

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 01-0476

APN: 046-251-06

APPLICANT: Michael Tansy

OWNER: Timothy Tansy

PROJECT DESCRIPTION. Proposal to ~~construct~~ a single-family dwelling. Requires a Coastal Development Permit, Grading Permit, and Agricultural Buffer Determination.

LOCATION: Property located on the east side of Crest Drive (between 65 and 77 Crest Drive), about ¼ mile south from San Andreas Road in Watsonville.

PERMITS REQUIRED: Coastal Development Permit, Grading Permit, Agricultural Buffer Determination.

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 3

COASTAL ZONE: X Yes N o **APPEALABLE TO CCC:** X Yes No

PARCEL INFORMATION

PARCEL SIZE: 2.643 acres

EXISTING LAND USE:

PARCEL: vacant

SURROUNDING: Commercial agriculture, singlefamily residences

PROJECT ACCESS: Crest Drive, off San ~~Andreas~~ Drive

PLANNING AREA: San ~~Andreas~~

LAND USE DESIGNATION: A (Agriculture)

ZONING DISTRICT: CA (Commercial Agriculture)

SUPERVISORIAL DISTRICT: Second (Pirie)

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|---|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Baywood loamy sand |
| c. Fire Hazard | Not a mapped constraint |
| d. Slopes | d. 2 – 30 percent slopes |
| e. Env. Sen. Habitat | e. Mapped biotic/no physical evidence on site |
| f. Grading | f. 314 cubic yards of grading proposed |
| g. Tree Removal | g. No trees proposed to be removed |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |

m. Sewer Availability	m.	No
n. Water Availability	n.	Yes
o. Archeology	o.	Not mapped/no physical evidence on site

SERVICES INFORMATION

Inside Urban/Rural Services Line: Y e s N o
Water Supply: San Andreas ~~Mutual~~ Water Company
Sewage Disposal: Private Septic System, CSA #12
Fire District: Aptos/La Selva Fire protection District
Drainage District: Non-zone

HISTORY

The application was submitted to the Planning Department on 10/03/01. The County Agricultural Policy Advisory Commission (APAC) approved ~~an~~ agricultural buffer reduction on 1/15/04. The project was deemed complete on 1/28/04.

ANALYSIS AND DISCUSSION

The subject property is a 2.643-acre parcel, located in the CA (Commercial Agriculture) zone district, a designation that allows residential uses. The proposed two-story single-family dwelling is a permitted use within the zone district and the project is consistent with the site's (A) Agriculture General Plan designation in that it is consistent with development regulations. The proposed 3,764 square foot single-family dwelling 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, many of which in the immediate vicinity, are of comparable size. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range. Neutral, earth tone colors shall be utilized for the exterior, consistent with Coastal Zone regulations of County Code Section 13.20.130.c.

The project was reviewed at a noticed public hearing before APAC on 1/15/04 and a reduction of the required 200-foot setback from adjacent CA zoned land was granted (Exhibit E). Conditions of approval require the planting of an evergreen Laurel hedge at the rear and sides of the parcel adjacent to the proposed residence and recordation of an Agricultural Statement of Acknowledgement.

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **01-0476**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. APAC staff report of 1/15/04 and Minutes
- F. Letter of Deborah & Jeff Roisman, 65 Crest Drive, Watsonville

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174 (or, pln140@co.santa-cruz.ca.us)

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The property is zoned CA (Commercial Agriculture), a designation which allows residential uses. The proposed single-family dwelling is an allowed use within the zone district, consistent with the site's (A) Agriculture General Plan designation. The parcel is within 200 feet of CA zoned land. The small size of the parcel, 2.634 acres, limits farming potential, however, the proposed development is set to the extreme rear of the parcel to preserve the most level area as open space closest to the existing agricultural operations at APN 046-251-27, the Kitayama Heather farm across Crest Drive. This site selection at the perimeter of the parcel preserves as much land as possible for production, consistent with General Plan Policy 5.13.27.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements 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 et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST 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.

The project site is not located between the shoreline and the first public road. Consequently, the

single-family dwelling 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.

The proposed project is in conformity 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. Additionally, residential uses **are** allowed uses in the CA (Commercial Agriculture) zone district of the area, as well **as** the General Plan **and** Local Coastal **Program** land use designation. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted **is** not inconsistent with the existing range.

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.

The location of the proposed single-family dwelling 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 in that the project is located in an area which allows residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the CA (Commercial Agriculture) zone district. The proposed location of the single-family dwelling 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 zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district. A reduced agricultural buffer was approved by APAC due to the narrow 160-foot width of the parcel where a 200-foot setback would be required. A vegetative buffer is required to be installed and maintained and an Agricultural Statement of Acknowledgement is required to be recorded for the subject property.

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.

The project is located in the Agriculture (A) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Agriculture), i.e. one single-family residence per parcel.

The proposed single-family dwelling 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 singlefamily dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the Crest Drive neighborhood.

The proposed single-family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwelling 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.

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.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity of Crest Drive in that it is a singlefamily dwelling on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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.

The proposed singlefamily dwelling 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 in the vicinity, in that the proposed structure is two stories, in a mixed neighborhood of one and two story homes and the proposed singlefamily 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.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed single-family 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.

CONDITIONS OF APPROVAL

Exhibit **A** Project Plans by Herbert Ichikawa, Architect, dated 6/5/01 revised **3/24/03**.

- I. This permit authorizes the construction of a two-story single-family dwelling and related grading. Prior to exercising any rights granted by this permit including, without limitation, **any** construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - D. Comply with all required conditions of approval of the **Agricultural** Buffer Determination by APAC dated 1/15/04.
- II. Prior to issuance of a Building Permit **the** applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in **the** official records of the County of Santa Cruz (Office of the County Recorder) within **30** days.
 - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with **the** plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements.
 - C. Meet all requirements of and pay any drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.

- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - G. Pay the current fees for Parks and Child Care mitigation for ~~three~~ bedrooms. Currently, these fees are, respectively, \$800 and \$109 per bedroom, but are subject to change.
 - H. 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.
 - I. 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.
 - J. Complete and record an Agricultural Statement of Acknowledgement. **YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.** Follow the instructions to record and return the form to the Planning Department.
111. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown ~~on~~ the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100. 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.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 3/19/04

Effective Date: 4/02/04

Expiration Date: 4/02/06

Don Bussey
Deputy Zoning Administrator

Joan Van der Hoeven
Project Planner

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.

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: 01-0476

Assessor Parcel Number: 046-251-06

Project Location: Between 65 and 77 Crest Drive, Watsonville

Project Description: Proposal to construct a singlefamily dwelling

Person or Agency Proposing Project: Michael Tansy

Contact Phone Number: (831) 768-0980

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity **is** not subject to CEQA ~~as~~ specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

Construction of a small structure.

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

Joan VanderHoeven
Joan **Van** der Hoeven, Project **Planner**

Date: March 19, 2004

EXHIBIT D

STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY COMMISSION

APPLICATION NO.: 01-0476

APN: 046-251-06

APPLICANT: Michael Tansy

OWNER: Timothy Tansy

PROJECT DESCRIPTION: Proposal to construct a single-family dwelling. Requires an Agricultural ~~Buffer~~ Determination.

LOCATION: Property located on the south side of Crest Drive (between 65 and 77 Crest Drive), about 1/4 mile west from San Andreas Road in Aptos.

