



Staff Report to the Zoning Administrator

Application Number: **04-0283**

Applicant: Bern Smith
Owner: Coast Dairies & Land Co.
APN: 058-022-11

Date: October 15, 2004
Agenda Item #: 7
Time: After 11:00 a.m.

Project Description: Proposal for a safety demolition of a fired-damaged single family dwelling and nine other decrepit, abandoned storage sheds and **barns**.

Location: Project includes two sites on this large property, on the north side of Swanton Road, near Molino Creek.

Permits Required: Coastal Development Permit

Staff Recommendation:

- Approval of Application 04-0283, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|------------------------------|
| A. | Applicant submittal, including site maps and project narrative | E. | determination) |
| B. | Findings | F. | Assessor's parcel map |
| C. | Conditions | G. | Zoning map |
| D. | Categorical Exemption (CEQA | | Comments, Historic Resources |

Parcel Information

Parcel Size:	1,160 acres
Existing Land Use - Parcel:	Agriculture
Existing Land Use - Surrounding:	Agriculture, Residential, Timber
Project Access:	Swanton Road
Planning Area:	North Coasts
Land Use Designation:	AG (Agriculture)
Zone District:	CA-P (Commercial Agriculture, Ag Preserve Contract)
Supervisory District:	Third (District Supervisor: Wormhoudt)

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Within Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Demolition, not applicable
Fire Hazard: Demolition, not applicable
Slopes: Demolition, not applicable
Env. Sen. Habitat: Molino Creek adjacent to one collapsed barn
Grading: No grading proposed other than foundation removal
Tree Removal: No trees proposed to be removed
Scenic: Swanton Road designated scenic road
Drainage: Not applicable
Traffic: Not applicable
Roads: Not applicable
Parks: Not applicable
Archeology: Within generalized archeologically sensitive area

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No
Water Supply: Not applicable
Sewage Disposal: Not applicable
Fire District: Not applicable
Drainage District: Not applicable

History

This large North Coast parcel and other adjoining parcels known as the "Coast Dairies" or "Coast Dairies & Land Co." property was purchased in 1998 by the Trust for Public Land with the intent of protecting the property from development and transferring the land to public ownership. The Bureau of Land Management (BLM), a federal agency, is planned to receive this portion of the property inland of Highway 1.

BLM has indicated a requirement to demolish these failing structures prior to taking ownership. Coast Dairies applied for a Demolition Permit (application 51403C—similar to a Building Permit). Although the structures are not listed in the County's Historic Resources Inventory, the application was muted to Historic Resources. Planner Steve Guiney, who serves as staff to the Historic Resources Commission, found the Commission did not object to the proposed demolition, and approved the demolition for Historic Resources, but noted that the demolition, as a demolition in the Coastal Zone, requires a Coastal Development Permit.

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Photographic Site Survey



Initial view of Site 1 while walking up gravel road from Swanton Road. Fire-damaged single family dwelling is in foreground.



View of fire damage in interior of single family dwelling.



Collapsed barn at south end of Site 1.

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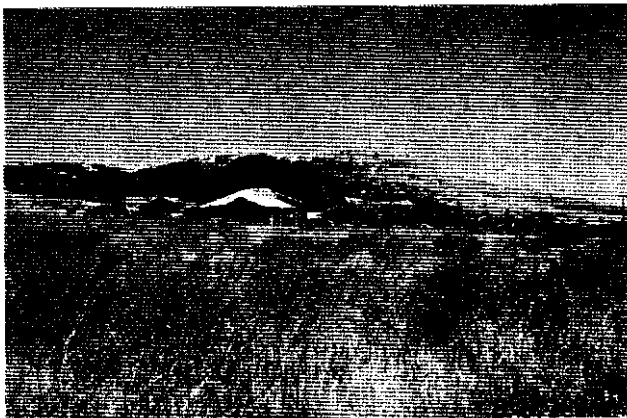
Page 4



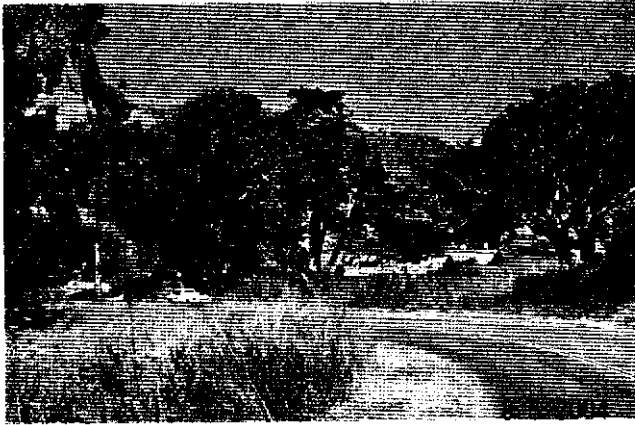
Collapsing shed at west side of Site 1.
Barn in right margin of photo is less deteriorated.



