



Staff Report to the Zoning Administrator

Application Number: **151242**

Applicant: Eadie Consultants
Owner: James Cochran
APN: 059-033-05

Agenda Date: September 1, 2017
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to modify an existing residence, demolish an existing accessory structure and to construct a new detached garage (with a toilet and wash sink) and an accessory dwelling unit above on a parcel in the RA zone district.

Location: Property located on the south side of Coast Road, about 50 feet south from the intersection with Highway 1 (5221 Coast Road).

Supervisory District: 3rd District (District Supervisor: Ryan Coonerty)

Permits Required: Coastal Development Permit, Residential Development Permit,
Agricultural Buffer Setback Reduction

Technical Reviews: Biotic Assessment, Archaeological Report Review

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151242, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Categorical Exemption (CEQA determination) | E. Assessor's, Location, Zoning and General Plan Maps |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | |
| D. Project plans | |

Parcel Information

Parcel Size:	2.14 acres
Existing Land Use - Parcel:	Rural residential
Existing Land Use - Surrounding:	Agriculture, rural residential, rail corridor, Highway 1
Project Access:	Coast Road
Planning Area:	Bonny Doon

Land Use Designation: AG (Agriculture)
Zone District: RA (Residential Agriculture)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. X Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Report required at building permit stage
Fire Hazard: Not a mapped constraint
Slopes: 2-3% at building site
Env. Sen. Habitat: Biotic assessment completed - no evidence on site
Grading: 300 cubic yards (balanced cut/fill)
Tree Removal: No trees proposed to be removed
Scenic: Highway 1 scenic corridor
Drainage: Drainage review completed
Archeology: Arch resource review completed - no evidence on site

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: City of Santa Cruz
Sewage Disposal: Septic
Fire District: CalFire (County Fire Department)
Drainage District: None

History

The current application seeks to rectify existing code violations regarding the use of existing structures on the property as an unpermitted dwelling group. The current proposal would remove an unpermitted addition from the main dwelling and resolve the violations on the subject property.

Project Scope & Setting

The proposed project is to modify an existing residence, demolish an accessory structure, and to construct an accessory dwelling unit of approximately 800 square feet (over a proposed garage of approximately 1,000 square feet) on a 2 acre parcel.

The subject property is located on the south side of Coast Road in the Bonny Doon planning area. Highway One is located to the north of Coast Road and the subject property. The parcel is relatively level with a steep cut down to the railroad tracks to the south. A tall evergreen hedge exists between the parcel and Coast Road, which screens the property from view of traffic on Highway One. The surrounding pattern of development can be characterized as a small rural residential neighborhood on Coast Road adjacent to commercial agricultural land.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 2.14 acres, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. Accessory dwelling units are allowed on residentially zoned properties within the coastal zone. The proposed detached garage and accessory dwelling unit are ancillary to the principal permitted residential use within the zone district and the zoning is consistent with the site's AG (Agriculture) General Plan designation.

Residential Development Permit

The proposed detached garage is over 1,000 square feet and includes a toilet within the garage area, and the accessory dwelling unit is located on a second story. Each of these elements require review and approval of a Residential Development Permit.

The detached garage and accessory dwelling unit structure is of a reasonable size for the property and will be ancillary to the main residence on the property. Accessory dwelling units are often located on top of garages to reduce impervious footprint and to reduce cost of construction. The installation of a toilet within the shop/garage will allow use while working in the shop area (or outside) without having to climb the stairs into the accessory dwelling unit.

Agricultural Buffer Setback Reduction

This proposal was reviewed by the Agricultural Policy Advisory Commission (APAC) at a public hearing held on 7/20/17. The Commission decided to recommend approval of a reduced agricultural buffer setback to adjacent Commercial Agriculture zoned property, with the installation of an agricultural buffer to reduce potential residential/agricultural conflicts.

Design Review & Scenic Resources

The proposed detached garage and accessory dwelling unit complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as a pitched roof and textured siding material to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Local Coastal Program Consistency

The proposed detached accessory building is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings and detached accessory structures. The project site is located between the shoreline and the first public road, with public beach access at multiple points nearby, including Bonny Doon Beach, Laguna Creek Beach, Red White and Blue Beach, and Wilder Ranch State Park. Consequently, the project will not interfere with public access to the beach, ocean, or any nearby body of water.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **151242**, based on the attached findings and 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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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: 151242

Assessor Parcel Number: 059-033-05

Project Location: 5221 Coast Road

Project Description: Modify an existing single family dwelling and construct a detached garage with accessory dwelling unit above

Person or Agency Proposing Project: Eadie Consultants

Contact Phone Number: 831-431-3396

- 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).
E. X **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an accessory dwelling unit in an area designated for residential uses.

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

Randall Adams, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, listed in section 13.10.170(D) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed detached garage and accessory dwelling unit is ancillary to the principal permitted residential use within the zone district, and the zoning is consistent with the site's AG (Agriculture) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to Section 13.20.130 and Section 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is located within a cluster of residential development along Coast Road; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between the nearest through public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is located between the shoreline and the first public road, with public beach access at multiple points nearby, including Bonny Doon Beach, Laguna Creek Beach, Red White and Blue Beach, and Wilder Ranch State Park. Consequently, the detached garage and accessory dwelling unit will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential accessory uses are allowed uses in the RA (Residential Agriculture) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings and detached accessory structures.

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. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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 detached garage and accessory dwelling 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 RA (Residential Agriculture) zone district as detached accessory structures and accessory dwelling units are an allowed use within the zone district on site with a single family dwelling as a principal permitted use.

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 residential use is consistent with the use and density requirements specified for the AG (Agriculture) land use designation in the County General Plan. The property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed detached garage and accessory dwelling unit is ancillary to the principal permitted residential use within the zone district, and the zoning is consistent with the site's AG (Agriculture) General Plan designation.

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 accessory dwelling unit is ancillary to the primary residential use of the property. The expected level of traffic generated by the proposed project is anticipated to be only additional peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area.

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.

