



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0278**

Applicant: Lifetime Pools
Owners: William & Collette Lee
APN: 109-091-07

Date: August 17, 2006
Agenda Item: # 6
Time: 2:30 p.m.

Project Description: Proposal to construct a swimming pool and install a solar water heater. Requires an Amendment to Agricultural Buffer Determination 90-1 171 to reduce the required 200-foot agricultural buffer to about 12 feet, and an Archaeological Site Review.

Location: Property located on the west side of Green Valley Road, about 3250 feet north from the Wheelock Road and Green Valley Road intersection, at 1391 Green Valley Road in Watsonville.

Permits Required: Agricultural Buffer Setback Determination

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0278, based on the attached findings and conditions.

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. | Permit 90-1171Q |
| E. | Assessor's parcel map, Location map | | |

Parcel Information

Parcel Size:	53.5 acres
Existing Land Use - Parcel:	Apple orchard, single-family residence
Existing Land Use - Surrounding:	Commercial agriculture, very low density residential
Project Access:	Green valley Road
Planning Area:	Eureka Canyon
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)

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

Supervisory District: Second (District Supervisor: Pirie)
Within Coastal Zone: Inside X Outside

Environmental Information

Geologic Hazards: Mapped County Fault Zone/no physical evidence on site
Soils: Cropley silty clay, Diablo clay
Fire Hazard: Not a mapped constraint
Slopes: 2 – 9 percent
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Less than 100 cubic yards
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 X No
Water Supply: Private well
Sewage Disposal: 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 swimming pool and to install solar collectors to heat the pool on site with an existing single-family dwelling on a 53.5-acre parcel. The project is located at 1391 Green Valley Road 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 12 feet from APN 109-091-05. A prior agricultural buffer reduction was granted to 87 feet from the same parcel during the permit process for re-construction of the earthquake destroyed single-family residence on the site in 1991 as Permit #90-1171Q (Exhibit I).

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 commercial agricultural neighborhood, with most adjacent properties engaged in apple production. The parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the north side of the parcel at Assessor's Parcel Number 109-091-05. The subject parcel is developed with an apple orchard.

A reduced agricultural buffer is recommended due to the fact that the 200-foot setback would not allow sufficient building area if the required setbacks were maintained from the adjacent Commercial Agriculture zoned property. Further, by clustering the proposed swimming pool adjacent to the existing farm-house, as little land as possible is removed from potential production, consistent with General Plan policy 5.13.27 to minimize potential conflicts with existing agricultural operations. The applicant shall maintain the existing agricultural buffer vegetative barrier required

under Permit #90-1191Q to reduce the impact of residential activities on the existing agricultural use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. 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

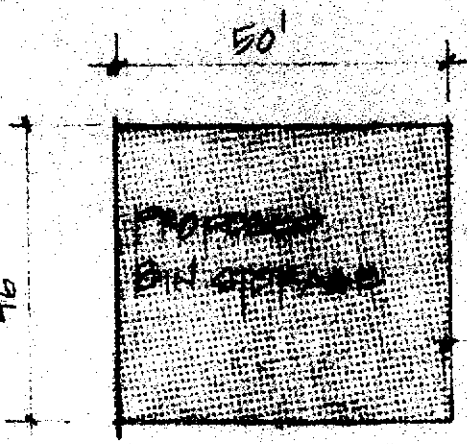
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission APPROVE the Agricultural Buffer Reduction from 200 feet to about 12 feet to the single-family dwelling from the adjacent CA zoned property known as APN 109-091-05, proposed under Application # 06-0278, 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
Deputy Zoning Administrator
Santa Cruz County Planning Department



POOL SOIL

87' ± SETBACK

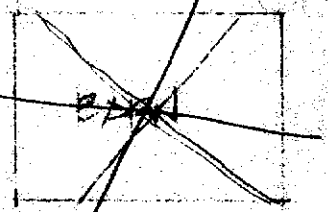
APPROXIMATE
POOL SOIL TO BE
A DEPTH OF 6" MIN

POOL AREA
IS FLAT

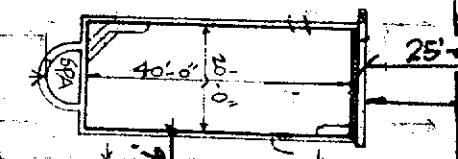
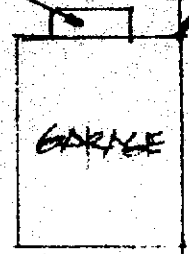
SLOPE CONCRETE MIN
2% AWAY FROM POOL
TO LANDSCAPE AREAS

CONCRETE POOL
DECK BY OTHERS

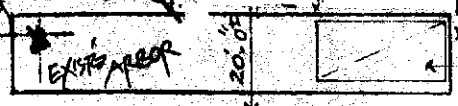
POOL FENCE W/ GATE PER CO
BY OTHERS.



