



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **04-0300**

Applicant: Robin Brownfield

Owner: Richard D. Puente

APN: 108-301-09

Date: July 15, 2004

Agenda Item #: 8

Time: 1:30 p.m.

Project Description: Proposal to construct an addition to an existing single-family dwelling to include a garage and bedroom and to convert the existing garage to a dining room. Requires an Agricultural Buffer Determination.

Location: Property located on the south side of Aldridge Lane at about 1,000 feet west from Corralitos Road (55 Aldridge Lane), in Watsonville.

Permits Required: Agricultural Buffer Setback Determination.

Staff Recommendation:

- Approval of Application 04-0300, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|-------------------------------------|
| A. | Project plans | E. | Assessor's parcel map, Location map |
| B. | Findings | F. | Zoning map, General Plan map |
| C. | Conditions | G. | Site photograph |
| D. | Categorical Exemption (CEQA determination) | | |

Parcel Information

Parcel Size:	7,841 square feet
Existing Land Use - Parcel:	Single-family dwelling
Existing Land Use - Surrounding:	Single-family dwellings, apple orchards, Bradley school
Project Access:	Corralitos Road to Aldridge Lane
Planning Area:	Eureka Canyon
Land Use Designation:	R-R (Rural Residential)
Zone District:	R-1-15 (Single-family Residential)

Supervisory District: Second (District Supervisor: Pine)
Within Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Baywood loamy sand
Fire Hazard: Not a mapped constraint
Slopes: 0 – 2 percent slopes
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: No significant impact
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: Yes No
Water Supply: Pajaro Valley Water Management Agency
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 two-story addition to an existing single-family dwelling of approximately 1,692 square feet on a 7,841 square foot parcel. The project is located at 55 Aldridge Lane in Corralitos, Eureka Canyon planning area. The building site is within 200 feet of Commercial Agricultural land to the south. **An** intervening parcel, APN 108-301-10, belonging to the Roman Catholic Bishop, is a 6.4-acre apple orchard but carries a Public Facilities (PF) zoning. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 180 feet from APN 108-301-12, the 15-acre Silva apple orchard.

The subject property is characterized by **flat** topography with 0 – 2 percent slopes. The parcel is not located within the Urban Services Line and may be characterized as a rural neighborhood with a mix of farming and low density residential. The parcel carries a Rural Residential (R-R) General Plan designation and the implementing zoning is (R-1-15) Single-family Residential with a 15,000 square foot minimum parcel size. Commercial Agriculture zoned land is situated within 200 feet at the south side of the parcel at Assessor's Parcel Number 108-301-12.

A reduced agricultural buffer is recommended due to the fact that the required distance would not allow sufficient building area if the required 200-foot setbacks were maintained from the Commercial Agriculture zoned property. The applicant is proposing a solid six-foot fence at the south and east sides of the parcel with an evergreen hedge of drought tolerant plantings to reduce the impact of agricultural activities on the proposed residential use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel. The applicant shall **further** 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

