



Staff Report to the Agricultural Policy Advisory Commission

Application Number: 09-0060

Applicant: Jeffery and Susan Williams
Owner: Jeffrey and Susan Williams
APN: 046-241-03

Date: 5/21/09
Agenda Item #: 8.
Time: 1:30 p.m.

Project Description: Proposal to demolish an existing 672 square foot, 2 bedroom single family dwelling and to construct a 2488 square foot, 1 story, 2 bedroom single family dwelling with 1 attached garage and 1 detached garage, located within the 200' agricultural buffers to the north and the west.

Requires an Agricultural Buffer Determination to reduce the required 200' setback to about 120' from APN's 046-271-27 and 046-271-24 to the northwest, about 75' from APN 046-241-33 to the west, and about 140' from APN 046-271-08 to the northwest.

Location: Property located on the southeast side of Crest Drive about 2600 feet southwest of San Andreas Road in Watsonville (145 Crest Drive).

Permits Required: Agricultural Buffer Setback Reduction

Staff Recommendation:

- Approval of Application 09-0060, based on the attached findings and conditions.

Exhibits

- | | |
|--------------------------|------------------------------|
| A. Project plans | E. Location map & APN map |
| B. Findings | F. Zoning map |
| C. Conditions | G. Comments & Correspondence |
| D. Assessor's parcel map | |

Parcel Information

| | |
|----------------------------------|--|
| Parcel Size: | 5 acres |
| Existing Land Use - Parcel: | Single family residence |
| Existing Land Use - Surrounding: | Single family residence & commercial agriculture |
| Project Access: | Via Crest Drive |
| Planning Area: | San Andreas |
| Land Use Designation: | AG (Agriculture) |

Zone District: CA (Commercial Agriculture)
Supervisory District: 2nd (District Supervisor: Pirie)
Within Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Services Information

Inside Urban/Rural Services Line: Yes X No
Water Supply: San Andreas Mutual Water Company
Sewage Disposal: Septic
Fire District: Aptos/La Selva Fire Protection District
Drainage District: N/A

Analysis and Discussion

The proposed project is to construct a one story single family dwelling of approximately 2488 square feet with an attached 458 square foot garage and a detached 440 square foot garage on a 5 acre parcel. The project is located at 145 Crest Drive within the Coastal Zone Appeals Jurisdiction. The building site is within 200 feet of Commercial Agricultural land to the northwest and west. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to 120' from APN's 046-271-27 & 24; 75' from APN 046-241-33; and 140' from APN 046-271-08 feet.

The subject property is characterized by primarily flat topography. The parcel is located outside of the Urban and Rural Services Line and may be characterized as rural neighborhood. The parcel carries an Agriculture (AG) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the northwest and west sides of the parcel at Assessor's Parcel Number's 046-271-08, 24, & 27 and 046-241-33.

The subject parcel is long and narrow. A reduced agricultural buffer is recommended due to the fact that there would not be sufficient building area if the required 200 foot setbacks were maintained from the west adjacent Commercial Agriculture zoned property in that the parcel is only 207' wide. The parcel is zoned for Commercial Agricultural; therefore, the proposed development will be clustered on one end of the parcel so as to maintain the majority of the land as vacant for potential future farming. The parcel takes access from Crest Drive which is located along the northwest property line and the proposed development would be located on the northwest side of the parcel. This is the preferred location given that the area of disturbance would be just over 1 acre, leaving about 3.8 acres open and undisturbed for potential future commercial agriculture.

The existing CA zoned parcels across from Crest Drive are developed with single family dwellings along the parcel frontages, which will buffer the proposed residence from agricultural operations that could take place behind the residences. On the west side, the location of the proposed residence would be located adjacent to open farming area on the west adjacent CA zoned parcel; therefore, the potential for exposure to farming operations is probable in that no vegetation, natural landforms, or structures currently exist between the two conflicting uses. A condition of approval will require the property owner to install a solid six foot fence with an

evergreen hedge of plantings at the southwest side of the parcel to reduce the impact of agricultural activities on the proposed residential use and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel(s). The property owner shall further be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

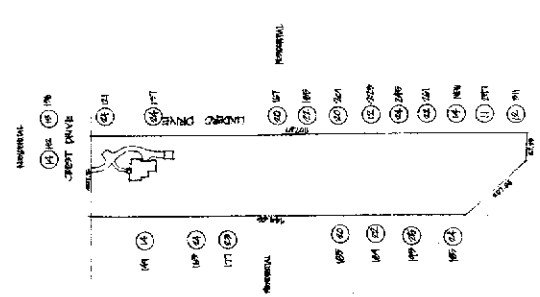
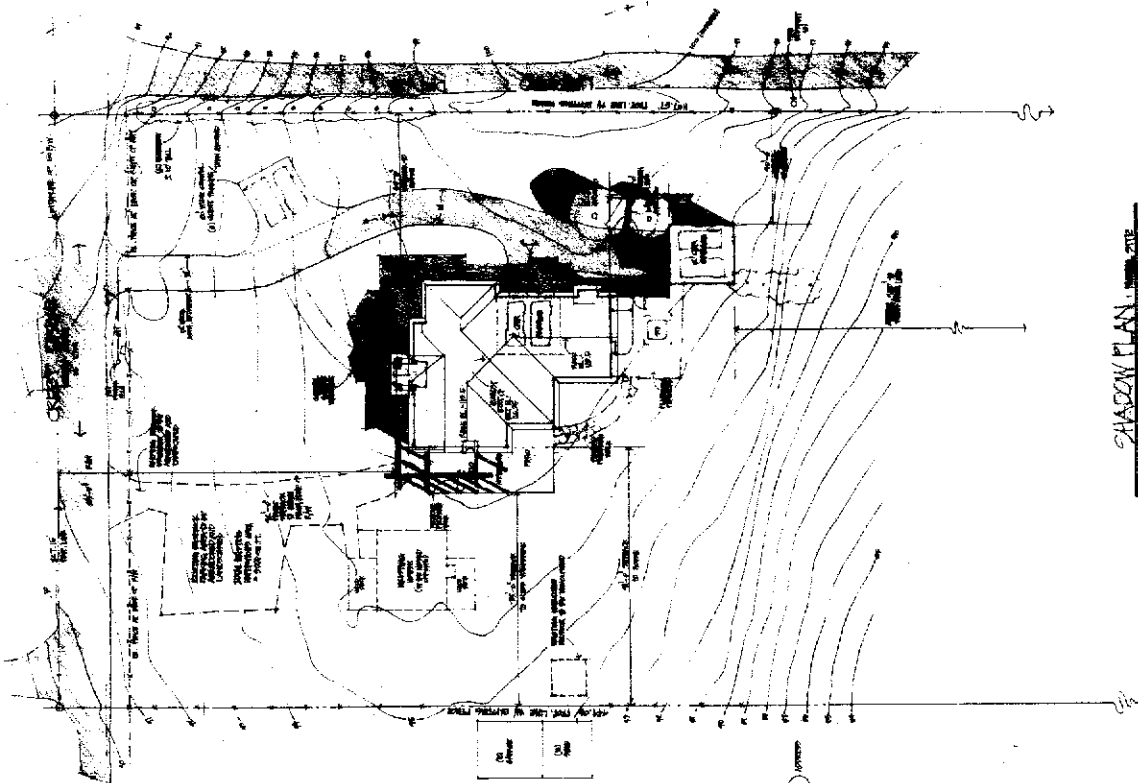
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 120' from APN's 046-271-27 & 24, 75' from APN 046-241-33, and 140' from APN 046-271-08 to the proposed single-family dwelling, as proposed under Application # 09-0060 based on the attached findings 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
Development Review

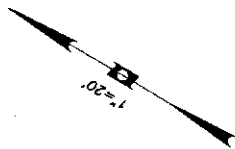


ENTIRE PARCEL

SHADOW PLAN
APR 14 1964

NO. 1000000000
SHEET 1 OF 1
AT 12:00 NOON

WILLIAM W. WILSON
ARCHITECT
145 WEST 10TH AVE
ST. LOUIS, MO. 63102
CLARK CHURCH
145 WEST 10TH AVE
ST. LOUIS, MO. 63102



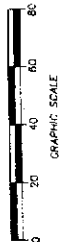
INDEX TO CIVIL SHEETS

- C1 - EXISTING SITE
- C2 - PROPOSED SITE, GENERAL NOTES, ABBREVIATIONS, EROSION CONTROL NOTES, AND GRADING ESTIMATE
- C3 - GRADING AND DRAINAGE PLAN
- C4 - DRAINAGE CALCULATIONS AND DETAILS
- C5 - DRIVEWAY PLAN AND PROFILE
- C6 - SITE CROSS SECTIONS
- C7 - HORIZONTAL LAYOUT
- C8 - EROSION CONTROL PLAN