PERMITS REQUIRED: Agricultural ~~Buffer~~ Setback Reduction

ENVIRONMENTAL DETERMINATION: Exempt - Category 1

COASTAL ZONE: X Yes No **APPEALABLE TO CCC:** X Yes No

PARCEL INFORMATION

PARCEL SIZE: 2.643 acres

EXISTING LAND USE:

PARCEL: Vacant

SURROUNDING Commercial agriculture, single-family residences

PROJECT ACCESS: Crest Drive off San Andreas

PLANNING AREA: San Andreas

LAND USE DESIGNATION: A (Agriculture)

ZONING DISTRICT: CA (Commercial Agriculture)

SUPERVISORIAL DISTRICT: Second (Pirie)

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------|---|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Baywood loamy sand |
| c. Fire Hazard | Not a mapped constraint |
| d. Slopes | d. 2 to 30 percent slopes |
| e. Env. Sen. Habitat | e. Mapped biotic/no physical evidence on site |
| f. Grading | f. 314 cubic yards |
| g. Tree Removal | g. No trees to be removed |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. No |
| n. Water Availability | n. No |
| o. Archeology | o. Not mapped/no physical evidence on site |

EXHIBIT

p. Agricultural Resource

p. Type 3, Coastal lands

SERVICES INFORMATION

Inside Urban/Rural Services Line: ___ Yes X No

Water Supply: San Andreas Mutual Water Company

Sewage Disposal: Private Septic System

Fire District: Aptos/La Selva Fire Protection District

Drainage District: Non-zone

ANALYSIS AND DISCUSSION

The proposed project is to construct a two story single-family dwelling of approximately 3,764 square feet on a 2.643 acre parcel. The project is located on the east side of Crest Drive, between 65 and 77 Crest Drive. The building site is within 200 feet of Commercial Agricultural land on all sides. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 40', 53', and 60' feet from Assessor's Parcel Numbers 046-251-04, -05, -07 respectively, at the sides and rear of the property.

The subject property is characterized by sloping topography. The property has a long rectangular shape, 165 feet wide by 681 feet deep. The lower section adjacent to Crest Drive has a relatively level area, and then begins to slope more moderately up towards the south. The rear section of the property is bounded by a fairly steep slope on the south side. The vacant property is covered with tall grasses and some brush. The parcel is not located within the Urban Services Line (no sewer connection) and may be characterized as a very low density and agricultural neighborhood. The parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the rear and sides of the parcel at Assessor's Parcel Numbers 046-251-04, -05, -07. These parcels are not currently **farmed**. The Kitayama heather farm is located across Crest Drive from the project site but the proposed development is more than 500 feet distant from the farm.

A reduced agricultural buffer is recommended due to the fact that the buffer would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property as the width of the property is 165 feet. The applicant is proposing **an** evergreen hedge of English Laurel plantings to reduce the impact of agricultural activities on the proposed residential use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. The applicant shall ~~further~~ be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

RECOMMENDATION

Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 40', 53', and 60' feet to the single-family dwelling ~~from~~ the adjacent CA zoned properties known as APN's 046-251-04, -05, -07, proposed under Application # 01-0476, based on the attached findings and recommended conditions. The project will be forwarded to the Zoning Administrator to review the Coastal Development Permit.

EXHIBIT E

EXHIBITS

- A. Project plans by Herbert Ichikawa, Architect, dated 6/05/01, revised 6/20/01, 6/25/01, 7/09/01, 9/14/01, 9/30/01, 11/26/03.
- B. Findings
- C. Conditions
- D. Assessor's parcel map/Location Map
- E. Zoning map/General Plan map
- F. Comments & Correspondence
- G. Site photographs

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174 (or, pln140@co.santa-cruz.ca.us)

Report Reviewed By: _____


Cathy Graves
Principal Planner
Development Review

REQUIRED FINDINGS FOR AGRICULTURAL BUFFER SETBACK REDUCTION
COUNTY CODE SECTION 16.50.095(b)

1. SIGNIFICANT TOPOGRAPHICAL DIFFERENCES EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A **200** FOOT SETBACK, OR
2. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A **200** FOOT BUFFER SETBACK, OR A LESSER SETBACK DISTANCE IS FOUND TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT AND THE ADJACENT AGRICULTURAL USES, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER, UNLESS IT IS DETERMINED THAT THE INSTALLATION OF A BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC HAZARD ON A PUBLIC OR PRIVATE RIGHT-OF-WAY; AND/OR SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE 200 FOOT BUFFERING DISTANCE TO THE GREATEST DEGREE POSSIBLE, OR

The habitable structure is proposed to be set back **40'**, **53'**, and **60'** feet from the adjacent Commercial Agriculture zoned land on the sides and rear of the proposed development. **An** effective barrier consisting of evergreen English Laurel shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent residences built on Commercial Agriculture zoned land of APN **046-251-04, -05, -07**. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

3. THE IMPOSITION OF A **200** FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER SETBACK DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER, OR VEGETATIVE SCREENING OR OTHER TECHNIQUES TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.
4. REQUIRED FINDINGS FOR NON-AGRICULTURAL DEVELOPMENT ON COMMERCIAL AGRICULTURAL LAND, COUNTY CODE SECTION 16.50.095(e).

ANY NON-AGRICULTURAL DEVELOPMENT PROPOSED TO BE LOCATED ON TYPE 1, TYPE 2 OR TYPE 3 AGRICULTURAL LAND SHALL BE SITED SO AS TO MINIMIZE POSSIBLE CONFLICTS BETWEEN AGRICULTURE IN THE AREA AND NON-AGRICULTURAL USES, AND WHERE STRUCTURES ARE TO BE LOCATED ON AGRICULTURAL PARCELS, SUCH STRUCTURES SHALL BE LOCATED SO AS TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION OR POTENTIAL PRODUCTION.

The subject parcel is zoned CA (Commercial Agriculture) and carries an Agriculture (A) General Plan designation. Neither the parcel, nor the adjacent CA zoned lands from which the proposed development is buffering, are utilized for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, but is zoned Commercial Agriculture, Type 3, Coastal Agricultural Lands. The small size of the parcel, 2.643 acres, limits farming potential, however, the proposed development is set to the rear of the lot on the most sloped topography, to preserve the most flat land as open space closest to the existing production agriculture at APN046-251-27, the Kitayama heather farm across Crest Drive. This site selection preserves as much land as possible for production, consistent with General Plan policy 5.13.27.

**REQUIRED FINDINGS FOR DEVELOPMENT ON LAND ZONED COMMERCIAL
AGRICULTURE OR AGRICULTURAL PRESERVE**
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 establishment of a residential use on the 2.6-acre CA zoned parcel will reduce the amount of land available for commercial agricultural production. However, the project is located on the rear perimeter of the parcel to minimize possible conflicts with agriculture in the area, consistent with General Plan policy 5.13.27. The proposed structure is sited in such a manner to remove as little land as possible from production by locating on the steeper slopes at the rear of the parcel, an area most distant from existing commercial agriculture across Crest Drive at the Kitayama Heather farm, APN 046-251-06. The three adjoining parcels which are zoned CA are not utilized for commercial agricultural production, but are existing home sites.

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

Due to the size of the parcel, 2.6 acres, the land has not been actively farmed. One single-family residence is a permitted use on CA lands provided that it does not impair the viability of, or create potential conflicts with other commercial agricultural lands in the area. The property owner shall be required to record a Statement of Acknowledgement which informs the owner about adjacent agricultural practices, and advises them to be prepared to accept such inconvenience or discomfort from normal operations.

3. THE USE CONSISTS OF AN INTERIM PUBLIC USE WHICH DOES NOT IMPAIR LONG-TERM AGRICULTURAL VIABILITY, AND
4. 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 proposed single-family residence is sited to minimize potential conflicts with commercial agricultural activities in the area by locating toward the rear of the parcel at a point most distant from the Heather farm across Crest Drive. The house would be more than 500 feet distant from the CA zoned land, and would be located in proximity to existing neighboring residences.

5. 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 proposed residence is sited in such a manner to remove as little land as possible from production by locating on the steeper slopes at the rear of the parcel, ~~an~~ area most distant from existing commercial agriculture across Crest Drive at the Kitayama heather farm, APN 046-251-06. The three adjoining parcels which are zoned CA are not utilized for commercial agricultural production. In addition, the proposed residence is a two-story structure with a smaller building footprint than a single-story structure would require.

