Staff Report to the Zoning Administrator

Application Number: 181325

Applicant: Sean Lopes
Owner: Paul Lego
APN: 046-261-27

Agenda Date: 3/1/2019
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing 967 square foot single family dwelling and to construct a 1,114 square foot one-story, single family dwelling with a detached 482 square foot garage within 200 feet of Type 3 agriculture resource land. Requires a Coastal Development Permit, an Agricultural Buffer Reduction Determination (to reduce the 200-foot setback to a minimum of 101 feet to APN 046-072-20, 139 feet to APN 046-261-23, 160 feet to APN 046-261-21 (148'8" to property line), 25 feet to APN 046-261-25, and 47 feet to APN 046-081-24), and a Determination that the project is exempt from further review pursuant to the California Environmental Quality Act.

Location: Property located on the west end of an unnamed right-of-way, approximately 600 feet northwest of Seaview Terrace (630 Seaview Terrace). Seaview Terrace is located approximately 1300 feet southwest of the intersection of Crest Drive, which is located approximately 850 feet southwest of San Andreas Road.

Supervisorial District: 2nd District (District Supervisor: Zach Friend)

Permits Required: Coastal Development Permit, Agricultural Buffer Reduction Determination
Technical Reviews: None

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 181325 based on the attached findings and conditions.

Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project plans
E. Assessor's, Location, Zoning and General Plan Maps
F. APAC Report, dated 11/15/2018
G. Comments & Correspondence

Parcel Information

Parcel Size:	1.2 acres gross
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residentially developed properties
Project Access:	Unnamed 50-foot right-of-way
Planning Area:	San Andreas
Land Use Designation:	AG (Agriculture)
Zone District:	CA (Commercial 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:	Project conditions to comply with required soils report update letter required prior to issuance of a building permit
Fire Hazard:	Not a mapped constraint
Slopes:	Sloping topography from the northeast to the southwest
Env. Sen. Habitat:	Mapped biotic resources; No physical evidence on site
Grading:	95 cubic yards cut, 75 cubic yards fill, off-haul of 25 cubic yards
Tree Removal:	No significant trees proposed to be removed
Scenic:	Not mapped scenic, and development site is not visible from Manresa Campground located to the south due to existing trees between properties
Drainage:	Site drainage required to comply with the Public Works Design Criteria prior to issuance of a building permit.
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	__ Inside _x_ Outside
Water Supply:	Well
Sewage Disposal:	Septic
Fire District:	Aptos La Selva Fire Protection District
Drainage District:	Located outside drainage district

Project Setting

The subject property is characterized by sloping topography from the northeast to the southwest. The parcel is located outside the Urban Services Line in a coastal rural agricultural area, though this specific neighborhood contains a pocket of smaller residentially developed parcels with no agricultural development. The parcel is located within the Agriculture (AG) General Plan designation and the implementing zone district is (CA) Commercial Agriculture.

The subject property contains a Type 3 Agriculture resource designation. Commercial Agriculture Resource Type 3 land is situated within 200 feet of all sides of the property. The

nearest agriculturally developed property is located a minimum of 615 feet to the northeast and 490 feet to the north. All properties adjacent to the dwelling are either vacant, developed with a residential use, or contain non-agricultural development. Properties to the north and west contain residential uses. The property to the east is owned by the subject project owner and currently under construction. Parcel farther to the east are small parcels likely to be developed with residential as well. Manresa Uplands Campground is located to the south of the property, and although it contains a Type 3 Agriculture resource designation, it is developed with a campground.

Permit History

Lot Legality Determination

A Parcel Legality Determination/Unconditional Certificates of Compliance Application 06-0438 for Assessor's parcel numbers 046-261-24, -25, -26, -27 was filed on August 15, 2006. An administrative action to approve only one certificate of compliance was made on December 15, 2006. Upon appeal to the Planning Director's designee, four certificates of compliance were approved on February 22, 2008. Subsequently, upon Special Consideration by the Supervisor for the District, the Board of Supervisors considered the legality of the parcels. Board of Supervisors review confirmed that the properties were created by deed on December 20, 1971 and prior to the County requirement for a land division approval on January 21, 1972. Thus, the Board of Supervisors approved four certificates of compliance on April 29, 2008. The certificates of compliance were recorded on the June 25, 2008.

Agricultural Policy Advisory Commission Determination

Pursuant to County Code Section 16.50.095, all habitable uses within 200 feet of Type 3 commercial agricultural land are subject to an agricultural buffer determination by the Agricultural Policy Advisory Commission. The purpose of the agricultural buffer setback requirements is to prevent or minimize potential conflicts between either existing or future commercial agricultural and habitable land uses. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to allow the proposed dwelling.

The Agricultural Policy Advisory Commission (APAC) considered the application on January 17, 2019 (Exhibit F) following a continuance from November 15, 2018 due to a public noticing error. The Commission recommends that the Zoning Administrator approve the agriculture buffer reduction with the APAC recommended conditions of approval. This includes the proposed landscape plan with final review and approval by the Environmental Horticulture Farm advisor for the University of California Extension office, responsible for evaluation of appropriate agricultural buffer plan species that are not included on the recommended agricultural buffer plant list. Recommended plant species are typically native drought tolerant species that are not known hosts to the Light Brown Apple Moth, which causes significant damage to crops. The project is also conditioned to require recordation of a Statement of Acknowledgement that the property is located in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts. No solid board fencing was recommended because the nearest agriculturally developed properties are over 200 feet from the subject property (490 to 615 feet away) and surrounding properties are residentially developed or are

vacant small parcels unlikely to support agricultural development. Thus, pesticide drift is unlikely.

Zoning & General Plan Consistency

Commercial Agriculture Use Consistency

The subject property is a parcel of approximately 1.2 acres in net size and located in the CA (Commercial Agriculture) zone district, a designation which allows residential uses. However, General Plan/LCP Policy 5.13.28 requires that residential uses be incidental to a principal permitted commercial agriculture use unless the parcel is less than 1 acre in size or if there are physical constraints other than size which preclude commercial agricultural use. The parcel does not contain an existing agricultural production use, such as a crop or animal grazing.

To address this policy issue, the applicant provided an agricultural viability analysis associated with the adjacent site development (APAC Report, Exhibit F), which confirmed that the adjacent property and surrounding area, including the subject property, does not have enough land with a suitable commercial agriculture soil type to comprise a viable agricultural economic unit for three crops, among other factors associated with the site that preclude agricultural viability. Thus, development of a residential use in the absence of an agricultural use is allowed on the subject property and is consistent with the General Plan/LCP because the parcel is barely above an acre, and the parcel does not meet the soil characteristics to be a viable economic unit for agricultural development.

Site Development Standards

County Code Section 13.10.313 requires the agricultural site standards be applied to CA zoning unless the parcel is less than two and one-half acres in size, then all site and structural dimensions of the residential districts as indicated in County Code 13.10.323 shall apply, based on the pre-existing parcel size. The proposed project can meet all the required site standards associated with site under an acre size, as noted in the below table, including the 28-foot residential building height maximum.

Residential Site Standards (Setbacks -> 1 Acre Site Standard)			
	Front	Side	Rear
Required	40'	20'	20'
Proposed	47' (south-consistent with adjoining lot front yard)	25'2" (east) 101' (west)	139' (north)
Lot Coverage: 10 percent allowed; < /+ 4 percent proposed			

No maximum floor area ratio applies to the parcel given the zoning. Notwithstanding, the proposed home and garage are modest in size and present no massing issues.

Local Coastal Program Consistency

Coastal Design Criteria

County Code Section 13.20.110 (c) requires development to be consistent with the Design Criteria and Special Use Standards and Conditions pursuant to County Code Section 13.20.130 including providing visual compatibility, minimizing site disturbance and grading, providing landscaping to complement and enhance the visual resources, and providing protection of scenic resources.

Pursuant to County Code Section 13.20.130 (1) (B), the proposed dwelling has been "sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas." The proposed home is located at the base of the slope and requires under 100 cubic yards of grading for site preparation. The proposed dwelling is a one-story modest size home with a detached garage that provides a building design reflecting the adjacent dwelling recently approved to the east of the subject property and held in common ownership. This includes low pitched roof, porch areas, wood and shingle siding, board and batten siding, and natural colors. The project requires removal of several dead stumps and removal of eucalyptus trees that are located within the building envelope.

Minimize Site Disturbance and Grading

County Code Section 13.20.130(1) (B) requires that "Grading, earth moving, and removal of major vegetation shall be minimized. Developers shall be encouraged to maintain all mature trees over six inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species. Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained".

Project plans include removal of a group of yucca trees located around the perimeter of the existing dwelling and within the proposed building envelope. Plans retain the larger mature significant trees located to the north of the proposed home site.

Landscaping

County Code Section 13.20.130(1) (B) (4) requires that "development shall include landscaping meant to provide visual interest and articulation, to complement surrounding landscaping (including landscaping in adjacent rights-of-way), to screen and/or soften the visual impact of development, and to help improve and enhance visual resources. When a landscaping plan is required, new or replacement vegetation shall be consistent with water-efficient landscape regulations, compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area".

A landscape plan providing native, drought tolerant trees and shrubs is proposed. Plant selection is required to meet the recommended agricultural buffer plant list and/or obtained review approval from the Agriculture Extension office for species that are not host to the Light Brown Apple Moth given the location in the vicinity of agricultural production. The applicant

also provided the water efficient landscape ordinance certificate of compliance, providing a statement that the plans meet the hydro zone irrigation standards, low to very low water use factors required of plant selection, use of noninvasive plants, 25 percent landscape turf limitation, and irrigation system requirements.

Scenic Resource Protection

The property is not mapped within a visual resource protection area and is not visible from public beaches in the distance. However, the property is located adjacent and north of Manresa Uplands State Campground and is afforded protection under the General Plan Land Use Plan Policy 5.10.3 (Protection of Public Vistas) and 5.10.4 (Preserving Natural buffers) of public vistas and natural buffers. The proposed home is not visible to the campground due to substantial existing trees located along the property line providing screening.

Local Coastal Program

The proposed residence 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. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles. Although the project site is located between the shoreline and the first public road, it is not identified as a priority acquisition site in the County's Local Coastal Program, and beach access is available at the adjacent Manresa State Beach. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. And finally, the proposed project will be provided with native drought tolerant landscape species.

Environmental Review

A preliminary determination has been made that the project is exempt from the California Environmental Quality Act (CEQA) and a notice of exemption has been attached as Exhibit A.

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 **181325** 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

Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2255
E-mail: sheila.mcdaniel@santacruzcounty.us

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: 181325
Assessor Parcel Number: 046-261-27
Project Location: 630 Seaview Terrace

Project Description: Proposal to demolish an existing 967 square foot single family dwelling and to construct a 1,114 square foot one-story, single family dwelling with a detached 482 square foot garage within 200 feet of Type 3 agriculture resource land. Requires a Coastal Development Permit, an Agricultural Buffer Reduction Determination (to reduce the 200-foot setback to a minimum of 101 feet to APN 046-072-20, 139 feet to APN 046-261-23, 160 feet to APN 046-261-21 (148'8" to property line), 25 feet to APN 046-261-25, and 47 feet to APN 046-081-24), and a Determination that the project is exempt from further review pursuant to the California Environmental Quality Act.

Person or Agency Proposing Project: Sean Lopes

Contact Phone Number: (831) 722-2741

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: Section 15302, Class 3, New construction or conversion of small structures

F. Reasons why the project is exempt:

Class 3 allows construction of up to three single family dwellings with an exemption

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

_____ Date: _____
Sheila McDaniel, Project Planner

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 CA (Commercial Agriculture), a designation which allows residential uses. The proposed residential is a permitted use within the zone district, and the zoning is consistent with the site's A (Agriculture) General Plan designation. Development of a residential use in the absence of an agricultural use is allowed on the subject property and is consistent with the General Plan/LCP Commercial Agriculture zoning because the parcel does not meet the soil characteristics to be a viable economic unit for agricultural development.

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 proposed development is consistent with the Design Criteria and special use standards and conditions pursuant to County Code Section 13.20.130, including providing visual compatibility in dwelling design, minimizing site disturbance and grading, providing landscaping to complement and enhance the visual resources, as well as minimizing views from the adjacent Manresa Campground, as noted in the staff report.

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 even though the project site is located between the shoreline and the first public road, there is a public beach access at the adjacent Manresa State Beach. Consequently, the proposed residence 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, development of a residential use in the absence of an agricultural use is allowed on the subject property and is consistent with the General Plan/LCP Commercial Agriculture zoning because the parcel does not

meet the soil characteristics to be a viable economic unit for agricultural development, consistent with the General Plan and Local Coastal Program Agriculture land use plan designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles.

Development Permit Findings

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

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

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 residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district. Development of a residential use in the absence of an agricultural use is allowed on the subject property and is consistent with the General Plan/LCP Commercial Agriculture zoning because the parcel does not meet the soil characteristics to be a viable economic unit for agricultural development, consistent with the General Plan and Local Coastal Program Agriculture land use plan designation.

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 proposed residential development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the residential development will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed residential development will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential will comply with the site standards for the CA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

EXHIBIT B

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 residence is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is not anticipated change as a result of replacement of the existing two-bedroom home with a new two-bedroom home and 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.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed residential dwelling 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 residential dwelling 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.

Required Findings 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

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.

The subject property is approximately 1.2 acres in size and situated in an area of small, non-commercially viable agriculturally zoned parcels due to the small parcel size and/or development with single family residences. This is supported by the agricultural viability analysis, which confirmed that the area does not have enough land with a suitable soil type to comprise a viable agricultural economic unit for three crops, among other factors associated with the site that preclude agricultural viability. The imposition of a 200-foot setback would preclude building on this parcel of record. However, no conflicts would occur between the proposed residential use and surrounding properties given the greater than 200-foot setback to the nearest agricultural developed property. Agriculture buffer vegetation or fencing is not necessary given the surrounding residential development.

EXHIBIT B

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.

The subject property is located on Type 3 commercial agricultural resource type land and is approximately 1.2 acres in size. The property does not contain an existing commercial agricultural use. Thus, the proposed residential use does not conflict with an existing agricultural use on the property.

Furthermore, the proposed residential development would not remove land from commercial agricultural production or potential commercial agricultural production because a commercial agriculture zoned site less is not suitable for farming. This is supported by General Plan Policy 5.13.28, which notes that residential development is not required to be ancillary to commercial agricultural use when the property is less than an acre in size or there are physical constraints other than size which preclude commercial agricultural use. This is supported by the agricultural viability analysis, which confirmed that the surrounding area does not have enough land with a suitable soil to comprise a viable agricultural economic unit for three crops, among other factors associated with the site that preclude agricultural viability. Thus, the proposed residential development will not remove land from agricultural production or future agricultural production.

Required Findings for Development on Land Zoned Commercial Agriculture or Agricultural Preserve County Code Section 13.10.314(A)

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The subject property is not currently in agricultural production; and,

The proposed residential development would not reduce, restrict or adversely affect agricultural resources on the subject property because the property does not support commercial agricultural production. This is supported by General Plan Policy 5.13.28, which notes that residential development is not required to be ancillary to commercial agricultural use when the property is less than an acre in size or there are physical constraints other than size which preclude commercial agricultural use. This is supported by the agricultural viability analysis, which confirmed that the area does not have enough land with a suitable soil type to comprise a viable agricultural economic unit for three crops, among other factors that preclude agricultural viability. Thus, the proposed residential development will not remove land from agricultural production or future agricultural production; and,

The proposed residential development would not adversely affect the economic viability of the agricultural operations of the area as the closest agriculturally developed parcels are over 490 feet from the subject property and properties in the immediate vicinity are developed with residential uses and are not farmed.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or the use consists of an interim public use which does not impair long-term agricultural viability, or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation and that limits and mitigates the impacts of facility construction on agriculture consistent with the requirements of Section 13.10.635; or

The subject property is located on Type 3 commercial agricultural resource type land, but the property does not contain an existing commercial agricultural use. Furthermore, no agricultural use of the parcel is feasible. This is supported by the agricultural viability analysis, which confirmed that the area does not have enough land with a suitable soil type to comprise a viable agricultural economic unit for three crops, among other factors associated with the area that preclude agricultural viability.

3. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The property does not contain an existing commercial agricultural use on site and therefore no conflicts would exist. In addition, the proposed residential use would not conflict with commercial agriculture activities in the area because the nearest commercial agricultural use is a minimum of 490 feet from the subject property.

4. The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

The subject property is located on Type 3 commercial agricultural resource type land, but the property is approximately 1.2 acres and does not support commercial agricultural production. This is supported by the agricultural viability analysis, which confirmed that the area does not have enough land with a suitable soil type to comprise a viable agricultural economic unit for three crops, among other factors that preclude agricultural viability. Thus, the proposed residential development will not remove land from agricultural production or future agricultural production.

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.

The parcel is approximately 1.2 acres in size and does not support commercial agricultural production. This is supported by the agricultural viability analysis, which confirmed that the area does not have enough land with a suitable soil type to comprise a viable agricultural economic unit for three crops, among other factors that preclude agricultural viability of the parcel.

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

County Code 16.50.095 requires a minimum 200-foot buffer between residential uses and agriculture resource type land. The proposed development is too small to meet the required setbacks. However, the proposed project includes a request for an agricultural buffer reduction by the Agricultural Policy Advisory Commission and is subject to conditions of approval, including a declaration of agricultural acknowledgment. The property is located within a pocket of residentially developed commercial agriculture zoned parcels and no agricultural production occurs in this area. The proposed residential use does not conflict with agricultural production in the area in that the nearest agricultural use is a minimum of 490 feet from the subject property.

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.

The project is conditioned to require recordation of a declaration of acknowledgement prior to issuance of a building permit.

Conditions of Approval

Exhibit D: Plans, dated 8/24/2018

I. This permit authorizes demolition of an existing 967 square foot single family dwelling and to construct a 1,114 square foot one-story, single family dwelling with a detached 482 square foot garage within 200 feet of Type 3 agriculture resource land (a minimum of 101 feet to APN 046-072-20, 139 feet to APN 046-261-23, 160 feet to APN 046-261-21 (148'8" to property line), 25 feet to APN 046-261-25, and 47 feet to APN 046-081-24. 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 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.

II. Prior to issuance of a Building Permit/Grading 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.

EXHIBIT C

3. Submit a detailed grading drainage plan for review. NOTE: Earthwork quantities shall include overexcavation/recompaction earthwork for the new residence and driveway extension shown on "Sheet C1.0".

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.

5. Water Efficient Landscape Plan (including a signed Water Efficient Landscape Checklist and Certificate) prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager.

6. Details showing compliance with the plan requirements of the Agricultural Buffer Reduction Determination of the Agricultural Policy Advisory Commission.

7. Revise plans to reflect a 40-foot front yard setback (from the south property line) in place of the 20-foot setback shown.

B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area. The project is required to meet the following:

1. This application is proposing between 500 and 5,000 square feet of new and/or replaced impervious area, which is considered a "Medium Project" per Part 3 Section C.1 of the County Design Criteria (CDC). The project shall address the CDC and implement the most feasible best management practices to minimize pollutant and hydraulic impacts due to development and re-development. The plans shall include a tabulation table addressing all new and/or replaced impervious and semi-pervious areas.

2. Per Part 3, Section C of the CDC, the project shall incorporate Best Management Practices to mitigate runoff in excess of pre-development conditions. Safe stormwater overflow shall be incorporated into the project design. Plans shall show all proposed drainage features and illustrate how stormwater runoff is conveyed and controlled. If downspouts to splash blocks are planned, plans are required to show their locations on the project plans. Plans shall clarify how runoff from the proposed driveways and parking areas will be treated. Plans shall provide construction cross-section details for all permanent stormwater mitigation features. The details must include all necessary information for the accurate construction of the proposed mitigation features. Plans shall ensure consistency

between plan sheets. For example, Sheet A1.0 shows a different porch orientation than Sheet C1.0.

3. Plans shall clarify who will maintain the portion of Sea View Terrace located on the subject property. The Private Road Construction and Maintenance Agreement (submitted as part of Discretionary Application 16063) specifies that stormwater facilities within Sea View Terrace on APNs 046-261-25, -26, and -24 will be maintained by a road maintenance association. The portion of Sea View Terrace on the subject property was not included in the Agreement. The agreement shall be updated to include APN 046-261-27 or specify on the maintenance agreement (form SWM-25A) that the property owner will be responsible to maintain the drainage along Sea View Terrace on the subject property.

   Three holds (items 4 through 6 below) will be placed on the project: SWM-25A Maintenance Agreement, Upslope Runoff Acknowledgment, and Engineer's Final Letter. These holds shall be cleared after the building permit is issued and prior to the final building inspection.

4. Plans shall provide a maintenance schedule (include inspection frequency and maintenance requirements for each of the stormwater mitigation features proposed). Include the approved drainage plan and maintenance schedule in the maintenance agreement as a packet when the applicant records and notarizes their SWM-25A form. This form shall be submitted after the project has been approved and reference the approved drainage plans. It will be the responsibility of the property owner to inspect and maintain all drainage features. The applicant shall contact the County of Santa Cruz Recorder's office for appropriate recording procedures.

5. This site receives runoff from upstream/adjacent areas. Per the County of Santa Cruz Design Criteria (CDC) the property owner shall be required to abide by Part 3 Section G.3 page 78. The applicant shall provide the Stormwater Section with an applicable/acceptable recorded document that is recorded on the parcel deed. Per the CDC, "The recorded document shall acknowledge that the parcel does and will continue to receive upstream runoff, that the property owner is responsible for maintenance of the drainage pathway (natural and/or man-made) through the parcel, and that the County & Flood Control District(s) are not responsible for the upstream runoff or for the maintenance of the drainage pathway."

6. Upon approval of the project, a drainage "Hold" shall be placed on the permit and shall be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options must be exercised: a. The civil engineer must inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to

EXHIBIT C

what was inspected (such as invert elevations, pipe sizing, the size of the mitigation features and all relevant design features). Notes of "general conformance to plans" are not sufficient. b. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements are shown. c. The civil engineer may review as-built plans completed by the contractor and provide the County with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with a stamp (or label affixed to the plan) stating the contractor's name, address, license and phone number. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold, if the submittal is satisfactory.

C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

D. Meet all requirements and pay any applicable plan check fee of the Fire Protection District. This shall include, but not limited to:

1. A plan review fee of $135.00 is due and payable to the Aptos/La Selva Fire Department. Permit/Service Fees form must be submitted to the Aptos/La Selva Fire Department at time of payment.

E. Submit a soils report update letter for review and approval.

F. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a 1,114 square foot dwelling unit is $2 per square foot (for net new square footage).

G. Provide required off-street parking for 3 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.

H. 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.

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. Comply with all requirements of the Agricultural Buffer Reduction Determination of the Agricultural Policy Advisory Commission.

E. 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.

B. The project shall comply with all requirements of the Agricultural Buffer Reduction Determination of the Agricultural Policy Advisory Commission.

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, it 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:

5. COUNTY bears its own attorney's fees and costs; and

6. 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 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.

EXHIBIT C

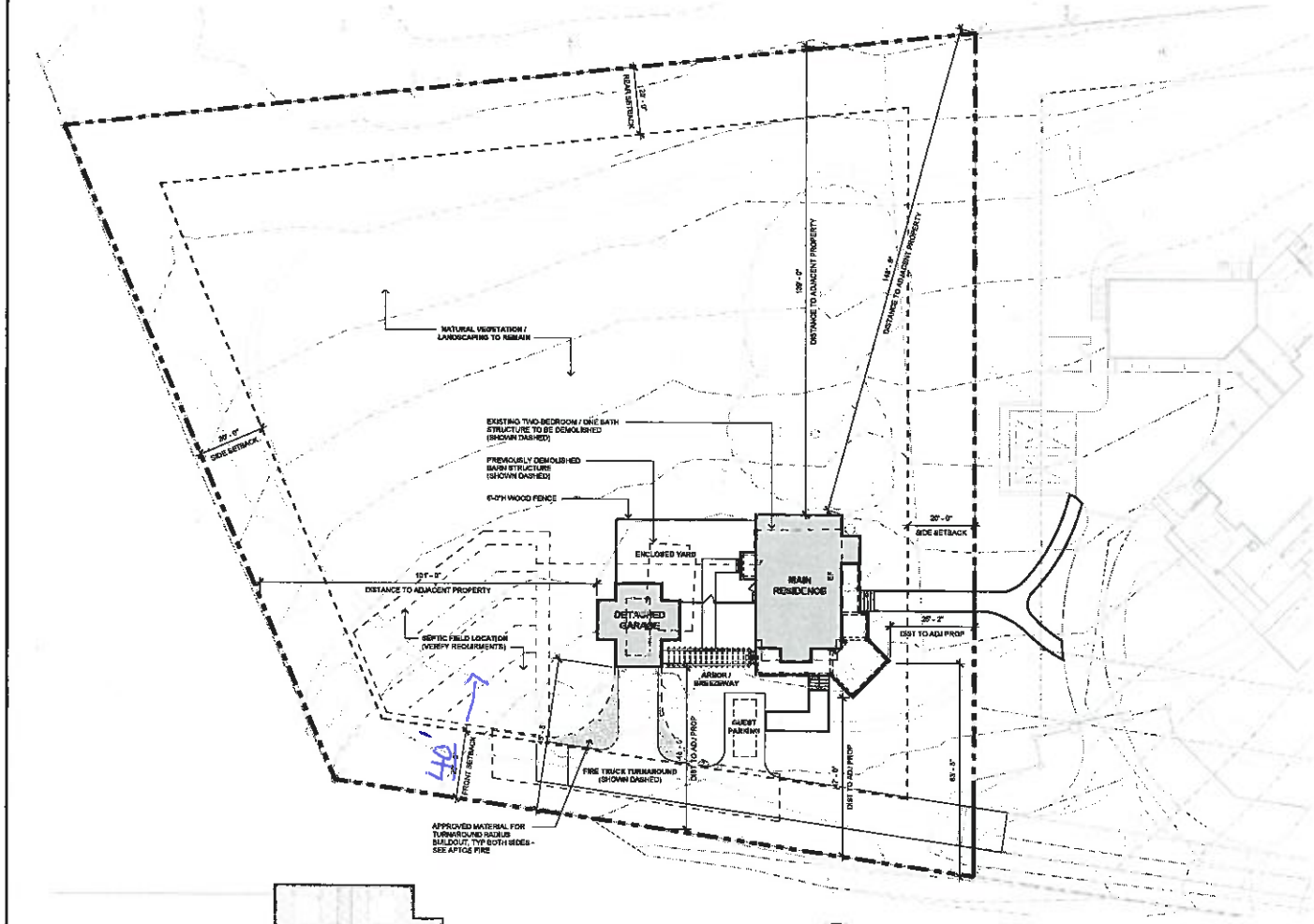
PROJECT DATA:

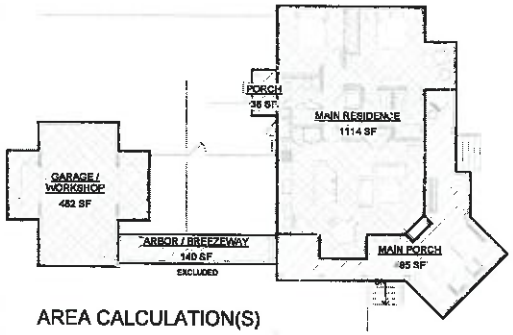
PROJECT ADDRESS:	630 SEA VIEW TERRACE WATSONVILLE, CALIFORNIA
WATER DISTRICT:	SAN ANDREAS MUTUAL WATER COMPANY
SEWER DISTRICT:	N/A - SEPTIC SYSTEM
APN:	046-261-27
ZONING DISTRICT:	CA
LOT AREA:	1.166 ACRES (51,752 SQ. FT.)
MAXIMUM FLOOR AREA (MFA):	5,000 SQ. FT
PRIMARY DWELLING:	
HEIGHT LIMIT:	29'-0"
SETBACKS:	20'-0" FRONT, SIDES & REAR
AREA CALCULATIONS:	
NOTE: SEE BELOW FOR AREA CALCULATIONS BREAKDOWN	
FLOOR AREA: A.	1,114 SQ. FT. (MAIN RESIDENCE)
B.	482 SQ. FT. (DETACHED GARAGE / WORKSHOP)
LOT COVERAGE: TOTAL	1,596 SQ. FT. < 5,000 SQ. FT. ALLOWED
	1,114 SQ. FT. (MAIN RESIDENCE) 482 SQ. FT. (DETACHED GARAGE / WORKSHOP) 495 SQ. FT. (MAIN PORCH) 36 SQ. FT. (SIDE PORCH) 9 SQ. FT. (FIREPLACE)
TOTAL	2,126 SQ.FT / 51,752 SQ.FT. = 4.11% < 10% - OK
IMPERVIOUS AREA CALC:	SEE CIVIL DRAWINGS
	4,953 SQ.FT. / 51,752 SQ.FT = 9.6%
GRADING QUANTITIES:	SEE CIVIL DRAWINGS
	+/- 96 CUBIC YARDS CUT +/- 70 CUBIC YARDS FILL +/- 26 CUBIC YARDS EXPORT

SHEET INDEX:

PROJECT TEAM:

OWNER:	PAUL & KIMBERLY LEGO
ARCHITECT:	PACIFIC PENINSULA ARCHITECTURE 650-323-7900
CIVIL ENGINEER:	IFLAND ENGINEERS 831-426-5313
LANDSCAPE ARCHITECT:	VIRIDIAN LANDSCAPE ARCHITECTURE 831-621-6562





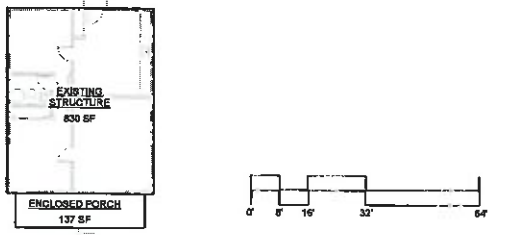
AREA CALCULATION(S)

