

STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY COMMISSION

APPLICATION NO.: 04-0036

APN: 107-341-03

APPLICANT: Mark Couper

OWNER: Ronald Anthony Benavente

PROJECT DESCRIPTION: Proposal to demolish an existing single-family dwelling and construct a replacement single-family dwelling. Requires an Agricultural Buffer Determination.

LOCATION Property located on the west side of Browns Valley Road (171 Browns Valley Road), about 1,050 feet north from Amesti Road in Watsonville.

PERMITS REQUIRED: Agricultural Buffer Setback Reduction

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 1

COASTAL ZONE: ___ Yes X No

APPEALABLE TO CCC: ___ Yes X No

PARCEL INFORMATION

PARCEL SIZE: 13,111 square feet

EXISTING LAND USE:

PARCEL: Single-family residential

SURROUNDING Commercial agriculture, single-family residential

PROJECT ACCESS: Browns Valley Road

PLANNING AREA: Eureka Canyon

LAND USE DESIGNATION: A (Agriculture, Type 1-A)

ZONING DISTRICT: CA (Commercial Agriculture)

SUPERVISORIAL DISTRICT: Second (Pirie)

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------|---|
| a. Geologic Hazards | a. CFZ mapped/no physical evidence on site |
| b. Soils | b. 104 Baywood loamy sand |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. 0-2 percent slopes |
| e. Env. Sen. Habitat | e. Mapped biotic/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 | o. Mapped/no physical evidence on site |

p. Agricultural Resource

p. Type 1-A, Viable Agricultural land

SERVICES INFORMATION

Inside Urban/Rural Services Line: X Yes o No

Water Supply: City of Watsonville

Sewage Disposal: CSA#12, private septic system

Fire District: Pajaro Valley Fire Protection District

Drainage District: Zone 7 Flood Control/Water Conservation District

ANALYSIS AND DISCUSSION

The proposed project is to construct a replacement two story single-family dwelling of approximately 3,812 square feet on a 13,111 square foot parcel. The original house was built in 1935 and is 716 square feet in area, with Assessor's Records indicating a 1 bedroom and 1 bathroom structure. The project is located at 171 Browns Valley Road in Watsonville. The building site is within 200 feet of Commercial Agricultural land in all directions. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 140 feet from APN 107-181-09, the 55-acre Adams apple orchard across Brown's Valley Road, and 20 feet, 10 feet, and 10 feet, respectively from APN's 107-341-01 85-02 & -04, adjacent residential properties to the north, south and east.

The subject property is characterized by flat topography, with slopes ranging from 0 - 2 percent on Baywood loamy sand. The parcel is not located within the Urban Services Line and the Corralitos area may be characterized as a mixed neighborhood of commercial agriculture and low-density housing. The parcel carries an Agriculture, Type 1-A (A) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the north, south, east and west sides of the parcel at Assessor's Parcel Numbers 107-181-09, 107-341-01 & -02 & -04, although only APN 107-181-09 is actively engaged in commercial agricultural production, while the remaining 3 properties are residential homesites.

A reduced agricultural buffer is recommended for the replacement single family dwelling due to the fact that the small size of the lot would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned property, as the property is only 80 feet wide at the widest dimension and 183 feet long at the deepest dimension. The applicant is required to construct a solid six-foot fence at the north, south and west and east sides of the parcel with an evergreen hedge of plantings consistent with the APAC Recommended Planting List to reduce the impact of the proposed residential use on the adjacent agricultural properties, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. Sight distance shall be consistent with Public Works Traffic Engineering standards at the project frontage on Brown's Valley Road so as to ensure safe entry and exit from the property. The applicant has recorded a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts as Document 2004-0017401 on March 18, 2004.

RECOMMENDATION

Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from **200** feet to about 140 feet, 20 feet, 10 feet and 10 feet to the single-family dwelling from the adjacent CA zoned property known as APN's 107-181-09, 107-341-01 & -02 & -04, proposed under Application # 04-0036, 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

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)

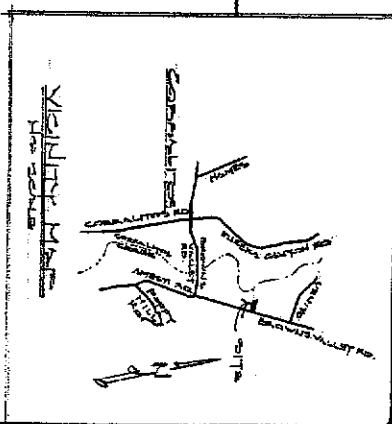
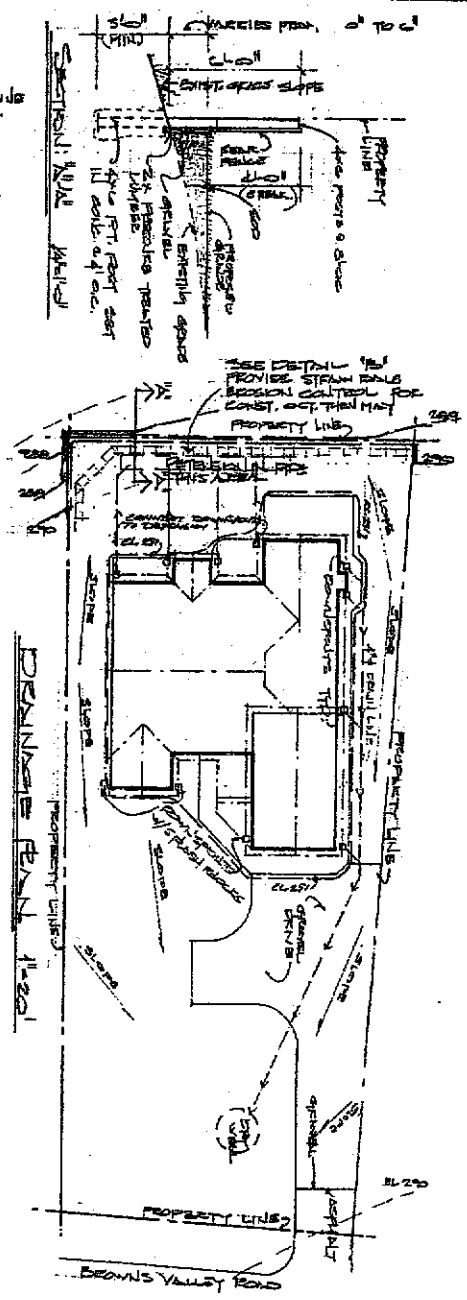
Report Reviewed By: _____


Cathy Graves
Principal Planner
Development Review

- DIS. PRESENTATION NOTES:**
- 1) All work shall conform to the current national code and state code (2001) as amended by several local authorities.
 - 2) The structure (shown) shall be constructed with 12" x 12" c.p. masonry and shall have a 1/4" slope of 200 sq ft water supply to be by water supply system.
 - 3) The structure shall be constructed with 12" x 12" c.p. masonry and shall have a 1/4" slope of 200 sq ft water supply to be by water supply system. The structure shall be constructed with 12" x 12" c.p. masonry and shall have a 1/4" slope of 200 sq ft water supply to be by water supply system.
 - 4) The structure shall be constructed with 12" x 12" c.p. masonry and shall have a 1/4" slope of 200 sq ft water supply to be by water supply system.

Project Summary:

Remove existing 140 sq ft 2 bed room 1-bath single family residence and erect a new 3200 sq ft 4-bed room, 2 1/2 bath, single family residence with attached 2-car garage.

