



Staff Report to the Zoning Administrator

Application Number: **06-0465**

Applicants: Tony & Vanessa Teman
Owners: Tony & Vanessa Teman
APN: 050-401-08

Agenda Date: November 17, 2006
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to construct a conforming room addition to an existing significantly nonconforming structure (within 5 feet of a right-of-way).

Location: Property located on the northwest side of the intersection of Rancho Corralitos Road, at 105 Rancho Corralitos Road in Watsonville.

Supervisory District: Second District (District Supervisor: Pirie)

Permits Required: Level V Use Approval

Staff Recommendation:

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0465, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|---|----|--|
| A. | Project plans | F. | Grant Deeds 2006-0027585, 2006-0033059 |
| B. | Findings | G. | Survey maps Feb 1969, MLD 79-1180, Feb 24, 1995, May 27, 1997. |
| C. | Conditions | H. | Building Permit clearance A 546 |
| D. | Categorical Exemption (CEQA determination) | I. | MLD 79-1180 |
| E. | APAC staff report 8-17-2006, Application 06-0272. | | |

Parcel Information

Parcel Size:	19,645.6 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Commercial Agriculture, low density residential
Project Access:	Amesti Road
Planning Area:	Pajaro Valley

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

Land Use Designation: R-S (Suburban residential)
 Zone District: RA (Residential Agriculture)
 Coastal Zone: — Inside X Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
 Soils: Watsonville loam
 Fire Hazard: Not a mapped constraint
 Slopes: 2-15 percent slopes
 Env. Sen. Habitat: Not mapped/no physical evidence on site
 Grading: No grading proposed
 Tree Removal: No trees proposed to be removed
 Scenic: Not a mapped resource
 Drainage: Existing drainage adequate
 Archaeology: Mapped/no physical evidence on site (APAC report Exhibit G)

Services Information

Urban/Rural Services Line: Inside X Outside
 Water Supply: Private well
 Sewage Disposal: CSA#12, private septic system
 Fire District: CDF Fire Protection District
 Drainage District: Zone 7 Flood Control/Water Conservation District

History

The subject parcel was created by deed recorded April 27, 1925 in Volume 44, Page 74, of the Official Records of Santa Cruz County (Exhibit F). Assessor's records indicate that a one-story, three bedroom single-family dwelling of approximately 1,381 square feet was constructed in 1956 in the existing location on the site (former APN 050-111-11). Building Permit A546 for conversion of the garage to a bedroom received final inspection clearance on 11-06-1964 (Exhibit H). In 1979, Minor Land Division 79-1180 confirmed a 40-foot wide right-of-way on the eastern property boundary. The existing residence is significantly non-conforming with regard to side setback in that the existing residence is located within five feet of the right of way (Exhibit I). An Agricultural Buffer Determination was made by the County Agricultural Policy Advisory Commission on 8-17-2006 (Exhibit E).

Project Setting

The project is located at 105 Rancho Corralitos Road, off Amesti Road in Watsonville. The building site is within 200 feet of Commercial Agricultural land across Amesti Road. The parcel may be characterized as gently sloping downward toward Amesti Road in a rural agricultural neighborhood. The parcel is not located within the Urban Services Line.

Zoning & General Plan Consistency

The subject property is an 18,691.2 square foot lot, located in the RA (Residential Agriculture) zone district, a designation that allows residential uses. The proposed addition to the existing single-family dwelling is a principal permitted use within the zone district. The proposed two-story addition project is consistent with the RA development regulations for a lot of 18,691 square feet set out in County Code Section 13.10.323 as follows:

	Setbacks	Lot coverage	Height	Stories
RA Zone District	30/15/15	20 percent	28 feet	2
Proposed Add'n.	30/15/15	11 percent	24 feet	2

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA) as the project qualifies for a Categorical Exemption as per Section 15301, Addition to existing small structures.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0465**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information

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are available online at: www.co.santa-cruz.ca.us

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
E-mail: pln140@co.santa-cruz.ca.us

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed addition to the existing 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 for the RA zone district 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.

This finding can be made, in that 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 RA (Residential Agriculture) zone district in that the primary use of the property remains one single-family dwelling that meets all current site standards for the zone district with the exception of the side setback as the existing structure, built in 1956, is significantly non-conforming.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential **use** is consistent with the use **and** density requirements specified for the Suburban residential (R-S) land use designation in the County General Plan.

The proposed conforming addition to the existing non-conforming 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 addition to the single-family 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 neighborhood.