**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

The 2.6-acre project site ~~and~~ the immediately adjacent properties are not under common ownership and have not been actively engaged in production agriculture in the recent past. Construction of the single-family dwelling at the rear of the parcel on the most steep portion of the parcel, would not effectively diminish the existing production capabilities of the land, should the owner choose to farm the land.

- (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.

2. THE RESIDENTIAL USE WILL MEET ALL THE REQUIREMENTS OF SECTION 16.50.095 PERTAINING TO AGRICULTURAL BUFFER SETBACKS.

The residential use will meet all requirements of County Code Section 16.50.095, Agricultural Buffer Setbacks, in that required vegetative screening shall be planted adjacent to the CA lands of APN's 046-251-04, -05 and ~~-07~~ prior to building permit final. The residence shall be located more ~~than~~ 200 feet distant from land under commercial agricultural production across Crest Drive at APN 046-251-27.

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.

Prior to issuance of any Building Permit, the property owner shall be required to record an Agricultural Statement of Acknowledgement with the County of Santa Cruz. The purpose of the statement **is** to inform property owners about adjacent agricultural practices, and advise **them** to be prepared to accept such inconvenience or discomfort from normal operations.

CC 1 CONDITIONS OF APPROVAL

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (046-251-04, -05, -07). 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 and Grading Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 1. A development setback of a minimum of 40', 53', and 60' feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN's 046-251-04, -05, -07.
 2. Final plans shall show the location of the vegetative buffering barrier which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum **height** of six feet upon maturity. Species **type**, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - B. The owner shall record a Statement of Acknowledgement, **as** prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land **use** and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative barrier 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 barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to **and** including permit revocation.

Minor Variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

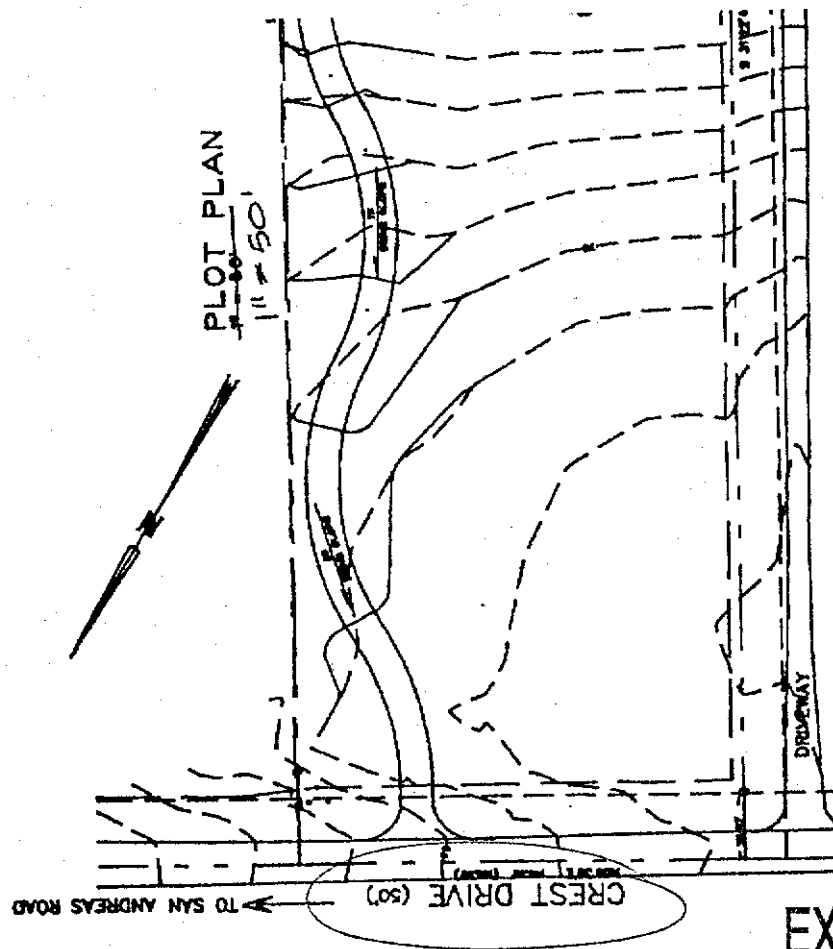
PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 1/15/04

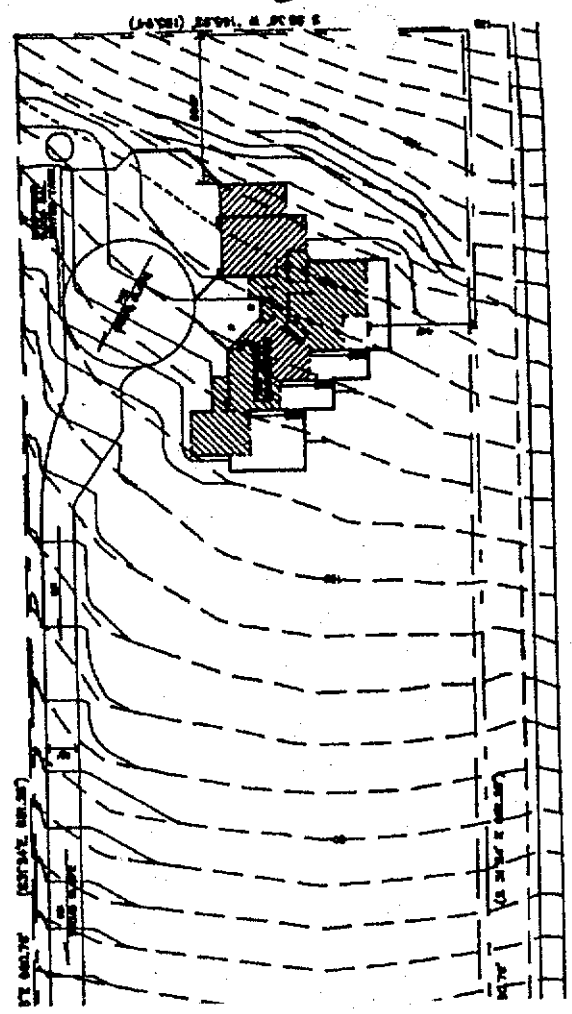
Effective Date: 1/29/04

Expiration Date: 1/29/06

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.

