



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0197**

Applicant: Patrizia Materassi
Owner: Leticia Anaya
APN: 051-661-06

Date: May 18, 2006
Agenda Item #: 6
Time: 1:30 p.m.

Project Description: Proposal to recognize an “as-built” conversion of a 2-car attached garage to a 2 bedroom, family room, and a half bath in an existing one-story, 3 bedroom single-family dwelling.

Location: Property located on the southeast side of Corralitos View Road (195 Corralitos View Road) about 370 feet from the intersection of Corralitos View Road and Webb Road and Casserly Road in Watsonville.

Permits Required Agricultural Buffer Setback Determination, Variance

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0197, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	1.128 acres
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Residential, Commercial agriculture
Project Access:	Casserly Road
Planning Area:	Pajaro Valley
Land Use Designation:	A (Agriculture)
Zone District:	RA (Residential Agriculture)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Owner: Leticia Anaya

Supervisory District:

Fourth (District Supervisor: Campos)

Within Coastal Zone:

☐ Inside ☒ Outside**Environmental Information**

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Pinto loam, Watsonville loam
Fire Hazard: Not a mapped constraint
Slopes: 2 – 15 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
Archaeology: Mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No
Water Supply: Private well
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 recognize the conversion of an existing attached garage to living space in an existing one-story single-family dwelling of approximately 1,478 square feet on a 1.128-acre parcel. The project is located at 195 Corralitos View Road in Watsonville. The building site is within 200 feet of Commercial Agriculture land to the north. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 60 feet from APN 051-461-07.

The subject property is characterized by gently sloping topography. The parcel is not located within the Urban Services Line and may be characterized as a rural, agricultural neighborhood. The parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (RA) Residential Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the north side of the parcel at Assessor's Parcel Number 051-461-07. That parcel is currently in use for horse grazing.

A reduced agricultural buffer is recommended due to the fact that the existing structure was built with all required permits in the present location and does not meet the required 200 foot setbacks Commercial Agriculture zoned property. The applicant has planted an evergreen hedge in the front setback to reduce the impact of residential activities on the existing pasture, 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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission APPROVE the Agricultural Buffer Reduction from 200 feet to about 60 feet to the single-family dwelling from the adjacent CA zoned property known as APN 051-461-07, proposed under Application # 06-0197, based on the attached findings and recommended conditions.

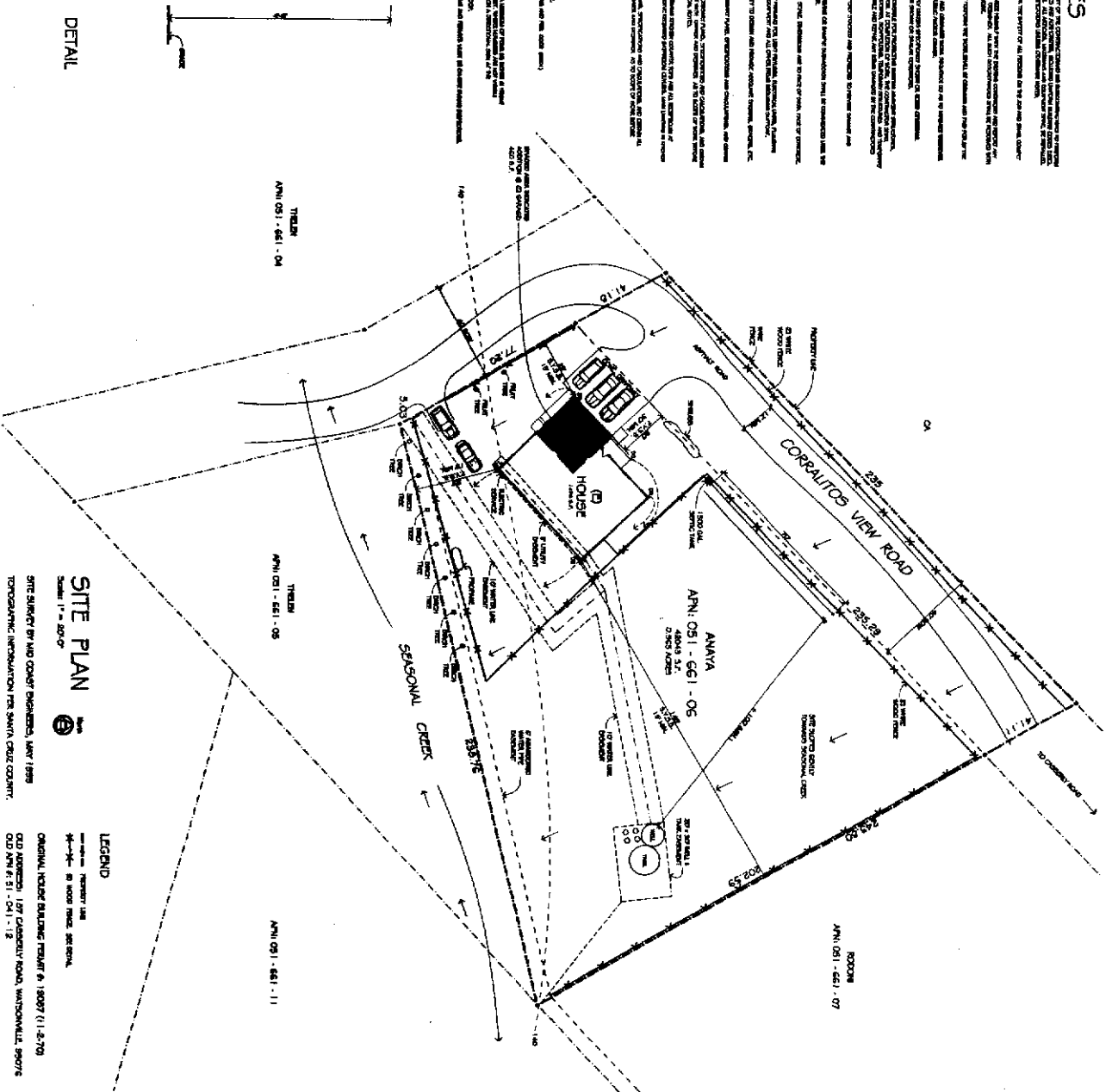
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