The proposed addition to the existing 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 conforming addition to the single-family dwelling will comply with the site standards for the RA zone district (including setbacks, lot coverage, height, and number of stories) and will result in a structure

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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.

This finding can be made, in that the proposed conforming addition to the existing single-family dwelling is to be constructed on an existing developed 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.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed two-story room addition is consistent with the land use intensity and density of the neighborhood.

Use Approval Findings

1. That the existing structure and the conditions under which it would be operated and maintained is not detrimental to the health, safety or welfare of persons residing or working in the vicinity or the general public, or be materially injurious to properties or improvements in the vicinity.

The existing single-family residence was constructed in **1956** and has received a subsequent building permit for remodeling in 1964, so has existed in the current location without causing any negative impacts to persons or property in the vicinity for more than 50 years. The nonconforming side setback less than five feet from the right-of-way is a result of the creation a 40-foot wide right of way which was created to provide access to parcels set back further from Amesti Road in subsequent land division approvals.

2. That the retention of the existing structure will not impede the achievement of the goals and objectives of the County General Plan, or of any Specific Plan which has been adopted for the area.

The retention of the existing single-family dwelling is consistent with General Plan Policy 8.4.2, Retaining Existing Housing, which encourages the repair and maintenance of existing nonconforming single-family residences on residentially designated land. No Specific Plan has been adopted for the area.

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3. That the retention of the existing structure will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects of the neighborhood.

As the structure was built in 1956 and has maintained essentially the same design, the existing structural design **is** consistent and compatible with the physical design aspects of the Amesti Road neighborhood.

4. That the proposed project will not increase the nonconforming dimensions of the structure unless a Variance Approval is obtained.

The proposed two-story room addition does not increase the nonconforming dimensions of the existing structure and is consistent with all development regulations **of** the RA zone district as per County Code Section 13.10.323.

Conditions of Approval

Exhibit A: Project plans by Robin Brownfield, 3 sheets dated May 2006.

- I. This permit authorizes the construction of a two-story addition of approximately 1,222 square feet to an existing one-story single-family dwelling of 1,372 square feet. 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.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following 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. Drainage and erosion control plans.
 3. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on ~~the~~ structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
 4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 5. Comply with the required 100-foot agricultural buffer setback as per 06-0272.
 6. The foundation shall be designed to account for expansive soils.

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- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - C. Meet all requirements of and pay Zone 7 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 Environmental Health Service.
 - E. Meet all requirements and pay any applicable plan check fee of the CDF Fire Protection District.
 - F. Pay the current fees for Parks and Child Care mitigation for two bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
 - G. Pay the current fees for Roadside and Transportation improvements for two bedrooms. Currently, these fees are, respectively, \$346 and \$1,040 per bedroom.
 - H. Provide required off-street parking for five 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. 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. 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.

F Operational Conditions

A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney’s fees and costs; and
2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

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- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor'(s) in interest, transferee(s), and assign(s) of the applicant.
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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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: 11-17-2006

Effective Date: 11-31-2006

Expiration Date: 11-31-2008

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: 06-0465

Assessor Parcel Number: 050-401-08

Project Location: 105 Rancho Corralitos Road, Watsonville CA 95076

Project Description: Proposal to construct a conforming addition to a significantly non-conforming structure

Person or Agency Proposing Project: Mr. & Mrs. Tony & Vanessa Teman

Contact Phone Number: (831) 722-4069

- 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:

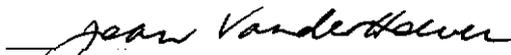
- E. **Categorical Exemption**

Specify type: Class 1 -Existing Structures (Section 15301)

F. Reasons why the project is exempt:

Proposal to construct a conforming addition to a significantly non-conforming residence

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


Joan Van der Hoeven, Project Planner

Date: November 17, 2006



COUNTY OF SANTA CRUZ Planning Department

AGRICULTURAL BUFFER DETERMINATION

Owner: TONY TEMAN
Address: 105 RANCHO CORRALITOS RD.
WATSONVILLE, CA 95076

Permit Number: 06-0272
Parcel Number(s): 050-401-08

PROJECT DESCRIPTION AND LOCATION

Permitto construct a two-story room addition to an existing single-family dwelling. Requires an Agricultural Buffer Determination. Property located on the northwest side of the intersection of Rancho Corralitos & Amesti Roads, at 105 Rancho Corralitos Road, Watsonville.

