



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0280**

Applicant: Robert Corbett
Owner: Freedom Union Elementary School
District
APN: 050-241-15, **16**, and 050-251-18

Date: May 17, 2007

Agenda Item #: 7
Time: 1:30 p.m.

Project Description: Proposal to relocate school district maintenance and operations facilities to APNs 050-241-15 and 16 with access off of Green Valley Road **through** APN 050-251-18 by demolishing existing barns and miscellaneous sheds and outbuildings and constructing three new buildings to include a 4,000 square foot office building, an 8,000 square foot shop building, and a 22,500 square foot office/warehouse/shop building.

Location: Property located on the south side of Amesti Road about 100 feet west of the intersection with Green Valley Road in Watsonville.

Permits Required: Requires a Commercial Development Permit, a Variance to reduce the rear setback from 20 feet to about 11 feet, a Grading permit to **grade** approximately 2,800 cubic yards of cut and 1,000 cubic yards of fill, an Agricultural Buffer Determination **to** reduce the required 200 foot buffer to about 11 feet, and an Archaeological Site Review.

Staff Recommendation:

- Approval of Application 05-0280, based on the attached findings and conditions.

Exhibits

- | | |
|----------------------------------------|--------------------------------------------|
| A. Project plans | E. Zoning map, General Plan map |
| B. Findings | F. 200 foot agricultural buffer map |
| C. Conditions | G. APAC 1999 Review |
| D. Assessor's parcel map, Location map | |

Parcel Information

Parcel Size:	Approximately 9 acres
Existing Land Use - Parcel:	Miscellaneous agricultural outbuildings
Existing Land Use - Surrounding:	Single-family residential to east, school to north, agriculture to south and west

Project Access: Currently Amesti Road; Proposed Green Valley Road
Planning Area: Pajaro Valley
Land Use Designation: P (Public Facility/Institutional)
Zone District: PF (Public and Community Facilities)
Supervisory District: Second (District Supervisor: Pine)
Within Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: None mapped
Soils: Elder sandy loam
Fire Hazard: Not a mapped constraint
Slopes: 0 - 2 percent slopes
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 2800 cubic yards cut; 1000 cubic yards fill
Tree Removal: Yes. At least 6 of 14 existing *oaks* and at least 7 of 11 existing redwoods will be removed. It is possible that all 25 trees will be removed.
Scenic: Not a mapped resource
Drainage: All drainage coming into and generated on the site will be directed to a retention basin where it will percolate into the soil.
Archaeology: Mapped resource, but no physical evidence on site

Services Information

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

Analysis and Discussion

A similar, but smaller, project on **this** site consisting of two buildings totaling about 12,000 square feet was reviewed and approved by your Commission in 1999 (see Exhibit G). That project did not contain habitable space and part of the justification of the reduced buffer was to allow classroom expansion at the adjacent Amesti School, which did not occur. That agricultural buffer determination became void when the associated development permit application was abandoned.

Amesti Elementary School occupies the north portion of the site, which is owned by the school district. The proposed school maintenance and operations facility consists of three buildings. One of the proposed buildings would back against the existing school playground to the north; one would back against commercial agriculture (CA) zoned land to the south of the project property, and the third proposed building would be located on the east side of the site between the two other buildings, forming a loose triangle. CA zoned land lies to the west and to the south of the project parcels. The proposal would locate the proposed buildings, all of which include habitable spaces, wholly or partly within the 200 foot agricultural buffer. The largest of the three buildings is

proposed to be only 11 feet from the south property line, adjoining CA land.

Without encroaching on the existing elementary school playfields, the amount of land more than 200 feet from CA land is only about 35,000 square feet, about 80 percent of an acre. The total proposed building footprint is 34,500 square feet, virtually the same size as the area beyond the 200 foot agricultural buffer. Adding-in parking, vehicular access, and vehicle maneuver area, inevitably some of the proposed development must occur within the 200 foot agricultural setback. Exhibit F shows the site with the 200-foot agricultural buffer.

As mentioned above, your Commission approved a similar, but smaller proposal in 1999. That proposal included a building immediately adjacent to the south property line, bordering CA land, as does the current application. The current proposal includes more and larger buildings than did the 1999 proposal, but none of which are proposed any closer to CA land.

A reduced agricultural buffer is recommended due to the fact that 1) the area available for development on the site is mostly within 200 feet of CA land and it would not be feasible to locate all of the proposed improvements within the relatively small (0.8 acre) area beyond the standard 200 foot buffer and 2) such a reduced buffer was approved in 1999, for buildings in essentially the same location as proposed currently. With a buffer reduction the applicant should be required to install a 6-foot **high** solid board fence and a vegetative barrier on the subject parcel at the property line between the CA land and the subject parcel. No openings are proposed nor should any be allowed on the south wall of the building adjacent to the CA zoned land. The applicant has already 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.

Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 11 ~~feet~~ to the proposed maintenance and instructional support buildings from the adjacent CA zoned property known as APN 050-241-14, proposed under Application # 05-0280, 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

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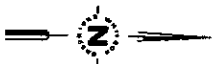
Report Reviewed By:



