



Staff Report to the Agricultural Policy Advisory Commission

Application Number: 05-0598

Applicant: Marie Sanchez

Date: January 18, 2007

Owner: John Sanchez

Agenda Item #: 10

APN: 051-161-05

Time: 1:30 p.m.

Project Description: Proposal to demolish an existing garage and to construct a new garage with a second unit on the second floor.

Location: Property located on the south side of College Drive, about 600 feet east from east Lake Avenue, at 48 College Drive in Watsonville.

Permits Required: Agricultural Buffer Setback Determination, Residential Development Permit, Geologic Hazards Assessment

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0598, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Project plans | G. Comments & Correspondence |
| B. Findings | H. Geologic Hazards Assessment dated 10-03-2005 |
| C. Conditions | I. Geotechnical report acceptance letter dated 10-03-2006 |
| D. Categorical Exemption (CEQA determination) | J. Site photographs |
| E. Assessor's parcel map, Location map | |
| F. Zoning map, General Plan map | |

Parcel Information

Parcel Size:	14,070 square feet
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single-family residences, commercial agriculture
Project Access:	College Road
Planning Area:	Pajaro Valley
Land Use Designation:	R-UL (Urban Low Residential)

Zone District: R-1-10-GH (Single-family Residential/10,000 square foot minimum parcel size)
Supervisory District: Fourth (District Supervisor: Campos)
Within Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Mapped floodplain, See GHA Exhibit H
Soils: Baywood loamy sand
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
Archaeology: Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☐ No
Water Supply: city of Watsonville
Sewage Disposal: Salsipuedes Sanitation District
Fire District: Pajaro Valley Fire Service Area
Drainage District: Zone 7 Flood Control/Water Conservation District

Analysis and Discussion

The proposed project is to construct a two story accessory structure with an 840 square foot garage below and a 499 square foot second unit with 148 square feet of storage above on site with an existing single-family dwelling of 2,705 square feet on a 14,070 square foot parcel. The proposed second unit may not exceed 640 square feet within the Urban Services Line as per County Code Section 13.10.681.d.2, nor more than 17 feet in height without a Level V Development Permit. An existing non-conforming garage within the required side setback is to be removed from the site. The project is located at 48 College Road in Watsonville. The building site is within 200 feet of Commercial Agricultural land across Salsipuedes Creek to the south. The existing single-family dwelling is within 200 feet of CA zoned land across College Road, APN 051-501-18, the 4.3 Salesian Society parcel. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 15 feet from the rear property line and a total of 152 feet across intervening residential parcels and Salsipuedes Creek to APN 051-191-02 and a second setback from CA land across College Road and a reduction of 65 feet from APN 051-501-18.

The subject property is characterized by flat topography. **The** parcel is located within the Urban Services Line and may be characterized as a residential neighborhood. The parcel carries an Urban Low Residential (R-UL) General Plan designation and the implementing zoning is (R-1-10-GH) Single-family Residential/10,000 square foot minimum parcel size. As the parcel is located within the flood plain of Salsipuedes Creek, a Geologic Hazards Assessment was completed (Exhibit H) which determined that the habitable portion of the structure must be elevated to 65 feet above mean

sea level and that flood proofing features be incorporated in building design. Commercial Agriculture zoned land is situated within 200 feet at the south side of the parcel at Assessor's Parcel Number 051-191-02, the 45-acre Stolich orchard off Condit Lane, Watsonville. Plans show over 200 feet to CA used land, and about 152 feet to CA zoning. The CA land to the north APN 051-501-18, across College Avenue, is separated by a 25-foot front setback and the 40-foot width of College Road.

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 properties. The parcel is 62 feet wide and 237 feet deep. The applicant is proposing a solid wood board, six-foot fence at the rear (south) side of the parcel with an evergreen hedge of plantings to reduce the impact of residential activities on the existing agricultural use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel. The applicant shall further be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of ~~Santa~~ CNZ to be subject to Agricultural-Residential use conflicts.

Recommendation

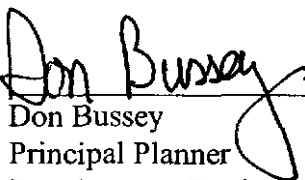
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 152 feet to the single-family dwelling from the adjacent CA zoned property known as AFN 051-191-02 and to about 65 feet from the adjacent CA zoned property known as APN 051-501-18, proposed under Application # 05-0598, based on the attached findings and recommended conditions.

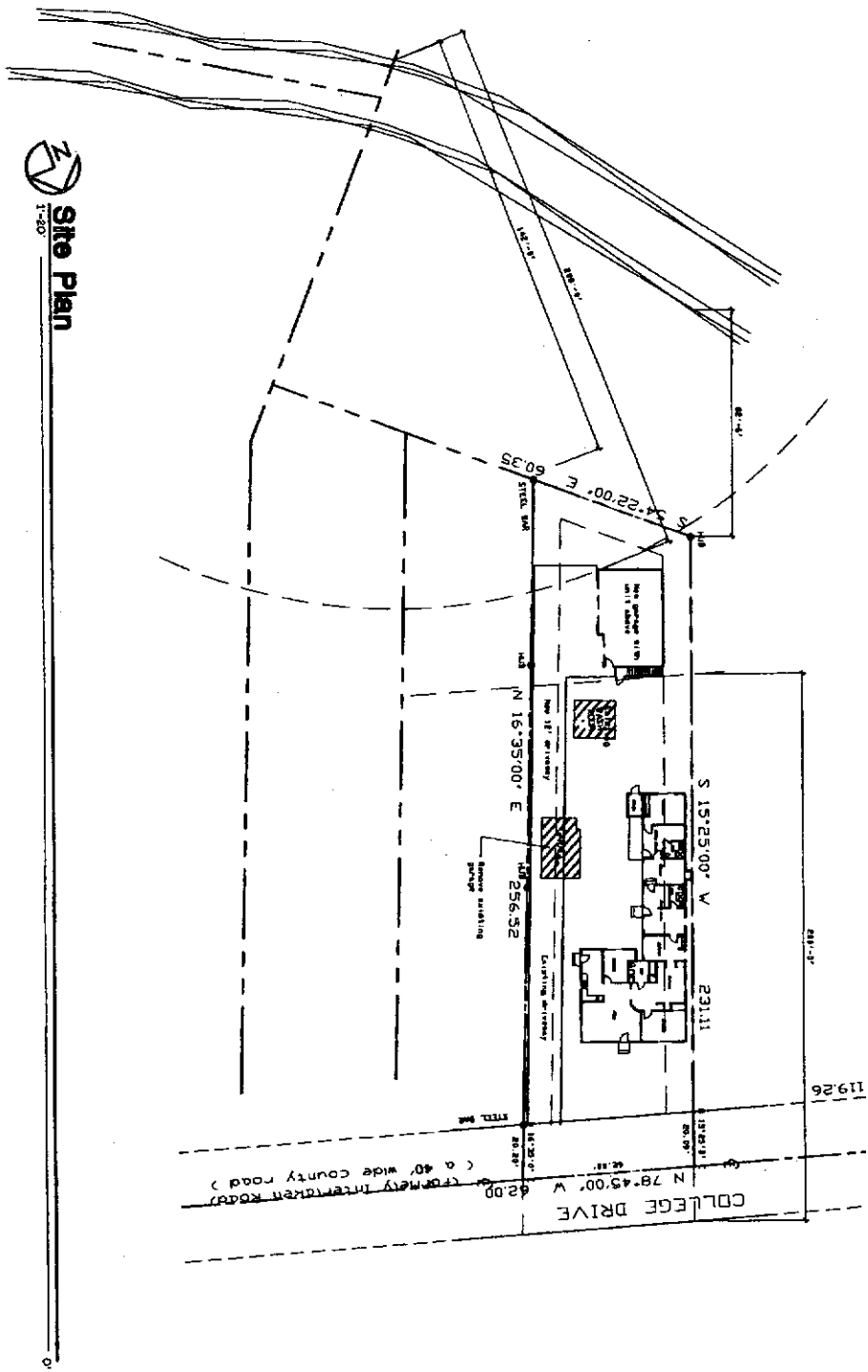
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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
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Report Reviewed By:


Don Bussey
Principal Planner
Development Review



Site Plan
1-20

EXHIBIT A

PROJECT New garage and second dwelling unit for: John Sanchez 40 College Road Watsonville, CA A.P. # 051-161-05 PHONE: (831)-750-0844		SHEET TITLE Site Plan		JAMES "JIM" VOCELA ARCHITECT 2000, 10th St. SALINAS, CALIFORNIA 95075 PHONE: 384-1822 FAX: 384-3171 LICENSE NO.		APPROVED DATE: 8-22-05	
SCALE AS NOTED DRAWN: CLAD		DATE 8-22-05		REVISIONS 1		APPROVED DATE: 8-22-05	

10.4.01

Square Footage - 2225 S.F.