SUBJECT TO ATTACHED CONDITIONS

Approval Date: 8117/06
Exp. Date (if not exercised): see conditions
Denial Date: _____

Effective Date: 8/3/06
Coastal Appeal Exp. Date: N/A
Denial Date: _____

_____ This project requires a Coastal Zone Permit which is not appealable to the California Coastal Commission. It may be appealed to the Board of Supervisors. The appeal must be filed within 14 calendar days of action by the decision body.

_____ This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

Tony R. Teman
Signature of Owner/Agent

8-17-06
Date

Jean I. S.
Staff Planner

8-17-06
Date

Distribution: Applicant, File, Clerical



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0272**

Applicant: Robin Brownfield
Owner: Tony Teman
APN: 050-401-08

Date: August **17,2006**
Agenda Item : #7
Time: 1:30 p.m.

Project Description: Proposal to construct a two-story addition to an existing single-family dwelling.

Location: Property located on the northwest side of the intersection of Rancho Corralitos Road and Amesti Road, at 105 Rancho Corralitos Road in Watsonville.

Permits Required: Agricultural Buffer Setback Determination, Level V Residential Development Permit for a conforming addition to a significantly nonconforming structure

Staff Recommendation:

- Certification that the proposal is exempt ~~from~~ further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0272, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|-------------------------------------|
| A. | Project plans | E. | Assessor's parcel map, Location map |
| B. | Findings | F. | Zoning map, General Plan map |
| C. | Conditions | G. | Comments & Correspondence |
| D. | Categorical Exemption (CEQA determination) | H. | Site photographs |

Parcel Information

Parcel Size:	18,691.2 square feet
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Commercial Agriculture, single-family residential
Project Access:	Amesti Road
Planning Area:	Pajaro Valley
Land Use Designation:	R-S (Suburban Residential)
Zone District:	RA (Residential Agriculture)
Supervisory District:	Second (District Supervisor: Pirie)

Within Coastal Zone: Inside X Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Watsonville loam
Fire Hazard: Not a mapped constraint
Slopes: 2-15 percent slopes
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archaeology: Mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: Yes X No
Water Supply: Private well
Sewage Disposal: CSA#12, private septic system
Fire District: CDF Fire Protection District
Drainage District: Zone 7 Flood Control/Water Conservation District

Analysis **and** Discussion

The proposed project is to construct a two- story room addition of approximately 1,222 square feet to an existing one-story, three bedroom, single-family dwelling of approximately 1,372 square feet on a 18,619 square foot parcel. The project is located at 105 Rancho Corralitos Road in Watsonville. The building site is within 200 feet of Commercial Agricultural land across Amesti Road to the west. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 100 feet from APN 050-181-01.

The subject property is characterized by gently sloping topography. The parcel is not located within the Urban *Services* Line and may be characterized as a rural agricultural neighborhood. The parcel carries a Suburban Residential (R-S) General Plan designation and the implementing zoning is (RA) Residential Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the west side of the parcel at Assessor's Parcel Number 050-181-01, the 29-acre Mann berry farm.

A reduced agricultural buffer is recommended due to the fact that the narrow width of the lot (110 feet wide by 169 feet deep) would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The applicant is proposing an evergreen hedge of plantings to reduce the impact of residential activities on the existing agricultural use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel. 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.

The site plan shows that the front yard has more than 50 percent of the area paved and utilized for parking. This is prohibited by County Ordinance 13.10.554.d. However, the use is a nonconforming, pre-existing use as the ordinance came into effect in 1986, after the use was established, as evidenced by aerial photographs of 1979 and statement of the property owner.

A Variance is required to address the issue of the existing residence being a significantly non-conforming structure, as defined in County Code Section 13.10.265.j, in that the structure is within 5 feet of the Rancho Corralitos Road vehicular right-of-way.

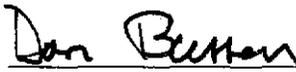
Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 100 feet to the single-family dwelling from the adjacent CA zoned property known as AFN 050-181-01, proposed under Application # 06-0272, based on the attached findings **and** recommended conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

Report Prepared By: Joan **Van** der Hoeven
Santa Cruz County Planning Department



Don Bussey

trator

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 100 feet from the adjacent Commercial Agriculture zoned land. With the 40-foot width of the Amesti Road right-of-way, the effective agricultural setback would be proposed to be 100 feet where 200 feet are required. **An** effective barrier consisting of evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of AFN 050-181-01. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic along Amesti Road.

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.