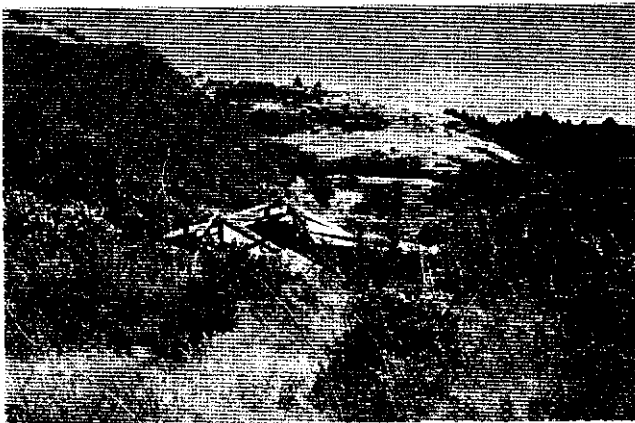
Collapsing *shed* at north end of Site 1,
held up by a junked Chevy inside it.



Southbound overview of site 1, from top
of road bank above Swanton Road,
northwest of site.



Site 2, viewed heading north on Swanton Road. Dilapidated roofs of the two structures which have not collapsed are visible. Molino Creek is to the left. The collapsed barn is past the foreground structures.



Site 2, collapsed barn. The rear of this barn is close above Molino Creek and hand removal of the rear wall is required as a permit condition.



Site 2, interior of barn which is closest to Swanton Road. The view from Swanton Road of the deteriorating wood-shingled roof of this old structure holds a certain rustic charm and provides a clue to the history of the site. However, as evident here, portions of the wall and roof have fallen away and the interior is overgrown with stinging nettle. Signs of longstanding termite infestation are evident in the structure that remains.

Project Setting & Analysis

There are two clusters of buildings proposed for demolition, **as** located on the attached Exhibit A site plans. Site 1, "Barrancos," is on a gently sloping coastal terrace above Swanton Road about one-quarter mile past where Swanton Road crosses Molino Creek. Site 2, "Cuclis Dairy," is spread out on a flat bench on the east side of **Molino** Creek, *upstream* of where Swanton Road crosses the creek.



Site 2, barn near midpoint of site. **As** visible here, portions of the lower walls **are** of poured concrete and are therefore intact. **As** also visible here, the wood walls and roof have **partially** failed. **The** wood structure has **very** extensive termite damage.

These abandoned structures were once associated with residential and agricultural activities at Coast Dairies. All of the structures are in varying stages of decay and collapse. Several structures have collapsed completely. One old shed at Site 1 is kept from falling over as it leans against a junked **1959** Chevrolet. **A** single family dwelling at Site 1 has extensive fire damage.

The two structures at Site 2 which have not collapsed reveal extensive visual evidence of structural damage by termite infestations in the wood structural members. The partially-fallen wood shingle roofs of these two older structures are visible from Swanton Road and lend a certain rural charm to the vicinity, hinting at another time when the site was part of a ranch operation. However, as observed by Historic Resources planner Steve Guiney, to restore these buildings would essentially require demolition and reconstruction from new. In contrast, there are well-preserved historic dairy ranch structures available for interpretive purposes at the nearby Wilder Ranch State **Park**, and other less deteriorated structures on **the** Coast Dairies property.

Public safety is a consideration at Site 1 and Site 2, particularly if the failing structures are in an accessible, hazardous condition once public access to the property is allowed.

Archeology

Because the Coast Dairies property was held under the same private ownership for many years and not subject to new development, the archeological record is not well developed for the property. However, in other locations along streams and on coastal terraces on the property, prehistoric archeological sites have been encountered. It was not unusual for development in the historic period to be located at or near prehistoric sites. Site 2 near Molino Creek in particular represents a possibility of encountering archeological materials during demolition. In the present conditions with thick groundcover, superficial archeological site analysis is unlikely to be conclusive, and the actual demolition work is what will provide definitive information. Therefore, a condition of this permit requires continuous archeological monitoring during ground-disturbing demolition work at both sites.

Sensitive Habitat

Site 1 consists of an existing developed footprint of buildings and graveled areas, without sensitive habitat. Site 2 has two standing buildings surrounded by dense non-native poison hemlock and stinging nettle, and sensitive habitat is not an issue. The collapsed barn at Site 2 is located next to the creek bank of Molino Creek, and there is some minor potential for sedimentation of the creek during demolition. Therefore, a condition of this permit requires that the collapsed back wall of the barn, along the creek, be removed by hand work instead of any heavy equipment. A permit condition also specifies erosion control measures.

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

- APPROVAL of Application Number **04-0283**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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: Jack Nelson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3259
E-mail: jack.nelson@co.santa-cruz.ca.us

"Barrancos Ranch" and "Cuclis Dairy" building demolition project description

APN:058-022-11;No street address

Site 1 is on Swanton Road, approximately 1 mile north of the Highway 1 intersection at Davenport Landing; Site 2 is just south of Site 1, about 50 yards south of where Swanton Road crosses Molino Creek.