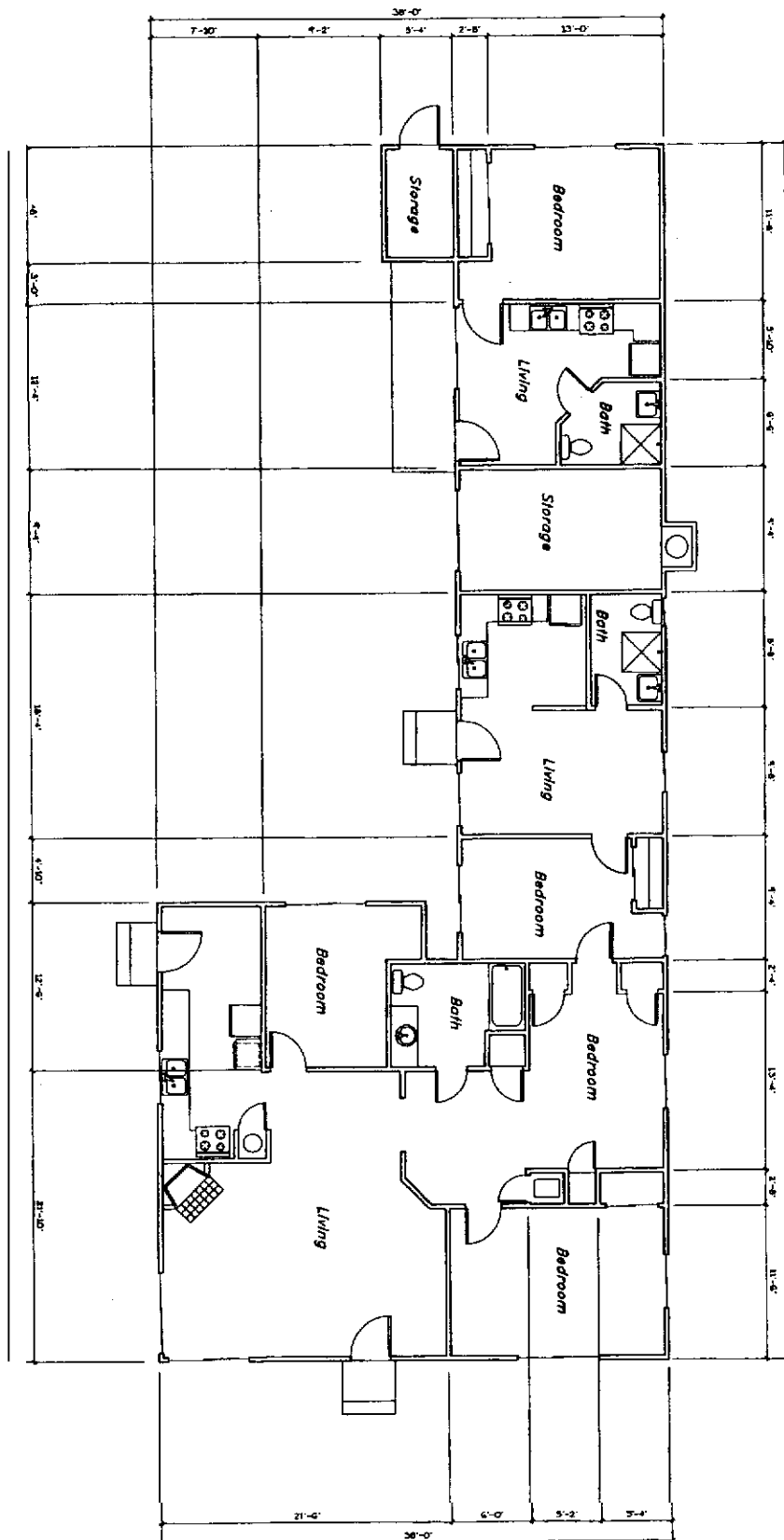



EXHIBIT A

SHEET OF 4 3 DRAWING NUMBER 3	PROJECT New garage and second dwelling unit for: John Sanchez 45 College Road Watsonville, CA A.P. # 051-161-05 PHONE: (831)-750-0844	SHEET TITLE Existing Floor Plan	JAMES "JIM" VOGLIKA ARCHITECT 10000 Marlin Dr. San Jose, California 95137 PHONE: 364-1100 FIVE THIRTY-SEVEN LODGE ROAD SAN JOSE, CA 95135 6 ALPHA ENTERPRISES INC.		CD-22-00 DATE: 02/08/92
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14.4

Spent Fatigue - 1225 \$/hr



EXHIBIT A

PROJECT	SHEET TITLE	ARCHITECT	DATE
New garage and second dwelling unit for: John Sanchez 48 College Road Watsonville, CA A.P. #061-181-05 PHONE: (831)-750-0844	Revised Floor Plan	JAMES "BO" VOCEJKA 38881 Sierra Dr. Sausalito, California 94967 PHONE: 384-1922 FAX: 384-3152 LUDWIG BEARS	8-22-00

Exterior Elevations

2/4/91

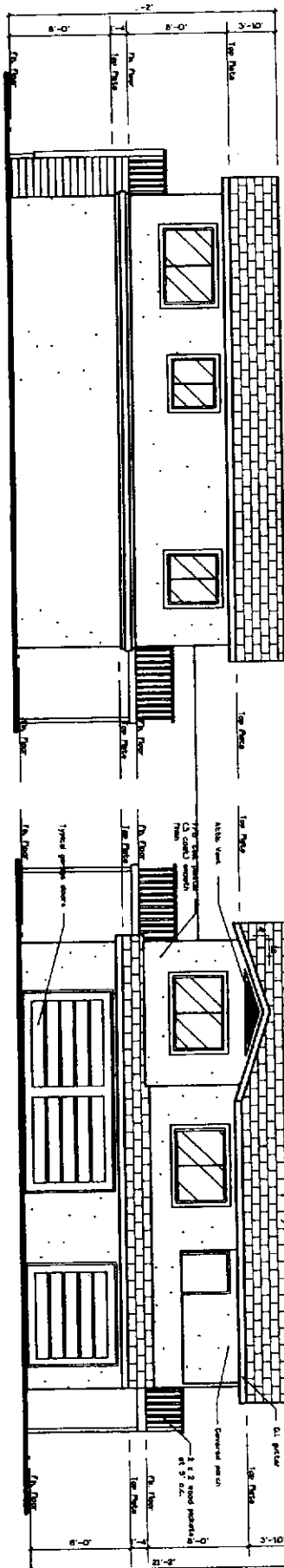
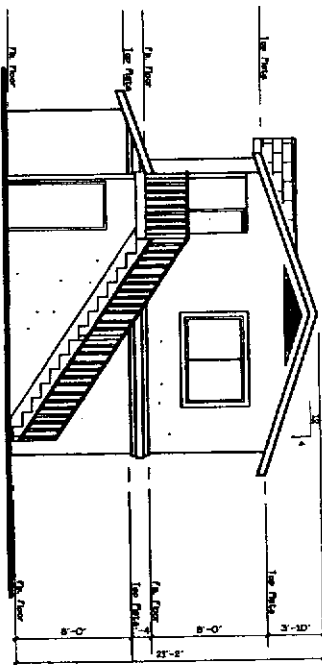
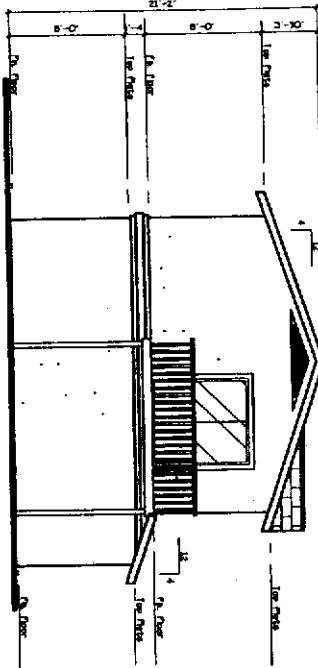


EXHIBIT A



PROJECT New garage and second dwelling unit for John Sanchez 48 College Road Waterville, CA A.P. # 051-161-05 PHONE (831)-750-0844		SHEET TITLE Exterior Elevations		JAMES "JIM" VOCELA ARCHITECT 10000 68th St. SALINAS, CALIFORNIA 93807 PHONE: 324-1100 FAX: 324-2111 LICENSE #168		DATE 8-22-03	
SCALE AS NOTED		DATE 8-22-03		REVISION 1		DATE 8-22-03	
SHEET 5		OF 4		SHEETS		DATE 8-22-03	

**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 15 feet from the property line and a total of 152 feet across intervening residential properties and Salsipuedes Creek to adjacent Commercial Agriculture zoned land. With the 110 foot width of the intervening residential properties and the Salsipuedes Creek right-of-way, the effective agricultural setback would be proposed to be 152 feet where 200 feet are required. 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 051-191-02. 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 the rear yard and not adjacent to any right of way.

The 40-foot width of College Road and the 25-foot front yard setback to the existing dwelling are sufficient to establish a barrier to the CA land to the north, APN 051-501-18. Tall vegetative screening would create a serious traffic hazard in the front yard.

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.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed garage/second unit will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the garage/second unit and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-10 zone district in that the primary use of the property remains one single-family dwelling that meets all current site standards for the zone district. An existing non-conforming detached garage is to be removed from the site.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding *can* be made, in that the proposed garage/second unit use is consistent with the use and density requirements specified for the R-UL Residential Urban Low land use designation in the County General Plan.

The proposed garage with second unit and storage area above will not adversely impact the light, solar opportunities, **air**, and/or open space available to other structures **or** properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the accessory structure will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed garage/second unit will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed garage/second unit will comply with the site standards for the R-1-10 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed garage with second unit above is to be constructed on an existing developed lot. The expected level **of** traffic generated by the proposed project is anticipated to be only one peak trip per day (**1** peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area of College Road.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed garage/second unit is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit A: Project plans 5 Sheets by James Vocelka, Architect dated 8-22-2005

- I. This permit authorizes construction of a detached accessory structure consisting of a garage below and second unit above and an Agricultural Buffer Setback reduction from the proposed residential use to APN 051-191-02 and APN 051-501-18. 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.
 - C. No development shall occur within the floodway.
- 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 152 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 051-191-02 and 65 feet from APN 051-501-18.
 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 upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 3. The lowest finish floor of the habitable structure and elements that function as a part of the structure such as furnace or hot water heater must be elevated **or** the entire structure must be elevated or flood proofed above the level of flooding anticipated during the 100-year flood event. At this site elevation or flood proofing to an elevation of at least **65** feet above mean sea level must occur.

4. For all new construction the fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
 5. Provide evidence that the triplex was constructed with all required permits or obtain all required permits. If the triplex cannot be built, convert the structure to one single family dwelling with interior access to each room.
- 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 2,705 square foot main residence as a Single-Family Dwelling.
 - D. Record a Declaration of Restriction to retain the garage and upstairs storage as non-habitable.
 - E. Record the attached Declaration of Restrictions to maintain a second unit. The Declaration of Restrictions includes reference to the deed under which the property was acquired by the present owner and states the conditions under which it is allowed. **YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.**
 - F. After the building plans are approved, an Elevation/Flood proofing Certificate will be mailed to the property owner. A state-registered engineer or licensed architect must complete this certificate by indicating the elevation to which flood proofing was achieved before a final building inspection of the structure can occur.
 - G. A Declaration of Geologic Hazard form prepared by Environmental Planning acknowledging a possible flood hazard to the parcel must be recorded prior to issuance of a building permit.
 - H. Comply with all requirements of the Public Works Drainage Division, including payment of any fees required for Zone 7 Flood Control/Water Conservation District.
 - I. Comply with all requirements of the Pajaro Valley Fire Service Area.
 - J. Pay the required Child Care fees for one bedroom. The current fee is \$109 but is subject to change.
 - K. Pay the required Park Dedication fee for the Pajaro Valley Planning Area. The current fee is \$1,000 **per** bedroom, but is subject to change.
 - L. Pay the required Department of Public Works Roadside and Transportation

Improvement fees for the Pajaro Valley Planning Area. The current fees are **\$367** and \$1,100 respectively, but are subject to change.