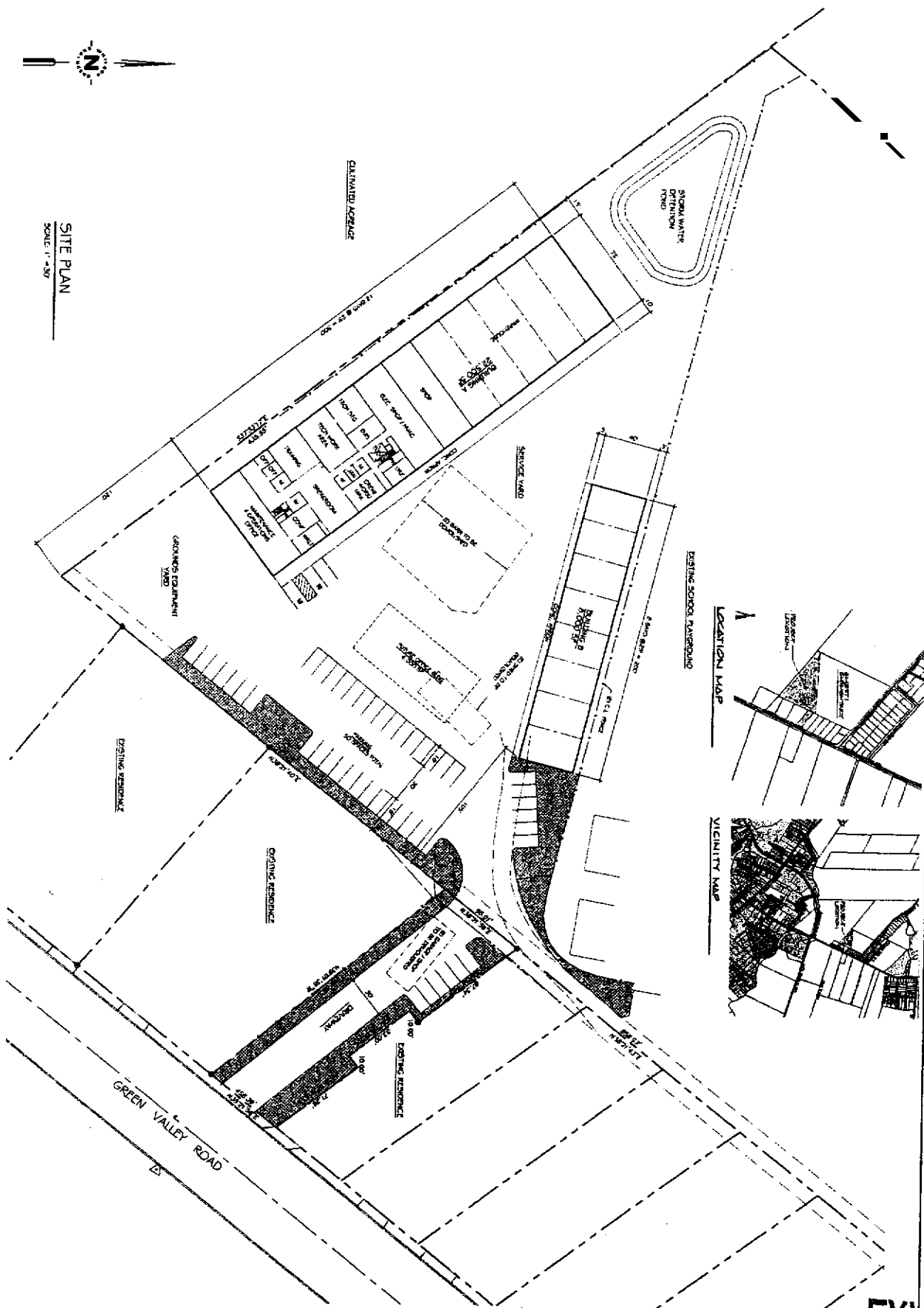
Paia Levine

Principal Planner

Santa Cruz County Planning Department



SITE PLAN
SCALE: 1" = 40'



LOCATION MAP

VICINITY MAP

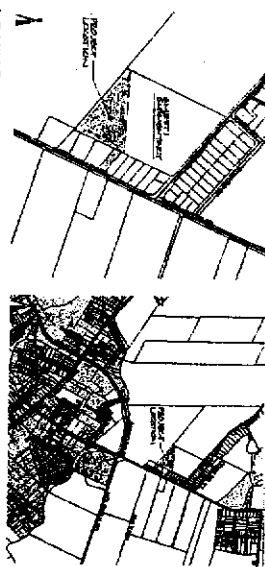


EXHIBIT A-1

SITE PLAN

YARD MAINTENANCE & OPERATIONS
CORPORATION YARD
GREEN VALLEY RD WATSONVILLE



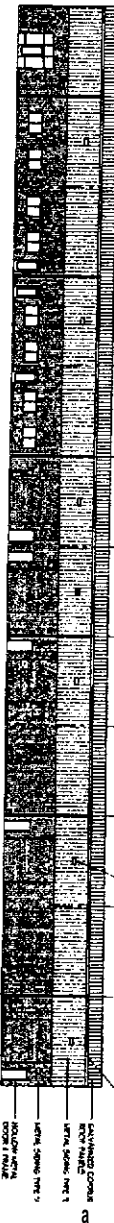
ROBERT D. CORBETT
ARCHITECT AIA
ONE HUNTER LN. WATSONVILLE, CA 95070
PHONE (408) 761-2442 FAX (408) 761-1247

DATE	BY	REVISION
01/11/01	RD	PRELIMINARY
02/11/01	RD	DEVELOPMENT PERMIT APPLICATION
03/11/01	RD	
04/11/01	RD	
05/11/01	RD	
06/11/01	RD	
07/11/01	RD	
08/11/01	RD	
09/11/01	RD	
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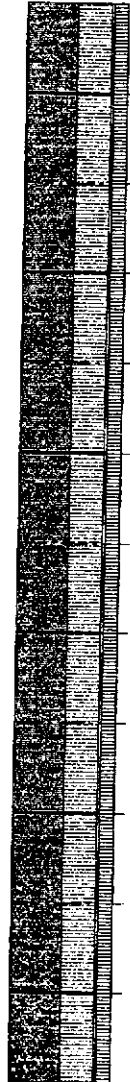


SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"

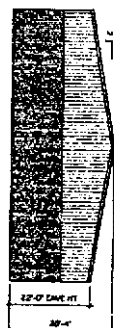


EAST ELEVATION
SCALE: 1/16" = 1'-0"

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WEST ELEVATION

4877 10788



NORTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE 1/15 = 1.0"



WEST ELEVATION

SCALE: 1/16" = 1'-0"



SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

SCALE: 1/16" = 1'-0"



NORTH ELEVATION

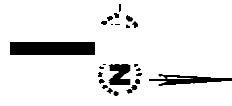
SCALE: 1/16" = 1'-0"



EAST ELEVATION

SCALE: 1/15" = 1'-0"

EXHIBIT A



PRELIMINARY LANDSCAPE PLAN
SCALE: 1" = 30'

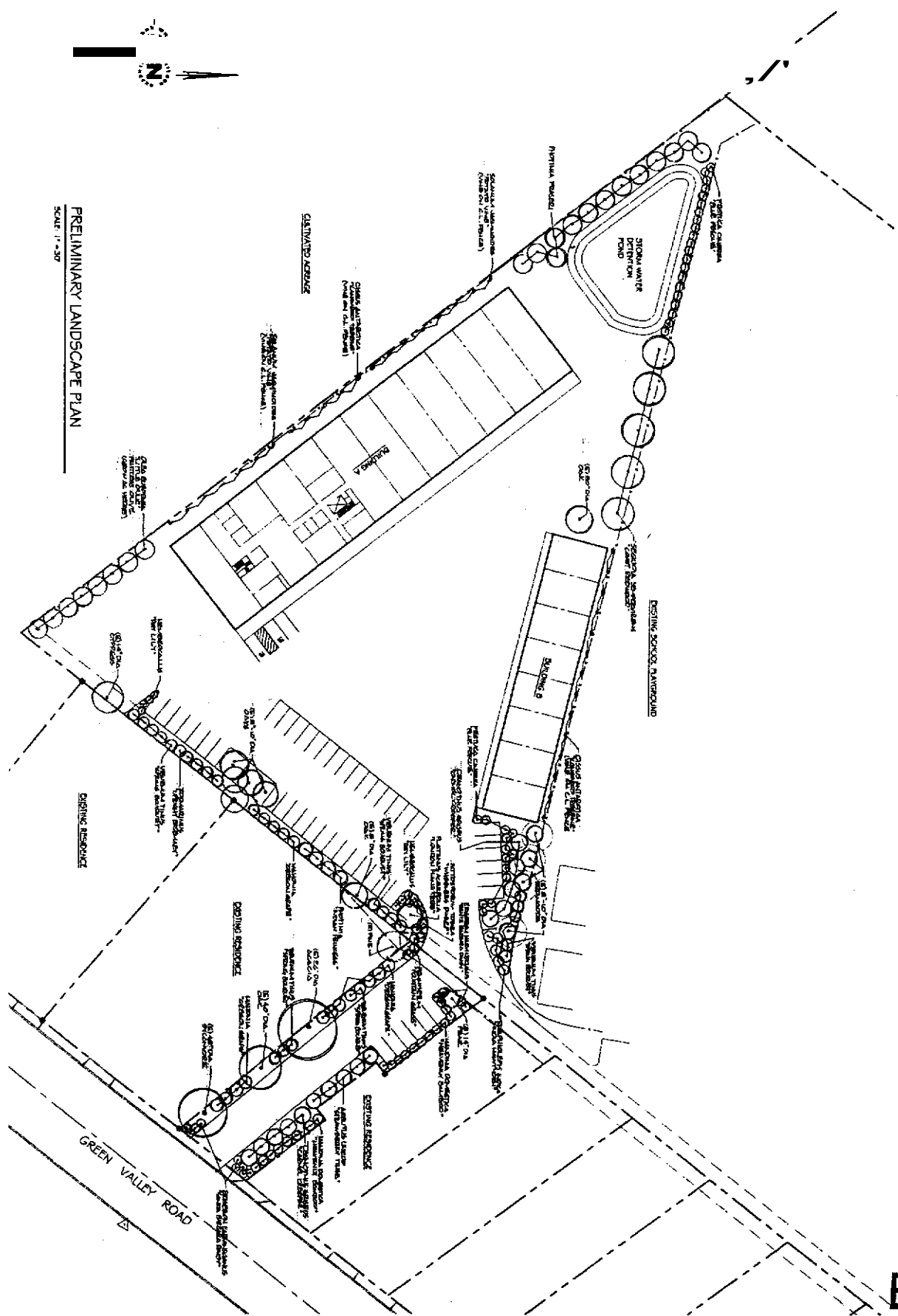


EXHIBIT A-1

Required Findings for Agricultural Buffer Setback Reduction

**County Code Section 16.50.095(d)
(At least one of the following findings is required)**

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate or minimizes the need for a 200 foot setback.

