



## Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0439**

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**Applicant:** Robin Brownfield

**Owner:** Raymond C. Esche

**APN:** 051-292-02, -18

**Date:** October 19, 2006

**Agenda Item #:** 13

**Time:** 1:30 p.m.

**Project Description:** Proposal to construct a single-family dwelling.

**Location:** Property located on the east side of Cutter Drive (immediately north of 160 Cutter Drive), about two miles north from College Drive 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 **06-0439**, 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) |    |                                     |

### Parcel Information

Parcel Size:	<b>4.3</b> acres
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	Agriculture, single-family residential
Project Access:	Cutter Drive
Planning Area:	Pajaro Valley
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)
Supervisory District:	Four (District Supervisor: Campos)
Within Coastal Zone:	— Inside <u><b>X</b></u> Outside

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## Environmental Information

Geologic Hazards:	Mapped floodplain beyond building site
Soils:	Watsonville loam, Tierra-Watsonville complex
Fire Hazard:	Not a mapped constraint
Slopes:	0-2 percent, 15-30 percent
Env. Sen. Habitat:	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:	Not mapped/no physical evidence on site

## Services Information

Inside Urban/Rural Services Line:	<u>  X  </u> Yes <u>    </u> No
Water Supply:	City of Watsonville
Sewage Disposal:	Salsipuedes 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 two-story single-family dwelling of approximately 2,515 square feet on a 4.3-acre parcel. The project is located immediately north of 160 Cutter Drive 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 42 feet from APN 051-431-07, the 14-acre Repetti farm.

The subject property is characterized by sloping topography down towards Drew Lake. The parcel is located within the Urban Services Line and may be characterized as a residential neighborhood adjacent to agricultural lands. 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 051-431-07.

A reduced agricultural buffer is recommended due to the fact that access to the parcel is by way of Cutter Drive through what was known as APN 051-291-02, held in common ownership by the project owner. This lot is substandard in that R-1-6-zoned land requires a minimum 60-foot frontage and with the minimum required 12-foot wide access driveway, the lot could not support development without variances to development standards. In addition, the City of Watsonville is requiring merger of the two parcels as a condition of providing water service to the property (Exhibit G). The applicant has recorded an Affidavit to combine the parcels APN 051-292-02 and 051-292-18 as Document 2006-0056600 on 27 September 2006. The proposed location of the new single-family dwelling is consistent with General Plan policy 5.13.27 in that it reduces the amount of land that is removed from potential production by locating near the perimeter of the property, and minimizes grading and the amount of new paving required by locating towards the Cutter Drive frontage.

Staff is recommending that the applicant construct a six-foot tall solid wood board fence at the north side of the parcel with an evergreen hedge of plantings for a distance of 100 feet adjacent to the proposed development to reduce the impact of proposed residential activities on the existing agricultural use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel next door. 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 2006-0056029 on 25 September 2006.

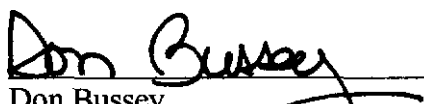
### **Recommendation**

- 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 42 feet to the single-family dwelling from the adjacent CA zoned property known as APN 051-431-07, proposed under Application # 06-0439, 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](http://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](mailto:pln140@co.santa-cruz.ca.us)

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

Hand-drawn site plan showing property boundaries, a proposed SPD, a future garage, a 16' x 70' hammer head, and a 12' drive. The plan includes various dimensions and a note at the bottom.

Key features and dimensions:

- PROPOSED SPD** (Shaded area)
- FUTURE GARAGE** (Rectangular area)
- 16' x 70' HAMMER HEAD** (Curved area)
- 12' DRIVE** (Vertical strip)
- Dimensions:** 42', 55', 20', 75', 74', 94', 96', 98', 92', 90', 88', 86', 84', 50.00', 54.43', 47.24', 51.65', 89.63', 94.11', 100 ASSUMED.

**NOTE**

**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 habitable structure is proposed to be set back 42 feet from the adjacent Commercial Agriculture zoned land. An effective barrier consisting of a six-foot tall solid wood board fence enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 051-431-07. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic as it is set back from Cutter Drive approximately 90 feet.