- M. Provide five (5) on site parking spaces as per County Code section 13.10.552.a.
 - N. The second floor storage area may have insulation installed or have interior wall coverings, but not both. It may not be heated or humidified.
- 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. The placement of fill shall be allowed only when necessary. The amount allowed will not exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have adverse cumulative impacts.
 - D. 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.
 - E. The maximum occupancy of a second unit may not exceed that allowed by the State Uniform Housing Code, or other applicable state law, based on the unit size and number of bedrooms in the unit. Rental or permanent occupancy of the second unit shall be restricted for the life of the unit to either:
 - 1. Households that meet the Income and Asset Guidelines requirements established by Board of Supervisors resolution for lower income households; or

2. Senior households, where one household member is sixty-two years of age or older, that meet the Income and Asset Guidelines requirements established by Board resolution for moderate or lower income households; or
 3. Persons sharing residency with the property owner and who are related by blood, marriage, or operation of law, or have evidence of a stable family relationship with the property owner.
- F. The property owner shall permanently reside, as evidenced by a Homeowner's Property Tax Exemption on the parcel, in either the main dwelling or the second unit. If the property owner resides in the second unit, either the property owner or the residents of the primary single family dwelling must meet the income or familial requirements described above.
- G. Prior to final inspection approval of the unit, the property owner shall submit a statement to the administering agency, as defined in County Code Subsection 17.10.020(a), indicating whether the second unit will be rented, occupied by family members, or left vacant. Whenever a change in occupancy occurs, the owner shall notify the administering agency, by registered or certified mail, that the occupancy has changed, and indicating the new status of the unit.
- H. If rent is charged, the rent level for the second unit, or for the main unit, if the property owner resides in the second unit, shall not exceed that established by the Section 8 Program of the Department of Housing and Urban Development (HUD) or its successor, or the rent level allowed for affordable rental units pursuant to Chapter 17.10 of the County Code, whichever is higher.
- I. No person, including family members of the owner, shall rent or permanently occupy a second unit unless he/she has first obtained certification of his/her eligibility from the administering agency. The property owner must refer persons who wish to rent or permanently occupy the unit to the administering agency for certification, prior to occupancy. The administering agency may charge a fee to the applicant for the certification process.
- J. The owner shall report the occupancy status of the second unit, when requested by the administering agency, at least once every three years. This report shall include the status of the unit, the name of the current occupant(s) and the monthly rent charged, if applicable.
- 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: 1-18-2007

Effective Date: 2-01-2007

Expiration Date: 2-01-2009

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: 05-0598

Assessor Parcel Number: 051-161-05

Project Location: 48 College Road, Watsonville CA 95076

Project Description: Agricultural Buffer Setback Determination

Person or Agency Proposing Project: Marie Sanchez

Contact Phone Number: 831-728-7017

- 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 small structure (Section 15301)

F. Reasons why the project is exempt:

New construction of small structure

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

Joan Van der Hoeven
Joan Van der Hoeven, Project Planner

Date: 1-18-2007

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.
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POR. SALSIPUEDES RANCHO
N.W. 1/4, SEC. 34, T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-253

51-16

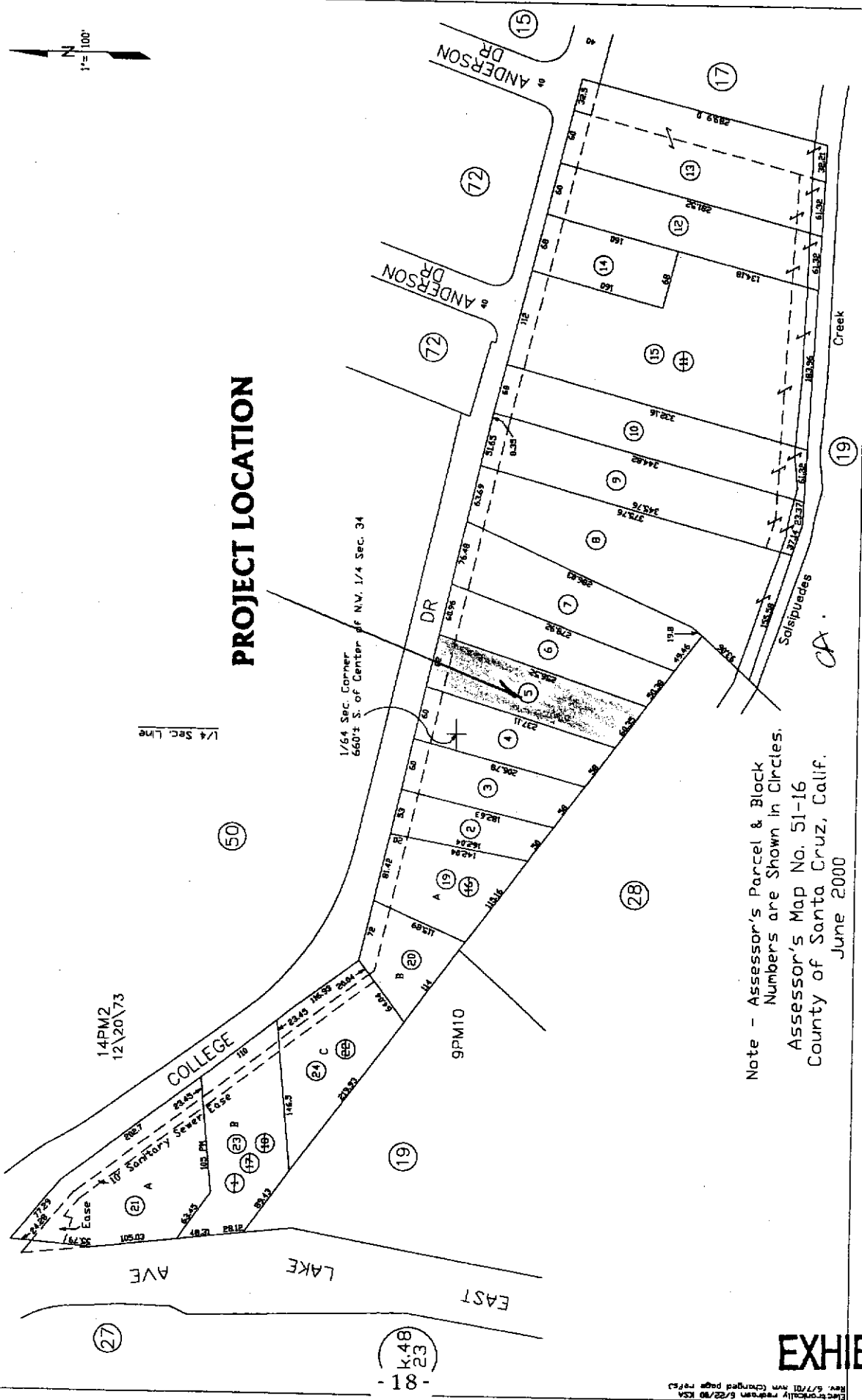
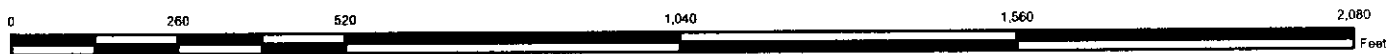
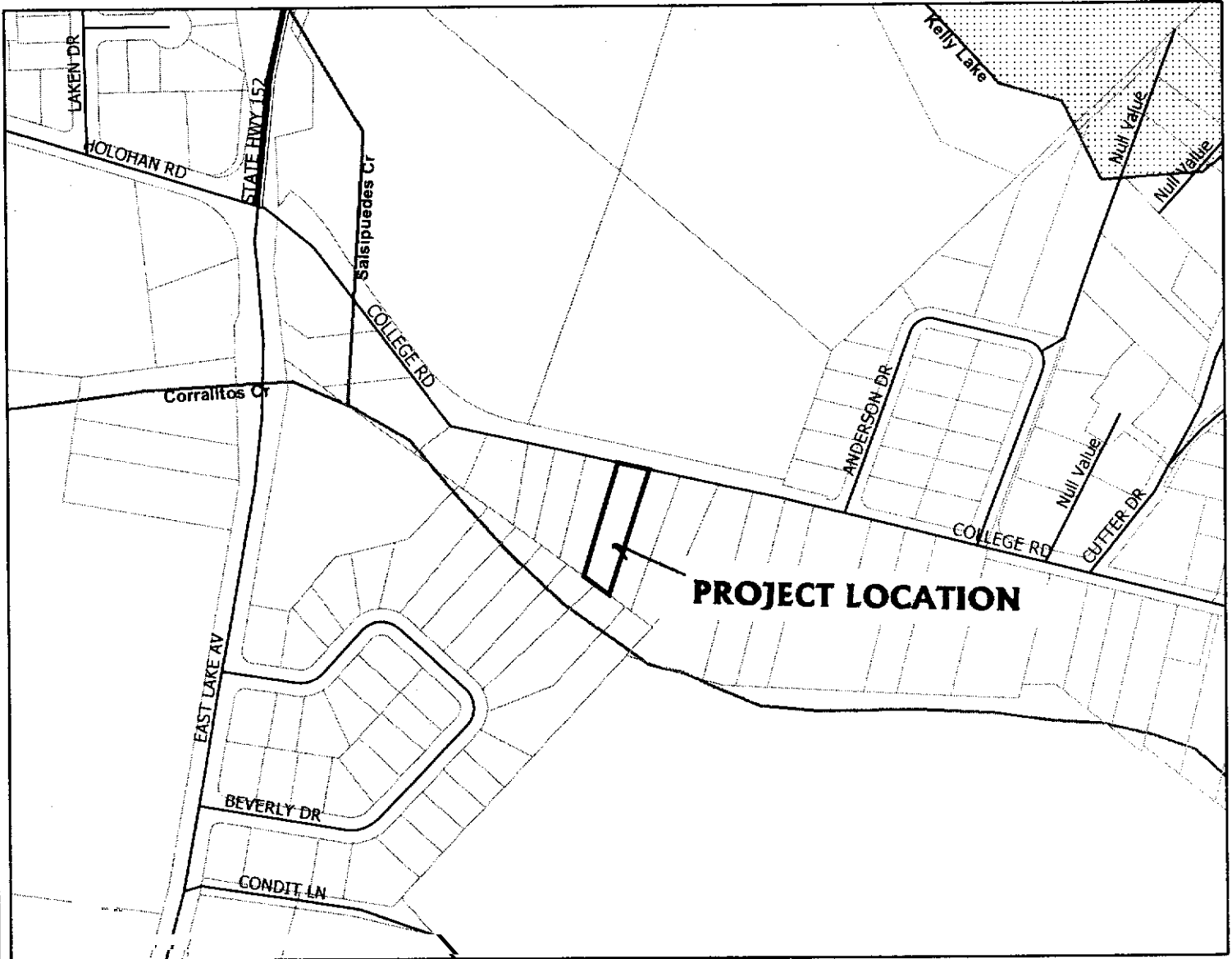