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This finding can be made, in that the proposed structure is located in a rural residential neighborhood with single family homes and detached accessory structures, and the proposed detached garage and accessory dwelling unit is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed detached garage and accessory dwelling unit will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit D: Project plans, "5521 Coast Road", prepared by Andrew Kolb Designs, dated 7/30/17.

- I. This permit authorizes the construction of a detached garage and accessory dwelling unit as indicated on the approved Exhibit "D" for this permit. 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 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.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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 copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been

approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review and approval.

- a. The galvanized siding material shall include a muted color finish and shall not be plain/untreated/unpainted metal.
3. Grading, drainage, and erosion control plans.
4. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- B. Meet all requirements of and pay applicable drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements of the City of Santa Cruz Water District.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- E. Meet all requirements of the Environmental Planning section of the Planning Department.
- F. Meet all requirements and pay any applicable plan check fee of the CalFire (County Fire Department).
- G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- H. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- I. Pay the current fees for Parks and Child Care mitigation for 2 bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
- J. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for an accessory dwelling unit is \$2 per square foot.
- K. Provide required off-street parking for 5 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- L. Submit a written statement signed by an authorized representative of the school

district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.

- M. Complete and record a Declaration of Restriction to construct a Non-Habitable Accessory Structure (garage). **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
 - 1. A toilet is allowed within the shop/garage area as indicated on the approved Exhibit "D" for this permit.
 - N. Complete and record a Declaration of Restriction to construct an Accessory Dwelling Unit. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
 - O. 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.
 - P. Comply with all requirements of the Agricultural Policy Advisory Commission as indicated in the Conditions of Approval from the July 20, 2017 public hearing decision.
- 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. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance 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, including any follow-up inspections and/or necessary enforcement actions, 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 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

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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 Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

GEOCHEMICAL ENGINEERS:

ENERGY ANALYSIS

HARG KASHNICH & ASSOCIATES
1010 N. Lincoln Ave., Waukegan, WI 53191
(815) 722-4141

ANDREW ANDY WILLIAMS
CEPE Energy Analysis, WEST Razer
Energy Services, Inc.
Office # 611-441-9906
www.cepeenergyanalysis.com

SEWAGE DISPOSAL DESIGNER

RUMHEI DESIGN CENTER
831 664 1446
831 345 3367

PROJECT DIRECTORY

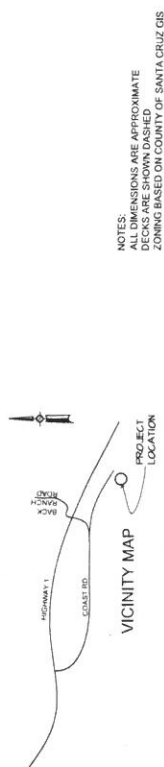
WESTERN STATE ROAD
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CITY OF DUGLASS
STATE OF ARIZONA

SEE ATTACHED

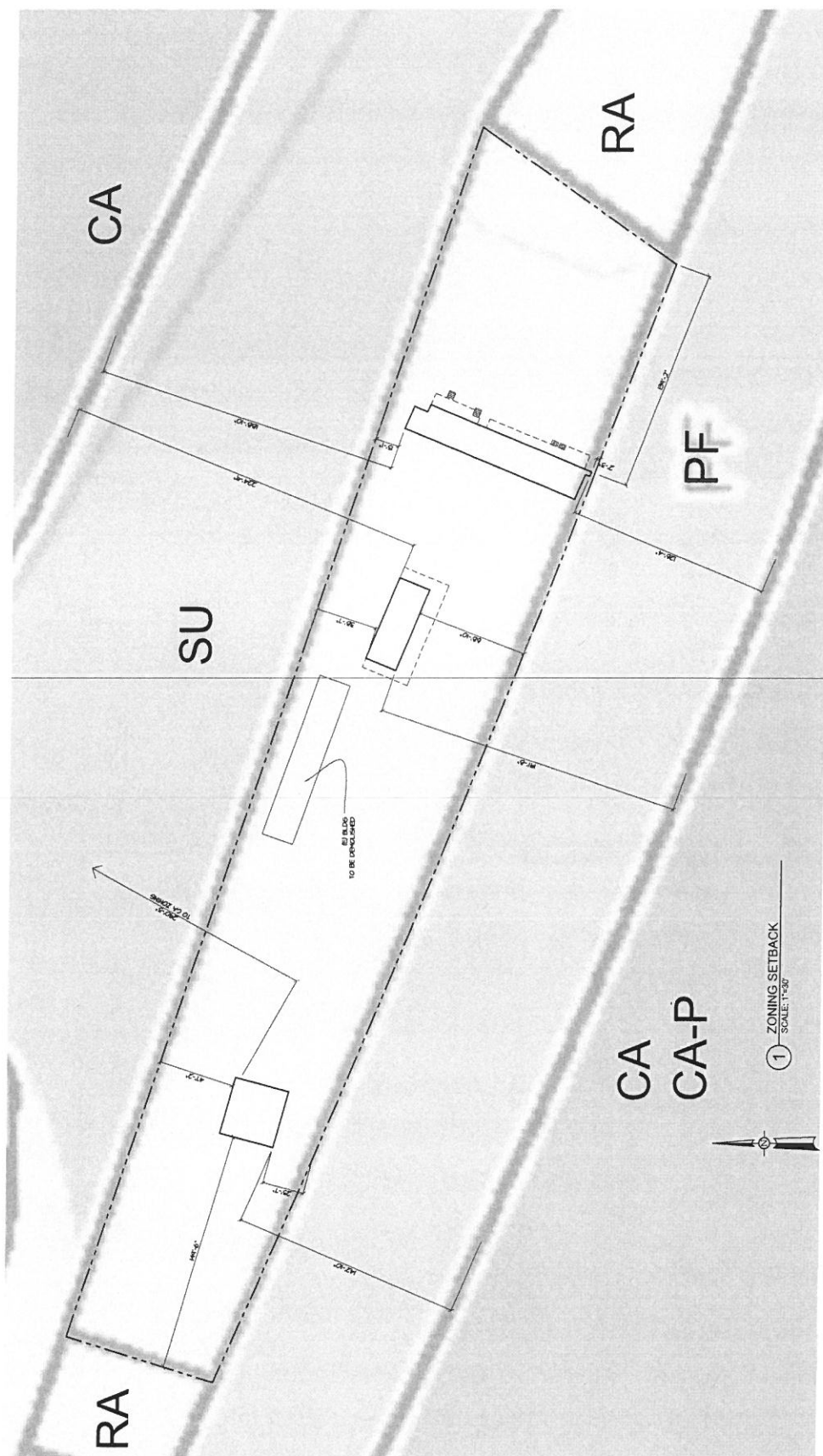
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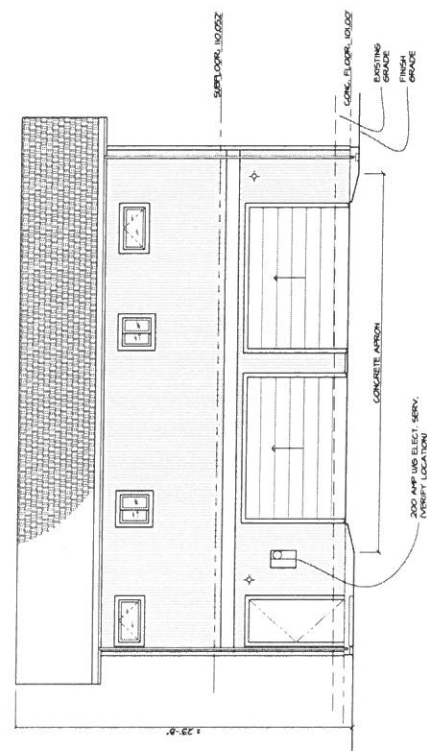
A diagram of a rectangular plate with a central vertical crack. The total height of the plate is labeled $2B$ on the left side. The total width of the plate is labeled $2C$ on the top side. The crack is represented by a vertical line with a diagonal hatching pattern. The length of the crack is labeled a on the left side of the crack line. The remaining width of the plate on either side of the crack is labeled $C-K$ at the bottom. The crack is positioned such that it is centered vertically and horizontally.