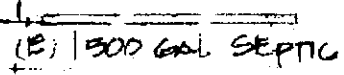
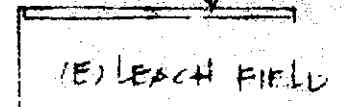
POOL EQUIP
PAD BY OTHERS



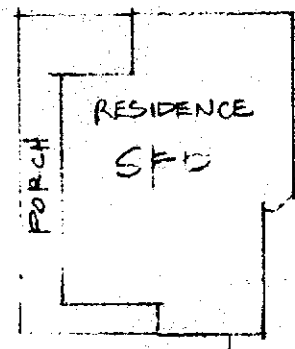
AUTO COVER BOX



70% SOLAR SYSTEM ON ARBOR



ACCESS ROAD



LAWN

HARD

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 swimming pool is proposed to be set back 12 feet from the adjacent Commercial Agriculture zoned land. With the 12 foot width of the north side **farm** road, the effective agricultural setback would be proposed to be 12 feet where 200 feet are required. An effective barrier consisting the existing evergreen shrubs is adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 109-091-05. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic. No evidence was presented that the existing farm road is a right-of-way.

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 agricultural land shall be sited so as to minimize possible conflicts between agriculture in the area and non-agricultural uses, and where structures are to be located on agricultural parcels, such structures shall be located *so* as to remove as little land as possible from production or potential production.

The subject parcel is zoned CA (Commercial Agriculture) and carries an Agriculture (A) General Plan designation. The parcel is designated for agricultural production and is utilized for commercial apple production. The parcel is within 200 feet of Commercial Agriculture zoned land, but the proposed development is clustered around the existing farmstead removing as little land as possible from production, consistent with General Plan Policy 5.13.27.

**Required Findings for Development on Land Zoned Commercial Agriculture or
Agricultural Preserve
County Code Section 13.10.314(A)**

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The establishment of the swimming pool recreational use of a small portion of the 53.5-acre parcel is appurtenant to the residential use of the parcel. The residence serves as the home to the farmer and does not reduce, restrict, or adversely affect agricultural resources or the economic viability of commercial agricultural operations in the Green Valley area. The proposed swimming pool site is clustered with the existing farm buildings and does not remove any land from existing apple production.

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

The proposed swimming pool ~~use~~ is ancillary to the existing residential use of the farmer.

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 existing single-family residence provides a home for the farmer and has existed at the current location for many decades, re-constructed on the same site in 1991 after being destroyed in the Loma Prieta earthquake.

5. The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

The recreational pool will remove as little land as possible from production in that it is to be clustered within the existing residential/farm building cluster on the site.

Conditions of Approval

Exhibit A Project Plans Lifetime Pools Inc dated 3-23-06

- I. This permit authorizes an Agricultural Buffer Setback reduction of 12 feet from the proposed swimming pool to APN 109-091-05. 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 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 12 feet from the swimming pool to the adjacent Commercial Agriculture zoned parcel APN 109-091-05.
 2. Solar panels shall maintain the required 20-foot side setback from the property line.
 3. 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 shrubs utilized shall attain a minimum height of 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.
 4. Comply with all Public Works Drainage Division requirements. Mitigation measures should be used on site to limit increases in post-development runoff leaving the parcel as a result of the proposed concrete pool deck. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include limiting impervious area, using pervious or semi-pervious pavements, runoff surface spreading, discharge runoff into landscaping etc. Pay Zone 7A Flood Control District fees for increases in impervious area, currently \$0.90 per square foot but subject to change.

- 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.
- 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. 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 required 115-foot vegetative barrier shall be permanently maintained as per #90-1171Q.
 - 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: 8-17-06

Effective Date: 8-31-06

Expiration Date: 8-31-08

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 reasons which have been specified in this document.

Application Number: 06-0278

Assessor Parcel Number: 109-091-07

Project Location: 1391 Green Valley Road, Watsonville CA 95076

Project Description: Agricultural Buffer Setback Determination

Person or Agency Proposing Project: Lifetime Pools

Contact Phone Number: (650) 494-7070

- 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:

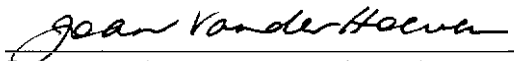
- E. ☒ Categorical Exemption

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

F. Reasons why the project is exempt:

Construction of small accessory structure appurtenant to existing single-family residence.