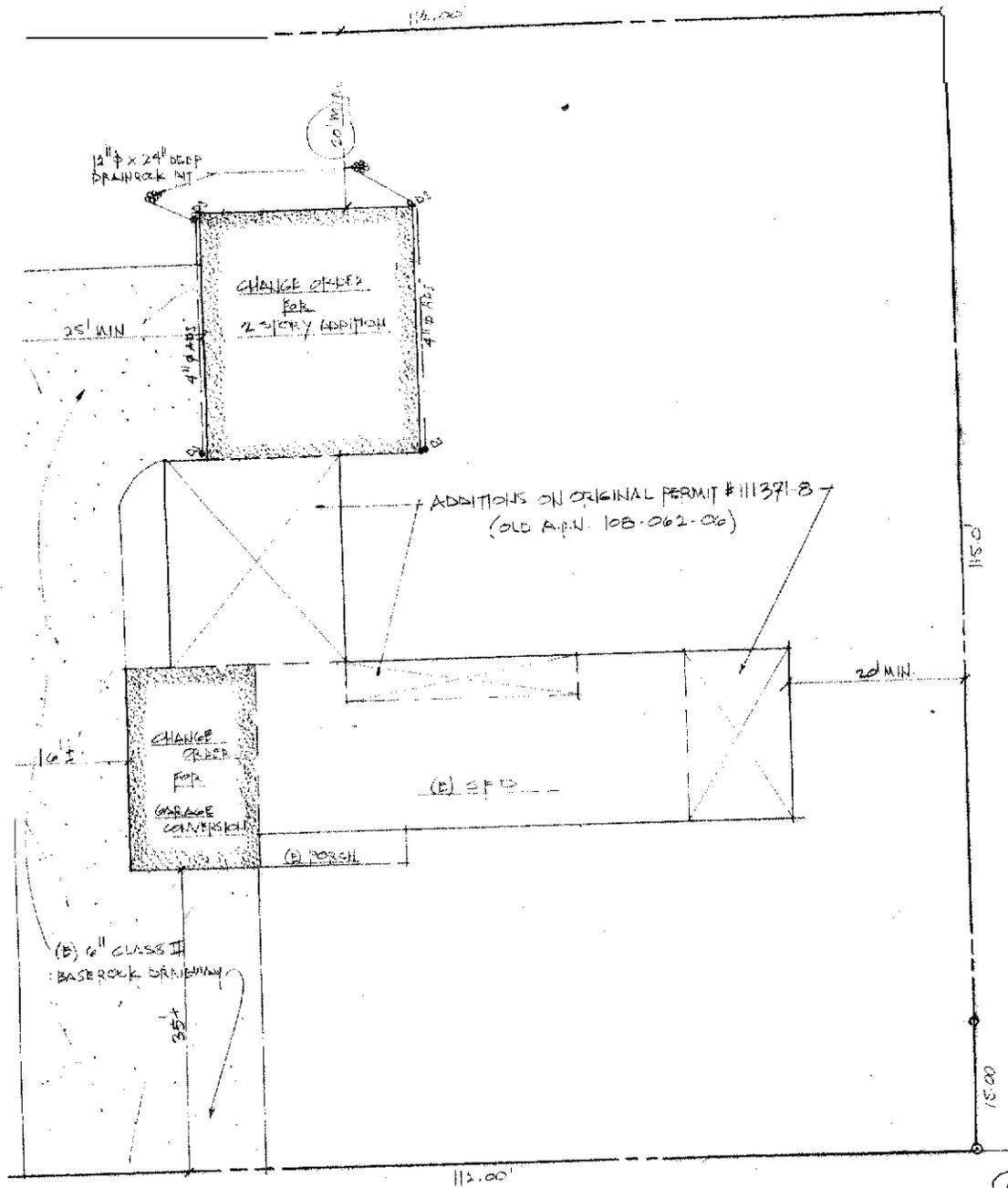
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 180 feet from APN 108-301-12, the adjacent CA zoned property proposed under Application # 04-0300, based on the attached findings and recommended conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

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Report Reviewed By: 
Don Bussey
Deputy Zoning Administrator
Development Review



55 ALONDGE LANE

SITE PLAN

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



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 180 feet from APN 108-301-12, the adjacent Commercial Agriculture zoned land. 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 108-301-12. 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.

Conditions of Approval

Exhibit A: Project plans by Robin Brownfield, 5 sheets dated June 2004.

- I. This permit authorizes an Agricultural Buffer Setback reduction to 180 feet from the proposed residential use to APN 108-301-12. 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 additional information:
 1. A development setback of a minimum of 180 feet from APN 108-301-12, the adjacent Commercial Agriculture zoned parcel.
 2. Final plans shall show the location of the vegetative buffering barrier and 6-foot high, solid wood board fencing used for the purpose of buffering adjacent agricultural land along the south property line. 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.
 - 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 agricultural land use within 200 feet and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative and physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify

that the required barrier (vegetative and/or other) has been completed.

- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer,

IV. Operational Conditions

- A. The vegetative and physical barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.

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: 7/15/04

Effective Date: 7/29/04

Expiration Date: 7/29/06

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.