Attached find 7 pages showing location and illustrations of the project. Two adjacent defunct agricultural sites along Swanton Road, historically called Barrancos and Cuclis, left several buildings that are now derelict and need demolition. At Barrancos (Site 1), there are approximately 6 buildings (depending on how you characterize those that are attached): one collapsed barn, several sheds and one burned out abandoned house. At Cuclis (Site 2) there are 2 sheds (one partially collapsed) and one barn (completely collapsed).

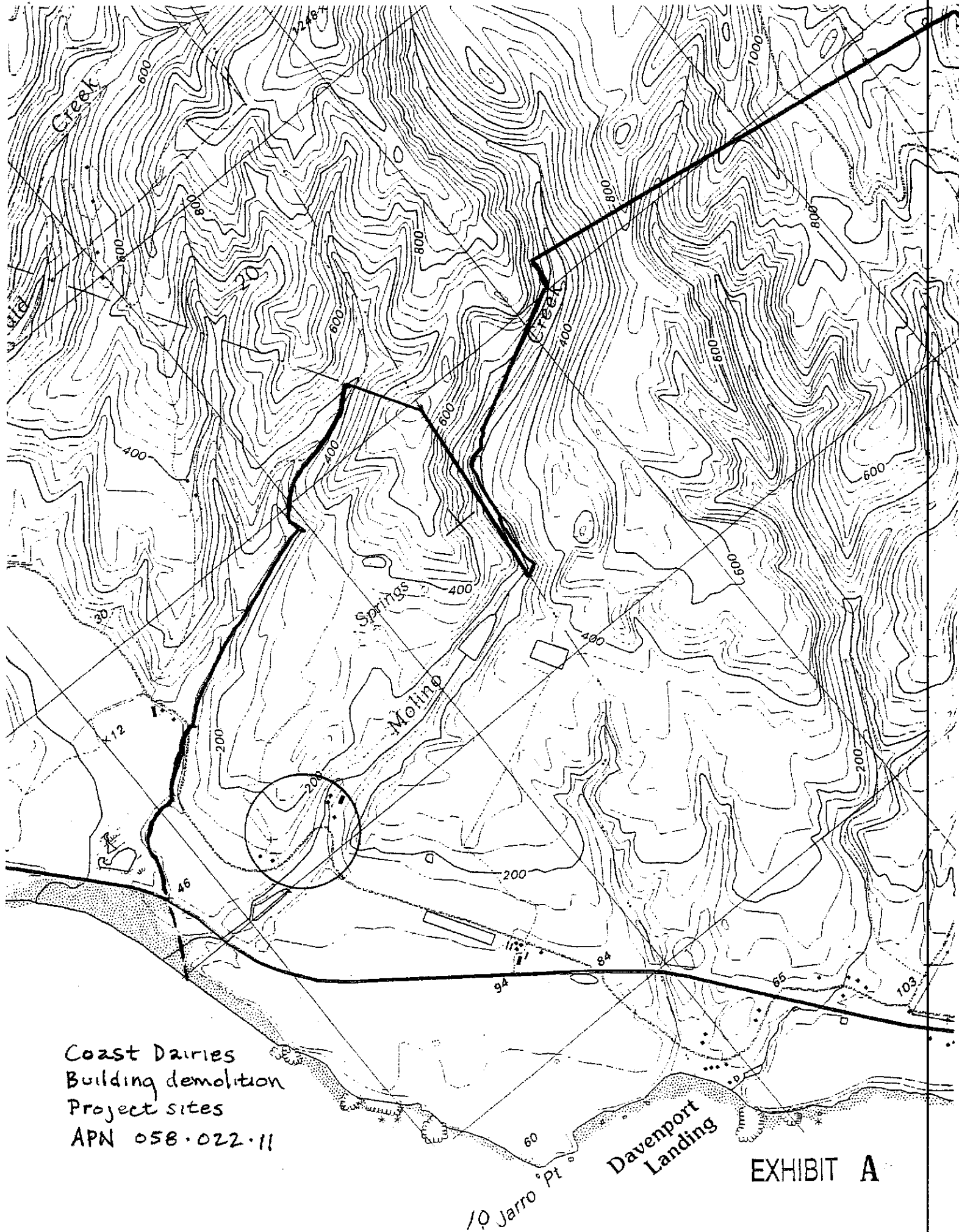
All of these buildings are many decades old and have not been used for years. Trash at both sites (and a few vehicles at Site 1) will be disposed of along with the demolition debris, after sorting on site. Some of the wood may be recycled for other barn projects if our contractor decides it is salvageable.

All trash will be photo documented as we expect to apply for state funds to receive reimbursement for that portion of the expenses based on illegal dumping, including abandoned vehicles.