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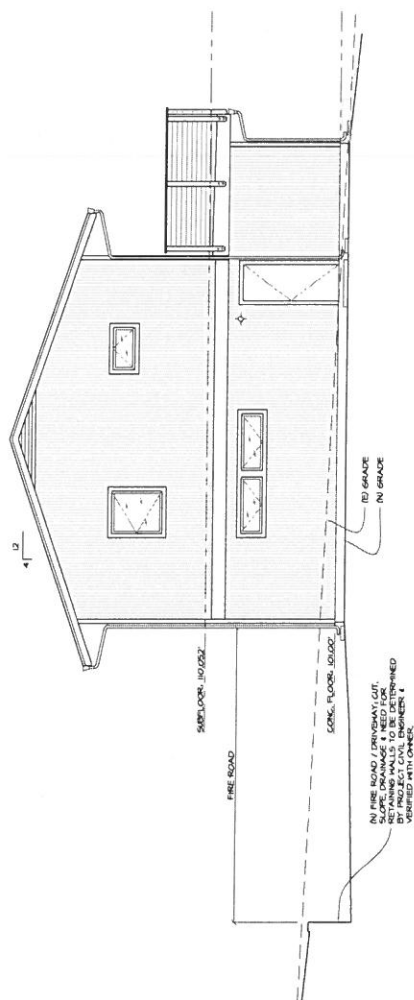