Conditions of Approval

Exhibit A: Project plans by Robin Brownfield, 3 Sheets, dated June 13, 2006

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (050-181-01). 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
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A development setback of a minimum of 100 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 050-181-01.
 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.
 - C. Comply with all Department of Public Works Drainage Division requirements. Pay Zone 7A fees for any increase in impervious area. This fee is currently \$0.90 per square foot, but is subject to change.
 - D. The foundation shall be designed to account for expansive soils.
 - E. Comply with all Environmental Health Service requirements for the septic system.

- F. Comply with all CDF/County Fire requirements.
 - G. Pay Pajaro Valley Planning Area Park Dedication fees for two bedrooms. The fees are currently \$\$1,000 per bedroom but are subject to change.
 - H. Pay Child Care fees for two bedrooms. The fee is currently \$109 per bedroom but is subject to change.
 - I. Pay Public Works Roadside Improvement fees for the Pajaro Valley planning area for two bedrooms. The fee is currently \$333 per bedroom but is subject to change.
 - J. Pay Public Works Transportation Improvement fees for two bedrooms. The fee is currently \$1,000 per bedroom but is subject to change.
- 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 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.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, **from** and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of

this development approval which is requested by the Development Approval Holder

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Please note: This permit expires on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: 8-17-06
Effective Date: 8-31-06
Expiration Date: 8-31-08

Appeals: Any properly 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.

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: 06-0272

Assessor Parcel Number: 050-401-08

Project Location: 105 Rancho Corralitos Road, Watsonville CA 95076

Project Description: Agricultural **Buffer** Setback Determination

Person or Agency Proposing Project: Robin Brownfield

Contact Phone Number: **(831) 685-3818**

- A. **The proposed** activity is not a project under CEQA Guidelines Section 5378.
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:

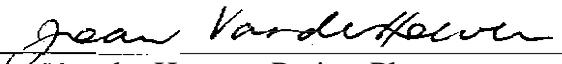
- E. Categorical Exemption

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Addition to existing small structure

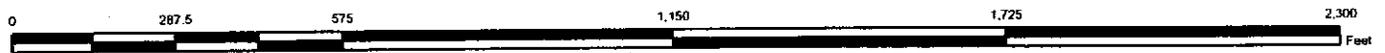
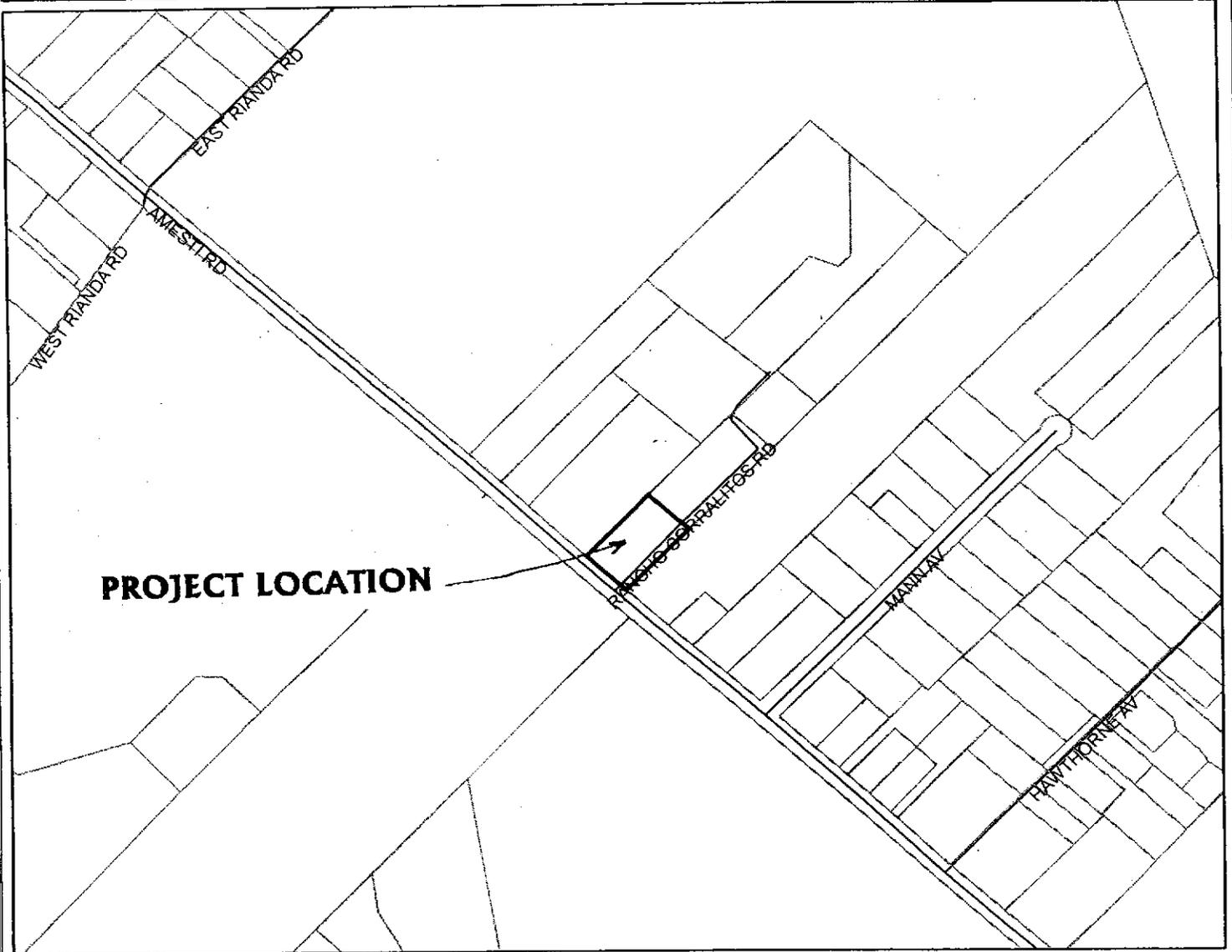
In addition, none of the conditions described in Section 15300.2 apply to this project


