



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0021**

Applicant: Kenneth & Jean Fortenbery
Owners: Kenneth & Jean Fortenbery
APN: 049-231-05

Date: May 19, 2005
Agenda Item #: 8
Time: 1:30 p.m.

Project Description: Proposal to recognize the conversion of an existing non-habitable garage to new habitable space and to construct a room addition to link the structure to an existing single-family dwelling as a room addition on a parcel where *two* single-family dwellings exist.

Location: Property located on the south side of Freedom Boulevard about 450 feet east of the intersection with Bowker Road, at 2307 Freedom Boulevard in Watsonville.

Permits Required Agricultural Buffer Setback Reduction

Staff Recommendation:

- Approval of Application 05-0021, 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 | F. | Zoning map/General Plan map |
| B. | Findings | G. | Comments & Correspondence |
| C. | Conditions | H. | Site photographs |
| D. | Categorical Exemption (CEQA determination) | I. | Building permit records |
| E. | Assessor's parcel map/Location map | J. | Archaeologic survey 2/8/05 |

Parcel Information

Parcel Size:	18,905 square feet (0.43 acres)
Existing Land Use - Parcel:	Two single-family residences
Existing Land Use - Surrounding:	Single-family residential, commercial agriculture
Project Access:	Freedom Boulevard
Planning Area:	Pajaro Valley
Land Use Designation:	R-UL (Urban Low Residential)

Zone District: R-1-6 (Single-family Residential/ 6,000 sq ft min lot)
Supervisory District: Second (District Supervisor: Pirie)
Within Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Elder sandy loam
Fire Hazard: Not a mapped constraint
Slopes: 0 - 2 percent slopes
Env. Sen. Habitat: Mapped biotic/ 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: City of Watsonville
Sewage Disposal: Freedom Sanitation District
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 room addition and convert a garage to habitable living space connected to a one story single-family dwelling, resulting in a single-family dwelling with 3 bedrooms on site with an existing single-family dwelling with 2 bedrooms on an 18,905 square foot parcel (Exhibit A). The project is located at 2307 Freedom Boulevard in Watsonville. The building site is within 200 feet of Commercial Agricultural land to the north. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to 77 feet from APN's 050-441-03 (5.4 acres vacant farmland at 2312 Freedom Boulevard) and 050-211-15 (7.9 acre nursery at 2286 Freedom Boulevard).

The subject property is characterized by flat topography. The parcel is located within the Urban Services Line and may be characterized as a low-density residential neighborhood. The parcel carries an Urban Low Residential (R-UL) General Plan designation and the implementing zoning^{1S} (R-1-6) Single-family Residential with 6,000 square foot minimum lot. Commercial Agriculture

zoned land is situated within 200 feet at the north side of the parcel at Assessor's Parcel Numbers 050-441-03 and 050-211-15.

A reduced agricultural buffer is recommended due to the fact that the 200-foot setback would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The applicant has planted and maintained an evergreen hedge of oleander plantings at the street frontage to reduce any potential impact of residential activities on the existing commercial agricultural use across Freedom Boulevard, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels (Exhibit H). 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 2005-00100400.

Recommendation

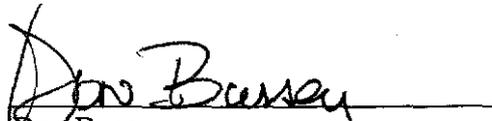
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 77 feet to the single-family dwelling from the adjacent CA zoned property known as APN 050-441-03 and 050-211-15, proposed under Application # 05-0021, based on the attached findings and recommended 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 bearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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

Report Reviewed By:


Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department

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 77 feet from the adjacent Commercial Agriculture zoned land. With the 60 foot width of the Freedom Boulevard right-of-way, the effective agricultural setback would be proposed to be 77 feet where 200 feet are required. An effective barrier consisting of an existing six foot tall evergreen Oleander hedge is adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN's 050-441-03 and 050-211-15. This barrier does 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 R-1-6 (Single-family Residential with 6,000 sq ft min lot) and carries a Urban Low Residential (R-UL) General Plan designation. The parcel is not designated for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, but is not zoned Commercial Agriculture or Agricultural Preserve.

Conditions of Approval

Exhibit A: Project Plans by Kenneth Fortenbery, 3 Sheets dated 1/03/05.

- I. This permit authorizes **an** Agricultural Buffer Setback reduction from the proposed residential use to APN's 050-441-03 and 050-211-15. 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 **77** feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN's 050-441-03,050-211-15.
 2. Final plans shall show the location of the vegetative buffering barrier used for the purpose of buffering adjacent agricultural land which shall be composed of drought tolerant shrubbery. The existing oleander shrubs utilized shall maintain a minimum height of six feet.
 3. Incorporate site drainage details with building permit application.
 - B. The owner has recorded a Statement of Acknowledgement, as prepared by the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks, Document 2005-0010400, recorded February 14,2005.
 - C. Pay child care and Pajaro Valley Planning Area Parks fees for two additional bedrooms. These fees are currently \$109 and \$1,000 per bedroom respectively, but are subject to change.
 - D. Pay Public Works Roadside Improvement and Transportation Improvement fees for two new bedrooms. These fees are currently \$333 and \$1,000 per bedroom respectively, but are subject to change.

- E. Comply with all Environmental Health requirements for upgrading the existing septic system.
 - F. Comply with all requirements of the Pajaro Valley Fire Protection District.
- 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 barrier shall be maintained.
 - 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 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: 5/19/05

Effective Date: 6/02/05

Expiration Date: 6/02/07

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: 05-0021

Assessor Parcel Number: 049-231-05

Project Location: 2307 Freedom Boulevard, Watsonville CA 95076

Project Description: Construct a room addition to an existing single-family dwelling