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


Joan Van der Hoeven, Project Planner

Date: August 17, 2006

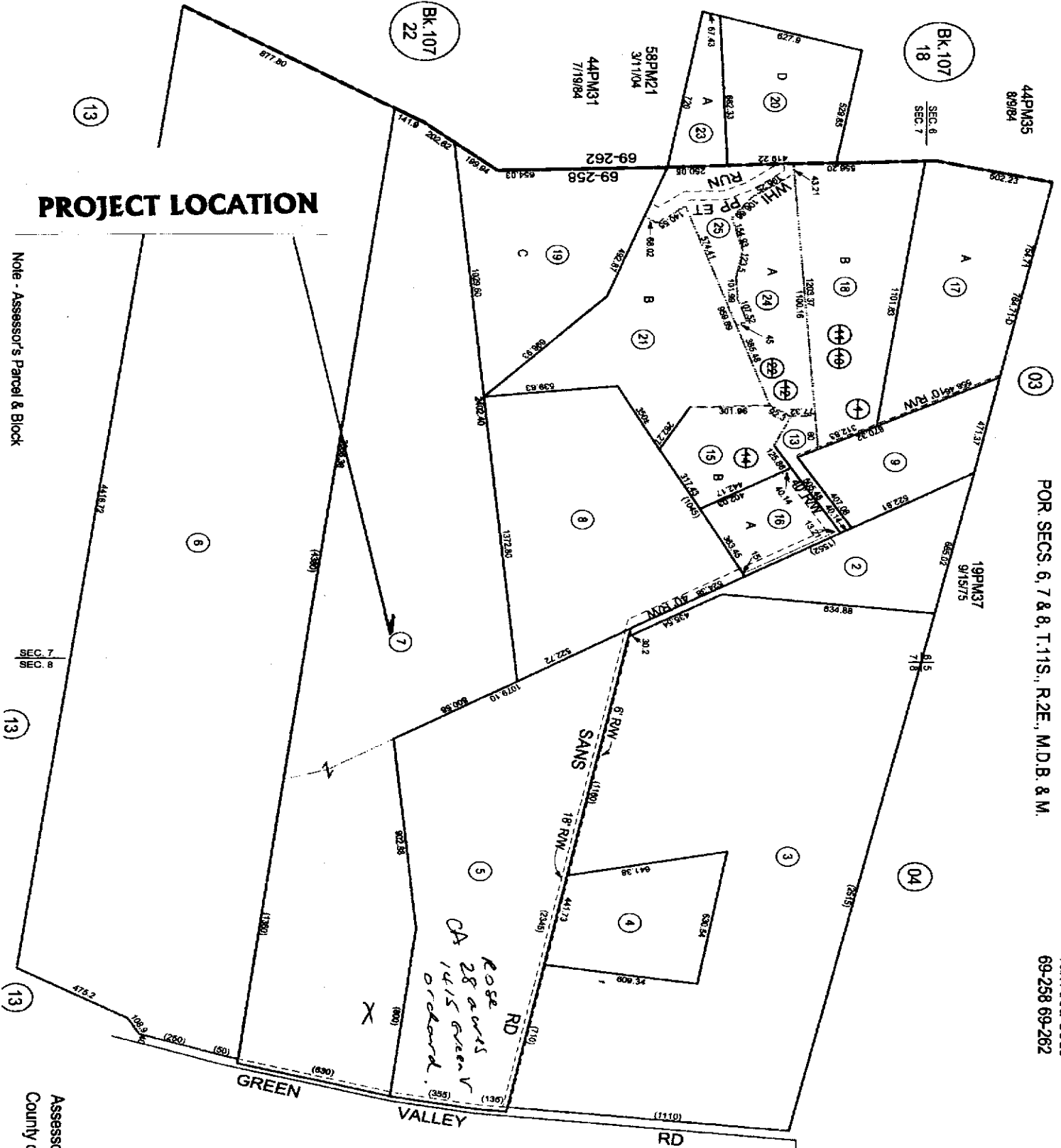
EXHIBIT D

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 1987

PROJECT LOCATION

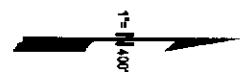
Note - Assessor's Parcel & Block



RANCHO DE LOS CORRALITOS
FOR SECS. 6, 7 & 8, T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-258 69-262