Revegetation of the disturbed site will consist of seeding and raking, using non-invasive grasses to promote conversion to rangeland, consistent with the surrounding land use.

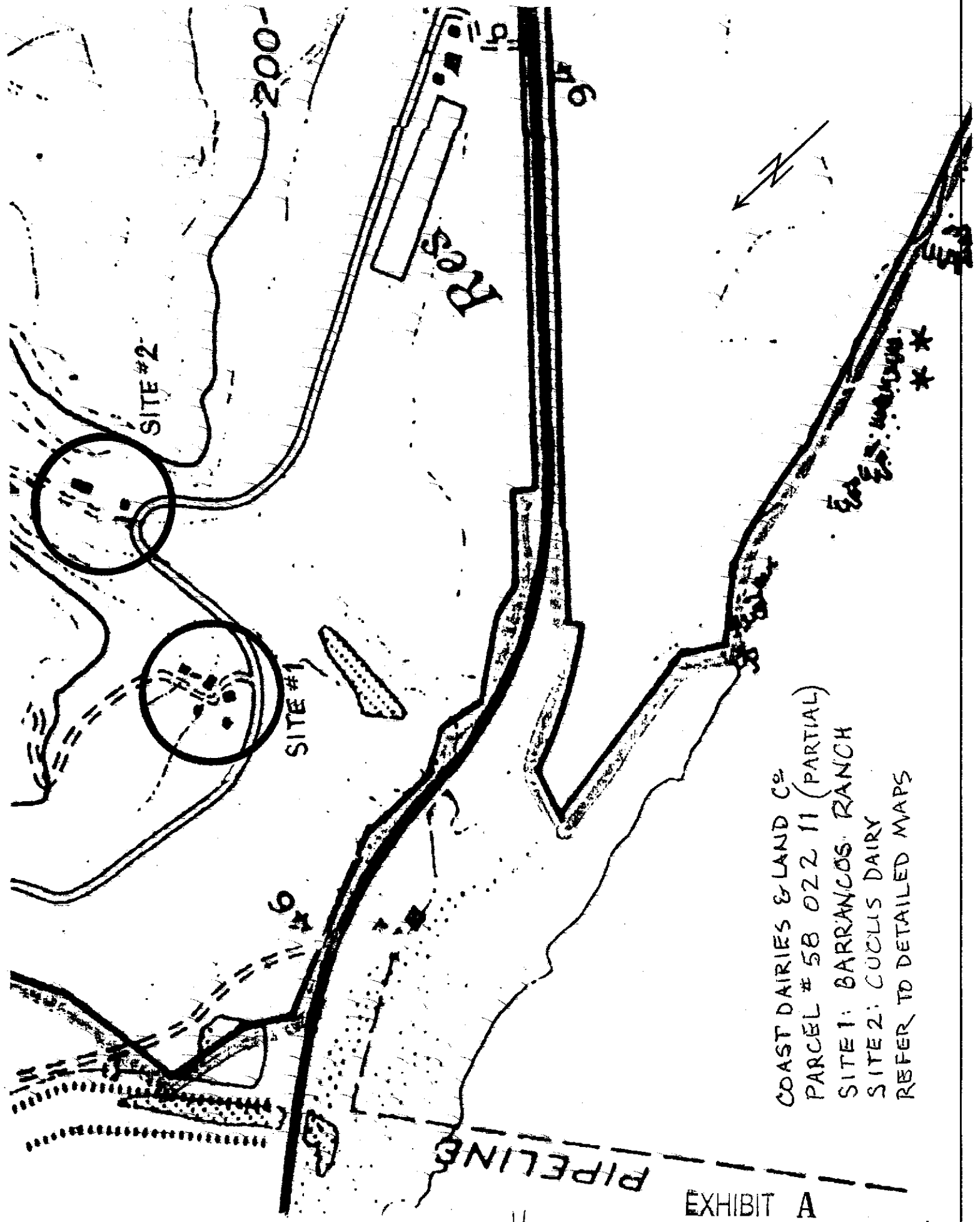
EXHIBIT A

Submittal by applicant