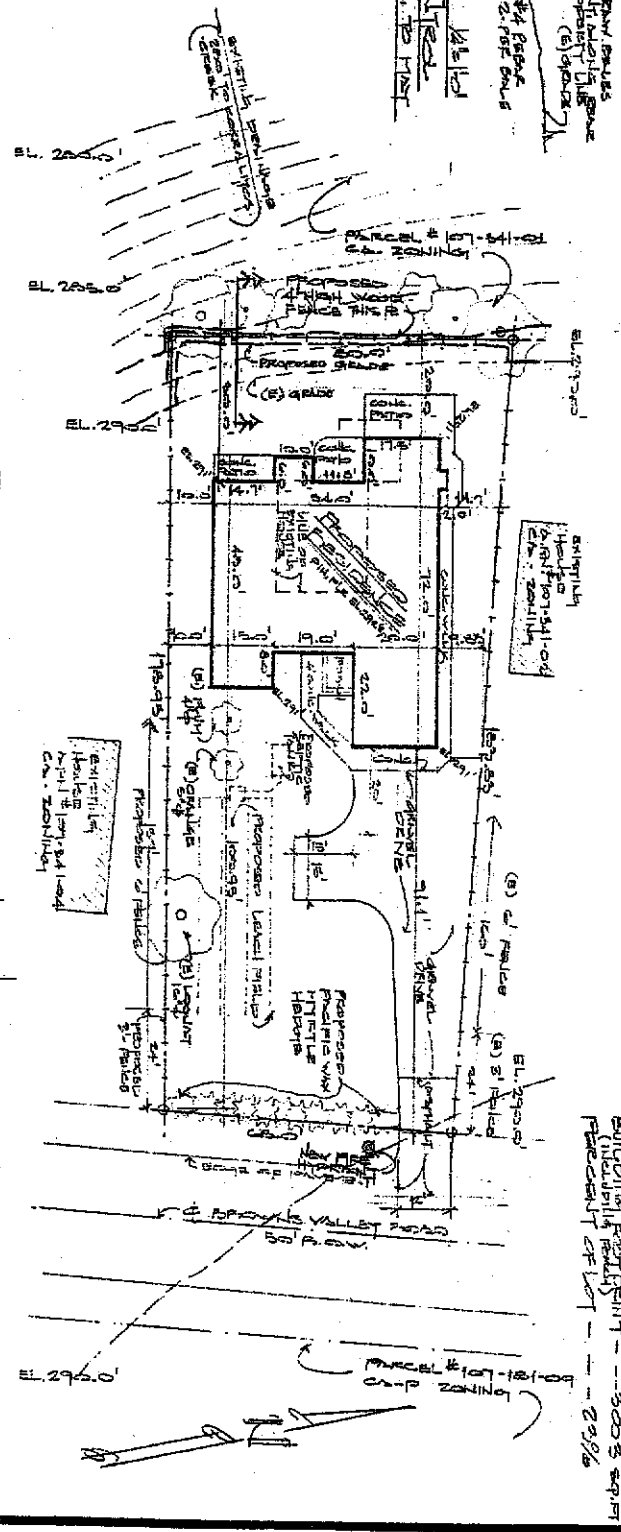


Lot Summary:

Lot 13, 13.0791
 13,0791
 13,0791
 13,0791

Section Note:

1. All work shall conform to the current national code and state code (2001) as amended by several local authorities.



PROPOSED SITE PLAN

171 BROWN'S VALLEY ROAD, APTN. # 107-241-03

NO.	DATE	BY
1	1-5-2004	M.L.C.
2	11-8-2003	M.L.C.
3	04-01-04	M.L.C.
4		

PROPOSED:

SANTINGO/DELAVENTE PRES.

171 BROWN'S VALLEY ROAD

COMALITO, CA.

(805) 755-0447

PREPARED BY:

M.L. COOPER

55 BOWKER ROAD

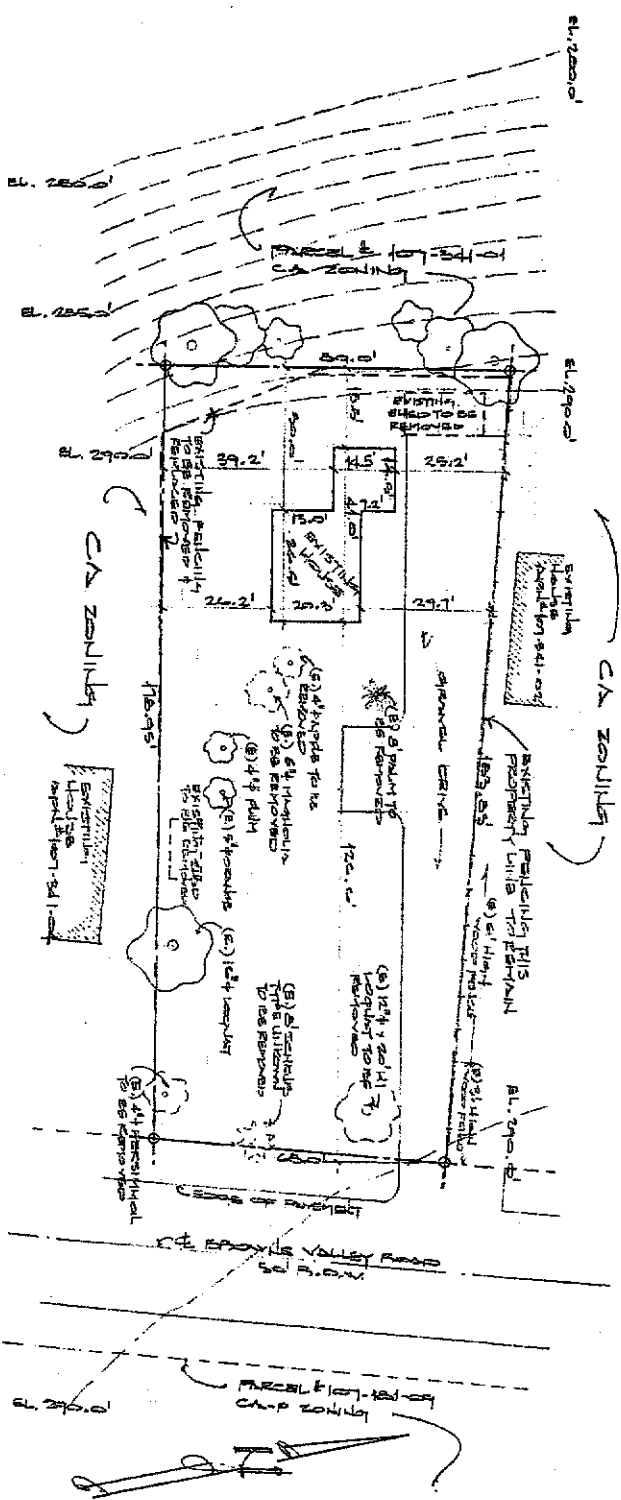
FRESNO, CA.

95016

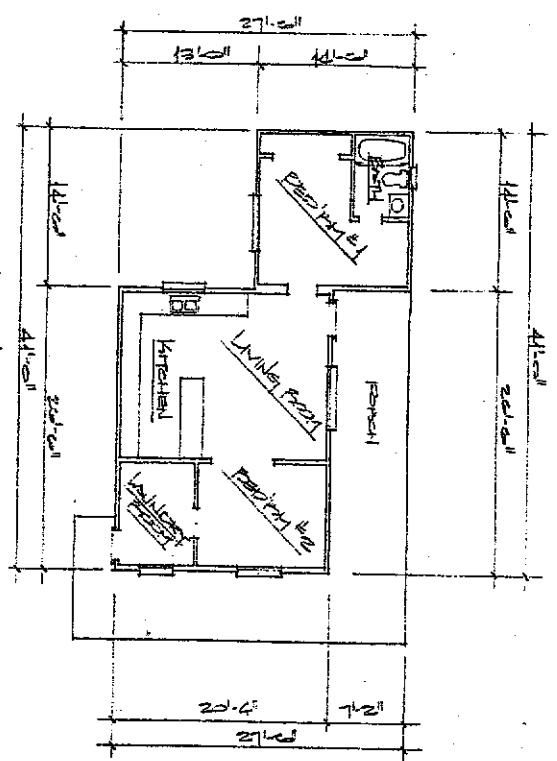
(559) 461-2231

REVISION	BY
3-15-04	M.L.C.