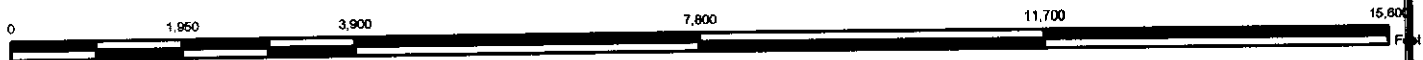
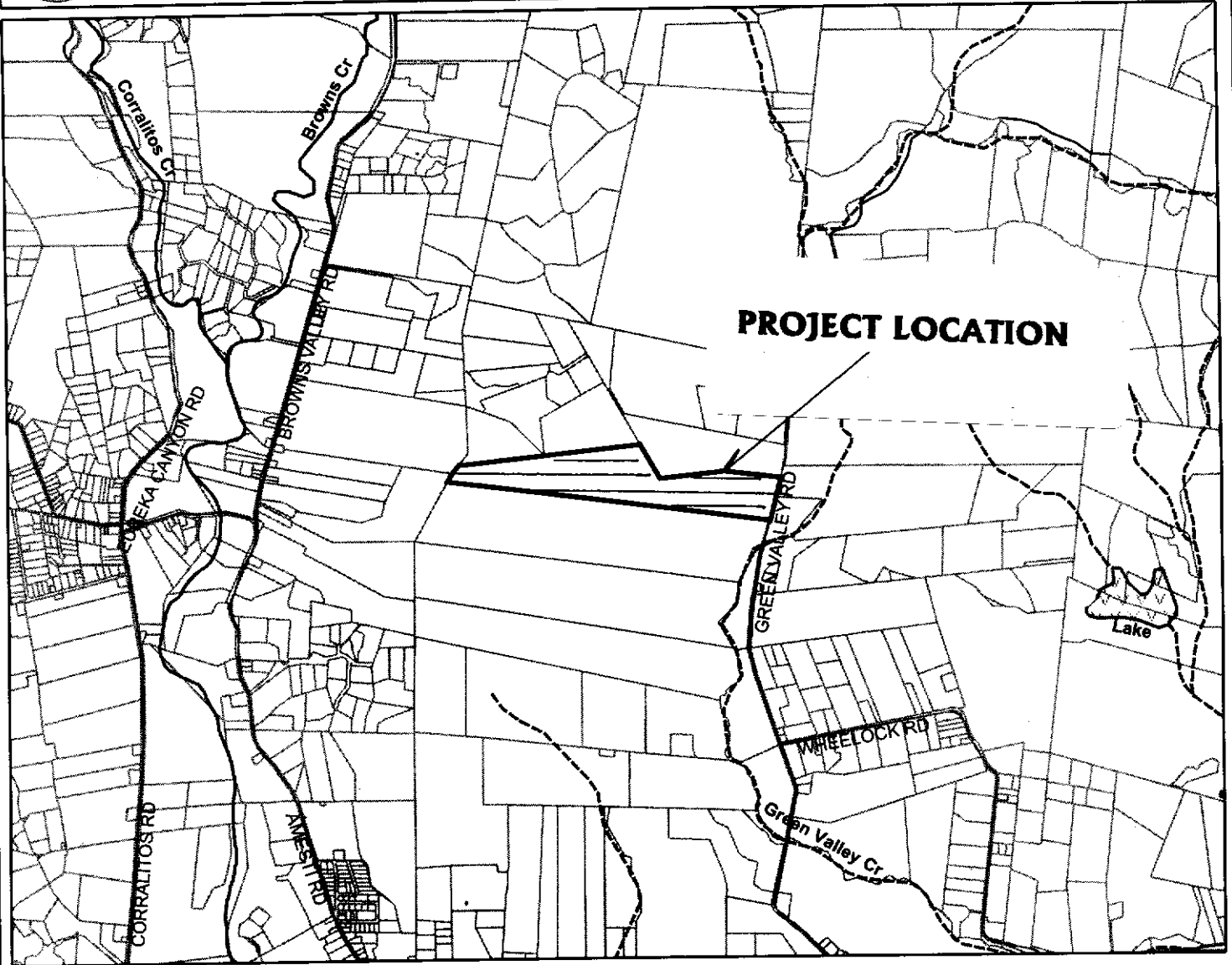
EXHIBIT E



109-09

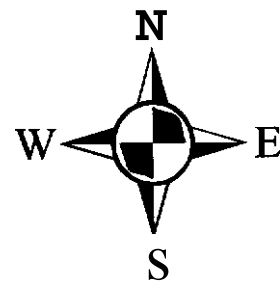


Location Map



Legend

- APN 109-091--07
- Assessors Parcels
- Major Roads
- INTERMITTENT STREAM
- LAKE
- PERENNIAL STREAM
- Lakes