EXHIBIT E







Revised 6/7/01 from (changed page 7) KSA
Electronically prepared 6/22/00 KSA

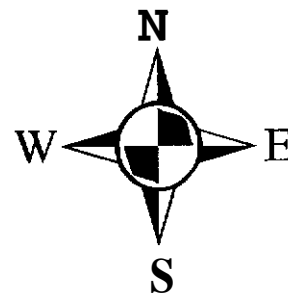


Location Map



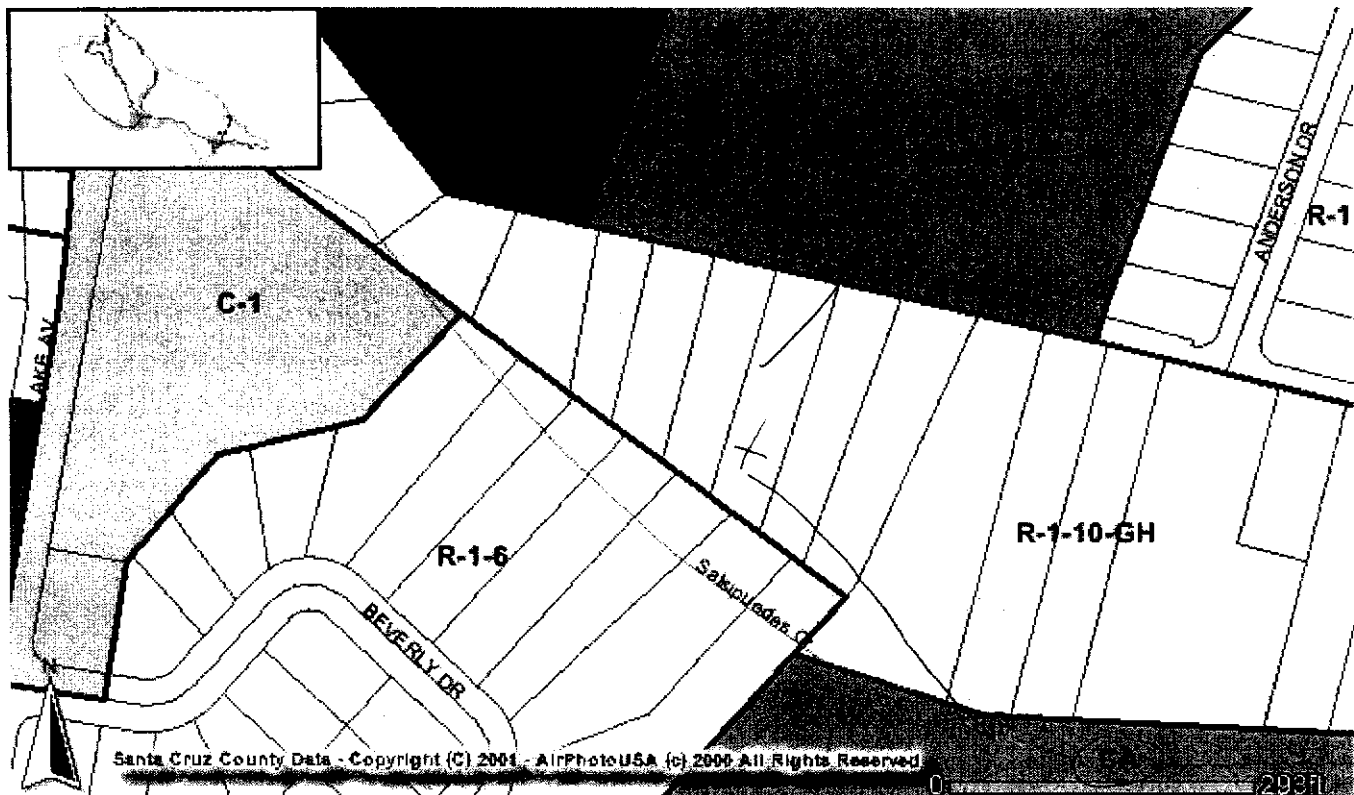
Legend

-  APN 051-161-05
-  State Highways
-  Streets
-  Assessors Parcels
-  Lakes
-  PERENNIAL STREAM



Map Created by
County of Santa Cruz
Planning Department
September 2005

EXHIBIT E



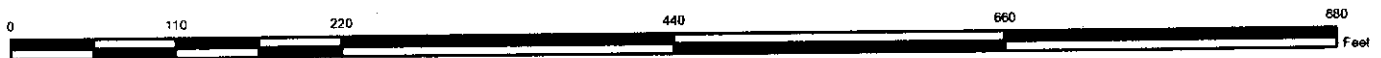
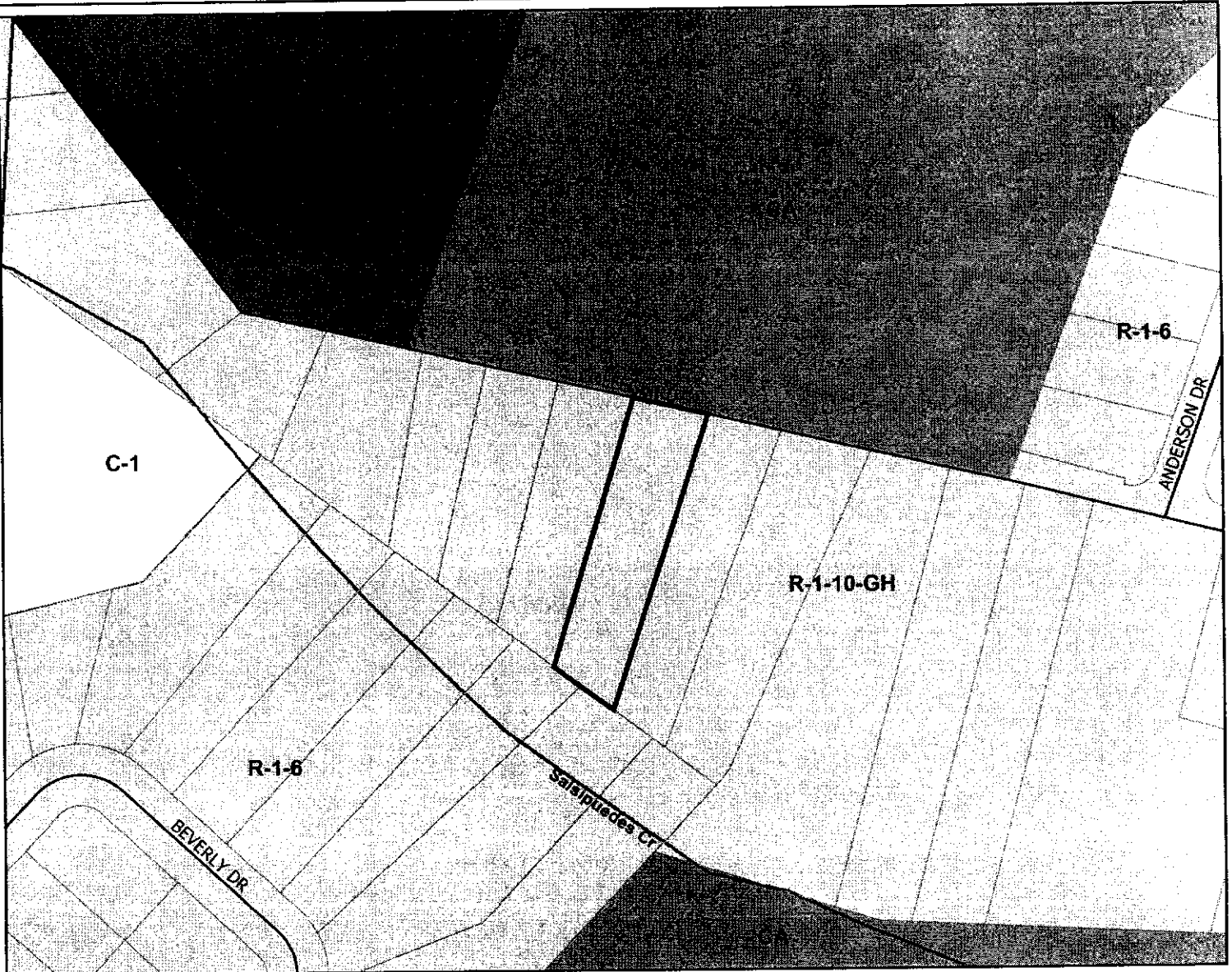
CA - 051-191-02 (Stolich) - orchard/residence
 45.71 acres
 225 Cordit Ln, Watsonville

051-501-18 - Solisian Society
 4.3 acres

EXHIBIT F

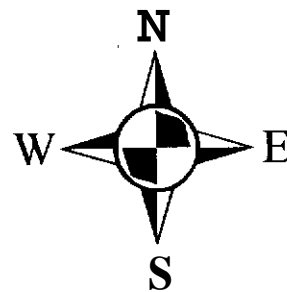


Zoning Map



Legend

- APN 051-161-05
- Streets
- Assessors Parcels
- PERENNIAL STREAM
- AGRICULTURE COMMERCIAL (CA)
- PUBLIC FACILITY (PF)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- RESIDENTIAL-SINGLE FAMILY (R-1)

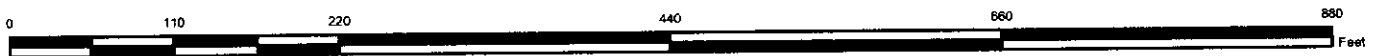
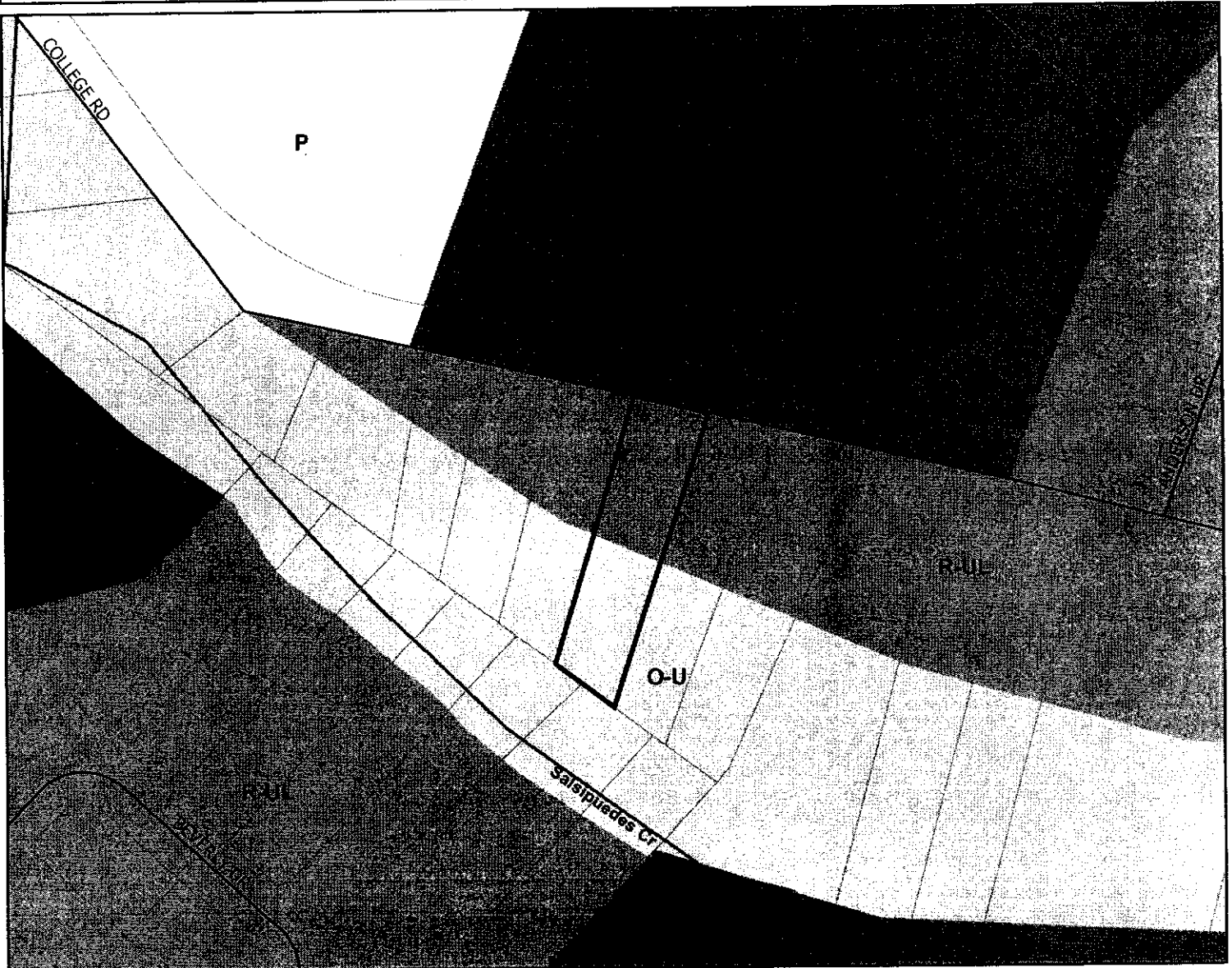