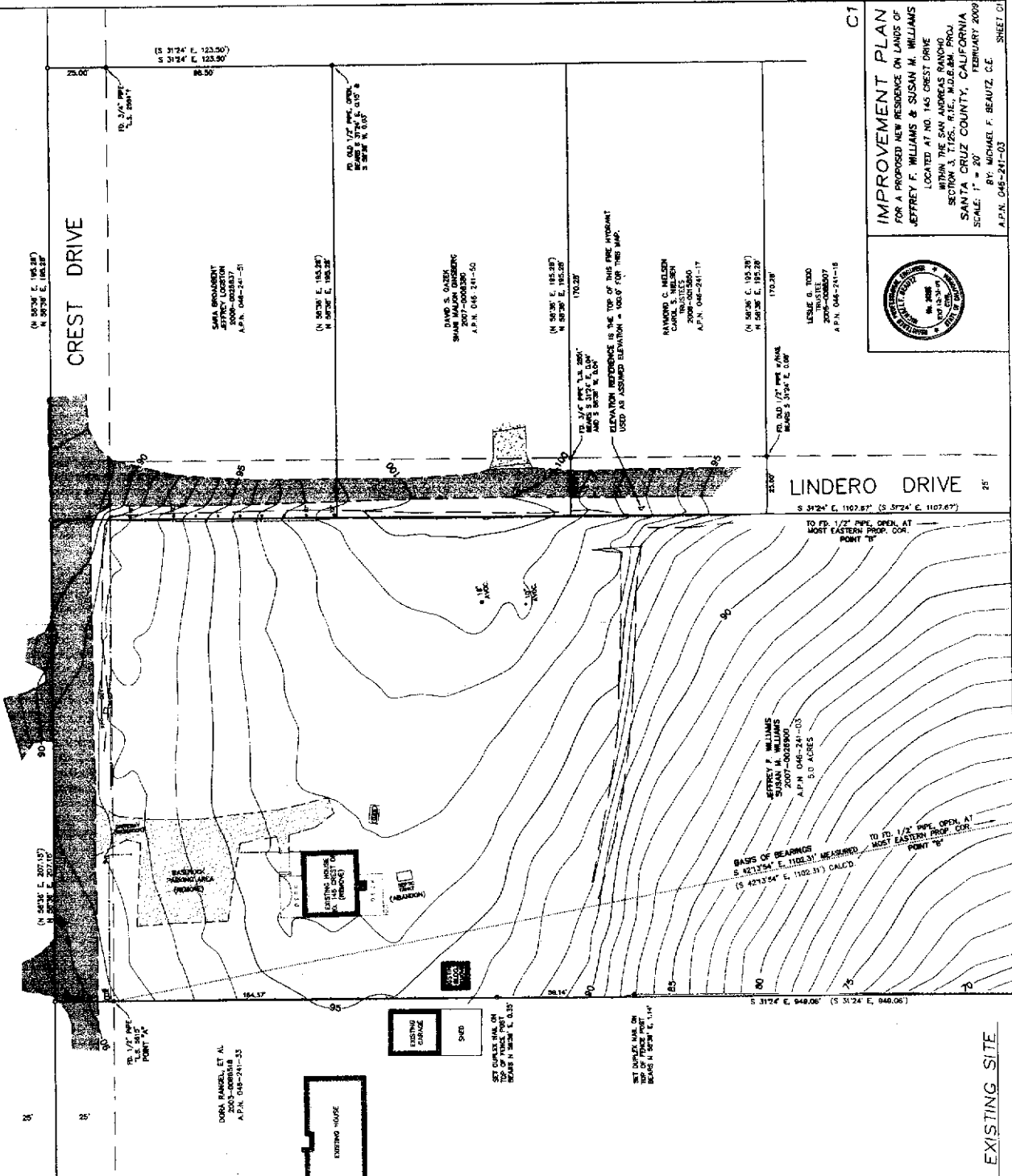
BASE OF BEARING: SOUTH 42°15'4" EAST
CALCULATED COURSE "A" TO "B" USING 2007-0028900 S 42°15'4" E 1102.31'
FIELD MEASURED COURSE "A" TO "B" BY THIS SURVEY S 42°15'4" E 1102.31'

LEGEND

- Indicates survey monument found as noted hereon.
- Indicates survey control point set as noted.
- Indicates nothing found or set.
- () Indicates record data based on deeds or maps shown.



GRAPHIC SCALE



IMPROVEMENT PLAN
FOR A PROPOSED NEW RESIDENCE ON LANDS OF
JEFFREY F. WILLIAMS & SUSAN M. WILLIAMS
LOCATED AT NO. 142 CREST DRIVE
WITHIN THE SAN ANDREAS RANCHO
SECTION 3, T10S. 11E., M.D.B.M. PRG.
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 20'
BY: MICHAEL F. BEATZ, C.E.
A.P.N. 046-241-03

EXISTING SITE

GENERAL NOTES

- All construction shall comply with applicable requirements in the current edition of the Santa Cruz County Design Criteria.
- No changes in the approved plans shall be made without prior approval by the Santa Cruz County Planning Department.
- The Director of Planning, or his authorized representative, shall have the authority to stop work if the work is not being done in accordance with the approved improvement plan.
- The contractor shall notify the Santa Cruz County Planning Department (454-2580 or 454-2077) at least 24 hours prior to the start of construction.
- All drainage inlets are to be precast concrete Christy boxes, model as indicated on plan, or equivalent.
- All storm drain material to be SDR 35 PVC.
- The top 8" of subgrade under new pavement and slopes shall be compacted to a minimum of 95% relative compaction.
- All construction shall be in accordance with the recommendations of the Geotechnical Investigation prepared for the site by Hare, Kowatch and Assoc., Inc. Project No. SC3720 dated August 2000.

ABBREVIATIONS

| | | | |
|-----|----------------------|-----|-------------------------|
| AC | ASPHALT CONCRETE | LT | LEFT |
| AGG | AGGREGATE | PCC | POINT OF COMPOUND CURVE |
| BOT | BOTTOM | PRC | POINT OF REVERSE CURVE |
| BVC | BEGIN VERTICAL CURVE | RC | RELATIVE COMPACTION |
| CL | CENTERLINE | RT | RIGHT |
| DS | DOWN SPOUT | S | SLOPE |
| (E) | EXISTING | SD | STORM DRAIN |
| EG | EXISTING GROUND | STA | STATION |
| EVC | END VERTICAL CURVE | TC | TOP OF CURB |
| FG | FINISHED GRADE | TP | TOP OF FOOTING |
| FL | FLOWLINE | TG | TOP OF GRADE |
| FS | FINISHED SURFACE | TM | TOP OF MOUNTAIN |
| GB | GRADE BREAK | TSM | TOP OF STEM WALL |
| GR | GRADE | TYP | TYPICAL |
| LY | LINEAR | | |
| LF | LINEAR FEET | | |

EROSION CONTROL NOTES

- Stockpile disturbed topsoil and redistribute around the finished site as seed base.
- Disturb only those areas under construction. Do not leave soil unprotected during heavy rain.
- Re-seed all disturbed areas with permanent landscaping or seed mix as follows:
Grass: 1/2 # per 1000 S.F.
Rose Clover: 1/3 # per 1000 S.F.
Annual Ryegrass: 1/4 # per 1000 S.F.
- Fertilize seedlings with 10-20-0 ammonium phosphate w/ sulphur.
- Between October 15 and April 15, exposed soil shall be protected at all times. During construction, such protection may consist of mulching and/or plastic covering. After construction, the density of the vegetation shall be maintained by watering and mowing. Slopes shall be permanently protected from erosion.