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: 04-0300
Assessor Parcel Number: 108-301-09
Project Location: 55 Aldridge Lane, Corralitos

Project Description: Agricultural Buffer Setback Determination

Person or Agency Proposing Project: Robin Brownfield

Contact Phone Number: (831) 685-3818

- 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:

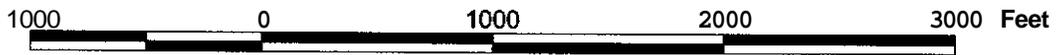
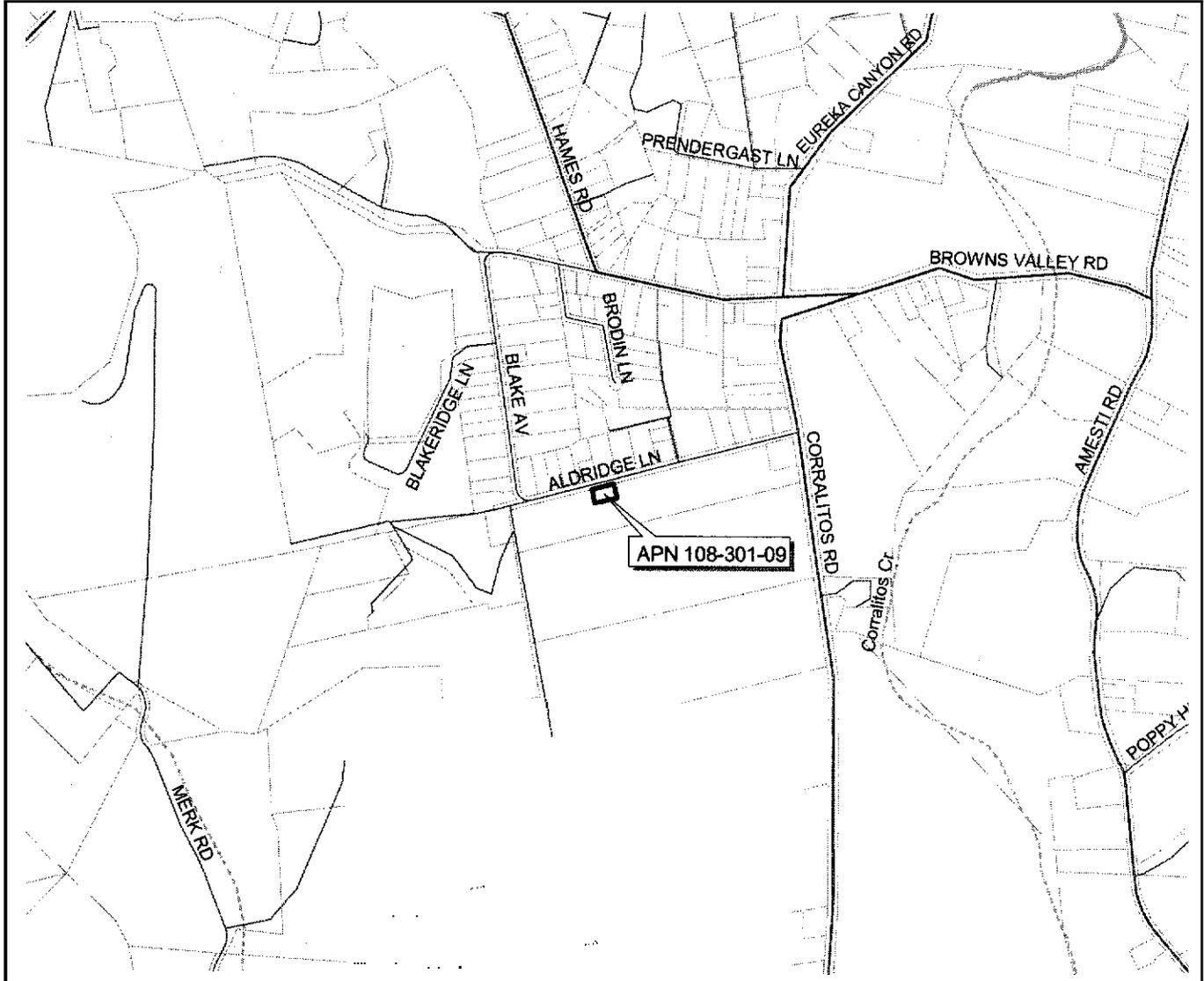
Addition to **an** existing residence