Person or Agency Proposing Project: Kenneth & Jean Fortenbery

Contact Phone Number: (831) 728-2303

- 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:**

Existing small structures

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

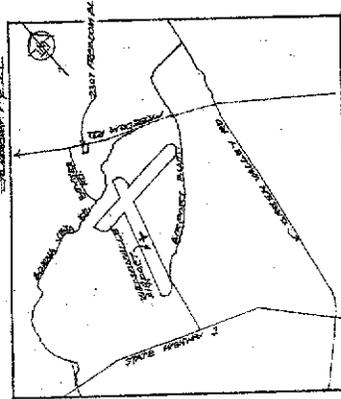
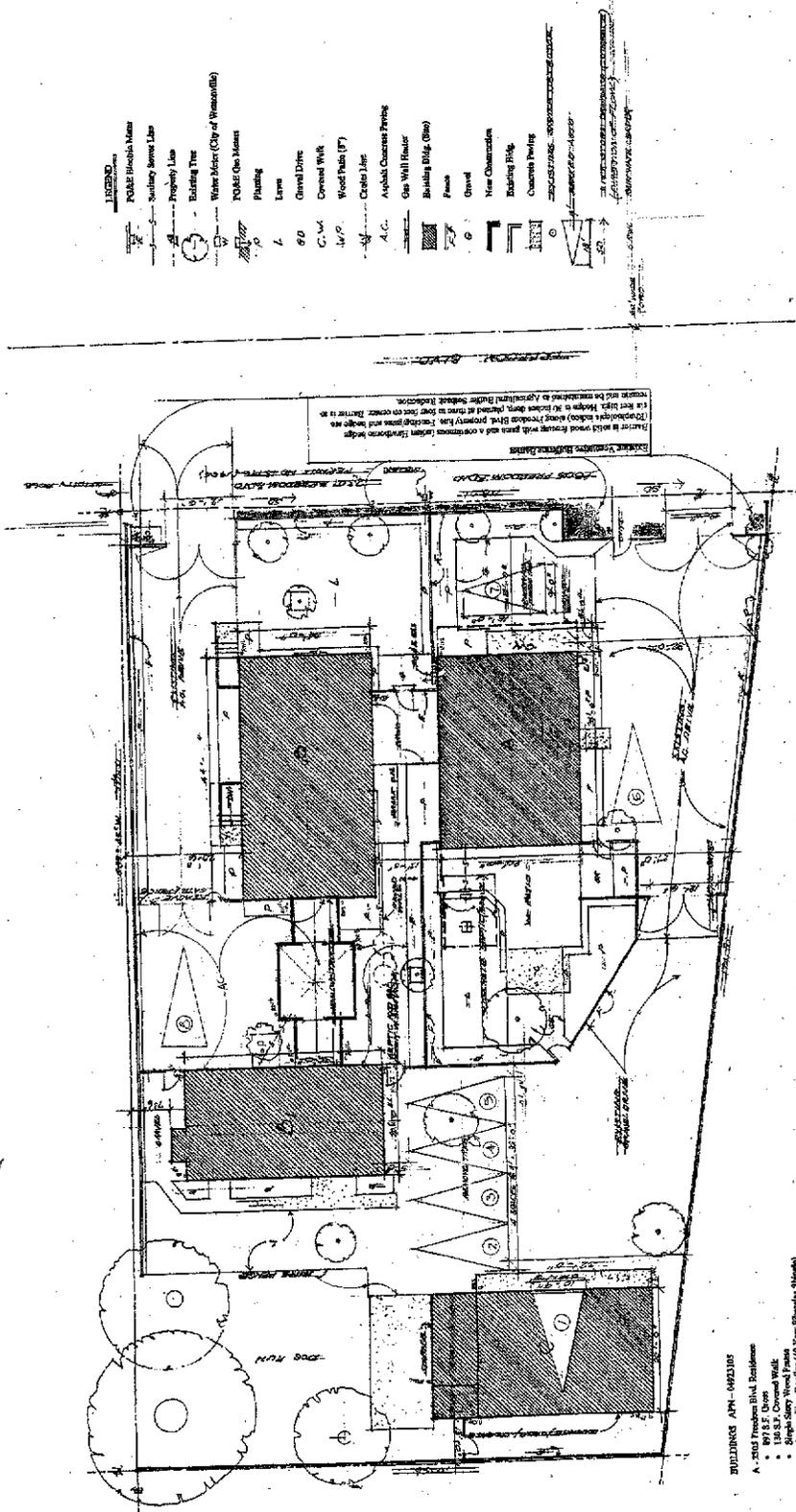
Joan Van der Hoeven
Joan Van der Hoeven, AICP, Project Planner

Date: May 19, 2005

DATE	3/2/2012
BY	XXX

ADDITION TO RESIDENCE AT
 2307 FREEDOM BLVD, WATSONVILLE
 APN 049 231 05 - SANTA CRUZ COUNTY

DATE	3/2/12
BY	XXX



- LEGEND**
- POB&E Boundary Marker
 - Utility Service Line
 - Property Line
 - Building Foot
 - Water Meter (City of Watsonville)
 - POB&E Gas Meter
 - Planting
 - 7 Lawn
 - 80 Gravel Drive
 - C, W4 Gravel Walk
 - J, P Wood Path (P)
 - A, C, C Cable Lin
 - A, C, C Asphalt Concrete Paving
 - Gas Walk Header
 - Building Dig. (Site)
 - Foundation
 - Gravel
 - New Construction
 - Existing Pkg.
 - Concrete Paving

SECRET BRIDGE

SHEET NO. 1 - SITE PLAN & PARCEL INFORMATION
 SHEET NO. 2 - FLOOR PLAN, ELEVATION, NEW CONSTRUCTION
 SHEET NO. 3 - FLOOR PLAN, ELEVATION, EXISTING CONSTRUCTION
 SHEET NO. 4 - WALL SECTIONS & DETAILS - MANUFACTURED CHECKLIST
 SHEET NO. 5 - CALCULATED BY COMPLIANCE CE - IF

PARCEL INFORMATION

Owner: Eric and Jean Ferryman
 2307 Freedom Blvd.
 Watsonville, CA 95070 (Santa Cruz County)

Address: APN 049-23105
 2307 Freedom Blvd.
 Watsonville, CA 95070 (Santa Cruz County)

Assessor: 1804919 (41 acre)
 Site is currently vacant.

R-1.4 PF
 Home Use District
 Home Use District

Total
 1.4095 AC

ALL PLANTS AND TREES TO REMAIN SHALL BE MAINTAINED AND PROTECTED. A 5' BUFFER CLEARANCE OF ALL PLANTS AND TREES SHALL BE MAINTAINED.