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 CA (Commercial Agriculture) and carries an Agriculture (A) General Plan designation. The 4.3-acre parcel is not designated for agricultural production because of the existing Drew Lake water body on the site, which does not support conventional agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land to the north, but due to the proposed location of the residence in relation to existing access from Cutter Drive, location in this vicinity serves to remove 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.

Due to the water body on the site (Drew Lake), and the relatively small size of the parcel (4.3 acres) the parcel has not been utilized for agricultural production. The establishment of a residential use will not affect existing agricultural resources or the economic viability of the area in that a substantial agricultural buffer is required to separate the proposed structure from existing agricultural operations. The owner has recorded an Agricultural Statement of Acknowledgement which recognizes that agriculture is an established priority land use in Santa Cruz County and that any inconvenience or discomfort from normal, necessary farming operations is a required condition of project approval.

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 residential use of the parcel is appropriate as agricultural use of the parcel is not feasible due to the presence of the water body, slopes on the parcel, and the small size of available land on the parcel for agricultural production.

3. The use consists of an interim public use which does not impair long-term agricultural viability; and
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 single-family residential use will be sited to minimize conflicts. A buffer of evergreen landscaping and solid wood board fencing shall reduce the potential for conflict with commercial agricultural activities in the area.

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 proposed single-family use of the parcel will be sited towards the Cutter Drive access on the perimeter of the parcel, consistent with General Plan policy 5.13.27 to remove as little land as possible from production.

## Conditions of Approval

Exhibit A: Project Information by Robin Brownfield, 3 sheets, dated August 2006

I. This permit authorizes an **11' Buffer** **11'** from the **p** residential use **t** APN **07**). **Prior** to exercising **a** **t** by **t** **p** **it** **g**, without **li** **it** **ti** any **ti** or **it** disturbance, **th** applicant/owner s/

- 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.
- C. No accessory structure was considered as part of this application. The future garage shown is not consistent with the required 20-foot setback from the mapped right-of-way.

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 **42** feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 051-431-07.
  - 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 twelve 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. Submit a Soils **Report** (3 copies) completed by a California licensed Geotechnical Engineer to Environmental planning for review and approval.
- C. Submit a detailed erosion/sediment control plan for review.
- D. Identify the 100-year flood area, as mapped by FEMA on the site plan.

- E. Provide an estimate of earthwork (cubic yards) to be completed **as** part of this project.
  - F. Comply with all required Department of Public Works Drainage requirements.
  - G. Pay all required Capital Improvement fees. The following fees are required but are subject to change: Child Care is \$109 per bedroom; Park dedication fees for the Pajaro Valley Planning Area are \$1,000 per bedroom; Roadside Improvement fees are \$1,040 per unit; and Transportation Improvement fees are **\$3,120 per Unit**.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
  - B. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
  - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained
  - B. All required Agricultural Buffer Setbacks shall be maintained.
  - C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.
- 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.

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~~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: 10-19-06

Effective Date: 11-02-06

Expiration Date: 11-02-08

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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: 06-0439

Assessor Parcel Number: 051-292-02, -18

Project Location: Cutter Drive, Watsonville CA 95076

**Project Description: Agricultural Buffer Setback Determination**

**Person or Agency Proposing Project: Robin Brownfield**

**Contact Phone Number: (831) 724-4994**

- 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 - New construction of small structure (Section 15303)