GRADING ESTIMATE

OVEREXCAVATION AND RECOMPACTION FOR NEW HOUSE & GARAGE:
HOUSE = 800 CUBIC YARDS
GARAGE = 100 CUBIC YARDS
TOTAL = 900 CUBIC YARDS

OVEREXCAVATION & RECOMPACTION FOR PATIO SLAB = 50 CUBIC YARDS

CUT = 220 CUBIC YARDS

FILL = 175 X 1.20 SPREAD FACTOR = 210 CUBIC YARDS

NET = 10 CUBIC YARDS CUT (SPREAD ON SITE)

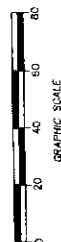
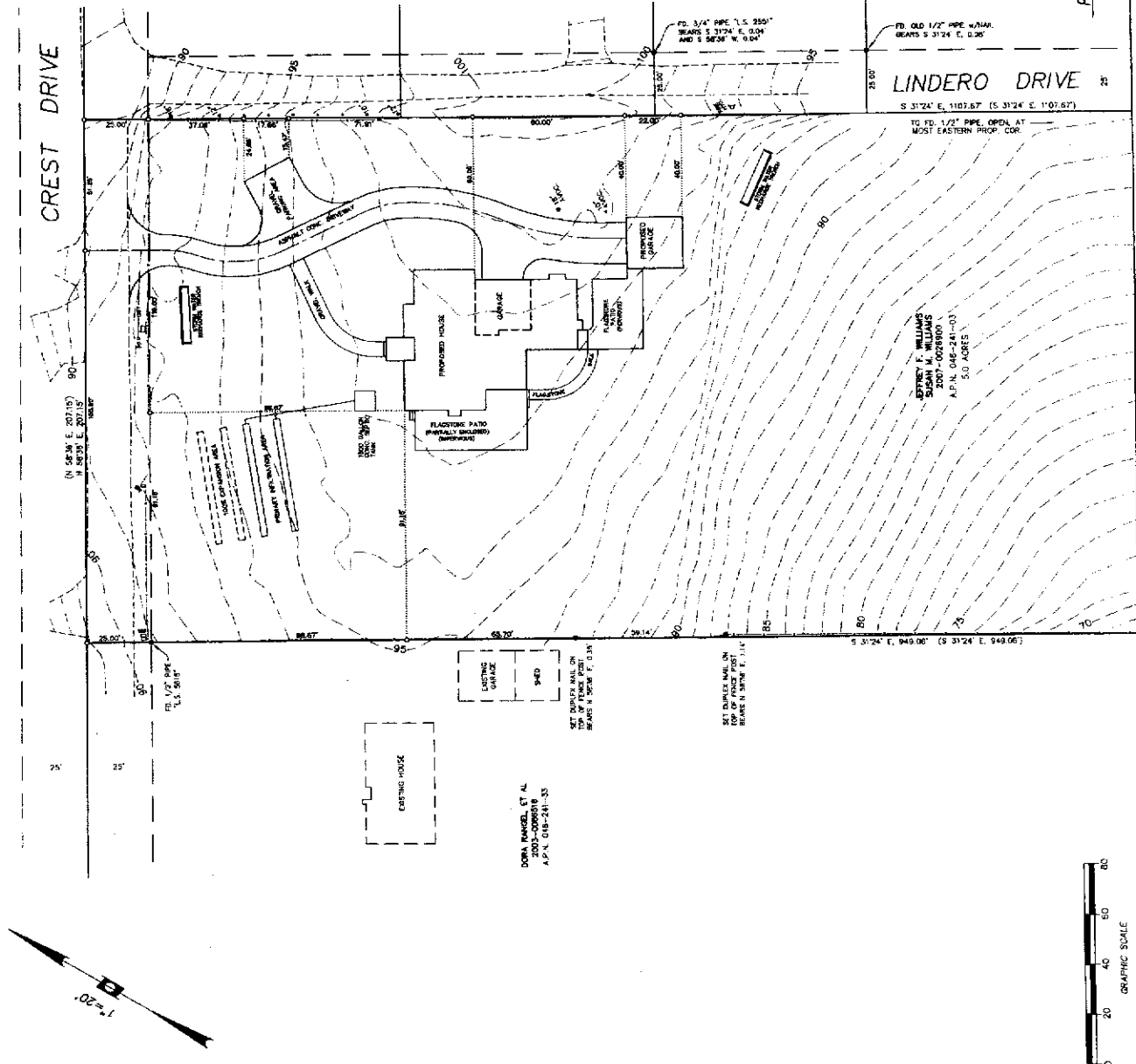
CUT AND FILL VOLUMES INCLUDE EXCAVATION FOR THE STRUCTURAL SECTION OF THE ASPHALT DRIVEWAY AND PATIO AREAS NOT REQUIRING OVEREXCAVATION AND RECOMPACTION.

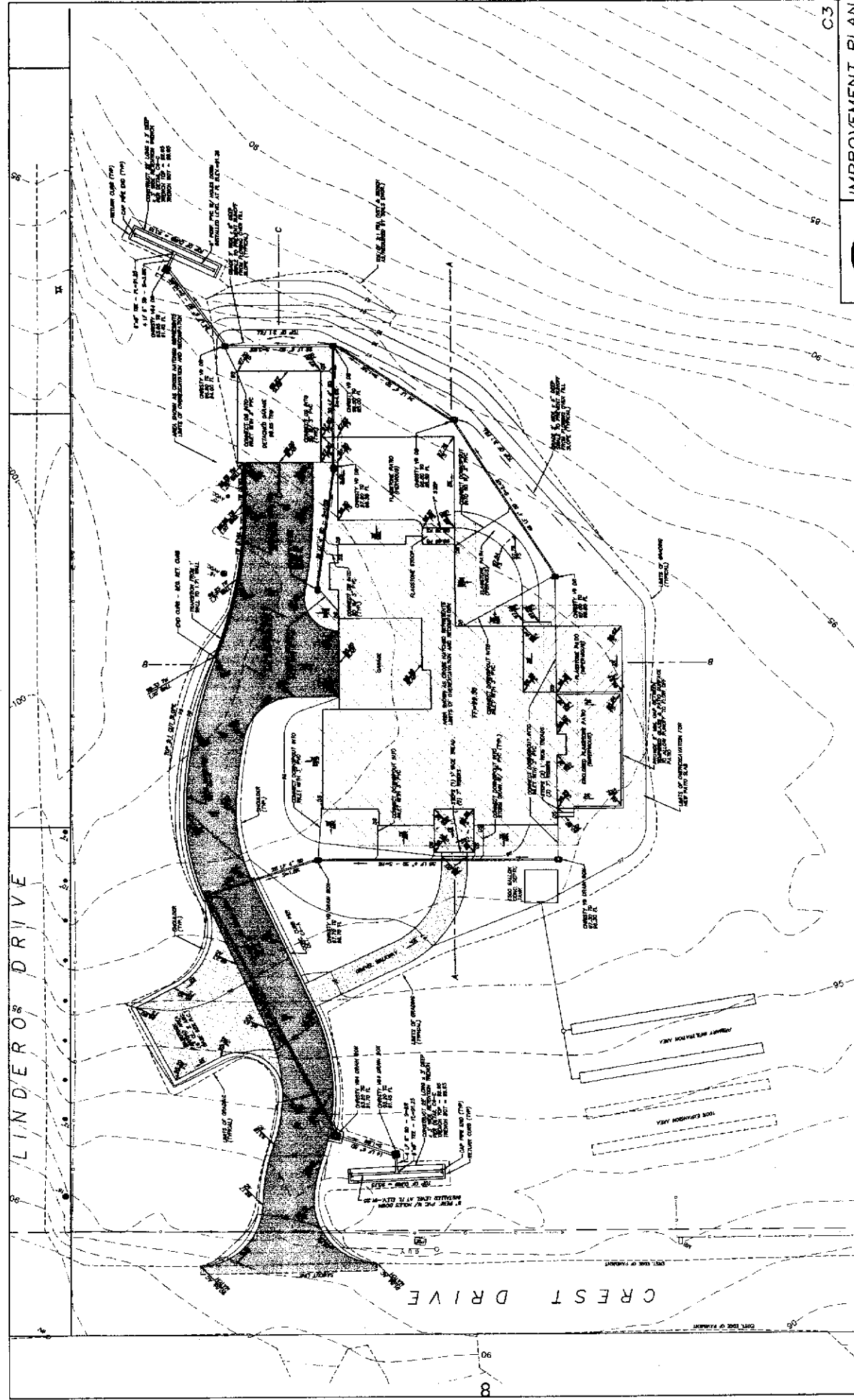
C2



IMPROVEMENT PLAN
FOR A PROPOSED NEW RESIDENCE ON LANDS OF
JEFFREY F. WILLIAMS & SUSAN M. WILLIAMS
LOCATED AT NO. 143 CREST DRIVE
WITHIN THE SAN ANDREAS PARISH
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 20'
BY: MICHAEL F. BEUTZ, C.E.
A.P.N. 046-241-03

