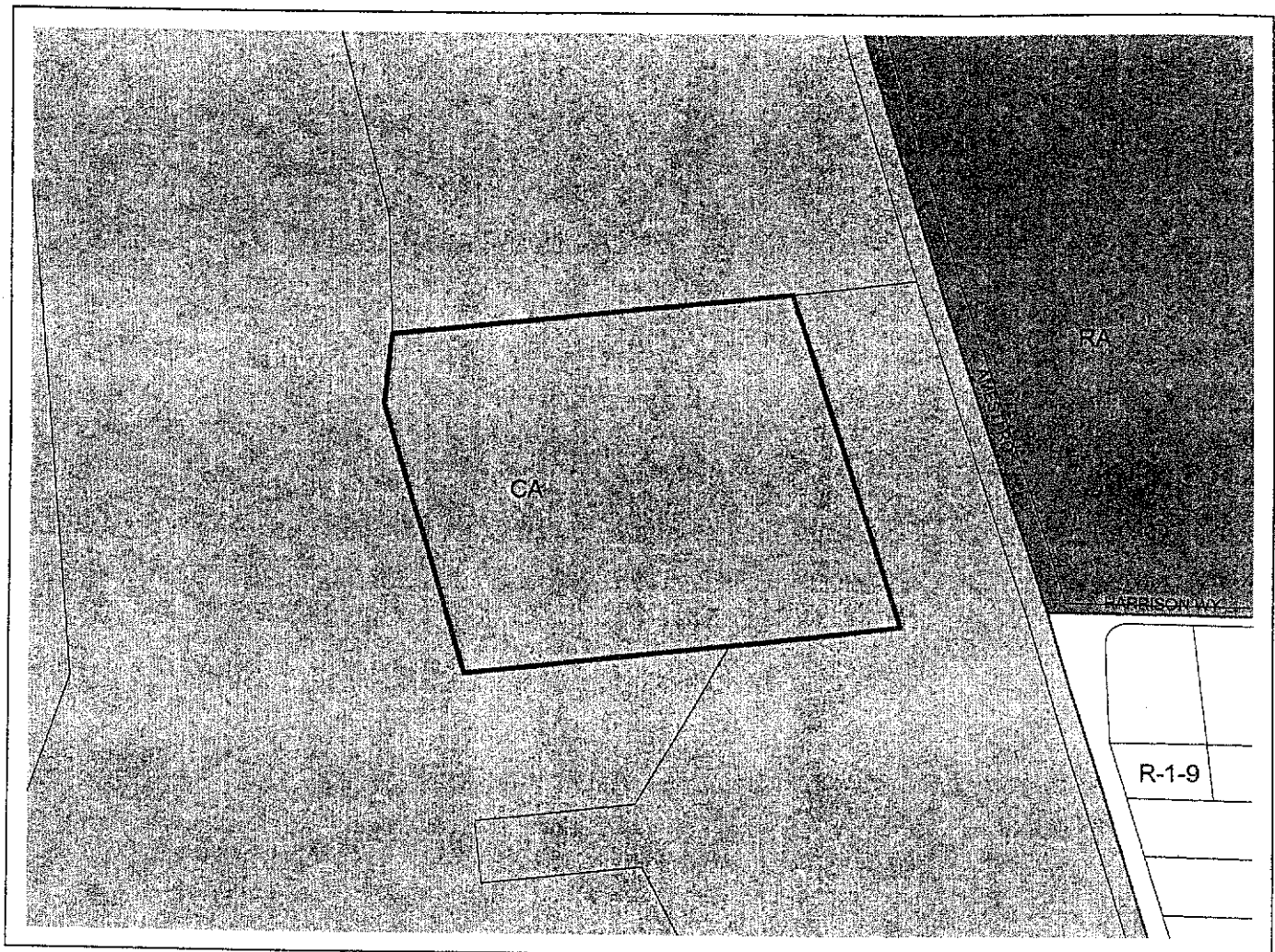
Legend



Map created by Santa Cruz County
Planning Department:
March 2004

EXHIBIT E






Zoning Map



200 0 200 400 600 Feet

N



-  APN 108-370-21
-  Streets
-  CA
-  RA
-  R-1-X

Map created by Santa Cruz County
Planning Department:
February 2004

EXHIBIT

03/04/04 BS5

11:09:26

COUNTY OF SANTA CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: BUILDING PLAN CHECK

I-ALPBR205
ALSBR740

APPL.NO.: 0050505G : REVIEW DATE: 3/01/04 : ROUTING: 2
DETERMINATION: APPROVED : REVIEW TIME: REVIEWER: WVS
COMMENTS:----- PF4 TO SEE RELATED INFORMATION.