EXHIBIT



EXISTING HOUSE FLOOR PLAN 1041-003
 171 BROWN VALLEY ROAD
 1041-003



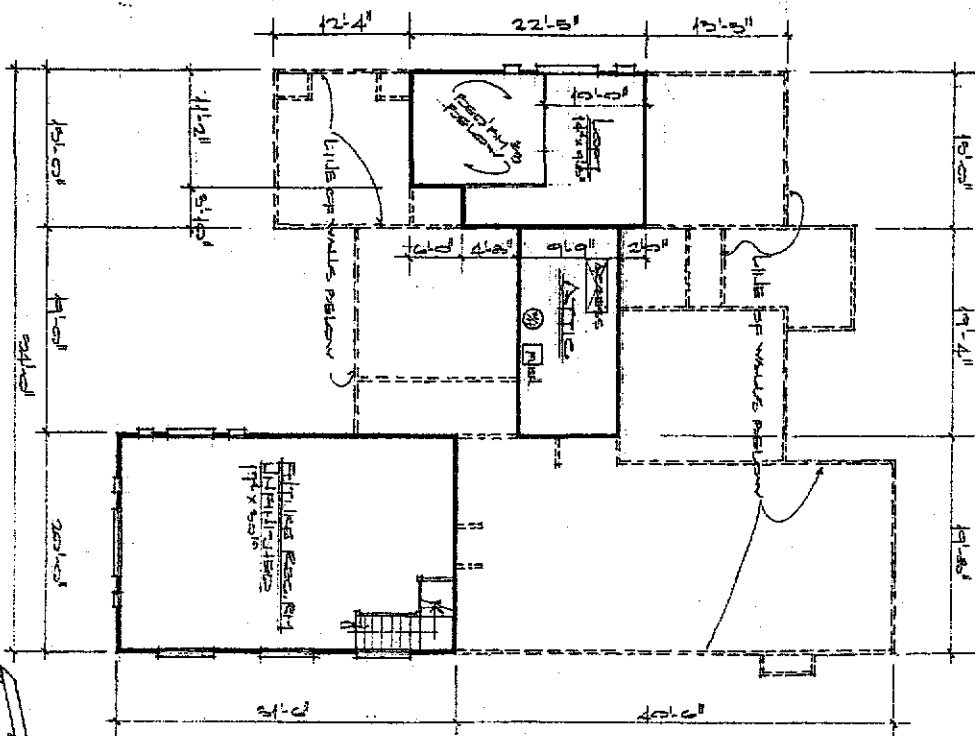
DATE	1-5-64
BY	M.L.C.
CHECKED	
SCALE	AS SHOWN
JOB NO.	1041-003
SHEET	2
TOTAL SHEETS	4

PROPOSED:
 SANTIAGO/DELAVENTE RES.
 171 BROWN VALLEY ROAD
 CARPENTERS, CA.
 (831) 766-0447

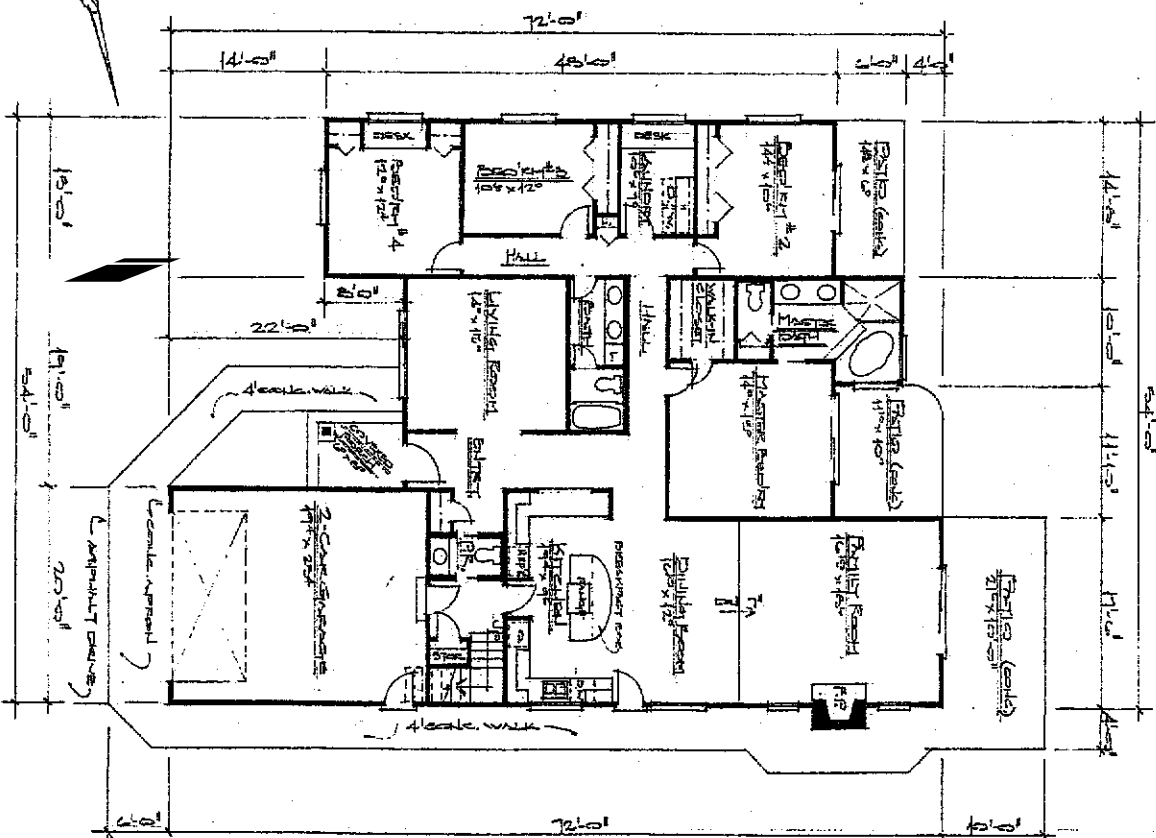
PREPARED BY:
 M.L. COOPER
 35 BROWN ROAD
 FREEDOM, CA.
 95019
 (831) 761-2231

REVISIONS	BY

215 Floor Layout Scale: 1/8" = 1'-0"
 Includes features:
 Utility Room (447 sq. ft.) -- 447 sq. ft.
 Living Room (179 sq. ft.) -- 179 sq. ft.



1st Floor Layout Scale: 1/8" = 1'-0"
 Includes features:
 Utility Room (447 sq. ft.) -- 447 sq. ft.
 Living Room (295 sq. ft.) -- 295 sq. ft.