PROPOSED SITE

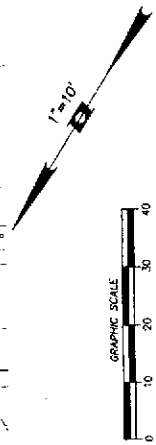


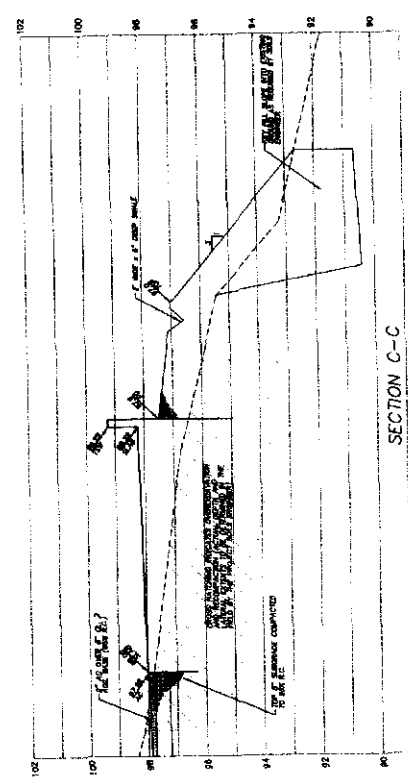
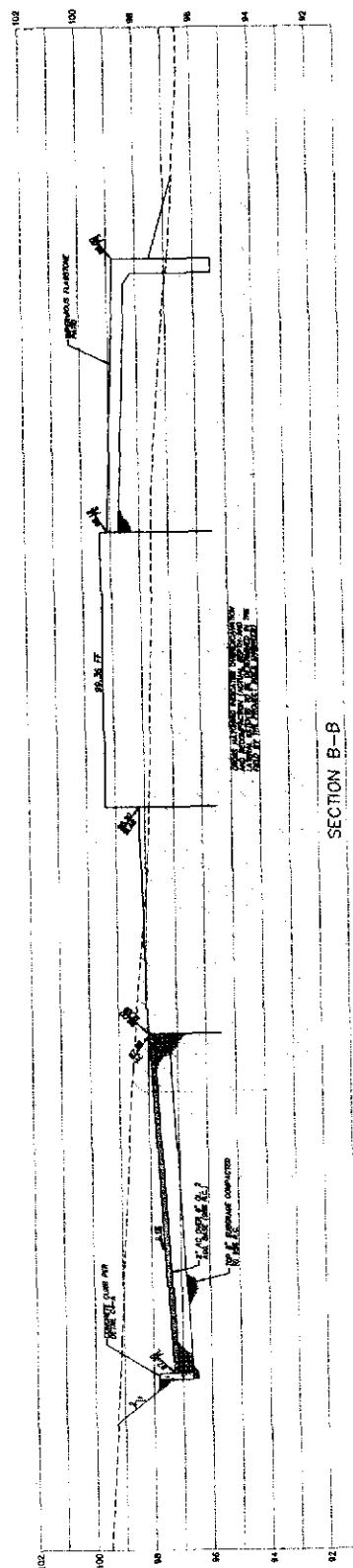
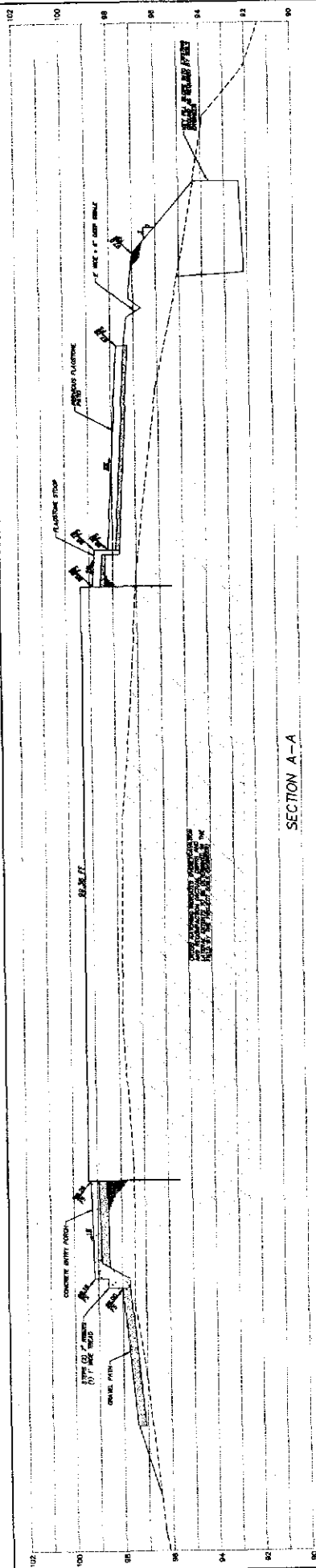


GRADING AND DRAINAGE PLAN
1"=10'

C3

IMPROVEMENT PLAN
 FOR A PROPOSED NEW RESIDENCE ON LANDS OF
 JEFFREY F. WILLIAMS & SUSAN M. WILLIAMS
 LOCATED AT NO. 145 CREST DRIVE
 WITHIN THE SAN JOSE ANTIPODES
 SUBDIVISION, LOT 1, BLOCK 1, PHASE 2, POOL
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 10'
 BY: MICHAEL F. BEUTZI, C.E.
 A.P.N. 048-241-03





SITE CROSS SECTIONS
1" = 5' HORIZ
1" = 2' VERT



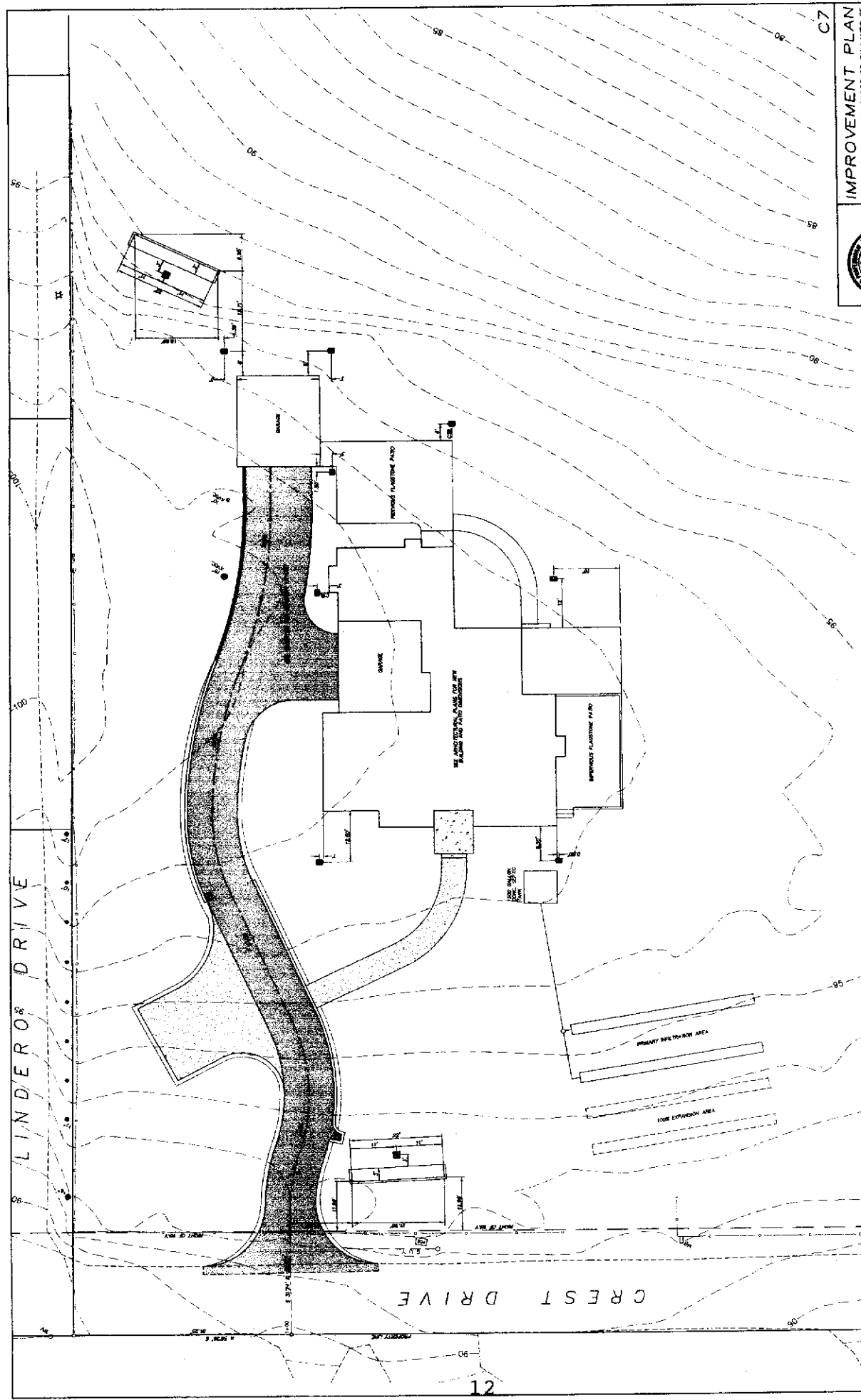
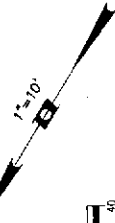
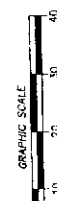
IMPROVEMENT PLAN
FOR A PROPOSED NEW RESIDENCE ON LANDS OF
JEFFREY F. WILLIAMS & SUSAN M. WILLIAMS
LOCATED AT NO. 145 CREST DRIVE
WITHIN THE SAN ANDREAS RANCHO
SECTION 3, T.12S., R.1E., W.D.B.M. PROJ.
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: AS NOTED FEBRUARY 2009
BY: MICHAEL F. REUTZ, C.E.
A.P.N. 046-241-03 SHEET 06