NOTES:
ALL DIMENSIONS ARE APPROXIMATE
DECKS ARE SHOWN DASHED
ZONING BASED ON COUNTY OF SANTA CRUZ GIS

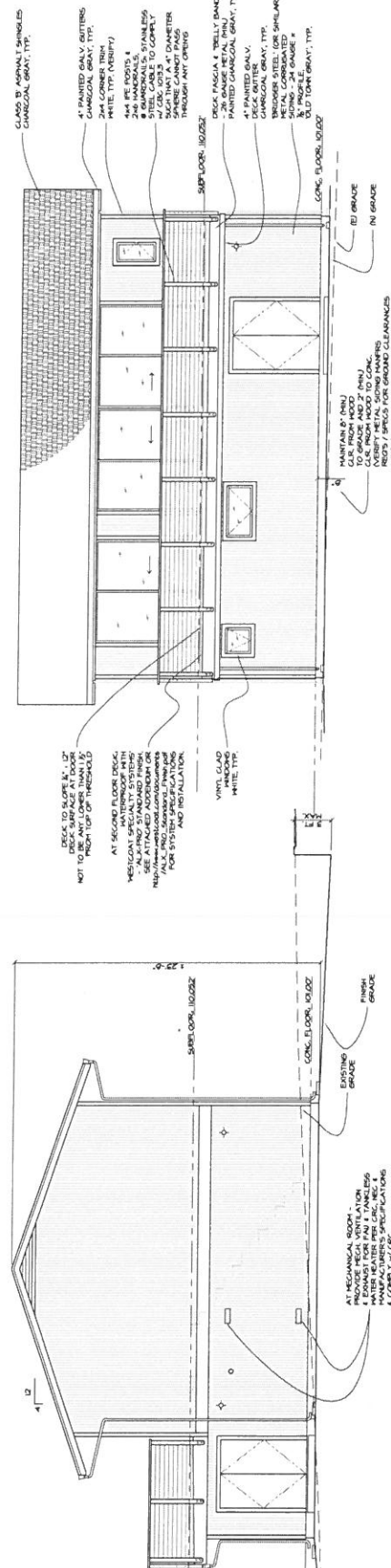




3 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



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



1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

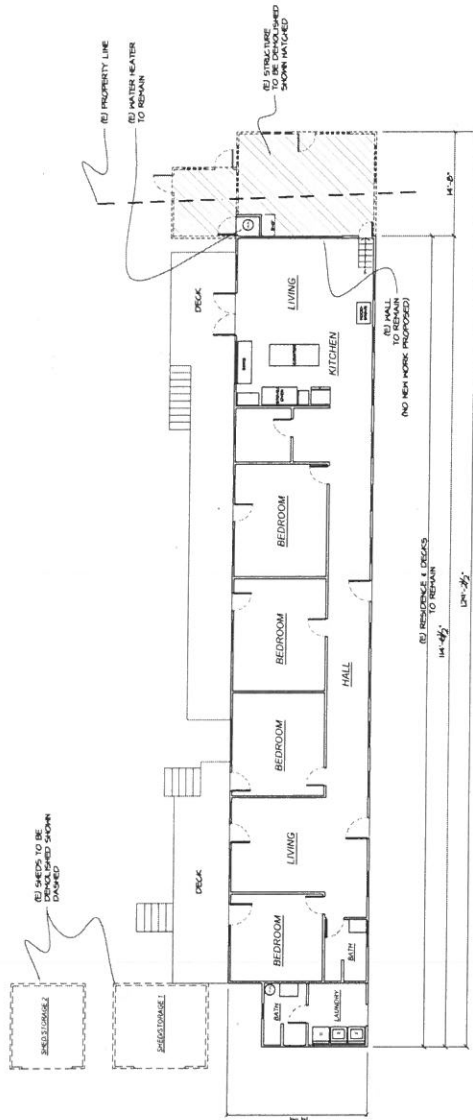
5221 COAST RD.
SANTA CRUZ, CA 95060
APN 059-031-05
GARAGE / ADU SECTION & ROOF PLAN / EXISTING PROPOSED RESIDENCE

ANDREW KOLB DRAFTING
831.457.1776
akolb@pacbell.net
andrew@akdbldrafting.com

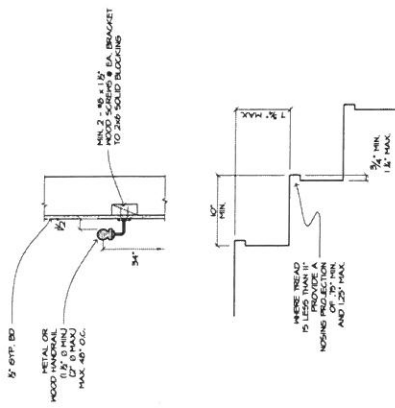
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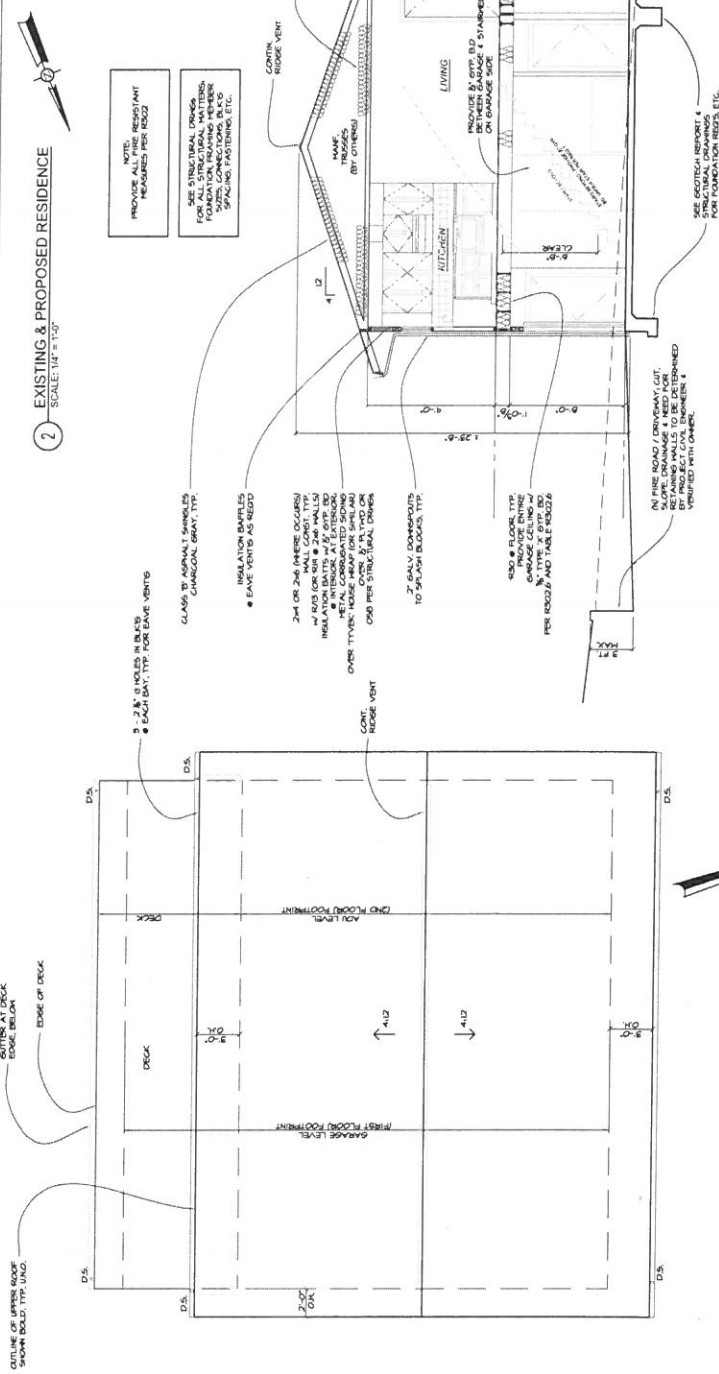
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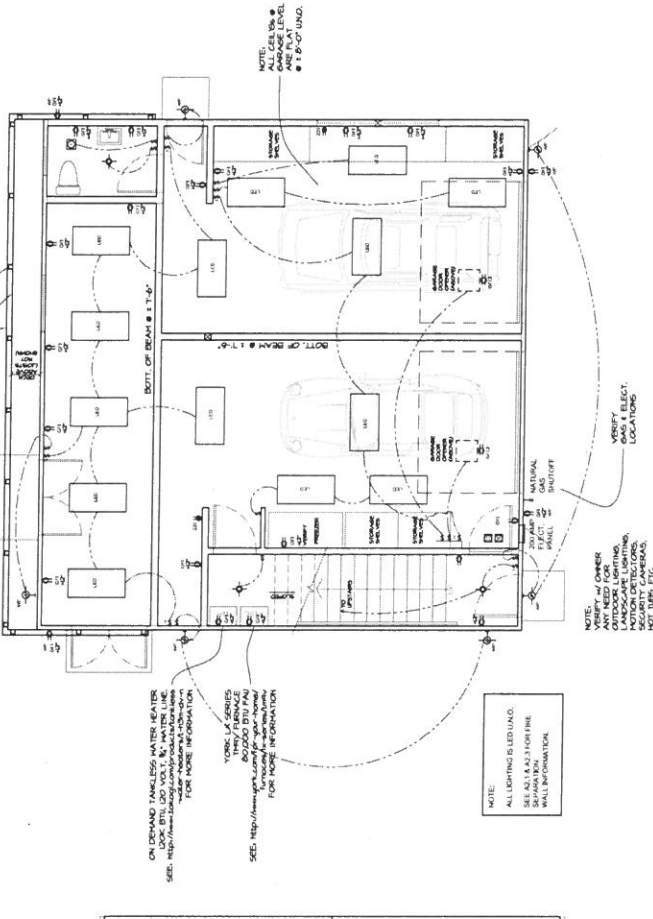
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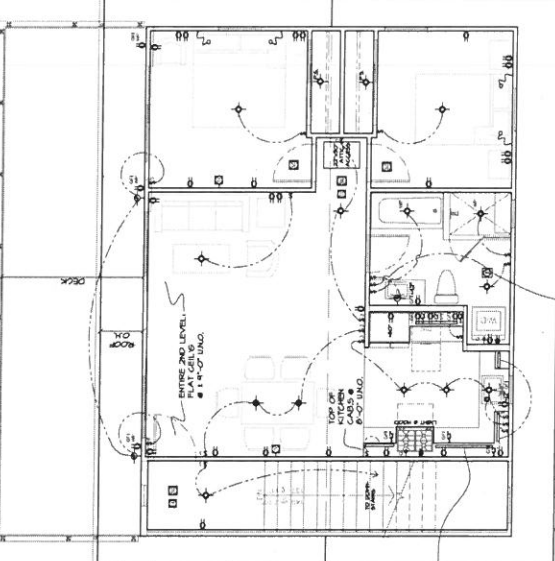
DU SECTION