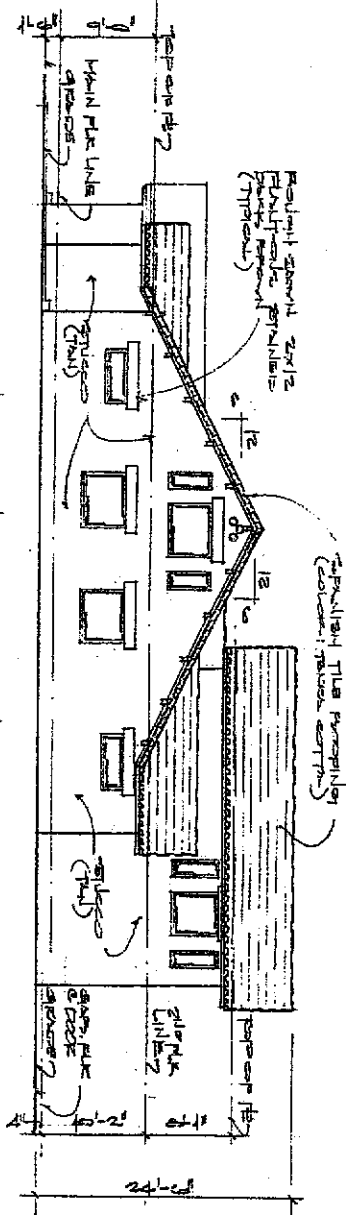
DATE	BY	REVISIONS
1-2-74	M.L. COOPER	1
1-16-74	M.L. COOPER	2
1-24-74	M.L. COOPER	3
2-1-74	M.L. COOPER	4
2-15-74	M.L. COOPER	5
2-22-74	M.L. COOPER	6
3-1-74	M.L. COOPER	7
3-8-74	M.L. COOPER	8
3-15-74	M.L. COOPER	9
3-22-74	M.L. COOPER	10
3-29-74	M.L. COOPER	11
4-5-74	M.L. COOPER	12
4-12-74	M.L. COOPER	13
4-19-74	M.L. COOPER	14
4-26-74	M.L. COOPER	15
5-3-74	M.L. COOPER	16
5-10-74	M.L. COOPER	17
5-17-74	M.L. COOPER	18
5-24-74	M.L. COOPER	19
5-31-74	M.L. COOPER	20
6-7-74	M.L. COOPER	21
6-14-74	M.L. COOPER	22
6-21-74	M.L. COOPER	23
6-28-74	M.L. COOPER	24
7-5-74	M.L. COOPER	25
7-12-74	M.L. COOPER	26
7-19-74	M.L. COOPER	27
7-26-74	M.L. COOPER	28
8-2-74	M.L. COOPER	29
8-9-74	M.L. COOPER	30
8-16-74	M.L. COOPER	31
8-23-74	M.L. COOPER	32
8-30-74	M.L. COOPER	33
9-6-74	M.L. COOPER	34
9-13-74	M.L. COOPER	35
9-20-74	M.L. COOPER	36
9-27-74	M.L. COOPER	37
10-4-74	M.L. COOPER	38
10-11-74	M.L. COOPER	39
10-18-74	M.L. COOPER	40
10-25-74	M.L. COOPER	41
11-1-74	M.L. COOPER	42
11-8-74	M.L. COOPER	43
11-15-74	M.L. COOPER	44
11-22-74	M.L. COOPER	45
11-29-74	M.L. COOPER	46
12-6-74	M.L. COOPER	47
12-13-74	M.L. COOPER	48
12-20-74	M.L. COOPER	49
12-27-74	M.L. COOPER	50

PROPOSED
SANTIAGO/BENVENUTE RES.
 171 BROWN VALLEY ROAD
 CORRALITOS, CA.
 (831) 786-0447

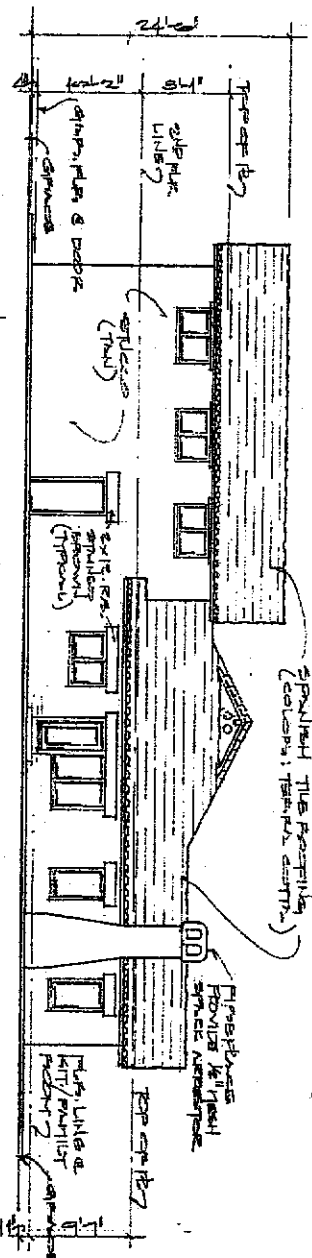
PREPARED BY
M.L. COOPER
 35 BROWN VALLEY ROAD
 FREEDOM, CA
 95019
 (831) 761-2231

DATE	BY	REVISIONS
1-2-74	M.L. COOPER	1
1-16-74	M.L. COOPER	2
1-24-74	M.L. COOPER	3
2-1-74	M.L. COOPER	4
2-15-74	M.L. COOPER	5
2-22-74	M.L. COOPER	6
3-1-74	M.L. COOPER	7
3-8-74	M.L. COOPER	8
3-15-74	M.L. COOPER	9
3-22-74	M.L. COOPER	10
3-29-74	M.L. COOPER	11
4-5-74	M.L. COOPER	12
4-12-74	M.L. COOPER	13
4-19-74	M.L. COOPER	14
4-26-74	M.L. COOPER	15
5-3-74	M.L. COOPER	16
5-10-74	M.L. COOPER	17
5-17-74	M.L. COOPER	18
5-24-74	M.L. COOPER	19
5-31-74	M.L. COOPER	20
6-7-74	M.L. COOPER	21
6-14-74	M.L. COOPER	22
6-21-74	M.L. COOPER	23
6-28-74	M.L. COOPER	24
7-5-74	M.L. COOPER	25
7-12-74	M.L. COOPER	26
7-19-74	M.L. COOPER	27
7-26-74	M.L. COOPER	28
8-2-74	M.L. COOPER	29
8-9-74	M.L. COOPER	30
8-16-74	M.L. COOPER	31
8-23-74	M.L. COOPER	32
8-30-74	M.L. COOPER	33
9-6-74	M.L. COOPER	34
9-13-74	M.L. COOPER	35
9-20-74	M.L. COOPER	36
9-27-74	M.L. COOPER	37
10-4-74	M.L. COOPER	38
10-11-74	M.L. COOPER	39
10-18-74	M.L. COOPER	40
10-25-74	M.L. COOPER	41
11-1-74	M.L. COOPER	42
11-8-74	M.L. COOPER	43
11-15-74	M.L. COOPER	44
11-22-74	M.L. COOPER	45
11-29-74	M.L. COOPER	46
12-6-74	M.L. COOPER	47
12-13-74	M.L. COOPER	48
12-20-74	M.L. COOPER	49
12-27-74	M.L. COOPER	50

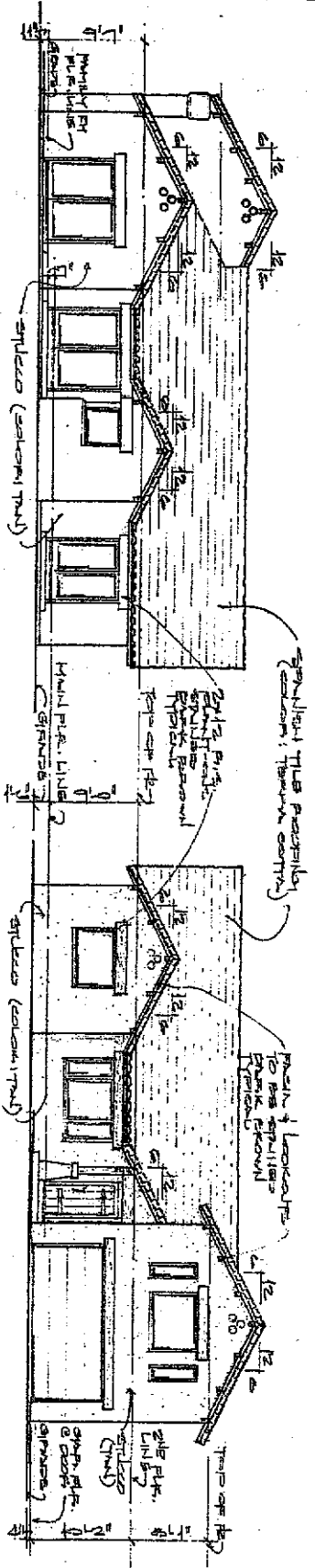
Notes: Roof covering shall be parapet less than 4" above the roof.