Map Created by
County of Santa Cruz
Planning Department
September 2005

EXHIBIT F

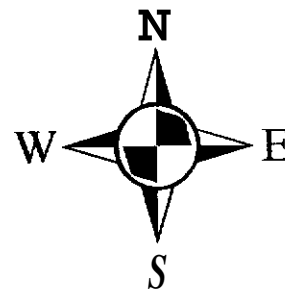


General Plan Designation Map



Legend

- APN 051-161-05
- Streets
- Assessors Parcels
- PERENNIAL STREAM
- Agriculture (AG)
- Residential - Urban Low Density (R-UL)
- Urban Open Space (O-U)
- Public Facilities (P)
- Commercial-Neighborhood (C-N)



Map Created by
County of Santa Cruz
Planning Department
September 2005

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.: 05-0598
APN: 051-161-05

Date: November 15, 2006
Time: 11:12:24
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 21, 2005 BY KEVIN D CRAWFORD =====
09/21/05 - While this application requires a Soil Report Review & the project description so indicates, no Soil Report was included in the file received by E.P. Additionally the Plan indicates construction of a new driveway. However no grading or erosion control information is included in the plans. This application cannot be considered complete until all proposed grading or ground disturbance is depicted on the plans and the Soils Report has been submitted, reviewed and accepted. Kevin Crawford =====
UPDATED ON SEPTEMBER 29, 2005 BY ROBERT S LOVELAND =====

1. The "Geological Hazards Assessment" (GHA) has not been completed as of this date.
2. The biotic resource mapped for this location will not be negatively impacted by the proposed project. NOTE: A detailed drainage plan is required as part of the "conditions of approval". If the drainage from this development is directed to the creek, then some form of acceptable treatment will be required.

===== UPDATED ON OCTOBER 4, 2005 BY KENT M EDLER ===== Once grading plans have been received, the plans must meet general plan policy 6.4.9 regarding placement of fill within the floodplain. This policy only allows 50 cy's of fill to be placed within the floodplain. The project must be designed with this in mind.
===== UPDATED ON OCTOBER 3, 2006 BY KENT M EDLER ===== The soils report has been accepted.

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 21, 2005 BY KEVIN D CRAWFORD =====
09/21/05 - See comments under Completeness. =====
UPDATED ON SEPTEMBER 29, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. Submit a detailed grading/drainage plan for review
2. Submit a detailed erosion/sediment control plan for review
3. Submit a "Plan Review" letter from the project, geotechnical engineer.
4. Submit a completed and recorded "Declaration of Geologic Hazards" form prior to building permit issuance.

Project Review Completeness Comments

===== REVIEW ON SEPTEMBER 21, 2005 BY JOAN VAN DER HDEVEN =====
NO COMMENT - with removal of kitchens, proposal is consistent with R-1-10 zone district standards.
===== UPDATED ON OCTOBER 11, 2005 BY JOAN VAN DER HOEVEN =====

Project Review Miscellaneous Comments

Project Planner: Joan Van Der Hoeven
Application No.: 05-0598
APN: 051-161-05

Date: November 15, 2006
Time: 11:12:24
Page: 2

===== REVIEW ON SEPTEMBER 21, 2005 BY JOAN VAN DER HOEVEN =====
applicant shall record an agricultural statement of acknowledgement
===== UPDATED ON OCTOBER 11, 2005 BY JOAN VAN DER HOEVEN =====
Geologic Hazards Assessment COMPLETED 10-03-05 De Grassi

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 13, 2005 BY JOHN G LUMICAO =====

1. Show on the site plans how the storm runoff from the new concrete driveway will be handled. Storm runoff generated by new impervious areas should not adversely affect adjacent properties. In addition drainage patterns or paths should not be altered.

2. While it is shown on the elevation plans that roof runoff will be directed to downspouts. Show the location of these downspouts on the site plans. Include energy dissipators at the end of the downspouts to prevent scouring. Indicate on the plans the general ground cover around the project site.

3. Zone 7 fees will be assessed on the net increase in impervious area due to this project.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON OCTOBER 13, 2005 BY JOHN G LUMICAO =====
See completeness comments

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON SEPTEMBER 23, 2005 BY RUTH L ZADESKY =====
===== UPDATED ON SEPTEMBER 27, 2005 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON SEPTEMBER 23, 2005 BY RUTH L ZADESKY =====

No comment.

===== UPDATED ON SEPTEMBER 27, 2005 BY RUTH L ZADESKY =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way

Fencing is not allowed within the County road right-of-way.

Dpw Road Engineering Completeness Comments

===== REVIEW ON SEPTEMBER 30, 2005 BY TIM N NYUGEN =====

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural sections, a centerline profile. and

Project Planner: Joan Van Der Hoeven
Application No.: 05-0598
APN: 051-161-05

Date: November 15, 2006
Time: 11:12:24
Page: 3

typical cross sections

2. The driveway needs to meet fire department requirements. Therefore, show on project plans how the driveway will meet access standards required by the General Plan Policy Description of turnarounds and turnouts required.

Note: Parking spaces should not be located within the approved fire-turnaround area

3. Clearly show on plans the limits of the driveway (how the driveway connects to College Drive). Show on plans if there is existing curb, gutter, and sidewalk

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 30. 2005 BY TIM N NYUGEN =====
NO COMMENT

CITY OF WATSONVILLE

"Opportunity through diversity; unity through cooperation"



ADMINISTRATION BUILDING

215 Union Street
Second Floor
Fax 831.768.0130

September 2, 2005

MAYOR & CITY COUNCIL

215 Union Street
831.768.3008

CITY MANAGER
831.768.3010

CITY ATTORNEY
831.768.3030

CITY CLERK
831.768.3040

PERSONNEL
831.768.3020

Ms. Marie Sanchez
48 College Road
Watsonville, CA 95076

Subject: Water Service for Accessory Dwelling Unit

Dear Ms. Sanchez:

CITY HALL OFFICES

250 Main Street

COMMUNITY DEVELOPMENT

831.768.3050
Fax 831.768.6173

FINANCE
831.768.3450

Fax 831.768.4066
PUBLIC WORKS & UTILITIES

831.768.3100
Fax 831.768.4065

PURCHASING
831.768.3461

Fax 831.768.4066

REDEVELOPMENT & HOUSING

831.768.3080
Fax 831.768.4114

AIRPORT

100 Aviation Way
831.768.3480

Fax 831.768.4058

FIRE

115 Second Street
831.768.3200

Fax 831.768.4054

LIBRARY

310 Union Street
831.768.3400

Fax 831.768.4015

PARKS & COMMUNITY SERVICES

30 Maple Avenue
831.768.3240

Fax 831.768.4078

This letter is to inform you that under current City of Watsonville (City) policy, City water may be provided to serve an accessory dwelling unit at 48 College Road provided the following conditions are met:

1. Complete and submit a water service application to the City of Watsonville. Pay applicable connection, construction, and groundwater impact fees.
2. The accessory dwelling unit shall be ~~deed~~ restricted as affordable according to Santa Cruz County requirements.
3. The accessory dwelling unit shall have a valid address assigned by the County of Santa Cruz.

This letter is not a guarantee of water availability. The provision of water service is determined by the City Council of the City of Watsonville.

Please contact me at (831) 768-3077 if you have any questions or concerns.

Yours truly,

Joy Bader, Assistant Engineer
Community Development Department



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

October 3, 2005

Marie Sanchez
7765 De Carli Lane
Salinas, CA 9307

Subject: GEOLOGIC HAZARDS ASSESSMENT
APN: 051-161-05
LOCATION: 48 College Road
PERMIT APPLICATION NUMBER: 05-0598
OWNER: John Sanchez Jr.

Dear Ms. Sanchez,

We have recently conducted a site inspection of the parcel referenced above where construct a new garage with a second unit above is proposed. This inspection was completed to assess the property for possible flood hazards due to its proximity to Corralitos Creek. The purpose of this letter is to briefly describe our site observations, outline permit conditions with respect to geologic planning issues and to complete the hazards assessment for this property.

SITE CONDITIONS

The subject parcel is located approximately 100 feet from Corralitos Creek. Published maps on file with the Planning Department indicate that the parcel is within this stream's federally-designated 100-year floodplain. The parcel lies within a residential neighborhood off College Avenue in Watsonville. Corralitos Creek borders the southwest side of this subdivision. The general topography of the site and surrounding area is flat and considered the floodplain of Corralitos Creek. A manmade levee is located on the south bank of the creek. This levee appeared to be at a higher elevation than the subject property, thus all flood waters would flow to the north side of the creek into the subject area.

CONCLUSIONS

Enclosed copies of the federal flood maps indicate the flood hazard boundaries in this area and the approximate parcel location (see Figures 1a and 1b). The flood hazard maps delineate the extent of flooding which is anticipated during a 100-year flood, an event with a one percent chance of occurring in any given year. Flooding to an approximate level of **64 feet** above mean sea level is anticipated to occur once every hundred years on the basis of this mapping.