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
E-mail: pln140@co.santa-cruz.ca.us

Report Reviewed By: Don Bussey
Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department

11. **CONSENT TO PUBLICATION.** It shall be the responsibility of the contributing author and his/her co-authors to inform the publisher of any copyright or trademark issues that may arise in connection with the manuscript. The publisher shall be responsible for obtaining the necessary permissions from the appropriate copyright owner. The publisher shall be responsible for obtaining the necessary permissions from the appropriate copyright owner. The publisher shall be responsible for obtaining the necessary permissions from the appropriate copyright owner.

[illegible][illegible]

AGRICULTURAL BUFFER SETBACK REDUCTION TO ALLOW FOR RECOGNITION OF CONVERSION OF 467 5' F. GARAGE TO HABITABLE SPACE IN A 3 BEDROOM, 3 BATHROOM HOUSE. NEW HABITABLE SPACE TO CONSIST OF TWO (2) BEDROOMS, A FAMILY ROOM AND SHOWER ROOM. RESULTS IN 5 BEDROOM, 3 BATHROOM HOUSE.

ZONING:	RA
CONSTRUCTION TYPE:	V

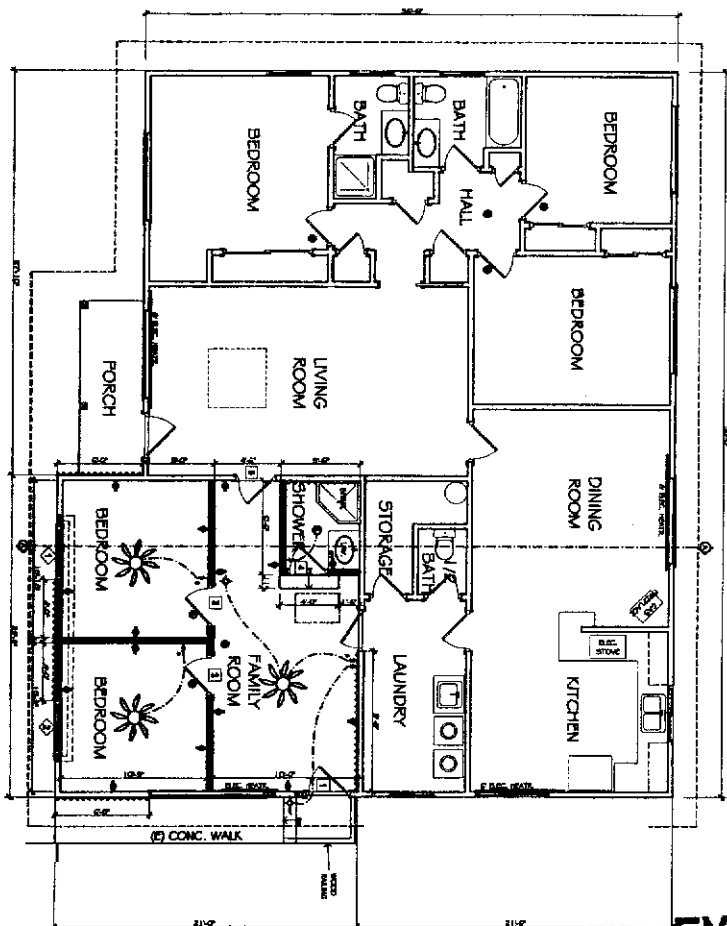
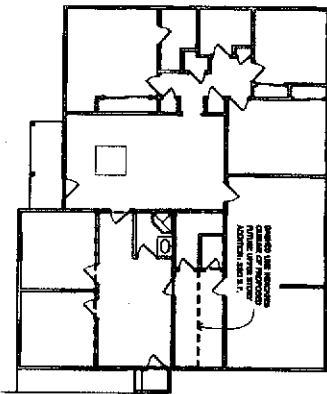
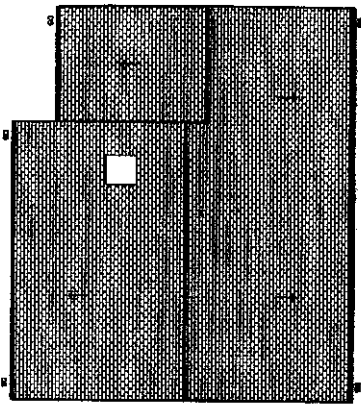
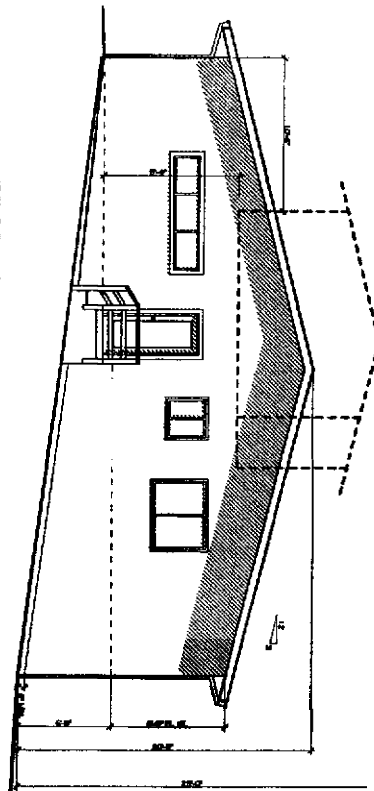
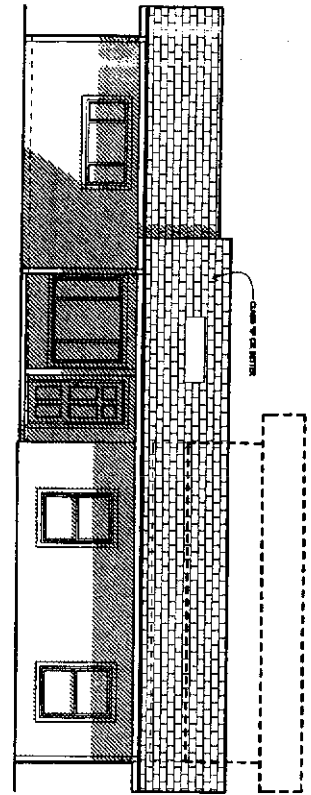
NET ACRES:	35637 S.F.
40 ACRES BY WH:	+ 3406 S.F.
GRASS ACRES:	42043 S.F.
DISTING HOUSE:	1470 S.F.
CONVERTED GARAGE:	+ 450 S.F.
HOUSE w/ ADDITION:	1336 S.F.
% OF LOT COVERED BY STRUCTURES:	< 4 %