SIZE PLAN
 1/8" = 1'-0"

- BUILDINGS APN - 04923105**
- A - 2307 Freedom Blvd. Residence
- 1975 S.F. Over
 - 14 S.F. Over Walk
 - Composite Wooding (6 Year Douglas Spruce)
 - Electric Wire Striking
 - 1975 S.F. (1,250 sq ft)
 - POB&E Certificate Markers
 - Constructed 1966 (approx.)
 - 1975 S.F. Over
 - 14 S.F. Over Walk
 - Composite Wooding (6 Year Douglas Spruce)
 - Electric Wire Striking
 - 1975 S.F. (1,250 sq ft)
 - POB&E Certificate Markers
 - Constructed 1966 (approx.)
 - 1975 S.F. Over
 - 14 S.F. Over Walk
 - Composite Wooding (6 Year Douglas Spruce)
 - Electric Wire Striking
 - 1975 S.F. (1,250 sq ft)
 - POB&E Certificate Markers
 - Constructed 1966 (approx.)
- B1 - Detached Garage (1964) (No. 13794)
- 230 S.F. Over
 - Single Story Wooding (6 Year Douglas Spruce)
 - Electric Wire Striking
 - Single Story Wood Frame
 - 230 S.F. (2,300 sq ft)
 - POB&E Certificate Markers
 - Constructed 1964 (approx.)
 - 230 S.F. Over
 - Single Story Wooding (6 Year Douglas Spruce)
 - Electric Wire Striking
 - Single Story Wood Frame
 - 230 S.F. (2,300 sq ft)
 - POB&E Certificate Markers
 - Constructed 1964 (approx.)
- C - Garage (1964) (No. 13794)
- 230 S.F. Over
 - Single Story Wooding (6 Year Douglas Spruce)
 - Electric Wire Striking
 - Single Story Wood Frame
 - 230 S.F. (2,300 sq ft)
 - POB&E Certificate Markers
 - Constructed 1964 (approx.)

EXHIBIT A

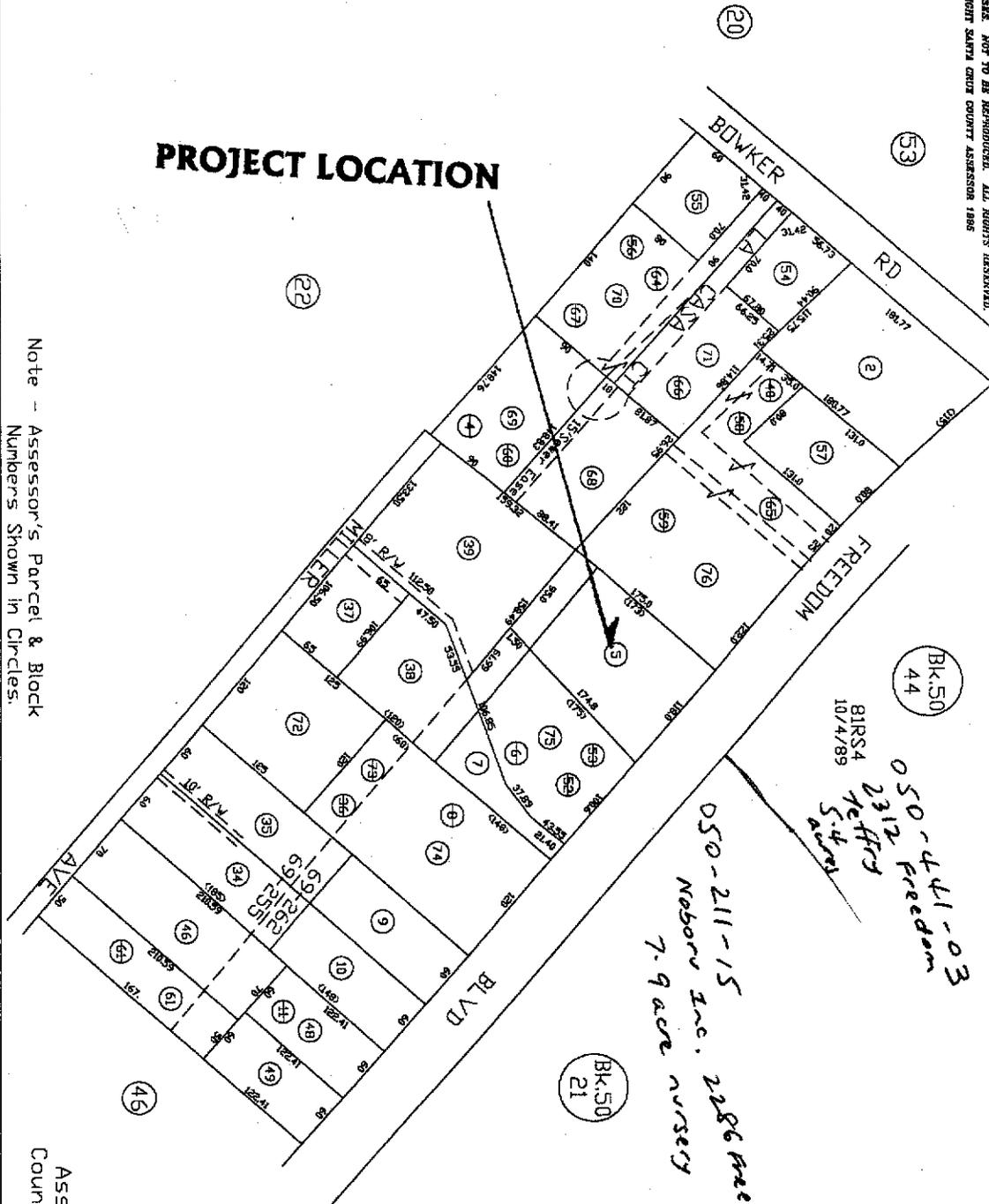
FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSURES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. RANCHO DE LOS CORRALITOS
 S.E. 1/4 SEC. 30, T.11S., R.2E., M.D.B. & M

Tax Area Code
 69-255 69-262

49-23

Electronically drawn 11/3/95 K34
 Rev. 5/27/98 (CDA CONSOLIDATION) **
 Rev. 6/4/01 nvn (changed page refs.)