Not applicable

2. Permanent substantial vegetation (such as, a Riparian Corridor or Woodland protected by the County's Riparian Corridor or Sensitive Habitat Ordinances) or other physical barriers exist between the agricultural and non-agricultural uses which eliminate or minimize the need for a 200 foot buffer setback.

Not applicable.

3. 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.

One of the buildings with habitable space is proposed to be set back 11 feet from the adjacent Commercial Agriculture (CA) zoned land. Unlike some habitable uses, such as residential uses, the proposed warehouse and maintenance office facility will not expose people to potential noise, dust, sprays, etc., from the agricultural use 24 hours a day and possible disruption of the peaceful enjoyment of a home. Construction of a 6 foot high solid board fence and installation of a vegetative barrier on the subject parcel at the southwestern property line between the CA land and the subject parcel will provide the necessary buffer between the agricultural and non-agricultural uses. No opening is allowed in the southern wall of the building adjacent to the CA zoned land. No barrier is needed along the western property line because the proposed buildings are at least 200 feet from CA land.

4. 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.

The proposed project includes a significant reduction in the standard 200-foot agricultural buffer. No alternative location on the site is available that would accommodate the proposal.

Conditions of Approval

Exhibit A: Project Plans, 3 Sheets (A-1, A-2, L-1) by Robert Corbett, Architect, dated 10 APR 07

- I. This permit authorizes an Agricultural Buffer Setback reduction from 200 feet to about 11 feet from the proposed school district maintenance and instructional support facilities to AFN 050-241-14. The required agricultural buffer setback shall be entirely on the school district maintenance and instructional support facilities parcel. 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 commercial development permit from the Santa Cruz County Planning Commission.
 - C. 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. **An** agricultural buffer setback of a **minimum** of 11 feet from the proposed school district maintenance and instructional support facilities use to the adjacent Commercial Agriculture zoned parcel (AFN 050-241-14). The required agricultural buffer setback shall be entirely on the school district maintenance and instructional support facilities parcel.
 2. Landscape plan specifying species from the Recommended Agricultural Buffer Planting List or other species acceptable to the Agricultural Policy Advisory Commission that reaches a height of from 12 to 25 feet at maturity extending along the entire southwestern property line (approximately **620** feet).
 3. A **6-foot** high solid wood board fence extending along the entire

southwestern property line (approximately **620** feet).

- 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. The required vegetative barrier and fence 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 installation of the required vegetative barrier and fence have been completed as required.
 - 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. All required Agricultural Buffer Setbacks shall be maintained.
 - B. 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 TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: May 17, 2007

Effective Date: June 01, 2007

Expiration Date: June 01, 2009

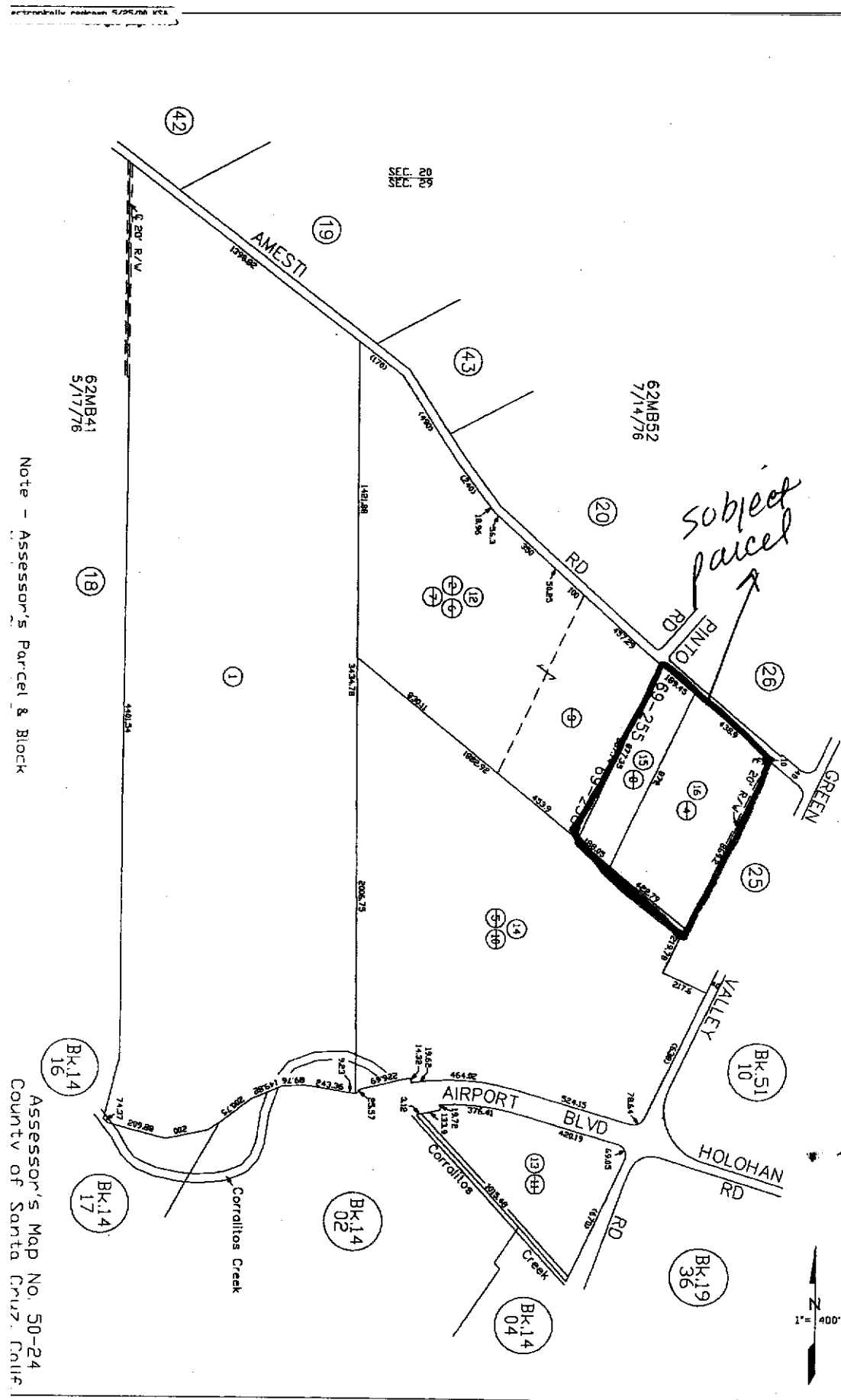
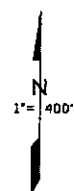
Appeals: **Any** property owner, or other person aggrieved, or any other person whose interests are adversely affected by **any** act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY FOR ASSIGNED AREA
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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PLAN, KAHILUHI DE LOS CERRILLOS
 SEC. 29, T.11S, R.2E, M.D.B. & M.