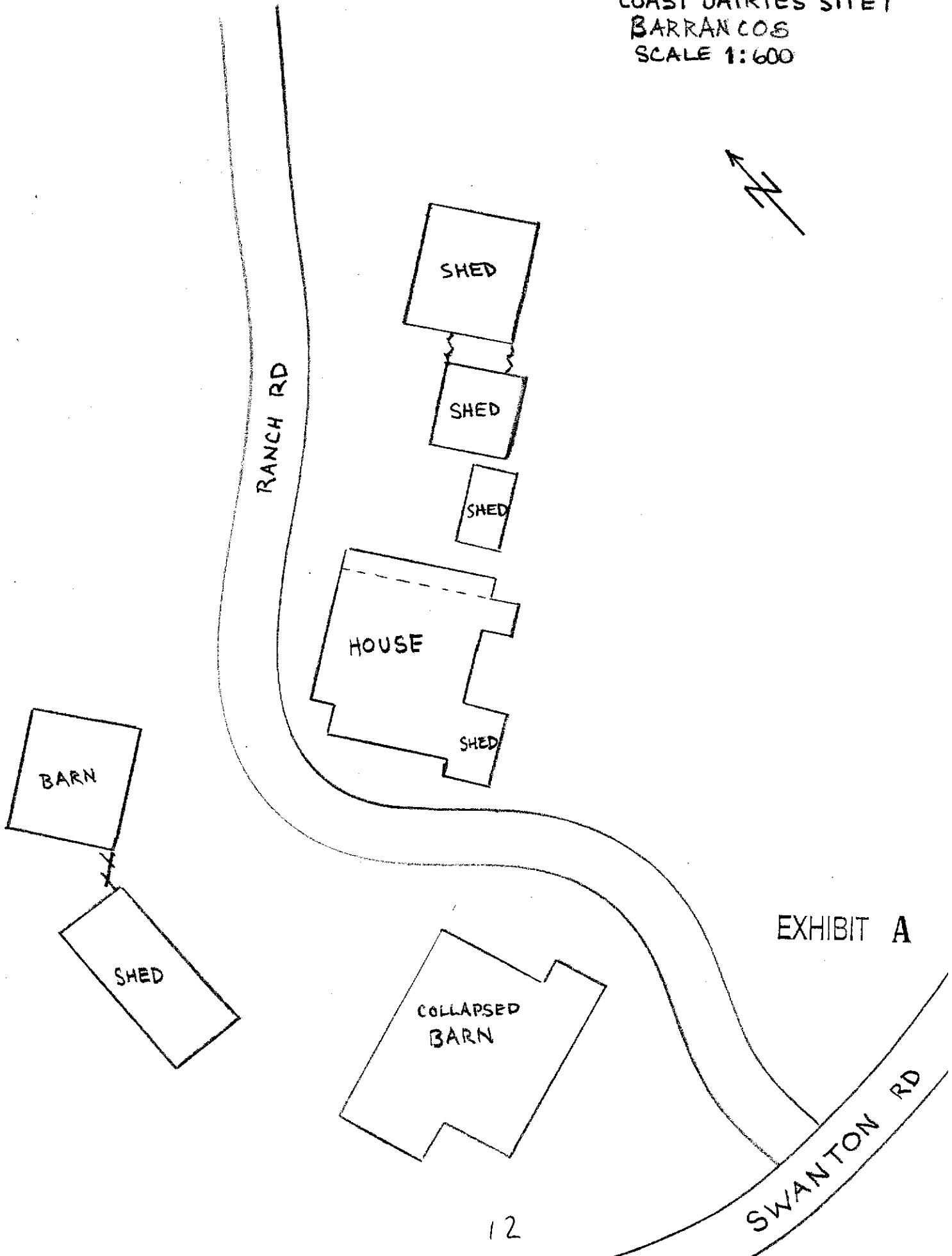
Coast Dairies
Building demolition
Project sites
APN 058.022.11

EXHIBIT A



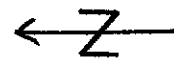
COAST DAIRIES & LAND CO
PARCEL # 58 022 11 (PARTIAL)
SITE 1: BARRANCOS RANCH
SITE 2: CUCLIS DAIRY
REFER TO DETAILED MAPS