PROJECT LOCATION

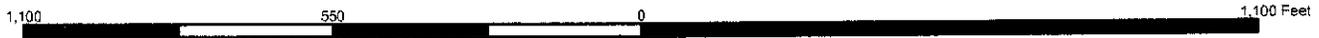
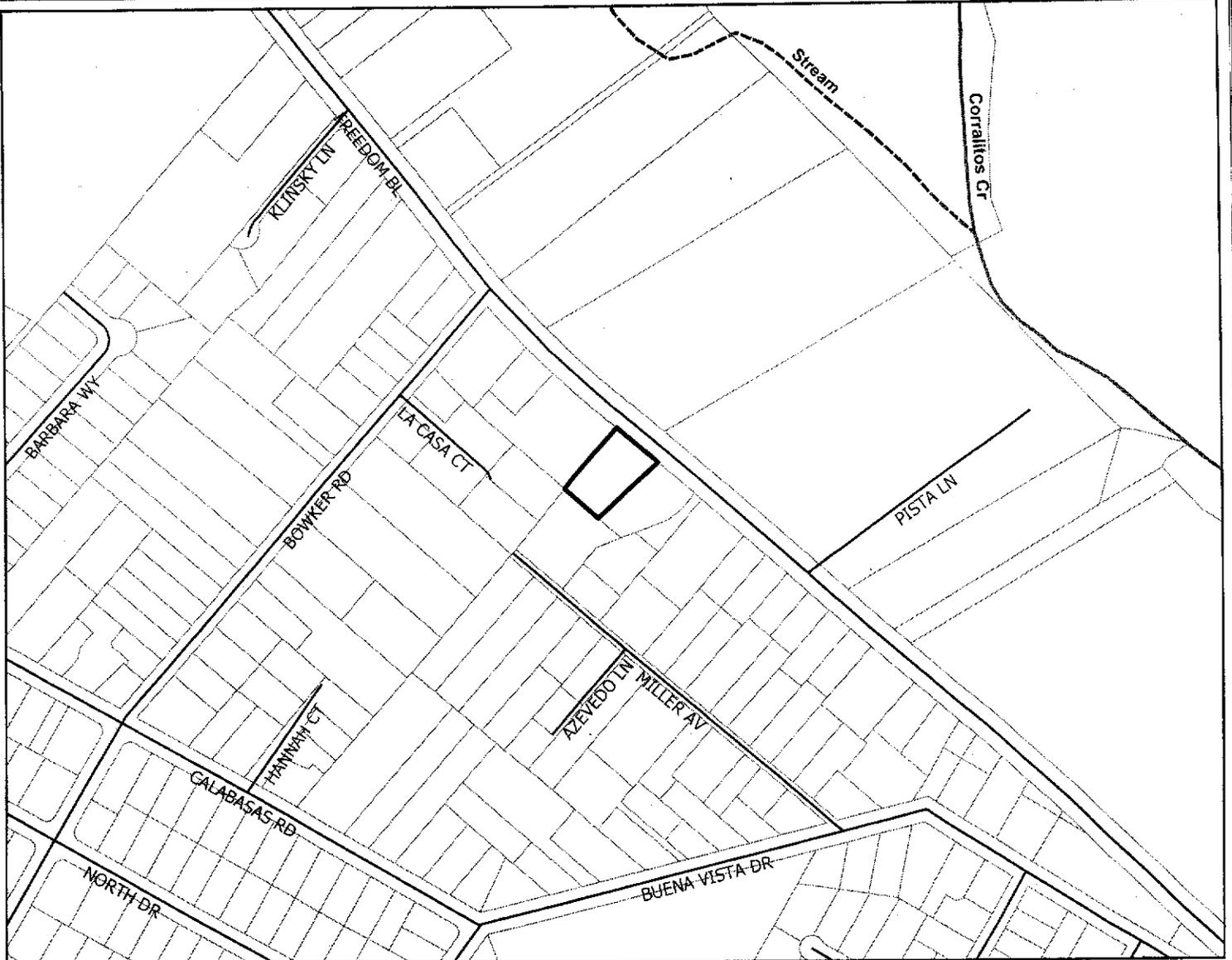
Note - Assessor's Parcel & Block Numbers Shown in Circles.

Assessor's Map No. 49-23
 County of Santa Cruz, Calif.
 Sept. 1951

EXHIBIT

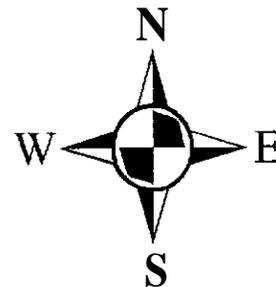


Location Map



Legend

-  APN 049-231-05
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  LAKE
-  PERENNIAL STREAM



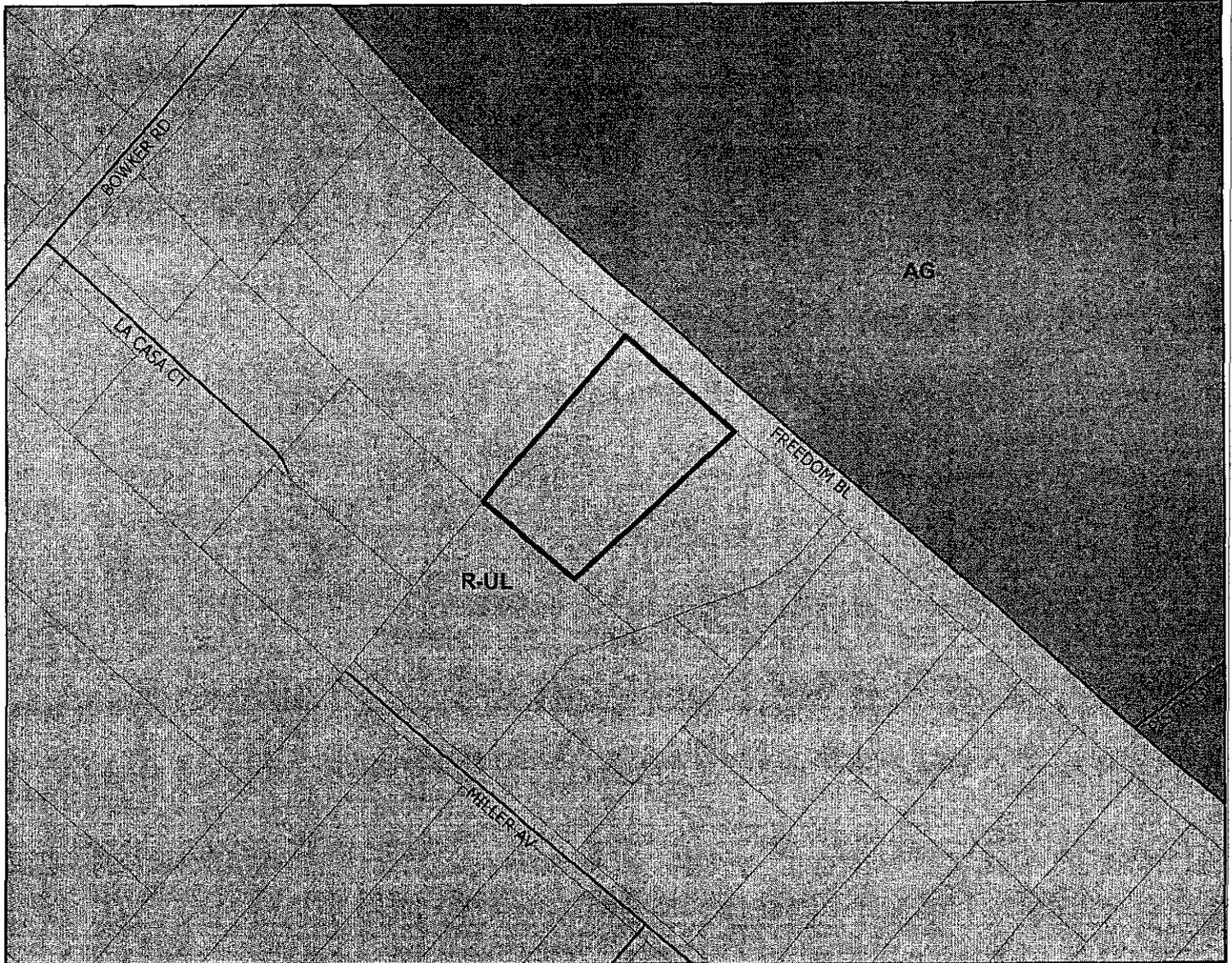
Map Created by
 County of Santa Cruz
 Planning Department
 January 2005