Joan Van der Hoeven, Project Planner

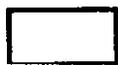
Date: August 17, 2006

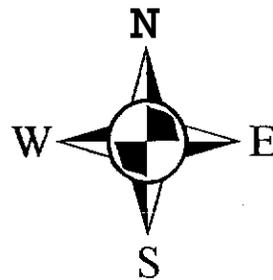


Location Map



Legend

-  APN 050-401-08
-  Assessors Parcels
-  Streets



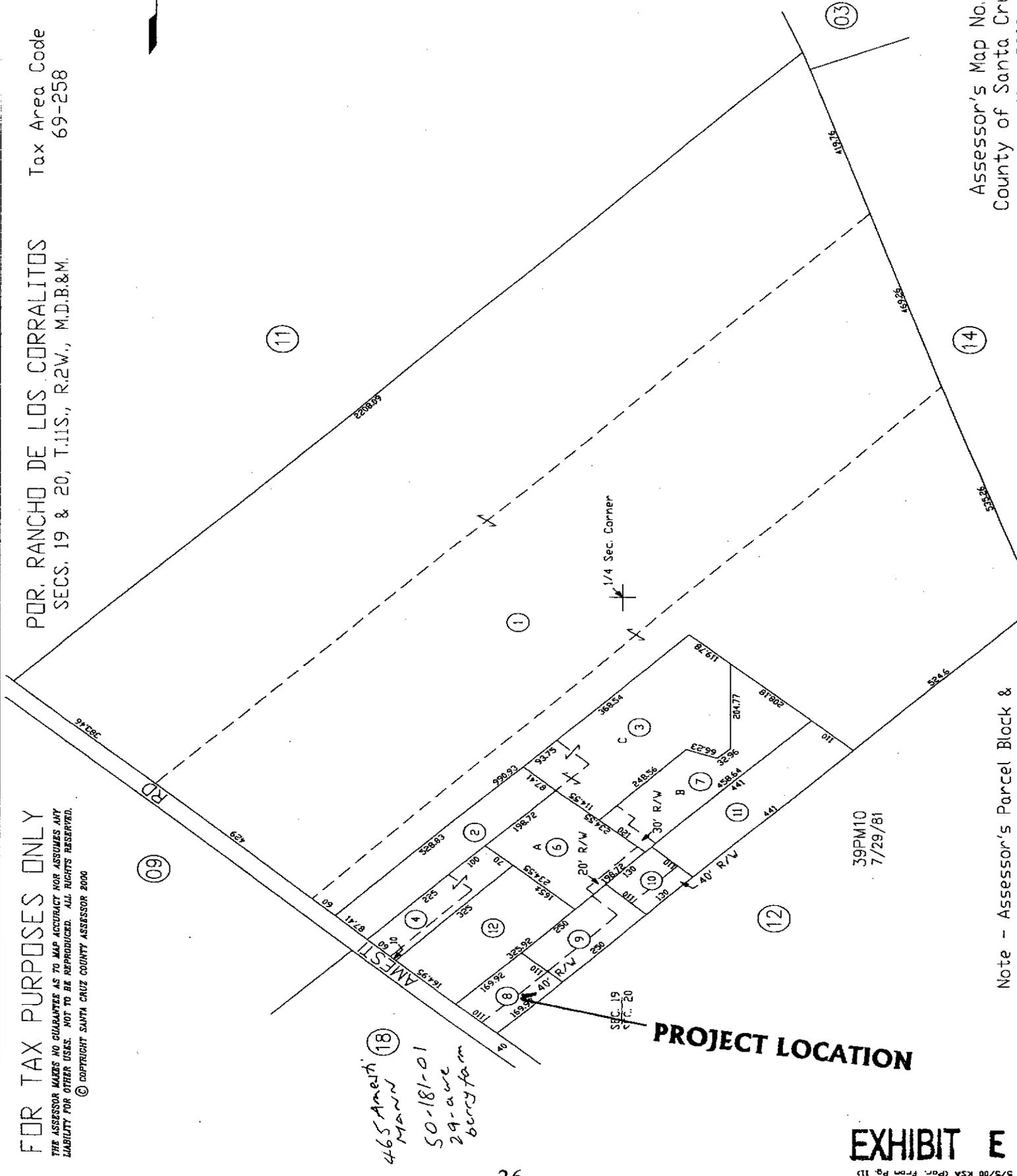
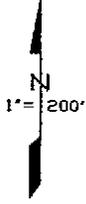
Map Created by
County of Santa Cruz
Planning Department
May 2006