COAST DAIRIES SITE 1
BARRANCOS
SCALE 1:600



COLLAPSED
BARN

COAST DAIRIES
SITE 2
CUCLIS DAIRY
SCALE 1:600



MOLINO CREEK

RANCH RD

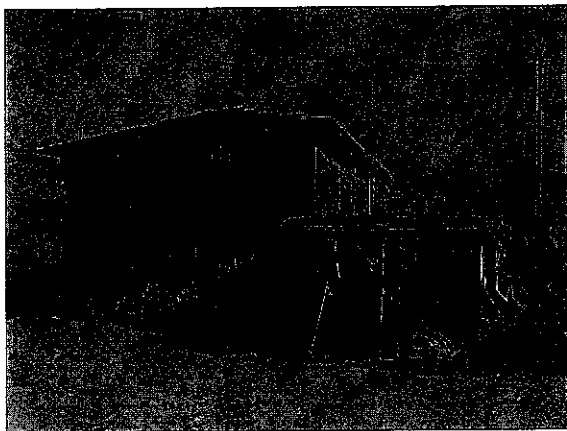
SHED

SHED

CHUTE

SWANTON RD

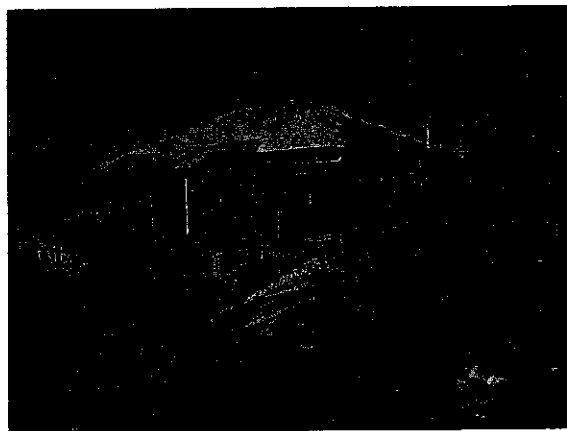
EXHIBIT A



Site 1
house view 1



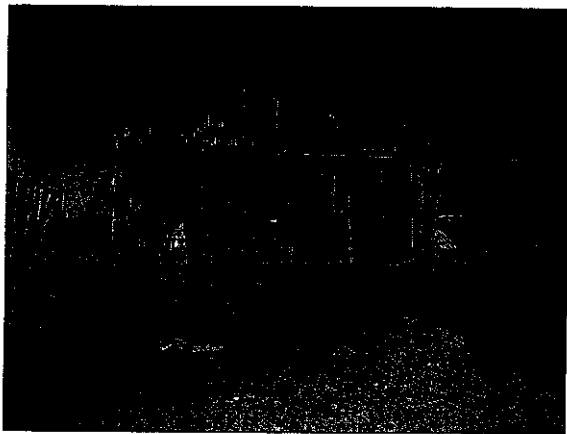
Site 1
barn



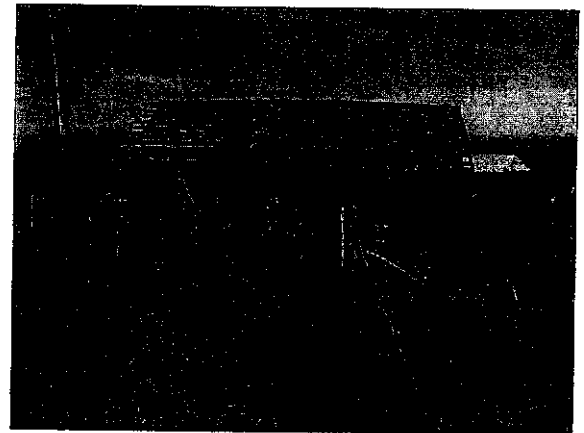
Site 1
house view 2



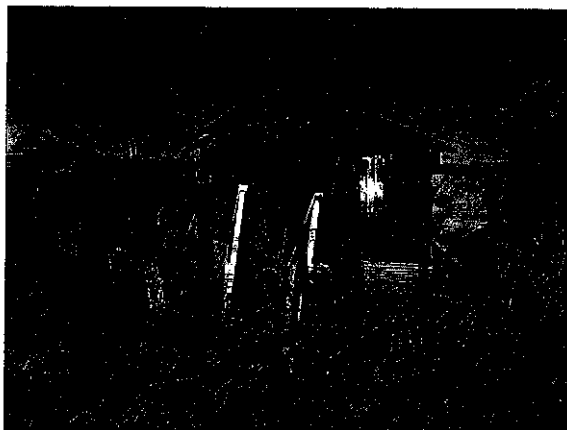
Site 1
shed 1



Site 1
shed 2



Site 1
shed 3

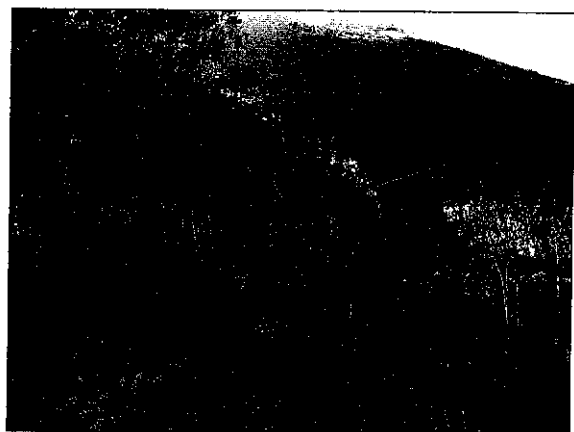


Site 1
shed 4

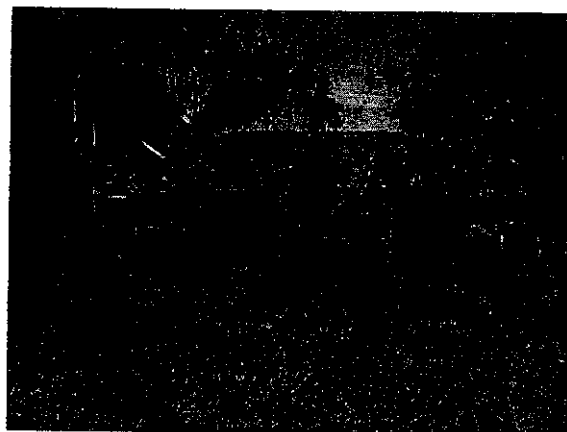


Site 2
barn

EXHIBIT A



Site 2
shed 1



Site 2
shed 2

EXHIBIT A

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.