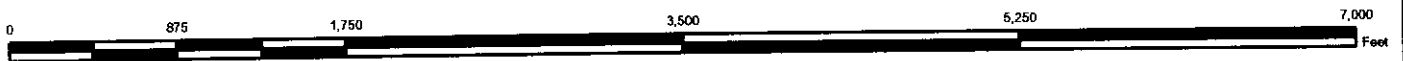
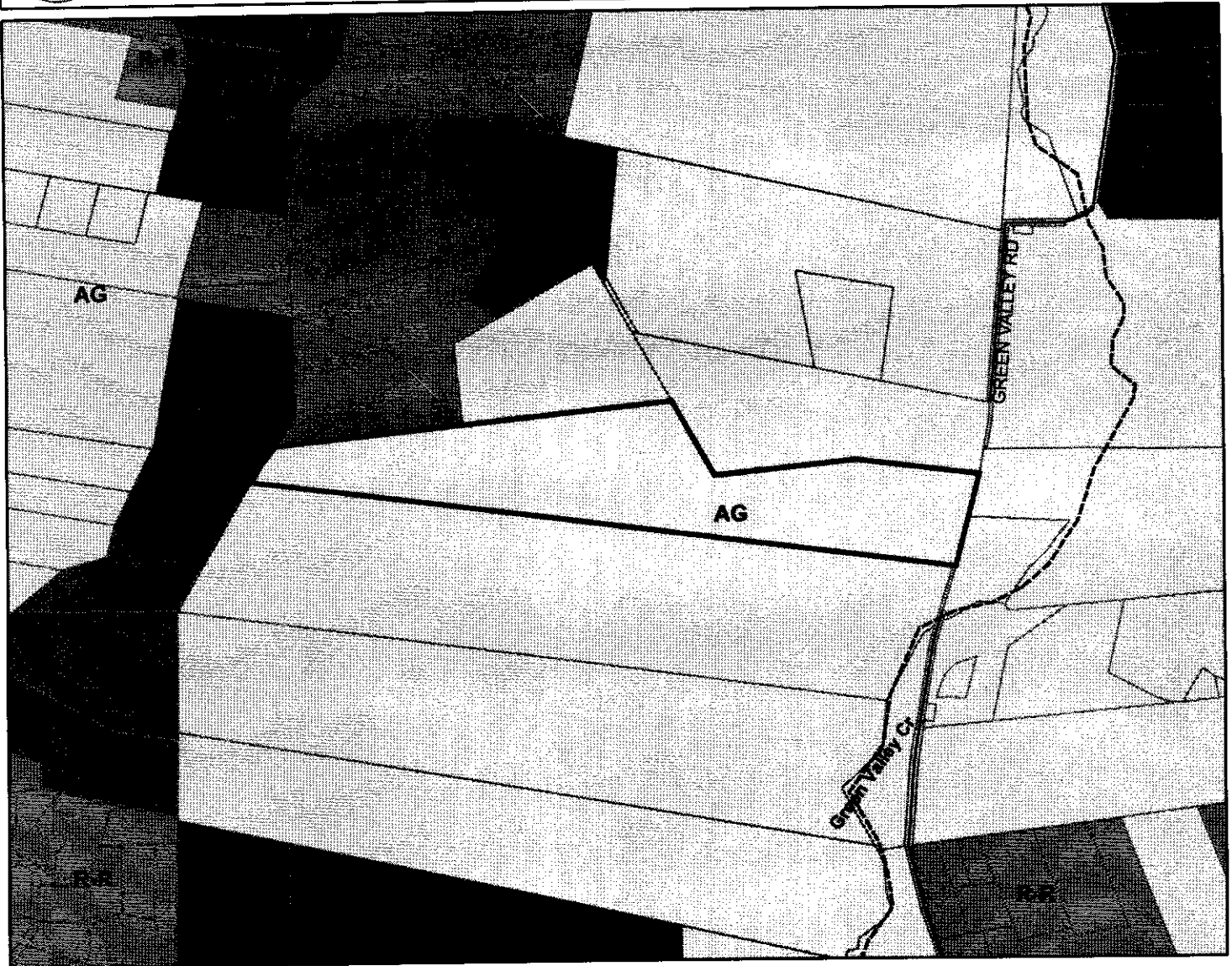