**F. Reasons why the project is exempt:**

Proposal to construct a small structure - single-family dwelling

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

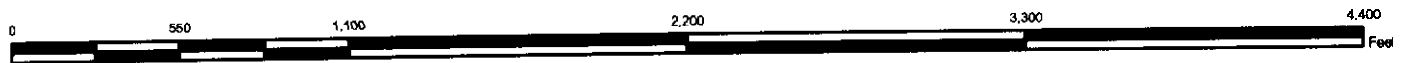
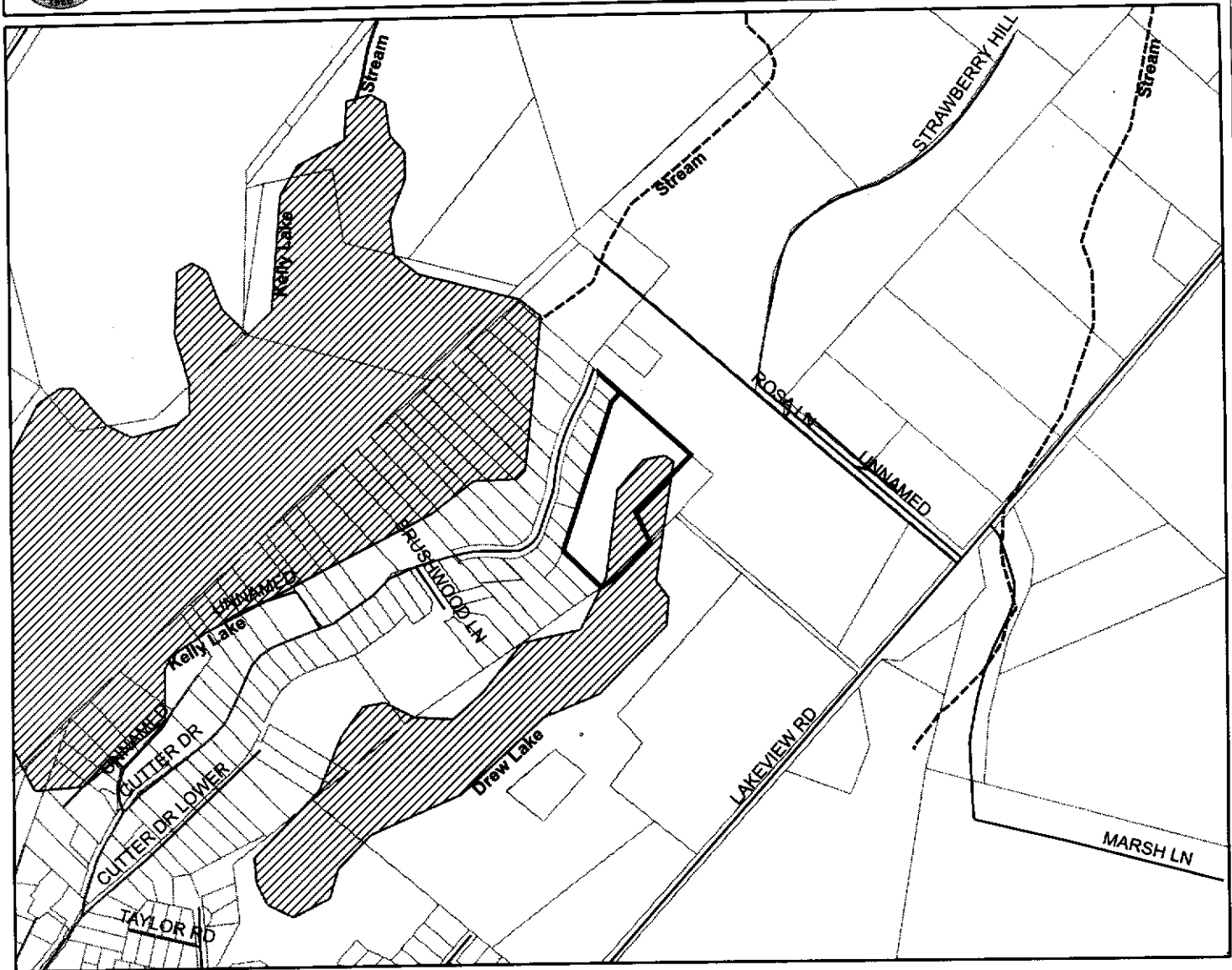
  
Joan Van der Hoeven, Project Planner

Date: 10-19-2006



**EXHIBIT D**

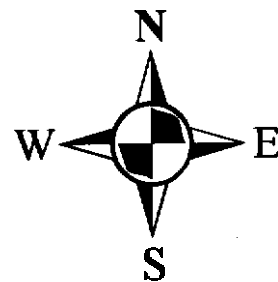


# Location Map



## Legend

-  APN 051-292-18
-  Assessors Parcels
-  INTERMITTENT STREAM
-  PERENNIAL STREAM
-  Streets
-  Lakes



Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

EXHIBIT E

THE ASSURANCE MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSURES ANY LIABILITY FOR OTHER USERS. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