This finding can be made, in that the property is zoned CA-P (Commercial Agriculture/ Ag Preserve Contract), a designation which allows structure demolition. The proposed demolition is consistent with the site's (AG) Agriculture General Plan designation.

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

This finding can be made, in that 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.

This finding ~~can~~ be made, in that the demolition project does not propose any new structures **or** other new development aside from the demolition itself.

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.

This finding can be made, in that the proposed demolition does not include any new structures or development in conflict with these policies, and will facilitate the transfer of the property to public ownership.

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

This finding can be made, in that the proposed demolition does not include any new structures or other development that may conflict with the local coastal program.

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 proposed demolition will resolve a hazardous condition associated with collapsing buildings.

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 demolition does not adversely affect the economic integrity of agricultural activities on the property, consistent with the purpose of the CA-P (Commercial Agriculture / Ag Preserve Contract) zone district. The proposed demolition has also been reviewed for conformance with the Historic Preservation ordinance and other resource protection ordinances.

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 demolition is a temporary use to remove a potential safety hazard.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed demolition will result in no changes to utilities or traffic in the 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 demolition will result in less-developed site conditions compatible with agricultural, recreational, and other uses in the vicinity.

Conditions of Approval

Exhibit A Site schematics submitted by Bern Smith, undated, stamped Exhibit A

- I. This permit authorizes the demolition of ten abandoned buildings. Prior to exercising any rights granted by this permit including, without limitation, any demolition or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
- II. All demolition shall be performed according to the approved plans for this permit and the Demolition Permit. The applicant/owner is not required by this permit to demolish all buildings at both sites, for example if plans for a particular structure are changed or suspended. During demolition and prior to final inspection, the applicant/owner must meet the following conditions:
 - A. All inspections required by the demolition permit shall be completed to the satisfaction of the County Building Official.
 - B. A qualified archeological monitor shall be present to continuously observe all demolition work involving ground disturbance, at Site 1 and at Site 2. The monitor shall be afforded the opportunity to examine any excavated material on request and as appropriate, with authority to halt demolition operations. 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 a 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, including preparation of an Archeological Report if deemed appropriate by the Planning Director.
 - C. Discovery of an archeological resource at Site 1 only, shall not require that demolition be halted at Site 2. and vice versa.
 - D. Grading and *earth* disturbance shall be limited to that necessary to complete the demolitions. No demolition debris shall be buried or discarded onsite, except that clean wood material (only) may be chipped and spread onsite as a ground cover. Demolition shall not take place during periods of rain or in advance of when rain may be anticipated. Demolition between October 15 and April 15 shall only take place if and when arrangements to immediately remove demolition debris from the site, or securely cover it, have been made.

- E. Demolition of the rear wall of the collapsed barn along Molino Creek shall be performed by hand work. If intergrown tree limbs are in the way, only those limbs which are in the way of demolition shall be removed, so as to not remove the rest of the tree or disturb the creek bank.
- F. Between October 15 and April 15, and prior to final inspection, all disturbed soils shall be treated for erosion control purposes, such as with seed and straw.
- G. Prior to final inspection of the demolition, a brief letter report shall be submitted for review and approval by the project planner (Jack Nelson, 831-454-3259), identifying who performed the archeological monitoring describing any archeological findings made, describing any unusual or unanticipated circumstances to the demolition, and stating how the disturbed areas were closed and treated for erosion control.

III. Operational Conditions

- A. In the event that future County inspections of the subject property or permit records 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: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Jack Nelson
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: 04-0283

Assessor Parcel Number: 05802211

Project Location: 1000 Cement Plant Rd., Davenport CA

Project Description: Safety demolition of fire-damaged dwelling and nine decrepit storage sheds and barns

Person or Agency Proposing Project: Bern Smith

Contact Phone Number: 650-712-0765

- 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 1, Existing Facility (Section 15301)