EXHIBIT E

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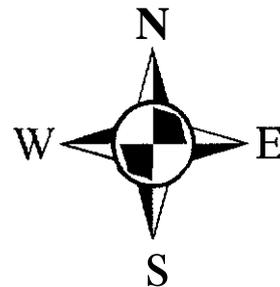


General Plan Designation Map



Legend

-  APN 049-231-05
-  Streets
-  Assessors Parcels
-  Agriculture (AG)
-  Residential - Urban Low Density (R-UL)



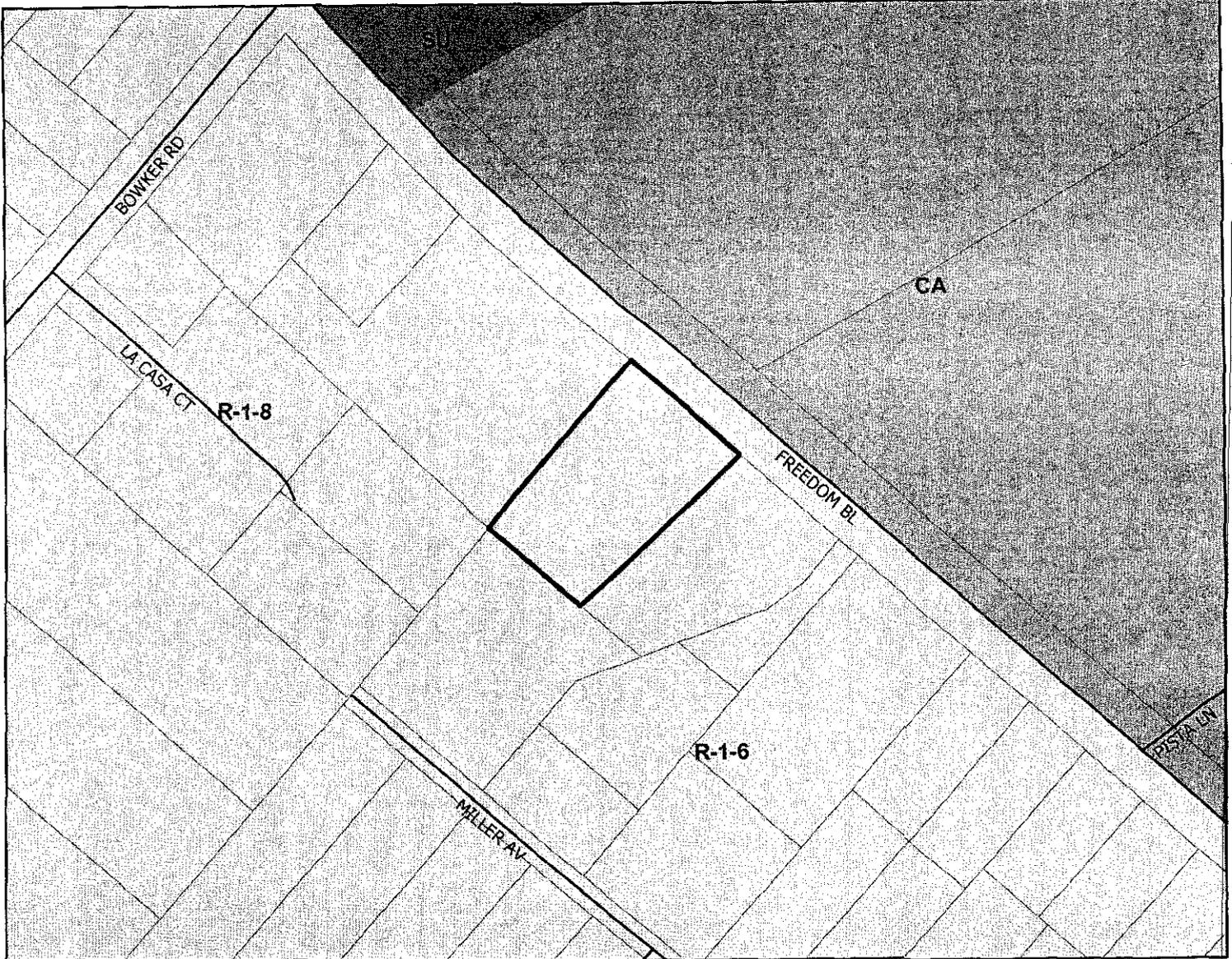
Map Created by
County of Santa Cruz
Planning Department
January 2005

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EXHIBIT F

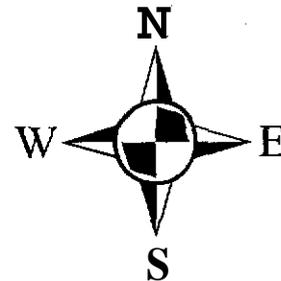


Zoning Map



Legend

-  APN 049-231-05
-  Streets
-  Assessors Parcels
-  AGRICULTURE COMMERCIAL (CA)
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  SPECIAL USE (SU)



Map Created by
County of Santa Cruz
Planning Department
January 2005

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EXHIBIT F

COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven
Application No. : 05-0021
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Date: April 25, 2005
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Environmental Planning Completeness Comments

===== REVIEW ON FEBRUARY 2, 2005 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON FEBRUARY 2, 2005 BY ROBERT S LOVELAND =====

NOTE TO PLANNER: As proposed, this project will have no detrimental effect on the napped biotic resource

Project Review Completeness Comments

===== REVIEW ON FEBRUARY 18, 2005 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON FEBRUARY 18, 2005 BY JOAN VAN DER HOEVEN =====
Applicant has recorded an Agricultural Statement of Acknowledgement. Agricultural Buffer is established - oleander hedge at Freedom Blvd frontage.