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

POR. RANCHO DE LOS CORRALITOS
 SECS. 19 & 20, T.11S., R.2W., M.D.B.&M.

Tax Area Code
 69-258

50-0



465 Amen. 18
 Mann
 50-181-01
 29-acre
 berry farm

PROJECT LOCATION

39PM10
 7/29/81

EXHIBIT E

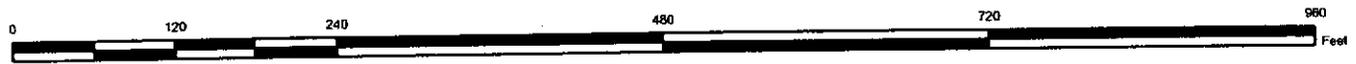
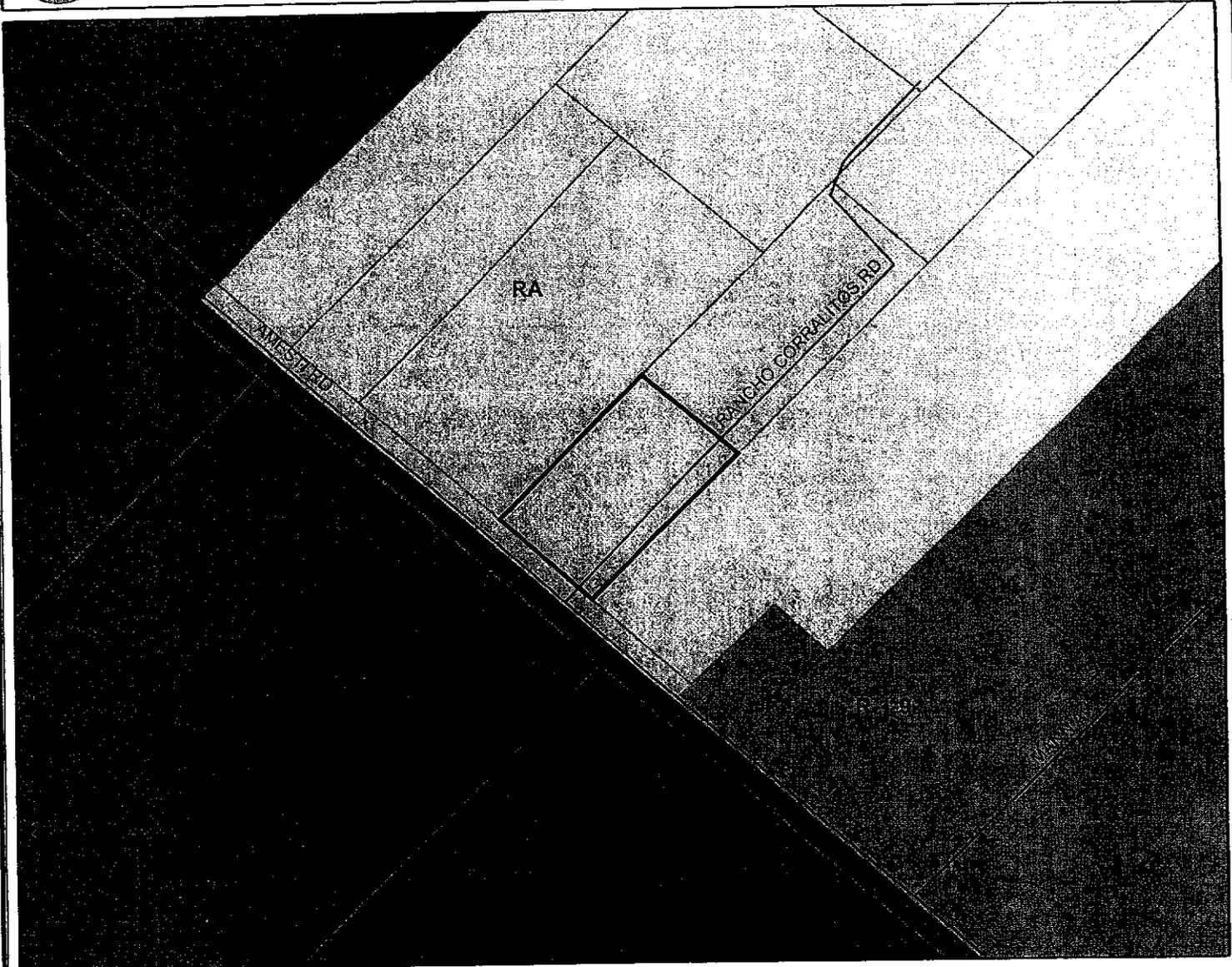
Assessor's Map No. 50-40
 County of Santa Cruz, Calif.