SOUTH ELEVATION SCALE 1/8"=1'-0"



NORTH ELEVATION SCALE 1/8"=1'-0"



WEST ELEVATION SCALE 1/8"=1'-0"

EAST (FRONT) ELEVATION SCALE 1/8"=1'-0"

DRAWING	
DATE	1-5-04
BY	M.L. Collier
CHECKED	
DESIGNED	
PROJECT	4
SHEET	4

PROPOSED	
SANTIAGO/BENAYENTE RES.	
171 PERRINE VALLEY ROAD	
CARPENTERS, CA.	
(323) 726-2447	
PREPARED BY	
M.L. Collier	
55 KAWKAW ROAD	
FREMONT, CA.	
75019	
(510) 701-2281	

REVISIONS	BY
3-15-04	M.L.

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 140 feet, 20 feet, 10 feet and 10 feet from the adjacent Commercial Agriculture zoned land. With the 50-foot width of the Browns Valley Road right-of-way, the effective agricultural setback would be proposed to be 140 feet, 20 feet, 10 feet/ and 10 feet where 200 feet are required. An effective barrier consisting of a six-foot tall solid wood board fence enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN's 107-181-09, 107-341-01 & -02 & -04. 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.

A reduced agricultural buffer is recommended for the replacement single-family dwelling due to the fact that the small size (13,11 square feet) of the lot would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent CA Commercial Agriculture zoned property, as the property is only 80 feet wide at the widest dimension and 183 feet long at the deepest dimension.

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, Type 1-A (A) General Plan designation. The parcel is not designated for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, but because of the small size of the parcel (13,111 square feet) it is not utilized for Commercial Agricultural production. The existing structure has been in this location since 1935, and is in need of replacement. No land shall be removed from agricultural production as a result of this proposal.

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.

There is no commercial agricultural production on this parcel. It has been in continual residential use since 1935. With the construction and maintenance of the required agricultural buffer (6-foot tall solid wood board fencing and vegetative screening), and a recorded Agricultural Statement of Acknowledgement, the proposed replacement singlefamily dwelling will not reduce, restrict, or adversely affect agricultural resources, or the economic viability of commercial operations in the Corralitos area.

2. THE USE OR STRUCTURE IS ANCILLARY, INCIDENTAL OR ACCESSORY TO THE PRINCIPAL AGRICULTURAL USE OF THE PARCEL OR NO OTHER AGRICULTURAL USE OF THE PARCEL IS FEASIBLE FOR THE PARCEL; OR

No other commercial agricultural use of the parcel is feasible, given the 13,111 square foot size of the parcel. This does not preclude the homeowner from pursuing small scale production for personal consumption.

3. THE USE CONSISTS OF AN INTERIM PUBLIC USE WHICH DOES NOT IMPAIR LONG-TERM AGRICULTURAL VIABILITY; AND

Not applicable.

4. SINGLE FAMILY RESIDENTIAL USES WILL BE SITED TO MINIMIZE CONFLICTS, **AND** THAT ALL OTHER USES WILL NOT CONFLICT WITH COMMERCIAL AGRICULTURAL ACTIVITIES ON SITE, WHERE APPLICABLE, OR IN **THE** AREA.

The proposed single-family residence is located as far back on the parcel as possible to maintain the greatest separation **from** the 55-acre apple orchard across Browns Valley Road, while meeting the required residential setbacks associated with the R-1-10 – R-1-15.9 single-family residential zone district, consistent with County Code Section 13.10.313, Development Standards, which state that on legal lots of record less than 2.5 acres in size, all site and structural dimensions of the residential districts as indicated in Section 13.10.323, shall apply, based on the pre-existing parcel **size**.

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.

Construction **of** the replacement single-family dwelling shall not remove any agricultural land from production on the 13,111 square foot parcel as the site has served **a** residential **function** since 1935.

CONDITIONS OF APPROVAL

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN's (107-181-09, 107-341-01 & -02 & -04). Prior to exercising any **rights** granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- 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:
 1. A development setback of a minimum of 140 feet, 20 feet/10 feet/10 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN 107-181-09, 107-341-01 & -02 & -04.
 2. 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 consistent with the Recommended Agricultural Buffer Planting List. 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. The required 6-foot fencing within the front yard shall be reviewed and approved by Public Works Transportation Engineering to determine consistency with sight distance safety standards.
 4. Submit a detailed erosion control plan for review and approval by Environmental Planning.
 5. Comply with all requirements of the Public Works Department.
 6. Comply with all requirements of the Environmental Health Service.
 7. Comply with all requirements of the Pajaro Valley Fire Protection District.
 8. Capital Improvement Fees for the Eureka Canyon Planning Area shall be as follows: \$578 per bedroom Park Dedication fees and \$109 per bedroom Child Care fees. These fees are subject to change.

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. 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: 4/15/04

Effective Date: 4/29/04

Expiration Date: 4/29/06

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: 04-0036

Assessor Parcel Number: 107-341-03

Project Location: 171 Browns Valley Road, Watsonville CA 95076

Project Description: Agricultural Buffer Setback Reduction

Person or Agency Proposing Project: Mark Couper

Contact Phone Number: (831)761-2231

- 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 3 - Small structure (Section 15301)

F. Reasons why the project is exempt:

replacement of an existing singlefamily dwelling

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

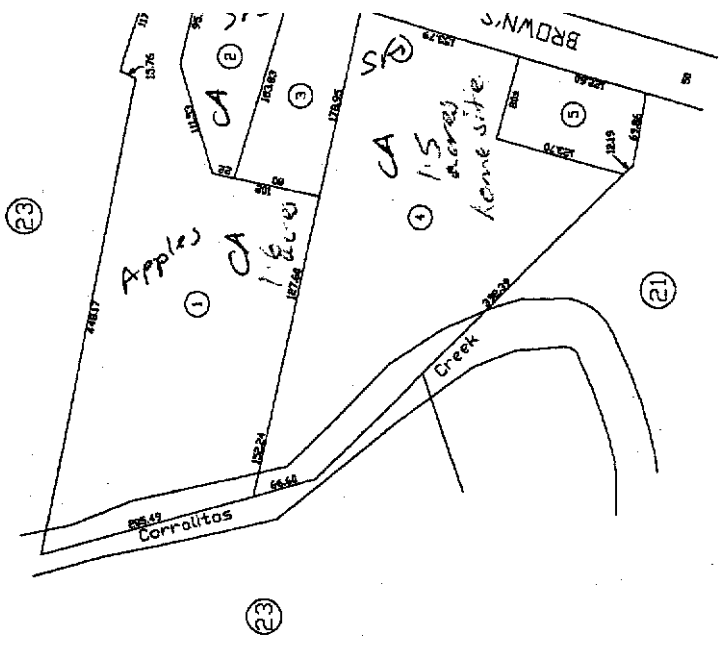
Joan Van der Hoeven
Joan Van der Hoeven, Project Planner

Date: April 15, 2004

FOR TAX PURPOSES ONLY

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 1998

RANCHO DE LOS CORRALITOS
 POR. SEC. 12, T.11S., R.1E., M.D.B.