IMPROVEMENT PLAN
FOR A PROPOSED NEW RESIDENCE ON LANDS OF
JEFFREY F. WILLIAMS & SUSAN M. WILLIAMS
LOCATED AT NO. 143 CREST DRIVE
WITHIN THE SAN ANDREAS RANCHO
SECTION 3, T12S, R1E, M.D. 8 AM. PROJ.
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 10'
BY: MICHAEL F. BEUTZ, C.E.
A.P.N. 046-241-03

HORIZONTAL LAYOUT

SEE SHEET C7 FOR LOCATION OF NEW HOUSE AND GARAGE
WITH RESPECT TO PROPERTY BOUNDARIES





IMPROVEMENT PLAN
FOR A PROPOSED NEW RESIDENCE ON LANDS OF
JEFFREY F. WILLIAMS & SUSAN M. WILLIAMS
LOCATED AT NO. 140 CREST DRIVE
WITHIN THE SAN ANDREAS RANCH
SECTION 3, T.2S., R.1E., M.D.M. PROJ.
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 10'
BY: MICHAEL F. BEUTZI, C.E.
A.P.N. 042-241-03

EROSION CONTROL PLAN

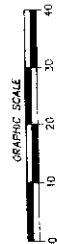
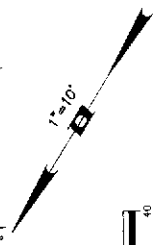
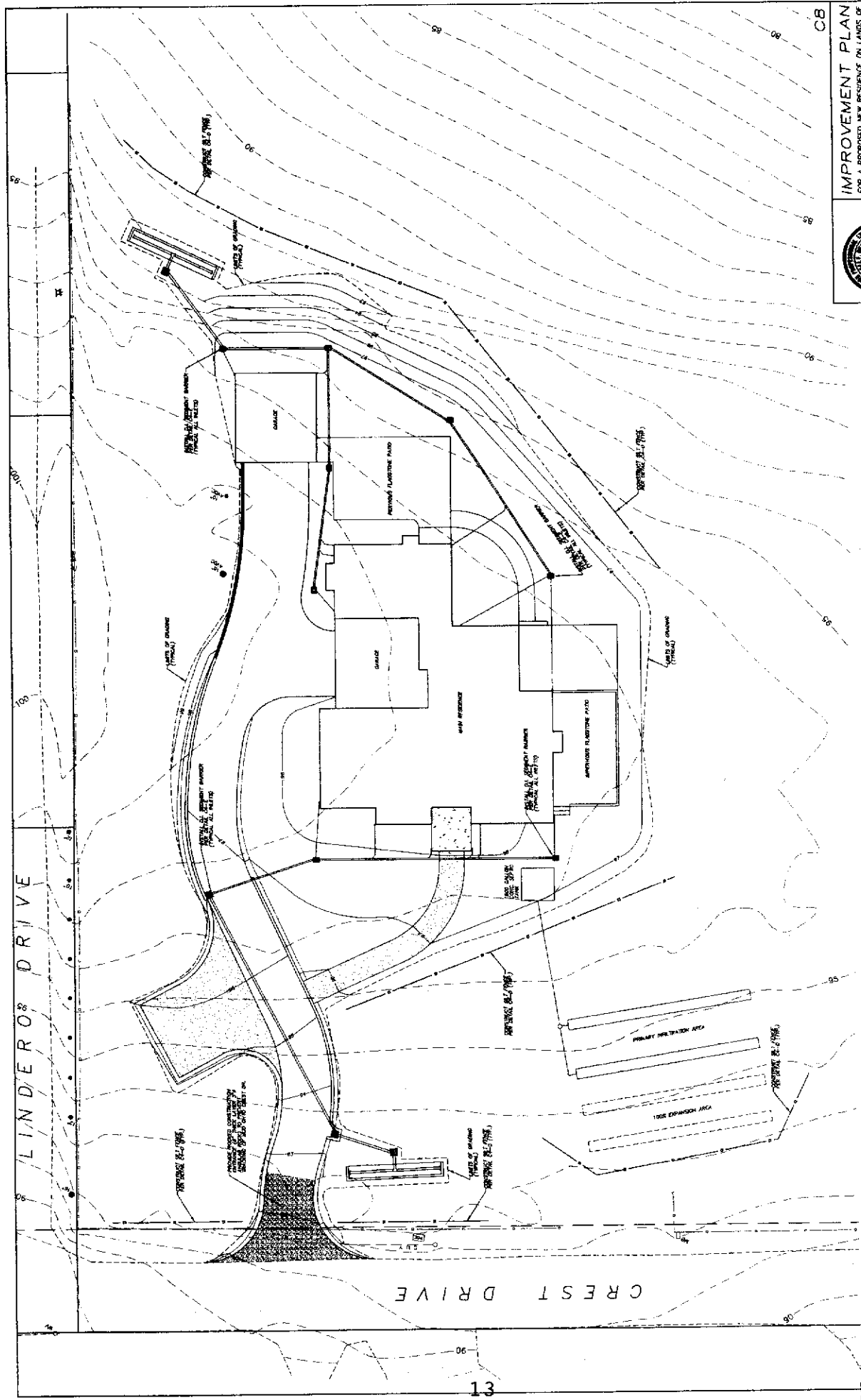
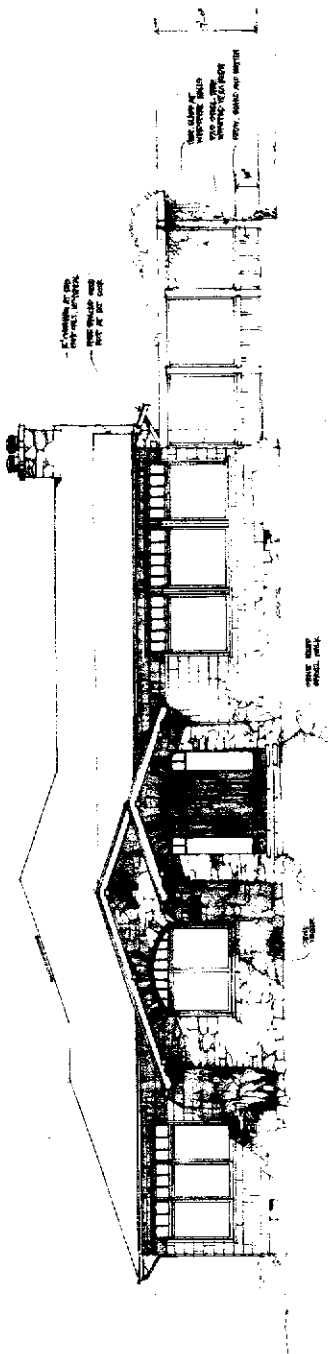
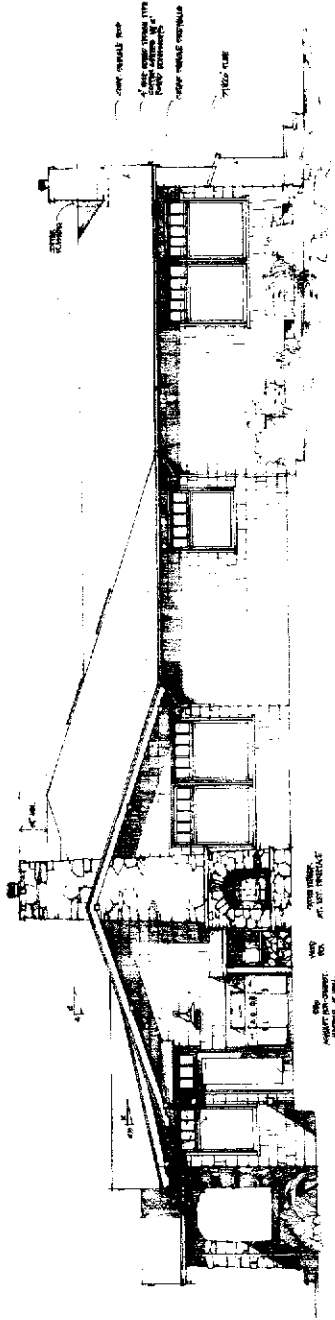


EXHIBIT A





NORTH
SCALE: 1/4" = 1'-0"



WEST
SCALE: 1/4" = 1'-0"