100' PERU CODE
 69-255 69-258

50-24

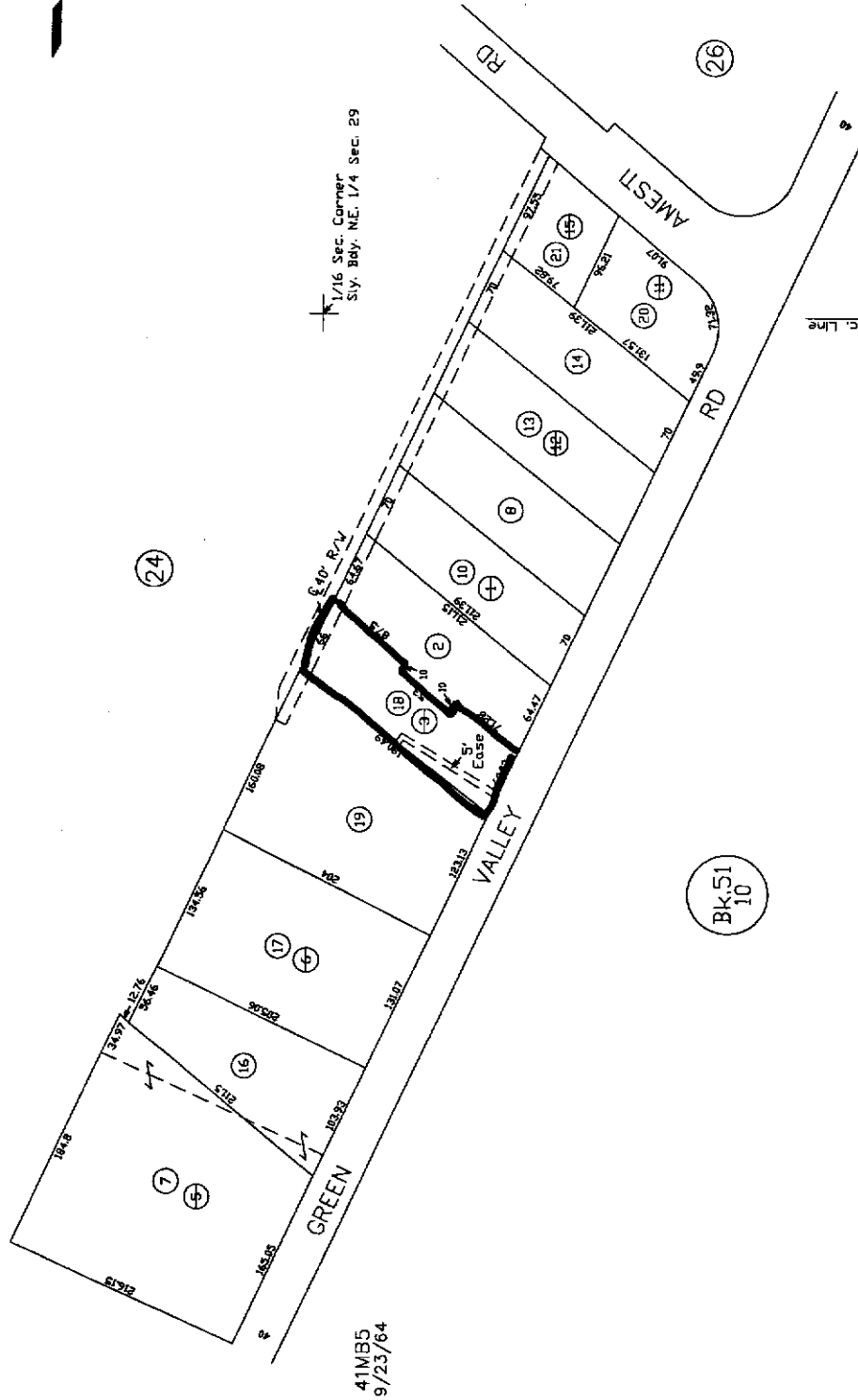


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POR. RANCHO DE LOS CORRALITOS
 E. 1/2 SEC. 29, T.11S., R.2E., M.D.B. & M.

Tax Area Code
 69-255

50-25



41MB5
 9/23/64

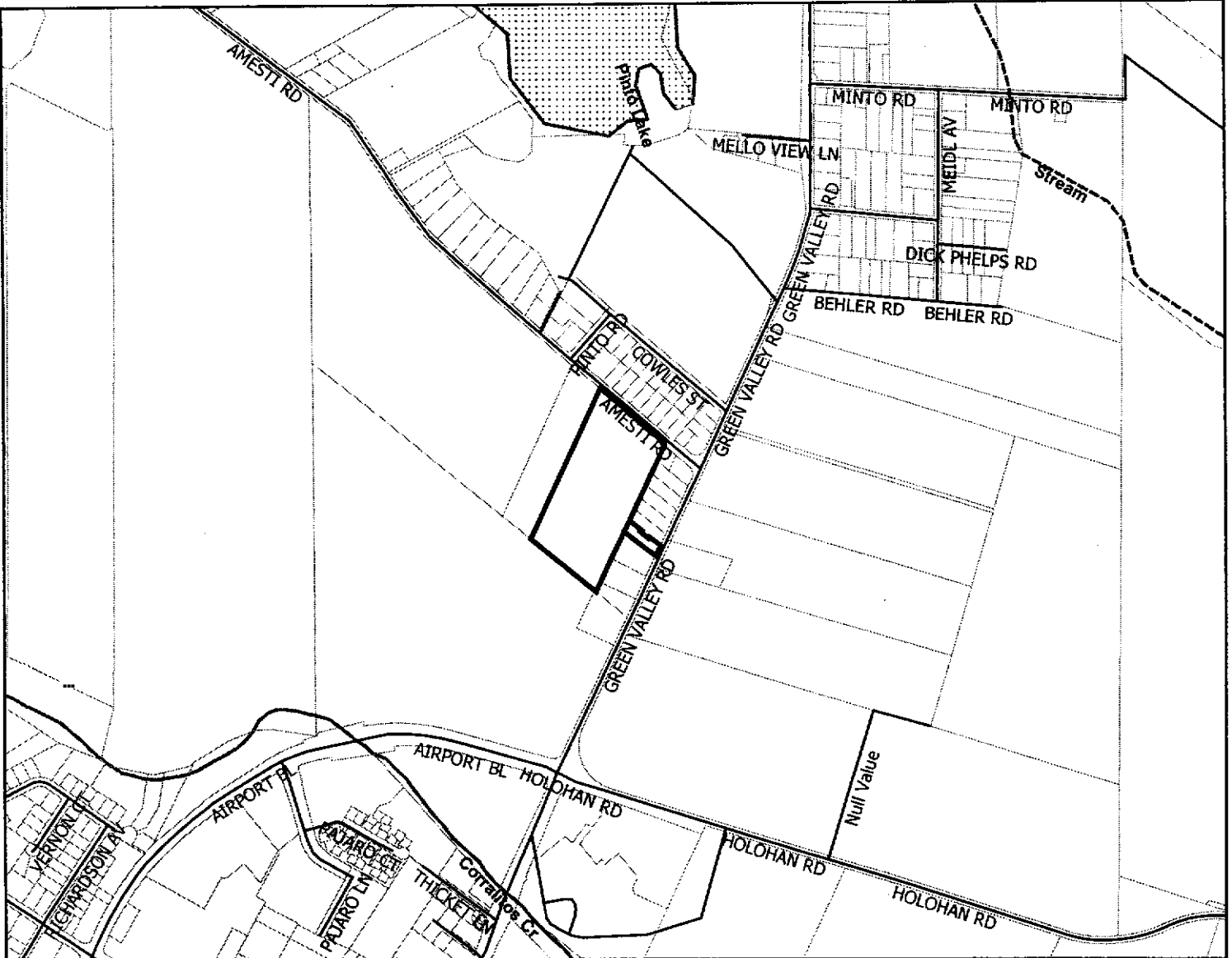
Note - Assessor's Parcel Block &
 Lot Numbers Shown in Circles.