1. Special inspection shall be required for epoxied anchor bolts into the existing foundation. Refer to Detail 6/51.

2. Please have the project structural engineer mark and sign two (2) Special Inspection Testing forms. Also have the owner, special inspection agency and contractor sign both copies. Return both copies to this office for approval prior to permit issuance.

PF7/8=PREV/NXT AGCY 10/11=PAGE COMM THIS RTNG 12/13=OTHER RTNGS-THIS AGCY
PF19=PREVIOUS SCREEN PA2=EXIT

EXHIBIT F

02/25/04 BS5
11:17:41

COUNTY OF SANTA CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: **ENVIRONMENTAL HEALTH**

I-ALPBR205
ALSBR740

APPL.NO.: 0050505G : REVIEW DATE: 12/18/03 : ROUTING: 1
DETERMINATION: NOT APPROVED : REVIEW TIME: REVIEWER: RST
COMMENTS:----- PF4 TO SEE RELATED INFORMATION.
Submit a licensed pumper's report for review and approval.

11:18:00 Wed Feb 25, 2004

02/25/04 BS5
11:17:47

COUNTY OF SANTA CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: **ENVIRONMENTAL PLANNING**

I-ALPBR205
ALSBR740

APPL.NO.: 0050505G : REVIEW DATE: 12/23/03 : ROUTING: 1
DETERMINATION: APPROVED : REVIEW TIME: REVIEWER: RSL
COMMENTS:-----

1. Confirmed with the County Geologist that this project was okay
to approve.

11:18:09 Wed Feb 25, 2004

02/25/04 BS5
11:17:51

COUNTY OF **SANTA** CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: **CAL DEPT FORESTRY/COUNTY**

I-ALPBR205
ALSBR740

APPL.NO.: 0050505G : REVIEW DATE: 12/24/03 : ROUTING: 1
DETERMINATION: APPROVED : REVIEW TIME: REVIEWER: LGB
COMMENTS:----- PF4 TO SEE RELATED INFORMATION.
NO COMMENT FOUND BY THIS REVIEW AGENCY FOR THIS APPLICATION.

EXHIBIT

11:17:22 Wed Feb 25, 2004

02/25/04 BS5
11:17:04

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

I-ALPBR205
ALSER740

APPL.NO.: 0050505G : REVIEW DATE: 12/31/03 : ROUTING: 1
DETERMINATION: NOT APPROVED : REVIEW TIME: REVIEWER: JGL
COMMENTS:----- PF4 TO SEE RELATED INFORMATION.
1. There is no stormwater management (DRAINAGE)
plans shown to review

2. Illustrate on plans the methods by which roof
runoff will be conveyed away from structures to
safe points of release clearly indicating where
runoff will drain when it leaves the site Show all
drainage features such as proposed and existing
downspouts, splash blocks, swales, ditches, natural
channels, downspouts, etc. Show how roof runoff is
controlled and not impact adjoining properties
Include erosion control measures where necessary

11:17:36 Wed Feb 25, 2004

02/25/04 BS5
11:17:21

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

I-ALPBR205
ALSER740

APPL.NO.: 0050505G : REVIEW DATE: 12/31/03 : ROUTING: 1
DETERMINATION: NOT APPROVED : REVIEW TIME: REVIEWER: JGL
COMMENTS:----- PF4 TO SEE RELATED INFORMATION.
The maintenance of the drainage system for this property is the
exclusive responsibility of the owner.