FLOOR AREA CALCULATION

MAIN RESIDENCE	1,114 SF
GARAGE / WORKSHOP	482 SF
TOTAL	1,596 SF < 5,000 SF - OK

LOT COVERAGE CALCULATION

MAIN RESIDENCE	1,114 SF
GARAGE / WORKSHOP	482 SF
TOTAL	1,596 SF
FIREPLACE	9 SF
MAIN PORCH	495 SF
SIDE PORCH	36 SF
TOTAL	2,126 SF < 5,000 SF - OK



EXISTING FLOOR AREA

N

PROPOSED SITE PLAN

No.	Issue	Date	By

PACIFIC PENINSULA ARCHITECTURE
718 OAK GROVE AVENUE
MENLO PARK CA 94025
T 650.323.7900
F 650.323.0425
www.pacificpeninsula.com

LICENSED ARCHITECT JUDE C. C-4695 STATE OF CALIFORNIA

LEGO - SURF SHACK

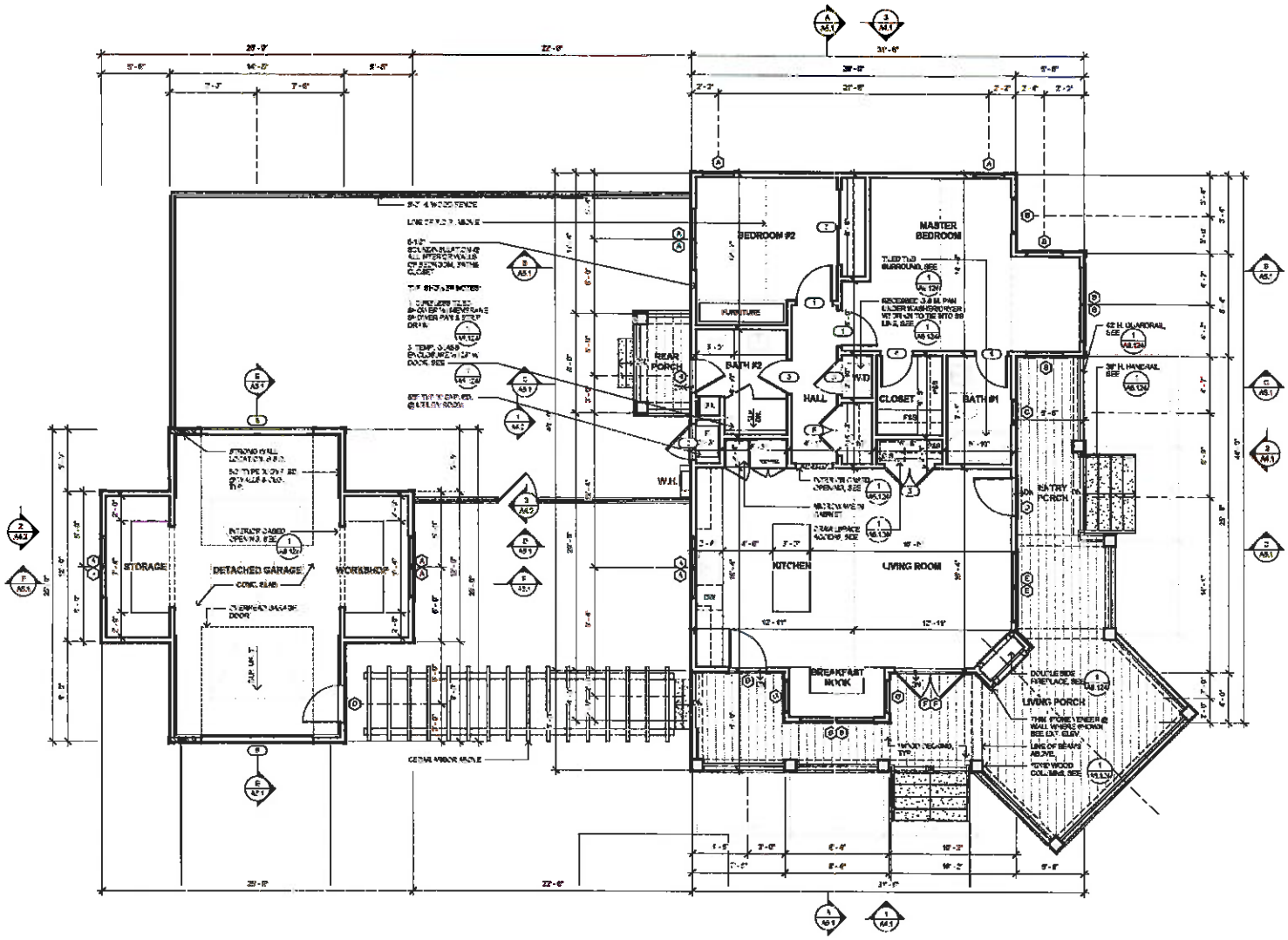
630 SEA VIEW TERRACE WATSONVILLE, CA
APN: 046-261-27

Date	8/24/18
Scale	As indicated
Drawn by	SL
Job	1603B

A1.0

8/28/2018 10:16:25 AM

EXHIBIT D



FLOOR AREA CALCULATION

MAIN RESIDENCE	1,114 SF
GARAGE / WORKSHOP	482 SF
TOTAL	1,596 SF < 3,000 SF - OK

N

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

PROPOSED RESIDENCE

PACIFIC PENINSULA ARCHITECTURE

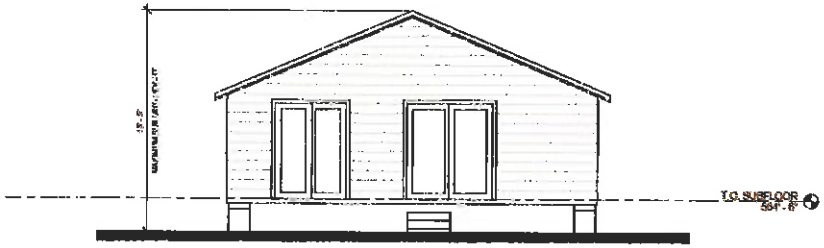
LEGO - SURF SHACK

630 SEA VIEW TERRACE WATSONVILLE, CA
APN: 046-261-27

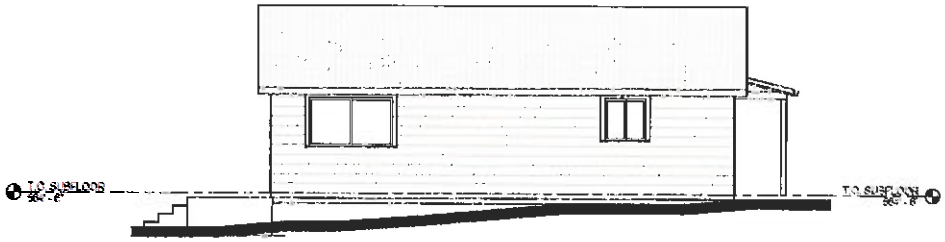
Date	8/24/18
Scale	1/4" = 1'-0"
Drawn by	SL
Job	18CCB

A2.0

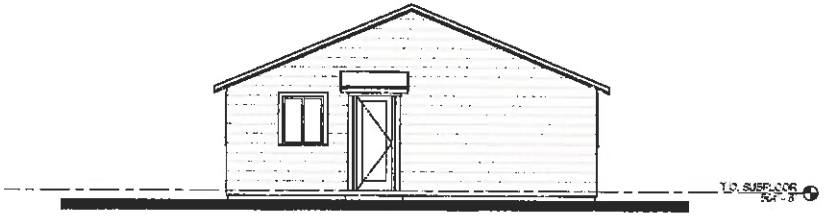
EXHIBIT D



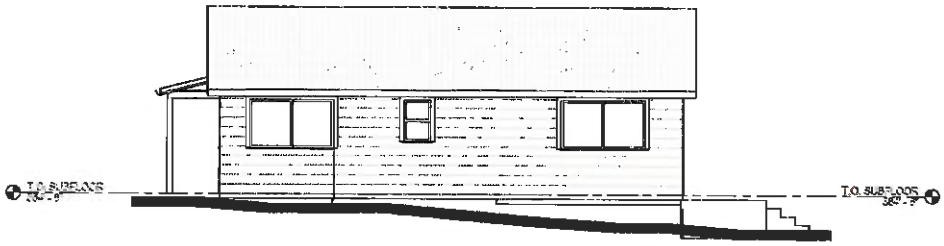
1 FRONT ELEVATION (SOUTH)



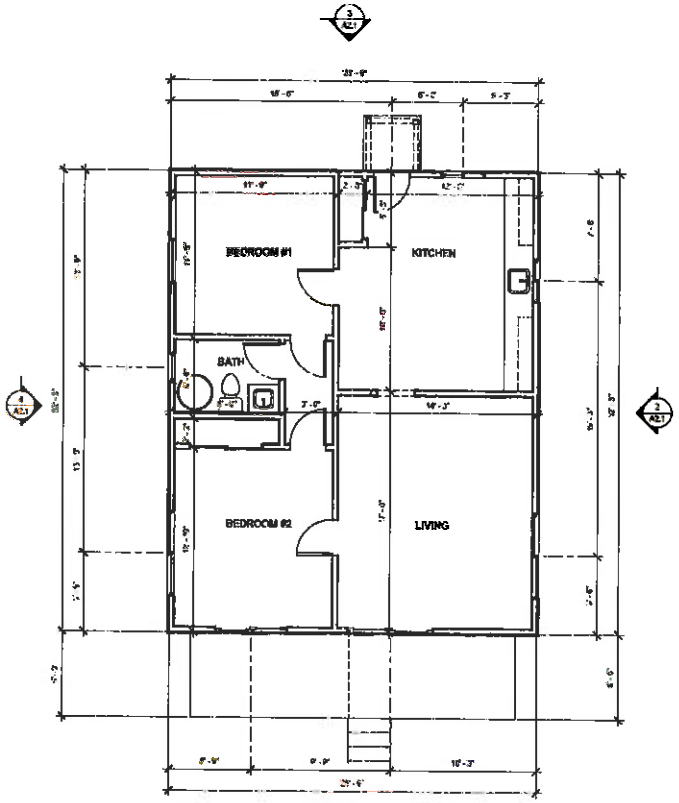
2 RIGHT SIDE ELEVATION (EAST)



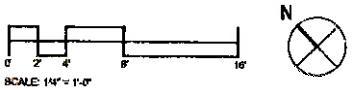
3 REAR ELEVATION (NORTH)



4 LEFT SIDE ELEVATION (WEST)



44 FLOOR PLAN



EXISTING STRUCTURE

No.	Issue	Date	By

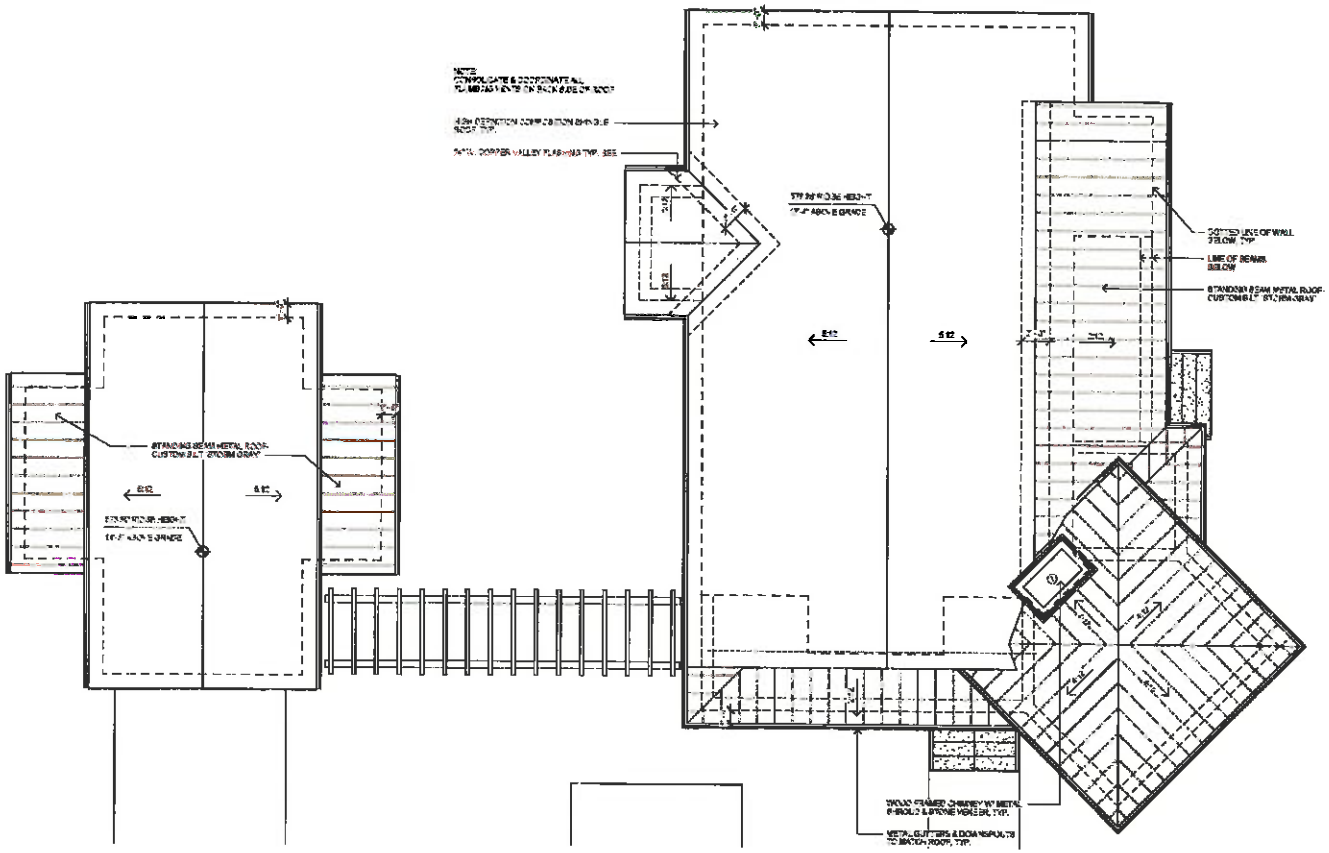
PACIFIC PENINSULA ARCHITECTURE

LEGO - SURF SHACK
630 SEA VIEW TERRACE WATSONVILLE, CA
APN: 046-261-27

Date	9/24/18
Scale	1/4" = 1'-0"
Drawn by	SL
J.O.	18003

A2.1

EXHIBIT D



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

N

ROOF PLAN

No.	Issue	Date	By

PACIFIC PENINSULA ARCHITECTURE

718 OAK GROVE AVENUE
MENLO PARK CA 94025
T 650.323.7900
F 650.323.0635

LICENSED ARCHITECT
C-10000
STATE OF CALIFORNIA

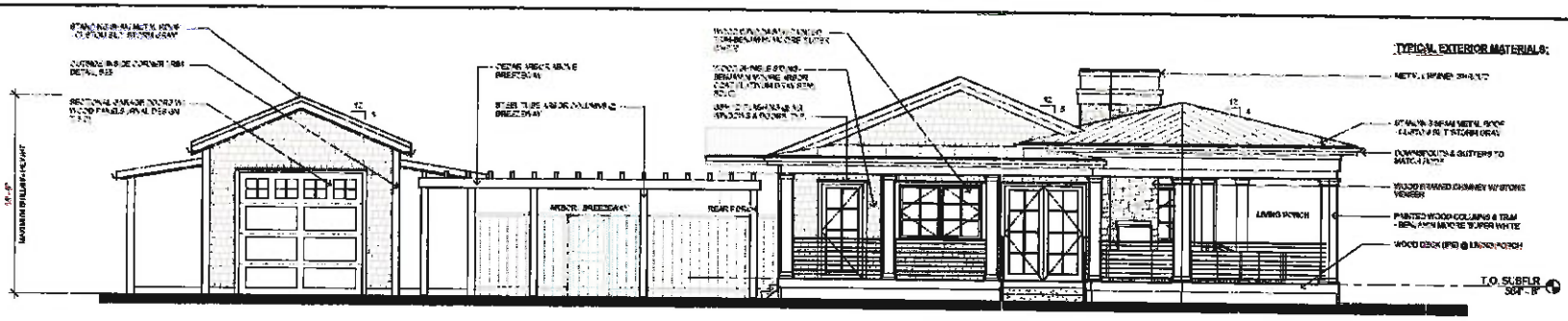
LEGO - SURF SHACK

630 SEA VIEW TERRACE WATSONVILLE, CA
APN: 046-261-27

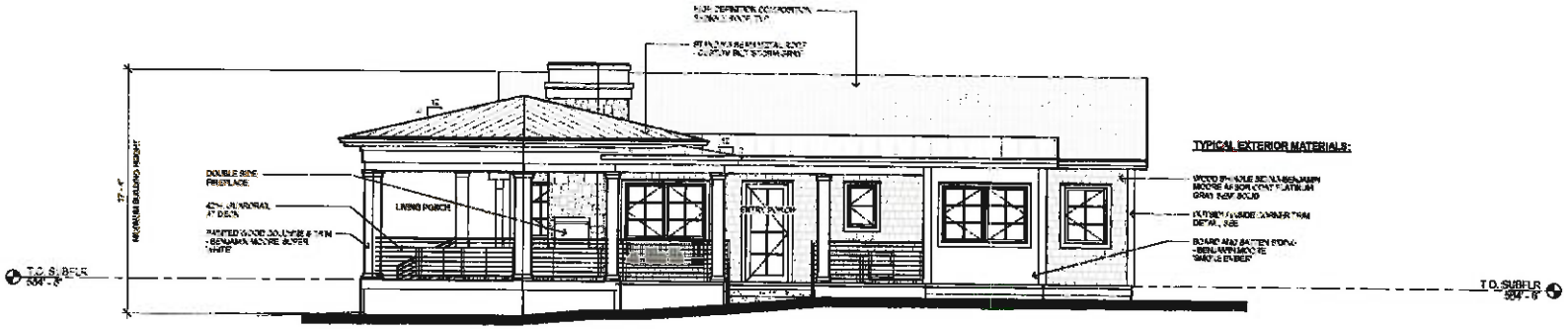
Date	8/24/18
Scale	1/4" = 1'-0"
Drawn by	SL
Job	16308

A3.1

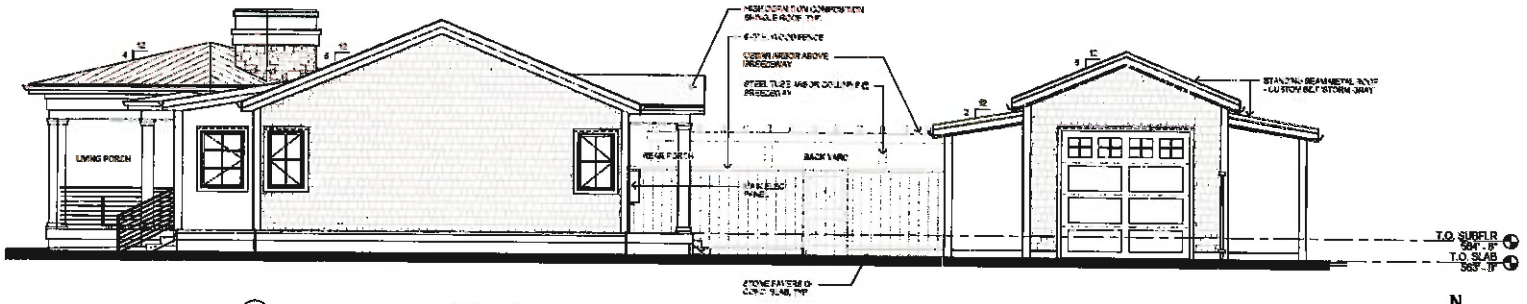
EXHIBIT D



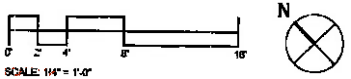
① FRONT ELEVATION (SOUTH)



② RIGHT SIDE ELEVATION (EAST)



③ REAR ELEVATION (NORTH)



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

EXTERIOR ELEVATIONS

PACIFIC PENINSULA ARCHITECTURE

LEGO - SURF SHACK
630 SEA VIEW TERRACE WATSONVILLE, CA
APN: 046-261-27

Date	8/24/16
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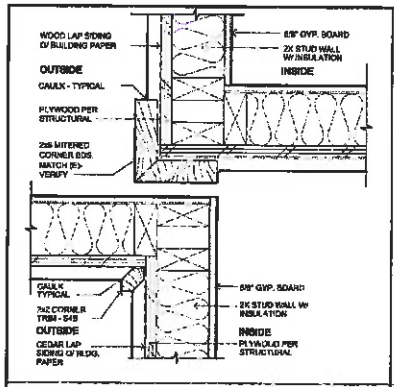
Drawn by	SL
Job	160019

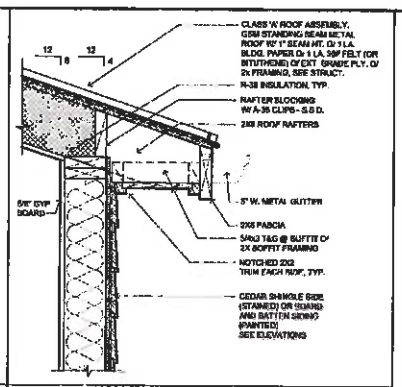
A4.1

EXHIBIT D



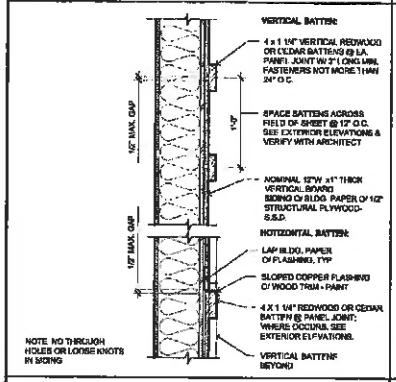
4 INSIDE/OUTSIDE CORNER TRIM DETAIL

3" = 1'-0"



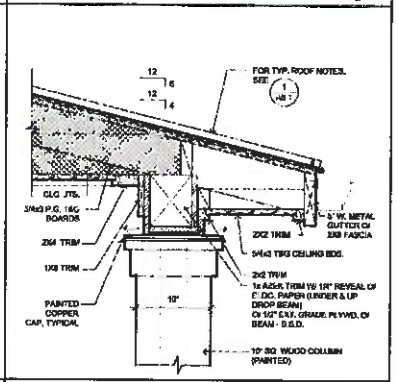
1 TYPICAL EAVE @ GUESTHOUSE

1 1/2" = 1'-0"



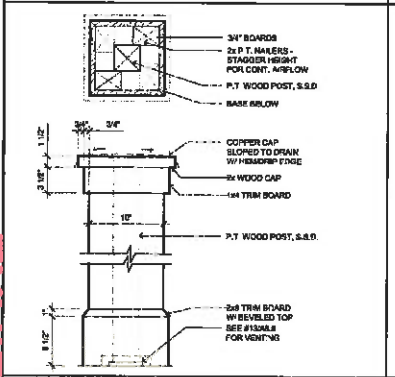
5 WALL TRIM @ BOARD & BATTEN

1 1/2" = 1'-0"



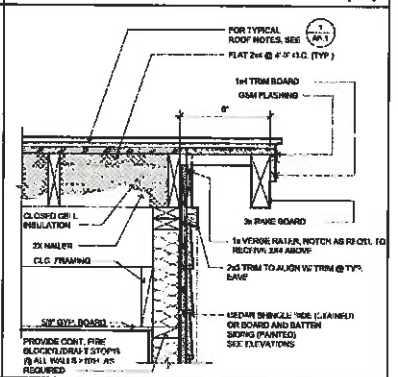
2 EAVE AT PORCH

1 1/2" = 1'-0"



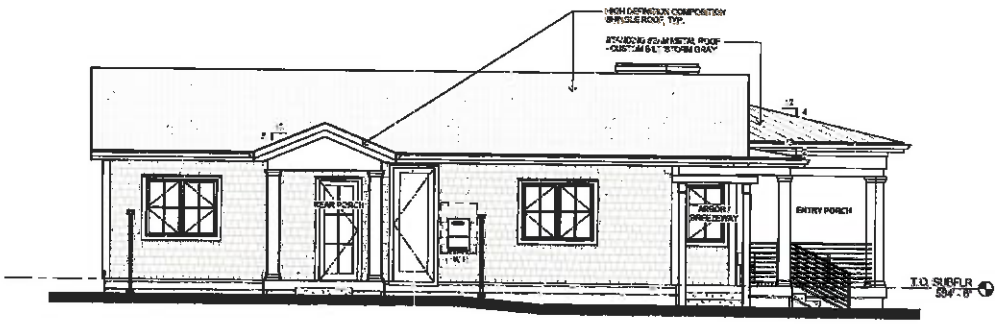
6 TYPICAL PORCH COLUMN

1 1/2" = 1'-0"

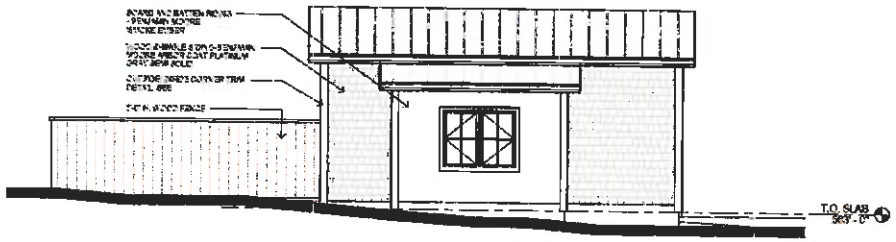


3 TYPICAL RAKE

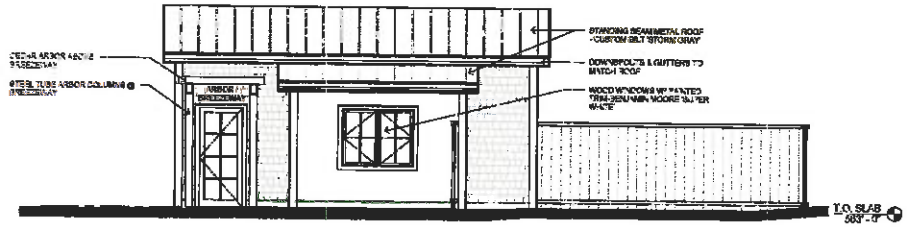
1 1/2" = 1'-0"



1 LEFT SIDE ELEVATION (WEST)



2 LEFT SIDE ELEVATION (WEST)



3 LEFT SIDE ELEVATION (WEST)

EXTERIOR ELEVATIONS

No.	Issue	Date	By

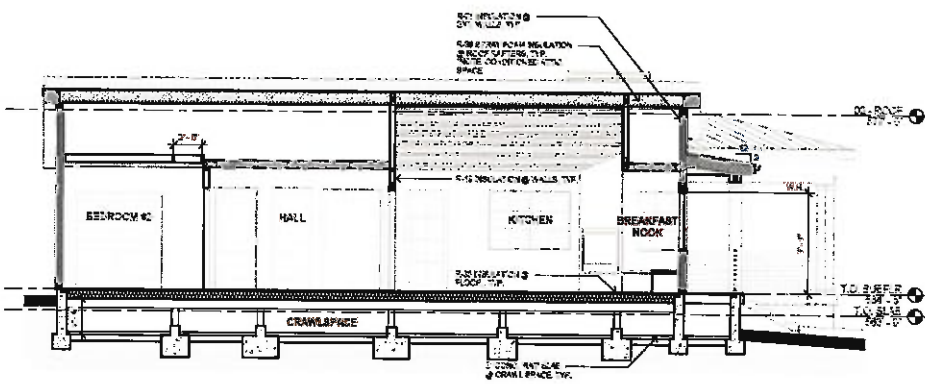
PACIFIC PENINSULA ARCHITECTURE
719 OAK GROVE AVENUE
MENLO PARK CA 94025
T 650.323.7961
F 650.323.9616
www.pacificpeninsula.com

LEGO - SURF SHACK
630 SEA VIEW TERRACE WATSONVILLE, CA
APN: 046-261-27

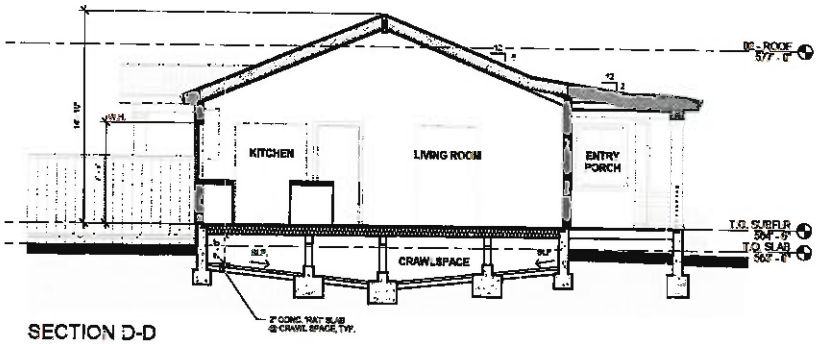
Date	8/24/18
Scale	1/4" = 1'-0"
Drawn by	SL
Job	1808

A4.2

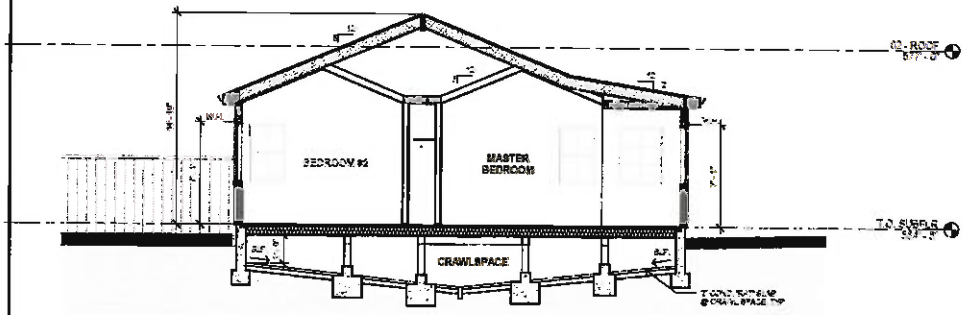
EXHIBIT D



SECTION A-A



SECTION D-D



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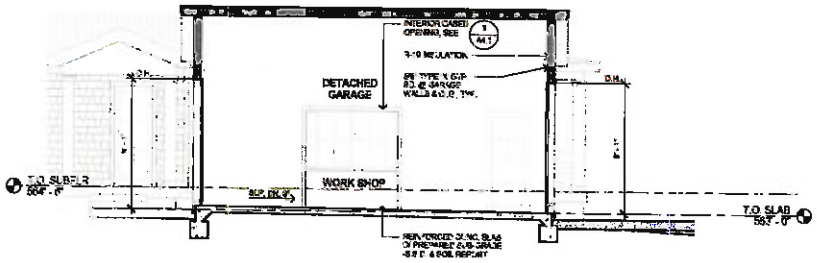

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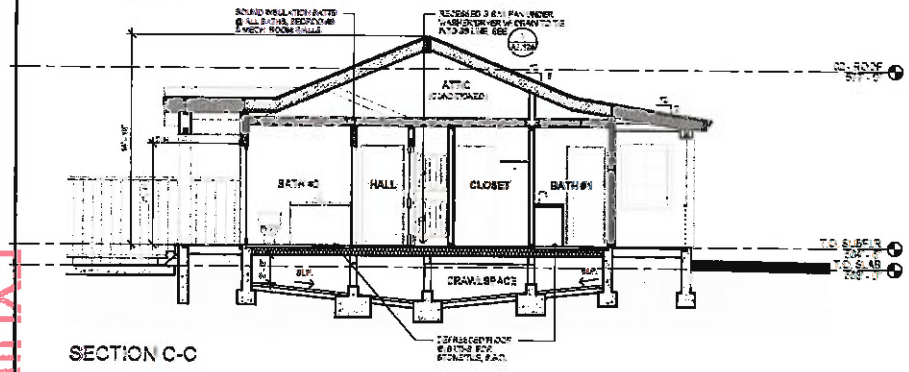

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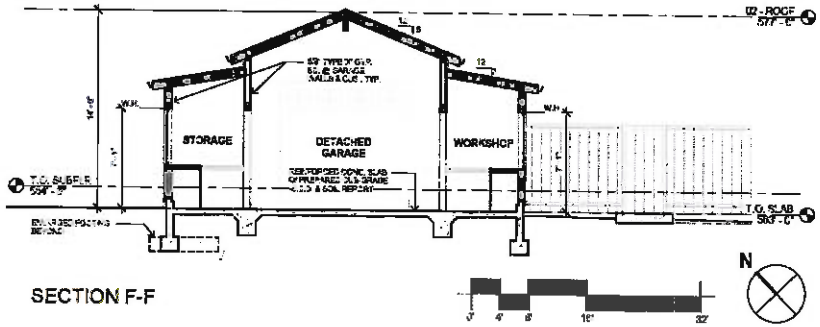


SECTION F-F

SECTIONS

PACIFIC PENINSULA ARCHITECTURE

LEGO - SURF SHACK
630 SEA VIEW TERRACE WATSONVILLE, CA
APN: 046-261-27

Date	8/24/18
Scale	1/4" = 1'-0"
Drawn by	SL
Job	18035

A5.1

EXHIBIT D 1

NOTES

1. IMPROVEMENTS SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY.
2. REFER TO LANDSCAPE PLANS FOR FINE GRADING NOT SHOWN HEREON.