Code Compliance Completeness Comments

This application addresses the red-tag for a garage which was converted to a dwelling unit. Project description for building application should indicate that kitchen is being removed from the unpermitted unit. <GAG> ===== REVIEW ON FEBRUARY 8, 2005 BY GUSTAVO A GONZALEZ =====

Code Compliance Miscellaneous Comments

===== REVIEW ON FEBRUARY 8, 2005 BY GUSTAVO A GONZALEZ =====
NO COMMENT

Dpw Drainage Completeness Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JOHN G LUMICAO ===== 1. The storm drainage information shown is unclear: does the lines shown illustrate flow path or a drainage structure? Provide more details including how roof runoff and other impervious areas are being handled. Show existing and proposed storm drainage features and structures. It appears on the plans that storm drainage is discharge towards Freedom Blvd., are there any drainage structures sufficient enough to accommodate and convey the discharged storm runoff without adversely (flooding, ponding, etc.) downstream facilities or properties? SC General Plan policy requires on and offsite improvement to alleviate drainage problems. Discharge of runoff offsite should also be maintained at pre-developed levels.

2. Is this property receiving upslope storm runoff? Illustrate how upslope storm runoff is being managed? Provide either topo, slope, spot elev., or grade informa-

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
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tion within and the immediate areas of the property

3. Besides recognizing the conversion of an existing structure are there other structures built without permits specifically drainage in nature to be recognize?(i.e. changing drainage patterns, blocking, etc.)

===== UPDATED ON APRIL 12, 2005 BY JOHN G LUMICAO =====
NO COMMENT

Dpw Drainage Miscellaneous Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JOHN G LUMICAO =====
===== UPDATED ON APRIL 12, 2005 BY JOHN G LUMICAO =====

Letter submitted dated 3/7/05 regarding site drainage should be incorporated in the plans to be submitted in the building application.

Dpw Road Engineering Completeness Comments

===== REVIEW ON FEBRUARY 3, 2005 BY GREG J MARTIN =====

The driveway onto Freedom Boulevard is recommended to be 24 feet in width and a minimum of 18 feet in width. This will allow safe ingress/egress from Freedom Boulevard.

Garages B1 and C provide parking that meets current standards. The proposed project calls for the conversion of Garage B1 into a habitable structure and six parking spaces outside. None of the six parking spaces outside meet current parking layout standards. The inside radius of driveways is recommended to be a minimum of 15 feet and turning radii for vehicles trying to turn from parking spaces should meet this requirement too., Non-standard residential parking may also be evaluated using parking lot standards. Perpendicular parking spaces within a parking lot require a 26 foot aisle. At the end of an aisle a five foot bump out is recommended to facilitate turning around. These requirements are recommended to be utilized for non-standard parking layouts.

Evaluating the parking using this criteria leads to the following four comments: 1) The parallel parking space adjacent to Building A does not provide space for a vehicle parked at this spot to turnaround and exit on Freedom Road in a forward direction.

2) The parallel parking space adjacent to Building C requires backing out in an S curve and there is insufficient space to back out and meet turning radius requirements.

3) The parking space in front of Building A and parallel to Freedom Boulevard does not provide a sufficient radius for cars entering the space.

4) The 3 parking spaces in front of Building C do not have sufficient backout space to turnaround and exit on Freedom Road in a forward direction.

We do not recommend the conversion of Garage B1 into a habitable structure as

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proposed, particularly as the proposed parking layout may encourage vehicles to back out onto Freedom Boulevard. It does not appear possible to meet current parking layout requirements given the buildings as proposed. ===== UPDATED ON APRIL 7, 2005 BY GREG J MARTIN =====

Garages B1 and C provide parking that meets current standards. The proposed project calls for the conversion of Garage B1 into a habitable structure and seven parking spaces outside.

The driveway onto Freedom Boulevard is recommended to be 24 feet in width and a minimum of 18 feet in width. Gates are recommended to be a minimum of 20 feet from the edge of pavement.

The two proposed parking spaces adjacent to Building A do not meet County standards. The following standards are applicable to parking and circulation. The inside radius of driveways are recommended to be a minimum of 15 feet and turning radii for vehicles trying to turn from parking spaces should meet this requirement too. Non-standard residential parking may also be evaluated using parking lot standards. Perpendicular parking spaces within a parking lot require a 26 foot aisle. At the end of an aisle a five foot bump out is recommended to facilitate turning around. These requirements are recommended to be utilized for non-standard parking layouts.

Evaluating the parking using the above criteria leads to the following comments :

1) The parallel parking space number 6 adjacent to Building A does not

provide space for a vehicle parked at this spot to turnaround and exit on Freedom Road in a forward direction. While a backwards three pointturn is possible within this space, it does not meet County standards. The 15 foot inside driveway radius requirement would have to be met which would require substantial more space than that available.

2) The parking space number 7 in front of Building A and parallel to

Freedom Boulevard does not provide a sufficient radius for cars

entering the space. As proposed the inside radius of a turn from Freedom Boulevard would be approximately ten feet, substantially less than the 15 feet required.

Photographs demonstrating the ability of a single vehicle to turn around on-site from a given location are not sufficient to provide evidence that the parking layout is adequate. The County has standards which are intended to protect not only the public but private individuals and property as well. The standards are intended to accommodate numerous different types of vehicles, drivers of varying skill, and be convenient and safe.

We do not recommend approval of this project as proposed, particularly as the proposed parking layout may encourage vehicles to back out onto Freedom Boulevard. It does not appear possible to meet current parking layout requirements given the

Discretionary Comments - Continued

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buildings as proposed.

If you have any questions please contact Greg Martin at 831-454-2811

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 3, 2005 BY GREG J MARTIN =====
===== UPDATED ON APRIL 7, 2005 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JIM G SAFRANEK ===== Applicant will need an approved application to upgrade the existing septic system. Contact Ruben Sanchez for details: 454-2751.

Environmental Health Miscellaneous Comments

===== REVIEW ON FEBRUARY 7, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Pajaro Valley Fire District Completeness Comments

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

----- REVIEW ON FEBRUARY 2, 2005 BY COLLEEN L BAXTER ----- DEPARTMENT NAME:PAJARO VALLEY 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. 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 maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter

Discretionary Comments - Continued

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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 12 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% 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.

THERE ARE NO NEW FIRE NOTES FROM THIS AGENCY, HOWEVER NO FIRE NOTES FROM PREVIOUS FIRE REVIEW HAVE BEEN NOTED ON THE PLANS. FAILURE TO "CLOUD" FIRE NOTES ON YOUR BUILDING PLANS WILL RESULT IN DENIAL.