Map Created by
County of Santa Cruz
Planning Department
June 2006








EXHIBIT E

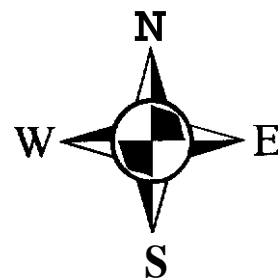


General Plan Designation Map



Legend

-  APN 109-091--07
-  Assessors Parcels
-  Major Roads
-  INTERMITTENT STREAM
-  Agriculture (AG)
-  Residential-Rural(R-R)
-  Residential-Mountain(R-M)

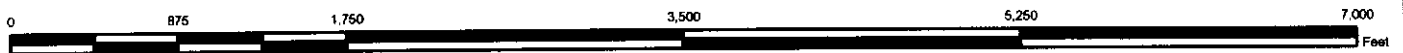
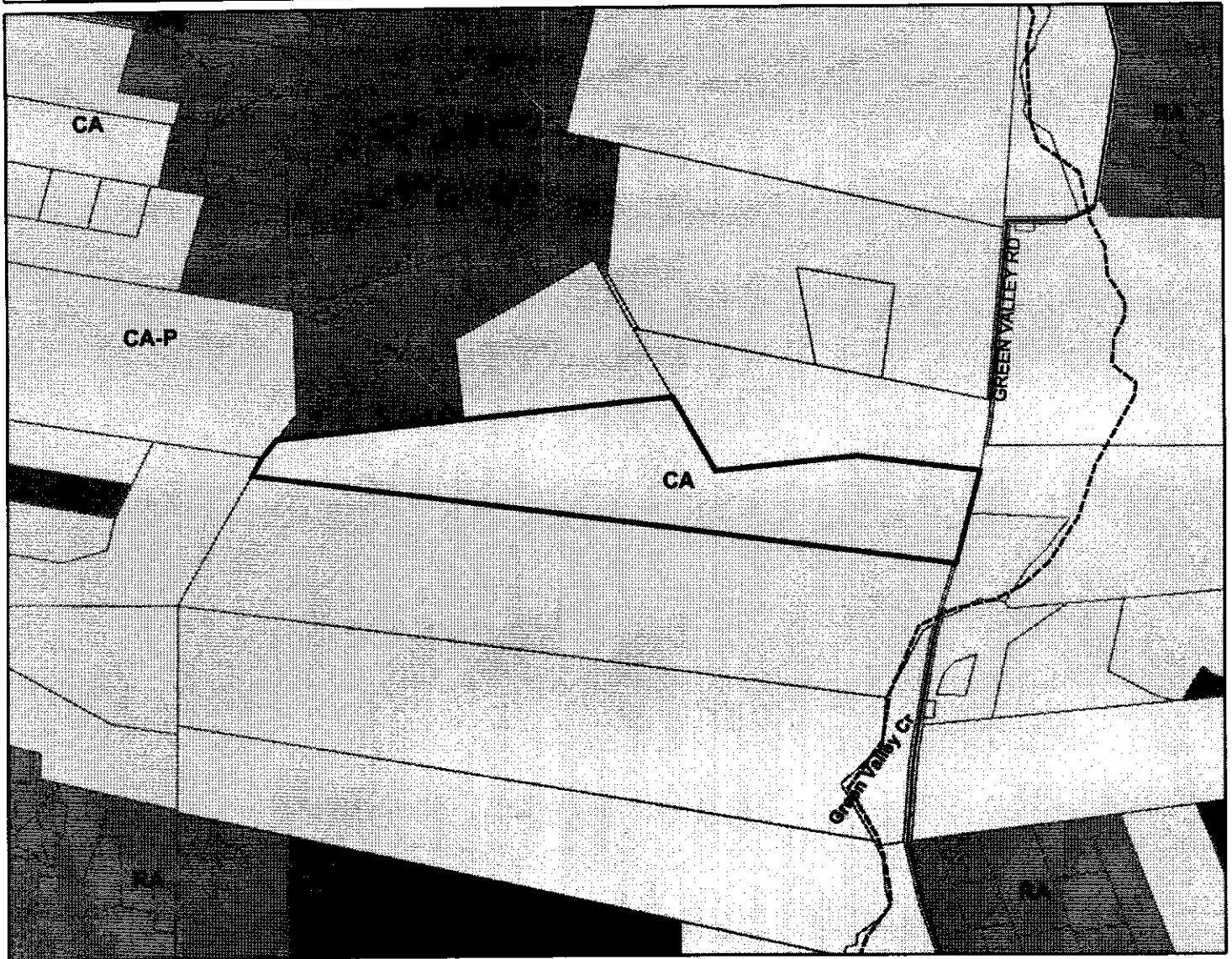