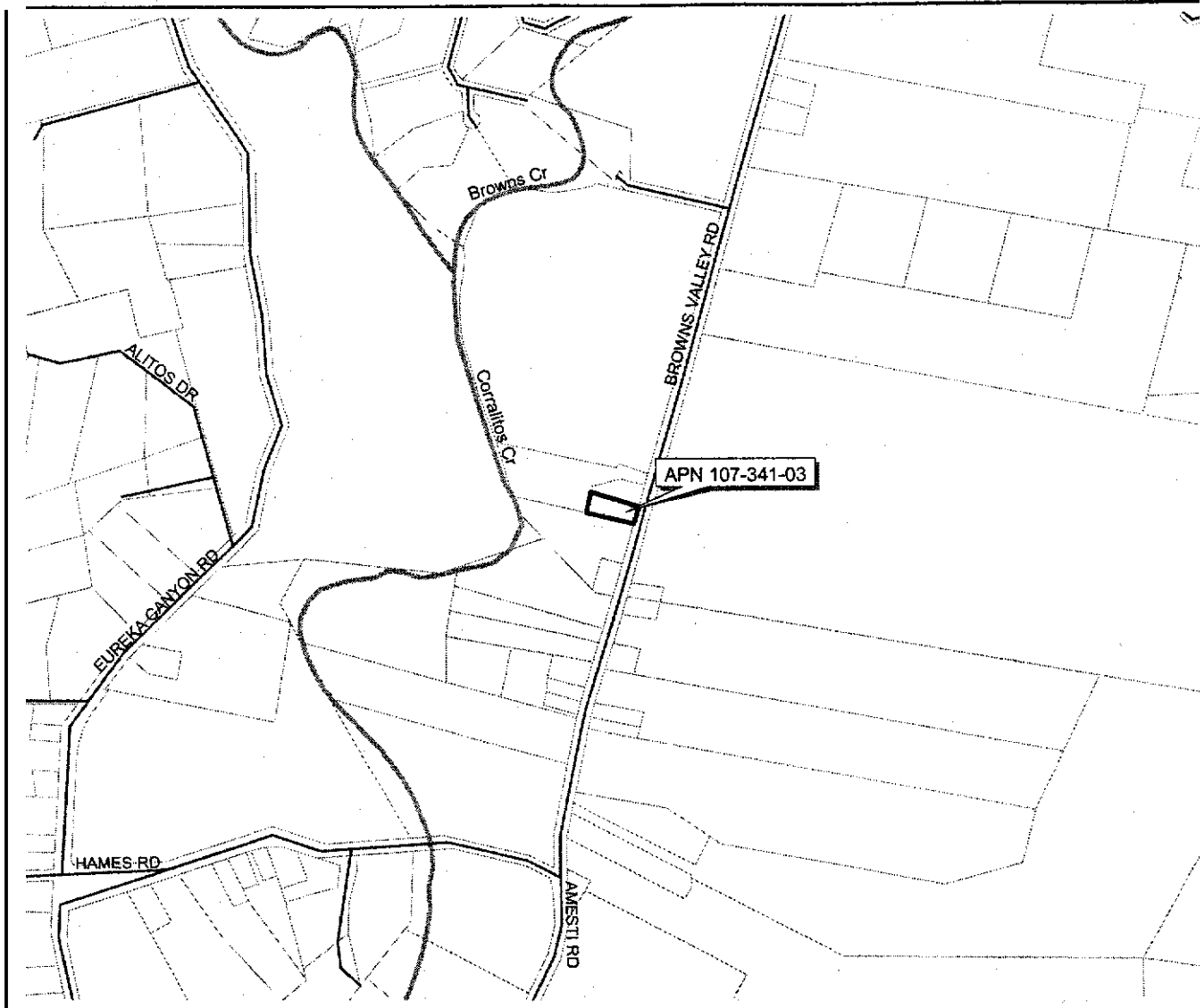


Note - Assessor's
 Lot Number

EXHIBIT

1

Location Map



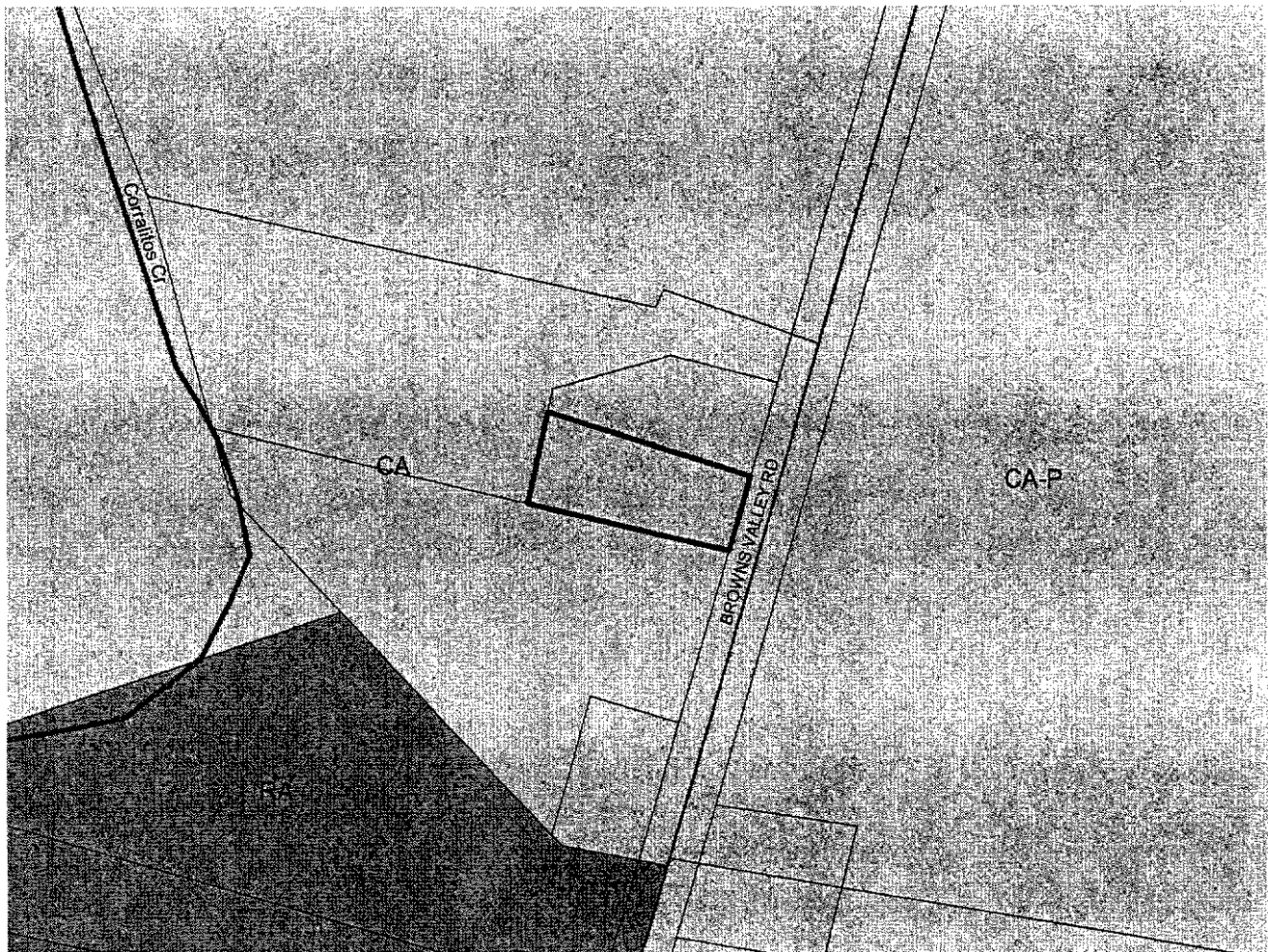
3.25 0 0.25 0.5 Mile!