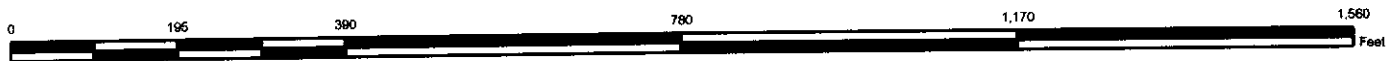
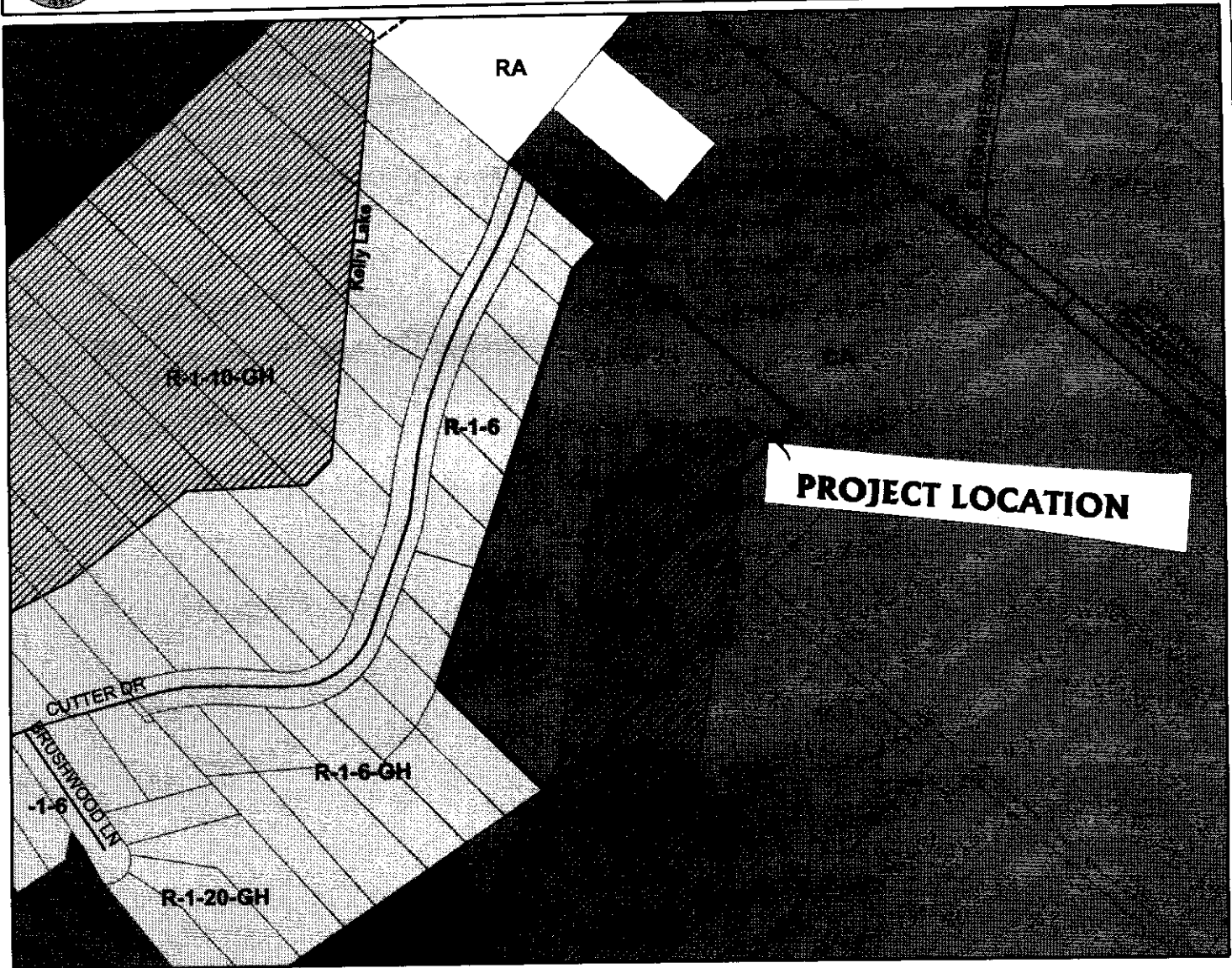
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






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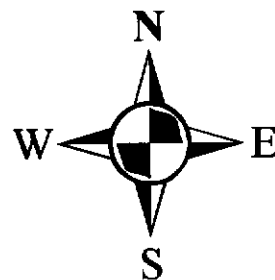


# Zoning Map



## Legend

-  APN 051-292-18
-  Assessors Parcels
-  Streets
-  Lakes
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  PARK (PR)
-  AGRICULTURE (A)