All submittal of plans, calculations, reports, etc.
related to this project should be made through the Planning
Department.
For questions regarding this review the Public Works Drainage
staff is available to assist you at the county DPW counter from
8:00am to 12:00noon Monday to Friday. Afternoon from
1:00pm to 5:00pm is by appointment only. Please call 831-
454-2160 to schedule an appointment;

11:17:49 Wed Feb 25, 2004

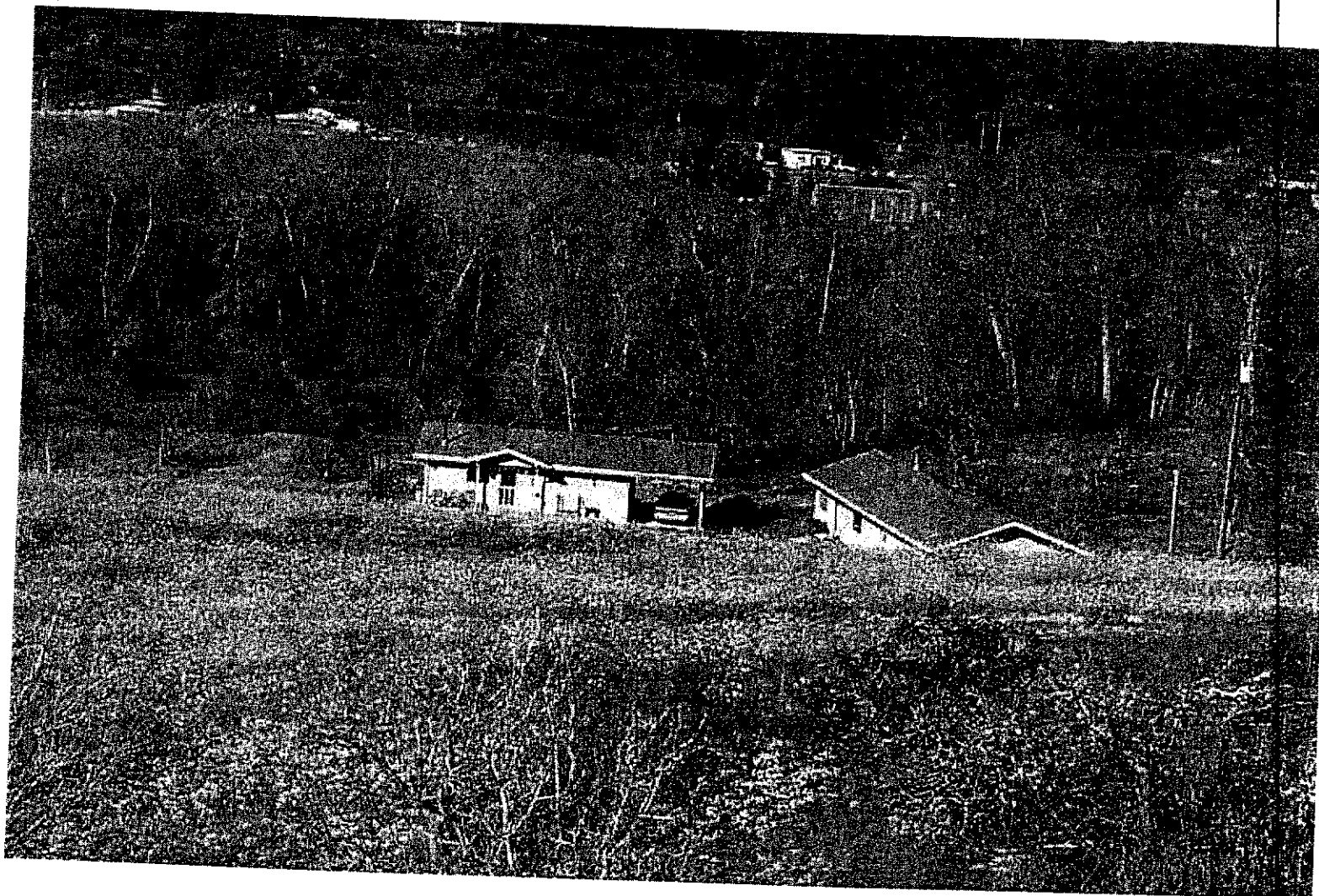
02/25/04 BS5
11:17:34

COUNTY OF SANTA CRUZ - 3.0
BROWSE BUILDING APPLICATION REVIEW
REVIEW AGENCY: DPW DRIVEWAY/ENCROACHMENT

I-ALPBR205
ALSER740

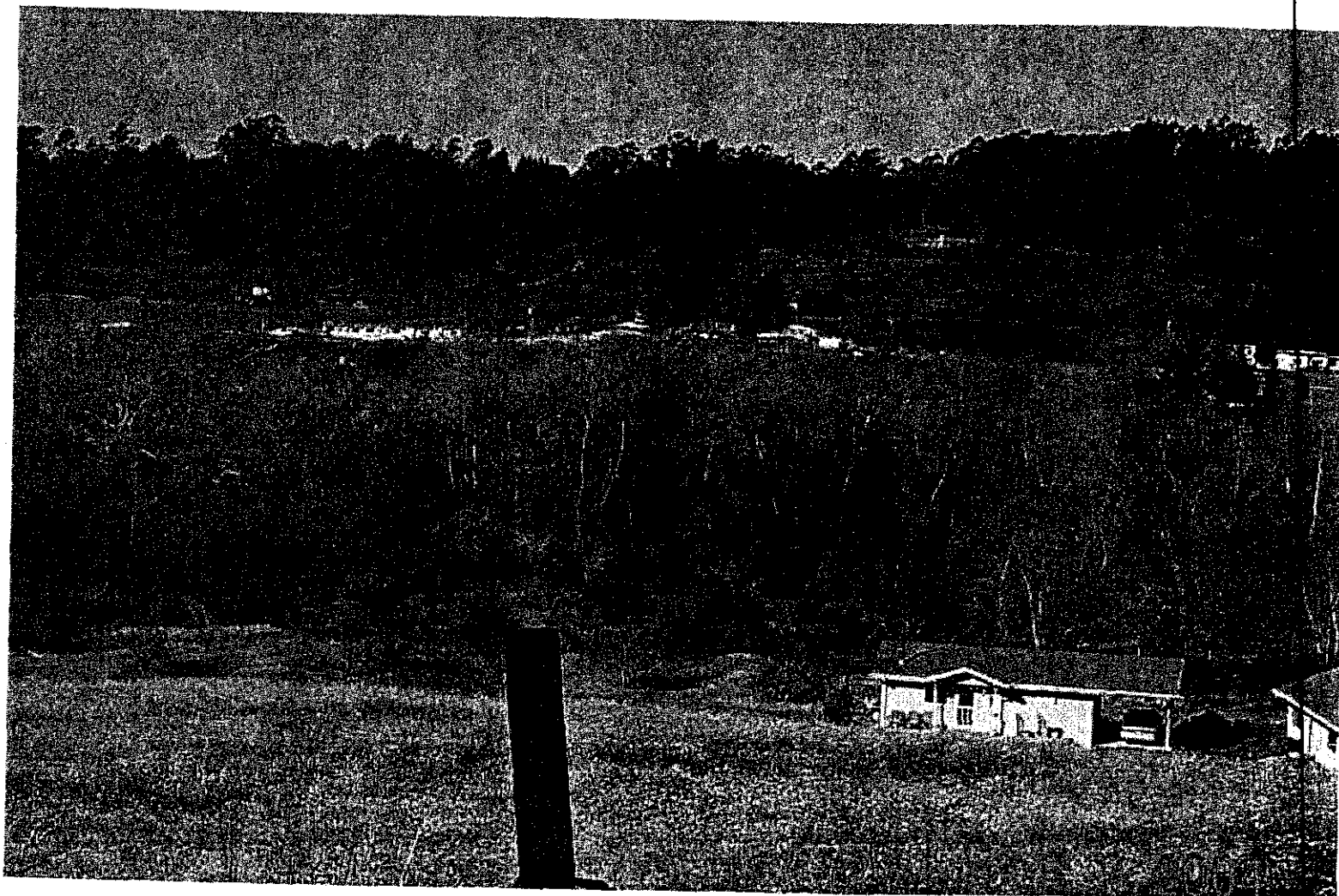
APPL.NO.: 0050505G : REVIEW DATE: 12/11/03 : ROUTING: 1
DETERMINATION: NOT REQUIRED : REVIEW TIME: REVIEWER: RVK
COMMENTS:----- PF4 TO SEE RELATED INFORMATION.
NO COMMENT FOUND BY THIS REVIEW AGENCY FOR THIS APPLICATION.