MOIST STRIPLOK IS 30" OR MORE
AND IS NON-CONTAMINATING.



A1	SITE PLAN, PROJECT DATA, VICINITY MAP, NOTES
A2	PROPOSED FLOOR PLAN & ELEVATIONS, PROPOSED FUTURE SECOND STORY, PROPOSED FUTURE ROOF PLAN



1992



WALL KEY

	CHANGING WALLS TO BE REINFORCED
	BRACKETED WALL FINISH, FOR UFGC
	MOSS FOR UFGC

ELECTRICAL LEGEND

	SINGLE POLE SWITCH
	DOUBLE SWITCH
	OUTLET CIRCUIT
	AIR HANDLER
	FURNACE INTAKE
	FLUE EXHAUST / NEW CONSTRUCTION INTAKE
	WEATHER-TIGHT AIR INTAKE
	SEALED AIR INTAKE
	CEILING FAN / LIGHT
	MECHANICAL INTAKE

EXHIBIT A

**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 existing habitable structure is set back 60 feet from the adjacent Commercial Agriculture zoned land. With the 40 foot width of the Corralitos View Road right-of-way, the effective agricultural setback would be proposed to be 60 feet where 200 feet are required. An effective barrier consisting of an evergreen hedge would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 051-461-07. 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, 2 sheets by Patrizia Materassi, dated April 7, 2006

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (051-461-07). 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 Building Permit Application 58923M 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 the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A development setback of a minimum of 60 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 051-461-07.
 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. The shrubs utilized shall attain a minimum height of six feet to a maximum 12-25 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 adjacent agricultural land use and the agricultural buffer setbacks.
 - C. Record a Declaration of Restriction to Maintain the Structure as a single-family dwelling.
- 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 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) 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 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.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and

2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: 5-18-06

Effective Date: 6-01-06

Expiration Date: 6-01-08

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: 06-0197

Assessor Parcel Number: 051-661-06

Project Location: 195 Corralitos View Road, Watsonville CA 95076

Project Description: Agricultural Buffer Setback Determination

Person or Agency Proposing Project: Patrizia Materassi

Contact Phone Number: (831) 334-2383

- 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:

Interior remodel to an existing small structure

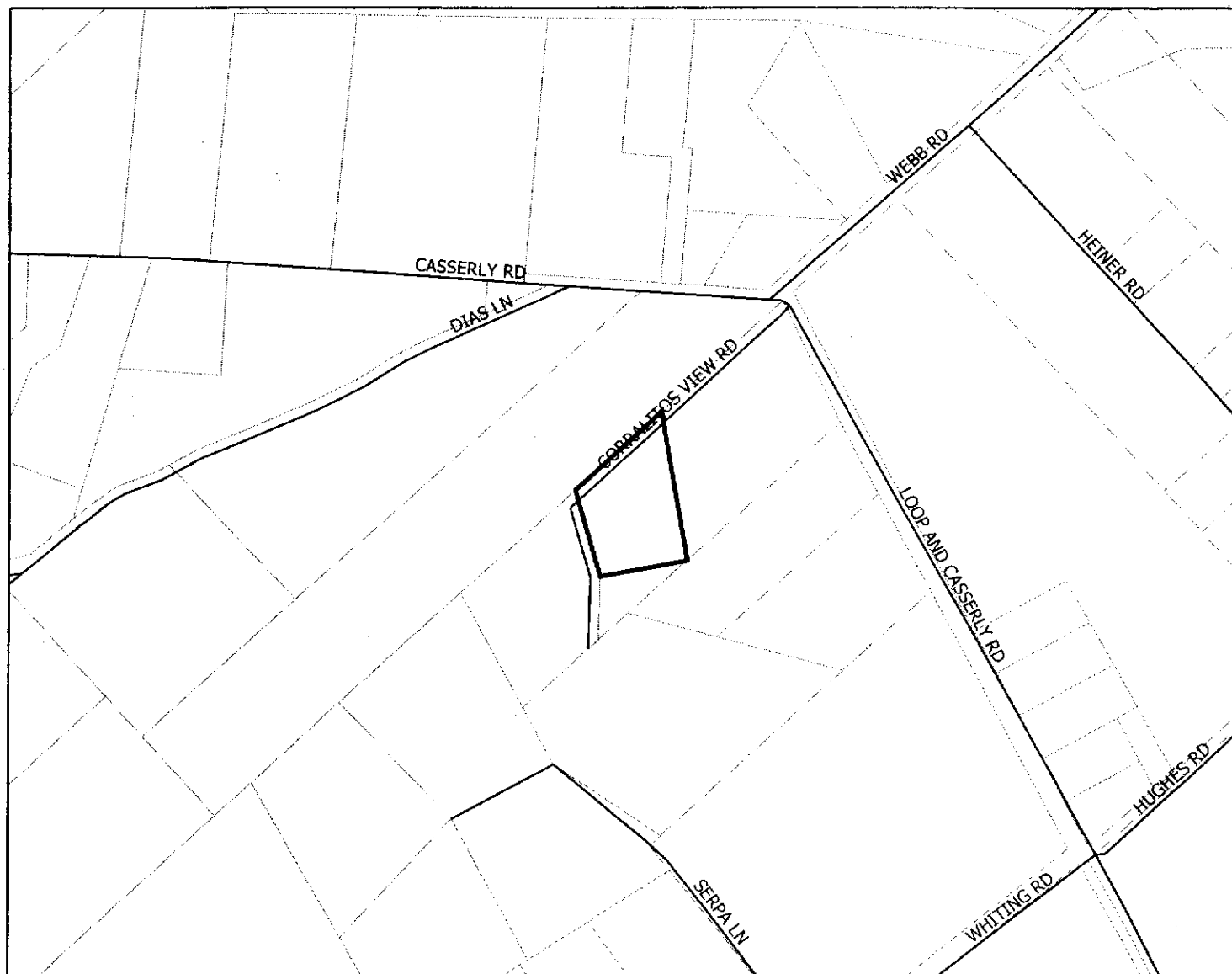
In addition, none of the conditions described in Section 15300.2 apply to this project.