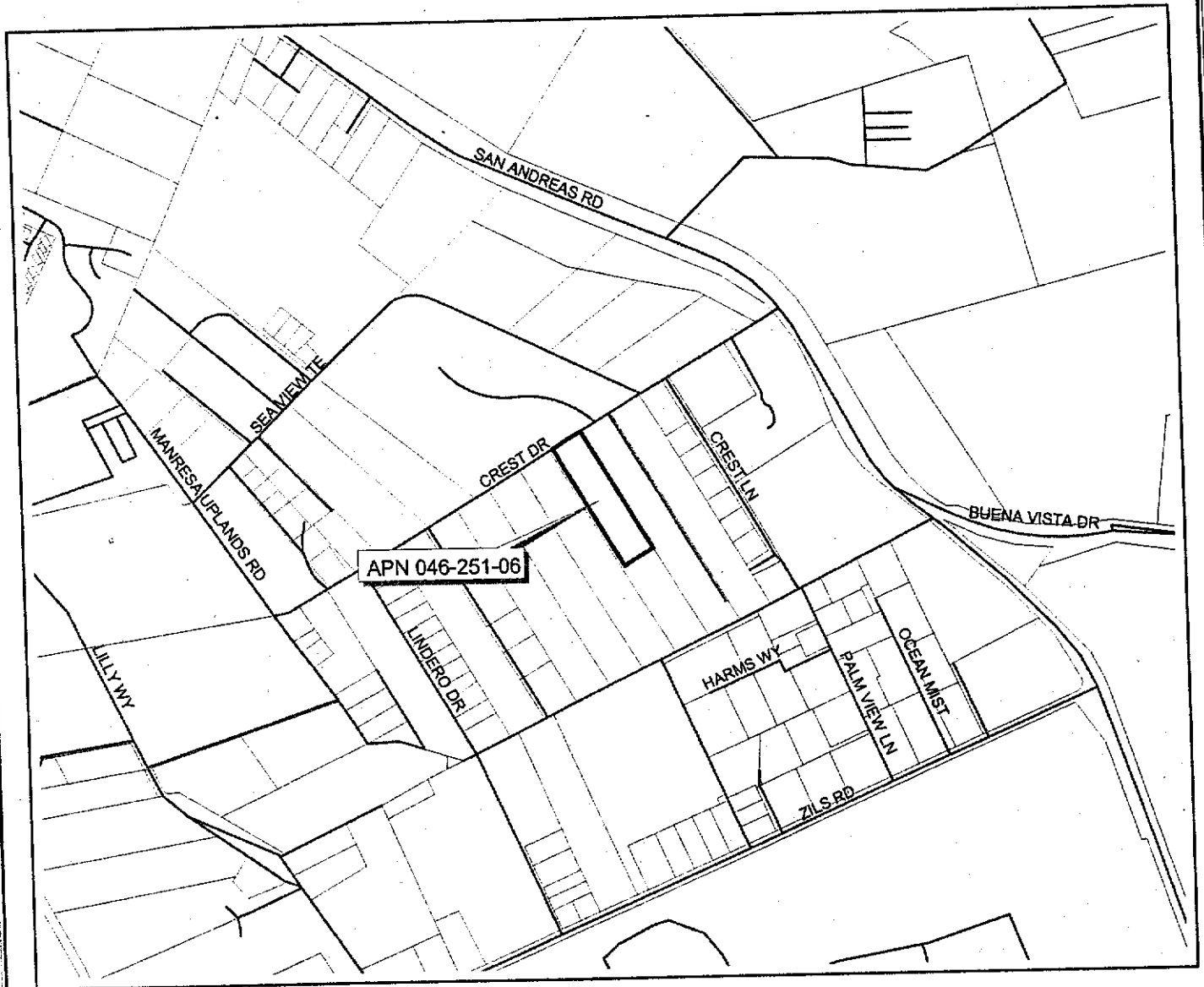


Q



CA

Location Map



0.25 0 0.25 0.5 Miles

Map created by Santa Cruz County
Planning Department:
December 2003



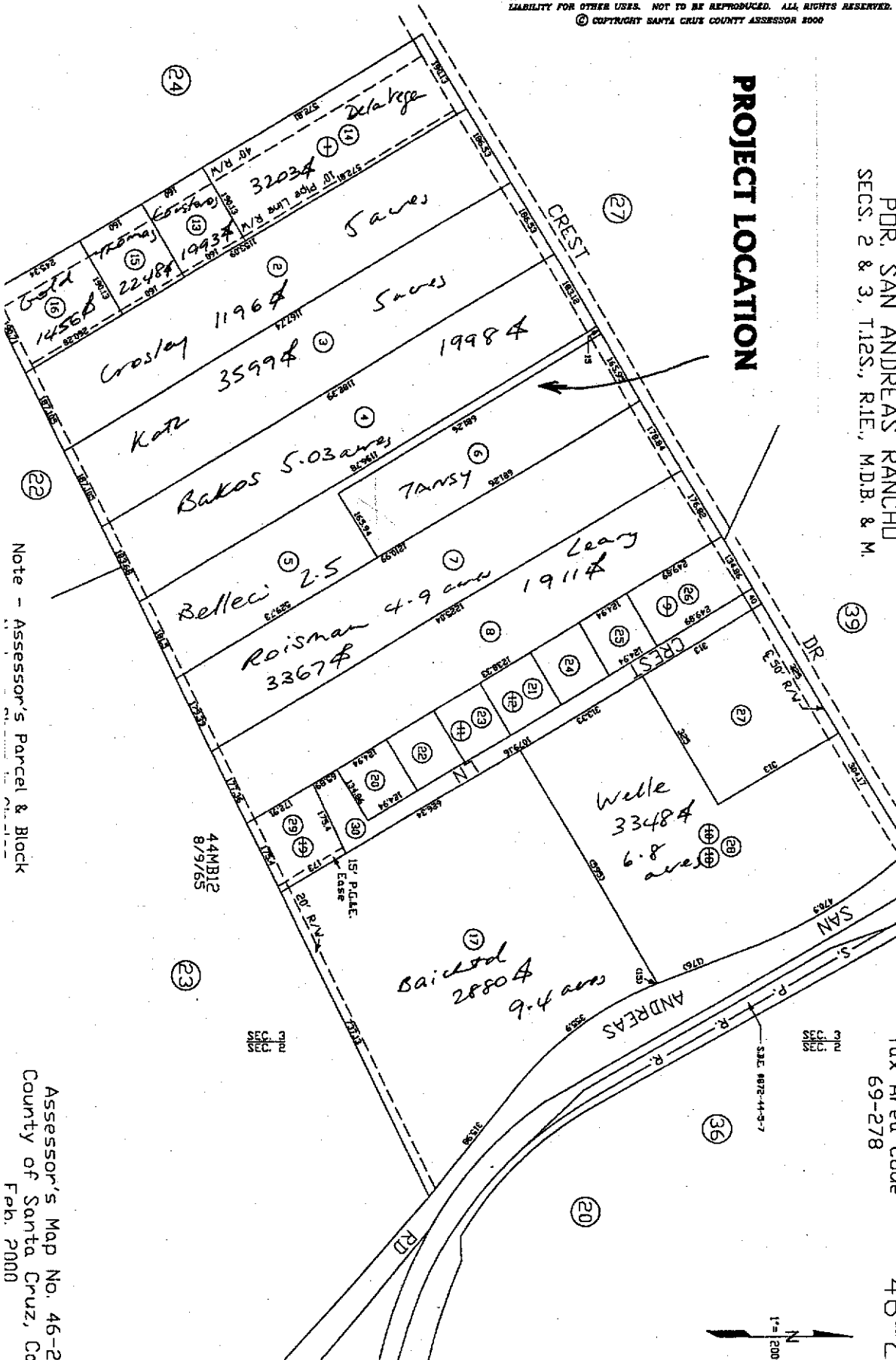
EXHIBIT D

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

PROJECT LOCATION

PDR, SAN ANDREAS RANCH
SECS. 2 & 3, T.12S., R.1E., M.D.B. & M.