Assessor's Map No. 50-25
 County of Santa Cruz, Calif.
 May 2000








EXHIBIT

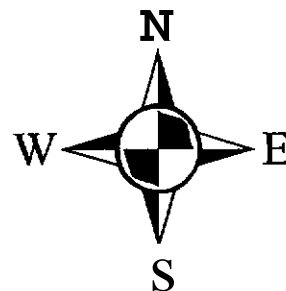


Location Map



Legend

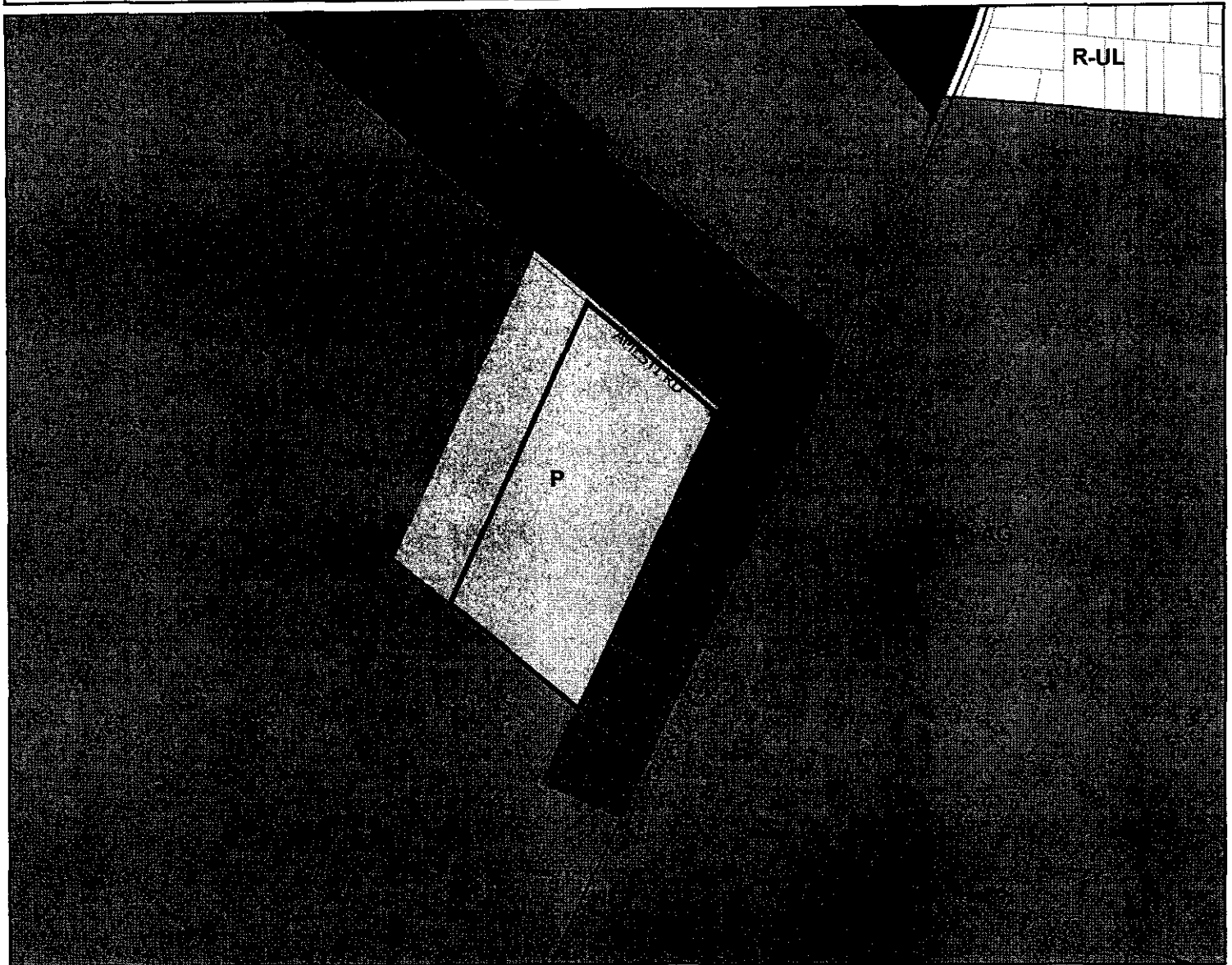
-  APNs 050-241-16 & -18
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  LAKE
-  PERENNIAL STREAM
-  Lakes











Map Created by
County of Santa Cruz
Planning Department
May 2005

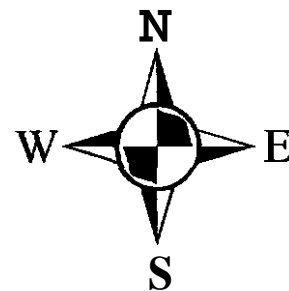


General Plan Designation Map



Legend

-  APNs 050-241-16 & -18
-  Streets
-  Assessors Parcels
-  Agriculture (AG)
-  Parks and Recreation (O-R)
-  Public Facilities (P)
-  Residential-Suburban (R-S)
-  Residential - Urban Low Density (R-UL)