ROOF PLAN



1 GARAGE LEVEL ELECTRICAL / RCP PLAN
SCALE: 1/4" = 1'-0"



2 ADU LEVEL ELECTRICAL / RCP PLAN
SCALE: 1/4" = 1'-0"

ELECTRICAL LEGEND	
	RECESSED CEILING MOUNT
	RECESSED WALL MOUNT
	RECESSED CEILING FLUORESCENT
	LOW VOLT. ADJUSTABLE
	RECESSED CEILING MOUNT WITH LED PHOTO
	CEILING TRACK MOUNT
	CEILING SURFACE MOUNT
	CEILING TRACK MOUNT RECESSED
	WALL SURFACE MOUNT
	WALL SURFACE MOUNT COMPACT FLUORESCENT
	WALL SURFACE MOUNT WITH LED PHOTO
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FOR TAX PURPOSES ONLY

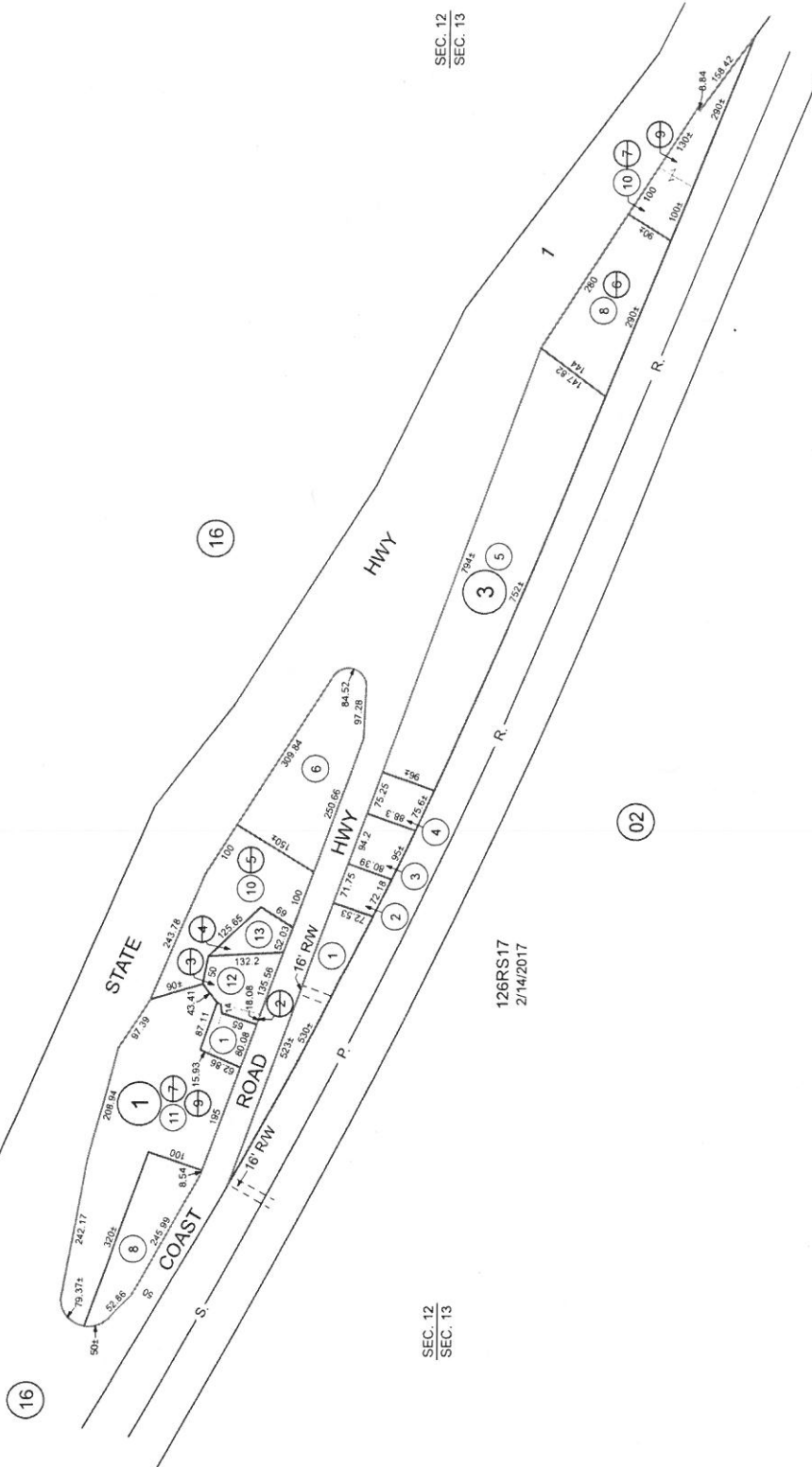
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NO WARRANTIES ARE MADE. ALL RIGHTS RESERVED.
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REFUGIO RANCHO