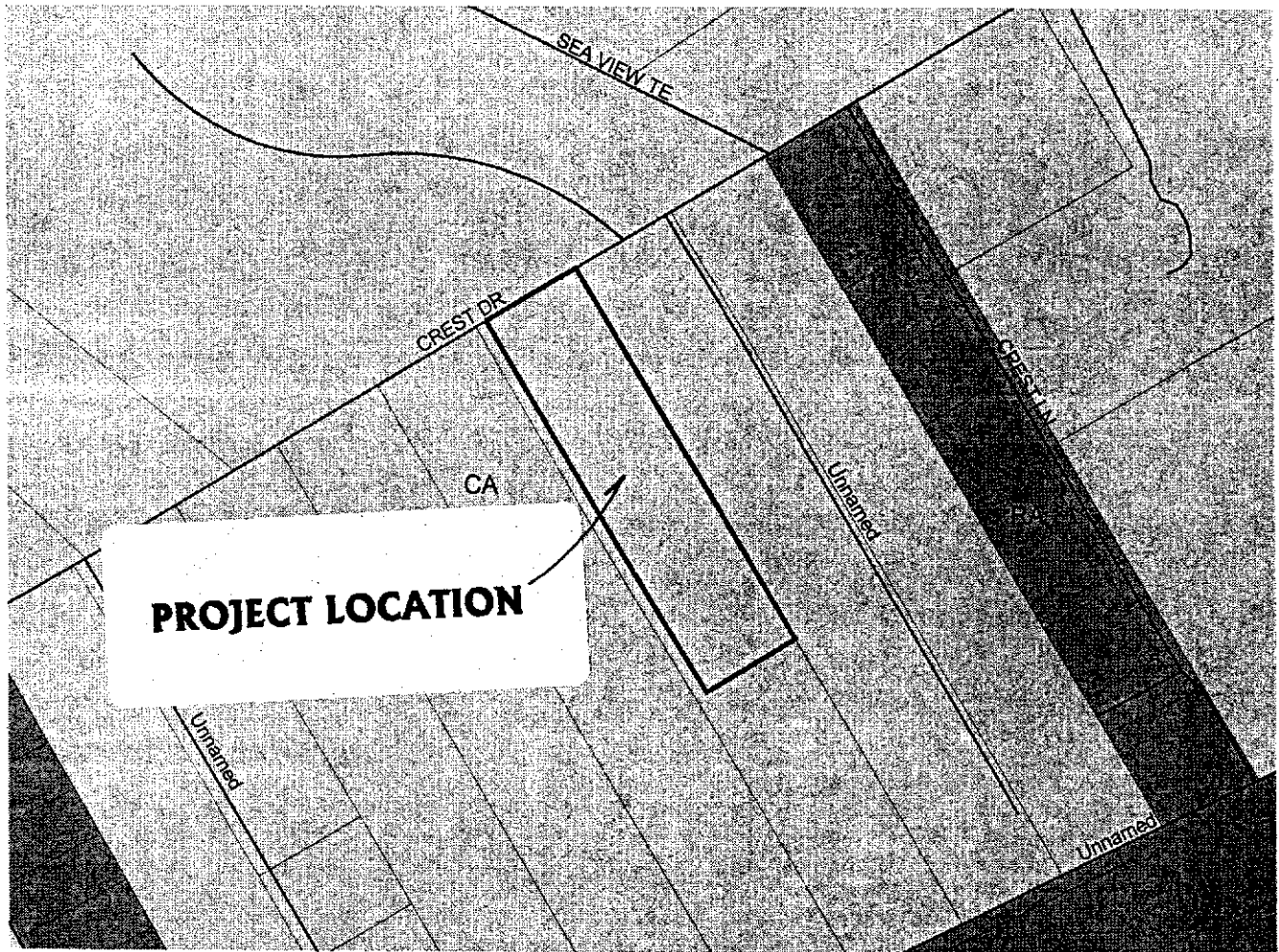


Note - Assessor's Parcel & Block

Assessor's Map No. 46-25
County of Santa Cruz, Calif.
Feb. 2000






1 inch = 200 feet
69-278
40-25

Zoning Map



500 0 500 1000 Feet

Leaend

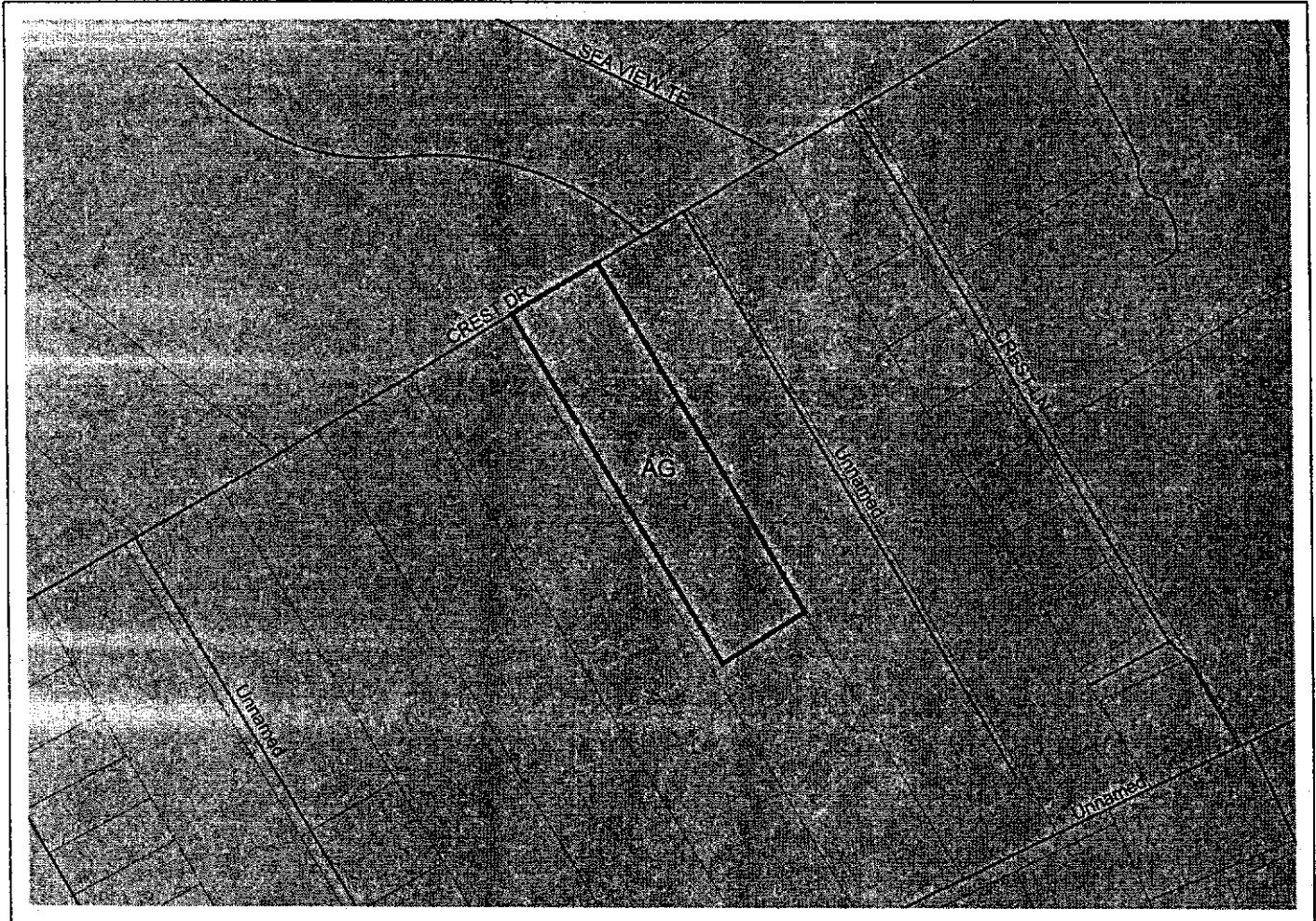
	APN 046-251-06
	Parcel boundaries
	Streets
	CA
	RA



Map created by Santa Cruz County
Planning Department:
December 2003





EXHIBIT D

General Plan Map



500 0 500 1000 Feet

Legend

	APN 046-251-06
	Parcel boundaries
	Streets
	Agriculture



Map created by Santa Cruz County
Planning Department:
December 2003

EXHIBIT E

01-0476
"FIRE"

SAN ANDREAS MUTUAL WATER COMPANY

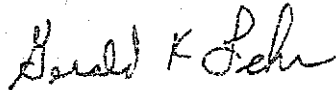
County Officials

Feb 13, 2002

Mr. Michael Tansy has contacted me and requested a letter to you saying that he is eligible to receive water from San Andreas Mutual Water Company (SAMWC). This letter is in response to that request.

Mr. Tansy upon requesting a water meter and paying the required fees will be eligible to receive water service from SAMWC. It is our intent to serve Mr. Tansy on his property at 75 Crest Drive (parcel # 046-251-06). If you need any further information or need a particular form submitted, please let me know.

Regards



Gerald K. Fehr
President of Board of Directors
SAMWC

EXHIBIT 1

C O U N T Y O F S A N T A C I J O
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven
Application No.: 01-0476
APN: 046-251-06

Date: December 9, 2003
Time: 15:28:14
Page: 1

Environmental Planning Completeness Comments

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

===== REVIEW ON NOVEMBER 6, 2001 BY ROBERT S LOVELAND =====

1. Please submit a preliminary grading plan. I have enclosed a Minimum Grading Plan checklist for you to review. Please provide all information requested. NOTE: Foundation design for the proposed house shall be stepped to fit to slope and minimize grading. The General Plan requires site design to minimize grading (6.3.9). The proposed development as submitted can reduce the amount of grading. ===== UPDATED ON DECEMBER 18, 2001 BY RACHEL L LATHER =====

1. Soils Report and Soils Report Review are required. A copy of the County's Guidelines for soils investigation is included for the applicant's information. The application fee is \$ 825.