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: July 15, 2004

Location Map



Map created by Santa Cruz County
Planning Department:
July 2004

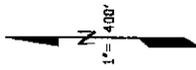


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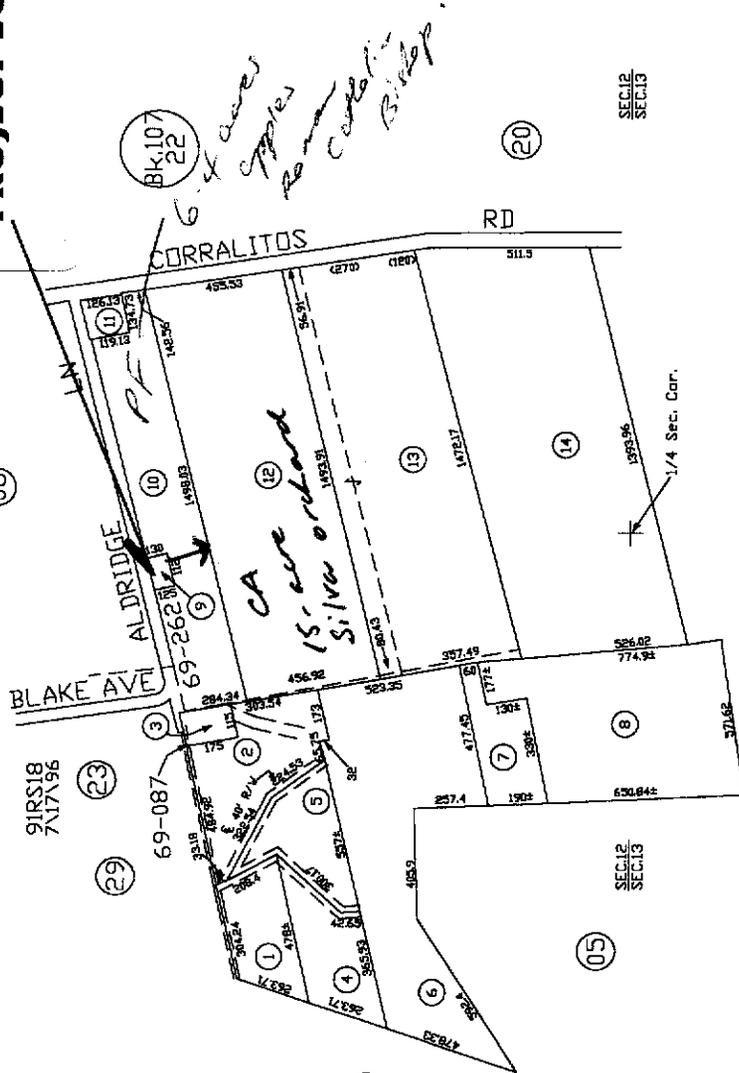
KANGHU JE LUS LUKKALILUS
 POR. SECS. 12 & 13, T.11S., R.1E., M.D.B & M.