POR. SECS. 12 & 13, T.11S., R.3W., M.D.B. & M.

Tax Area Code
92-007

59-03



SEC. 12
SEC. 13

SEC. 12
SEC. 13

126RS17
2/14/2017

Electronically redrawn 7/2/99 KSA
Rev 6/20/13 mc (spatial adjustment)
Rev 3/26/17 lg (126RS17)

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

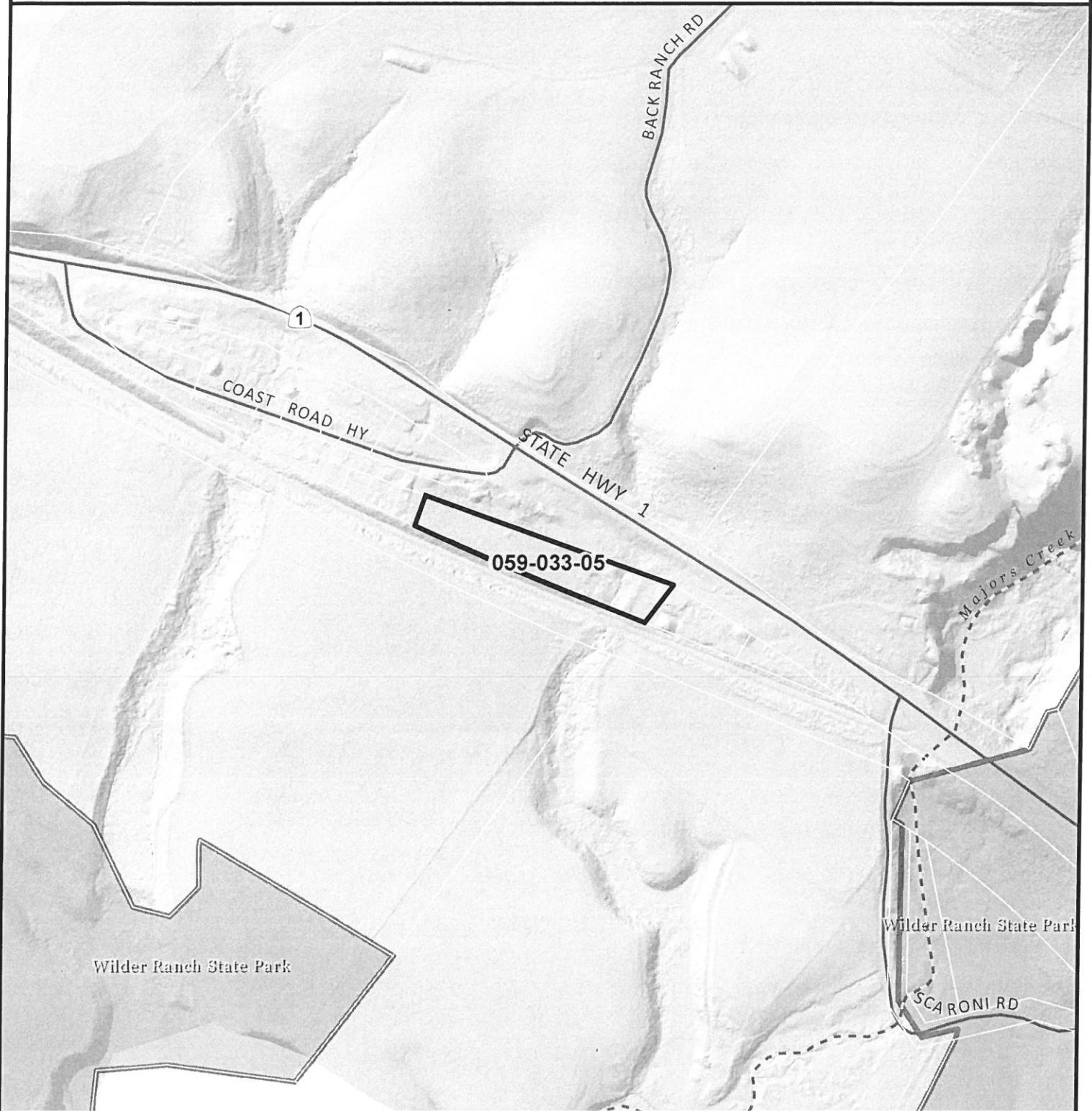
Assessor's Map No. 59-03
County of Santa Cruz, Calif.
July 1999