EXHIBIT 7



EXISTING HOME SITE
04-0079

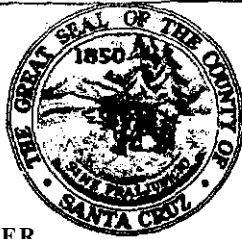
EXHIBIT C



HOMESITE / ADJACENT CA LANDS
CORRALITOS CK RIPARIAN BUFFER
ADN 108-371-21
04-0079

EXHIBIT 6

DEPARTMENT OF
PUBLIC WORKS



NO. 95-50

COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER

JOHN A. FANTHAM

DIRECTOR OF PUBLIC WORKS

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060-4070

ENCROACHMENT PERMIT

TO: Name X MARION M. HALL JR. Date issued April 28 1995
Address X 1175 Amesti Rd Contractor _____
WATSONVILLE, CA. 95076 Phone _____
Phone X (408) 724-5802 Fee \$ ~~200.00~~ No Fee WAIVED BY BOARD 5-9-95
(Permittee) Receipt # N/A

Pursuant to Santa Cruz County code Chapter 9.70 Street and Roads and subject to existing ordinances, and to all the terms, conditions, and restrictions written below or printed as general or special provisions on any part of this form and/or attached hereto, PERMISSION IS HEREBY GRANTED TO:

This encroachment permit is for a temporary access ramp at 1175 Amesti Road.

(Attached two sets plans or sketches if applicable)

PLEASE READ THIS PERMIT CAREFULLY. Keep it at the work site. To arrange for an inspection, phone 454-2302 at least 48 hours prior to construction.

Your attention is directed to the general provisions printed on the back of this form. This permit is to be strictly construed and no work, other than that specifically mentioned above, is authorized hereby.

This permit shall be void unless the work herein contemplated shall have been completed by 4-28, 1996

Accepting this permit or starting work hereunder shall constitute acceptance and agreement to all the conditions and requirements of this permit.

Signature of Permittee

JOHN A. FANTHAM
Director of Public Works

X By: Marion M. Hall Jr.
Permittee or Authorized Agent

By: Ruth Kosovilka

PERMIT NOT VALID UNLESS EXECUTED BY DIRECTOR OF PUBLIC WORKS OR HIS AGENT
WORK COMPLETED:

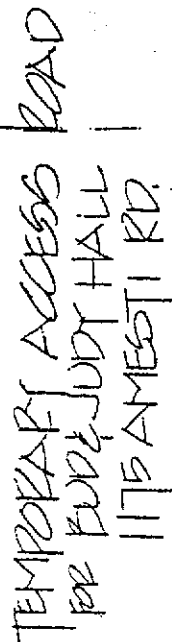
DPW-109 (Rev. 2/90)

Date: _____ by: _____

EXHIBIT

THIS ENCROACHMENT PERMIT IS GOOD FOR WORK IN THE COUNTY ROAD RIGHT-OF-WAY ONLY.