Map Created by
County of Santa Cruz
Planning Department
June 2006

EXHIBIT F

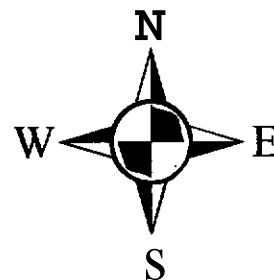


Zoning Map



Legend

- APN 109-091--07
- Assessors Parcels
- Major Roads
- INTERMITTENT STREAM
- AGRICULTURE COMMERCIAL (CA)
- AGRICULTURE RESIDENTIAL (RA)
- AGRICULTURE (A)



Map Created by
County of Santa Cruz
Planning Department
June 2006

EXHIBIT E

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: Joan Van Der Hoeven
Application No.: 06-0278
APN: 109-091-07

Date: July 13, 2006
Time: 14:36:25
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 21, 2006 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 21, 2006 BY ROBERT S LOVELAND =====
NO COMMENT

Project Review Completeness Comments

===== REVIEW ON JUNE 15, 2006 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON JUNE 15, 2006 BY JOAN VAN DER HOEVEN =====
Record an Agricultural Statement of Acknowledgement

Dpw Drainage Completeness comments

===== REVIEW ON JUNE 15, 2006 BY CARISA R DURAN =====
Plans accepted as submitted. Discretionary stage application review is complete for this division.

(Additional notes for the building application stage in Miscellaneous Comments.)

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

===== REVIEW ON JUNE 15, 2006 BY CARISA R DURAN =====
Mitigation measures should be used on-site to limit increases in post-development runoff leaving the parcel as a result of the proposed concrete pool deck. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include limiting impervious area, using pervious or semi-pervious pavements, runoff surface spreading, discharging runoff into landscaping, etc.

This application is for development in the Zone 7A Flood Control District; therefore, increases in impervious area will be assessed a fee of \$0.90 per square foot

Environmental Health Completeness Comments

===== REVIEW ON JUNE 7, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

15

EXHIBIT G



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

July 14, 2006

Lifetime Pools
910 San Antonio Road
Palo Alto, CA 94303

SUBJECT: Archaeological Reconnaissance Survey for APN 109-091-07

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that 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 831-454-3207 if you have any questions regarding this review.

Sincerely,

Antonella Gentile
Planning Technician

Enclosure
CC Project Planner, File

EXHIBIT G

Santa Cruz County Survey Project

Exhibit B

Santa **Cmz** Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources Reconnaissance Report

Parcel APN: 109-091-07 SCAS Project number: SE-96-1061

Development Permit Application No 06-0278 Parcel Size +0.50 acres
50

Applicant: Lee, William -

Nearest Recorded Cultural Resource. 1/2 mile ENE + 1/4 mile NW

On 6/21/06 (date) 21 (#) members of the Santa Cmz Archaeological Society spent a total of 2 hours on the above described parcel for the purpose of ascertaining the presence or absence of 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 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, 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 Cmz County Planning Department.

The preliminary field reconnaissance did not reveal **any** evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural 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, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, Aptos, CA 95003, (831) 479-6294, or email redwards@cabrillo.edu



PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

January 25, 1991

Ron Gordon for William Lee
812 Delaware Street
Watsonville, CA 95076

PERMIT

PROJECT: APN: 109-091-07

AGRICULTURAL BUFFER
SETBACK DETERMINATION NO: 90-1171Q

On January 24, 1991, the AGRICULTURAL POLICY ADVISORY COMMISSION acted upon your application as follows:

XXX APPROVED AND CERTIFIED THE ENVIRONMENTAL DETERMINATION. See conditions attached. This is your permit.


 DENIED.

NOTE: This decision is final unless it is appealed. See reverse for information regarding appeals. You may exercise this permit only after the 10 working day appeal period is over February 6, 1991. **THIS PERMIT SHALL EXPIRE ON February 6, 1992, IF NOT EXERCISED.** You will require a building permit to begin actual construction.

If you have any questions, please contact the planner listed below.