However, this does not preclude flooding from occurring due to events smaller in magnitude than the 100-year flood or for the "100-year flood" from occurring two years in a row. For your information, no historic flooding event, including the record events of **1955**, 1982 and 1998 has resulted in 100-year flood levels for any of the streams monitored in Santa Cruz County.

EXHIBIT H

The flood hazard maps for the County were recently revised by the federal government due to the County's participation in the National Flood Insurance Program. This program enables property owners to obtain insurance coverage for flood damage to residential and commercial structures and their contents. In return for making flood insurance available, the federal government requires that the County's land use regulations be consistent with federal standards for construction activities in areas where potential flood hazards are identified on the maps.

In addition to flooding hazards, this parcel is considered to have high liquefaction potential as shown on the Liquefaction Map by Dupre (attached). The actual extent of liquefaction must be determined by a geotechnical engineer. A geotechnical engineer must investigate the underlying soils, to determine an appropriate foundation design for the proposed development project.

PERMIT REQUIREMENTS

To comply with federal floodplain management requirements as well as section 16.10 of the County Code (Geologic Hazards Ordinance) and to receive approval for the proposed project with respect to geologic planning issues, the following conditions must be met:

1. A geotechnical report will be required to be submitted with the building permit application. This report shall address the potential for liquefaction to affect the proposed development during a seismic event.
2. No development activity may occur within the floodway.
3. The lowest finished floor and elements that function as a part of the structure such as a furnace or hot water heater must be elevated or the entire structure must be elevated or floodproofed above the level of flooding anticipated during the 100-year flood event. At this site elevation or floodproofing to an elevation of at least **65 feet** above mean sea level must occur.
4. The following items must be completed to meet elevation requirements for non-habitable (commercial) structures:
 - a. The building plans must indicate the elevation of the lowest finished floor relative to mean sea level and native grade prior to issuance of a development permit; and
 - b. Compliance with the elevation requirement must be certified in writing on an Elevation Certificate by a registered professional engineer, architect or surveyor prior to the final inspection of the structure.

4. For all new construction and substantial improvements, the fully enclosed areas below the lowest floor that are subject to flooding *shall be designed to automatically equalize hydrostatic floodforces on exterior walls by allowing for the entry and exit of floodwaters*. Designs for meeting this requirement must either be certified by a registered professional engineer or architect; or meet or exceed the following minimum criteria:
 - a. EITHER a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. The bottom of all openings shall be no higher than one foot above grade. The openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters; OR
 - b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration (see below for floodproofing option).
6. Non-residential structures shall be floodproofed if elevation above the 100 year flood plain is not feasible. Floodproofed structures shall meet the following criteria:
 - a. The structure and elements that function as apart of the structure such as a furnace or hot water heater must be floodproofed so that below the level indicated above, the structure is watertight with walls substantially impermeable to the passage of water.
 - b. The structure must be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - c. The building plans must indicate the specific floodproofing measures which have been designed for the structure and the elevation relative to mean sea level and native grade to which these floodproofing measures will be constructed before the building permit can be approved by the Environmental and Technical Review Section of the Planning Department. *The plans must be certified by a registered professional architect or engineer.*
7. After the building plans are approved, an Elevation/Floodproofing Certificate will be mailed to the property owner. A state-registered engineer or licensed architect must complete this certificate by indicating the elevation to which floodproofing was achieved before a final building inspection of the structure can occur.
8. New septic systems and leachfields shall not be located within the 100 year floodplain. No expansion of existing septic systems or leachfields shall be allowed within the 100 year floodplain.
9. The placement of fill shall be allowed only when necessary. The amount allowed will not exceed 50 cubic yards and only as part of a permitted development and only if it can be

Marie Sanchez
October 3, 2005
page 4


demonstrated through environmental review that the fill will not have cumulative adverse impacts.

10. The enclosed Declaration form acknowledging a possible flood hazard to the parcel must be completed prior to issuance of a building permit.

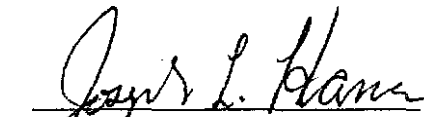
Please note, it is important to know if your project cannot meet these minimum federal requirements, or if the project has already been constructed and an "as built" permit has or will be applied for to correct a violation, a permit application may not be able to be approved.

If you have any questions concerning the assessment of this property for flood hazards or the permit conditions described above, please call me at 454-3162. Questions regarding insurance coverage under the National Flood Insurance Program should be directed to an insurance agent.

Sincerely,



Jessica deGrassi
Resource Planner
Environmental Planning

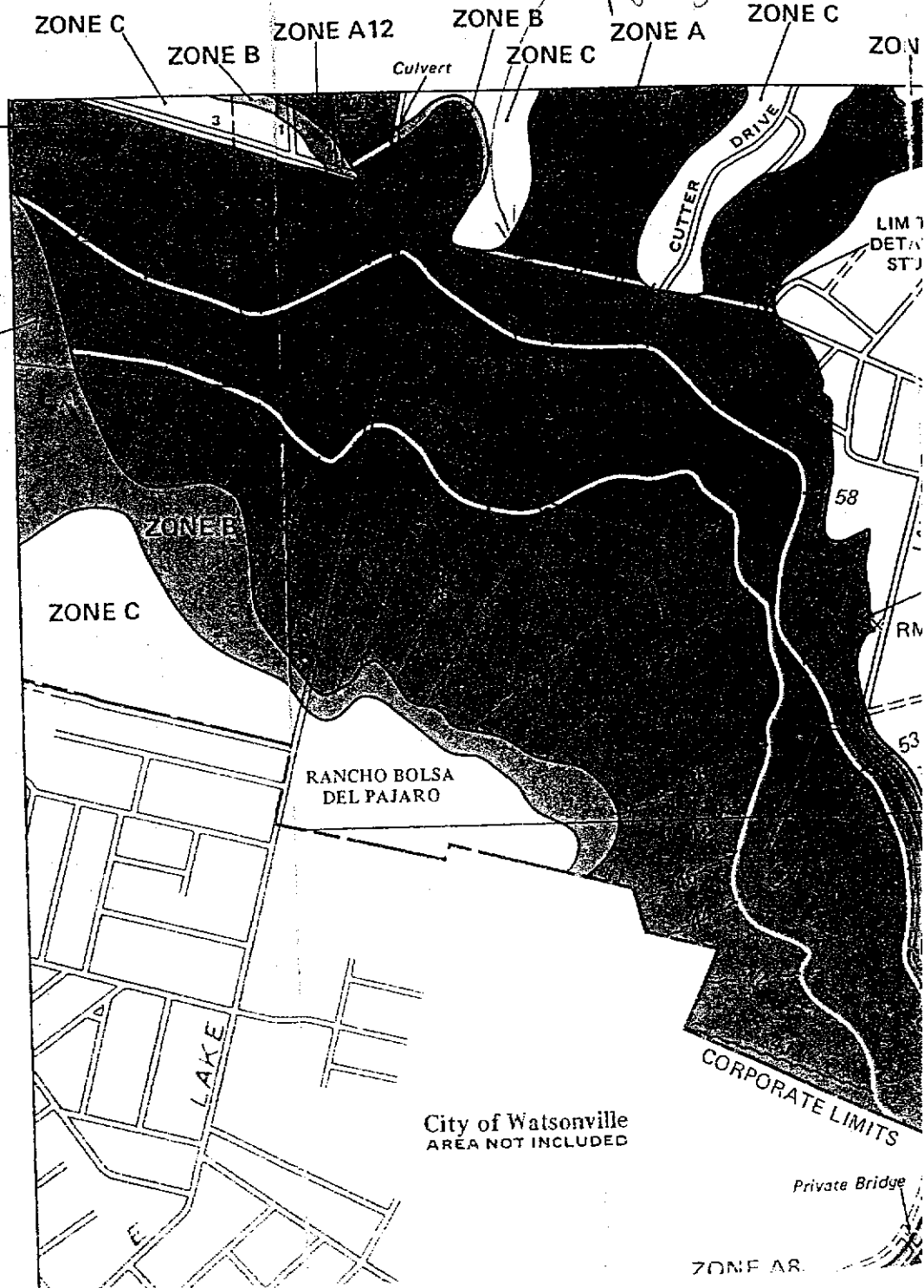


JOE HANNA
County Geologist
CEG #1313

STREETS
 1 LAKEN DRIVE
 2 LAKENCOURT
 3 HOLOHAN ROAD
 COLLEGE ROAD
 ANDERSON DRIVE
 DREW LAKE ROAD

RANCHO
 LOS CORRALITOS

Handwritten notes:
 In
 100 ft
 100 ft
 100 ft
 100 ft
 100 ft



Handwritten note:
 Parcel location BFE-64'

EXHIBIT H

FEMA
 Flood Insurance Rate Map
 Santa Cruz County, CA
 community-panel no.060353-0415B