To arrange for inspection, phone
454-2302 at least 48 hours in advance



0.02 = 1375

173

OFFICE COPY

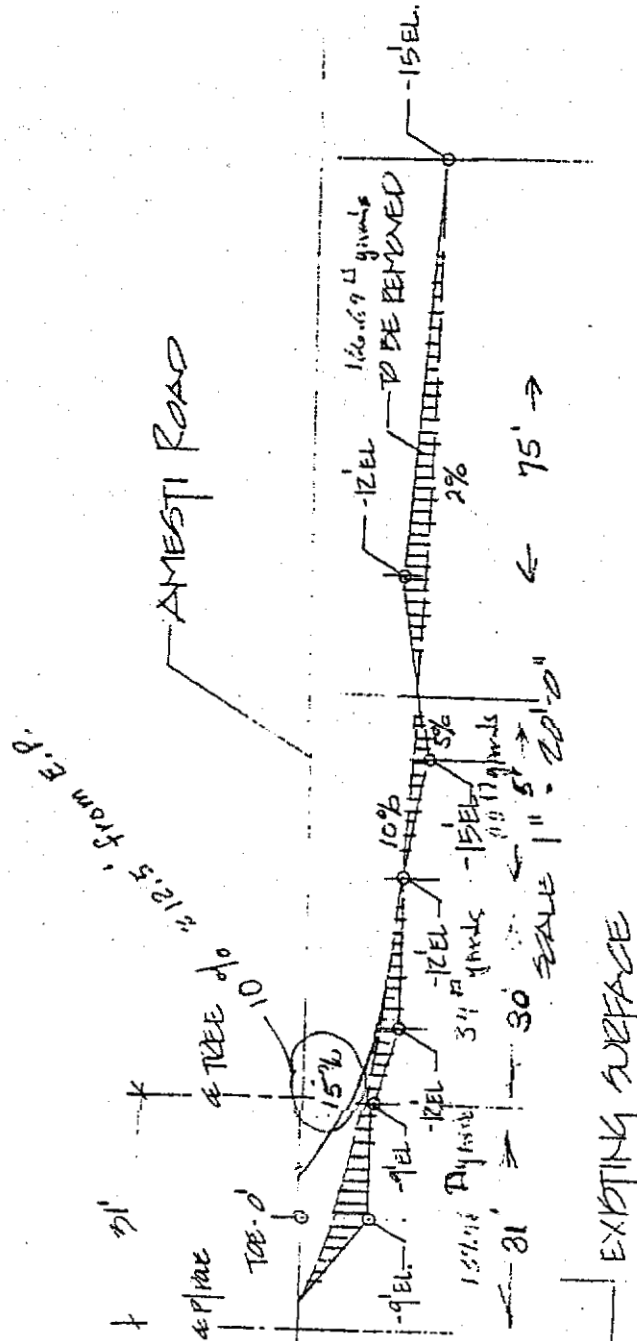
95-50 4-28-95

EX-101

1000

**CEMENT IS GOOD FOR WORK
IN THE COUNTY ROAD RIGHT-
OF-WAY ONLY.**

arrange for inspection, phone
#54-2302 at least 48 hours in advance



EXISTING SURFACE

BY ROAD 9745 E

TEMPORARY ACCESS ROAD FOR BUDJUDY HALL 175 AVE ST 22

2352

OFFICE COPY

95-50 4-28-05

EXHIBIT

Marion M. Hall, Jr.
Judyth M. Hall
P.O. BOX 1078
Freedom, Ca. 95019-1078

Tony Oliva
Alice R. Oliva
1228 Amesti Rd.
Watsonville, CA 95076

April 24, 1995

County of Santa Cruz
Planning Department
701 Ocean St.
Santa Cruz, Ca. 95060

TO Whm It May Concern:

This is to notify you that Tony and Alice Oliva have given Marion and Judyth Hall permission to use a portion of their property for a temporary access road to the lower part of the Hall property. This would involve using the Southeast corner of the Oliva property. Please refer to the Hall parcel 100-202-39, Northeast corner which borders the Oliva parcel 108-202-38. When the county rebuilds Amesti Road the access road would be permanently relocated on the Hall Property.

Sincerely,

Marion M. Hall, Jr.
Marion M. Hall, Jr.

Judyth M. Hall
Judyth M. Hall

Tony Oliva
Tony Oliva

Alice R. Oliva
Alice R. Oliva

MH/jh

Enclosure

EXHIBIT





County of Santa Cruz

PLANNING DEPARTMENT

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

STAFF REPORT

00-0035

Lot Line Adjustment - Level III

March 28, 2000

Assessor's Parcel Number: 108-371-09; 108-371-10

Site Address: 1175 *Amesti* Road

Owner: Hall

PROPOSAL & LOCATION

Proposal for an equal exchange of approximately 22,094 square feet between two existing parcels of approximately 1 acre (108-371-09) and 2.82 acres (108-371-10), resulting in two parcels of the same size after the transfer. Requires a Lot Line Adjustment.

ANALYSIS

This Lot Line Adjustment has been initiated by the County of Santa Cruz in partnership with the property owners. The parcels are both located within a large landslide mass that failed in 1998, closing Amesti Road and severely damaging the applicant's house, located at that time on APN 108-371-09. Subsequent to that event, the applicant relocated to APN 108-371-10 as the former parcel was now unbuildable.