Sincerely,

KEN HART
Principal Planner
Resources Planning Section



SHERYL MITCHELL
Resource Planner
425-2772 or 688-2033, ext. 2772

cc: William Lee
1391 Green Valley Road
Watsonville, CA 95076

EXHIBIT I

Applicant: Gordon for Lee
APN: 109-091-07
Application: 90-1171Q

AGRICULTURAL BUFFER SETBACK DETERMINATION
REQUIRED CONDITIONS

EXHIBITS:

Exhibit A - Approved Site Map; dated January 24, 1991

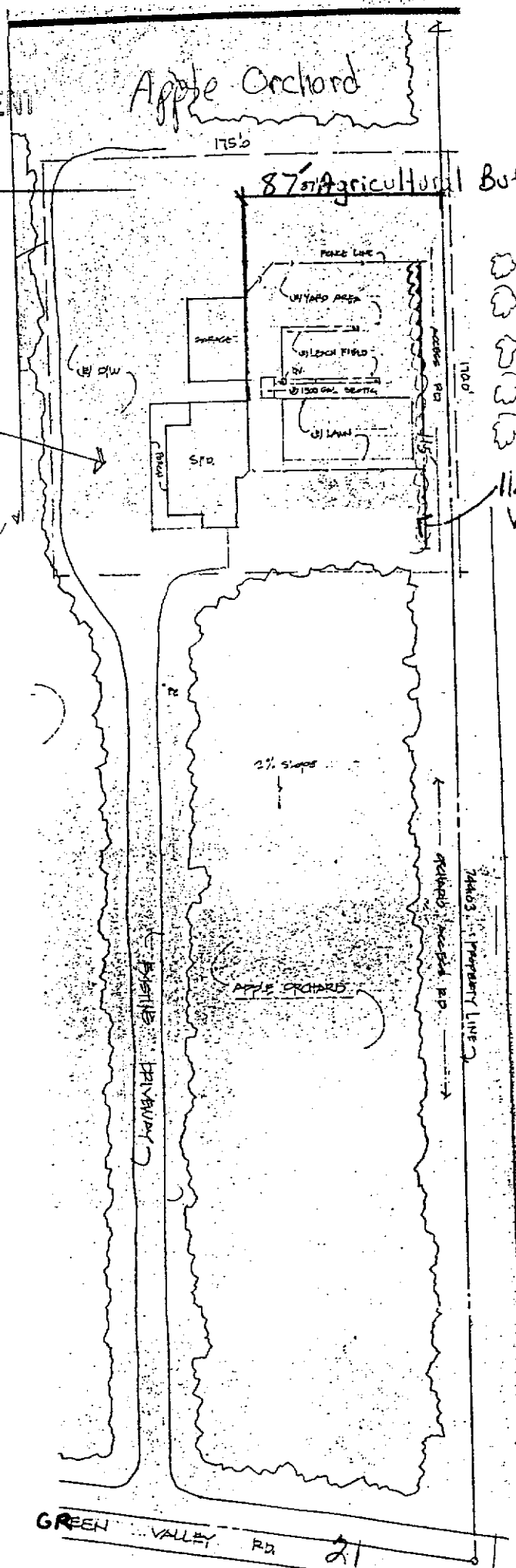
CONDITIONS:

1. The construction of all habitable structures shall conform to the agricultural buffer setback(s) which will be set as 87 feet measured from the northern edge of the applicant's (APN: 109-091-07) proposed home to the southern property line of the Travers' adjacent "CA" parcel (APN: 109-091-05) (or as measured 75 feet from the applicant's northern fence to the edge of the house); and
2. Applicant shall install and permanently maintain a vegetative buffering barrier in the location shown on Exhibit A. The barrier is to be composed of drought tolerant, non-invasive, evergreen species that will attain a height of 12 feet upon maturity, for a distance of 115 linear feet along the existing fence line, as shown on Exhibit A; with species type and planting spacing to be approved by Planning Staff prior to issuance of the building permit.
3. Applicant shall record a Statement of Acknowledgement which specifies the required landscaping barrier, as prepared by the Planning Department, and submit evidence of the recordation of such to the Resource Section of the Planning Department, prior to the issuance of the building permit;
4. The applicant shall submit building plans which conform to the Uniform Building Code and Chapter 12 of the Santa Cruz County Ordinance for approval by the Planning Department, prior to the start of construction.
5. The applicant shall call building inspections at 425-2751 for inspections of the required setbacks prior to the pour of concrete.
6. Applicant shall call 425-2772 or 688-2033, ext. 2772 for inspection of the required setbacks and landscaping prior to final inspection and clearance by Santa Cruz County.

APPROVED BY: SM

DATE: 1/24/91

Existing Developed Area. Approx. 175' x 170' land dedicated to s.f.d., garages, pesticide storage bldg., driveways.



↑
Adjacent Orchard →
aprox. location of 1st row of adjacent trees

115' long, 12' in height vegetative buffering barriers