Joan Van der Hoeven, Project Planner

Date: May 18, 2006



Location Map



Legend

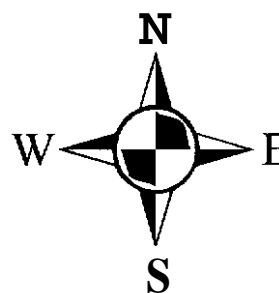


APN 051-661-06



Streets

Assessors Parcels



Map Created by
County of Santa Cruz
Planning Department
April 2006

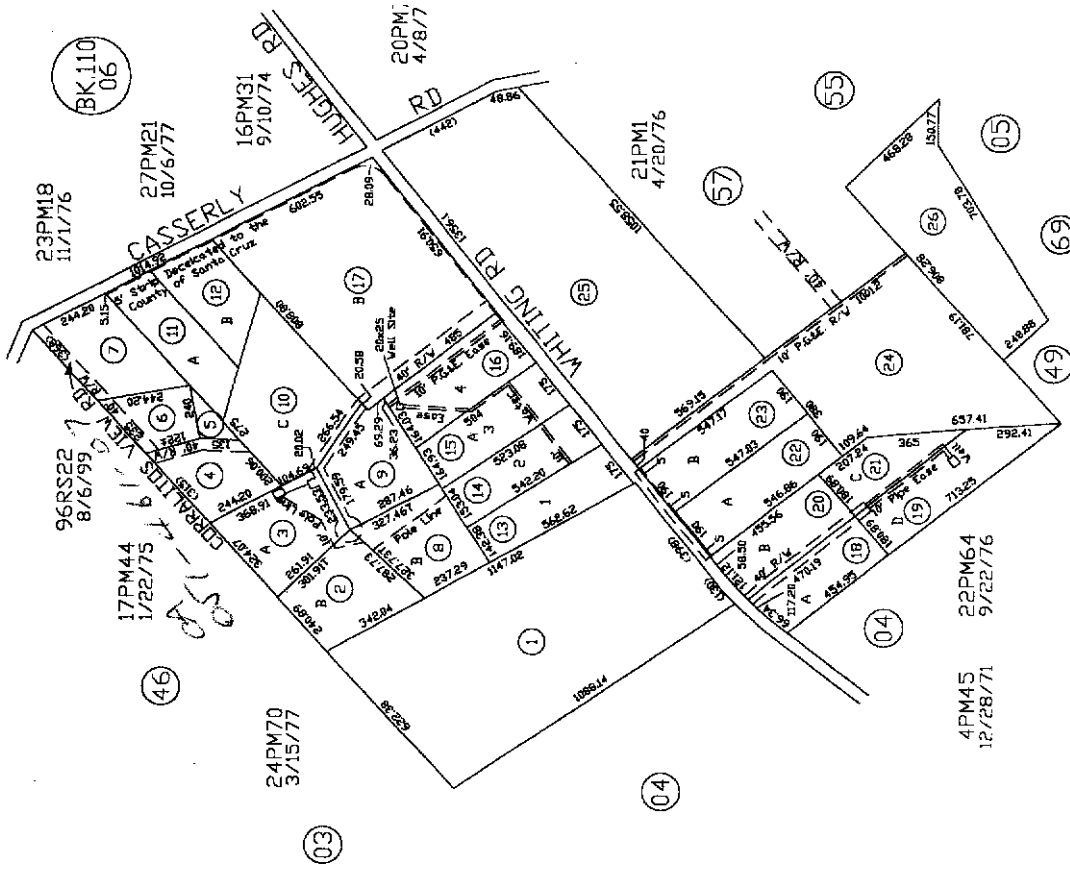
EXHIBIT I

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 1997

MUK, SALSIPUEJES RANCHO
 SEC.22, T.11S., R.2E., M.D.B. & M.

Tax Area Code
 69-258

51-66



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

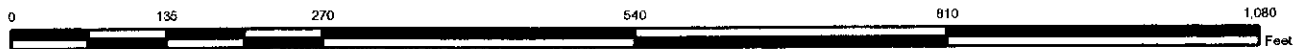
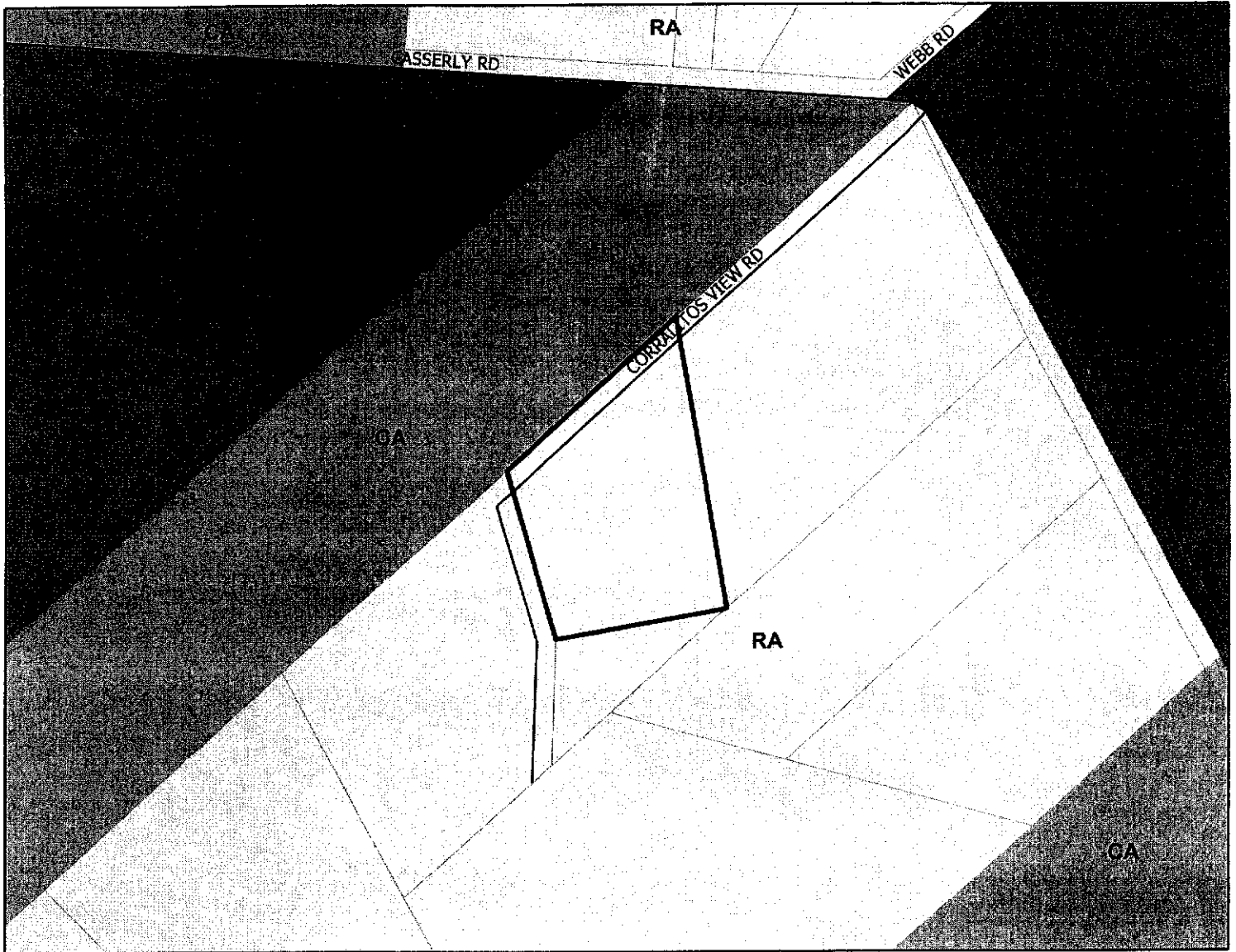
Assessor's Map No. 51-66
 County of Santa Cruz, Calif.
 Feb. 1997