BENCHMARK

ELEVATIONS ARE BASED ON ASSUMED DATUM. BENCHMARK = 8" SPIKE LOCATED NEAR THE NORTH-WEST CORNER OF APN 046-27-108.
BENCHMARK ELEVATION = 500.00'

SURVEYOR'S NOTE

THIS IS NOT A BOUNDARY SURVEY. PROPERTY LINES AS SHOWN ARE FOR ORIENTATION ONLY AND ARE BASED ON RECORD DATA. THEY MAY BE DISCOVERED TO BE DIFFERENT, SUBJECT TO THE RESULTS OF A COMPLETE BOUNDARY SURVEY.

PAVING LEGEND

- AC PAVEMENT
- DECOMPOSED GRANITE (DG)
- CONCRETE PAVEMENT

GRADING LEGEND

EXISTING	DESCRIPTION	PROPOSED
	MAJOR CONTOUR	100
	MINOR CONTOUR	
	SPOT EL. BY IFLAND ENGINEERS	100.00
	LIMITS OF GRADING	

ESTIMATED EARTHWORK

±95	CUBIC YARDS EXCAVATION
±75	CUBIC YARDS FILL
±25	CUBIC YARDS EXPORT

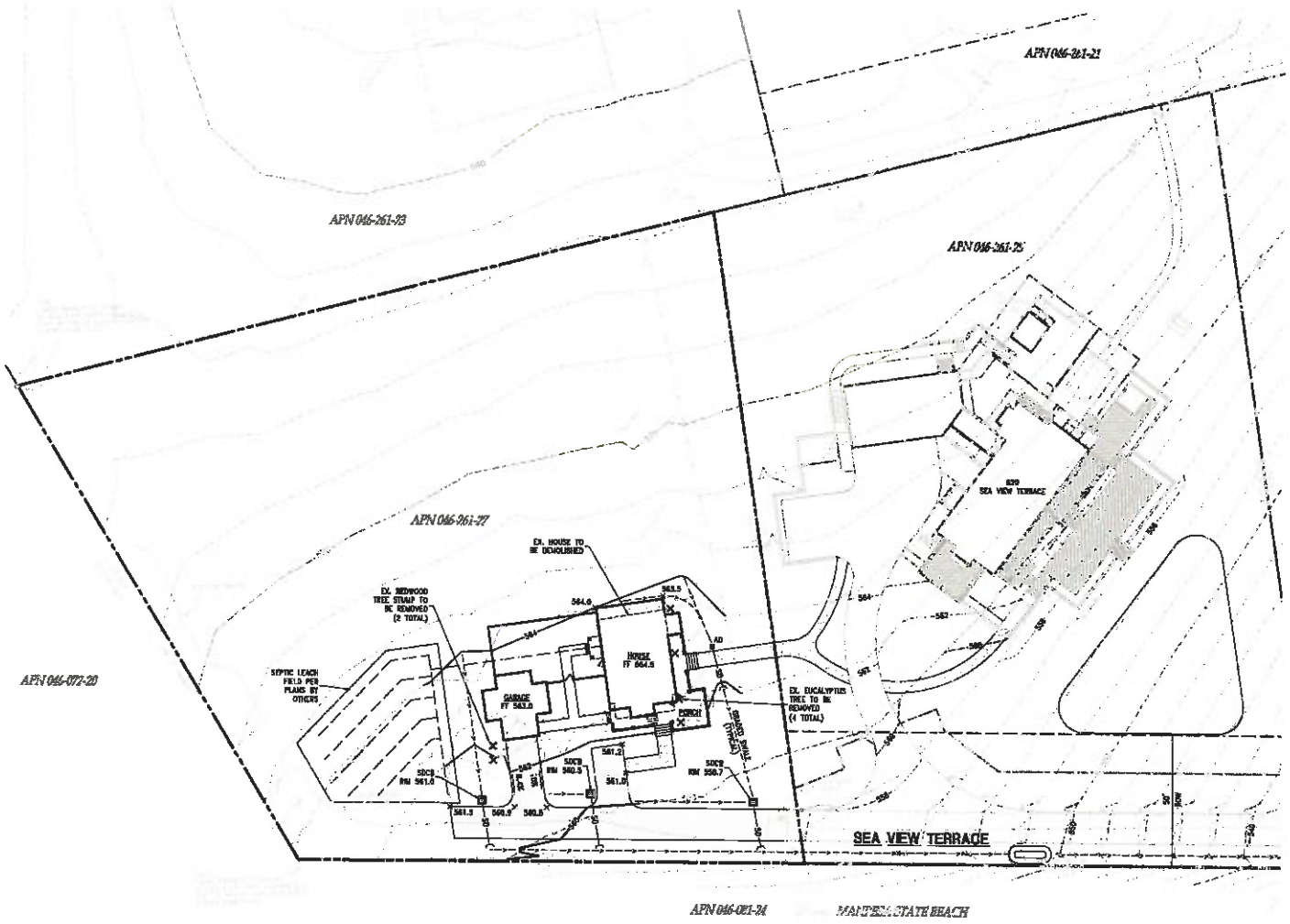
NOTES:
1. ESTIMATE DOES NOT INCLUDE BUILDING OR RETAINING WALL FOUNDATIONS, STRIPPINGS, UTILITY TRENCH VOLUMES OR ANY OVEREXCAVATION, IF REQUIRED BY SITE CONDITIONS.
2. ESTIMATE ASSUMES A 15% COMPACTION FACTOR ON ALL FILL MATERIAL AND A 0% EXPANSION FACTOR ON ALL CUT MATERIAL.
3. PRIOR TO COMMENCEMENT OF WORK CONTRACTOR SHALL CONFIRM THAT ESTIMATES ARE CORRECT.

NOTE

THE BOUNDARY AND/OR TOPOGRAPHIC DATA SHOWN HEREON WAS PROVIDED TO IFLAND ENGINEERS, INC. BY...
EDMONDSON & ASSOCIATES LAND SURVEYING
AND IS BASED UPON A FIELD SURVEY DATED...
MAY 2, 2016

WHILE IFLAND ENGINEERS HAS MADE A SITE VISIT TO FIELD CHECK THE DATA PROVIDED, WE ASSUME NO RESPONSIBILITY FOR THE ACCURACY, COMPLETENESS AND SUFFICIENCY OF THE BOUNDARY AND/OR TOPOGRAPHIC DATA.

INDEX OF CIVIL SHEETS



PRELIMINARY GRADING AND DRAINAGE PLAN

LEGO - SURF SHACK

630 SEA VIEW TERRACE, WATSONVILLE, CALIFORNIA

APN 046-261-27
DESIGN DEVELOPMENT PLAN SET

DATE 02/13/18 | DESIGN DAH | DRAWN JAJ

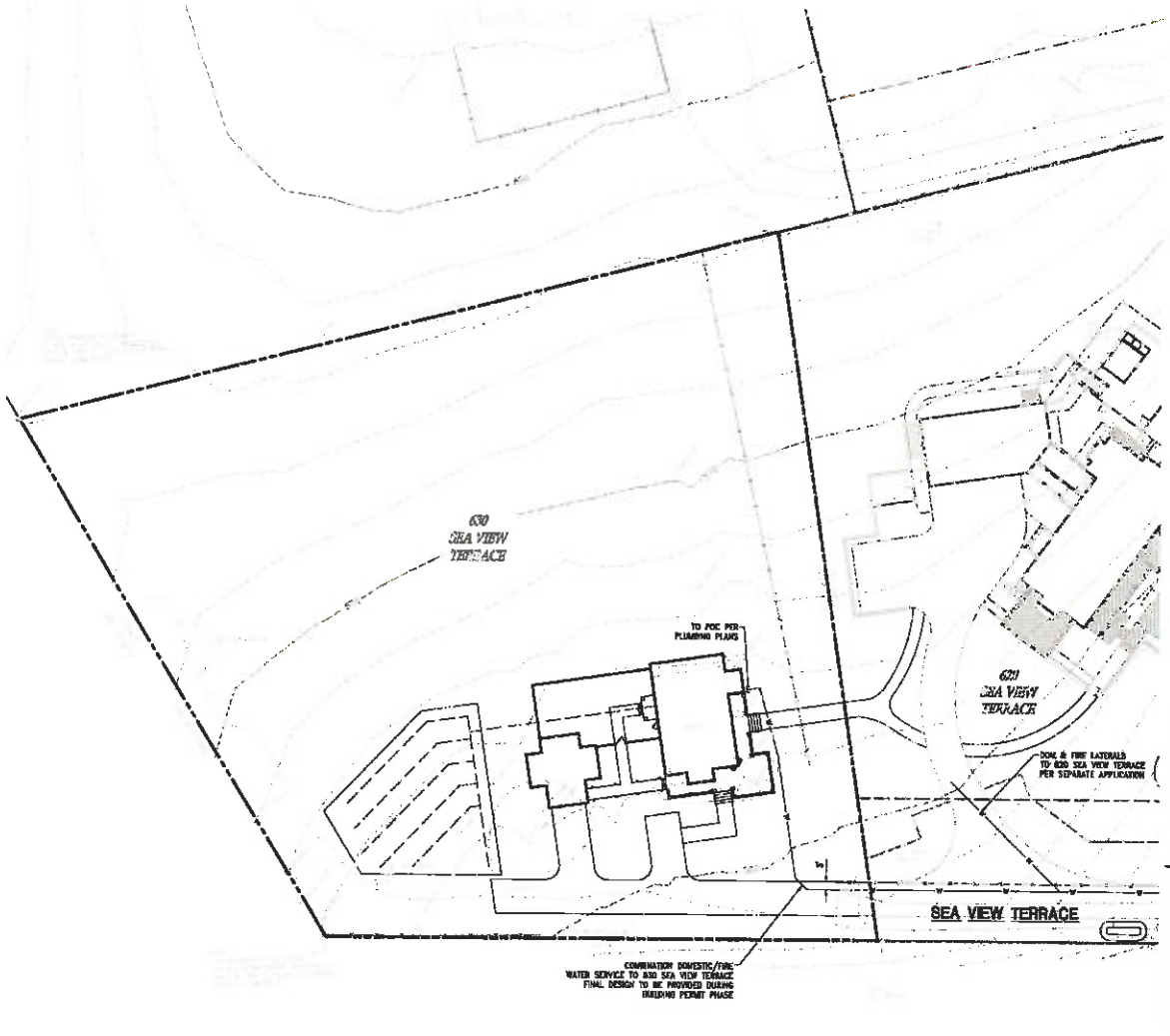
SHEET C1.0

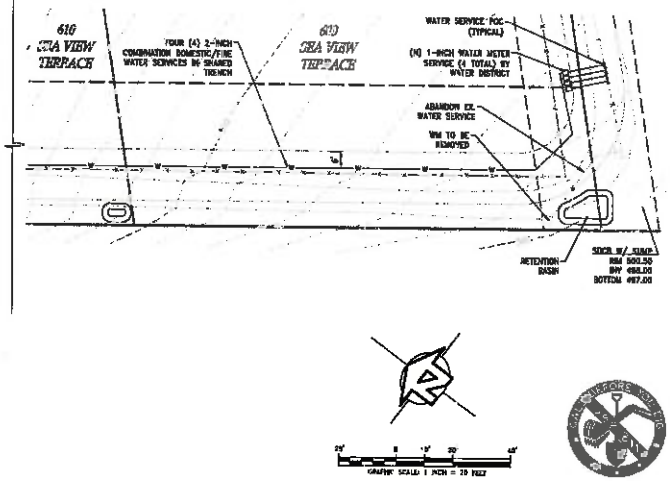
JOB NO. 18002

FOR PLAN CHECK ONLY

IFLAND ENGINEERS
8500 SOQUEL AVE, SUITE 6A
SANTA CRUZ, CA 95062
TEL (831) 426-9183
FAX (831) 426-9185
www.iflandengineers.com
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN

EXHIBIT D





NOTES

1. IMPROVEMENTS AND UTILITIES SHOWN HEREON ARE FOR PLANNING PURPOSES ONLY.

UTILITY LEGEND

EXISTING	DESCRIPTION	PROPOSED
	AIR RELEASE VALVE	
	AREA DRAIN	
	BLOW-OFF VALVE	
	CATCH BASIN	
	CURB INLET	
	CLEANOUT STRUCTURE	
	FIRE HYDRANT	
	GUY ANCHOR	
	MANHOLE STRUCTURE	
	RIP RAP DISSIPATOR	
	WATER METER	
	WATER VALVE	
	ELECTRICAL LINE	E
	FIBER OPTIC LINE	FO
	FIRE WATER LINE	FW
	GAS LINE	G
	IRRIGATION LINE	IRR
	JOINT TRENCH LINE	JT
	OVER-HEAD LINE	OH
	RECYCLED WATER LINE	RW
	STORM DRAIN LINE	SD
	SANITARY SEWER LINE	SS
	TELEPHONE LINE	T
	CABLE TV LINE	TV
	WATER LINE	W

GRAPHIC SCALE: 1 INCH = 20 FEET

PRELIMINARY UTILITY PLAN

LEGO - SURF SHACK

630 SEA VIEW TERRACE, WATSONVILLE, CALIFORNIA

YEARGAIN ENGINEERS
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN
5960 SOQUEL AVE, SUITE 101
SANTA CRUZ, CA 95062
TEL 831 426-9910
FAX 831 426-9912
www.YEARGAIN.COM

NO.	REVISION	BY	APPROVED

FOR PLAN CHECK ONLY
DAVID HERNDON RCE#40, #1161 DATE

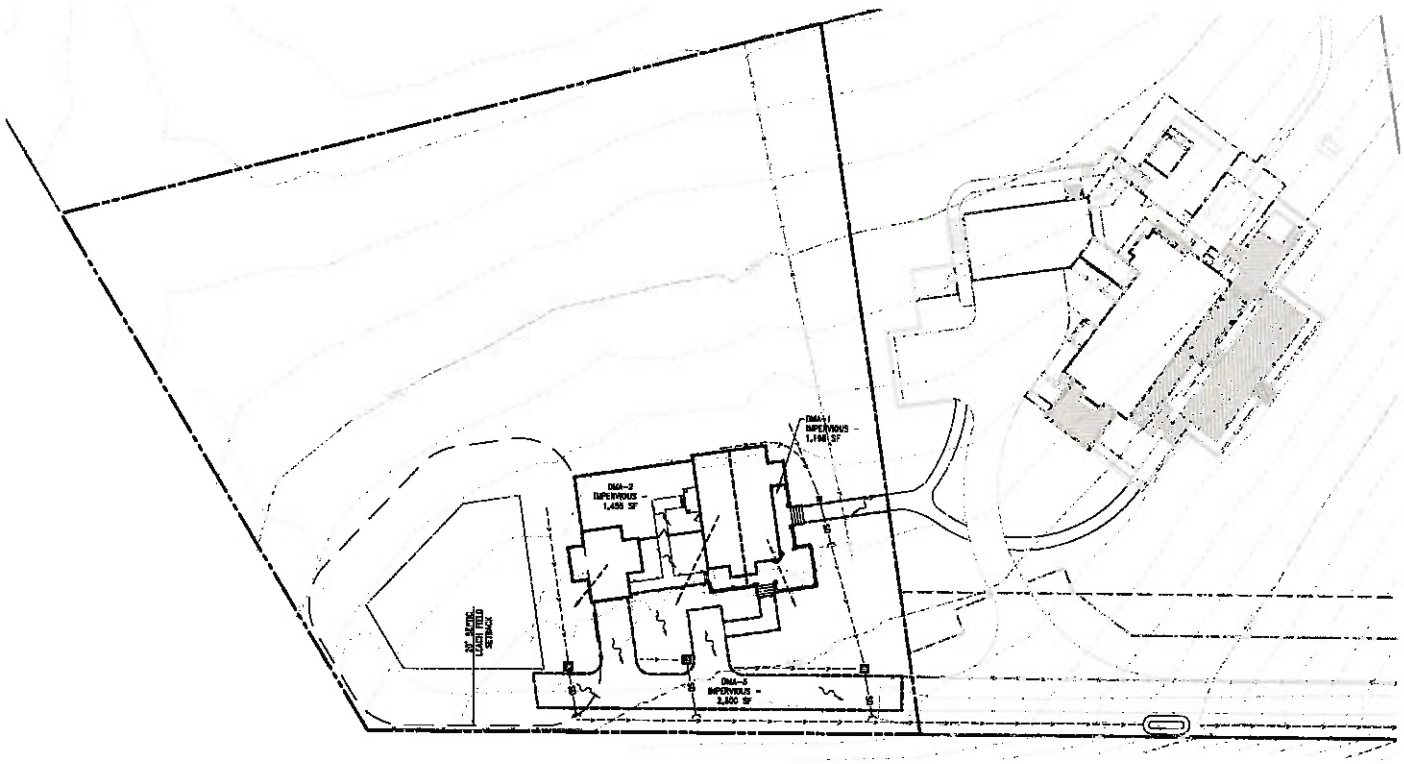
APN 046-261-27
DESIGN DEVELOPMENT PLAN SET

DATE	DESIGN	DRAWN
02/13/18	DAH	JAI

SHEET C2.0

JOB NO. 18002

EXHIBIT D



STORMWATER CONTROL LEGEND

- DMA BOUNDARY
- DRAINAGE SWALE
- FLOW DIRECTION
- BUILDING DRAINAGE DIRECTION

NOTES

1. TOTAL CREATED AND REPLACED IMPERVIOUS AREA IS 4,953 SF, WHICH FALLS IN THE 500 SF TO 5,000 SF MEDIUM PROJECT THRESHOLD. THE PROJECT WILL INCORPORATE THE FOLLOWING BMP'S:
   - MINIMIZING IMPERVIOUS AREA BY DEVELOPING ONLY 1/4 OF THE TOTAL SITE AREA
   - LIMITING CONSTRUCTION TO THE PORTION OF THE SITE THAT IS ALREADY DEVELOPED
   - DIRECTING RUNOFF FROM ROOF GUTTERS TO PERVIOUS LANDSCAPING
   - DIRECTING RUNOFF FROM WALKWAYS TO PERVIOUS LANDSCAPING
   - DIRECTING RUNOFF FROM DRIVEWAYS TO PERVIOUS LANDSCAPING
2. PERCOLATION RATE MEASURED ON SITE TO BE FASTER THAN ONE MINUTE PER INCH (60 INCHES PER HOUR) BY ENVIRONMENTAL CONCEPTS, PER EMAIL OF REPORT ON (DATE). CALCULATIONS WERE PERFORMED USING SANTA CRUZ COUNTY MAXIMUM INFILTRATION RATE OF 8 INCHES PER HOUR.

GRAPHIC SCALE: 1 INCH = 20 FEET

PRELIMINARY STORMWATER CONTROL PLAN

LEGO - SURF SHACK

630 SEA VIEW TERRACE, WATSONVILLE, CALIFORNIA

HELAND ENGINEERS
CIVIL ENGINEERING • LAND PLANNING • INFRASTRUCTURE DESIGN
5500 SOQUEL AVE, SUITE 101
SANTA CRUZ, CA 95062
TEL (831) 426-9110
FAX (831) 426-9111
www.helandengineers.com

REVISION	DATE

APPROVED FOR PLAN CHECK ONLY
DAVID HAYNES-REID (RCE-NO. 41167) DATE

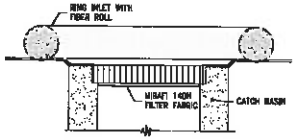
APN 046-261-27
DESIGN DEVELOPMENT PLAN SET

DATE 02/13/18 | DESIGN DAH | DRAWN JAI

SHEET C3.0

JOB NO. 18002

EXHIBIT D



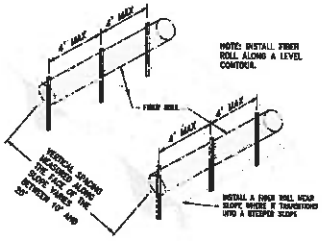
INSPECTION AND MAINTENANCE:

1. FILTER FABRIC BARRIERS SHALL BE INSPECTED WEEKLY AFTER EACH SIGNIFICANT STORM - 1 INCH RAINFALL (25.4 MM) IN 24 HOUR PERIOD. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.
2. SEDIMENT SHOULD BE REMOVED WHEN IT REACHES 3" MAXIMUM HEIGHT. AT THAT TIME INSPECT THE FILTER MATERIAL FOR TEARS AND CLEAN OR REPLACE AS REQUIRED.
3. THE REMOVED SEDIMENT SHALL BE DISTRIBUTED EVENLY ACROSS AREAS ON-SITE, CONFORM WITH THE EXISTING GRADE AND BE REVEGETATED OR OTHERWISE STABILIZED PER EROSION CONTROL NOTES.

CATCH BASIN PROTECTION

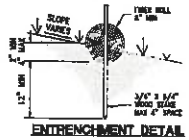
NTS

2



NOTE: INSTALL FIBER ROLL ALONG A LEVEL CONTOUR.

TYPICAL INSTALLATION



ENTRENCHMENT DETAIL

FIBER ROLLS PART 1

NTS

CONSTRUCTION SPECIFICATIONS

1. PREPARE SLOPE BEFORE THE WATTLING PROCEDURE IS STARTED. SHALLOW GULLIES SHOULD BE SMOOTHED AS WORK PROGRESSES.
2. DIG SHALL TRENCHES ACROSS SLOPE ON CONTOUR. TO PLACE WATTLES IN, THE TRENCH SHOULD BE DEEP ENOUGH TO ACCOMMODATE HALF THE THICKNESS OF THE WATTLE. WHEN THE SOIL IS LOOSE AND UNCOMPACTED, THE TRENCH SHOULD BE DEEP ENOUGH TO BURY THE WATTLE 2/3 OF ITS THICKNESS BECAUSE THE GROUND WILL SETTLE. IT IS CRITICAL THAT WATTLES ARE INSTALLED PERPENDICULAR TO WATER MOVEMENT, PARALLEL TO THE SLOPE CONTOUR.
3. START BUILDING TRENCHES AND INSTALL WATTLES FROM THE BOTTOM OF THE SLOPE AND WORK UP.
4. CONSTRUCT TRENCHES AT CONTOUR INTERVALS OF THREE TO EIGHT FEET APART DEPENDING ON STEEPNESS OF SLOPE. THE STEEPER THE SLOPE, THE CLOSER TOGETHER THE TRENCHES.
5. LAY THE WATTLE ALONG THE TRENCHES FITTING IT SNUGLY AGAINST THE SOIL. MAKE SURE NO GAPS EXIST BETWEEN THE SOIL AND THE STRAW WATTLE. USE A STRAIGHT BAR TO DRIVE HOLES THROUGH THE WATTLE AND INTO THE SOIL FOR THE WOODEN STAKES.
6. DRIVE THE STAKE THROUGH THE PREPARED HOLE INTO THE SOIL. LEAVE ONLY ONE OR TWO INCHES OF STAKE EXPOSED ABOVE WATTLE. IF USING WILLOW STAKES REFER TO USDA SOIL CONSERVATION SERVICE TECHNICAL GUIDE, BIOENGINEERING, FOR GUIDELINES IN PREPARING LIVE WILLOW MATERIAL.
7. INSTALL STAKES AT LEAST EVERY FOUR FEET APART THROUGH WATTLE. ADDITIONAL STAKES MAY BE DRIVEN ON THE DOWN-SLOPE SIDE OF THE TRENCHES ON HIGHLY EROSIVE OR VERY STEEP SLOPES.

INSTALLATION AND MAINTENANCE

8. INSPECT THE STRAW WATTLE AND THE SLOPES AFTER SIGNIFICANT STORMS. MAKE SURE THE WATTLES ARE IN CONTACT WITH THE SOIL.
9. REPAIR ANY RILLS OR GULLIES PROMPTLY.
10. RESEED OR REPLANT VEGETATION IF NECESSARY UNTIL THE SLOPE IS STABILIZED.

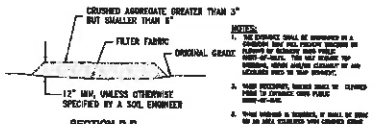
FIBER ROLLS PART 2

NTS

1

EROSION CONTROL NOTES

1. THE EROSION CONTROL PLANS IN THIS SET SHALL BE REVIEWED AND IMPLEMENTED BY THE CONTRACTOR PRIOR TO COMMENCEMENT OF WORK. ADDITIONAL DIRECTION, DETAILS, AND REQUIREMENTS ARE INCLUDED IN THE SWPPP. CONTRACTOR SHALL WORK WITH THE PROJECT'S QUALIFIED SWPPP PRACTITIONER (QSP) THROUGHOUT CONSTRUCTION TO ENSURE THE SITE IS PROPERLY PROTECTED FROM POSSIBLE POLLUTANTS. THE QSP HAS AUTHORIZATION TO ADD OR REMOVE BMP MEASURES THROUGHOUT CONSTRUCTION AS SPECIFIED IN THE SWPPP DOCUMENT.
2. THE QSP SHALL ENSURE ALL MONITORING AND INSPECTIONS ARE PERFORMED AS REQUIRED BY THE SWPPP AND ALL RECORDS ARE RETAINED ONSITE THROUGHOUT CONSTRUCTION.
3. NO LAND CLEARING, GRADING OR EXCAVATION SHALL BE DONE BETWEEN OCTOBER 15TH AND APRIL 15TH. ANY DEVIATION FROM THIS CONDITION REQUIRES REVIEW AND APPROVAL OF A SEPARATE WINTER EROSION CONTROL PLAN BY ENVIRONMENTAL PLANNING PRIOR TO BEGINNING CONSTRUCTION. THE DEVELOPER SHALL BE RESPONSIBLE FOR IMPLEMENTING AND MAINTAINING SITE EROSION CONTROL AT ALL TIMES.
4. IT SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE PERMITTEE TO ENSURE THAT EROSION DOES NOT OCCUR FROM ANY ACTIVITY DURING OR AFTER PROJECT CONSTRUCTION. ADDITIONAL MEASURES, BEYOND THOSE SPECIFIED, MAY BE REQUIRED BY THE PLANNING DIRECTOR AS DEEMED NECESSARY TO CONTROL ACCELERATED EROSION.
5. PRIOR TO ANY FORECAST RAIN AND ANYTIME BETWEEN OCTOBER 15 AND APRIL 15, AT THE END OF EACH WORKDAY, AT THE END OF EACH WORKWEEK, THE DEVELOPER SHALL IMPLEMENT ALL TEMPORARY MEASURES NECESSARY TO PREVENT EROSION AND SEDIMENTATION, UNTIL THE PROJECT HAS BEEN FINALIZED. THESE MEASURES SHALL INCLUDE, BUT NOT BE LIMITED TO, DIRECT SEEDING OF THE AFFECTED AREAS, STRAW MULCHING, AND/OR INSTALLATION OF STRAW BALES DAMS/SILT FENCES.
6. DURING CONSTRUCTION, NO TURBID WATER SHALL BE PERMITTED TO LEAVE THE SITE. USE OF SILT AND GREASE TRAPS, FILTER BERMS, HAY BALES OR SILT FENCES SHALL BE USED TO PREVENT SUCH DISCHARGE.
7. ALL AREAS ON- AND OFF-SITE EXPOSED DURING CONSTRUCTION ACTIVITIES, IF NOT PERMANENTLY LANDSCAPED PER PLAN, SHALL BE PROTECTED BY MULCHING AND/OR SEEDING WITH ANNUAL WINTER BARLEY.
8. ALL EXCAVATED MATERIAL SHALL BE REMOVED TO AN APPROVED DISPOSAL SITE OR DISPOSED OF ON-SITE IN A MANNER THAT WILL NOT CAUSE EROSION.
9. ANY MATERIAL STOCKPILED, FOR LONGER THAN 14 DAYS, DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
10. UPON COMPLETION OF CONSTRUCTION, ALL REMAINING EXPOSED SOILS SHALL BE PERMANENTLY REVEGETATED PER LANDSCAPING PLAN. THE PROTECTION REQUIRED BY SECTION 16.18.9.140 SHALL BE INSTALLED PRIOR TO CALLING FOR FINAL APPROVAL OF THE PROJECT AND AT ALL TIMES BETWEEN OCTOBER 15 AND APRIL 15. SUCH PROTECTION SHALL BE MAINTAINED FOR AT LEAST ONE WINTER UNTIL PERMANENT PROTECTION IS ESTABLISHED.
11. EXPOSED SOIL ON SLOPES GREATER THAN 20% SHALL BE SEEDED, COVERED WITH 2 INCHES OF STRAW, AND AN EROSION CONTROL BLANKET. THE EROSION CONTROL BLANKET SHALL BE STAKED IN PLACE.
12. IT IS THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ADDITIONAL MEASURES, NECESSARY TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF-SITE ARE IMPLEMENTED.
13. ALL SPILLS AND/OR LEAKS SHALL BE IMMEDIATELY CLEANED UP AND MITIGATED PER THE SPILL RESPONSE REQUIREMENTS SPECIFIED IN THE SWPPP DOCUMENT AND THE CONTRACTORS BMP STANDARDS.