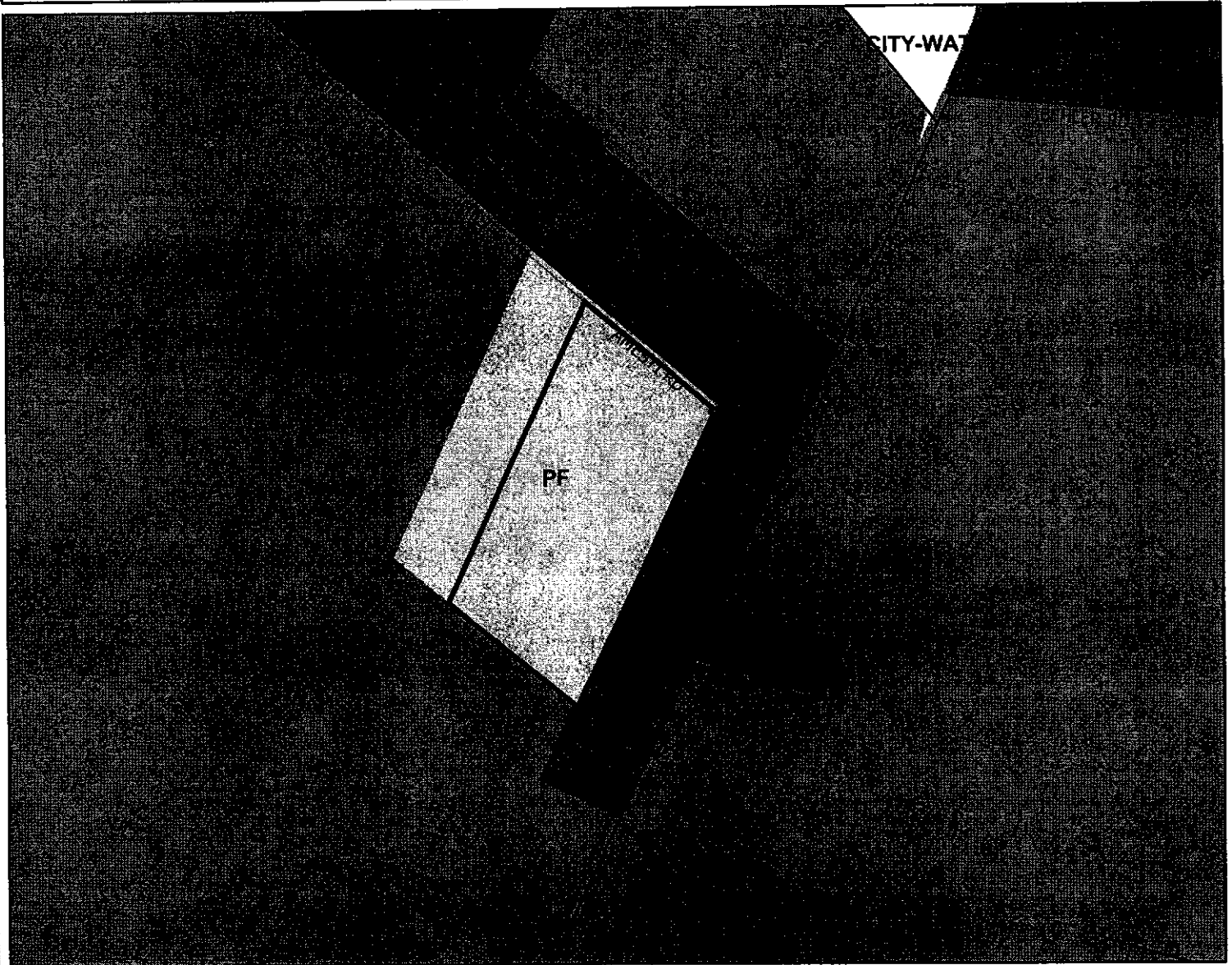


Map Created by
County of Santa Cruz
Planning Department
May 2005









EXHIBIT E

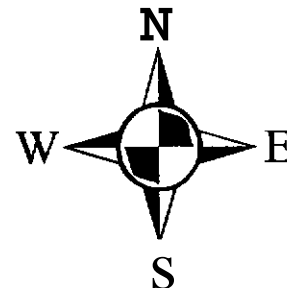


Zoning Map

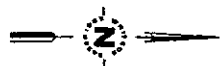


Legend

-  APNs 050-241-16 & -18
-  Streets
-  Assessors Parcels
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  PUBLIC FACILITY (PF)
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  CITY PROPERTY



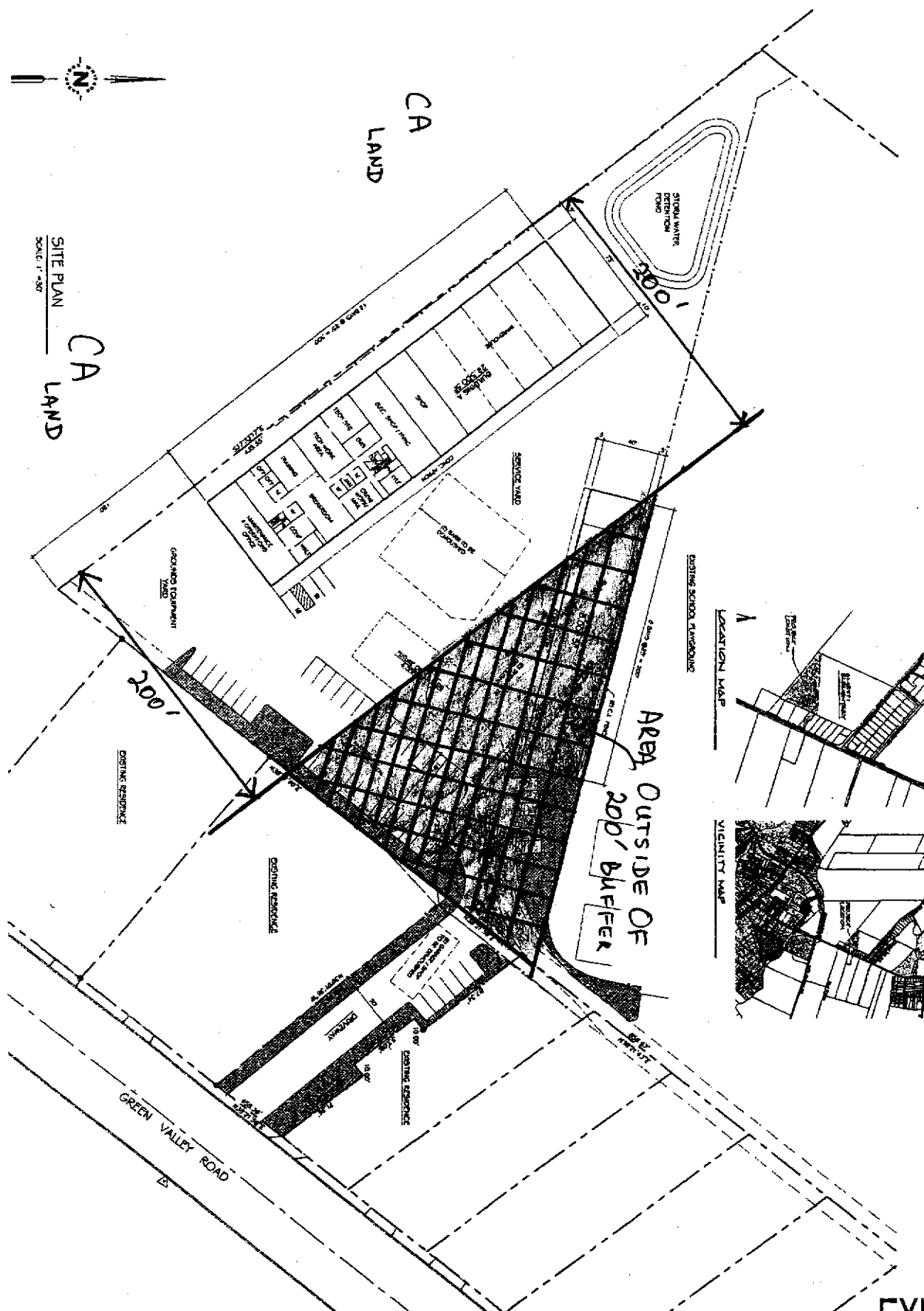
Map Created by
County of Santa Cruz
Planning Department
May 2005



CA
LAND

SITE PLAN
SCALE: 1" = 50'