F. Reasons why the project is exempt:

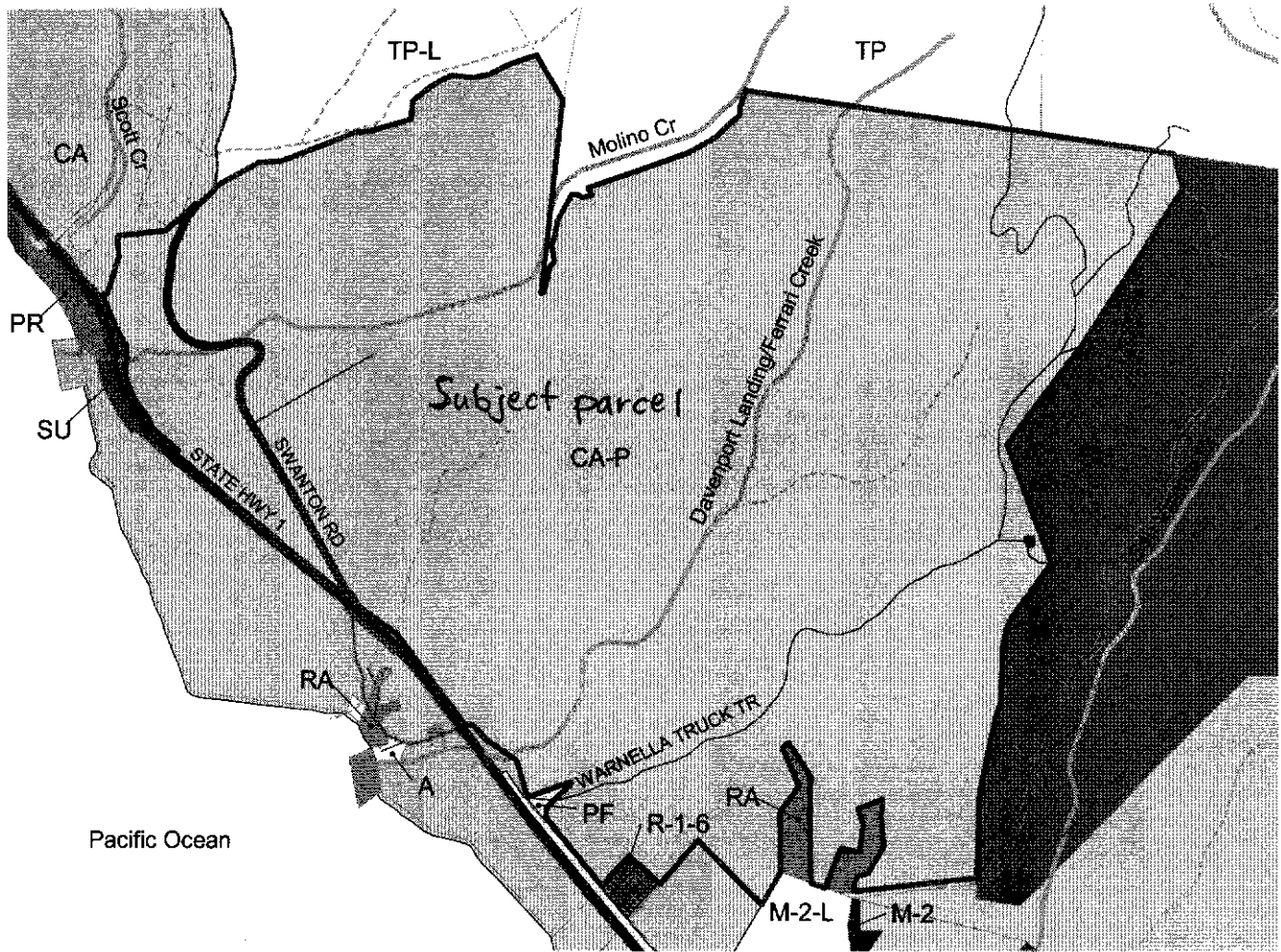
Safety demolition and removal of individual small structures consistent with a Class 1 exemption.

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

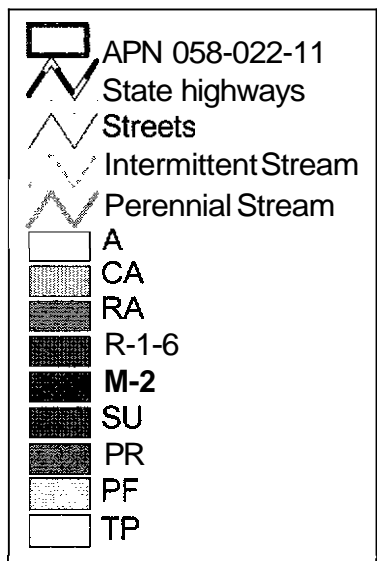
Jack Nelson, Project Planner

Date: _____

Zoning Map



Legend



Map created by Santa Cruz County
Planning Department:
June 2004

EXHIBIT F

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Jack Nelson
Application No.: 04-0283
APN: 058-022-11

Date: August 9, 2004
Time: 17:28:23
Page: 1

Historical Completeness Comments

===== REVIEW ON JULY 20, 2004 BY STEVE D GUINEY =====

None of these buildings are on the County's Historic Resources Inventory. Site visit 07-19-04 confirms very poor physical condition of buildings. There appears potential to save part of one shed with a concrete half-wall, but essentially, to "restore" any of the buildings would require demolition of them and then rebuilding. This does not appear feasible or of any value. Additionally, North Coast agricultural history is already well represented at Wilder Ranch, whose buildings are already on the County's Historic Resources Inventory. Therefore, do not recommend any further review or assessment of historic resources.

Historical Miscellaneous Comments

===== REVIEW ON JULY 20, 2004 BY STEVE D GUINEY =====

No comment

EXHIBIT G