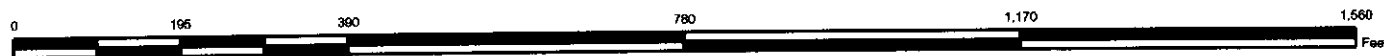
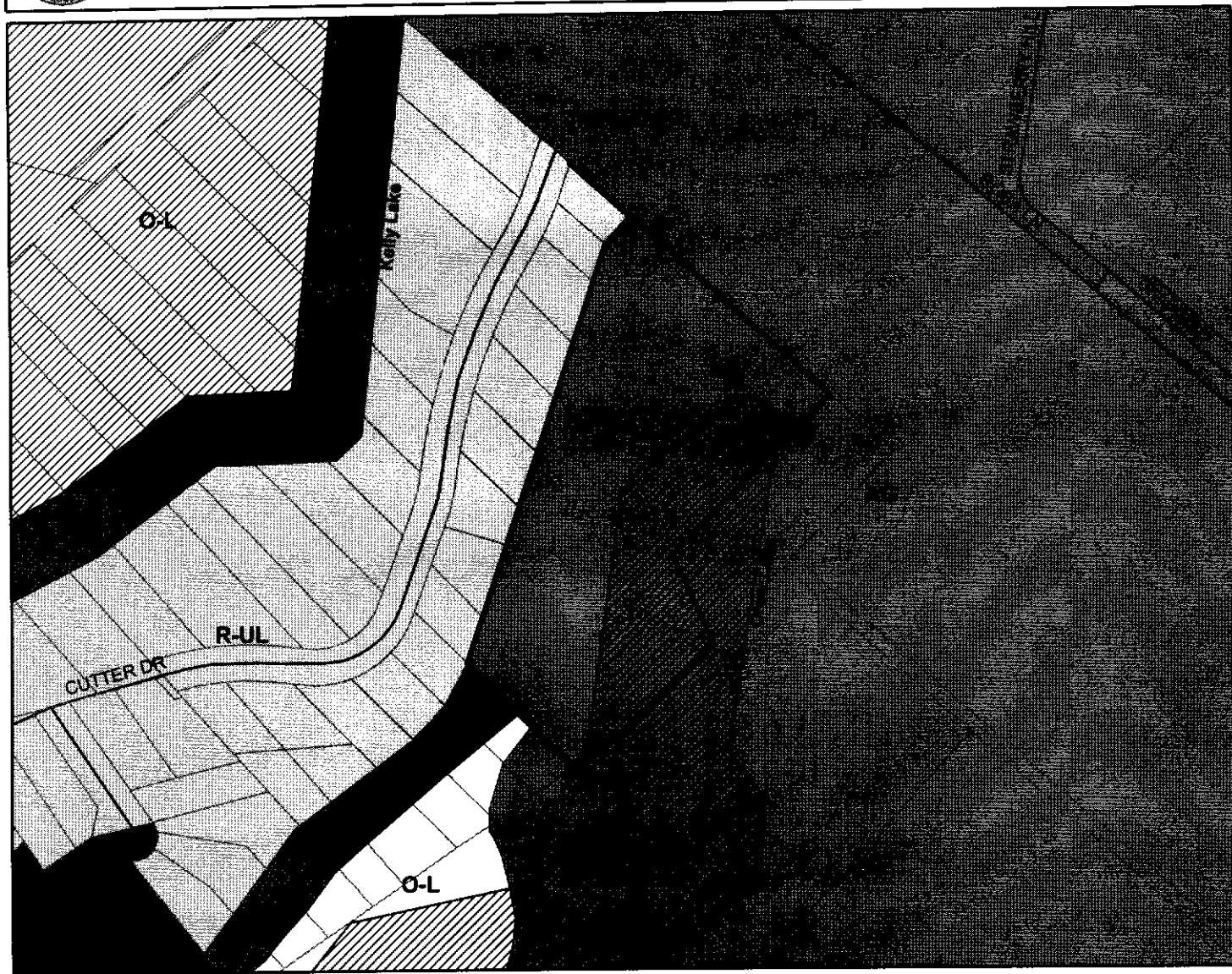