2. Please provide a plan review letter from the soils engineer for the project.

3. Please provide the minimum grading plan information as required in previous comments. This includes but is not limited to clearly showing the limits of grading, providing cross sections through the driveway, provide driveway profile, at least two cross-sections through the house, and show drainage facilities. Further details of drainage and erosion control will be required prior to issuance of the grading permit but are not required for the Coastal Development permit approval.

4. Please reference the soils report on the project plans. ===== UPDATED ON MAY 5, 2003 BY ROBERT S LOVELAND =====

I received 2 copies of a completed soils report. The soils report will be reviewed once the completeness items above have been submitted and the soils report review fee has been paid. Please provide all information requested. I have enclosed a copy of County Code Policy 6.3.9. Please review this and make sure your project complies with the policy. ===== UPDATED ON JULY 21, 2003 BY KENT M EDLER =====

1. The grading plans show cut slopes behind the house that are steeper than 3:1. Per the soils report section 5.2, "cut and fill slopes should have a final gradient no steeper than 3:1." Revise plans to reflect this requirement.

2. Show proposed contours along the driveway where the driveway approaches Crest Drive (contours 68 and 70).

===== UPDATED ON JULY 30, 2003 BY ROBERT S LOVELAND =====

The soils report has been reviewed and accepted by the County.

Environmental Planning Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 6, 2001 BY ROBERT S LOVELAND =====

EXHIBIT F

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 01-0476
APN: 046-251-06

Date: December 9, 2003
Time: 15:28:14
Page: 2

1. The following information will need to be provided prior to building permit issuance:

- A) Provide a Plan Review letter from the project geotechnical engineer.
- B) Submit a detailed Drainage Plan.
- C) Submit a detailed Erosion Control Plan. Please identify location(s) of all erosion control practices and provide construction details for all practices.
- D) Submit a detailed grading plan for review.

Project Review Completeness Comments

----- REVIEW ON NOVEMBER 1, 2001 BY JOAN VAN DER HOEVEN -----
provide agric buffering at frontage in the form of solid fencing/evergreen shrubs.
----- UPDATED ON AUGUST 5, 2003 BY JOAN VAN DER HOEVEN -----
Please review comments by Fire Agency and Environmental Planning needing attention. Also Public Works road engineering. Provide agricultural buffering detail - landscape plan at Crest Drive frontage. You need a solid hedge and/or solid wood board fencing to buffer the property from agricultural fields across Crest Drive. Any solid wood fencing taller than 6 feet must be set back a minimum 20 feet from the front property line. Provide an B 1/2 x 11 site plan for inclusion in the APAC staff report.

Project Review Miscellaneous Comments

===== REVIEW ON NOVEMBER 1, 2001 BY JOAN VAN DER HOEVEN =====
NO COMMENT
===== UPDATED ON AUGUST 5, 2003 BY JOAN VAN DER HOEVEN =====
Record an Agricultural Statement of Acknowledgement (form mailed 8-5-03).

Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 1, 2001 BY DAVID W SIMS =====
No drainage plan has been submitted for review.

The subject property is located in a GROUNDWATER RECHARGE ZONE. Accordingly, the amount of runoff exiting the site after the proposed development shall not increase. Runoff from all added impervious areas shall be retained onsite, and allowed to infiltrate the soil surface. Impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc..

A satisfactory drainage plan shall:

- 1) Quantitatively demonstrate that the post-development runoff rate will not exceed the pre-development rate.

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 01-0476
APN: 046-251-06

Date: December 9, 2003
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2) Show that the proposed project will not adversely impact roads or down slope properties.

Accordingly:

1) Submit a drainage plan showing onsite retention.

2) Submit a geotechnical engineer's letter of approval specifically referencing the drainage plan and addressing slope stability.

Should the site be deemed unfeasible for retention, submit an explanatory letter from the geotechnical engineer specifying the disqualifying factor(s). Once non-feasibility has been established, adhere to the following guidelines in designing a drainage plan:

1) Show downspouts, drainage collection locations and pathways of runoff. Include energy dissipation on sloping grades. Show where runoff exits the subject property.

2) Specify the ultimate offsite destination of runoff to an existing storm drain system, natural drainage course or other safe point of release. Demonstrate conclusively that added runoff will not adversely impact adjacent or down slope properties and roads.

3) Refer to the County Design Criteria for drainage standards.

Please call the Dept. of Public Works, drainage division, from 8:00 to 12:00 am if you have questions. ===== UPDATED ON MARCH 14, 2002 BY ALYSON B TOM =====
Per conversation with applicant on 3/14/02 a letter from the project geotechnical engineer stating that it will be feasible to retain net additional roof and driveway runoff on-site is all that is required in order to consider this discretionary application complete. All other previous comments regarding detailed drainage plan are required prior to building permit issuance. ===== UPDATED ON APRIL 28, 2003 BY ALYSON B TOM =====
Application with letter from project civil engineer has been received. This letter states that retention via swales is proposed for the project and is feasible on this site. Please see miscellaneous comments for issues that must be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 1, 2001 BY DAVID W SIMS =====
NO COMMENT

===== UPDATED ON APRIL 28, 2003 BY ALYSON B TOM ===== The following items must be addressed prior to building permit issuance.

1) Please provide a detailed drainage plan that incorporates retention and infiltration of the net addition of runoff from this parcel due to the proposed project. Provide site specific details and a quantitative description as to how the proposed facility will provide retention. Soil infiltration capacity, slope, cover, etc. should all be considered in the design. Please note that the calculations for post-

EXHIBIT F

Project Planner: Joan Van Der Hoeven
Application No.: 01-0476
APN: 046-251-06

Date: December 9, 2003
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project flows submitted by the civil engineer in the discretionary stage were based on proposed impervious coverage that was inconsistent with the plans submitted. Please address/fix this inconsistency.

2) Provide details of existing roadside improvements along Crest Drive and describe how the proposed driveway will tie into the existing drainage improvements. Show how the runoff from the driveway will be controlled at Crest Drive. Crest Drive is not county maintained. No added water should be directed to Crest Drive. If concentrated runoff is directed to the road, provide analysis demonstrating adequate downstream capacity and condition.

3) Please submit a final geotechnical review letter referring to dated plans and approving of the final drainage plan. This letter should state that the post project runoff rate will be held to pre project levels and describe how this will be accomplished.

For questions regarding this review Public Works stormwater management staff is available from 8-12 Monday through Friday.

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 17, 2001 BY ERIC B LAURIE ===== 1) Please include the following information: a) A more clear plan view of the proposed driveway. b) Existing roadside improvements at and adjacent to subject property.

2) As per County of Santa Cruz Design Criteria, minimum sight distance is 250' in either direction. Please indicate that this distance requirement will be met. If this distance requirement is unobtainable, a sight distance analysis performed by a traffic engineer is required.

For questions regarding these comments, Public Works Road Engineering staff may be reached at (831) 454-2160.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 17, 2001 BY ERIC B LAURIE =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON OCTOBER 25, 2001 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept PLANS DENIED
Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the plans and RESUBMIT, with an annotated copy of this letter:
A minimum fire flow of 1,500 GPM is required from one hydrant located within 250 feet of the site.
Contact San Andreas Mutual Water District for main extension and new fire hydrant installation between APN 046-251-06 and 046-251-07.
The access road shall be 18 feet minimum width and maximum twenty percent slope.

Project Planner: Joan Van Der Hoeven
Application No.: 01-0476
APN: 046-251-06

Date: December 9, 2003
Time: 15:28:14
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The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope.

The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times.