Electronically drawn 8/7/97 KSA
 Rev. 8/7/97 KSA (Per. From 51-04)
 Rev. 4/20/98 CS (Tax Commission)
 Rev. 8/26/99 CS (1998/99)
 Rev. 6/7/01 KSA (Map Changed page refs)

EXH BIT E

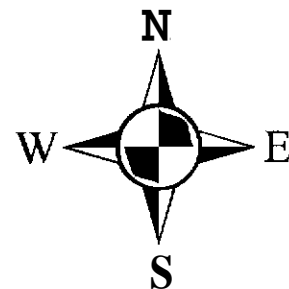


Zoning Map



Legend

-  APN 051-661-06
-  Streets
-  Assessors Parcels
-  AGRICULTURE (A)
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)



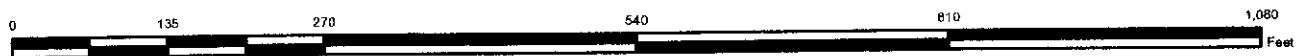
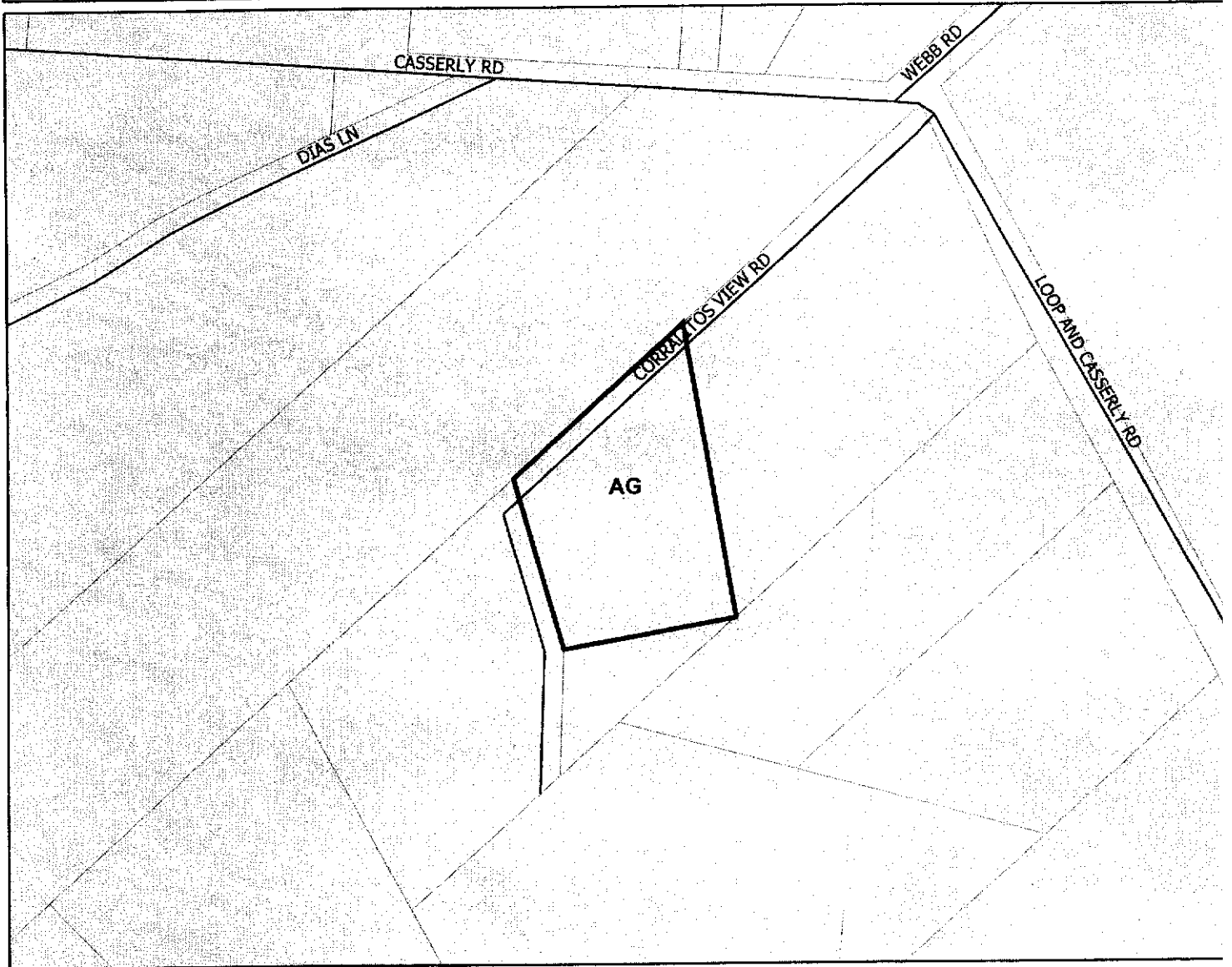
Map Created by
County of Santa Cruz
Planning Department
April 2006