Parcel Location Map

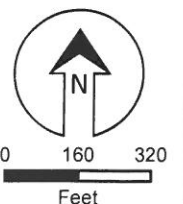
Santa Cruz County Planning Department

Parcel Number
059-033-05
Aug. 3, 2017



Symbol Key

- Street
- - - Perennial Stream
- Park





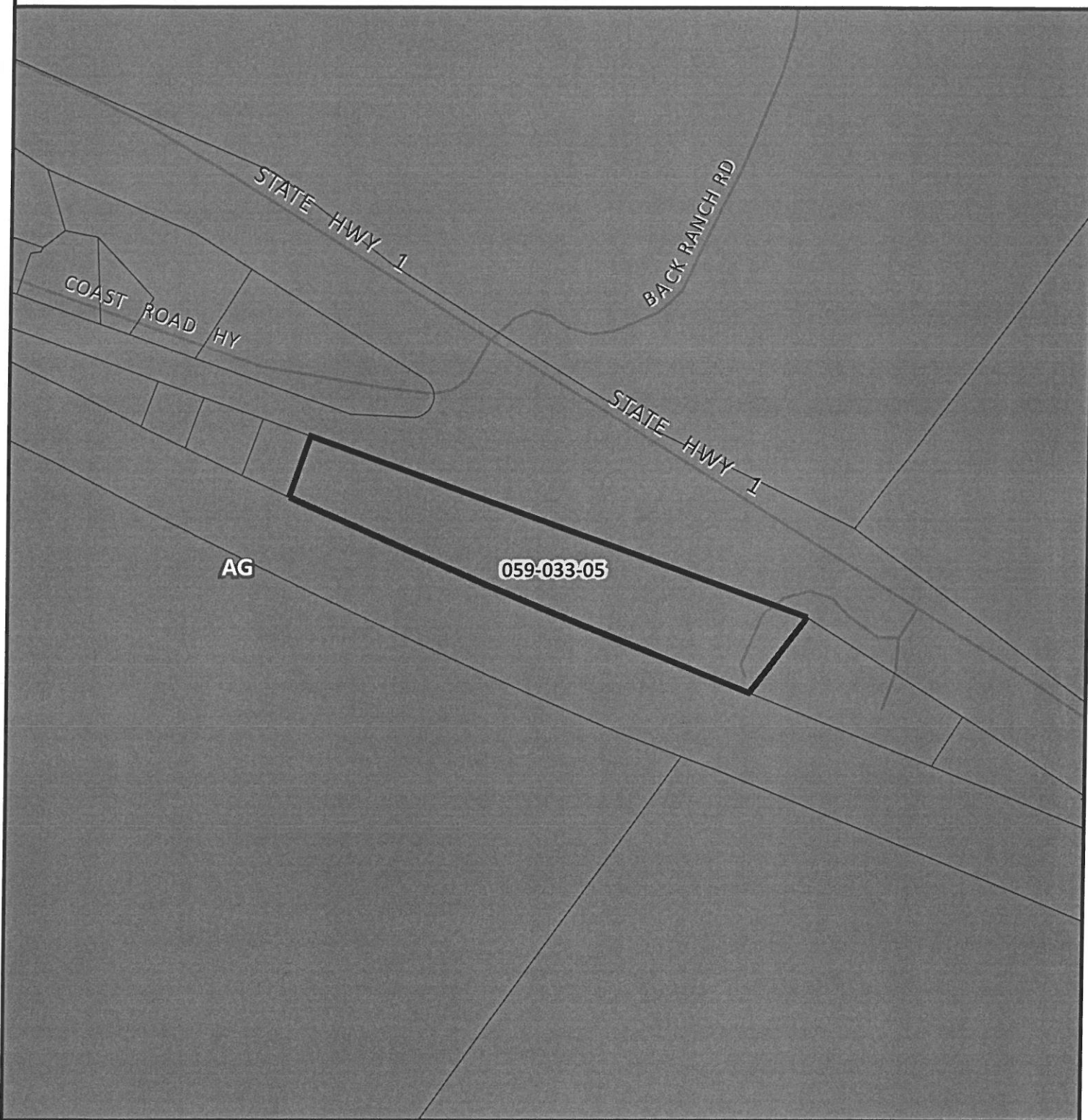
Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number

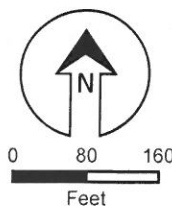
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Aug. 3, 2017