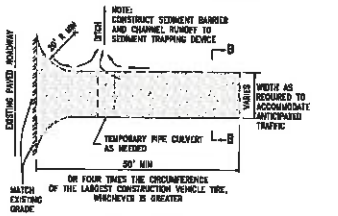


NOTES:

1. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE TOP DRESSING, REPAIR AND/OR CLEANOUT OF ANY MEASURES USED TO TRAP SEDIMENT.
3. WASH DESIGNED, WHERE TRUCKS WILL BE CLEANED PRIOR TO ENTERING OTHER PUBLIC RIGHTS-OF-WAY.
4. TIRES THEMSELVES IN DESIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN.

SECTION B-B

NTS



STABILIZED CONSTRUCTION ENTRANCE PART 1

NTS

CONSTRUCTION SPECIFICATIONS:

1. THE AGGREGATE SIZE FOR CONSTRUCTION OF THE PAD SHALL BE 2-3 INCH (50-75 MM) STONE. PLACE THE GRAVEL TO THE SPECIFIC GRADE AND DIMENSIONS SHOWN ON THE PLANS, AND SMOOTH IT.
2. THE THICKNESS OF THE PAD SHALL NOT BE LESS THAN 6 INCHES (152 MM). USE GEOTEXTILE FABRICS, IF NECESSARY, TO IMPROVE STABILITY OF THE FOUNDATION IN LOCATIONS SUBJECT TO SEEPAGE OR HIGH WATER TABLE.
3. THE WIDTH OF THE PAD SHALL NOT BE LESS THAN THE FULL WIDTH OF ALL POINTS OF EGRESS OR EGRESS AND IN ANY CASE SHALL NOT BE LESS THAN 12 FEET (3.6 M) WIDE.
4. THE LENGTH OF THE PAD SHALL BE AS REQUIRED, BUT NOT LESS THAN 50 FEET (15.2 M).
5. LOCATE CONSTRUCTION ENTRANCES AND EXITS TO LIMIT SEDIMENT LEAVING THE SITE AND TO PROVIDE FOR MAXIMUM UTILITY BY ALL CONSTRUCTION VEHICLES. AVOID ENTRANCES WHICH HAVE STEEP GRADES AND ENTRANCES AT CURVES IN PUBLIC ROADS.
6. THE ENTRANCE SHALL BE MAINTAINED IN A CONDITION THAT WILL PREVENT TRACKING OR FLOWING OF SEDIMENT ONTO PUBLIC RIGHTS-OF-WAY. THIS MAY REQUIRE PERIODIC TOP DRESSING WITH ADDITIONAL STONE AS CONDITIONS DEMAND, AND REPAIR AND/OR MAINTENANCE OF ANY MEASURES USED TO TRAP SEDIMENT.
7. ALL SEDIMENT SPILLED, DROPPED, WASHED OR TRACKED ONTO PUBLIC RIGHTS-OF-WAY SHALL BE REMOVED IMMEDIATELY.
8. PROVIDE DRAINAGE TO CARRY WATER TO A SEDIMENT TRAP OR OTHER SUITABLE OUTLET.
9. WHEN NECESSARY, WHEELS SHALL BE CLEANED TO REMOVE SEDIMENT PRIOR TO ENTRANCE ONTO PUBLIC RIGHTS-OF-WAY. WHEN WASHING IS REQUIRED, IT SHALL BE DONE ON AN AREA STABILIZED WITH CRUSHED STONE THAT DRAINS INTO AN APPROVED SEDIMENT TRAP OR SEDIMENT BASIN. USE SEDIMENT BASIN BMP.
10. ALL SEDIMENT SHALL BE PREVENTED FROM ENTERING ANY STORM DRAIN, DITCH OR WATERCOURSE THROUGH USE OF SAND BAGS, GRAVEL, STRAW BALES, OR OTHER APPROVED METHODS.

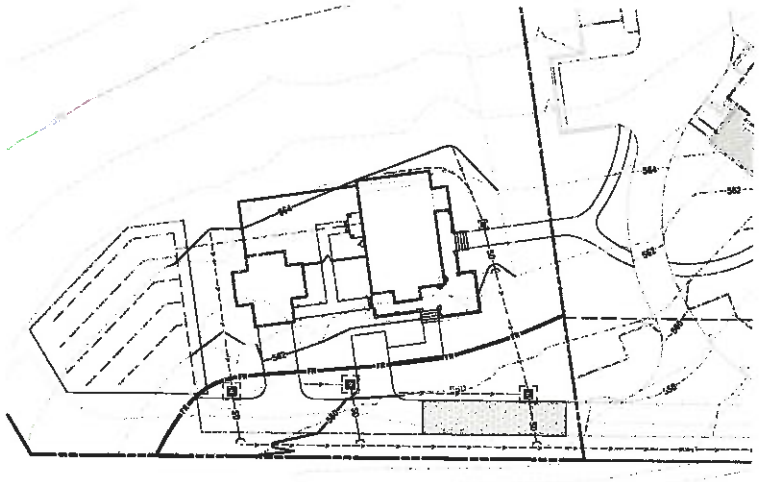
INSPECTION AND MAINTENANCE:

11. MAINTAIN THE GRAVEL PAD IN A CONDITION TO PREVENT MUD OR SEDIMENT FROM LEAVING THE CONSTRUCTION SITE.
12. REPLACE GRAVEL MATERIAL WHEN SURFACE VOIDS ARE VISIBLE.
13. AFTER EACH RAINFALL, INSPECT ANY STRUCTURE USED TO TRAP SEDIMENT AND CLEAN IT OUT AS NECESSARY.
14. IMMEDIATELY REMOVE ALL OBJECTIONABLE MATERIALS SPILLED, WASHED, OR TRACKED ONTO PUBLIC ROADWAYS. REMOVE ALL SEDIMENT DEPOSITED ON PAVED ROADWAYS WITHIN 24 HOURS.

STABILIZED CONSTRUCTION ENTRANCE PART 2

NTS

3



FB FIBER ROLLS PER DETAIL 1, C4.0

CATCH BASIN PROTECTION PER DETAIL 2, C4.0

STABILIZED CONSTRUCTION ENTRANCE PER DETAIL 3, C4.0

GRAPHIC SCALE: 1 INCH = 20 FEET

BY	REVISION	DATE
APPROVED		

FOR PLAN CHECK ONLY

DAVID HEWITT/RON HOWARD, #71321

HOLLAND ENGINEERS
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN
5000 BOULDER AVE, SUITE 01
SANTA CRUZ, CA 95060
TEL 831 426-5166
FAX 831 426-5168
www.hollandengineers.com

PRELIMINARY EROSION CONTROL PLAN

LEGO - SURF SHACK

630 SEA VIEW TERRACE, WATSONVILLE, CALIFORNIA

APN 046-261-27

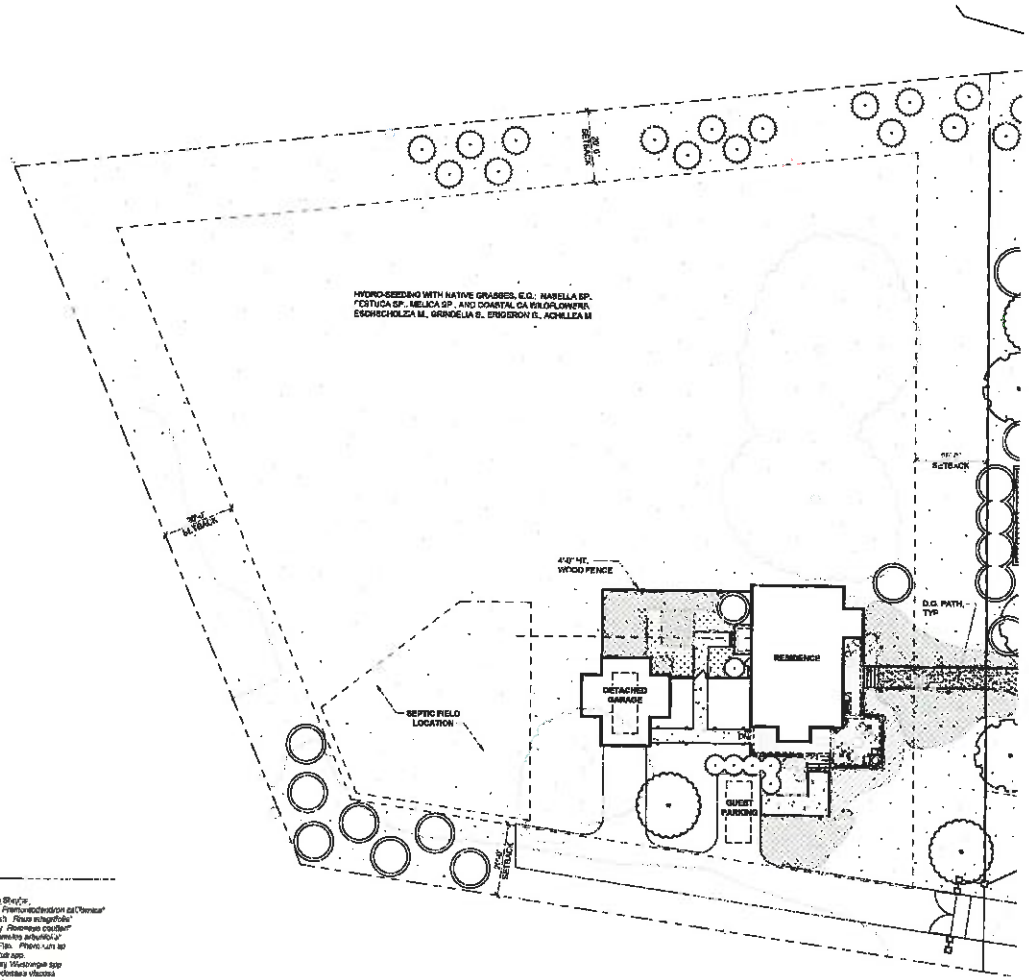
DESIGN DEVELOPMENT PLAN SET

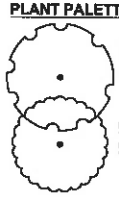
DATE	DESIGN	DRAWN
02/13/18	DAH	JAI

SHEET C4.0

JOB NO. 18002

EXHIBIT D





Note:
All tall and medium-tall trees will be sited and selected for maximum full-grown height in coordination with neighbors to ensure that views from their properties are not blocked.

PLANT PALETTE LIST

Tall Evergreen Tree
Coastal Live Oak *Quercus agrifolia*
Brisbane Box *Tristania conferta (syn. Lophostemon co. 'Perina')*
Low Water Use sf
42 sf

Medium Height Evergreen Tree
'Marina' Strawberry Tree *Arbutus unedo 'Marina'*
Low Water Use sf
9 sf

Tall Evergreen Shrubs
Flannel Bush *Fremontodendron ca.'Pacific'*
Lemonade Bush *Rhus integrifolia**
Matilija Poppy *Romneya coulteri**
Toyon *Heteromeles arbutifolia**
New Zealand Flax *Phormium sp*
Rockrose *Cistus spp.*
Coast Rosemary *Westringia spp*
Hop Bush *Dodonaea viscosa*
Yew Pine *Podocarpus spp*
Low Water Use sf
84 sf

Medium Height Evergreen Shrubs
Coffeeberry *Rhamnus californica**
CA Bush Anemone *Carpenteria californica**
Mexican Mock-Orange *Choisya ternata*
Australian Fuchsia *Correa sp*
Rockrose *Cistus spp*
Boxwood *Buxus sp.*
Rosemary *Rosmarinus sp*
Fragrant Box *Sarcococca sp*
Pride of Madeira *Echium f.*
Low Water Use sf
165 sf

Low Evergreen Shrubs
Dwarf Coyote Brush *Baccharis sp.**
Monkey-Flower *Mimulus sp.**
Australian Fuchsia *Correa sp.**
Corsican Lenten Rose *Helleborus corsicus*
Low Water Use sf
2,800 sf
High Water Use sf
114 sf

Grasses/Rushes/Ferns
Deer Grass *Muhlenbergia rigens**
Spreading Rush *Juncus spp.**
Dwarf Mat Rush *Lomandra sp*
Western Sword Fern *Polystichum munitum**
Pacific Sedge *Carex sp.**
Low Water Use sf
2,459 sf

Vines/Perennials
Trumpet Vine *Clytostoma sp*
Lady Bank's Rose *Rosa sp*
Wisteria *Wisteria sp*
Coral Pea *Hardenbergia sp*
Climbing Fig *Ficus sp.*
Dianella *Dianella sp.*
Beardtongue *Penstemon heterophyllus**
Iris *Iris spp.*
Jerusalem Sage *Phlomis sp*
Evergreen Spurge *Euphorbia spp*
Catmint *Nepeta sp*
Lavender *Lavandula spp*
Low Water Use sf
322 sf

Hydro-seeding with native grasses, e.g.: Nasella sp., Festuca sp., Melica sp., and coastal CA wildflowers: Eschscholzia m., Grindelia s., Erigeron g., Achillea m.
Very Low Water Use sf
21,375 sf

*California native

LIGHTING LEGEND

● LED Path Light, Typ.

NOTES

1. Existing non-native grass on site will be replaced by a CA native grass and wildflower mix, hydroseeded post construction.
2. Existing species to be removed: Rhamnus californica, Eschscholzia maritima, Baccharis sp. Less than ten of each. The shrub specimens (Rhamnus and Baccharis) are no less than 20' tall. These plants are within the footprint of proposed construction/staging. They will be re-established on the site with new plantings.
3. All trees to be 15-gallon size, and all shrubs to be 5-gallon size, unless noted otherwise.
4. An automatic drip irrigation system with spray and drip components will be installed

Viridian Landscape Architecture
591 Lighthouse Avenue, Ste 15
Pacific Grove, CA 93950
Phone: 831.521.6692 - rosemaryw@vlastudio.com
www.vlastudio.com

LANDSCAPE PLAN
LEGO RESIDENCE
630 SEAVIEW TERRACE
WATSONVILLE, CALIFORNIA
APN: 046-26-125

DATE:	01.16.18
SCALE:	1/16"=1'-0"
DESIGNED:	RW
DRAWN:	SV
REVISION:	

L1.1

EXHIBIT D

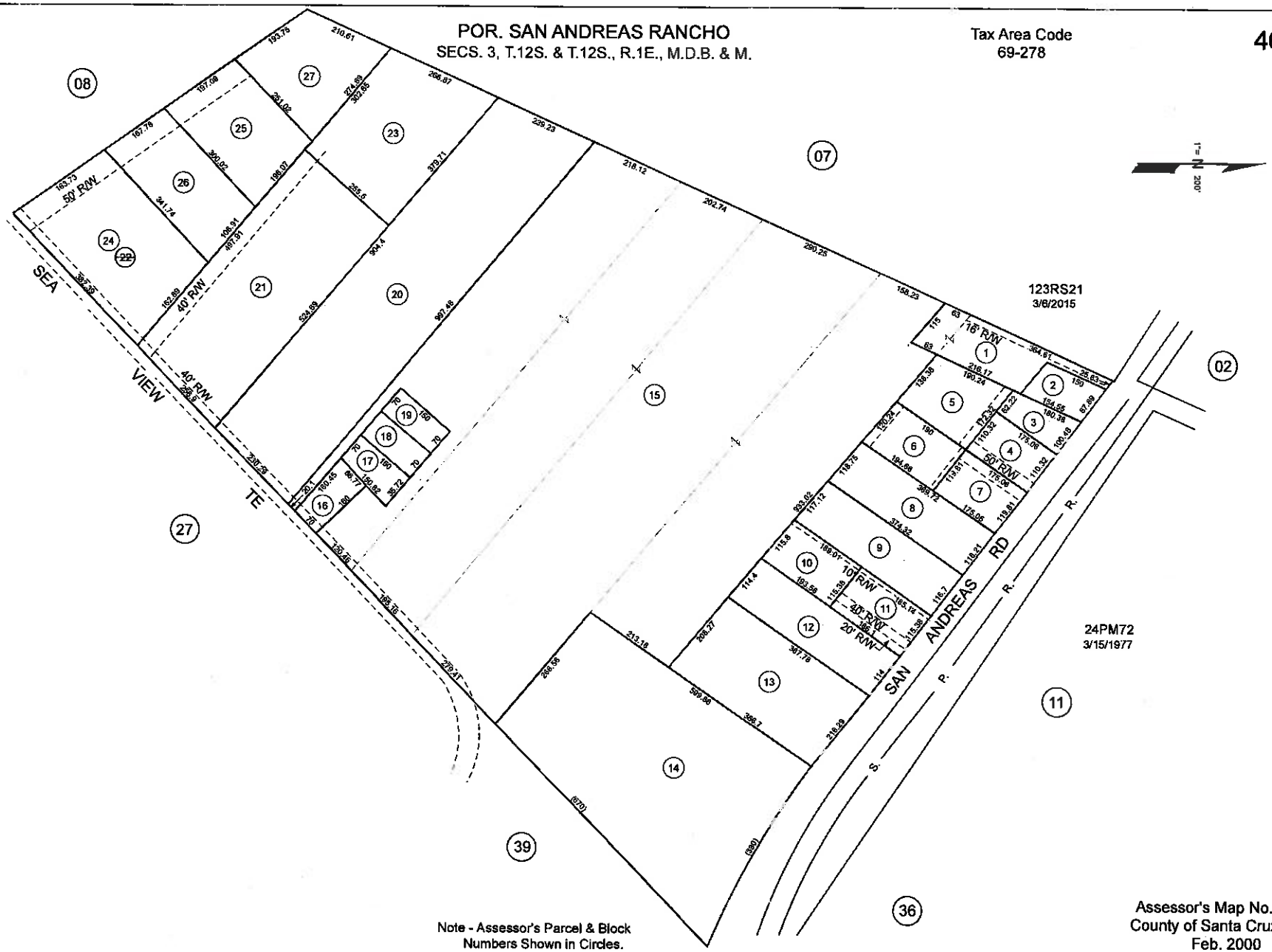
FOR TAX PURPOSES ONLY

POR. SAN ANDREAS RANCHO

SECS. 3, T.12S. & T.12S., R.1E., M.D.B. & M.

Tax Area Code
69-278

46-26



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

Assessor's Map No. 46-26
County of Santa Cruz, Calif.
Feb. 2000

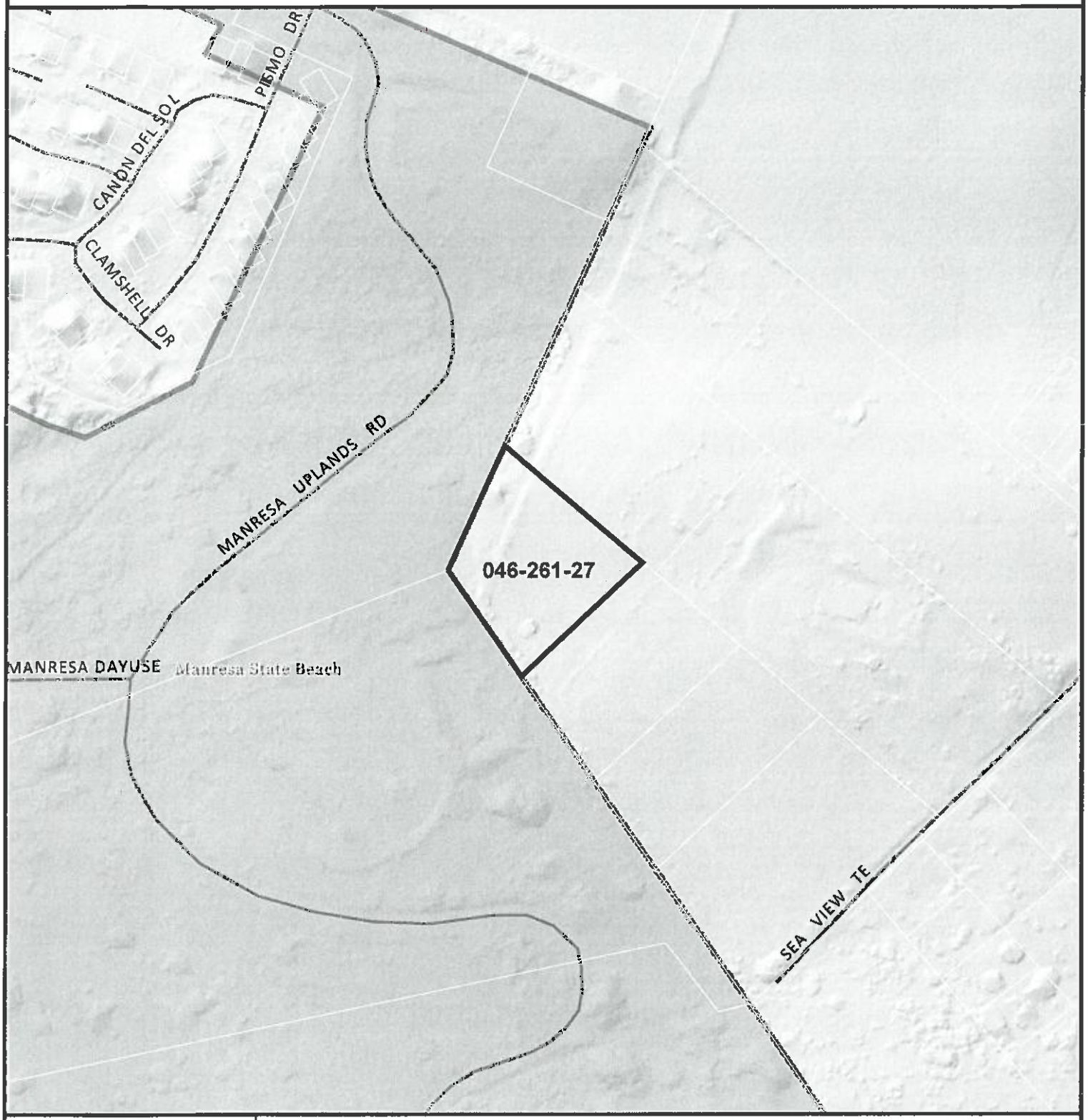
Electronically redrawn 2/16/00 KSA
Rev. 5/30/01 mvm (changed page refs)
Rev. 11/06/03 mvm (change RW1 1-35 as per 18376682)
Rev. 10/26/05 CS (Removed Esse 1-05)
Rev. 3/20/17 jg (123RS21)

EXHIBIT E

Parcel Location Map

Santa Cruz County Planning Department

Parcel Number
046-261-27
Jan. 24, 2019



Symbol Key

Street

Park

N

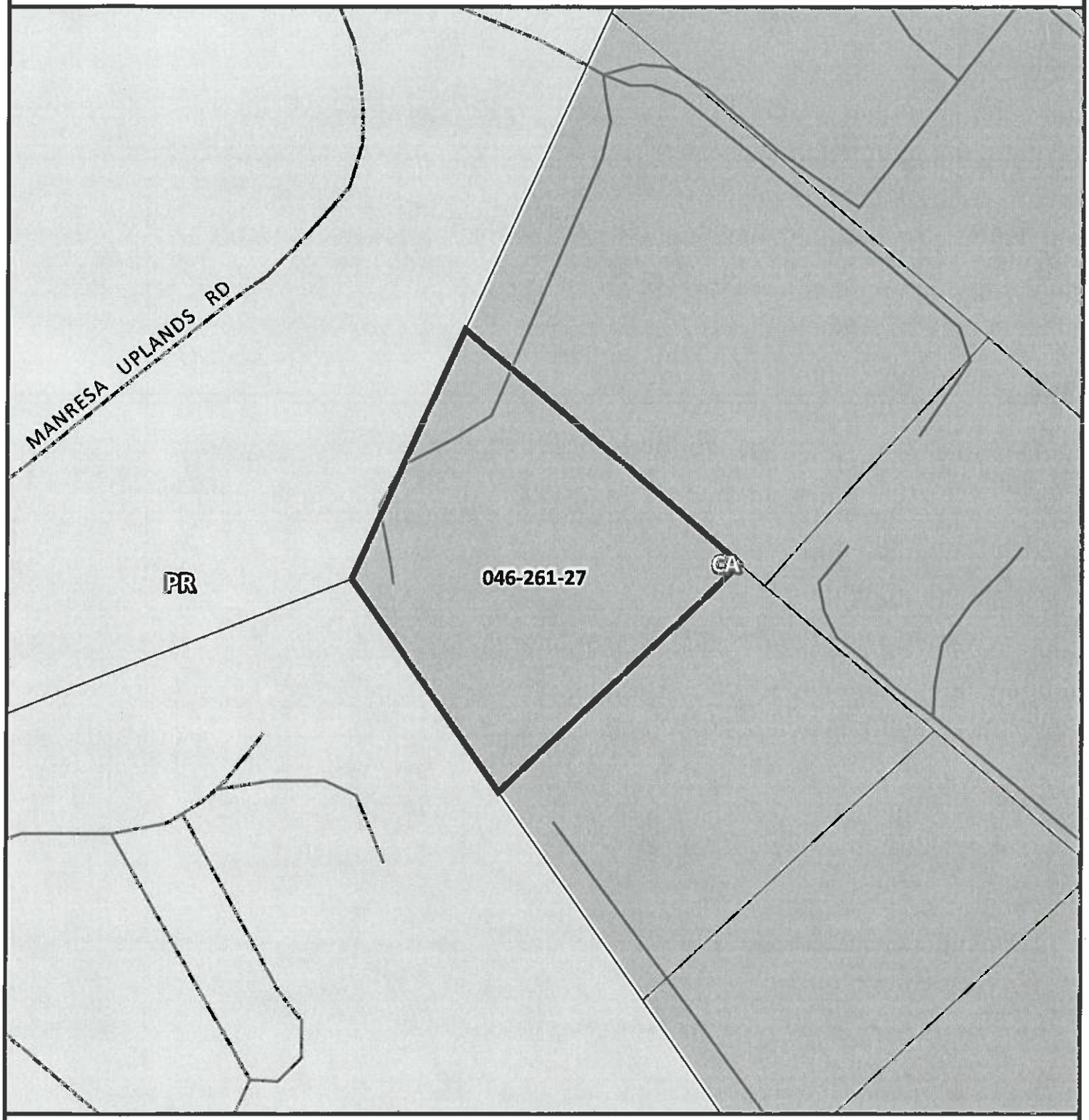
0 80 160
Feet

EXHIBIT E 4

Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number
046-261-27
Jan. 24, 2019



Zoning

- (CA) Commercial Agriculture
- (PR) Parks, Recreation, and Open Space

N

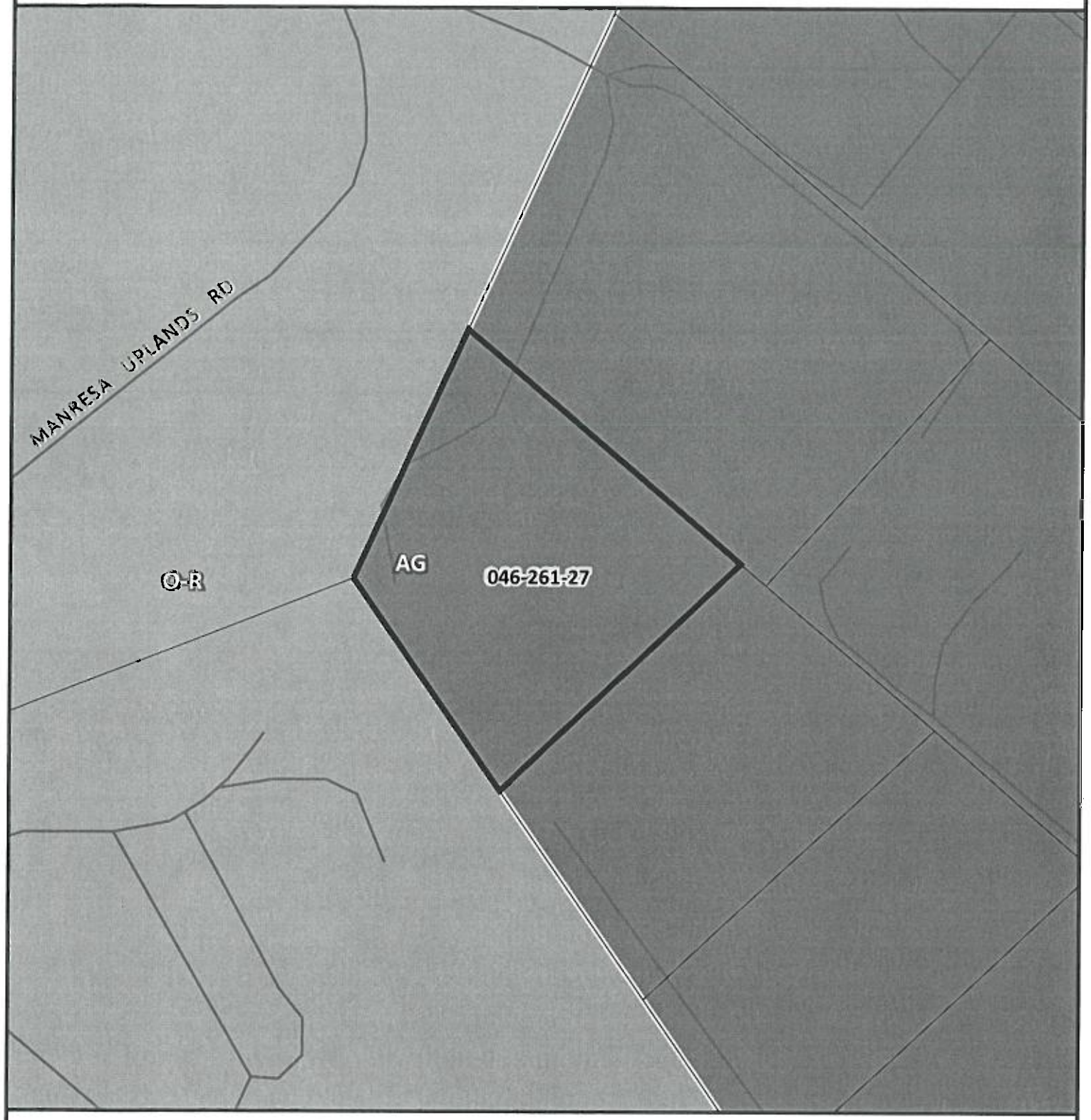
0 40 80
Feet

EXHIBIT E

Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number
046-261-27
Jan. 24, 2019



General Plan

- AG - Agriculture
- O-R - Parks and Recreation

N

0 40 80
Feet

EXHIBIT E

Staff Report to the Agricultural Policy Advisory Commission

Application Number: 181325

Applicant: Sean Lopes
Owner: Paul and Kimberly Lego
APN: 046-261-27

Date: 11/15/2018
Agenda Item #: 7
Time: 1:30 p.m.