13





EXHIBIT F

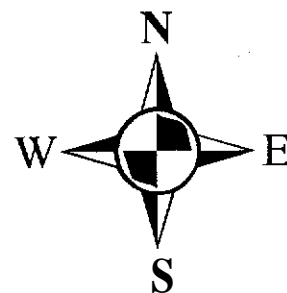


General Plan Designation Map



Legend

-  APN 051-661-06
-  Streets
-  Assessors Parcels
-  Agriculture (AG)



Map Created by
County of Santa Cruz
Planning Department
April 2006

14

EXHIBIT F

05/01/06 BS3
14:29:07

COUNTY OF SANTA CRUZ - ALUS 3.0
BUILDING APPLICATION SNAPSHOT

I-ALPBR145
ALSBR145

APPL.NO: 0058923M : APPL. DATE: 3/29/06 : EXPIRE DATE: 3/29/08 :
SITUS: 195 CORRALITOS VIEW RD WATSONVILLE : PARCEL : 051 661 06
OWNER: ROCHA AURORA M/W SS TC ETAL : STATUS: ROUTING
CONTACT: PATRIZIA MATERASSI : TYPE: RES :
: 253 SPREADING OAK DR SCOTTS VALLEY CA 95066

----- PROJECT DESCRIPTION -----

REM:

Rectify Red Tag by recognizing an as-built 460 sf. conversion of
attached garage to 2 bedrooms, family room and shower. Results in
a 1-story SFD with 5 bedrooms, 2 1/2 baths, living room and
family room.

INTAKE LOCATION: @ 701 OCEAN ST :
SPECIAL PROGRAM: NONE : PLAN FORM: BLUEPRINTS :
PRIORITY APPLICATION?: N : PRIORITY REASON:
ROUTING REQUIRED?: Y EST TIME OF FIRST REVIEW: 3 WEEKS :
APPL. PLANS PURGED?: STAFF INITIALS: SAH : INTAKE: SAH :
ALL DATA HAS BEEN DISPLAYED.

PA2-EXIT

14:31:36 Mon May 01, 2006

05/01/06 BS5
14:29:31

COUNTY OF SANTA CRUZ - ALUS 3.0
INQUIRY ALL BUILDING APPLICATION REVIEWS

I-ALPBR200
ALSBR730H

APPL.NO: 0058923M : APPL.DT: 3/29/06 : EXP.DT: 3/29/08 : STATUS: ROWING :
APN: 051 661 06 MASTER PERMIT ISSUED?: NO :

SEL	REVIEW AGENCY	NO.	REVIEW	HOLD?	REVIEWER	DETERMINATION
	BUILDING PLAN CHECK	1		N		REQUIRED
	CODE ENFORCEMENT	1	4/03/06	Y	J_R	APPROVED
	DPW DRAINAGE	1	4/17/06	N	A-M	NOT REQUIRED
	DPW ROAD ENGINEERING	1		N	RVK	REQUIRED
	DPW DRIVEWAY/ENCROACHMENT	1	3/29/06	N	RVK	NOT REQUIRED
	ENVIRONMENTAL HEALTH	1	4/06/06	N	DRP	APPROVED
	ENVIRONMENTAL PLANNING	1	4/11/06	N	RSL	APPROVED
	DPW SANITATION	1	4/04/06	N	SMH	NOT REQUIRED
	ZONING REVIEW	1	3/29/06	N	J_V	NOT APPROVED

14:32:00 Mon May 01, 2006

05/01/06 BS5
14:30:10

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

I-ALPBR205
ALSBR740

APPL.NO.: 0058923M : REVIEW DATE: 4/06/06 : ROUTING: 1
DETERMINATION: APPROVED : REVIEW TIME: REVIEWER: DRP
COMMENTS:----- **PF4 TO SEE RELATED INFORMATION.**
No construction, grading or fill over the septic system or expansion area.
rectify redtag, as built 460 sq ft confersion of attached garage
to 2 br Results 1-story sfd 5 br

14:32:24 Mon May 01, 2006

05/01/06 BS5
14:30:34

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

I-ALPBR205
ALSBR740

APPL.NO.: 0058923M : REVIEW DATE: 4/11/06 : ROUTING: 1
DETERMINATION: APPROVED : REVIEW TIME: REVIEWER: RSL
COMMENTS
NO COMMENT FOUND BY THIS REVIEW AGENCY FOR THIS APPLICATION.