Discretionary Comments - Continued

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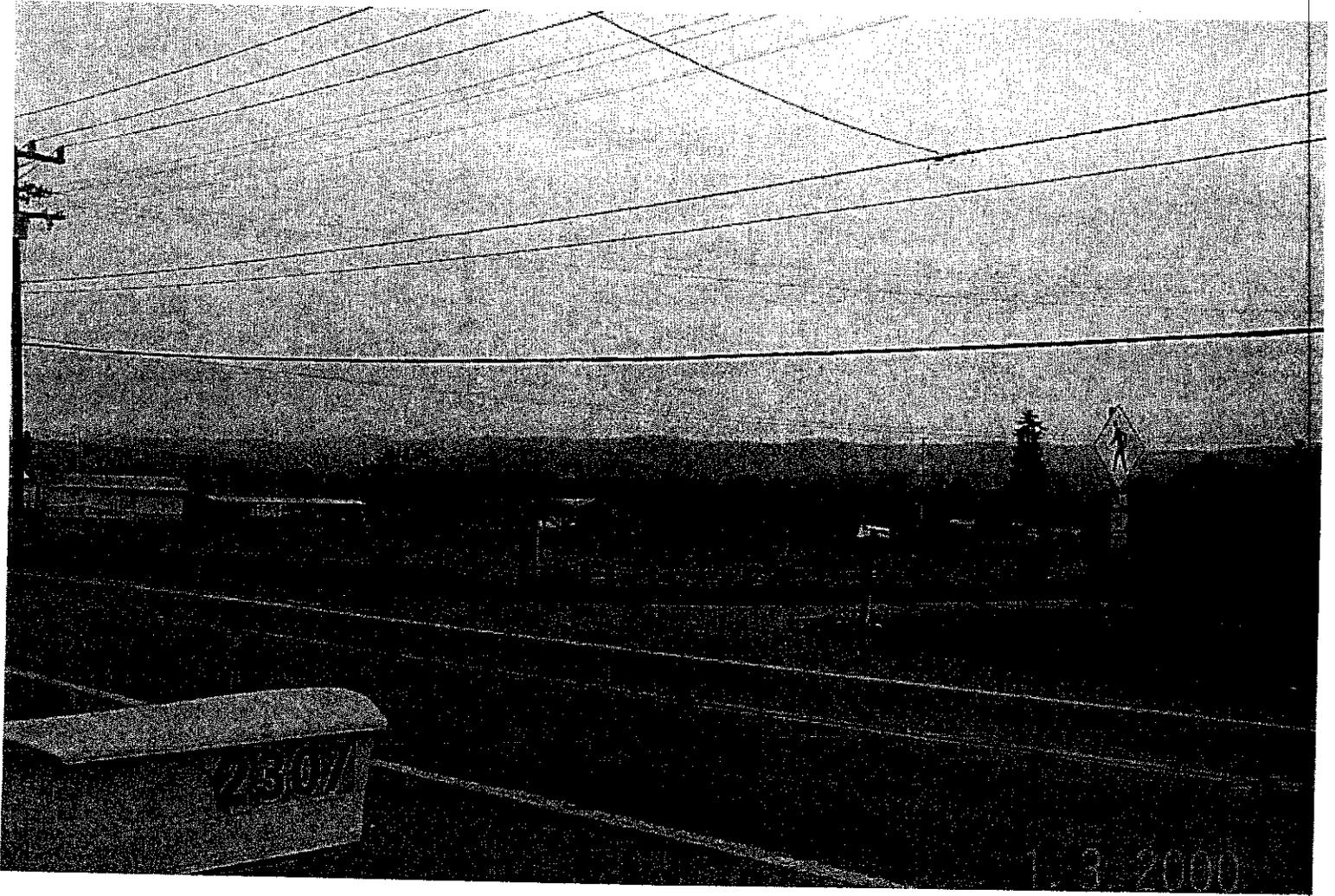
Pajaro Valley Fire District Miscellaneous Comments

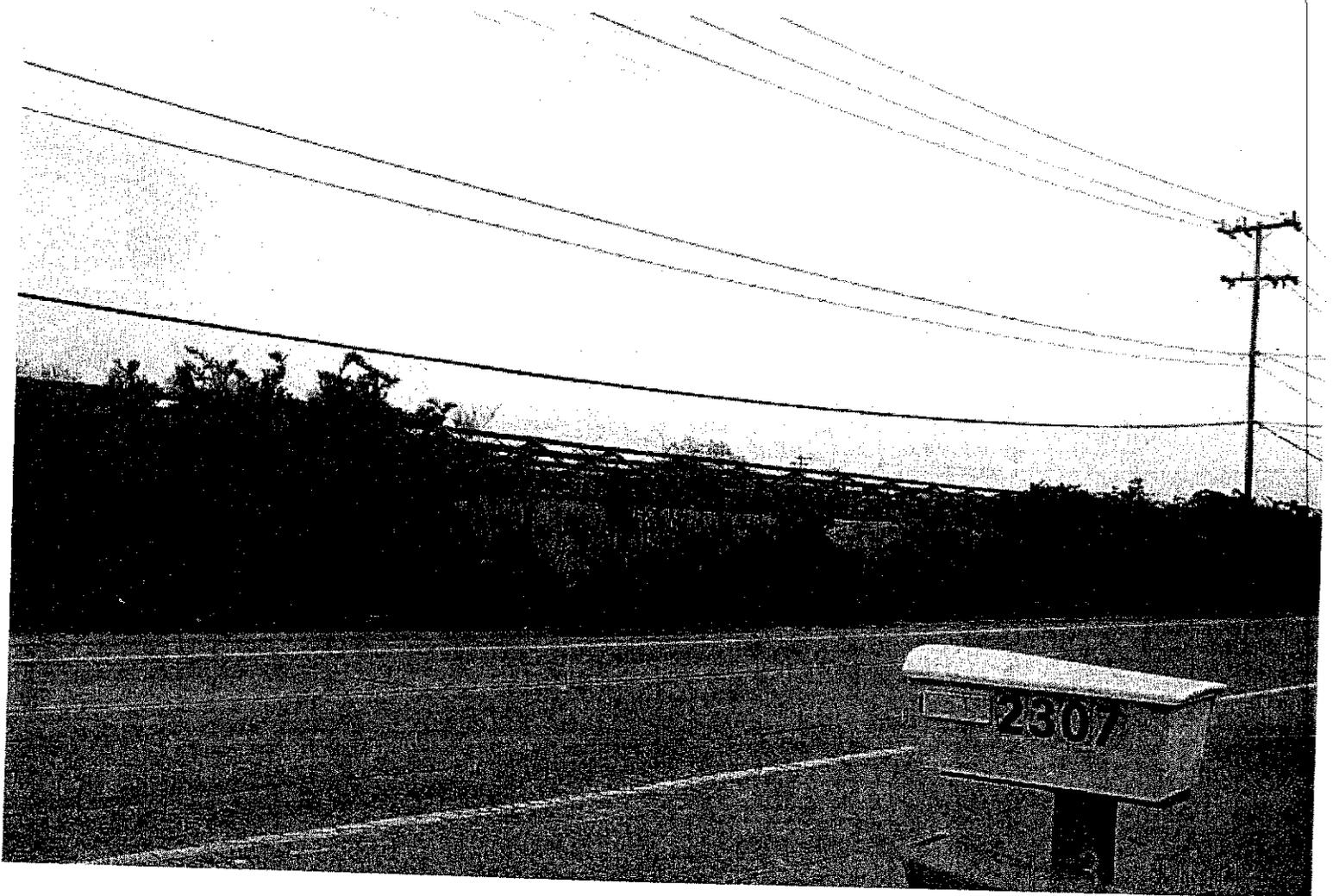
LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 2, 2005 BY COLLEEN L BAXTER =====
===== UPDATED ON FEBRUARY 2, 2005 BY COLLEEN L BAXTER =====
===== UPDATED ON APRIL 5, 2005 BY COLLEEN L BAXTER =====