Map Created by  
County of Santa Cruz  
Planning Department  
September 2006

EXHIBIT F

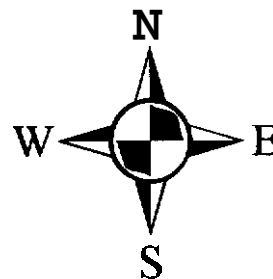


# General Plan Designation Map



## Legend

- APN 051-292-18
- Assessors Parcels
- Streets
- Lakes
- Agriculture (AG)
- Residential - Urban Low Density (R-UL)
- Lake (O-L)
- Urban Open Space (O-U)
- Parks and Recreation (O-R)



Map Created by  
County of Santa Cruz  
Planning Department  
September 2001

EXHIBIT F

**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.:** 06-0439  
**APN:** 051-292-02

**Date:** October 4, 2006  
**Time:** 07:54:45  
**Page:** 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON AUGUST 25, 2006 BY ROBERT S LOVELAND =====

1. Completed a site visit on 8/25/06 and could not gain access. The building footprint for the SFD must be staked in the field prior to my next visit. Please contact me at 454-3163 after this is completed.

2. Identify the 100-year flood area, as mapped by FEMA on the site plan.

3. Please provide an estimate of earthwork to be completed as part of this project

4. Further comments may be forthcoming after completing the site visit. =====  
UPDATED ON SEPTEMBER 25, 2006 BY ROBERT S LOVELAND =====

Revisited the site on 9/21. The site was staked. According to the staking and a review of the plans, there is no flood hazard nor riparian/wetland issues as the project is proposed.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON AUGUST 25, 2006 BY ROBERT S LOVELAND =====

Please refer to Misc. comments at this time. ===== UPDATED ON SEPTEMBER 25, 2006 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer to Environmental Planning for review and approval.

2. Submit a detailed erosion/sediment control plan for review

3. Identify the 100-year flood area. as mapped by FEMA, on the site plan

4. Provide an estimate of earthwork (cubic yards) to be completed as part of this project.

**Project Review Completeness Comments**

===== REVIEW ON SEPTEMBER 6, 2006 BY JOAN VAN DER HOEVEN =====

Assessor's Parcel Numbers 051-292-02 & 051-292-18 must be combined into one parcel as the CA-zoned site requires a minimum 100 foot wide frontage and a 12-foot wide driveway. The City of Watsonville requires merger of the parcels for water service (see 8-29-2006 memo Joy Bader). A landscape buffer is required along the north property boundary in the area of the proposed residence, consistent with County Code section 16.50.095.

**Project Review Miscellaneous Comments**

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## Discretionary Comments - Continued

**Project Planner:** Joan Van Der Hoeven  
**Application No. :** 06-0439  
**APN:** 051-292-02

**Date:** October 4, 2006  
**Time:** 07:54:45  
**Page:** 2

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===== REVIEW ON SEPTEMBER 6, 2006 BY JOAN VAN DER HOEVEN =====  
Record an Agricultural Statement of Acknowledgement.

### Dpw Drainage Completeness Comments

===== REVIEW ON AUGUST 31, 2006 BY JOHN G LUMICAO =====  
1. The applicant has NOT provided sufficient detail to constitute a complete a drainage plan. The applicant should provide drainage information to a level addressed on the guidelines for single family dwelling provided by the Planning Department. The drainage requirement may be obtained online at <http://www.sccoplanning.com/brochures/drain.htm>

===== UPDATED ON OCTOBER 3, 2006 BY JOHN G LUMICAO =====  
NO COMMENT

### Dpw Drainage Miscellaneous Comments

===== REVIEW ON AUGUST 31, 2006 BY JOHN G LUMICAO =====  
===== UPDATED ON OCTOBER 3, 2006 BY JOHN G LUMICAO =====  
NO COMMENT

### Environmental Health Completeness Comments

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

===== REVIEW ON AUGUST 24, 2006 BY JIM G SAFRANEK =====  
===== UPDATED ON AUGUST 24, 2006 BY JIM G SAFRANEK =====  
Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior approval of the sewage disposal permit. Contact the appropriate Land Use staff.