The current proposal is to allow the County of Santa Cruz, which has formed a Geologic Hazards Abatement District in the area, to assume ownership of the unbuildable portions of both properties along Amesti Road. Since both parcels have frontage on Amesti Road, a Lot Line Adjustment is necessary to reconfigure the properties so that all of the frontage is on one parcel, which the County will then purchase. To provide legal access to APN 108-371-10, which will

Alvin D. James

Owner: Hall
Application #: 00-0035
APN: 108-371-09; 108-371-10

now be landlocked, the County will grant a right of way across the new parcel along the road.

Findings are on file in the County Planning Department.

STAFF RECOMMENDATION

The Principal Planner for Development Review has acted on your application as follows:

XXX APPROVED (IF NOT APPEALED)

_____ DENIED based on the attached findings.

NOTE: This decision is final unless appealed.

See below for information regarding appeals. You may exercise your permit after signing below and meeting any conditions which are required to be met prior to exercising the permit. If you file an appeal of this decision, permit issuance will be stayed and the permit cannot be exercised until the appeal is decided.

THIS APPROVAL WILL EXPIRE ON APRIL 12 2002 IF NOT EXERCISED.

If you have any questions, please contact me at (831)454-3189

Sincerely,


Martin Jacobson
Principal Planner

Date: 3-20-00

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions.

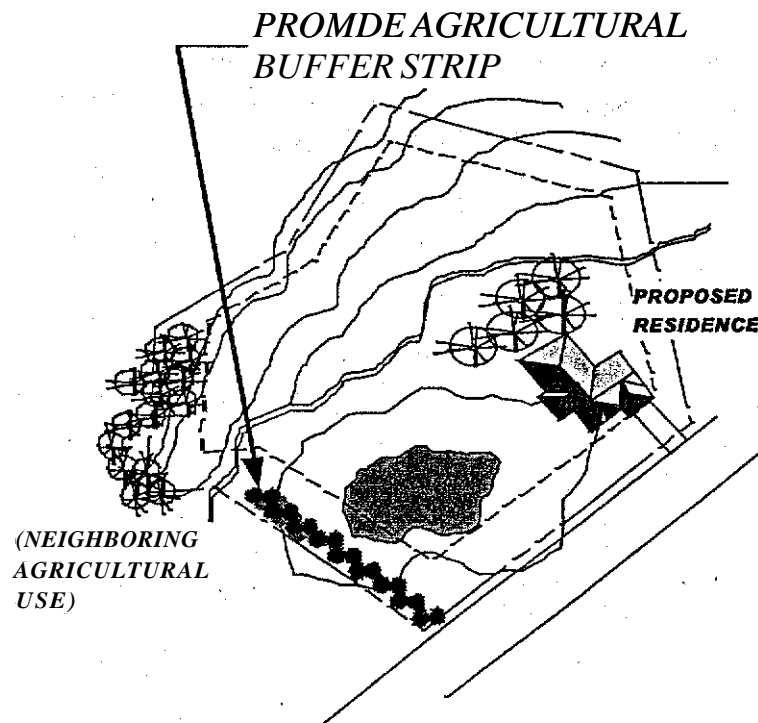
Signature of Owner/Agent

Date

EXHIBIT

Planning Department County of Santa Cruz

RECOMMENDED AGRICULTURAL BUFFER PLANTING LIST



COMMON NAME

Coyote Brush³
 Lemon Bottlebrush^{1,2}
 California Lilac
 Pineapple Guava^{1,2}
 Flannel Bush
 Silktassel Tree
 Pacific Wax Myrtle
 Hollyleaf Cherry
 Catalina Cherry¹
 Coast Live Oak
 Italian Buckthorn²
 Coffeeberry

BOTANICAL NAME

Baccharis pilularis
 Callistemon citrinus
 Ceanothus varieties
 Feijoa sellowiana
 Fremontodendron californicum
 Garrya elliptica
 Myrica californica
 Prunus ilicifolia
 Prunus lyonii
 Quercus agrifolia
 Rhamnus alaternus
 Rhamnus californica

NOTES:

1. Attractive to birds because of their fruit.
2. Non-native plant.
3. Not for range-land use.