LOCATION	TYPE	VALUATION
2305 Freedom Blvd., Watsonville	const. foundation for house to be moved and slab for garage	1,100

BUILDING	PLUMBING AND GAS	ELECTRIC	
NAME	NAME	NAME <i>Lee Gotcher</i>	
		PERMIT NUMBER	DATE
		13796	6-5-64
		ELECTRIC	
		ROUGH	
<i>OK 6-8-64 L.B.</i>	<i>OK 6-8-64 L.B.</i>	FINISH	
FRAME	VENT	<i>FILED COURTNEY</i> <i>1-50-64</i>	
STUCCO WIRE	FINISH <i>OK. 2-6-70. L.B.</i>		
LATH	GAS - ROUGH		
FLUES	GAS - P.T.		
FINISH COMPLETE	GAS - FINISH	SERVICE CLEARED	
<i>OK. 2-6-70. L.B.</i>		<i>7-1-64 HZ</i>	

BUILDING INSPECTION JOB RECORD
 TLD - 3 (REV. 1)
 SIDNEY D. TAYLOR

REMARKS ON REVERSE

LOCATION		DESCRIPTION		VALUATION	
2305 Freedom Blvd Watsonville		Reconnection of elect. meter in SFD (100 amp 110 volts) and gas meter			
BUILDING		(abandoned 1 yr) PLUMBING - GAS		ELECTRIC	
PERMIT NO.	DATE	PERMIT NO.	DATE	PERMIT NO.	DATE
		71429	8.09.82	71429	8.09.82
NAME		NAME		NAME	
OWNER/PG & E		OWNER/PG & E		SAME	
One house on parcel.					
THIS PERMIT VOID IF FIELD INSPECTIONS REVEALS STRUCTURE TO BE NON-COMING OR OTHER ILLEGAL.					
BUILDING		PLUMBING - GAS		OTHER ILLEGAL.	
FOUNDATION	ROUGH	PLANNING			
UNDERFLOOR	PAS PT	ENVIRONMENTAL HEALTH			
INSULATION	FINAL 8-18-82 matt.	PUBLIC WORKS: SANITATION			
STUCCO WIRE	CLEAR 8-18-82	PUBLIC WORKS: DRIVEWAY			
SCRATCH	ELECTRIC	DRAINAGE:			
FRAME	ROUGH	FIRE DISTRICT:			
SHEETROCK	FINAL 8-18-82 Taylor	GRADING:			
FINAL 8-18-82 Taylor	CLEAR 8-18-82	OTHER:			

BLDG. 3 (REV. 12/76)

TAYLOR, SYDNEY

REMARKS ON REVERSE

2305 Freedom Blvd Wats. 8.09.82 METER

13:15:23 Tue May 03, 2005

05/03/05
13:14:25

COUNTY OF SANTA CRUZ
CHARACTERISTIC INQUIRY SCREEN

VIAPNP014LI
VIAPNS014LI

PARCEL NO.....: 049 231 05 PF2=MULTIPLE USE POPUP PF3=DETAIL

ASSESSEE NAME...: FORTENBERY KENNETH A & JEAN E TRUSTEES

SITUS.....: 2307 FREEDOM BLVD WATSONVILLE

MAILING ADDRESS: 2307 FREEDOM BLVD
 WATSONVILLE CA 95076

USE CODE.....: TWO SFR'S/1 APN

STRUCTURE DATA

MAIN BUILDING...SQFT: 1056	NO. UNITS.....: 2	POOL.....: NO
YEAR BUILT (EST).....: 1953	HEAT..... WALL	SPA.....: NO
TOTAL ROOM COUNT.....: 6	CONCRETE, SQFT:	DECKS...SQFT:
NO. BEDROOMS.....: 2	GARAGE...SQFT: 720	NO. FIREPLACES: 1
NO. BATHROOMS (F/H)...: 1 / 0	CARPORT...SQFT:	ROOF.....: COMP.

MISC OTHER BUILDINGS: YES

LAND DATA

WATER.....: PUBLIC
SANITATION....: PUBLIC PARCEL SIZE (COMPUTER EST.).....SQFT: 18905.000
PARCEL NO.....: 049 231 05

NO LIABILITY IS ASSUMED FOR THE ACCURACY OF THIS DATA.

KEY NEW PARCEL NUMBER AND HIT ENTER, OR PA2 TO EXIT. PF1=BASE INFO PF7=VALUE

Joan



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
TOM BURNS. PLANNING DIRECTOR

February 8, 2005

Kenneth & Jean Fortenbery
2307 Freedom Boulevard
Watsonville, CA 95076

SUBJECT: Archaeological Reconnaissance Survey for APN 049-231-05

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcels referenced above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-3372 if you have any questions regarding this review.

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Hayward".

Elizabeth Hayward
Planning Technician

Enclosure

EXHIBIT B

SANTA CKUZ ARCHAEOLOGICAL SOCIETY
1305 EAST CLIFF DRIVE, SANTA CRUZ, CALIFORNIA 95062

Preliminary Prehistoric Cultural Resource
Reconnaissance Report

Parcel APN: 049-231-05

SCAS Project #: SE-05-1010

Planning Permit #: 05-0021

Parcel Size: 18,905 SQ FT
(EMIS ESTIMATE)

Applicant: FORTENBERY KENNETH + JEAN

Nearest Recorded Prehistoric Site: CA-SCR-158 ~1.1 MI. NE; CA-SCR-104 ~1.8 MI. E

On 1/30/05 (2) members of the Santa Cruz Archaeological Society spent a total of (25) hours on the above described parcel for the purposes of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No **core** samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources. **If** subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Archaeological Technology Program, Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (831) 479-6294, or email redwards@Cabrillo^{EDU}.cc.ca.us.