Tax Area Code
 69-087 69-262

108-30



PROJECT LOCATION



48PM64
 3/1/88

SEC.12
 SEC.13

SEC.12
 SEC.13

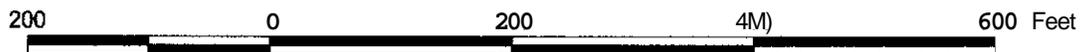
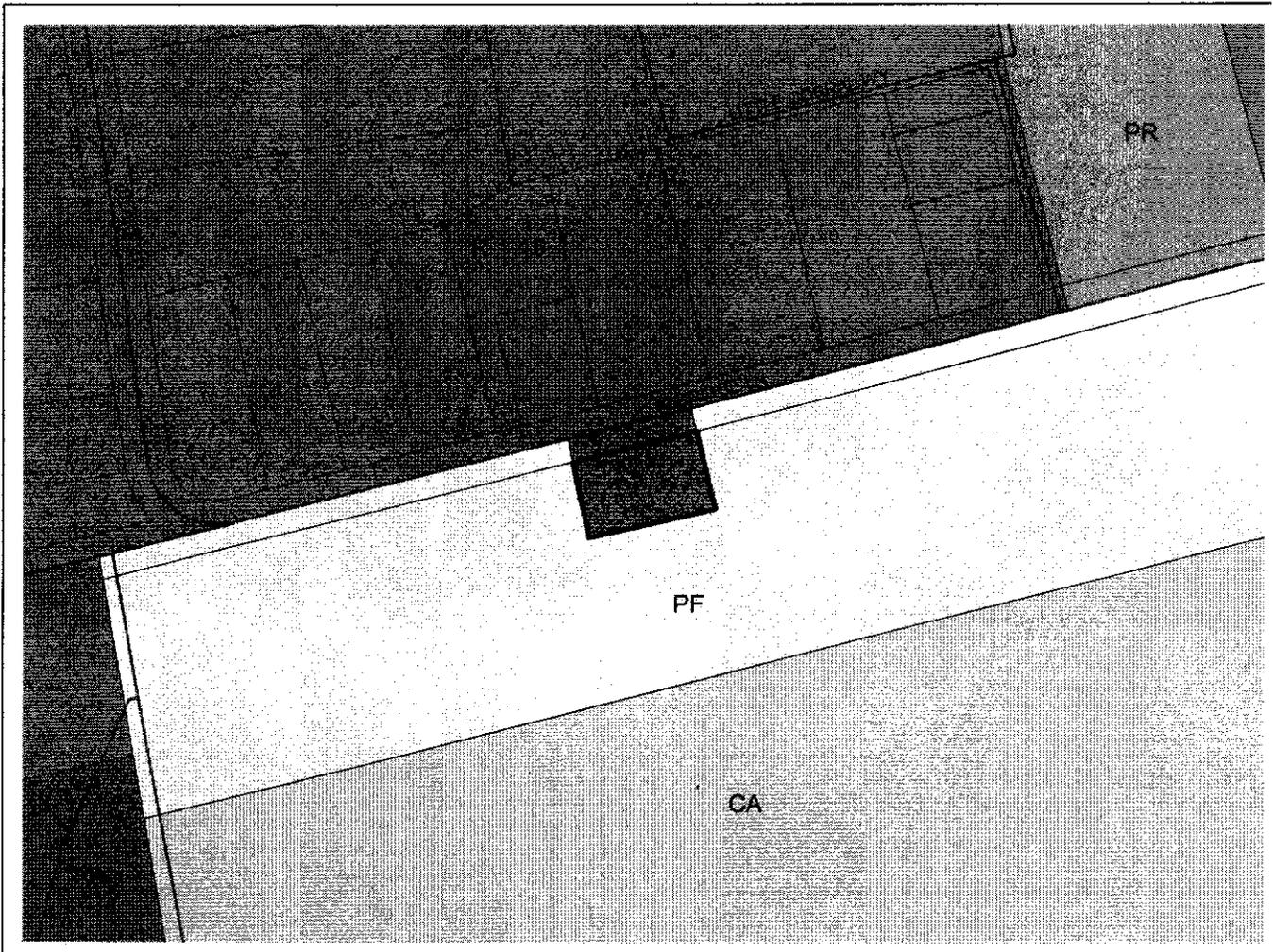
Assessor's Map No. 108-30
 County of Santa Cruz, Calif.
 Sep. 1996

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

EXHIBIT E

Electronically drawn 9/17/96 KSA
 Rev. 9/17/96 KSA (Per. from 108-05)
 Rev. 12/3/96 CA (GIS/SLD)
 Rev. 4/9/96 CB (Tax Consolidation)
 Rev. 10/18/01 NVM (changed page refs.)