WILLIAMS RESIDENCE

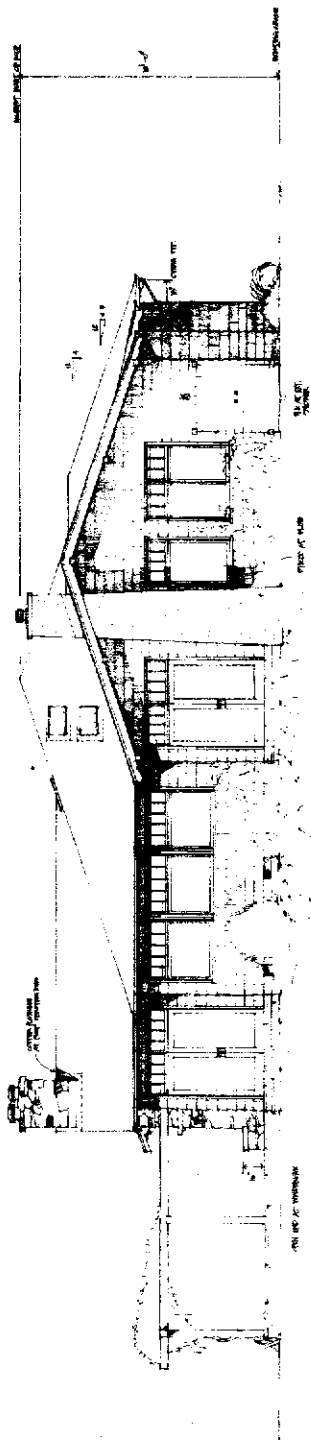
ARCHITECT: **CLARKE CHILDES**
 145 CREST DRIVE
 LA SELVA BEACH, CA

APR 46 84-09

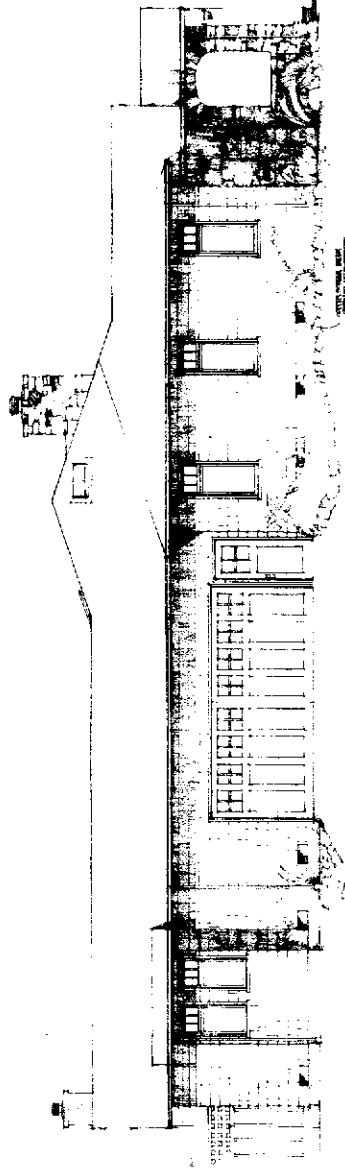
CLARKE CHILDES
 ARCHITECTS
 145 CREST DRIVE
 LA SELVA BEACH, CA

DATE: OCT 19 1984

BY: [Signature]



SOUTH



EAST

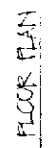
WILLIAMS RESIDENCE

OWNER: SUSAN JEFFREY LAM
 145 WEST DRIVE
 DUNELVA BEACH, VA

ARCHITECT: CLARKE CHILDS
 301 N. WILSON ST. SUITE 200
 401-1066
 (FALL 1994) (FALL 1995) (FALL 1996)

3

10' 0" x 12' 0" x 14' 0"

[illegible][illegible]

**Required Finding for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(d)**

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminates or minimizes the need for a 200 foot agricultural buffer setback; or
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 two hundred (200) foot agricultural buffer setback; or
3. A lesser setback is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, 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) or the existence of some other factor which effectively supplants the need for a two hundred (200) foot agricultural buffer setback; or

The proposed residence will be set back 120 feet from APN's 046-271-24 & 27, 140 feet from APN 046-271-08, and 75 feet from APN 046-241-33, which are Commercial Agriculture zoned parcels. There are existing buffers between the proposed development and potential farming areas on APN's 046-271-08, 24, and 27 including the 16' wide roadway with a 25' right of way and existing residences. There are no existing buffers between the proposed residence and the west adjacent parcel (APN 046-241-33); therefore an effective physical barrier consisting of a six foot tall solid board fence enhanced with trees planted along the interior side of the wall will be adequate to prevent conflicts between the non-agricultural residential development and the adjacent Agricultural Resource land of APN 046-241-33. The location of the required barrier will not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic. In addition, a condition of approval will require the property owner to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

4. The imposition of a two hundred (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 (e.g. solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

**Required Finding for Agricultural Buffer Setback Reduction on Commercial Agriculture
(CA) Zoned Land County Code Section 16.50.095(e)**

1. In the event that an agricultural buffer setback reduction is proposed and the proposed non-agricultural development is located on Type 1, Type 2, or Type 3 commercial agricultural land, the non-agricultural development shall be sited so as to minimize possible conflicts between the agricultural use on the subject parcel; and the non-agricultural development shall be located so as to remove as little land as possible from production or potential production.

This finding can be made in that the subject parcel is zoned Type 3 Commercial Agriculture (CA) and the proposed single family dwelling has been sited so as to leave the majority of the parcel area open and undisturbed for possible future production. The proposed development will disturb a little over 1 acre of land, which leaves about 3.8 acres undisturbed and available for potential future production. In addition, a condition of approval will require the applicant to install a six foot tall solid board fence on the south west side of the property to buffer the residential, non-agricultural use from the adjacent CA zoned land, which will minimize possible conflicts.

**Required Findings for Residential Development on Land Zoned Commercial Agriculture
or Agricultural Preserve In The Coastal Zone
County Code Section 13.10.314(b)**

1. The parcel is less than one acre in size; or the parcel has physical constraints (such as adverse topographic, geologic, hydrologic, or vegetative conditions) other than size which preclude commercial agricultural use; or that the residential use will be ancillary to commercial agricultural use of the parcel based upon the fact that either:
 - (i) The farmable portion of the parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops, other than greenhouses, suited to the soils, topography, and climate of the area; or
 - (ii) The owners of the subject parcel have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel, such as an agricultural easement.

This finding can be made in that the parcel has hydrologic constraints which preclude a commercial agricultural use on the parcel. The parcel is served by the San Andreas Mutual Water Company, which has issued a statement (Exhibit F) that the company will continue to supply the property with residential level service including household and reasonable landscaping use, however, due to water supply limitations; it is not feasible at this time to provide service for a commercial agriculture use; therefore, a commercial agricultural use is not feasible on the subject parcel at this time.

2. The residential use will meet all the requirements of section 16.50.095 pertaining to agricultural buffer setbacks.

This finding can be made in that the applicant is requesting approval for the reduction of four 200' agricultural setbacks to adjacent CA zoned lands, as per County Code Section 16.50.095.

3. The owners of the subject parcel have executed binding hold-harmless covenants with the owners and agricultural operators of adjacent agricultural parcels. Such covenants shall run with the land and shall be recorded prior to the issuance of the permit for the proposed development.

This finding can be made in that a condition of approval will require the property owner to sign and record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts, prior to building permit issuance.

Conditions of Approval

- I. This permit authorizes agricultural setback reductions to allow the proposed single family dwelling to be built about 120' from APN 046-271-27 & 24, about 75' from APN 046-241-33, and about 140' from APN 046-271-08. This approval does not confer legal status on any existing structure(s) or existing -use(s) on the subject property that are not specifically authorized by this permit. 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 Coastal Permit, Building Permit and Grading Permit (if required) from the Santa Cruz County Planning Department.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- 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 information:
 1. Development setbacks of a minimum of 120' to APN 046-271-27 & 24, 75' to APN 046-241-33, and 140' to APN 046-271-08.
 2. Final plans shall show the location of the six foot tall solid board fence and vegetative buffering barrier along the southwest side of the property. The landscape buffer 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.
 - 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 and physical barrier shall be installed. The applicant/owner shall contact the Planning Department a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and other) has been completed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained.
 - B. All required Agricultural Buffer Setbacks shall be maintained.
 - C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

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

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 three years from the effective date listed below or if additional discretionary permits are required for the above permitted project, this permit shall expire on the same date as any subsequent approved discretionary permit(s) unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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.

FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1997

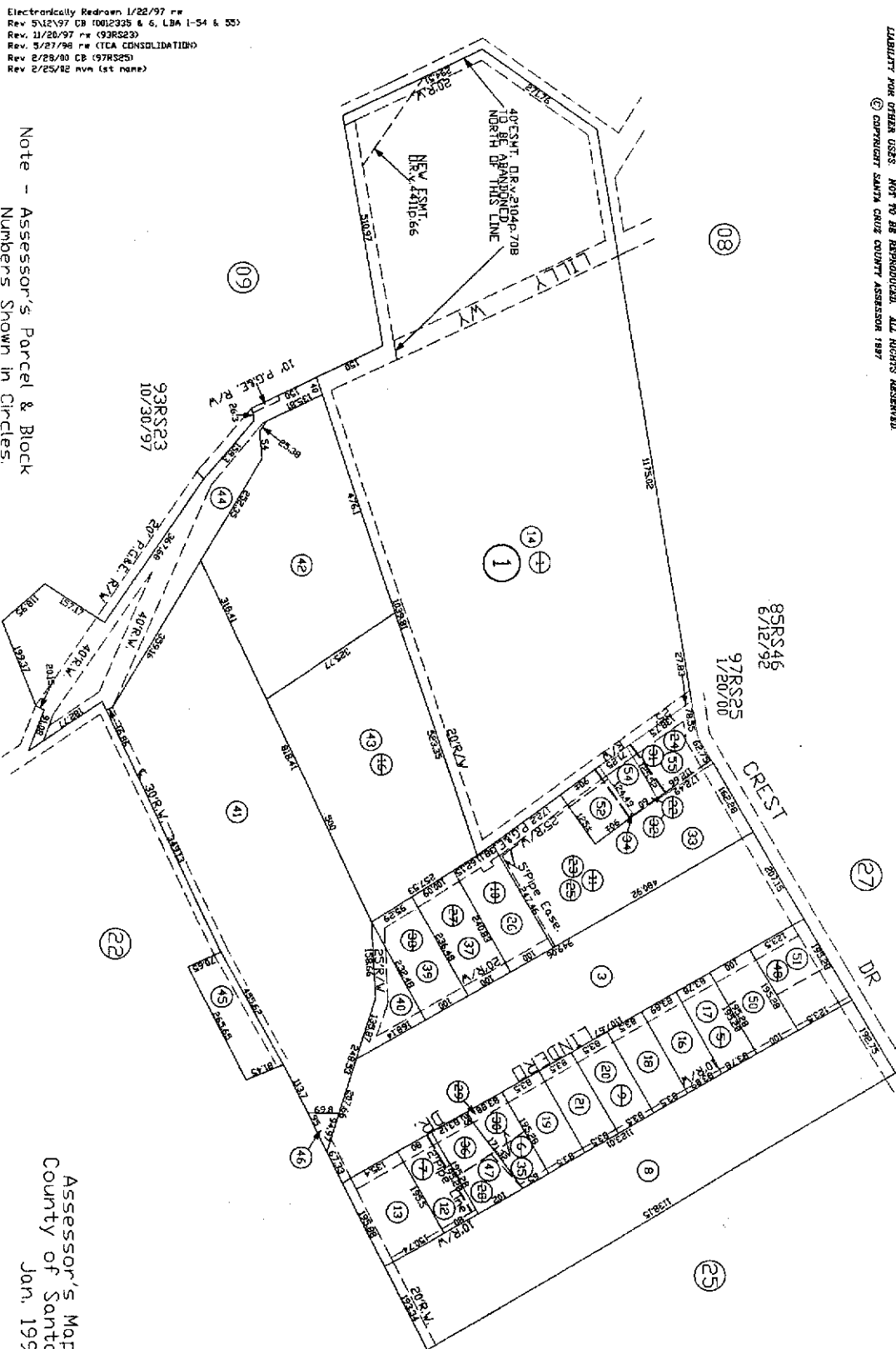
PDR. SAN ANDREAS RANCHO
 SEC. 3, T.12S, R.1E, M.D.B. & M.

Tax Area Code
 69-278

46-24

Electronically Redrawn 1/22/97 re
 Rev 5/12/97 CR (0012325 & 6, LBA 1-54 & 55)
 Rev 11/26/97 re (93RS23)
 Rev 3/27/98 re (TCA CONSOLIDATION)
 Rev 2/28/98 CR (97RS25)
 Rev 2/25/92 non (st none)

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







Assessor's Map No. 46-24
 County of Santa Cruz, Calif.
 Jan. 1997

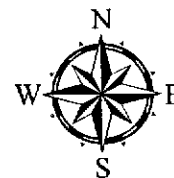


Location Map



LEGEND

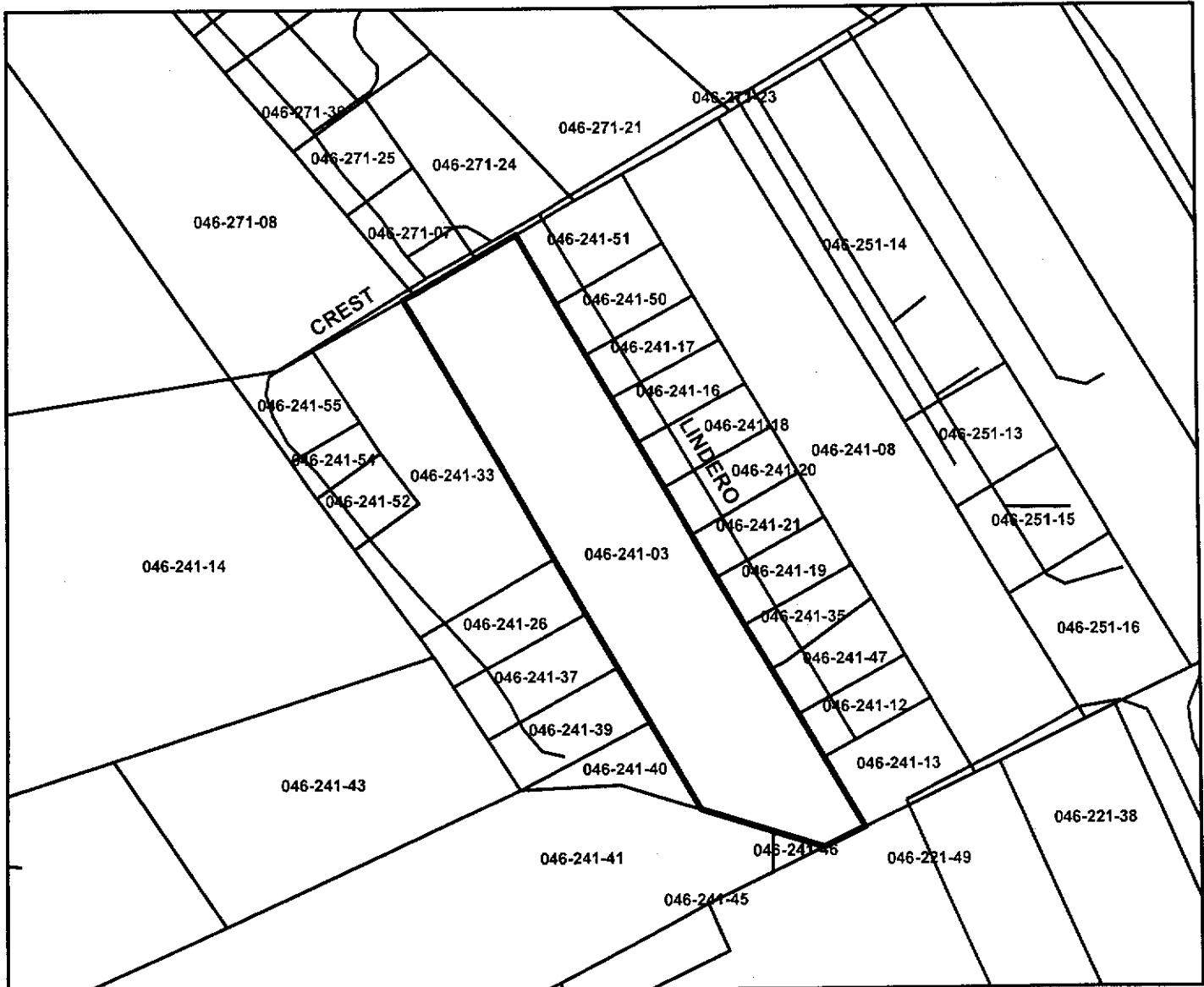
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-  Assessors Parcels
-  Streets
-  County Boundary