CA
LAND



LOCATION MAP

VICINITY MAP

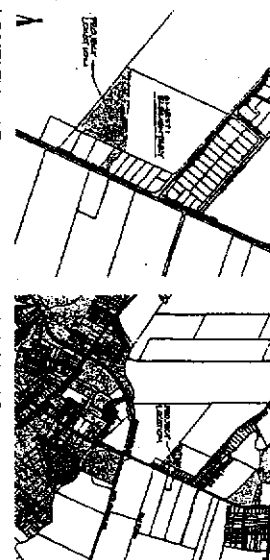


EXHIBIT F

<div data-bbox="74 1965 99 1967" data-label="Text">A-1</div> <div data-bbox="74 1967 99 2049" data-label="Text"> <div>PLAN NO. 0201</div> <div>DATE 7/20/05</div> <div>PROJECT 1 - PHASE 1</div> </div>	<div data-bbox="258 1967 358 1969" data-label="Section-Header">SITE PLAN</div> <div data-bbox="219 1974 422 1980" data-label="Text"> PHASE MAINTENANCE & OPERATIONS CORPORATION YARD </div> <div data-bbox="206 1982 433 1984" data-label="Text">GREEN VALLEY RD WATSONVILLE</div>	<div data-bbox="503 1969 540 1974" data-label="Image"></div> <div data-bbox="553 1969 730 1974" data-label="Text"> ROBERT D. CORBETT ARCHITECT AIA </div> <div data-bbox="553 1974 730 1978" data-label="Text"> ONE FORTY-ONE WATSONVILLE, CA 95070 PHONE 408-765-0424 FAX 408-765-1292 </div>	<div data-bbox="756 1969 982 1974" data-label="Text">- 17 -</div>	<table> <tr> <th>SCALE</th><th>REV.</th><th>DATE</th><th>DESCRIPTION</th><th>BY</th></tr> <tr> <td>AS SHOWN</td><td>01</td><td>05 MAY 05</td><td>CONCEPT PRELIM APPROVAL</td><td></td></tr> <tr> <td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td><td></td></tr> <tr> <td></td><td></td><td></td><td></td><td></td></tr> </table>	SCALE	REV.	DATE	DESCRIPTION	BY	AS SHOWN	01	05 MAY 05	CONCEPT PRELIM APPROVAL																					
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STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY COMMISSION

APPLICANT: **99-0294**

OWNER: Freedom Unified Elementary School District

APN: **50-241-16,16**

APPLICATION NO: **99-0294**

PROJECT DESCRIPTION: Proposal to construct a 9,000 square foot and a 3,000 square foot butler building to be used for the Pajaro Valley Unified School District facilities maintenance division. Requires a Commercial Development Permit, an Agricultural Buffer Setback Determination to reduce the required 200 foot buffer setback to **10** feet from Commercial Agriculture zoned property, and a Variance to reduce the required 20 foot rear setback to **10** feet.

LOCATION: Property located on south side of Amesti Road, about **250** feet west from the intersection with Green Valley Road.

FINAL ACTION DATE: **11/10/99**

PERMITS REQUIRED: Agriculture Buffer Setback Determination

ENV. DETERMINATION: Categorically Exempt Class **3** (a)

COASTAL ZONE: **y e s** XX no APPEALABLE TO CCC: **y e s** XX no

PARCEL INFORMATION

PARCEL SIZE: **12.6** acres

EXISTING LAND USE: Public elementary school

SURROUNDING: Commercial Agriculture, residential

PROJECT ACCESS: **40** foot wide County road, Amesti Road

PLANNING AREA: Pajaro Valley

LAND USE DESIGNATION: Public Facilities

ZONING DISTRICT: PF, Public Facilities

SUPERVISORIAL DIST.: 4th

ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geo. Hazards	a. None
b. Soils	b. None
c. Grading	c. None
d. Tree Removal	d. None
e. Biotic resource	e. None
f. Scenic	f. Outside County Scenic Resource
g. Drainage	g. Natural to southwest
h. Traffic	h. Traffic increase, possible significant
i. Roads	i. Amesti Road adequate
j. Archaeology	j. None
k. Agricultural Resources	k. None designated

Applicant: Maureen Owens Hill
Application: 99-0294
APN: 50-294-15,16

2

SERVICES INFORMATION

W/in Urban Services Line: yes XX no
Water Supply: Pajaro Valley Management Agency
Sewage Disposal: Septic
Fire District: County Fire
Drainage District: Zone 7

DISCUSSION

The current district maintenance facilities are located on the Watsonville High School property. The school is experiencing considerable overcrowding and on-site land is needed for classroom expansion. The Freedom Elementary school site is the only available property for relocation of the facilities. The subject two parcels are developed with elementary school classrooms, administration, and playing fields. The proposed two butler buildings are located on the southern corner of the property and setback 10 feet from commercial agricultural land on the south side and 20 feet from single family residential development on the west side. The buildings serve only as consolidated parking of maintenance vehicles and storage of maintenance materials for the Pajaro Valley Unified School District maintenance facilities division; they are non-habitable. The area of the project is developed with a barn used for agricultural storage to support the adjacent commercial farming. While the proposed project severely reduces the required 200 foot agricultural buffer setback, placement of non-habitable buildings used for storage and parking pose minimal conflict between the human use of these buildings and the adjacent agricultural use. Facility operations are from Monday through Friday. The vehicles and necessary materials are picked up around 7:30 am by the maintenance employees, driven off-site to the various district school sites, and then returned by about 3:30 pm. Access to the buildings is via the existing driveway from Amesti Road, through the school grounds. All doors on the buildings are located on the school side thereby limiting exposure to commercial agriculture use.

The proposed butler buildings are 21-24 feet high and 350 feet long and located parallel to the commercial agricultural land. The building height and location act as substantial physical buffer barriers between a portion of the school playing fields and the agricultural use. While alternative building locations sites that meet the required 200 foot buffer setback standard are available on-site, utilizing these alternative sites renders the proposed building envelope (about 2 acres) inside the 200 foot buffer barrier) as impractical for future classroom activity expansion. Due to the lack of existing physical buffer barriers between the project and the agricultural use, the construction of 6 foot slatted cyclone fencing and landscape planting of evergreen hedge that matures at a 12-25 foot height is appropriate along the southern property line.

This project application is for the maintenance facility operations only and staff is recommending Your Commission consider the proposed reduced buffer setback with mitigations as warranted to allow a necessary school district function to continue. However, a considerable portion of the

school grounds including classrooms and playing fields are located immediately adjacent to commercial agriculture land use (currently row crops). The governing board of the district has exempted itself from County planning regulations pursuant to Section 53094 of the Government Code. The proposed project is non-classroom related use and therefore not exempt from County regulations. Staff review of this project does not include any of the current on-site elementary school functions due to the State exemption. Significant physical buffer barriers between the agricultural use and the school are minimal and therefore both land uses are potentially impacted. While the proposed project can be reasonably conditioned to include installation of buffer barriers in the area of the new butler buildings, staff cannot establish a nexus between the proposed non-classroom related use and requiring additional buffer barriers along the remaining school site, adjacent to Commercial Agriculture zoned property. Therefore, staff recommends Your Commission consider the issue of inadequate physical buffer barriers beyond the project site (southern corner school site) to reduce potential conflicts between the two land uses on the remaining portion of school property. Adequate physical barriers would be slatted cyclone fencing and planting of evergreen landscape that reaches a 12-25 foot height at maturity.

The Agricultural Buffer Setback Ordinance required "Findings" can be made for the proposed reduced setback. Please see the attached Exhibits (A & B) for additional supporting evidence.

STAFF RECOMMENDATIONS:

1. Approval of the Application No. 99-0294, based on the attached findings, conditions and site plan.
2. Consideration by Your Commission for placement of additional physical buffer barriers along the northern property line between the school classroom related activities and the Commercial Agriculture zoned property.

EXHIBITS

- A. Findings
- B. Conditions
- C. Assessor's Map
- D. Zoning Map
- E. Site Plan

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.

Report Prepared By: Bob Stakem
Phone Number: (408) 454-3910

County Code Section 16.50.095(b) Required Findings for Buffer Setback Reduction

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
3. 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 proposed butler building location and use will not create significant conflicts between the non-agricultural development and the adjacent commercial agricultural land use in that the buildings are non-habitable and serve only as consolidated parking of maintenance vehicles and storage of maintenance materials for the Pajaro Valley Unified School District maintenance facilities division. While the proposed project severely reduces the required 200 foot agricultural buffer setback, placement of non-habitable buildings used for storage and parking **pose** minimal conflict between the human **use** of the buildings and the adjacent agricultural **use**. Due to the lack of existing physical buffer barriers between the project and the agricultural **use**, the construction of 6 foot slatted cyclone fencing and landscape planting of evergreen hedge that matures at a 12-25 foot height is appropriate along the southern property line.