Zoning Map



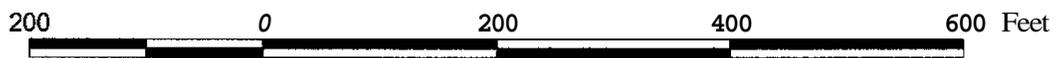
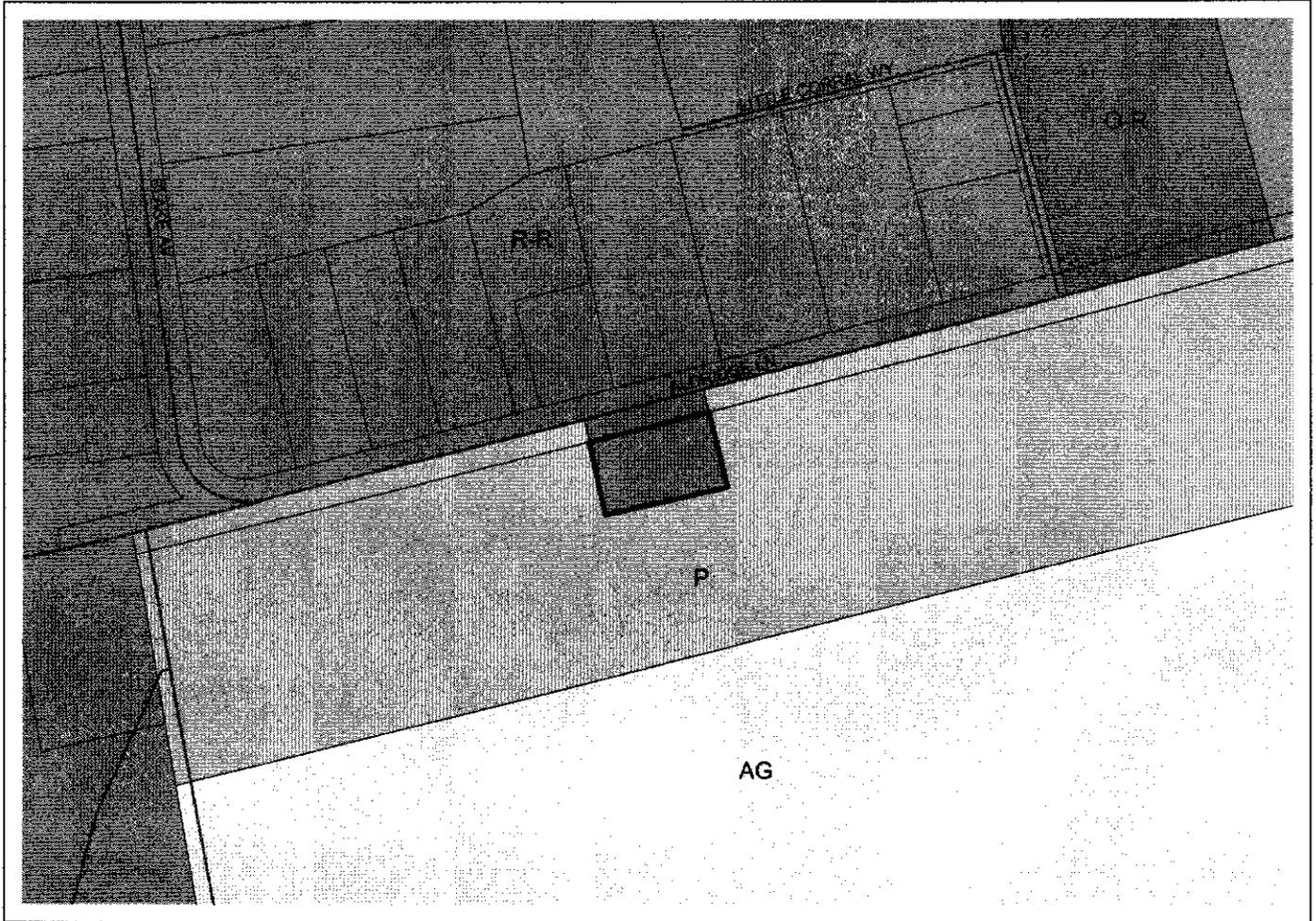
Legend

	APN 108-301-09
	Streets
	RA
	R-1-X
	PR
	CA
	PF



Map created by Santa Cruz County
Planning Department:
July 2004

General Plan Map



Legend

	APN 108-301-09
	Streets
	Parks and Recreation
	Rural Residential
	Public Facilities
	Agriculture



Map created by Santa Cruz County
Planning Department:
July 2004

EXHIBIT F



PROJECT LOCATION

I

EXHIBIT