Project Description: Proposal to demolish an existing single-family dwelling and to construct a single-family dwelling with a detached garage within 200 feet of Type 3 agriculture resource land. Requires an Agricultural Buffer Determination to reduce the 200-foot setback to a minimum of 101 feet to APN 046-072-20, 139 feet to APN 046-261-23, 160 feet to APN 046-261-21 (148'8" to property line), 25 feet to APN 046-261-25, and 47 feet to APN 046-081-24.

Location: Property located on the west end of an unnamed right-of-way, approximately 600 feet northwest of Seaview Terrace (630 Seaview Terrace). Seaview Terrace is located approximately 1300 feet southwest of the intersection of Crest Drive, which is located approximately 850 feet southwest of San Andreas Road.

Permits Required: Agricultural Buffer Determination, Coastal Development Permit

Staff Recommendation:

- Recommend the Zoning Administrator Approve Application 181325, based on the attached findings and conditions.

Exhibits

A. Findings
B. Conditions
C. Assessor's, Location, Zoning, and General Plan maps
D. Project plans
E. Agricultural Viability Analysis, prepared by Rush and Associates, dated June 24, 2017
F. Comments & Correspondence

EXHIBIT F

Parcel Information

Parcel Size:	1.2 acres
Existing Land Use - Parcel:	Existing Single-family Dwelling
Existing Land Use - Surrounding:	Residentially developed properties
Project Access:	Unnamed 50-foot right-of-way
Planning Area:	San Andreas
Land Use Designation:	AG (Agriculture)
Zone District:	CA (Commercial Agriculture)
Coastal Zone:	_x_ Inside __ Outside
Appealable to Calif. Coastal Comm.	_x_ Yes __ No

Services Information

Urban/Rural Services Line:	__ Inside _x_ Outside
Water Supply:	Well
Sewage Disposal:	Septic
Fire District:	Aptos La Selva Fire Protection District
Drainage District:	Located outside Drainage District

Analysis and Discussion

The proposed project is to demolish an existing 967 square foot single family dwelling and to construct a 1,114 square foot one-story, single family dwelling with a detached 482 square foot garage on a parcel approximately 1.2 acres in size. Property located on the west end of an unnamed right-of-way, approximately 600 feet northwest of Seaview Terrace. Seaview Terrace is located approximately 1300 feet southwest of the intersection of Crest Drive, which is located approximately 850 feet southwest of San Andreas Road.

The building site is within 200 feet of Type 3 Agriculture Resource land (approximately 101 feet to APN 046-072-20, 139 feet to APN 046-261-23, 160 feet to APN 046-261-21(148'8" to property line in vicinity), 25 feet to APN 046-261-25, and 47 feet to APN 046-081-24). The applicant is requesting a reduction in the 200- foot agricultural buffer setback to allow the proposed dwelling.

The subject property is characterized by sloping topography from the northeast to the southwest. The parcel is located outside the Urban Services Line and can be characterized as an agricultural area, though this specific neighborhood contains a pocket of smaller residentially developed parcels with no agricultural development. The parcel is located within the Agriculture (AG) General Plan designation and the implementing zone district is (CA) Commercial Agriculture.

The subject property contains a Type 3 Agriculture resource designation. Commercial Agriculture Resource Type 3 land is situated within 200 feet of all sides of the property. The nearest agriculturally developed property is located a minimum of approximately 615 feet to the

EXHIBIT F

northeast and 490 feet to the north. All properties adjacent to the proposed dwelling are either vacant, in process to be developed with a dwelling, developed with a dwelling, or contain non-agricultural development. Properties to the north and west contain residential uses. The property immediately to the east was recently approved for development with a dwelling. Properties to the east beyond that are vacant and small and likely to be developed with residential as well. Manresa Uplands Campground is located to the south of the property, and although it contains a Type 3 Agriculture resource designation, it is developed with a campground. No agricultural production uses are in the immediate 200 feet of the subject property on any side.

General Plan/LCP Policy 5.13.28 requires that residential uses be incidental to commercial agriculture development unless the parcel is less than 1 acre in size or there are physical constraints other than size which preclude commercial agricultural use. The parcel does not contain an agricultural use. Thus, the applicant provided an agricultural viability analysis for the property located directly to the east (Exhibit E) that also addresses the subject property. This report confirmed that the area has not been farmed, does not have enough land with a suitable soil type to comprise a viable agricultural economic unit for three crops, among other factors associated with the site that preclude agricultural viability.

Development of a residential use alone, in the absence of an agricultural use, is allowed on the subject property and is consistent with the General Plan/LCP because the parcel does not meet the soil characteristics to be a viable economic unit for agricultural development.

A reduced agricultural buffer is recommended since the site would not allow sufficient building area for a dwelling if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned property.

The applicant is not proposing solid board fencing because the nearest agriculturally developed properties are over 200 feet from the subject property (490 to 615 feet away) and surrounding properties are residentially developed or are vacant small parcels unlikely to support agricultural development. Staff is not recommending fencing either. The project plans include a landscape plan. The project is conditioned to be reviewed and approved by Steve Tjosvold, the Environmental Horticulture Farm advisor for the University of California Extension office, responsible for evaluation of appropriate agricultural buffer plant species that are not included on the recommended agricultural buffer plant list. The applicant will also be required to record a Statement of Acknowledgement regarding the issuance of a building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

- Recommend Zoning Administrator **APPROVE** the Agricultural Buffer Reduction Determination, proposed under Application 181325, 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

EXHIBIT F

the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Sheila McDaniel
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-2255
E-mail: sheila.mcdaniel@co.santa-cruz.ca.us

Report Reviewed By: Steven Guiney, AICP
Principal Planner
Development Review

EXHIBIT F

Required Findings 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

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.

The subject property is approximately 1.2 acres in size and situated in an area of small, non-commercially viable agriculturally zoned parcels due to the small parcel size and/or development with single family residences. This is supported by the agricultural viability analysis, which confirmed that the area does not have enough land with a suitable soil type to comprise a viable agricultural economic unit for three crops, among other factors associated with the site that preclude agricultural viability. The imposition of a 200-foot setback would preclude building on this parcel of record. However, no conflicts would occur between the proposed residential use and surrounding properties given the greater than 200-foot setback to the nearest agricultural developed property. Agriculture buffer vegetation or fencing is not necessary given the surrounding residential development.

Exhibit A

EXHIBIT F

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.

The subject property is located on Type 3 commercial agricultural resource type land and is approximately 1.2 acres in size. The property does not contain an existing commercial agricultural use. Thus, the proposed residential use does not conflict with an existing agricultural use on the property.

Furthermore, the proposed residential development would not remove land from commercial agricultural production or potential commercial agricultural production because a commercial agriculture zoned site less is not suitable for farming. This is supported by General Plan Policy 5.13.28, which notes that residential development is not required to be ancillary to commercial agricultural use when the property is less than an acre in size or there are physical constraints other than size which preclude commercial agricultural use. This is supported by the agricultural viability analysis, which confirmed that the surrounding area does not have enough land with a suitable soil to comprise a viable agricultural economic unit for three crops, among other factors associated with the site that preclude agricultural viability. Thus, the proposed residential development will not remove land from agricultural production or future agricultural production.

Required Findings for Development on Land Zoned Commercial Agriculture or Agricultural Preserve County Code Section 13.10.314(A)

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The subject property is not currently in agricultural production; and,

The proposed residential development would not reduce, restrict or adversely affect agricultural resources on the subject property because the property does not support commercial agricultural production. This is supported by General Plan Policy 5.13.28, which notes that residential development is not required to be ancillary to commercial agricultural use when the property is less than an acre in size or there are physical constraints other than size which preclude commercial agricultural use. This is supported by the agricultural viability analysis, which confirmed that the area does not have enough land with a suitable soil type to comprise a viable

agricultural economic unit for three crops, among other factors that preclude agricultural viability. Thus, the proposed residential development will not remove land from agricultural production or future agricultural production; and,

The proposed residential development would not adversely affect the economic viability of the agricultural operations of the area as the closest agriculturally developed parcels are over 490 feet from the subject property and properties in the immediate vicinity are developed with residential uses and are not farmed.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or the use consists of an interim public use which does not impair long-term agricultural viability, or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation and that limits and mitigates the impacts of facility construction on agriculture consistent with the requirements of Section 13.10.635; or

The subject property is located on Type 3 commercial agricultural resource type land, but the property does not contain an existing commercial agricultural use. Furthermore, no agricultural use of the parcel is feasible. This is supported by the agricultural viability analysis, which confirmed that the area does not have enough land with a suitable soil type to comprise a viable agricultural economic unit for three crops, among other factors associated with the area that preclude agricultural viability.

3. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The property does not contain an existing commercial agricultural use on site and therefore no conflicts would exist. In addition, the proposed residential use would not conflict with commercial agriculture activities in the area because the nearest commercial agricultural use is a minimum of 490 feet from the subject property.

4. The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

The subject property is located on Type 3 commercial agricultural resource type land, but the property is approximately 1.2 acres and does not support commercial agricultural production. This is supported by the agricultural viability analysis, which confirmed that the area does not have enough land with a suitable soil type to comprise a viable agricultural economic unit for three crops, among other factors that preclude agricultural viability. Thus, the proposed residential development will not remove land from agricultural production or future agricultural production.

Exhibit A

EXHIBIT F

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.

The parcel is approximately 1.2 acres in size and does not support commercial agricultural production. This is supported by the agricultural viability analysis, which confirmed that the area does not have enough land with a suitable soil type to comprise a viable agricultural economic unit for three crops, among other factors that preclude agricultural viability of the parcel.

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

County Code 16.50.095 requires a minimum 200-foot buffer between residential uses and agriculture resource type land. The proposed development is too small to meet the required setbacks. However, the proposed project includes a request for an agricultural buffer reduction by the Agricultural Policy Advisory Commission and is subject to conditions of approval, including a declaration of agricultural acknowledgment. The property is located within a pocket of residentially developed commercial agriculture zoned parcels and no agricultural production occurs in this area. The proposed residential use does not conflict with agricultural production in the area in that the nearest agricultural use is a minimum of 490 feet from the subject property.

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.

The project is conditioned to require recordation of a declaration of acknowledgement prior to issuance of a building permit.

Exhibit A

EXHIBIT F

Conditions of Approval

I. This permit authorizes demolition of an existing 967 square foot single family dwelling and to construct a 1,114 square foot one-story, single family dwelling with a detached 482 square foot garage within 200 feet of Type 3 agriculture resource land Resource. 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 Development Permit from the Santa Cruz County Building Official.

C. Obtain a Building Permit and Grading 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.

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. A development setback of a minimum of approximately 101 feet to APN 046-072-20, 139 feet to APN 046-261-23, 160 feet to APN 046-261-21(148'8" to property line in vicinity), 25 feet to APN 046-261-25, and 47 feet to APN 046-081-24 from the single-family dwelling to the adjacent commercial agriculture resource lands.

3. Water Efficient Landscape Plan (including a signed Water Efficient Landscape Checklist and Certificate) prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. Landscape plans shall be reviewed and approved by the Environmental Horticulture Farm advisor for the University of California Extension office for evaluation of appropriate agricultural plant species that are not included on the recommended agricultural buffer plan list.

B. Obtain a Coastal Development Permit.

C. 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. Any required vegetative shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.

C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

A. The vegetative buffer shall be permanently maintained, if required.

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

EXHIBIT B

EXHIBIT F

("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, it 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.

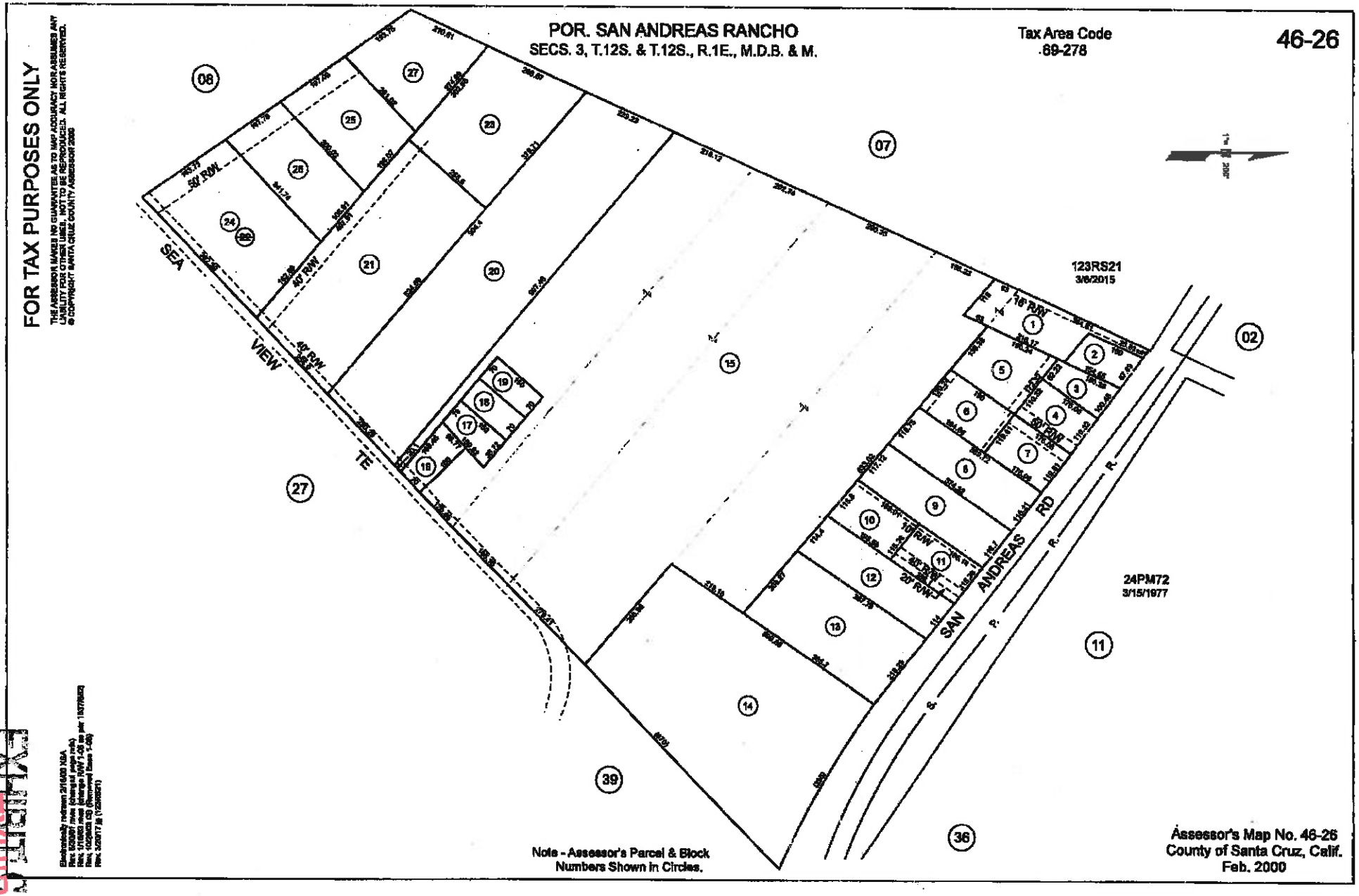
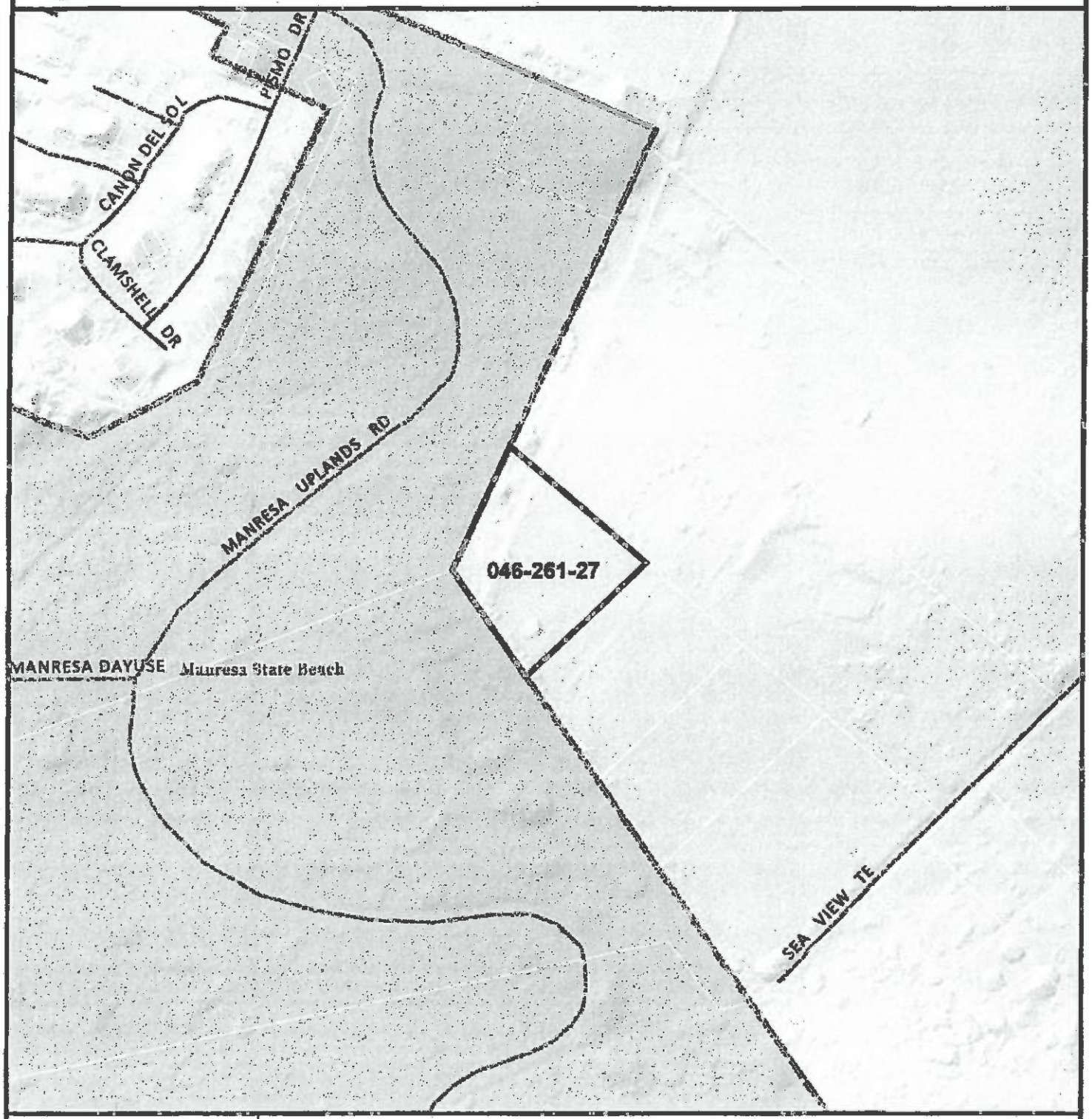

POR. SAN ANDREAS RANCHO
SECS. 3, T.12S. & T.12S., R.1E., M.D.B. & M.
Tax Area Code
69-278
46-26
FOR TAX PURPOSES ONLY
THE ASSESSOR'S MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000
123RS21
3/6/2015
24PM72
3/15/1977
SEA VIEW TE
SAN ANDREAS RD
50' R/W
40' R/W
16' R/W
20' R/W
10' R/W
08
07
02
27
39
36
11
Note - Assessor's Parcel & Block Numbers Shown in Circles.
Assessor's Map No. 46-26
County of Santa Cruz, Calif.
Feb. 2000

EXHIBIT F

Parcel Location Map

Santa Cruz County Planning Department

Parcel Number
046-261-27
Oct. 25, 2018



Location Overview

Symbol Key

Street

Park

N

0 80 160

Feet

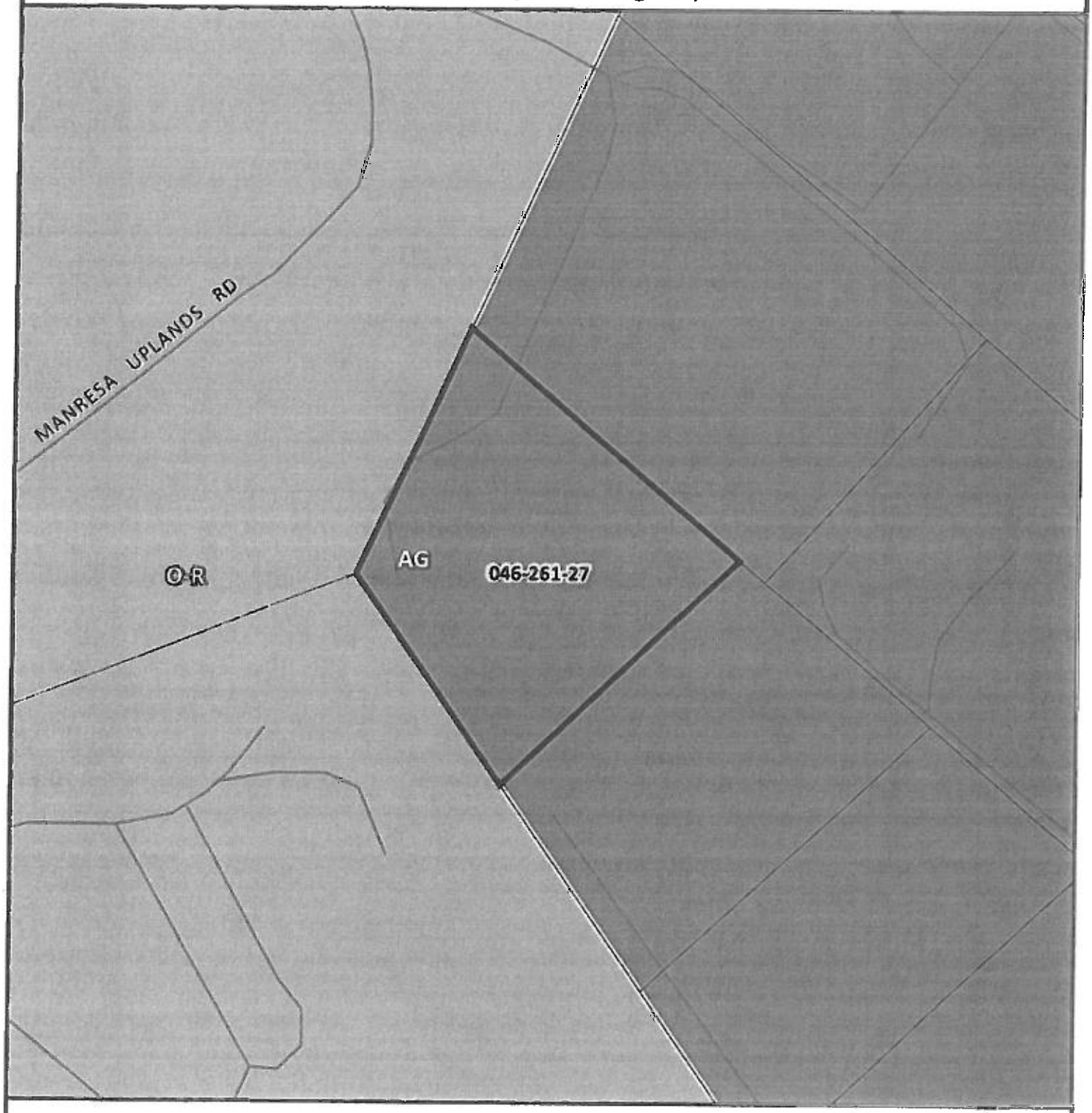
EXHIBIT C

EXHIBIT F

Parcel General Plan Map

Santa Cruz County Planning Department

Parcel Number
046-261-27
Oct. 25, 2018



General Plan

- AG - Agriculture
- O-R - Parks and Recreation

N

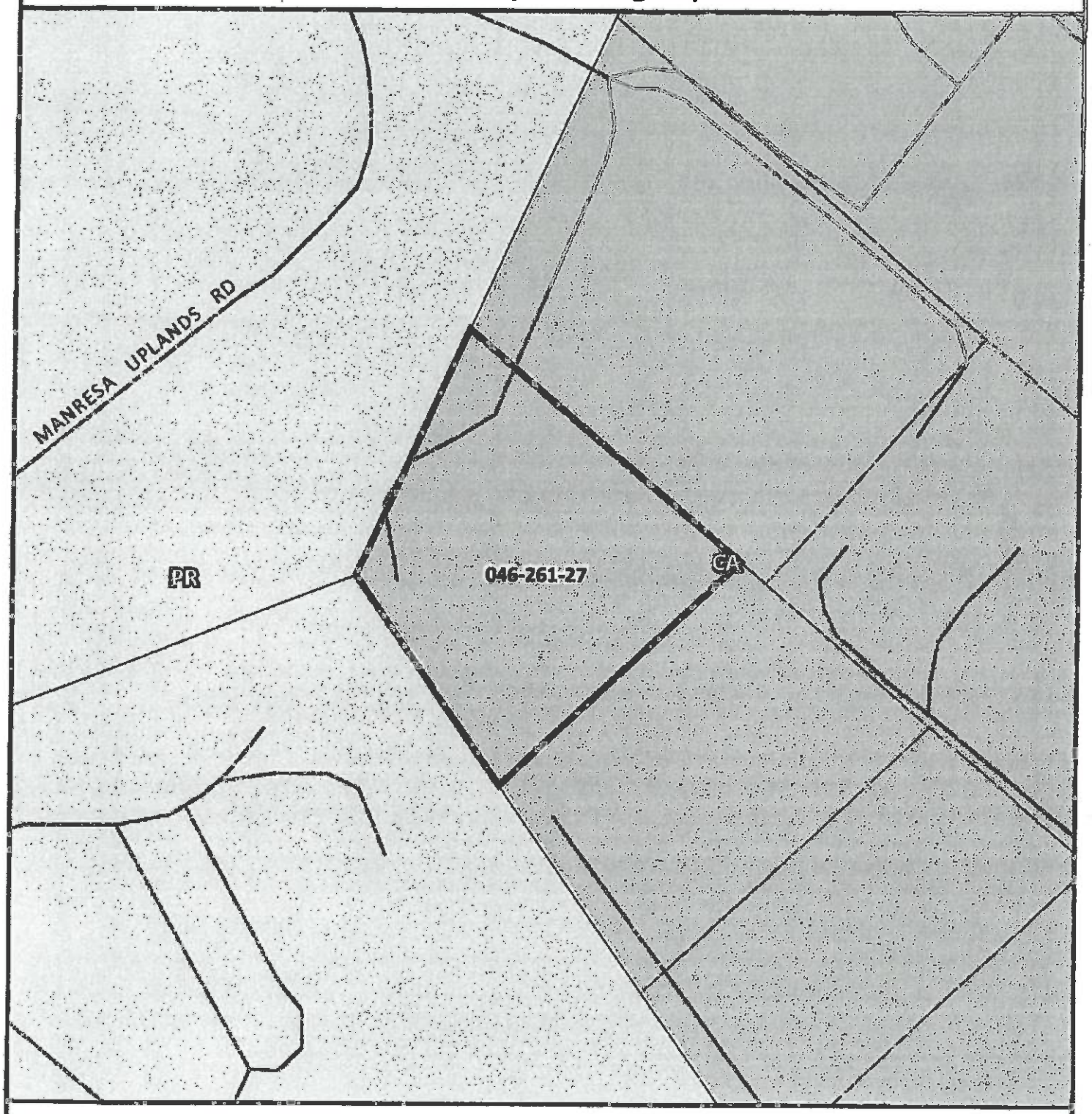
0 40 80
Feet

EXHIBIT C
EXHIBIT F

Parcel Zoning Map

Santa Cruz County Planning Department

Parcel Number
046-261-27
Oct. 25, 2018



Zoning

(CA) Commercial Agriculture

(PR) Parks, Recreation, and Open Space

N

0 40 80
Feet

EXHIBIT C

EXHIBIT F

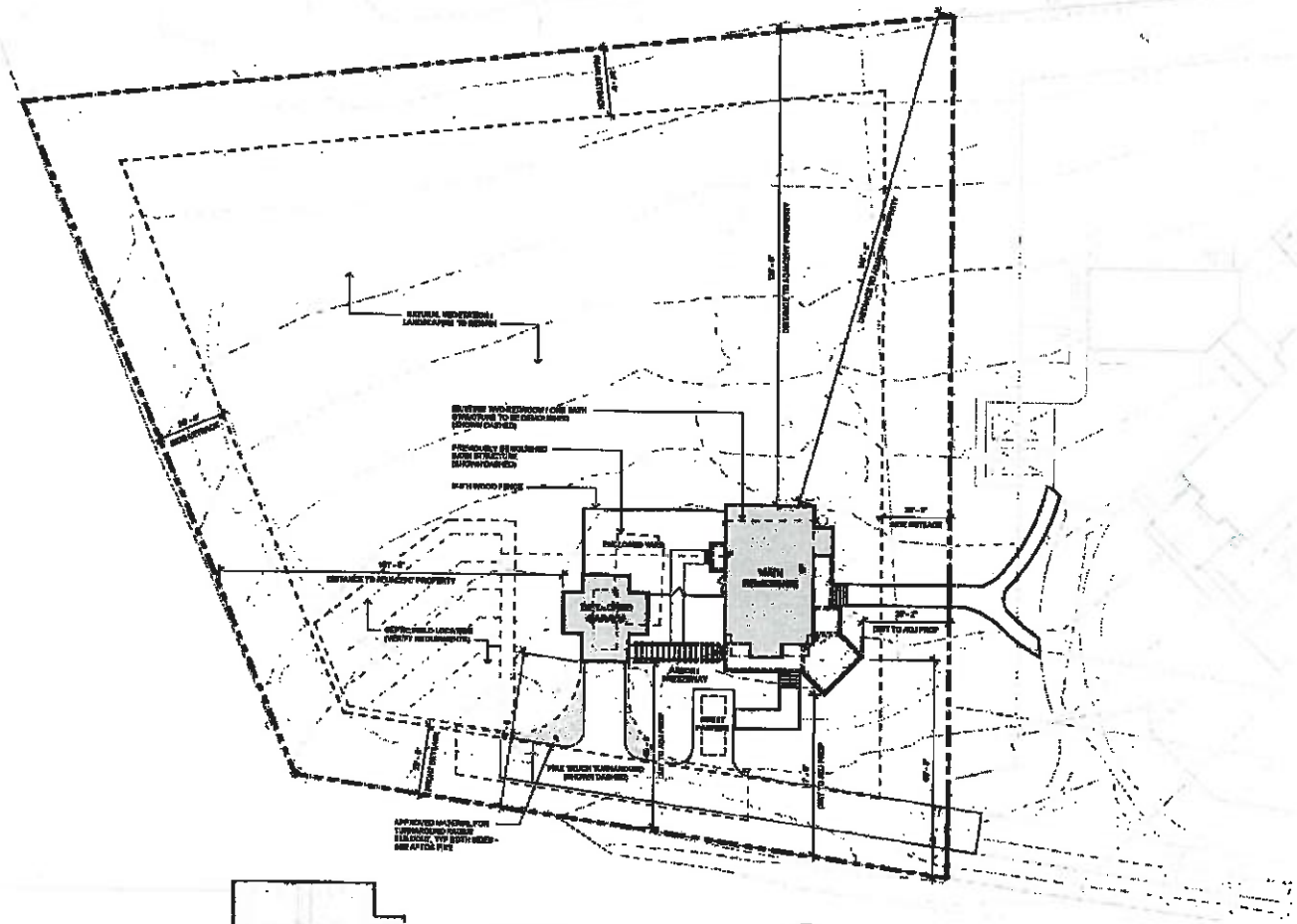
PROJECT DATA:

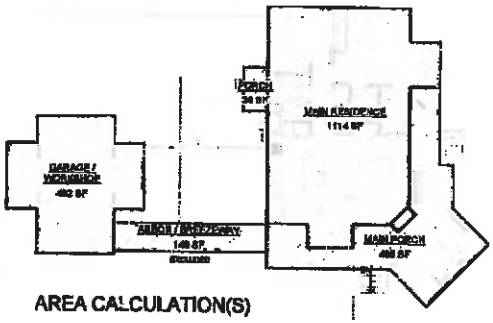
PROJECT ADDRESS:	630 SEA VIEW TERRACE WATSONVILLE, CALIFORNIA
WATER DISTRICT:	SAN ANDREAS MUTUAL WATER COMPANY
SEWER DISTRICT:	SAN - SEPTIC SYSTEM
APN:	046-261-27
ZONING DISTRICT:	CA
LOT AREA:	1.100 ACRES (47,916 SQ. FT.)
MAXIMUM PAVED AREA (25%):	5,000 SQ. FT
EXISTING DWELLING:	
HEIGHT LIMIT:	35'-0"
SETBACKS:	20'-0" FRONT, SIDES & REAR
AREA CALCULATIONS:	
NOTE: SEE BELOW FOR AREA CALCULATIONS BREAKDOWN	
FLOOR AREA:	A. 1,114 SQ. FT. - MAIN RESIDENCE B. 492 SQ. FT. - ATTACHED GARAGE / WORKSHOP
LOT COVERAGE:	TOTAL: 1,606 SQ. FT. < 5,000 SQ. FT. ALLOWED 1,114 SQ. FT. - MAIN RESIDENCE 492 SQ. FT. - ATTACHED GARAGE / WORKSHOP 48 SQ. FT. - MAIN PORCH 36 SQ. FT. - MAIN PORCH 3 SQ. FT. - FIREPLACE
	TOTAL: 2,100 SQ.FT / 51,750 SQ.FT. = 4.11% < 10% - OK
IMPERVIOUS AREA CALCS:	SEE CIVIL DRAWINGS
	4,250 SQ.FT. / 51,750 SQ.FT = 8.0%
GRADING QUANTITIES:	SEE CIVIL DRAWINGS
	+/- 50 CUBIC YARDS CUT +/- 50 CUBIC YARDS FILL +/- 0 CUBIC YARDS EXPORT

SHEET INDEX:

PROJECT TEAM:

OWNER:	PAUL & KATHERLY LEGO
ARCHITECT:	PACIFIC PENINSULA ARCHITECTURE 650-570-7700
CIVIL ENGINEER:	PLANO ENGINEERS 831-426-3242
LANDSCAPE ARCHITECT:	VARDAN LANDSCAPE ARCHITECTURE 831-331-8888





AREA CALCULATION(S)

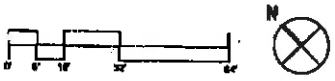
FLOOR AREA CALCULATION

MAIN RESIDENCE	1,114 SF
GARAGE / WORKSHOP	492 SF
TOTAL	1,606 SF < 5,000 SF - OK

LOT COVERAGE CALCULATION

MAIN RESIDENCE	1,114 SF
GARAGE / WORKSHOP	492 SF
TOTAL	1,606 SF
FIREPLACE	3 SF
MAIN PORCH	48 SF
MAIN PORCH	36 SF
TOTAL	2,100 SF < 5,000 SF - OK

EXISTING FLOOR AREA



PROPOSED SITE PLAN

PACIFIC PENINSULA ARCHITECTURE

LEGO - SURF SHACK
630 SEA VIEW TERRACE WATSONVILLE, CA
APN: 046-261-27

Date	8/24/18
Scale	As Indicated
Drawn by	SL
Job	16008

A1.0

EXHIBIT F

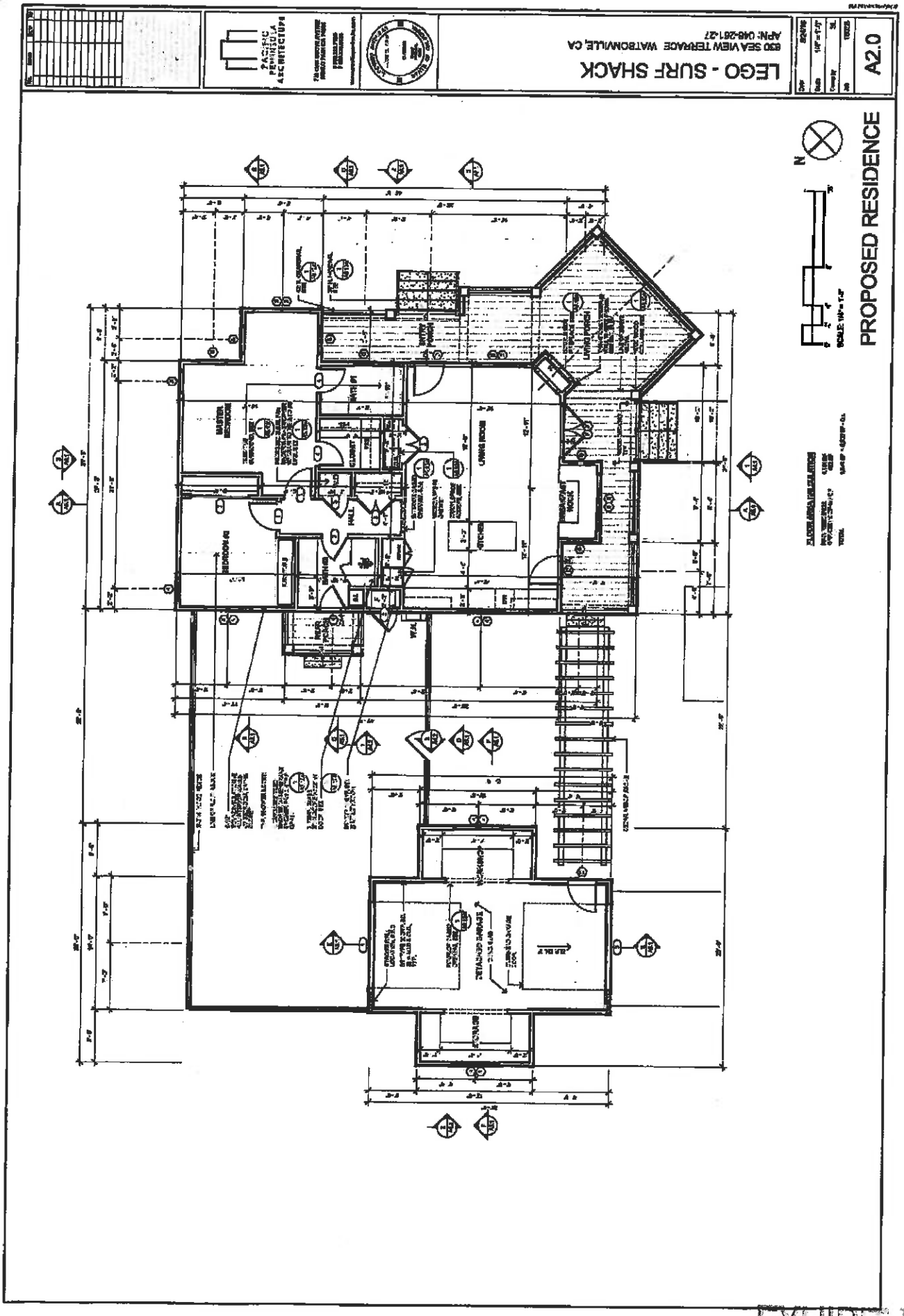
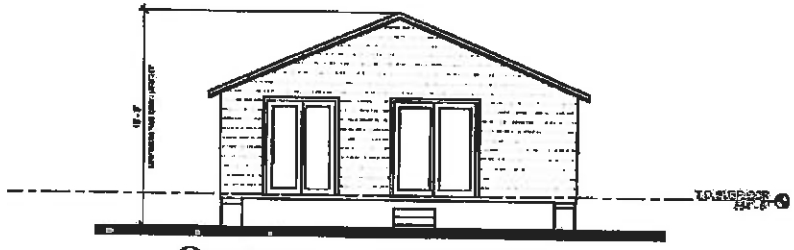
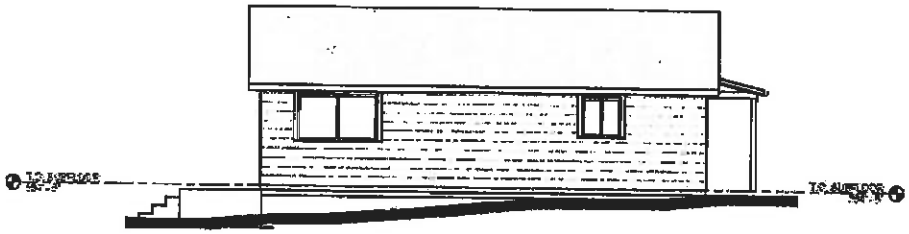


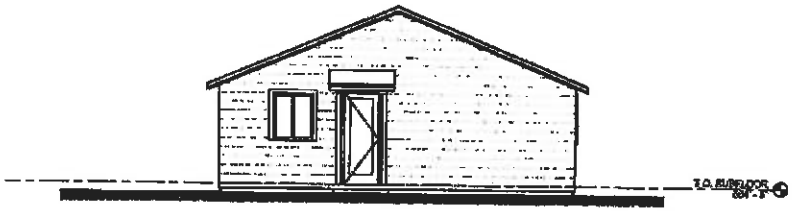
EXHIBIT D
EXHIBIT F



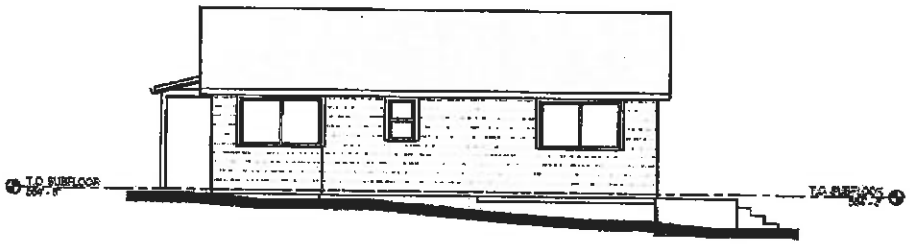
1 FRONT ELEVATION (SOUTH)



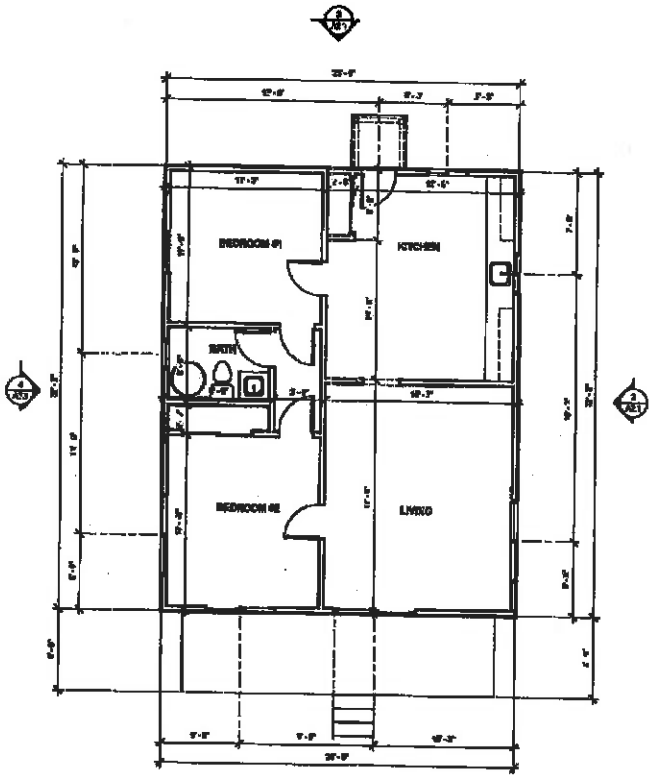
2 RIGHT SIDE ELEVATION (EAST)



3 REAR ELEVATION (NORTH)



4 LEFT SIDE ELEVATION (WEST)



44 FLOOR PLAN

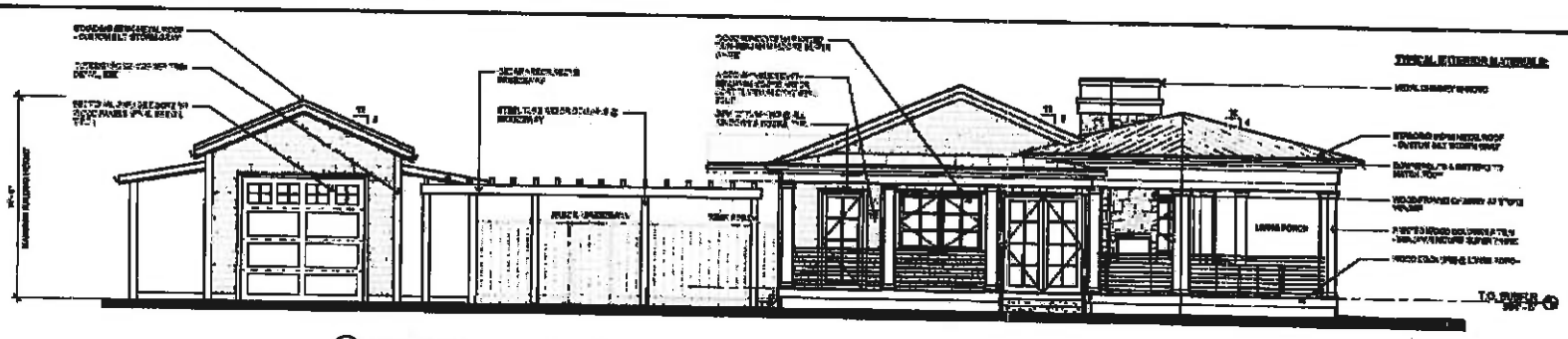
EXISTING STRUCTURE

PACIFIC PENINSULA ARCHITECTURE

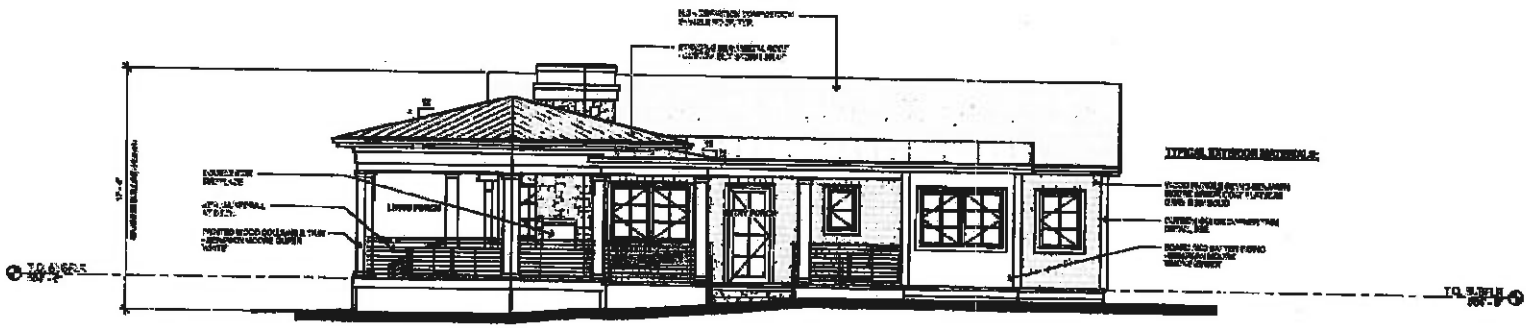
LEGO - SURF SHACK
690 SEA VIEW TERRACE WATSONVILLE, CA
APN: 048-281-27

A2.1

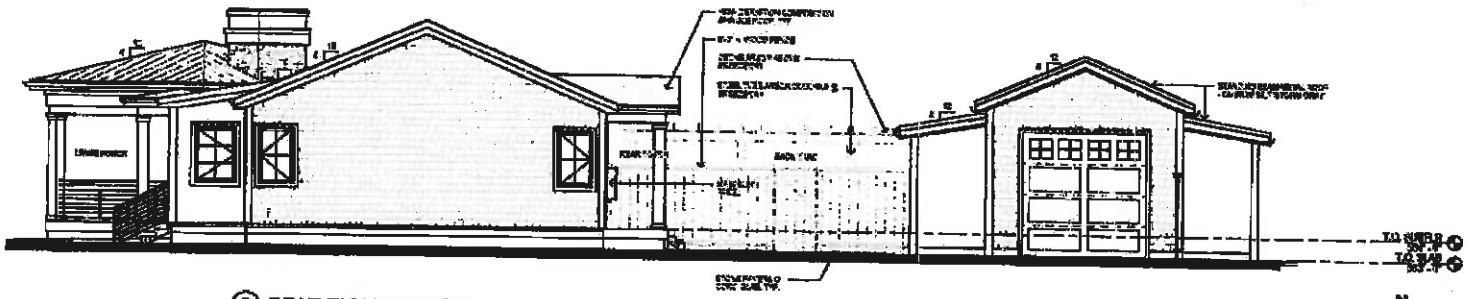
EXHIBIT F



① FRONT ELEVATION (SOUTH)



② RIGHT SIDE ELEVATION (EAST)



③ REAR ELEVATION (NORTH)

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

N

EXTERIOR ELEVATIONS

PACIFIC PENINSULA ARCHITECTURE

LEGO - SURF SHACK

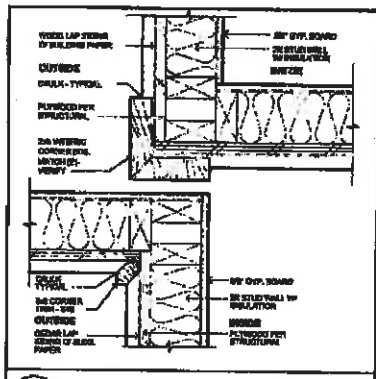
1500 SEA VIEW TERRACE WATSONVILLE, CA

APN: 046-261-27

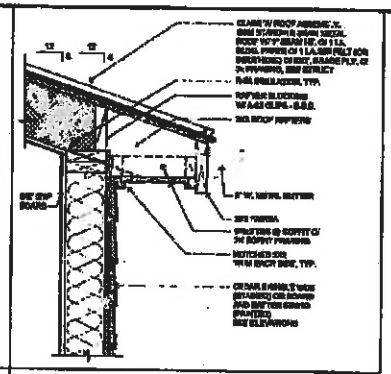
Date	5/29/19
Scale	1/4" = 1'-0"
Drawn	SL
Job	19026

A4.1

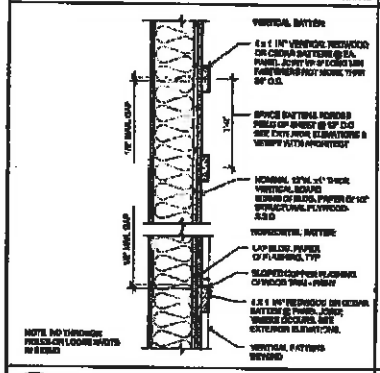
EXHIBIT F



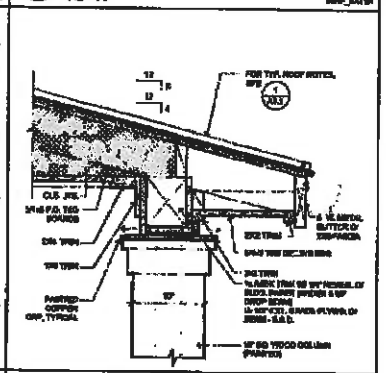
4 INSIDE/OUTSIDE CORNER TRIM DETAIL



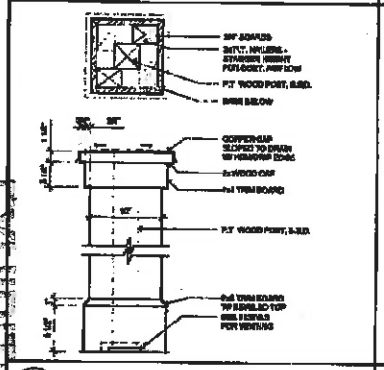
1 TYPICAL EAVE @ GUESTHOUSE



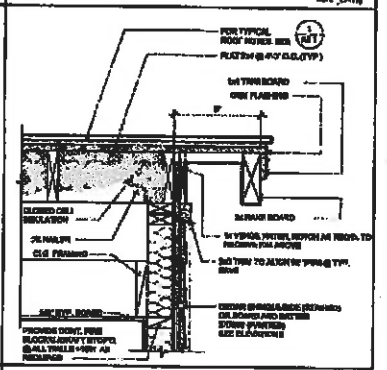
5 WALL TRIM @ BOARD & BATTEN



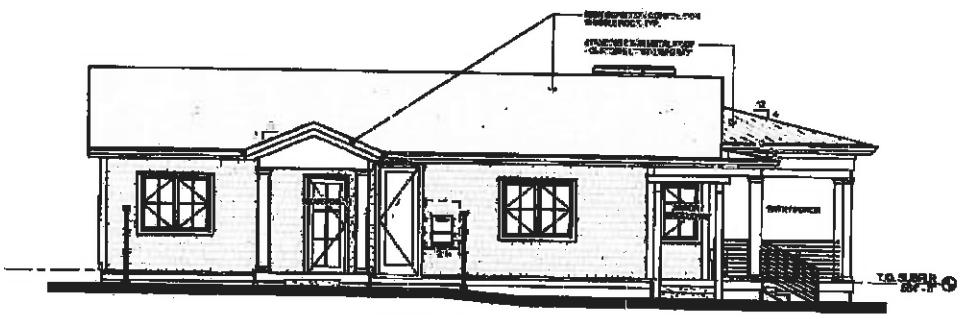
2 EAVE AT PORCH



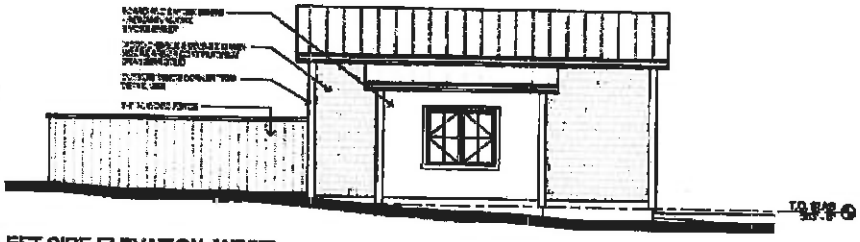
6 TYPICAL PORCH COLUMN



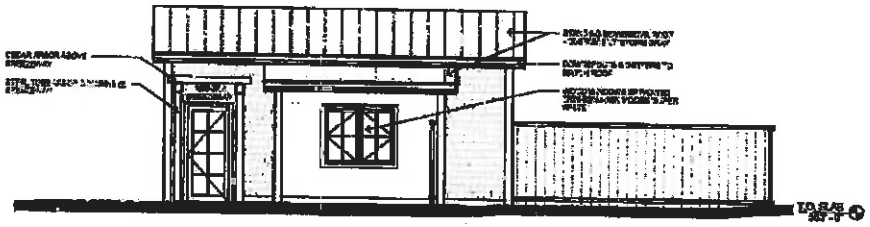
3 TYPICAL RAKE



1 LEFT SIDE ELEVATION (WEST)



2 LEFT SIDE ELEVATION (WEST)



3 LEFT SIDE ELEVATION (WEST)

N

EXTERIOR ELEVATIONS

PACIFIC PENINSULA ARCHITECTURE

LEGO - SURF SHACK

630 SEA VIEW TERRACE WATSONVILLE, CA

APN: 046-261-27

Date 9/26/19

Scale 1/8" = 1'-0"

Drawing SL

Job 100[illegible]

A4.2

EXHIBIT F

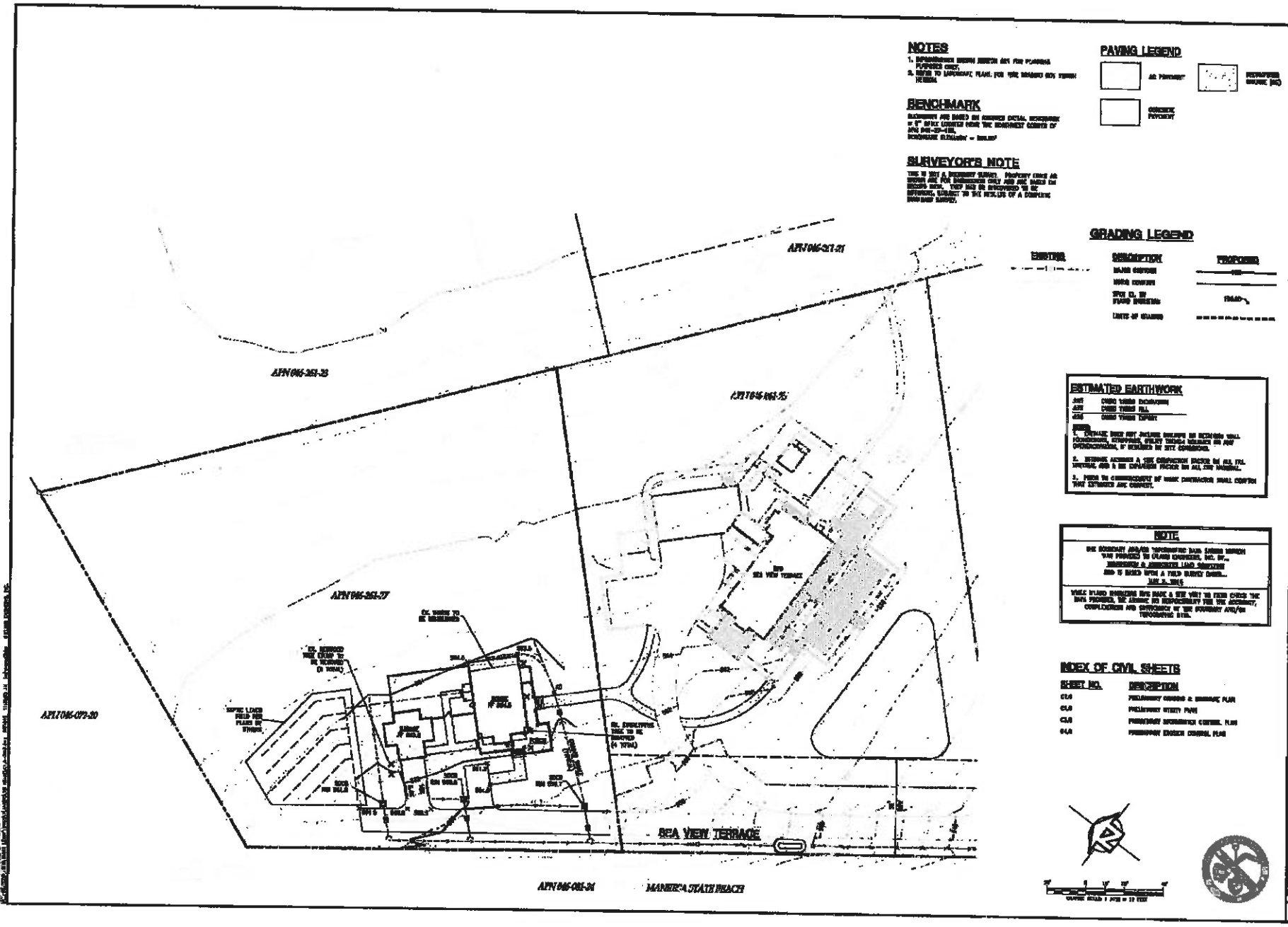

NOTES
BENCHMARK
SURVEYOR'S NOTE
PAVING LEGEND
GRADING LEGEND
EXISTING
DESCRIPTION
PROPOSED
ESTIMATED EARTHWORK
NOTE
INDEX OF CIVIL SHEETS
SHEET NO.
DESCRIPTION
APN 046-261-21
APN 046-261-25
APN 046-261-26
APN 046-261-27
APN 046-079-20
SEA VIEW TERRACE
MANRESA STATE BEACH
FOR PLAN CHECK ONLY
PRELIMINARY GRADING AND DRAINAGE PLAN
LEGO - SURF SHACK
930 SEA VIEW TERRACE, WATSONVILLE, CALIFORNIA
APN 046-261-27
02/13/18
DAM
LAI
C1.0
18002

EXHIBIT F

EXHIBIT D

EXHIBIT F

Dale W. Rush, Ph.D.
Gary W. Osteen, CPAg
Jon Tecklenburg, B.S.
Steven L. Morrison, Ph.D.
Albert A. Stoddard, III Ph.D.