Map created by Santa Cruz County
Planning Department:
January 2004








EXHIBIT

Zoning Map



500 0 500 Feet

Legend

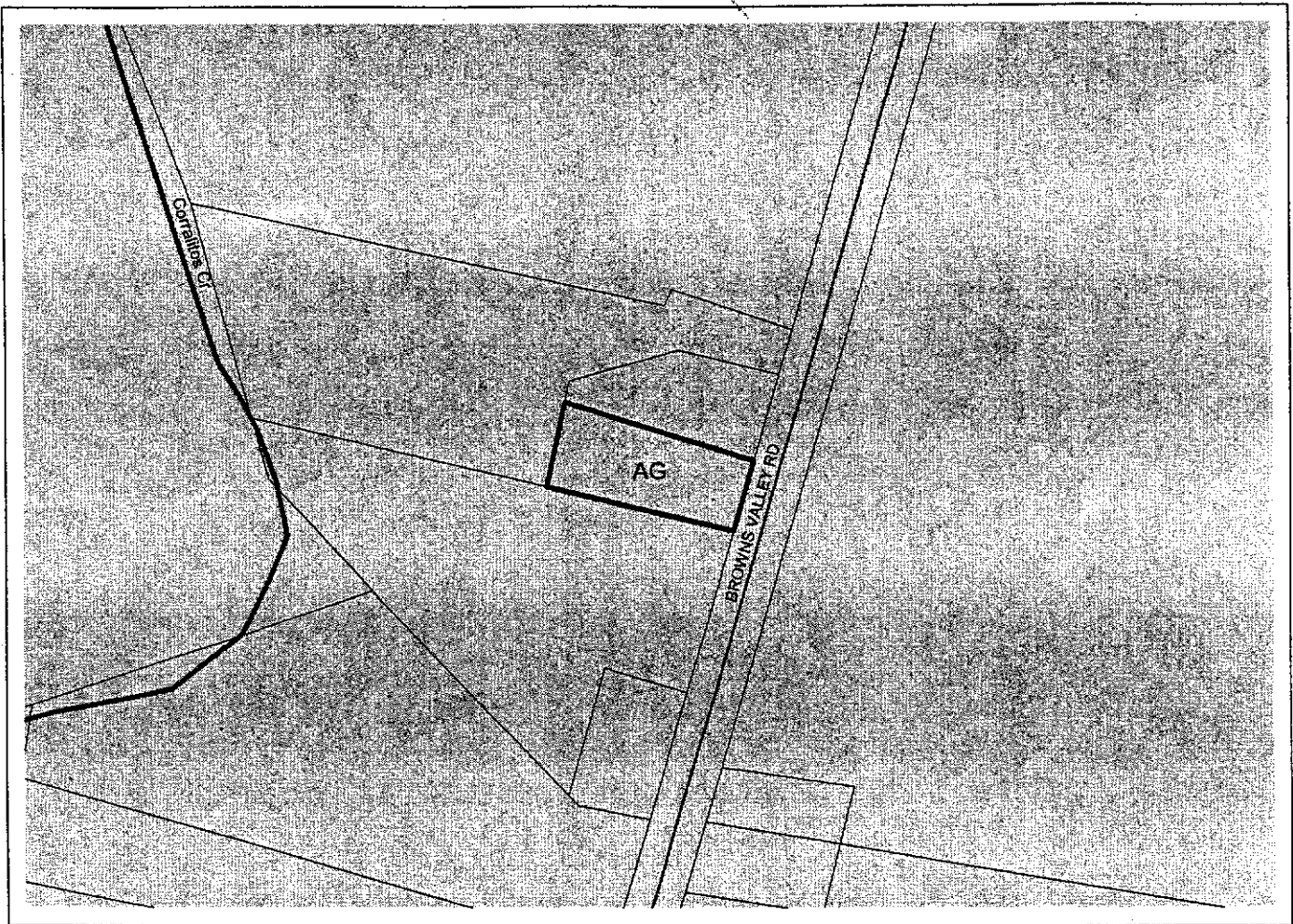
-  APN 107-341-03
-  Streets
-  Perennial Stream
-  CA
-  RA



Map created by Santa Cruz County
Planning Department:
January 2004





EXHIBIT E

General Plan Map



500 0 500 Feet

Legend

-  APN 107-341-03
-  Streets
-  Perennial Stream
-  Agriculture



Map created by Santa Cruz County
Planning Department:
January 2004

EXHIBIT E

CITY OF WATSONVILLE

"Opportunity through diversity; unity through cooperation"



ADMINISTRATION BUILDING

215 Union Street
Second Floor
Fax 831 761 1173

February 3, 2004

MAYOR & CITY COUNCIL

215 Union Street
831 728 6006

CITY MANAGER

831 728 6011

CITY ATTORNEY

831 728 6013

CITY CLERK

831 728 6005

PERSONNEL

831 728 6012

Joan Van der Hoeven
Planning Department
County of Santa Cruz
Santa Cruz, CA 95060

Subject: Water Service for APN: 107-341-03

CITY HALL OFFICES

250 Main St.

COMMUNITY DEVELOPMENT

831 728 6018

Fax 831 728 6173

FINANCE

831 728 6031

Fax 831 763 4066

PUBLIC WORKS & UTILITIES

831 728 6019

Fax 831 728 4065

PURCHASING

831 728 6029

Fax 831 763 4066

REDEVELOPMENT & HOUSING

831 728 6014

Fax 831 763 4114

AIRPORT

100 Aviation Way

831 728 6075

Fax 831 763 4058

FIRE

115 Second Street

831 728 6060

Fax 831 763 4054

LIBRARY

310 Union Street

831 728 6040

Fax 831 763 4015

PARKS & COMMUNITY SERVICES

30 Maple Avenue

831 728 6081

Fax 831 763 4078

04-0036

Dear Ms. Van der Hoeven:

This letter is to inform **you that** under current City of Watsonville (City) policy, City water may be provided **to** serve **a** the proposed single-family home at APN: 107-341-03 provided the following conditions **are** met:

1. A water service application shall be completed **and** submitted to the City of Watsonville. The existing dwelling is currently **served** by a 5/8" meter, which will need to be upgraded if fire sprinklers **are required**.
2. Pay applicable connection, construction, and **groundwater** impact fees.

This letter is not **a** guarantee of water availability. The provision of water service is **determined by the City Council of the City of Watsonville**.

Please contact me at (831) 728-6127 if you have any questions or concerns.

Yours truly,

Joy Bader, Assistant Engineer
Community Development Department

EXHIBIT F

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Joan Van Der Hoeven
Application No. : 04-0036
APN: 107-341-03

Date: March 26. 2004
Time: 16:21:01
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Environmental Planning Completeness Comments

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

----- REVIEW ON FEBRUARY 17, 2004 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

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

===== REVIEW ON FEBRUARY 17, 2004 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit a detailed erosion control plan for review. Identify what type of erosion control practice will be utilized on-site (e.g. silt fencing, straw bales, etc.). show where they will be installed and provide construction details for each practice selected.