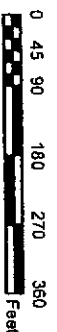


Environmental Attributes for Application # 05-0598

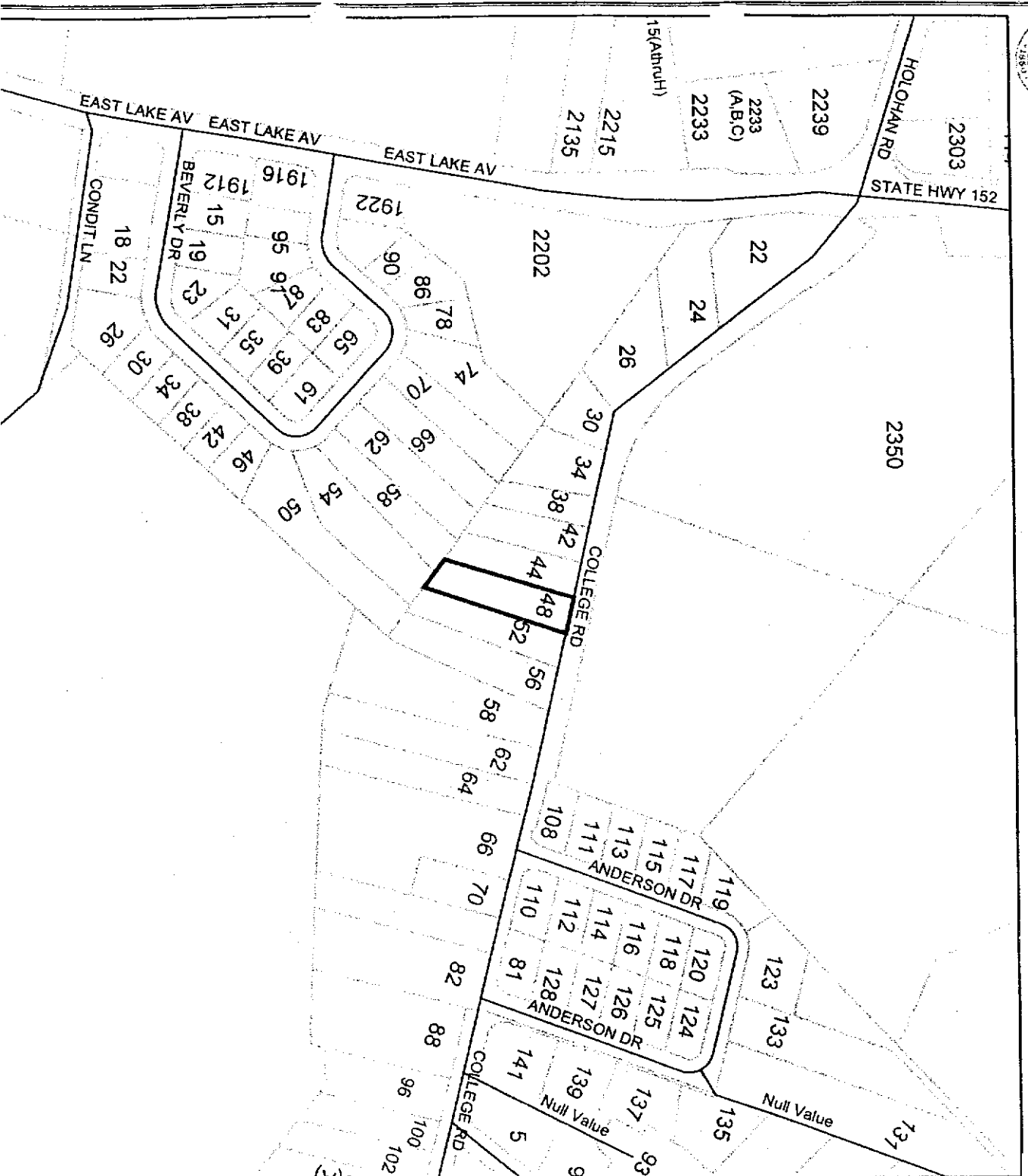
EXHIBIT

Legend

- APN 051-161-05
- Streets
- Assessors Parcels



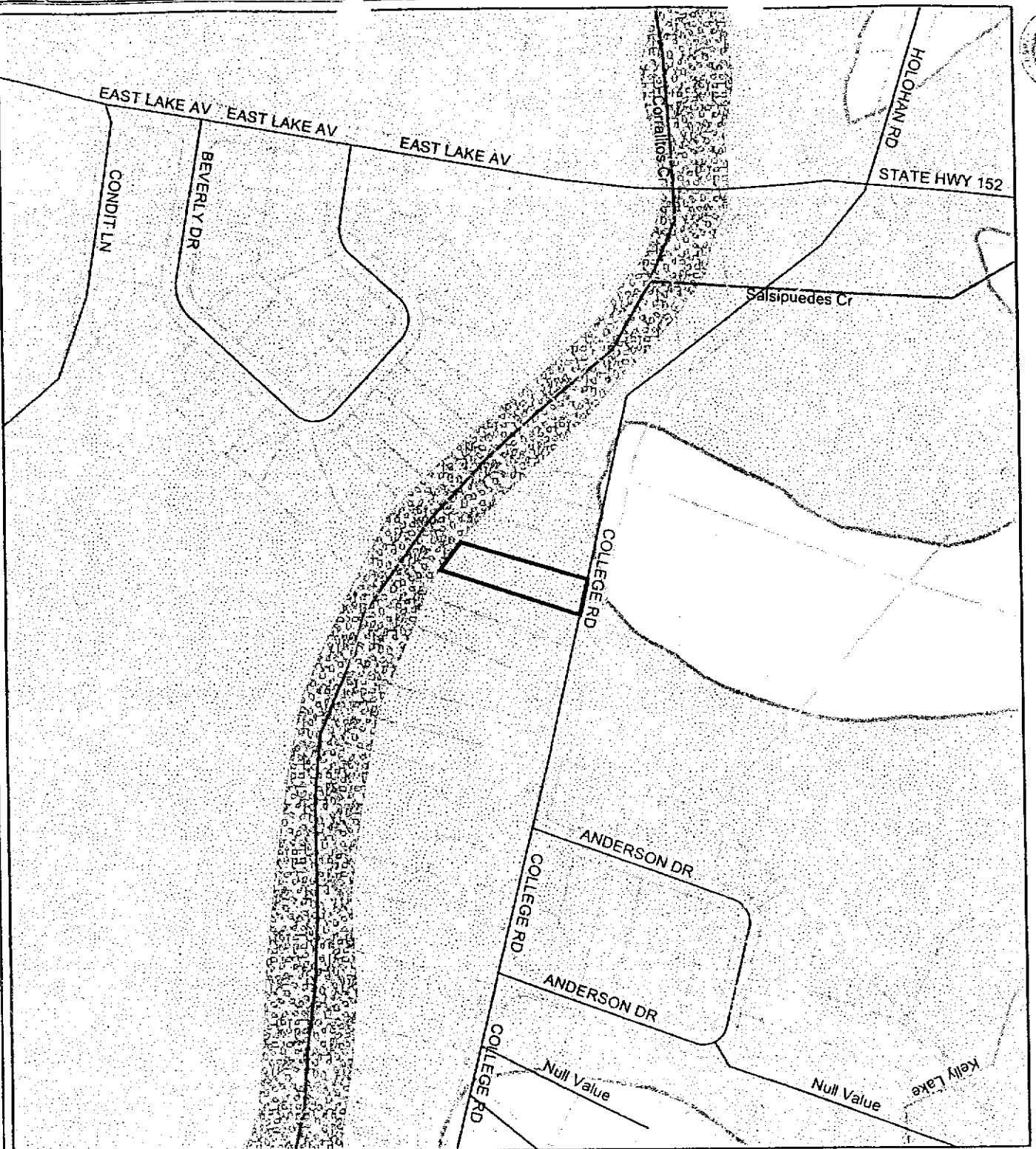
Map created by
County of Santa Cruz
September 2005





Environmental Attributes for Application # 05-0598

EXHIBIT H



Legend

APN 051-161-05

Streets

Assessors' Parcels

INTERMITTENT STREAM

LAKE

PERENNIAL STREAM

FEMA Floodways

Flood_Type

FLOODPLAIN

FLOODWAY

Riparian Woodlands

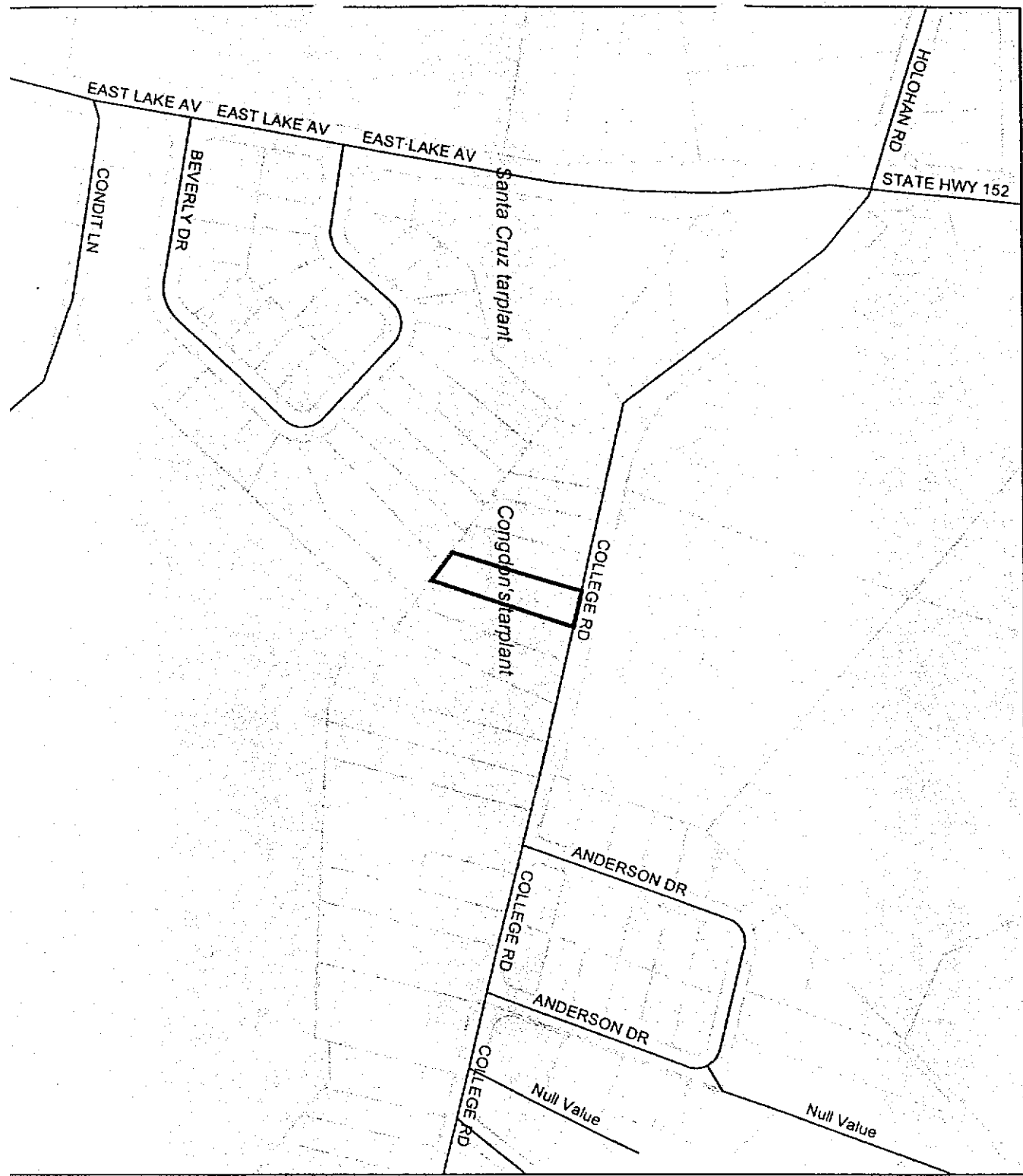


0 45 90 180 270 360 Feet

Map created by
County of Santa Cruz
September 2005

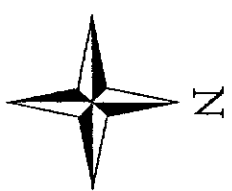


Environmental Attributes for Application # 05-0598



Legend

- APN 051-161-05
- Streets
- Assessors Parcels
- CNDBB - Poly
- AVL CODE
- Plant (80m)
- Plant (specific)
- Plant (non-specific)
- Plant (circular)
- Animal (80m)
- Animal (specific)
- Animal (non-specific)
- Animal (circular)
- Terr. Comm. (80)
- Terr. Comm. (specific)
- Terr. Comm. (non-specific)
- Terr. Comm. (circular)
- Aqu. Comm. (80)
- Aqu. Comm. (specific)
- Aqu. Comm. (non-specific)
- Aqu. Comm. (circular)
- Biotic Resources