EXHIBIT G

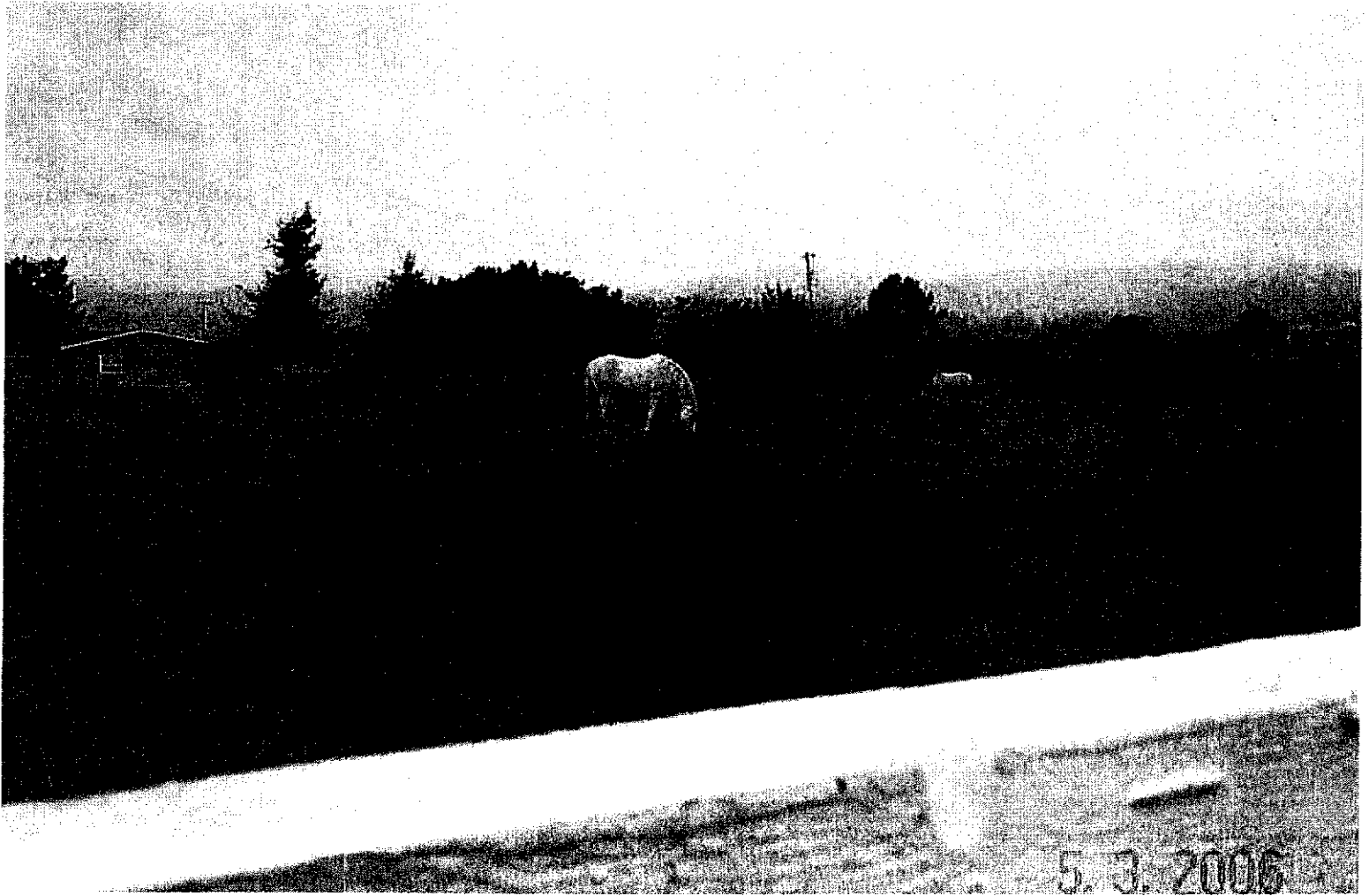
OWNER YOSHIDA, Kenzo		PARCEL NUMBER 51-041-12
LOCATION 187 Casserly Road, Watsonville	TYPE 3 bedrooms, 2 1/2 baths SFD with attached garage.	VALUATION \$14,500

BUILDING		PLUMBING AND GAS		ELECTRIC	
NAME Gerald M. Baldwin	NAME Gerald M. Baldwin	NAME Gerald M. Baldwin			
PERMIT NUMBER 19087	PERMIT NUMBER 19087	PERMIT NUMBER 19087		PERMIT NUMBER 19087	
DATE 11/2/70	DATE 11/2/70	DATE 11/2/70		DATE 11/2/70	
Mech. 19087 11/2/70 IN					
BUILDING		PLUMBING AND GAS		ELECTRIC	
FOUNDATION	ROUGH	ROUGH	ROUGH	ROUGH	
FRAMING	VENT	VENT	VENT	FINISH	
STUCCO WIRE	FINISH	FINISH	FINISH	FINISH	
LATH	GAS - ROUGH	GAS - ROUGH	GAS - ROUGH	FINISH	
FLUKE	GAS - FINISH	GAS - FINISH	GAS - FINISH	FINISH	
FINISH COMPLETE	GAS - FINISH	GAS - FINISH	GAS - FINISH	FINISH	
BUILDING INSPECTION JOB RECORD		REMARKS ON REVERSE		SERVICE CLEARED	
YOSHIDA, Kenzo		187 Casserly road, Wats.		(SFD)	



EXISTING SFD
APN 051-661-06





ADJACENT "CA" ZONED LAND
APN 051-461-07