Project Review Completeness Comments

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

===== REVIEW ON FEBRUARY 20, 2004 BY JOAN VAN DER HOEVEN =====
Please provide a reduced 8 x 11 sized site plan (Sheet 1)

Project Review Miscellaneous Comments

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

===== REVIEW ON FEBRUARY 20, 2004 BY JOAN VAN DER HOEVEN =====
owner required to record an Agricultural Statement of Acknowledgement - form mailed 2-20-04.

Dpw Drainage Completeness Comments

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

===== REVIEW ON FEBRUARY 19, 2004 BY CARISA REGALADO =====
Not enough drainage information has been shown to consider acceptance of this application. To be approved by this division at the discretionary application stage, proposed building projects must conclusively demonstrate that (see drainage guidelines):

- The site is being adequately drained.
- Site runoff will be conveyed to the existing downstream drainage conveyance system

EXHIBIT 5

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 04-0036
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Date: March 26, 2004
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or other safe point(s) of release.

- The project will not adversely impact roads and adjacent or downslope properties.

Please address the following concerns:

1) What is the proposed drainage pattern?

2) How will roof and impervious pavement runoff be handled for the development? Please show on-site drainage system to be used, including downspouts, perforated pipe, etc., plus direction of flow and conveyance to existing off-site drainage system, if any.

3) This project is for development greater than 500 sf in a Groundwater Recharge Zone; therefore, it is required that on-site runoff generated by new impervious area from the new development be retained on-site. New impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc. It must be conclusively demonstrated that the post-development runoff rate does not exceed the pre-development rate and that the completed project does not adversely impact roads or downslope properties.

4) If it is determined that resulting runoff from the proposed development cannot be handled on-site, an offsite analysis by an engineer will be required. Offsite analysis includes making use of any existing offsite drainage systems. All existing and proposed drainage systems and connections must be shown. Amount of runoff to be added to the existing offsite drainage system, along with the system condition and adequacy should be clarified. Also, an easement for use of the adjacent properties to handle the post-development runoff will be required.

6) Are there any structures in the path of flow that would be impacted by this development in the adjacent parcels?

Further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON FEBRUARY 19, 2004 BY CARISA REGALADO =====
No comment.

Environmental Health Completeness Comments

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

===== REVIEW ON FEBRUARY 19, 2004 BY JIM G SAFRANEK =====

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
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Applicant must obtain a sewage disposal permit for the development.

Contact the appropriate Land Use staff.

----- UPDATED ON MARCH 16, 2004 BY JIM G SAFRANEK ----- EHS District inspector was contacted by applicant. EH can allow the septic permit application to be obtained at time of building permit application. Applicant has satisfied EHS discr. permit reqs.

Environmental Health Miscellaneous Comments

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

----- REVIEW ON FEBRUARY 19, 2004 BY JIM G SAFRANEK -----
NO COMMENT

===== UPDATED ON MARCH 16, 2004 BY JIM G SAFRANEK =====

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON FEBRUARY 5, 2004 BY COLLEEN L BAXTER ===== DEPARTMENT NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT. with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. FIRE FLOW requirements for the subject property are 200 GPM. Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans a 4,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction. NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. NOTE on the plans that a 30 foot clearance will be

EXHIBIT

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
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maintained with non-combustible vegetation around all structures' or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt. The access road shall be 18 feet minimum width and maximum twenty percent slope. All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
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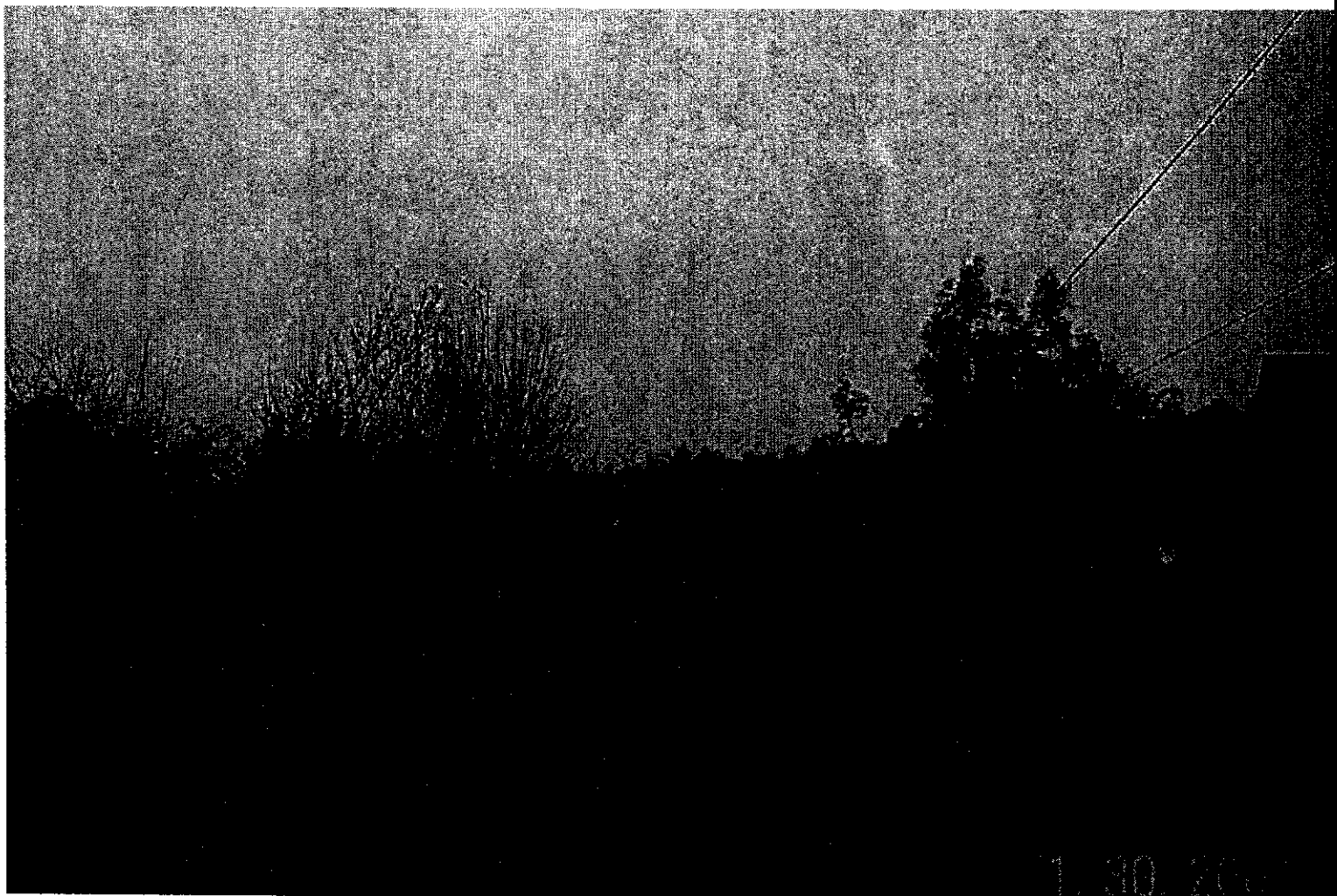
agency.

Cal Dept of Forestry/County Fire Miscellaneous Coin

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

===== REVIEW ON FEBRUARY 5, 2004 BY COLLEEN L BAXTER =====

EXHIBIT F



HOUSE TO BE DEMOLISHED

EXHIBIT G



ADJACENT "CA" ZONED
ACROSS BROWNS VALLEY RD
APN 107-181-09
APPLES - ADAMS RANCH 54 ACRES
EXHIBIT



ADJACENT "CA"

ADN 107-341-04

EXHIBIT 8



ADJACENT "CA"
107-341-02

EXHIBIT C