### Environmental Health Miscellaneous Comments

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

===== REVIEW ON AUGUST 24, 2006 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 SEPTEMBER 12, 2006 BY SKIP RATSEP =====  
NO COMMENT  
DEPARTMENT NAME: Pajaro Valley Fire Marshal office  
===== UPDATED ON SEPTEMBER 12, 2006 BY SKIP RATSEP =====

### Pajaro Valley Fire District Miscellaneous Comments

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

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**EXHIBIT G**



Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No. : 06-0439  
APN: 051-292-02

Date: October 4, 2006  
Time: 07:54:45  
Page: 3

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===== REVIEW ON SEPTEMBER 12. 2006 BY SKIP RATSEP =====

**NOTICE OF FILING/REQUEST FOR COMMENT**

**PC #:** 06-0439  
**Date:** August 29, 2006  
**Subject:** construct new single-family dwelling  
**Address:** Cutter Drive  
**PC By:** Joy Bader, Assistant Engineer, (831) 768-3077

## Completeness Items.

1. City water was granted to APN 051-292-02 for irrigation purposes. APN 051-292-18 does not meet the requirements of the current City policies (Outside City of Watsonville Water Connections, Goal, Objectives, and Policies).
2. In order to meet City policy requirements, and obtain City water to serve a new single family dwelling, the applicant shall merge parcels 051-292-02 and 051-292-18 so that the house will be constructed on a parcel that fronts a City water main. The applicant shall also submit a letter from Santa Cruz County stating that:
  - a. The merged parcel is not sub-dividable; or
  - b. The merged parcel is sub-dividable, but not in the urban services line (or a County Sanitation District) and retains CA zoning.

**SALSIPUEDES SANITARY DISTRICT**  
of Santa Cruz County, California  
739 East Lake Avenue, Suite 2, Watsonville, California 95076  
(831) 722-7760; Fax (831) 722-7487; Cellular (831) 332-2736

September 27, 2006

Joan Van der Hoeven  
Planning Department  
County of Santa Cruz  
701 Ocean Street, 4<sup>th</sup> Floor  
Santa Cruz, CA 95060

RE COUNTY APPLICATION NUMBER 06-0439

Dear Ms. Van der Hoeven:

This serves to advise that the property owner for the  
aforesaid application is eligible for sewer service from  
the Salsipuedes Sanitary District.

Very truly yours,

SALSIPUEDES SANITARY DISTRICT



Joanne Turnquist  
District Manager



Santa Cruz Local Agency  
Formation Commission  
701 Ocean St. Room 318-D  
Santa Cruz, California 95060  
Phone: (831) 454-2055 Fax 454-2058

Email: [info@santacruzlafo.org](mailto:info@santacruzlafo.org)  
website: [www.santacruzlafo.org](http://www.santacruzlafo.org)

DATE: September 14, 2006

TO: County of Santa Cruz  
Assessor  
Auditor  
Board of Supervisors  
County Administrative Officer  
Environmental Health  
Planning  
Salsipuedes Sanitary District  
Pajaro Valley Water Management Agency  
Pajaro Valley Fire Protection District  
Santa Cruz County Resource Conservation District  
City of Watsonville  
County Office of Education  
Pajaro Valley Unified School District  
State of California, Department of Fish and Game, Yountville Office

FROM: Patrick McCormick, Executive Officer

SUBJECT: Cutter Drive Reorganization to the Salsipuedes Sanitary District  
LAFCO No. 909

The Local Agency Formation Commission **has** received an application for a governmental boundary change involving the following agencies:

<u>AGENCY</u>	<u>CHANGE</u>
Salsipuedes Sanitary District	Annexation
County Service Area 12 (septic)	Detachment

The attached map shows the proposed reorganization area. The purpose of the reorganization is to provide sanitary sewer to a property where a house is proposed to be built. Pursuant to the California Environmental Quality Act, LAFCO is preparing an initial study. I am soliciting your comments on both the merits and the potential environmental impacts related to this proposed reorganization. Please review the proposal and return any questions or comments to me no later than October 6, 2006.