RUSH and ASSOCIATES

AN ASSOCIATION OF INDEPENDENT AGRICULTURAL CONSULTANTS

28951 Falcon Ridge Road
Salinas, California 93908
Office: (831) 484-4834
Fax: (831) 484-4837

June 24, 2017

File No. 17052.07

Ms. Sheila McDaniel
Project Planner
Santa Cruz County Planning Department
701 Ocean Street - 4th Floor
Santa Cruz, CA. 95060

Re: Status of property identified as APN 046-261-25, location: 620 Sea View Terrace, Watsonville, CA

At the request of Mr. Paul Lego an evaluation of the history, condition, and status of an approximately 1.2-acre parcel of land identified as APN 046-261-25 (APN 25, abbreviated) located at 620 Sea View Terrace was undertaken, specifically with respect to its current zoning as CA or commercial agriculture.

Qualifications

I am an agricultural consultant and have resided in Monterey County since 1994. As a part of my normal work, I evaluate agriculture-related issues including losses or damage to crops, land and/or related property. In addition, I have evaluated properties in the region including Santa Cruz County with respect to agricultural land suitability studies and comparative land uses, where agricultural, commercial, residential and other alternate uses were considered under requests to local planning commissions, departments and review boards, and submitted analyses on behalf of my clients. I also provide expert witness services in hearings and litigation. I have a Bachelors degree in Environmental Biology, a Masters degree in Soil Science, and a Doctorate degree in Soil Science, from the University of California, and more than 40 years of national, regional and local professional and field experience. I am a nationally and regionally certified Soil Scientist, Agronomist and Crop Advisor.

APN 25 and surrounding land

A site inspection revealed the subject APN 25 parcel exists on variably sloped land, and is surrounded on three sides by other residences of variable densities, and a substantial tree vegetation buffer to the west (Exhibit 1). There is no evidence of either previous or on-going agriculture within, among or contiguous with the subject or surrounding parcels.

As I understand the issue, the subject APN 25 is one of four separate and separately owned lots that is reportedly approximately 1.2 acres including areas of access and other easements that is currently zoned CA, although there is no currently used or contiguous land that is or has been used for commercial agricultural purposes. Review of Google Earth photos from 1993 through 2016 revealed there has been no commercial agricultural activity on the subject or surrounding contiguous parcels during that timeframe. Further, according to the current land owner, there has never been commercial agriculture on the subject APN 25 or surrounding parcels, based upon review of historical aerial photos dating back to at least 1948. The only apparent activity has been occasional management of seasonal grassy weeds.

The immediate and general area contains residences on three sides (north, east and south) with the western border abutting Manresa Uplands Campground, inland from Manresa State Beach, with the subject APN 25 property approximately 0.31 miles from the mid tide line of the beach (Exhibit 2). Across from the western

boundary, the vegetation consists of maturing trees including coast live oaks (*Quercus agrifolia*), Monterey pines (*Pinus radiata*) and the occasional Cypress (*Cupressus macrocarpa*) (Ref. Exhibit 2).

Soils classification - USDA NRCS Soil Survey

The subject APN 25 and the surrounding area sits on *Baywood loamy sand* of 2% to 30% slopes (soils map units 105 & 106). The upper (relatively) flatter portion of the subject lot mapped as 0.6 acres, has a land capability classification of 3e for the shallower sloped area (2-15% slopes) and 4e for the lower areas 15-30% slopes, *if irrigated*. The "e" subclass indicates the most significant edaphic issue is erosion hazard. If non-irrigated, the classification is 4e regardless of degree of severity of slope. According to the USDA NRCS Soil Classification criteria "Class 4 soils have very severe limitations that restrict the choice of plants or that require very careful management or both" (Exhibit 3). For the subject APN 25, the substantial limiting factors include the variable degrees of slope with substantial erosion potential (Exhibit 4), the textural classification as a loamy sand with low inherent water and nutrient holding capacities, and the lack of an irrigation water source. The NRCS soils classifications are the basis for those used by California counties for soils descriptions in regulatory and guidance documents.

Other criteria within the NRCS data includes a potential contradiction in how part of the subject APN 25 parcel is evaluated, in that the upper portion (2-15% slopes) including about 0.6 acres (as NRCS-mapped) is listed as Class 3 prime farmland *if irrigated*, while the lower approximately 0.5 acres of the subject parcel is not prime farmland whether irrigated or not. Even if the upper 0.6-acre portion were irrigable, it [illegible] less than the minimum acreage established by the Santa Cruz County General Plan/Local [illegible] fy as a stand alone viable production unit (nor in my opinion does the subject pa[illegible] constitute a minimum economic farm unit for three crops, based upon accepted [illegible] nd edaphic (slope and texture) constraints, regardless of lack of irrigation water av[illegible]

621-331-04

It should be noted that there is no source of agricultural irrigation water [illegible] e general vicinity of the subject or nearby parcels, so any agricultural suitability ev[illegible] subject and surrounding properties as non-irrigated, and thus dominated by essentially [illegible] Class 4 soils from an agricultural standpoint. While there is a limited mutual domestic w[illegible] supply, the subject parcel and surrounding area lie within the seawater intrusion zone as established by the Pajaro Valley Water Management District (Exhibit 5). As such, any attempt at establishing a well with an agricultural use volume could further exacerbate existing salt water intrusion. The lack of evidence that there was ever any agricultural activity, combined with documented edaphic constraints, further illustrates unsuitability of the subject parcel as economically viable commercial ag land.

Conclusion

The subject APN 25 parcel, while slightly larger than one acre (1.2 acres including easements) was never an economically viable commercial agricultural parcel as a stand alone entity; and based upon reported and observed conditions, never a part of a commercially viable parcel, even when considered in aggregate with the surrounding land, due to excessive slope, edaphic features (soil texture etc.), lack of an essential agricultural irrigation source, and within a seawater intrusion zone. Observations and data review are consistent with the county and NRCS classification as Class 4e non-prime, non-irrigable land. The location, size and aspect of the parcel preclude it from being a commercially viable agricultural entity, as do the surrounding land uses.

Dale W. Rush

Dale W. Rush, PhD, CPAg/SSc, CCA

DWR:kei
ENclosures: Exhibits 1-5

EXHIBIT E
EXHIBIT F

Google Earth

feet 1000
meters 400

EXHIBIT E EXHIBIT 1

EXHIBIT F

EXHIBIT 2

EXHIBIT F

To The EAST

pg 1/2

EXHIBIT F

EAST

EXHIBIT E

pg 2/2

EXHIBIT F

EXHIBIT E

To the South

p. 1/2

EXHIBIT F

SOUTH

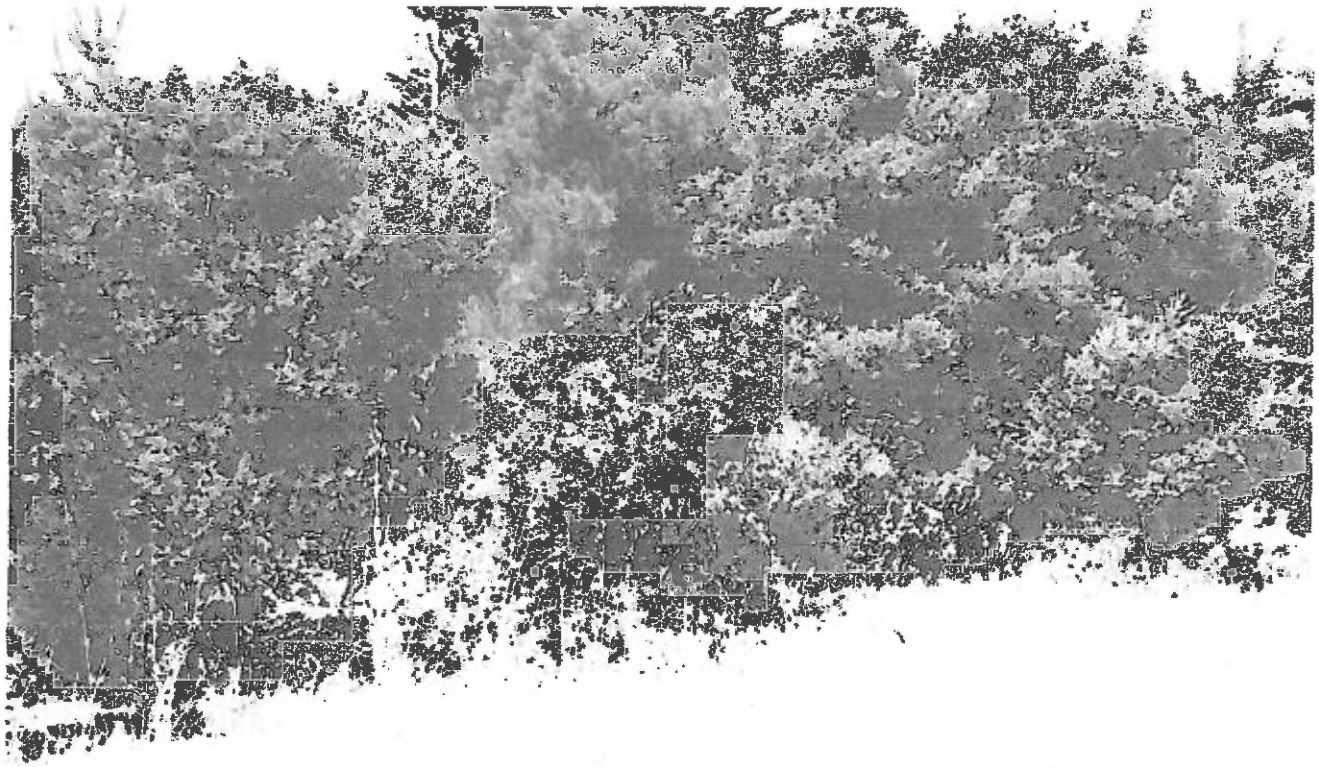
EXHIBIT E
pg 2/2

EXHIBIT F

To the West

EXHIBIT E
pg 1/1

EXHIBIT F



West

EXHIBIT E
p/2/2

EXHIBIT F

Google Earth

feet 1000

meters 400

EXHIBIT B

EXHIBIT F

United States Department of Agriculture

NRCS

Natural Resources Conservation Service

A product of the National Cooperative Soil Survey, a joint effort of the United States Department of Agriculture and other Federal agencies, State agencies including the Agricultural Experiment Stations, and local participants

Custom Soil Resource Report for Santa Cruz County, California

Lego Property

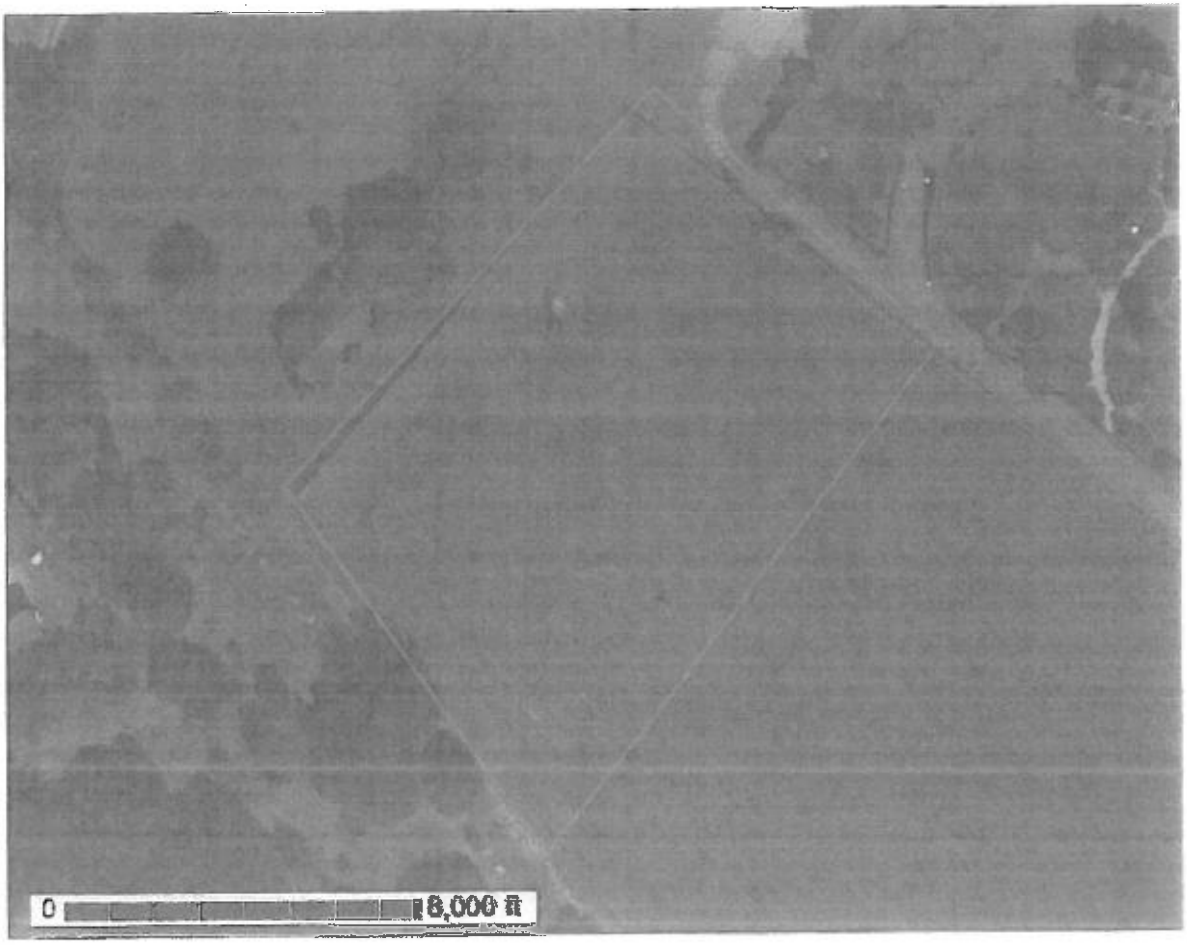


EXHIBIT 3

EXHIBIT E

EXHIBIT F

Custom Soil Resource Report
Soil Map (Lego Property)

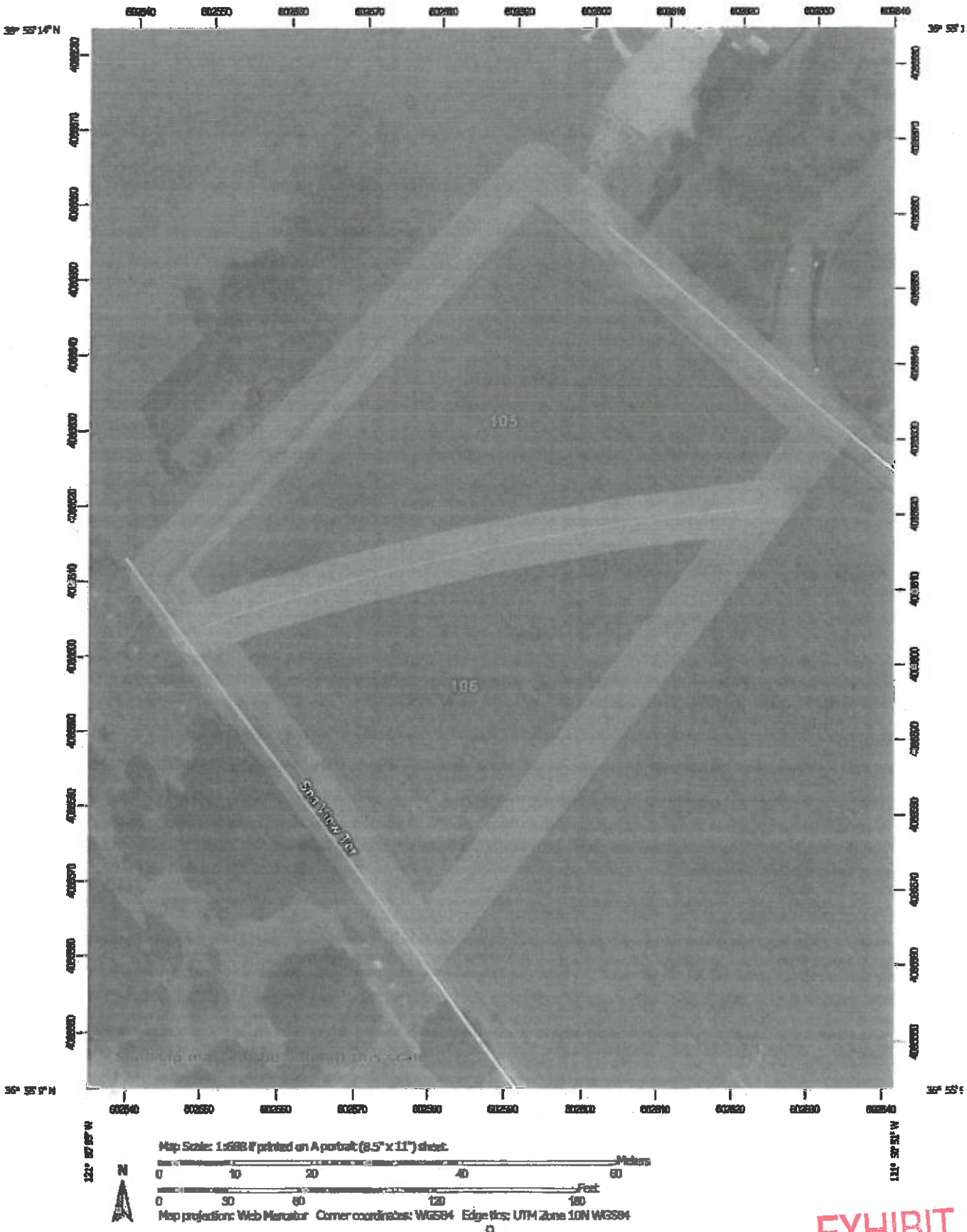


EXHIBIT F

EXHIBIT E

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points

Special Point Features
- Blowout
- Borrow Pit
- Clay Spot
- Closed Depression
- Gravel Pit
- Gravelly Spot
- Landfill
- Lava Flow
- Marsh or swamp
- Mine or Quarry
- Miscellaneous Water
- Perennial Water
- Rock Outcrop
- Saline Spot
- Sandy Spot
- Severely Eroded Spot
- Sinkhole
- Slide or Slip
- Sodic Spot
- Spoil Area
- Stony Spot
- Very Stony Spot
- Wet Spot
- Other
- Special Line Features

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP II

The soil surveys that comp
1:24,000.

Warning: Soil Map may not

Enlargement of maps beyo
misunderstanding of the de
line placement. The maps c
contrasting soils that could
scale.

Please rely on the bar scal
measurements.

Source of Map: Natural R
Web Soil Survey URL:
Coordinate System: Web

Maps from the Web Soil Su
projection, which preserves
distance and area. A projec
Albers equal-area conic pro
accurate calculations of dis

This product is generated f
of the version date(s) listed

Soil Survey Area: Santa C
Survey Area Data: Versio

Soil map units are labeled (
1:50,000 or larger.

Date(s) aerial images were
24, 2014

The orthophoto or other ba
compiled and digitized prob
imagery displayed on these
shifting of map unit bounda

EXHIBIT E
EXHIBIT F

Map Unit Legend (Lego Property)

Santa Cruz County, California (CA087)			
Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	0.6	56.0%
106	Baywood loamy sand, 15 to 30 percent slopes	0.5	44.0%
Totals for Area of Interest		1.1	100.0%

Map Unit Descriptions (Lego Property)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

Most minor soils have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Other minor components, however, have properties and behavioral characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the

EXHIBIT E

EXHIBIT F

development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. Except for differences in texture of the surface layer, all the soils of a series have major horizons that are similar in composition, thickness, and arrangement.

Soils of one series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

EXHIBIT F

EXHIBIT E

Santa Cruz County, California

105—Baywood loamy sand, 2 to 15 percent slopes

Map Unit Setting

National map unit symbol: h9cv
Elevation: 20 to 500 feet
Mean annual precipitation: 15 to 35 inches
Mean annual air temperature: 52 to 55 degrees F
Frost-free period: 245 to 275 days
Farmland classification: Prime farmland if irrigated

Map Unit Composition

Baywood and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Baywood

Setting

Landform: Dunes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Rise
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Eolian deposits

Typical profile

H1 - 0 to 17 inches: loamy sand
H2 - 17 to 61 inches: loamy sand, loamy fine sand
H2 - 17 to 61 inches:

Properties and qualities

Slope: 2 to 15 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups

Land capability classification (irrigated): 3e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: SANDY (R014XD059CA)
Hydric soil rating: No

Minor Components

Elder

Percent of map unit: 4 percent
Hydric soil rating: No

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Elkhorn
Percent of map unit: 4 percent
Hydric soil rating: No

Tierra
Percent of map unit: 3 percent
Hydric soil rating: No

Baywood
Percent of map unit: 3 percent
Hydric soil rating: No

Watsonville
Percent of map unit: 1 percent
Landform: Marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Hydric soil rating: Yes

106—Baywood loamy sand, 15 to 30 percent slopes

Map Unit Setting
National map unit symbol: h9cw
Elevation: 20 to 500 feet
Mean annual precipitation: 15 to 35 inches
Mean annual air temperature: 52 to 55 degrees F
Frost-free period: 245 to 275 days
Farmland classification: Not prime farmland

Map Unit Composition
Baywood and similar soils: 85 percent
Minor components: 7 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Baywood

Setting
Landform: Dunes
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Rise
Down-slope shape: Concave
Across-slope shape: Convex
Parent material: Eolian deposits

Typical profile
H1 - 0 to 17 inches: loamy sand
H2 - 17 to 61 inches: loamy sand, loamy fine sand
H2 - 17 to 61 inches:

Properties and qualities
Slope: 15 to 30 percent

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Depth to restrictive feature: More than 80 inches
Natural drainage class: Somewhat excessively drained
Runoff class: Medium
Capacity of the most limiting layer to transmit water (Ksat): High to very high (5.95 to 19.98 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Moderate (about 8.4 inches)

Interpretive groups
Land capability classification (irrigated): 4e
Land capability classification (nonirrigated): 4e
Hydrologic Soil Group: A
Ecological site: SANDY (R014XD059CA)
Hydric soil rating: No

Minor Components

Elkhorn
Percent of map unit: 2 percent
Hydric soil rating: No

Elder
Percent of map unit: 2 percent
Hydric soil rating: No

Watsonville
Percent of map unit: 1 percent
Landform: Marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Hydric soil rating: Yes

Tierra
Percent of map unit: 1 percent
Hydric soil rating: No

Baywood
Percent of map unit: 1 percent
Hydric soil rating: No

EXHIBIT E
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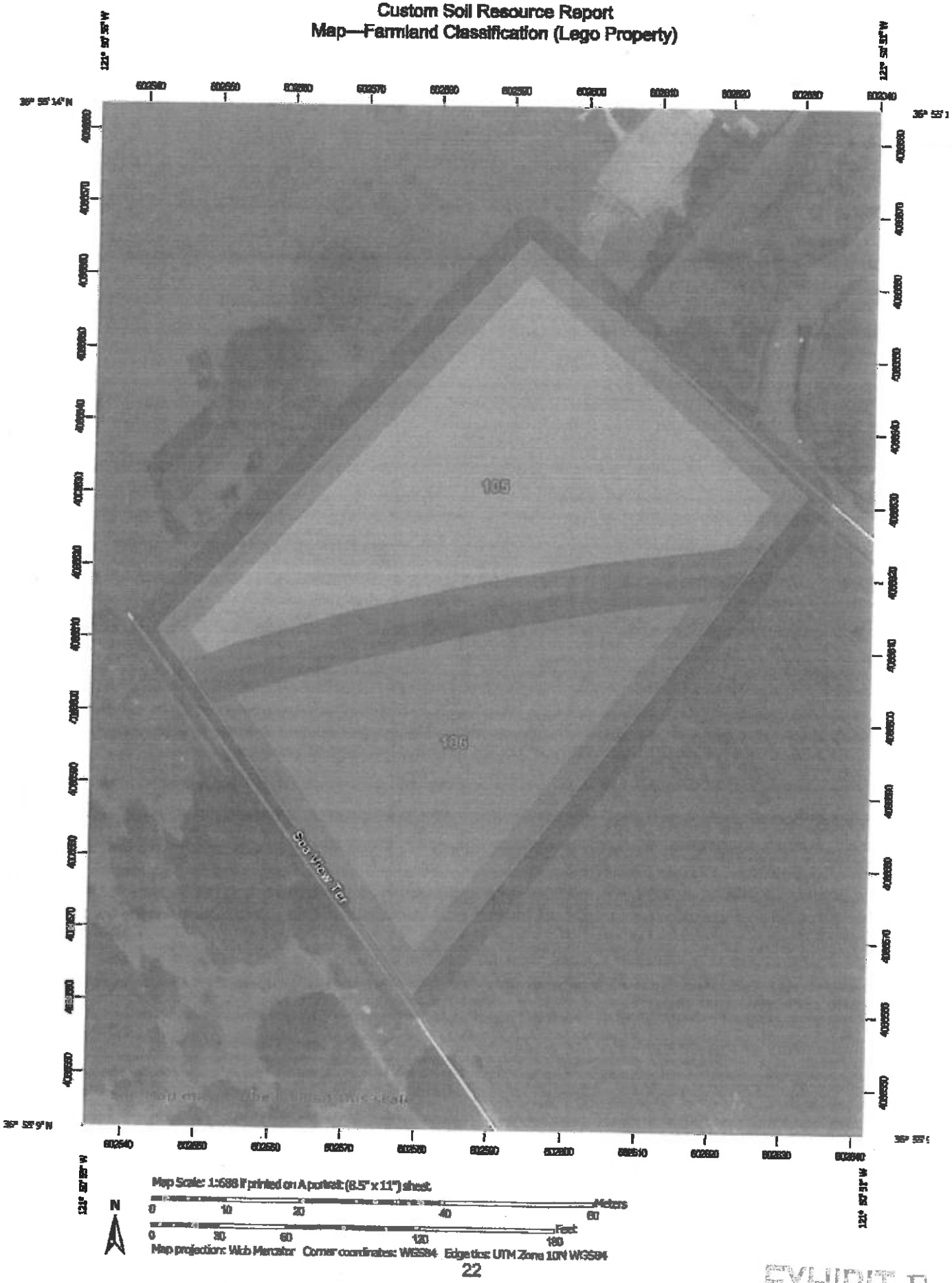
Map—Farmland Classification (Lego Property)



Map Scale: 1:688 if printed on A portrait (8.5" x 11") sheet.

Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 10N WGS84

EXHIBIT E

EXHIBIT F

MAP LEGEND

Area of Interest (AOI)

- Area of Interest (AOI)

Soils

Soil Rating Polygons

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irrigated and reclaimed of excess salts and sodium
- Farmland of statewide importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not available

Soil Rating Lines

- Not prime farmland
- All areas are prime farmland
- Prime farmland if drained
- Prime farmland if protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated
- Prime farmland if drained and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if irrigated and drained
- Prime farmland if irrigated and either protected from flooding or not frequently flooded during the growing season
- Prime farmland if subsoiled, completely removing the root inhibiting soil layer
- Prime farmland if irrigated and the product of I (soil erodibility) x C (climate factor) does not exceed 60
- Prime farmland if irr and reclaimed of ex salts and sodium
- Farmland of statewi importance
- Farmland of local importance
- Farmland of unique importance
- Not rated or not ava

Soil Rating Points

- Not prime farmland
- All areas are prime farmland
- Prime farmland if dr
- Prime farmland if protected from flood not frequently flood during the growing season
- Prime farmland if irr
- Prime farmland if dr and either protected flooding or not frequ flooded during the growing season

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Table—Farmland Classification (Lego Property)

Farmland Classification— Summary by Map Unit — Santa Cruz County, California (CA087)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	Prime farmland if irrigated	0.6	56.0%
106	Baywood loamy sand, 15 to 30 percent slopes	Not prime farmland	0.5	44.0%
Totals for Area of Interest			1.1	100.0%

Rating Options—Farmland Classification (Lego Property)

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Lower

EXHIBIT E

EXHIBIT F

Soil Properties and Qualities

The Soil Properties and Qualities section includes various soil properties and qualities displayed as thematic maps with a summary table for the soil map units in the selected area of interest. A single value or rating for each map unit is generated by aggregating the interpretive ratings of individual map unit components. This aggregation process is defined for each property or quality.