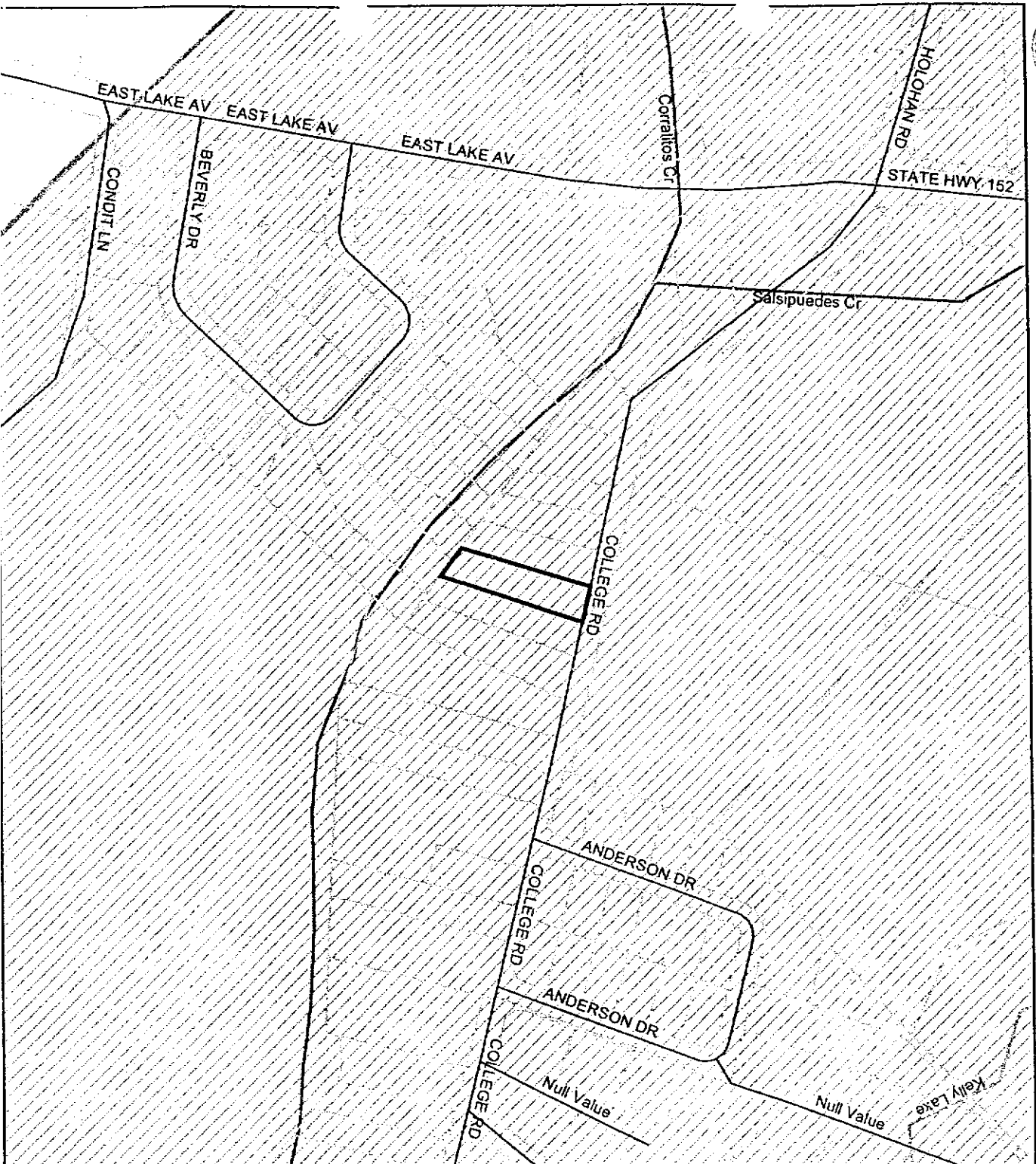


Map created by
County of Santa Cruz
September 2005

EXHIBIT

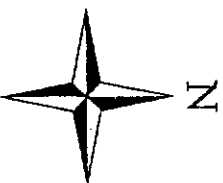


Environmental Attributes for Application # 05-0598



Legend

- APN 051-161-05
- Streets
- Assessors Parcels
- INTERMITTENT STREAM
- LAKE
- PERENNIAL STREAM
- COUNTY FAULT ZONE
- STATE FAULT ZONE



0 45 90 180 270 360
Feet

Map created by
County of Santa Cruz
September 2005



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 Too: (831) 454-2123

TOM BURNS , PLANNING DIRECTOR

July 19, 2006

Marie Sanchez
7765 De Carli Lane
Salinas, CA, 93907

Subject: Review **of** Geotechnical Investigation **by** Haro, Kasunich and Associates
Dated June **28,2006**; Project #: **SC9086**
APN **051-161-05**, Application #: **05-0598**

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has not accepted the subject report for the following reasons:

1. The soils engineer must comment on the potential for lateral spread to occur **onsite** and the potential effects on the structure.
2. The soils engineer (or ideally an Engineering Geologist) should determine historic groundwater levels to be used in the liquefaction analysis and provide a geologic cross section **of** the underlying soils.

Please call the undersigned at (831) 454-3168 if we can be of any further assistance.

Sincerely,

Kent Edler
Civil Engineer

Cc: Joan Van Der Hoeven, Project Planner
Bob Loveland, Environmental Planning
Haro, Kasunich and Associates
John Sanchez, Owner



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

October 3, 2006

Marie Sanchez
7765 De Carli Lane
Salinas, CA, 93907

Subject: Review of Geotechnical Investigation by Haro, Kasunich & Associates
Dated June 28, 2006; Project #: **SC9086**
With Geotechnical Response Dated September 7, 2006
APN 051-161-05, Application #: 05-0598

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations.

After building permit issuance the soils engineer *must* remain involved with the project during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please submit ~~two~~ copies of the report at the time of building permit application.

Please call the undersigned at (831) 454-3168 if we can be of any further assistance.

Sincerely,

Kent Edler

Civil Engineer

Cc: Joan Van Der Hoeven, Project Planner
Bob Loveland, Environmental Planning
John Sanchez, Owner
Haro, Kasunich & Associates

EXHIBIT I
(over)

OWNER T. W. BLAIR		PARCEL NUMBER 51-161-5	
LOCATION 48 College Road, Watsonville		TYPE addn to dining room and kitchen	
		1,200.	

CONTRACTORS

NAME		PERMIT NUMBER		DATE		ELECTRIC	
Opdyke Const. Co						Watsonville Elec	
PERMIT NUMBER 11313		DATE 11-22-61		PERMIT NUMBER 9112		DATE 12-11-61	

INSPECTIONS

BUILDING		PLUMBING AND GAS		ELECTRIC	
FOUNDATION OK 11-24-61		ROUGH		ROUGH OK 12-6-61	
FRAME		VENT		FINISH OK 12-6-61	
STUCCO WIRE		FINISH		FIXTURES, ETC. OK H & D	
LATH		GAS - ROUGH			
FLUES		GAS - P.T.			
FINISH COMPLETE OK 4-17-63		GAS - FINISH		SERVICE CLEARED OK H & D	

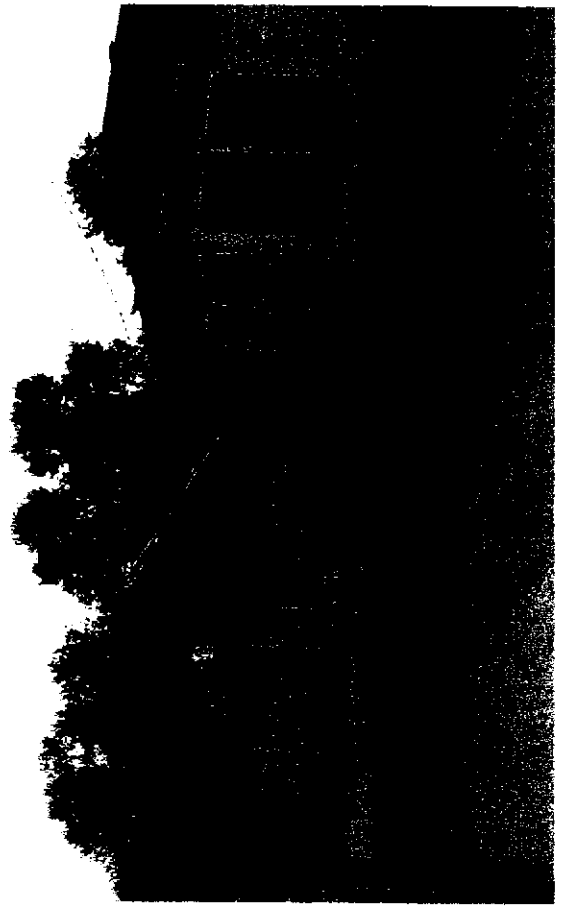
REMARKS ON REVERSE
Watsonville
T. W. BLAIR
5-14-62



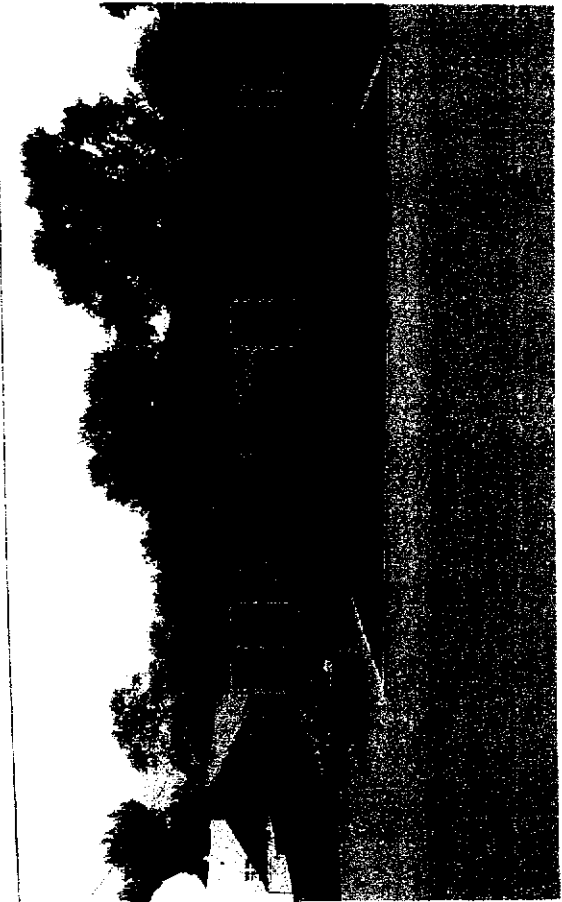
Existing Garage (demo)



N-3



N-E



Front of House N