Attachment: Map

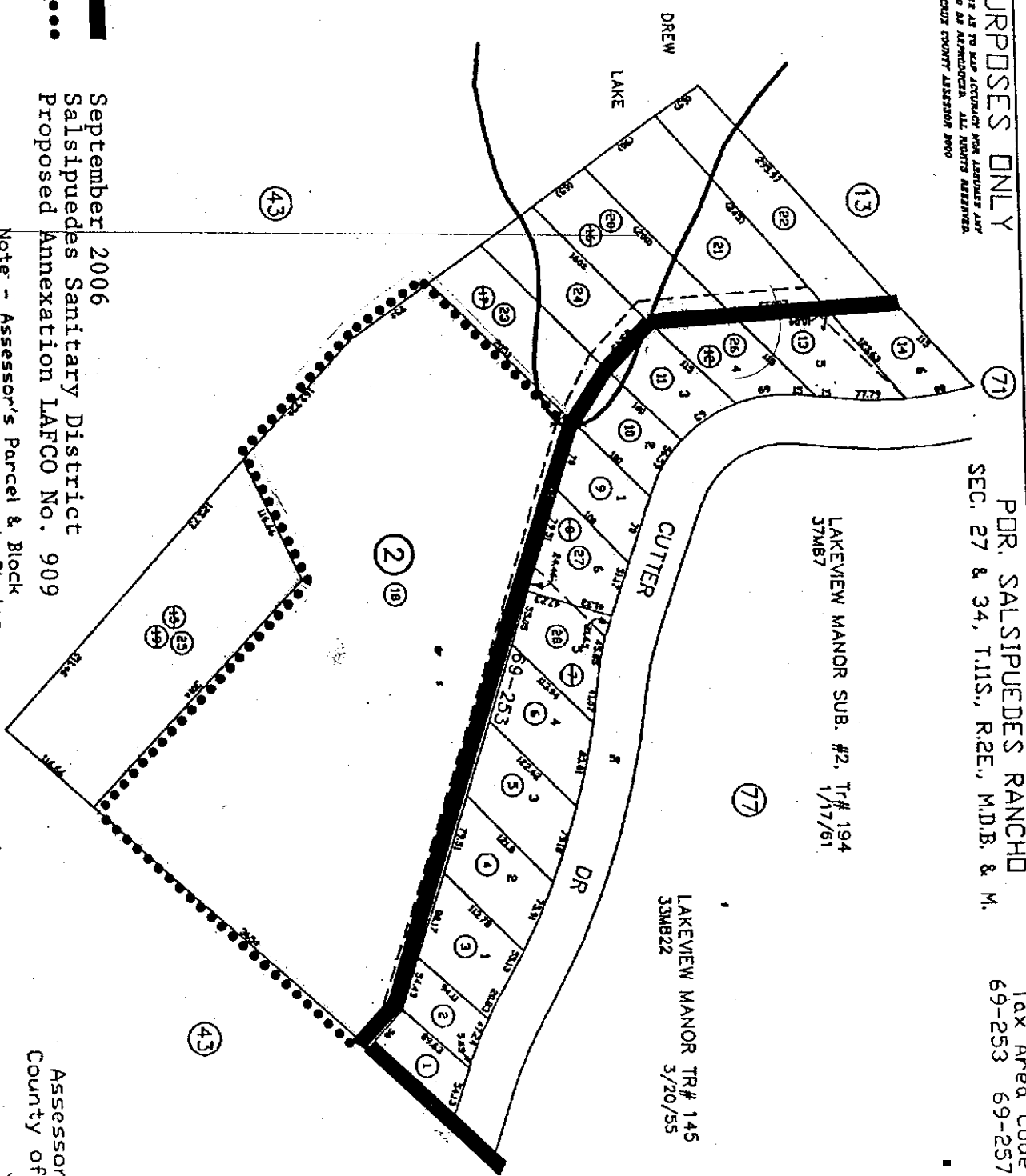
EXHIBIT 6

**FOR TAX PURPOSES ONLY**  
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY AND ASSUMES ANY  
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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**PDR. SALSIPUEDES RANCHO**  
 SEC. 27 & 34, T.11S., R.2E., M.D.B. & M.

Tax Area Code  
 69-253 69-257

**EXHIBIT**



Electronically redress 7/6/00 KSA  
 Rev. 7/6/00 KSA 69-253 to Pg. 777  
 Rev. 7/23/00 C3 0-0045243 L 47, L3A 2-27 & 28  
 Rev. 6/7/01 mva (changed page refs)

September 2006  
 Salsipuedes Sanitary District  
 Proposed Annexation LAFCO No. 909

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

Assessor's Map No. 51-29  
 County of Santa Cruz, Calif.  
 July 2000

A.P.N. 051-292-02 and 051-292-18  
 712 # 4808-2146532