SHOW on the plans, DETAILS of the Fire Department Turn-a-round in compliance with District Standard.

A 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance. EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

EXHIBIT F

Discretionary Comments - Continued

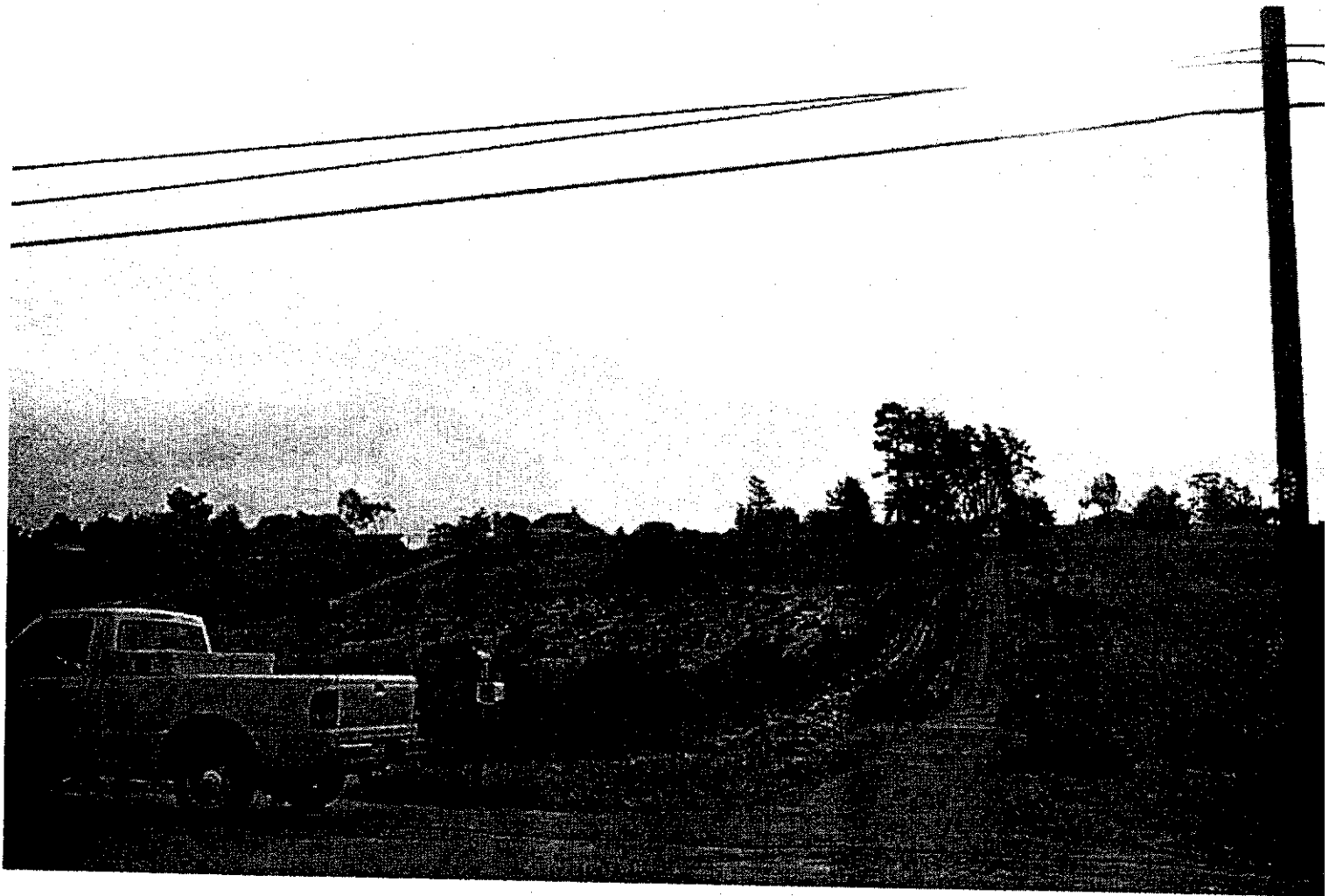
Project Planner: Joan Van Der Hoeven
Application No.: 01-0476
APN: 046-251-06

Date: December 9, 2003
Time: 15:28:14
Page: 6

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

===== REVIEW ON OCTOBER 25, 2001 BY ERIN K STOW =====
NO COMMENT

EXHIBIT F

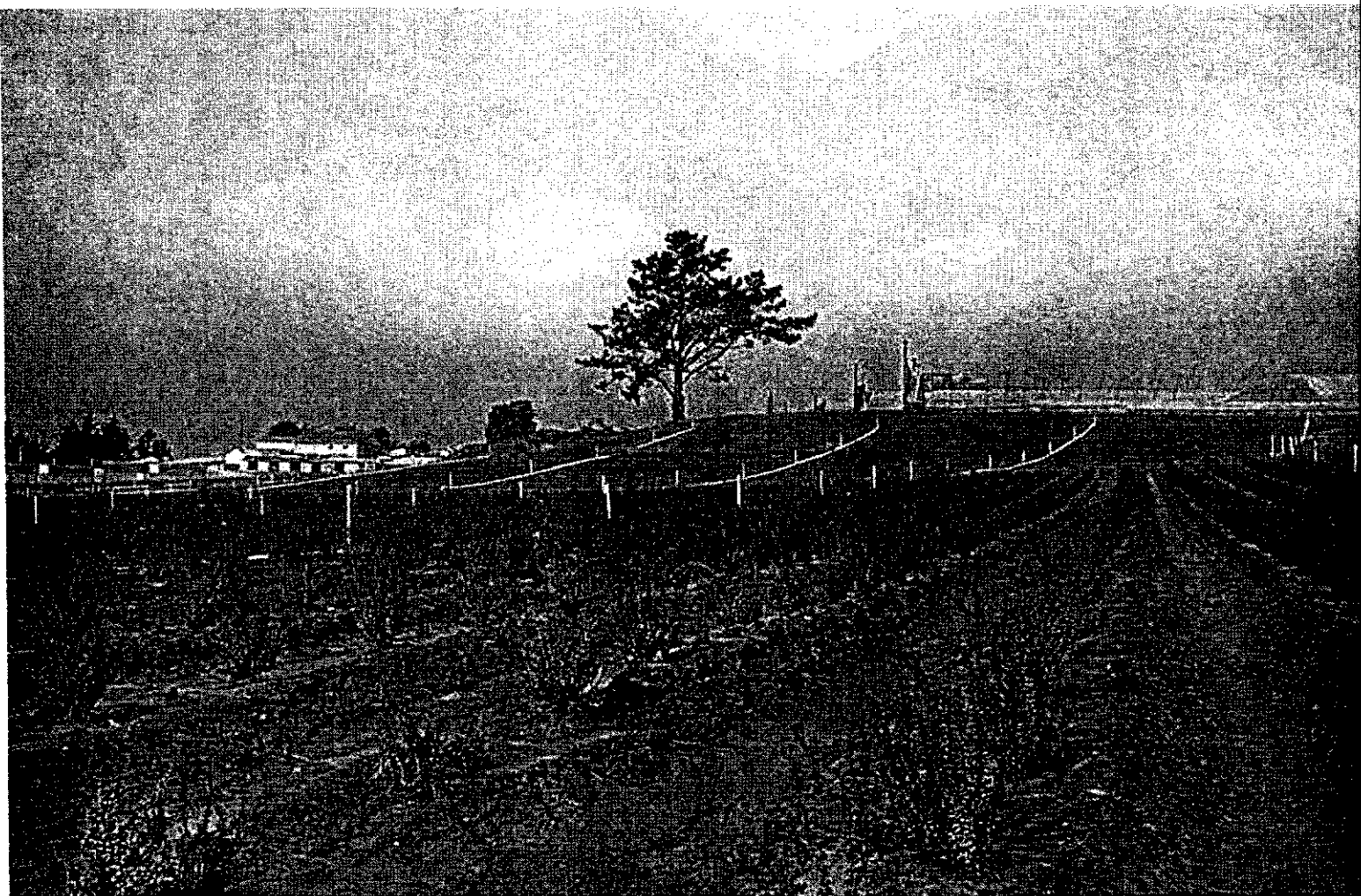


CREST DRIVE FRONTAGE -

ADJACENT RESIDENCES

APN 046-251-06

EXHIBIT G



APN 046-251-27
HEATHER FARM

EXHIBIT G



AGRICULTURAL POLICY ADVISORY COMMISSION
County of Santa Cruz

BRUCE DAU, Chairperson
DAVE MOELLER, Executive Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY
ADVISORY COMMISSION
REGULAR MEETING