Map Created by
County of Santa Cruz
Planning Department
March 2009

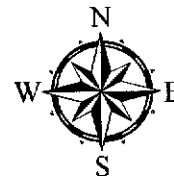


Ag Land Map



LEGEND

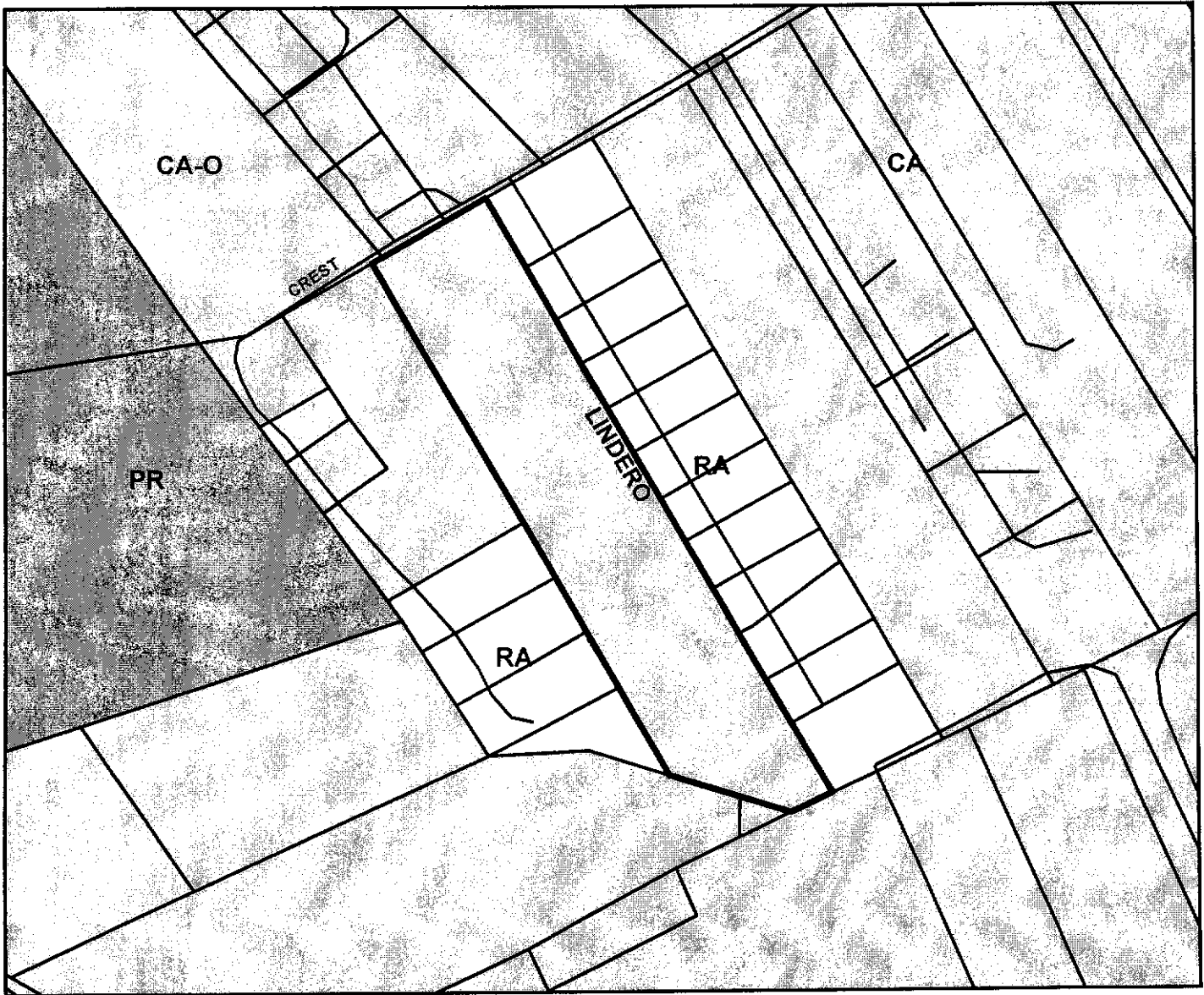
-  APN: 046-241-03
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
March 2009



Zoning Map



375 167.5 0 375 750 1,125 1,500 Feet

LEGEND

APN: 046-241-03

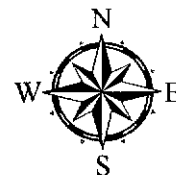
Assessors Parcels

Streets

AGRICULTURE RESIDENTIAL

AGRICULTURE COMMERCIAL

PARK



Map Created by
County of Santa Cruz
Planning Department
March 2009

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Samantha Haschert
Application No.: 09-0060
APN: 046-241-03

Date: April 20, 2009
Time: 15:37:13
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MARCH 23, 2009 BY CAROLYN I BANTI =====

-- First Review Completeness -- Soils and Grading --

1. The soils report has been reviewed. The report is acceptable for discretionary review but has not been accepted. Please see letter dated 3/23/09 and miscellaneous comments for soils report issues to be addressed prior to building permit approval.

-- First Review Compliance -- Soils and Grading --

No Comments

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 23, 2009 BY CAROLYN I BANTI =====

-- First Review Permit Conditions/Misc. -- Soils and Grading --

1. As stated in the soils report review letter: Test results for near surface soils show more than 10 percent of the soils particles pass a No. 200 sieve. As such, the soils may be considered expansive per 2007 California Building Code Section 1802.3.2 and may not be suitable for use as engineered fill without mitigations. Please perform additional tests to show the soils are not expansive per 2007 CBC Section 1802.3.2 or provide mitigations as necessary.

2. After building permit plans have been prepared that are acceptable to all reviewing agencies, please submit a geotechnical plan review letter stating that the project plans are in conformance with the recommendations of the soils report.

3. Please provide engineering calculations for the proposed earthwork with the building permit submittal.

4. The grading plans currently state that excess material will be spread over the site. Please provide additional details showing the location and depth of fill material to be placed onsite. ===== UPDATED ON MARCH 23, 2009 BY ROBERT S LOVE-LAND =====

NOTE TO PLANNER: The biotic resource identified for this area is not present within the proposed project area. No further biotic information is required for this proposal.

Conditions of Approval:

1. Obtain a grading permit. The grading and drainage plan shall be completed by a licensed civil engineer or architect.

Dpw Drainage Completeness Comments

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 09-0060
APN: 046-241-03

Date: April 20, 2009
Time: 15:37:13
Page: 2

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

===== REVIEW ON MARCH 18, 2009 BY GERARDO VARGAS ===== The submitted drainage plan appears to be acceptable, however in order to consider this application complete for the discretionary stage, please submit an additional \$285.00 to supplement the \$565.00 already submitted.

Please see miscellaneous comments to be address at the building application stage.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON MARCH 18, 2009 BY GERARDO VARGAS =====

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 18, 2009 BY GERARDO VARGAS ===== 1. Provide analysis and background information for the proposed dissipator structure demonstrating that it meets design criteria requirements for maintaining pre development runoff rates and adequately mitigates for the proposed impervious and semi pervious areas (roof and base rock areas).

2. Please provide a detail describing how the driveway will conform to existing roadside facilities. Road drainage should not be blocked by the proposed driveway. Provide a typical cross section of the existing road swale and details describing how drainage will be accommodated across/under the proposed driveway

The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. Upon approval of the project a hold will be placed on the permit to be released once a satisfactory letter is received. This applies to new SFD applications or projects under review. The civil engineer-s letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of -general conformance to plans- are not sufficient. An as- built plan may be submitted in lieu of the letter.

Upon approval the developer/property owner shall record a maintenance agreement for the future maintenance and inspection of the retention system. A copy of the recorded agreement shall be provided to Public Works. This form can be obtain online at: <http://www.dpw.co.santacruz.ca.us/Storm%20Water/FigureSWM25.pdf> or picked up at the Public Works office.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$200.00 additional review fee shall be applied to all re-submittals starting with the third routing.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Road Engineering Completeness Comments

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 09-0060
APN: 046-241-03

Date: April 20, 2009
Time: 15:37:13
Page: 3

===== REVIEW ON MARCH 19, 2009 BY ANWARBEG MIRZA =====

1. In order to evaluate access to the single-family dwelling, show how property obtains access road to the county road system and provide details (such as pavement conditions, sight distance issue etc.) of intersection of Crest Drive to San Andreas Rd in plan view. The intersection of two roads must meet county standards.

(Photos/digital pictures of the intersection are preferable)

Please refer to the SC Design Criteria for references. Click for the link below
<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.pdf> ===== UPDATED ON MARCH 19, 2009 BY ANWARBEG MIRZA =====

Intersection is in good conditions. Disc. App. is completed in Rd Planning.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 19, 2009 BY ANWARBEG MIRZA =====

NO COMMENT

===== UPDATED ON MARCH 19, 2009 BY ANWARBEG MIRZA =====

NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MARCH 19, 2009 BY JIM G SAFRANEK ===== Septic permit appl
has been approved for a 2 bedroom SFR.

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 19, 2009 BY JIM G SAFRANEK =====

NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON APRIL 1, 2009 BY ERIN K STOW =====

DEPARTMENT NAME:Aptos/La Selva Fire District APPROVED

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON APRIL 1, 2009 BY ERIN K STOW =====

NO COMMENT