General Plan

■ AG - Agriculture

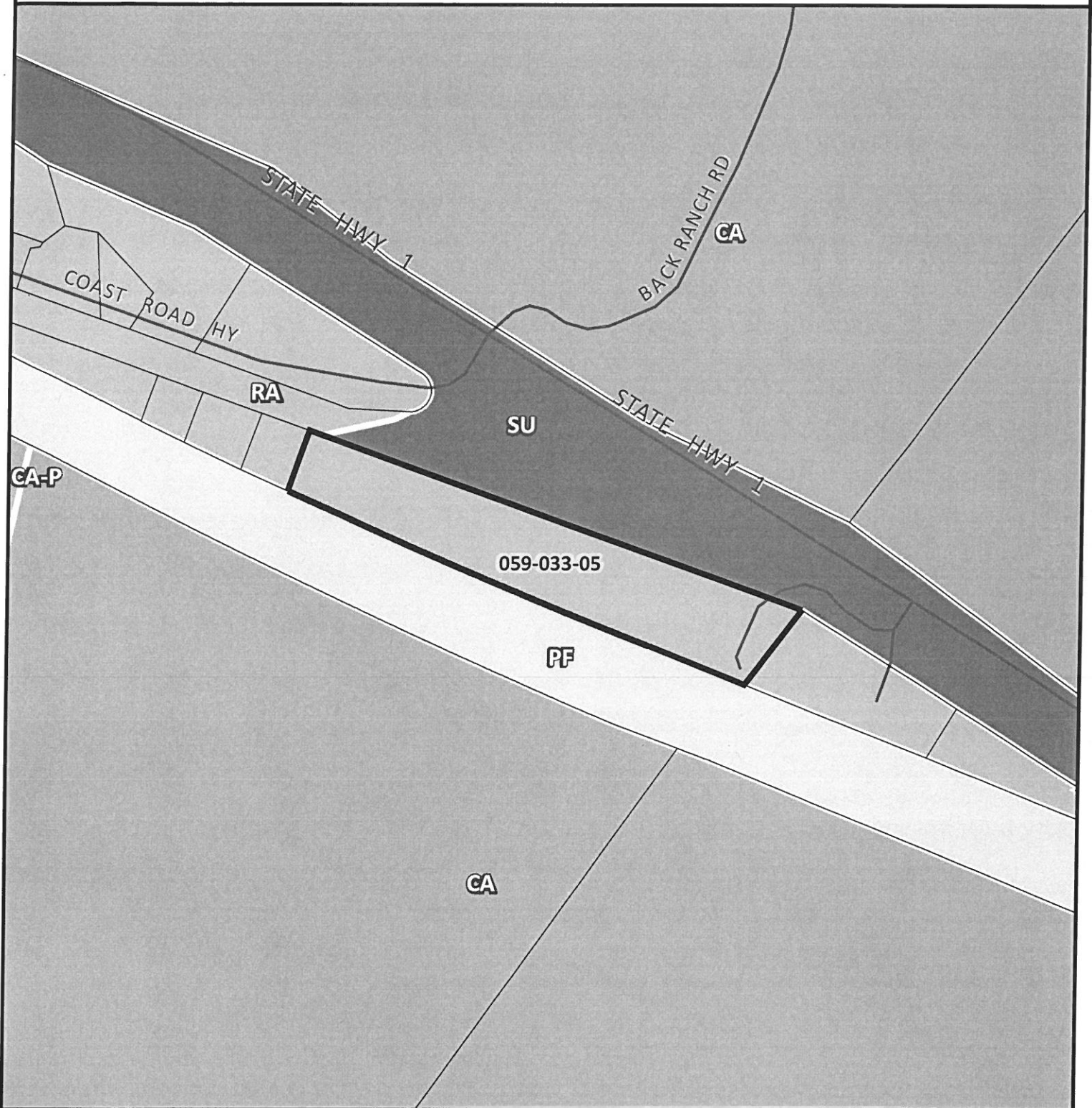




Parcel Zoning Map

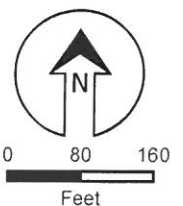
Santa Cruz County Planning Department

Parcel Number
059-033-05
Aug. 3, 2017



Zoning

-  (CA) Commercial Agriculture
-  (PF) Public & Community Facilities
-  (RA) Residential Agricultural
-  (SU) Special Use





County of Santa Cruz

AGRICULTURAL POLICY ADVISORY COMMISSION

BRUCE DAU, Chairperson
KEN KIMES, Vice Chairperson
JUAN HIDALGO, Executive Secretary

MINUTES OF REGULAR MEETING

July 20, 2017

1:30 PM

Agricultural Extension Auditorium
1432 Freedom Boulevard
Watsonville, California

Present: Ellen Rinde, Mike Manfre, Bruce Dau

Excused Absence: Sam Earnshaw, Ken Kimes

Unexcused Absence: None

Others: Sheila McDaniel, Juan Hidalgo, David Sanford, Daryl Woods, Annie Folger, Charlie Eadie, David Jensen, Peter Guiley, Kimberly Lego, Ken Hart, Rosemary Wells, Dale Rush, Sean Lopes

1. The meeting was called to order at 1:35 p.m.

2. Approval of Minutes and Modifications

(a) Approved minutes from the June 26, 2017 hearing.

MOTION/SECONDED: Manfre/Rinde

AYES: Rinde, Manfe, Dau

NOES: None

ABSTAIN: None

ABSENT: Earnshaw, Kimes

(b) Additions/Corrections to Agenda: None

3. Review of APAC correspondence: Letter dated July 14, 2017 from Irene Ramos regarding Item 8 on the agenda.

4. APAC Commissioner Presentations: None.

5. Staff Presentations:

- (a) Update from Agricultural Commissioner: The 2016 Crop Report is currently being completed and will likely be released by mid August. The rainy year has contributed to the increase in some quarantined agricultural pests, including Light Brown Apple Moth (LBAM) and Sudden Oak Death disease (SOD). The office is investigating a priority pesticide exposure incident which occurred in late June and has received media attention.
- (b) Updates from the Staff Planner: The medical cannabis manufacturing code is currently under environmental review; the EIR will become available for public comment sometime in late August. A joint cannabis study session with APAC and the Planning Commission has been scheduled for September 6, 2017 at 9:30-11:30 a.m. at the City of Capitola City Hall Chambers.

6. Oral Communications: None.

7. Project: **151242. APN: 059-033-05**

Approve staff recommendations for project 151242 with the following recommendation:
On page 5 of the staff report, Roman numeral III, section A, number 3, the first sentence should read: "Final plans shall show the location of the vegetative buffering barrier between the subject property and the agricultural property to the south."

MOTION/SECONDED: Rinde/Manfre

AYES: Rinde, Manfre, Dau

NOES: None

ABSTAIN: None

ABSENT: Earnshaw, Kimes

8. Project: **171126 APN: 108-171-01**

Approved staff recommendations for project 171126 without required fencing or vegetation buffering between on-site uses.

MOTION/SECONDED: Rinde/Manfre

AYES: Rinde, Manfre, Dau

NOES: None

ABSTAIN: None

ABSENT: Earnshaw, Kimes

9. Project: **161378 APN: 046-261-25**

Approved staff recommendations for project 161378.

MOTION/SECONDED: Manfre/Rinde

AYES: Rinde, Manfre, Dau
NOES: None
ABSTAIN: None
ABSENT: Earnshaw, Kimes

10 Project: **171086** APN: **046-271-08**

Approved staff recommendations for project 171086.

MOTION/SECONDED: Rinde/Manfre
AYES: Rinde, Manfre, Dau
NOES: None
ABSTAIN: None
ABSENT: Earnshaw, Kimes

The meeting was adjourned at 3:10 p.m.