MINUTES - January 15, 2004

Members Present

Bruce Dau
Ken Kimes
Mike Manfre
Sam Eamshaw
Frank "Lud" McCrary
Dave Moeller (ex officio)

Staff Present

Joan ~~Van~~ der Hoeven
Karen Pursell
Lisa LeCoup

Others Present

Lupe Serna
Anthony Salady
Bud Mann
Michael Tansy
Angelo Pimentel
James Pimentel
Laura Gray
Jose Trinidad Ramirez
Ron Gordon

1. The meeting was called to order by Chairperson Bruce Dau at 1:32 p.m.
2. (a) Approval of September 18, 2003 Minutes:

M/S/P to approve the minutes of September 18, 2003.

(b) Additions/corrections to Agenda:

None
3. Review of APAC's Correspondence:
 - (a) Board of Supervisors Agenda Item No. 67 Agricultural Land Preservation and Protection Ordinance, dated November 4, 2003
 - (b) Agricultural Issues Center – Agritourism Brief
 - (c) Letter of Lupe Serna, Independent Living Specialist CCCIL, 11/21/03

4. Commissioner's Presentations:

- (a) County Agricultural Commissioner, Dave Moeller - Right to Farm Ordinance. Commissioner Moeller reported that the Board of Supervisors has adopted the revisions to Chapter 16.50 of the County Code - the Agricultural Land Preservation and Protection Ordinance, which incorporates language recommended by the Farm Bureau and APAC. The ordinance goes to the Coastal Commission for review. The most important elements of the ordinance are 1) Provides for annual notification on the property tax bill 2) Discloses to the lessee or buyer of the property in the unincorporated areas using the same language that will appear on the tax bill 3) Requires a buyer of property within 200 feet of agricultural land to sign a letter of acknowledgment.

5. Oral Communications:

1. Lupe Sema, Independent Living Specialist, Central Coast Center for Independent Living. Addressed the Commission in order to inform them of a new department in State Department of Health, the department of the Managed Care, which is the watchdog department for HMOs and PPOs. There is a crisis in healthcare and a need for healthcare in the community, and the government is trying to address this through this department.

CONSENT AGENDA:

6. Notice of Pending Action pursuant to County Code Section 16.50.095(g)

Proposal to construct a one-story addition (749 square feet) to an existing single-family dwelling. Requires a Variance to reduce the required 40 foot front yard to 28 feet, an Agricultural Buffer Determination to reduce the required 200-foot buffer setback to 160 feet, and an Archaeological site review. Property located on the east side of the north branch of Las Colinas Drive, about ¼ mile east from Eureka Canyon Road, at 145 Las Colinas Drive in Corralitos.

Applicant: Janet Dows, Architect

Owners: Anthony & Carrie Salady

APN 107-481-28

Application: #03-0504

Planner: Joan Van der Hoeven, 454-5174

Joan Van der Hoeven gave the staff report. Staff is recommending approval of this proposal. No communication was received from the public on this proposal.

M/S/P to accept the consent agenda.

REGULAR AGENDA:

7. Proposal to construct a two-story single-family dwelling. Requires a Coastal Development Permit and an Agricultural Buffer Determination. Property located on the east side of Crest Drive (between 65 and 77 Crest Drive) at approximately ¼ mile south from San Andreas Road in Watsonville.

Applicant: Michael Tansy

Owner: Timothy Tansy

APN: 046-251-06

Application: #01-0476

Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the staff report. A reduced agricultural buffer is recommended because the buffer would not allow sufficient building area if the 200 foot setback were required due to the width of the property. The occupant is proposing and evergreen hedge of English laurel to reduce the impact of agricultural activity. Staff is recommending approval of this proposal with the addition of the hedge and did not add a requirement for a solid board fence. Staff has received three phone calls and a letter from a neighbor, Deborah Roisman, concerning the proposal.

The proposal was discussed by the Commissioners, including the possibility of farming the adjacent sites, and the possible requirement of a fence.

Michael Tansy, the applicant, made comments on the proposal and stated that he had no objection to the hedge, but preferred not to install a fence.

M/S/P to approve the staffs recommendations

8. Proposal to recognize the conversion of an existing habitable structure (sleeping room) and part of a non-habitable detached garage and workshop to a Second Dwelling Unit. Requires an Agricultural Buffer Determination. Property located on the northeast side of Buena Vista Drive at approximately 175 feet east of Miller Avenue at 54 Buena Vista Drive in Freedom.

Applicant: Ron Gordon.

Owners: Antonio & Donna L. Sabatino

APN: 049-461-17

Application: #03-0421

Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the staff report. Staff is recommending a reduced agricultural buffer due to the fact the required buffer would not allow sufficient building area.. The applicant is proposing a solid 6 foot wood board fence and a hedge. No communication was received from the public on this proposal.

The proposal was discussed by the Commissioners. M/S/P to approve the staff's recommendations.

9. Proposal to construct a Second Unit. Requires an Agricultural Buffer Determination. Property located on the east side of Green Valley Road approximately 1 mile north of Vami Road at 1500 Green Valley Road in Watsonville.
Applicants: Angelo and Marie P. Pimentel
Owners: Angelo and Marie P. Pimentel
APN 109-061-15
Application: #03-0464
Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the staff report. The applicant is proposing an evergreen hedge, without the addition of a fence, to reduce the impact to agricultural land. Staff is recommending approval of this proposal. No communication was received from the public on this proposal.

The proposal was discussed by the Commissioners. Commissioner Kimes proposed amending staff's recommendation by eliminating the vegetative barrier. M/S/P to approve the staff's recommendations, as amended.

10. Proposal to construct a single-family dwelling. Requires a Coastal Development Permit and an Agricultural Buffer Determination. Property located on the west side of an unnamed right-of-way extending approximately 620 feet east/south of its intersection with San Andreas Road (between 222 and 244 San Andreas Road) approximately $\frac{3}{4}$ mile northwest of the intersection of San Andreas Road and West Beach Street in Watsonville.
Applicant: Laura Gray
Owner: Jose Trinidad Ramirez
APN: 052-201-10
Application: #03-0487
Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the staff report. Staff is recommending a reduced agricultural buffer due to the size of the property with an addition of a fence and a hedge. The applicants are proposing an extension of the existing hedge. The proposal is also subject to approval of the Coastal Commission. Staff has received one phone call from the strawberry grower farming concerned about his right to farm.

The proposal was discussed by the Commissioners. Consideration was given to the slope of the property, the location of agricultural fields in the area, the coastal location of the property, and drainage of the property. M/S/P to approve the staff's recommendations.

ORAL COMMUNICATIONS

None.

There being no further business, the meeting was adjourned at 3:10 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. W. Moeller', is written over a circular stamp or seal.

David W. Moeller
Executive Secretary

DWM:ll



831-454 2131

Lt 01-476

AHn. — Dan Van Denhoedenxen Please

Dear Ms. Van Denhoedenxen,

I reside @ 65 Crest Dr/ Sacre parcel next to the proposed building site at Lt 01-476.

Although I have not seen the plans I have some concerns about chopping the agricultural buffer between the properties.

We possibly may be using our land for agricultural use (rent to organic farmer or possible growing strawberries)

Thank you

Deborah + Jeff Roisman

65 Crest Dr

Watsonville, CA 95076

831-7246268

EXHIBIT F