Soil Chemical Properties

Soil Chemical Properties are measured or inferred from direct observations in the field or laboratory. Examples of soil chemical properties include pH, cation exchange capacity, calcium carbonate, gypsum, and electrical conductivity.

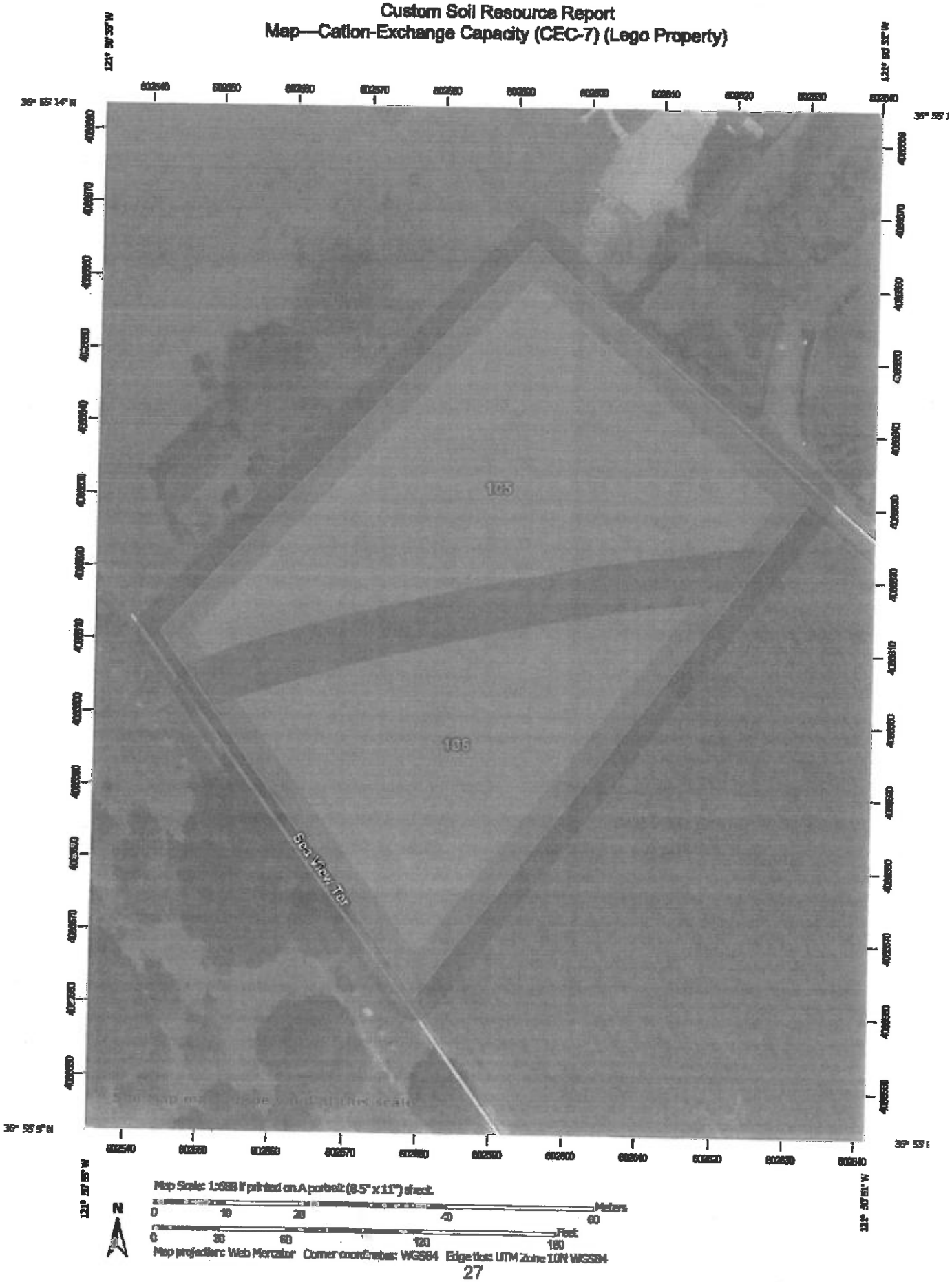
Cation-Exchange Capacity (CEC-7) (Lego Property)

Cation-exchange capacity (CEC-7) is the total amount of extractable cations that can be held by the soil, expressed in terms of milliequivalents per 100 grams of soil at neutrality (pH 7.0) or at some other stated pH value. Soils having a low cation-exchange capacity hold fewer cations and may require more frequent applications of fertilizer than soils having a high cation-exchange capacity. The ability to retain cations reduces the hazard of ground-water pollution.

For each soil layer, this attribute is actually recorded as three separate values in the database. A low value and a high value indicate the range of this attribute for the soil component. A "representative" value indicates the expected value of this attribute for the component. For this soil property, only the representative value is used.

EXHIBIT F

Custom Soil Resource Report
Map—Cation-Exchange Capacity (CEC-7) (Lego Property)



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MAP LEGEND

Area of Interest (AOI)

Area of Interest (AOI)

Soils

Soil Rating Polygons

= 5.6

Not rated or not available

Soil Rating Lines

= 5.6

Not rated or not available

Soil Rating Points

= 5.6

Not rated or not available

Water Features

Streams and Canals

Transportation

Rails

Interstate Highways

US Routes

Major Roads

Local Roads

Background

Aerial Photography

MAP I

The soil surveys that comp
1:24,000.

Warning: Soil Map may not

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misunderstanding of the de
line placement. The maps c
contrasting soils that could
scale.

Please rely on the bar scal
measurements.

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Coordinate System: Web

Maps from the Web Soil Su
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distance and area. A projec
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EXHIBIT B

Table—Cation-Exchange Capacity (CEC-7) (Lego Property)

Cation-Exchange Capacity (CEC-7)— Summary by Map Unit — Santa Cruz County, California (CA687)				
Map unit symbol	Map unit name	Rating (milliequivalents per 100 grams)	Acres in AOI	Percent of AOI
105	Baywood loamy sand, 2 to 15 percent slopes	5.6	0.6	56.0%
106	Baywood loamy sand, 15 to 30 percent slopes	5.6	0.5	44.0%
Totals for Area of Interest			1.1	100.0%

Rating Options—Cation-Exchange Capacity (CEC-7) (Lego Property)

Units of Measure: milliequivalents per 100 grams

Aggregation Method: Dominant Component

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The aggregation method "Dominant Component" returns the attribute value associated with the component with the highest percent composition in the map unit. If more than one component shares the highest percent composition, the corresponding "tie-break" rule determines which value should be returned. The "tie-break" rule indicates whether the lower or higher attribute value should be returned in the case of a percent composition tie. The result returned by this aggregation method may or may not represent the dominant condition throughout the map unit.

Component Percent Cutoff: None Specified

Components whose percent composition is below the cutoff value will not be considered. If no cutoff value is specified, all components in the database will be considered. The data for some contrasting soils of minor extent may not be in the database, and therefore are not considered.

Tie-break Rule: Higher

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The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Interpret Nulls as Zero: No

This option indicates if a null value for a component should be converted to zero before aggregation occurs. This will be done only if a map unit has at least one component where this value is not null.

Layer Options (Horizon Aggregation Method): Depth Range (Weighted Average)

For an attribute of a soil horizon, a depth qualification must be specified. In most cases it is probably most appropriate to specify a fixed depth range, either in centimeters or inches. The Bottom Depth must be greater than the Top Depth, and the Top Depth can be greater than zero. The choice of "inches" or "centimeters" only applies to the depth of soil to be evaluated. It has no influence on the units of measure the data are presented in.

When "Surface Layer" is specified as the depth qualifier, only the surface layer or horizon is considered when deriving a value for a component, but keep in mind that the thickness of the surface layer varies from component to component.

When "All Layers" is specified as the depth qualifier, all layers recorded for a component are considered when deriving the value for that component.

Whenever more than one layer or horizon is considered when deriving a value for a component, and the attribute being aggregated is a numeric attribute, a weighted average value is returned, where the weighting factor is the layer or horizon thickness.

Top Depth: 0

Bottom Depth: 100

Units of Measure: Inches

Soil Reports

The Soil Reports section includes various formatted tabular and narrative reports (tables) containing data for each selected soil map unit and each component of each unit. No aggregation of data has occurred as is done in reports in the Soil Properties and Qualities and Suitabilities and Limitations sections.

The reports contain soil interpretive information as well as basic soil properties and qualities. A description of each report (table) is included.

AOI Inventory

This folder contains a collection of tabular reports that present a variety of soil information. Included are various map unit description reports, special soil interpretation reports, and data summary reports.

Component Text Descriptions (Lego Property)

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the selected area. The component descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit. A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the associated soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas (components) for which it is named and some minor components that belong to taxonomic classes other than those of the major soils.

The "Map Unit Component Nontechnical Descriptions" report gives a brief, general description of the soil components that occur in a map unit. Descriptions of nonsoil (miscellaneous areas) and minor map unit components may or may not be included. This description is written by the local soil scientists responsible for the respective soil survey area data. A more detailed description can be generated by the "Map Unit Description" report.

Additional information about the map units described in this report is available in other Soil Data Mart reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the Soil Data Mart reports define some of the properties included in the map unit descriptions.

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Report—Component Text Descriptions (Lego Property)

Santa Cruz County, California

Map Unit: 105—Baywood loamy sand, 2 to 15 percent slopes

Description Category: GENSOIL

Baywood: 85 percent

The Baywood component makes up 85 percent of the map unit. Slopes are 2 to 15 percent. This component is on dunes. The parent material consists of eolian deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R014XD059CA Sandy ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 3e. This soil does not meet hydric criteria.

Description Category: GENSOIL

Elder: 4 percent

Generated brief soil descriptions are created for major soil components. The Elder soil is a minor component.

Description Category: GENSOIL

Elkhorn: 4 percent

Generated brief soil descriptions are created for major soil components. The Elkhorn soil is a minor component.

Description Category: GENSOIL

Tierra: 3 percent

Generated brief soil descriptions are created for major soil components. The Tierra soil is a minor component.

Description Category: GENSOIL

Baywood: 3 percent

Generated brief soil descriptions are created for major soil components. The Baywood soil is a minor component.

Description Category: GENSOIL

Watsonville: 1 percent

Generated brief soil descriptions are created for major soil components. The Watsonville soil is a minor component.

Map Unit: 106—Baywood loamy sand, 15 to 30 percent slopes

Description Category: GENSOIL

Baywood: 85 percent

The Baywood component makes up 85 percent of the map unit. Slopes are 15 to 30 percent. This component is on dunes. The parent material consists of eolian deposits. Depth to a root restrictive layer is greater than 60 inches. The natural drainage class is somewhat excessively drained. Water movement in the most restrictive layer is high. Available water to a depth of 60 inches (or restricted depth) is low. Shrink-swell potential is low. This soil is not flooded. It is not ponded. There is no zone of water saturation within a depth of 72 inches. Organic matter content in the surface horizon is about 3 percent. This component is in the R014XD059CA Sandy ecological site. Nonirrigated land capability classification is 4e. Irrigated land capability classification is 4e. This soil does not meet hydric criteria.

Description Category: GENSOIL

Elkhorn: 2 percent

Generated brief soil descriptions are created for major soil components. The Elkhorn soil is a minor component.

Description Category: GENSOIL

Elder: 2 percent

Generated brief soil descriptions are created for major soil components. The Elder soil is a minor component.

Description Category: GENSOIL

Tierra: 1 percent

Generated brief soil descriptions are created for major soil components. The Tierra soil is a minor component.

Description Category: GENSOIL

Baywood: 1 percent

Generated brief soil descriptions are created for major soil components. The Baywood soil is a minor component.

Description Category: GENSOIL

Watsonville: 1 percent

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Generated brief soil descriptions are created for major soil components. The Watsonville soil is a minor component.

Land Classifications

This folder contains a collection of tabular reports that present a variety of soil groupings. The reports (tables) include all selected map units and components for each map unit. Land classifications are specified land use and management groupings that are assigned to soil areas because combinations of soil have similar behavior for specified practices. Most are based on soil properties and other factors that directly influence the specific use of the soil. Example classifications include ecological site classification, farmland classification, irrigated and nonirrigated land capability classification, and hydric rating.

Land Capability Classification (Lego Property)

The land capability classification of map units in the survey area is shown in this table. This classification shows, in a general way, the suitability of soils for most kinds of field crops (United States Department of Agriculture, Soil Conservation Service, 1961). Crops that require special management are excluded. The soils are grouped according to their limitations for field crops, the risk of damage if they are used for crops, and the way they respond to management. The criteria used in grouping the soils do not include major and generally expensive landforming that would change slope, depth, or other characteristics of the soils, nor do they include possible but unlikely major reclamation projects. Capability classification is not a substitute for interpretations designed to show suitability and limitations of groups of soils for rangeland, for forestland, or for engineering purposes.

In the capability system, soils are generally grouped at three levels: capability class, subclass, and unit.

Capability classes, the broadest groups, are designated by the numbers 1 through 8. The numbers indicate progressively greater limitations and narrower choices for practical use. The classes are defined as follows:

- Class 1 soils have slight limitations that restrict their use.
- Class 2 soils have moderate limitations that restrict the choice of plants or that require moderate conservation practices.
- Class 3 soils have severe limitations that restrict the choice of plants or that require special conservation practices, or both.
- Class 4 soils have very severe limitations that restrict the choice of plants or that require very careful management, or both.
- Class 5 soils are subject to little or no erosion but have other limitations, impractical to remove, that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.
- Class 6 soils have severe limitations that make them generally unsuitable for cultivation and that restrict their use mainly to pasture, rangeland, forestland, or wildlife habitat.

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- Class 7 soils have very severe limitations that make them unsuitable for cultivation and that restrict their use mainly to grazing, forestland, or wildlife habitat.
- Class 8 soils and miscellaneous areas have limitations that preclude commercial plant production and that restrict their use to recreational purposes, wildlife habitat, watershed, or esthetic purposes.

Capability subclasses are soil groups within one class. They are designated by adding a small letter, *e*, *w*, *s*, or *c*, to the class numeral, for example, 2e. The letter *e* shows that the main hazard is the risk of erosion unless close-growing plant cover is maintained; *w* shows that water in or on the soil interferes with plant growth or cultivation (in some soils the wetness can be partly corrected by artificial drainage); *s* shows that the soil is limited mainly because it is shallow, droughty, or stony; and *c*, used in only some parts of the United States, shows that the chief limitation is climate that is very cold or very dry.

In class 1 there are no subclasses because the soils of this class have few limitations. Class 5 contains only the subclasses indicated by *w*, *s*, or *c* because the soils in class 5 are subject to little or no erosion.

Report—Land Capability Classification (Lego Property)

Land Capability Classification–Santa Cruz County, California				
Map unit symbol and name	Pct. of map unit	Component name	Land Capability Subclass	
			Nonirrigated	Irrigated
105—Baywood loamy sand, 2 to 15 percent slopes				
	85	Baywood	4e	3e
	4	Elder	—	—
	4	Elkhorn	—	—
	3	Tierra	—	—
	3	Baywood	—	—
	1	Watsonville	—	—
106—Baywood loamy sand, 15 to 30 percent slopes				
	85	Baywood	4e	4e
	2	Elkhorn	—	—
	2	Elder	—	—
	1	Tierra	—	—
	1	Baywood	—	—
	1	Watsonville	—	—

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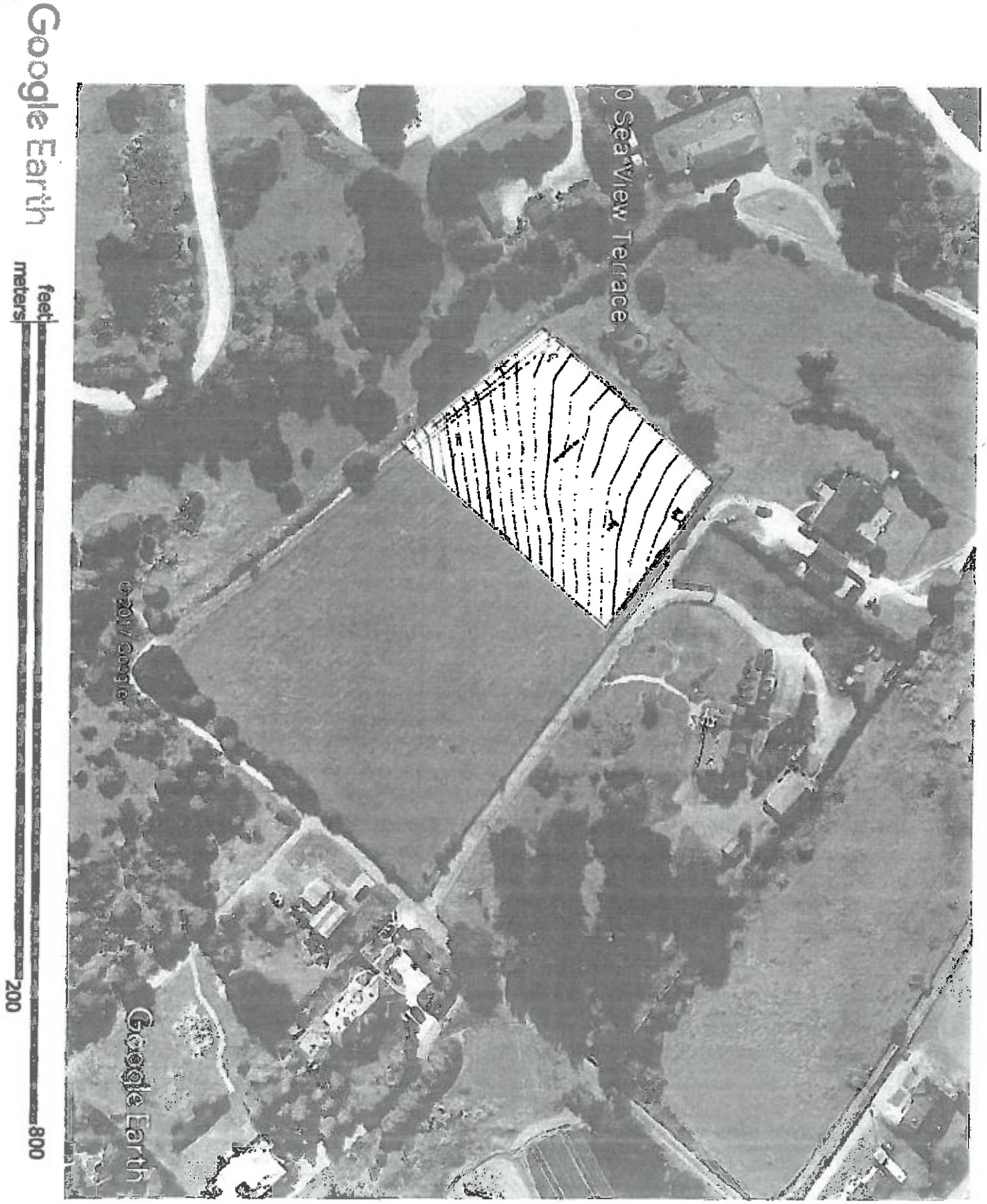


EXHIBIT 4

EXHIBIT F

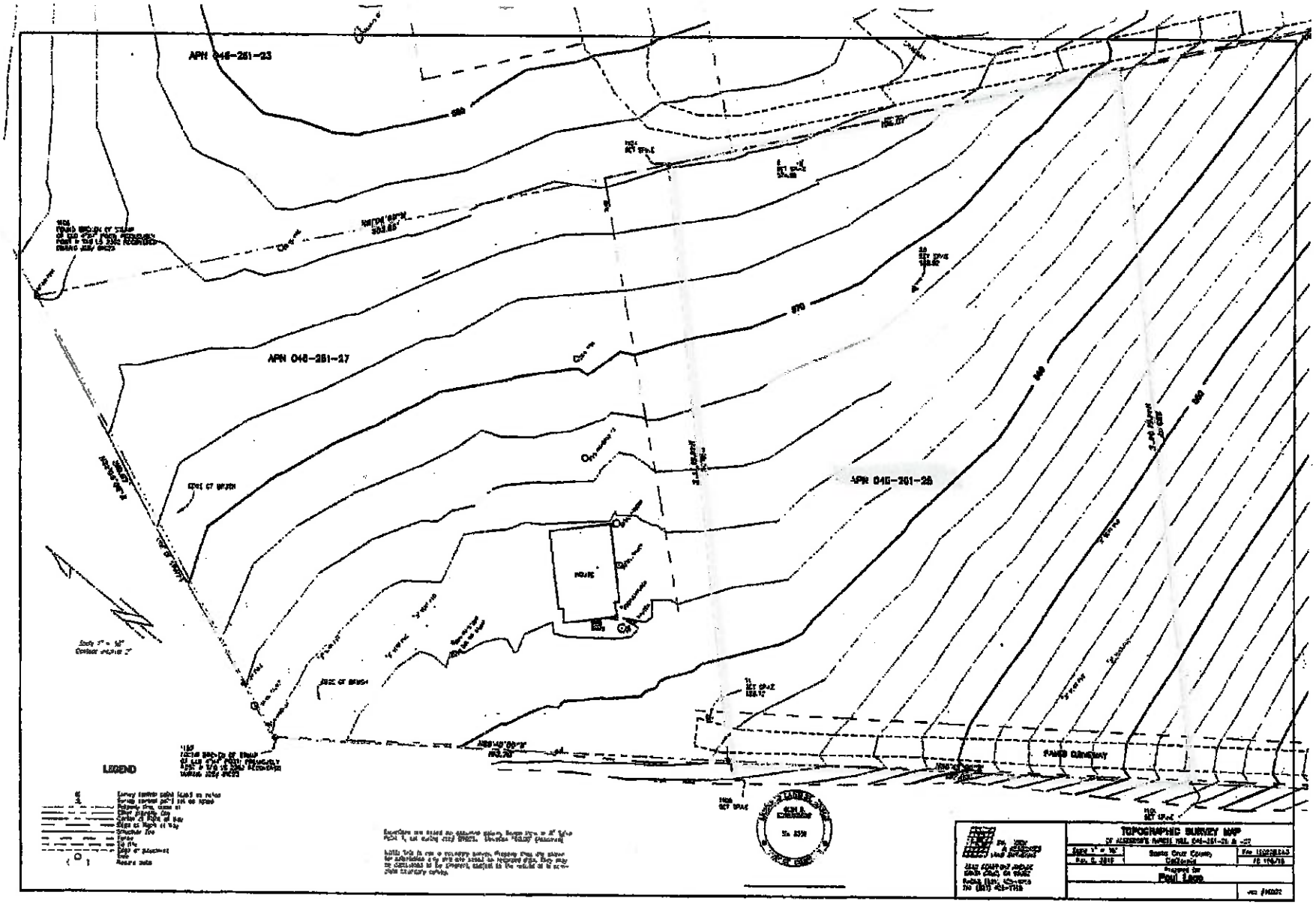
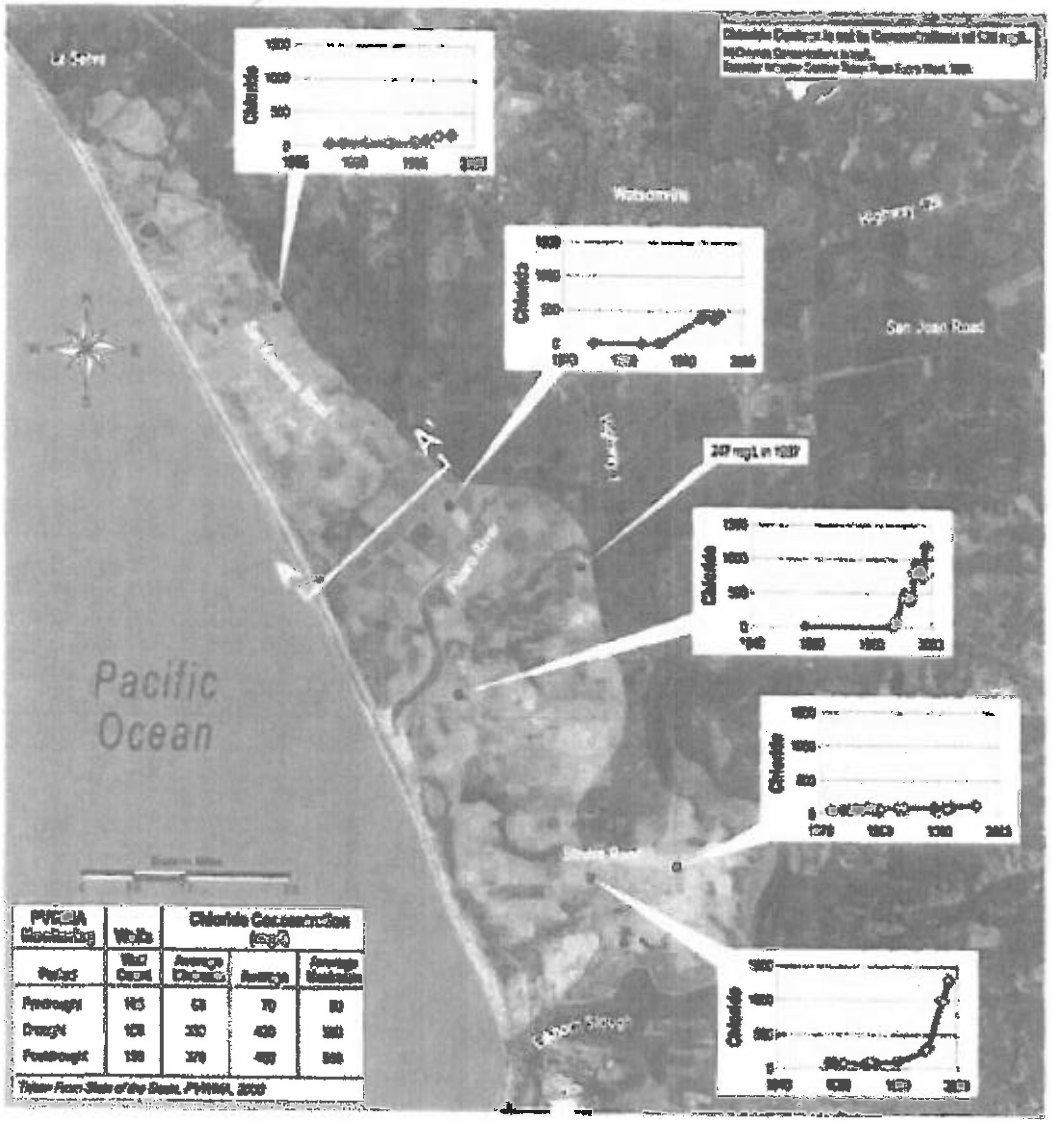

APN 046-261-23
APN 046-261-27
APN 046-261-28
HOUSE
LEGEND
TOPOGRAPHIC SURVEY MAP
Santa Cruz County
California
Prepared for
Paul Lane

EXHIBIT F

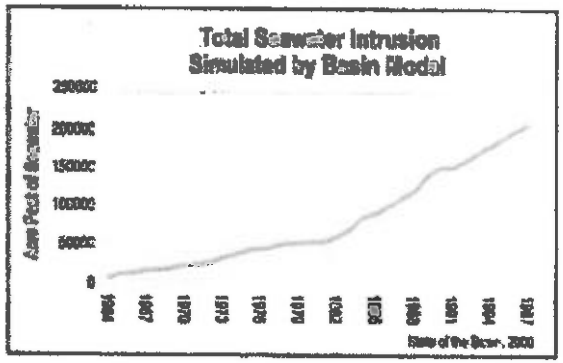
APN
620 Sea View Terrace



PVWMA Monitoring	Wells	Chloride Concentration (mg/L)		
Period	Well Count	Average Chloride	Average	Average Maximum
Pre-drought	165	63	70	80
Drought	169	350	400	560
Post-drought	139	370	480	540

Taken From State of the Basin, PVWMA, 2000

Summary of Seawater Intrusion Within PVWMA Boundaries



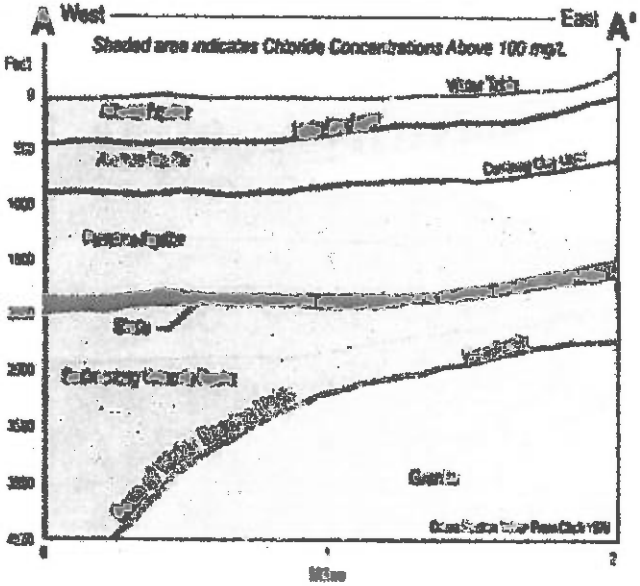


Figure 1: Location of Area Impacted by Seawater Intrusion

EXHIBIT 5

EXHIBIT F