4. 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.

The proposed project includes a significant reduction in the standard 200 foot agricultural buffer barrier although alternative sites that meet the required setback standard are available on-site. However utilizing the alternative sites renders the proposed building envelope (about 2 acres inside the 200 foot buffer barrier) as impractical for future classroom related activities expansion.

Section 16.50.095(c) Required Finding

Applicant: Maureen Ownens Hill
Application: 99-0294
APN: 50-294-15,16

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ANY NON-AGRICULTURAL DEVELOPMENT PROPOSED TO BE LOCATED ON OR ADJACENT TO TYPE 1, TYPE 2 or TYPE 3 COMMERCIAL 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.

Location of the proposed maintenance facilities butler buildings does not remove commercial agricultural land from production and they are sited, to the extent feasible, to minimize conflicts with agricultural land **use** considering the building type, their **use**, and the required physical buffer barriers included as part of the required County Commercial Development Permit and Building Permit.

Applicant: Maureen Owens Hill
Application: 99-0294
APN: 50-294-15,16

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AGRICULTURAL BUFFER DETERMINATION CONDITIONS OF APPROVAL

Application No.: 99-0294
APN: 050-241-15,16
Owner Name: Freedom Unified Elementary School District
Applicant Name: Maureen Owens Hill

PLANNING AREA: Pajaro Valley

EXHIBITS

A. Preliminary Project Plans (on file in the Planning Department).

Conditions

- I. This Permit authorizes an Agricultural Buffer Setback reduction to about 10 feet from Commercial Agricultural zoned property to a 9,000 square foot and a 3,000 square foot butler building to be used for the Pajaro Valley Unified School District facilities maintenance Division. Prior to exercising any rights granted by this approval the owner shall sign, date and return one copy of the Approval to the Planning Department to indicate the owner's acceptance and agreement with the conditions thereof.
- II. Prior to Building Permit issuance the site plan shall incorporate the following:
 - A. A site plan shall be reviewed by the Planning Department Agricultural Planner and conform to the following requirements:
 1. A minimum of a 10 foot setback from the southern property line.
 2. Landscape specifying a native, drought tolerant evergreen vegetation buffer barrier along the entire length of the southern property line (approximately 602 lineal feet). Plan shall include a two year drip irrigation system. The plant species shall be native to the area and be a variety that reaches maturity of 12-25 feet in height.
 3. A 6 foot high slatted cyclone fencing along the entire southern property line (approximately 602 lineal feet).
 - B. The property owner/applicant shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit evidence of the recordation of such to the Development Review Section of the Planning Department. This Statement of Acknowledgement shall acknowledge the adjacent agricultural land use and the agricultural buffer setbacks.
111. Prior to final inspection/occupancy of the buildings the required vegetation buffer barrier shall be planted and the fencing constructed.

Applicant: Maureen Owens Hill
Application: 99-0294
APN: 50-294-15,16

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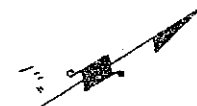
IV. Operations.

1. All fencing and landscaping shall be permanently maintained.

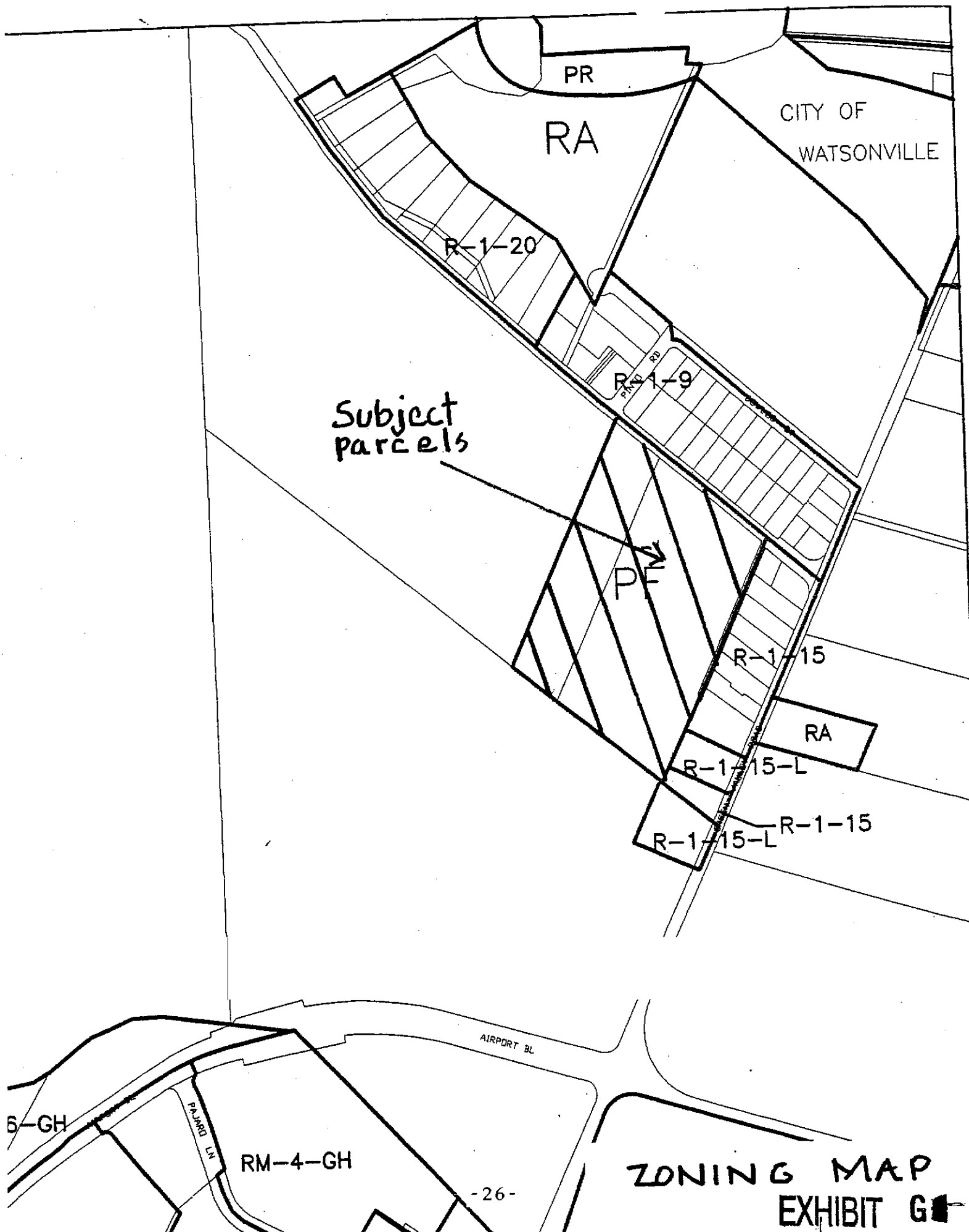
- V. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay the County the full cost of such County inspection, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.

MINOR VARIATIONS WHICH DO NOT CHANGE THE OVERALL CONCEPT OR DENSITY OF THE PERMIT SHALL BE APPROVED BY THE PLANNING DIRECTOR AT THE REQUEST OF THE APPLICANT OR STAFF.

69-010 69-028



PARCEL MAP
EXHIBIT G



CA

South
side

Butler
Buildings

AMESTI ELEM.
SCHOOL

CA

north
side

Site Plan
EXHIBIT G 1