Note - Assessor's Parcel Block &

Electronically prepared from 5/5/00 KSA (Part from Pg. 11)

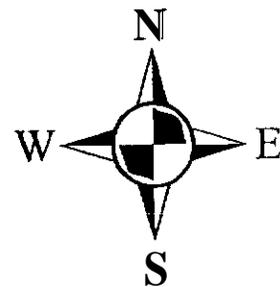


Zoning Map



Legend

-  APN 050-401-08
-  Assessors Parcels
-  Streets
-  AGRICULTURE RESIDENTIAL (RA)
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  AGRICULTURE COMMERCIAL (CA)

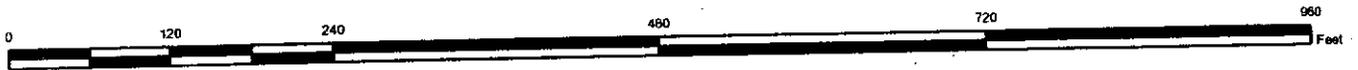
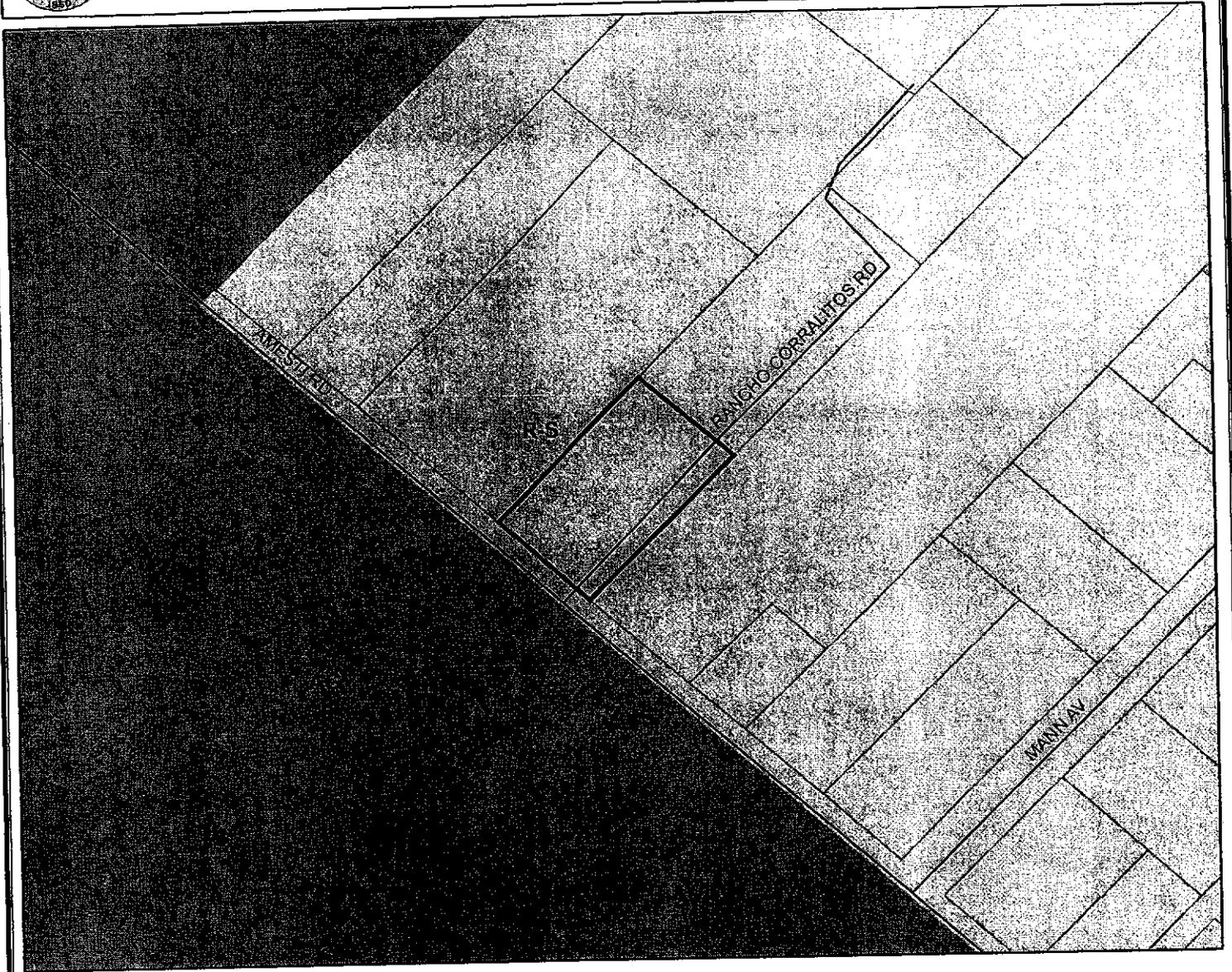


Map Created by
 County of Santa Cruz
 Planning Department
 May 2006

EXHIBIT F

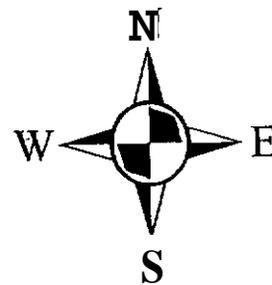


General Plan Designation Map



Legend

-  APN 050-401-08
-  Assessors Parcels
-  Streets
-  Agriculture (AG)
-  Residential-Suburban (R-S)



Map Created by
 County of Santa Cruz
 Planning Department
 May 2006

EXHIBIT F

J. V der H



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

July 14, 2006

Robin Brownfield
201 Bayview Ct
Aptos, CA 95003

SUBJECT: Archaeological Reconnaissance Survey for APN 050-401-08

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-3207 if you have any questions regarding this review.

Sincerely,

Antonella Gentile
Planning Technician

Enclosure
CC Project Planner, File

Santa Cruz County Survey Project

Exhibit B

Santa Cruz Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources
Reconnaissance Report

Parcel APN 050-401-08 SCAS Project number SE-06-1054

Development Permit Application No 06-0272 Parcel Size 19645.6 sq. feet

Applicant Robin Brownfield

Nearest Recorded Cultural Resource >1/2 NE, Isolates found <1/2 NW

On 6-30-06 (date) 6 2 (#) members of the Santa Cruz Archaeological Society spent a total of 0.25 hours on the above described parcel for the purpose of ascertaining the presence **or** absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of cultural resources where soil **was** obscured by grass, underbrush, or other obstacles. No core samples, test pits or any subsurface analysis was made. A standard field form indicating survey methods, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary **field** reconnaissance did not reveal any evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural **resources**. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, **Aptos**, CA 95003, (83 1) 479-6294, or email redwards@cabrillo.edu.

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: Joan Van Der Hoeven
Application No.: 06-0272
APN: 050-401-08

Date July 17, 2006
Time 10 12 40
Page 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 19, 2006 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

----- REVIEW ON JUNE 19, 2006 BY ROBERT S LOVELAND -----
Conditions of Approval :

1. Recommend the foundation be designed to account for expansive soils

Project Review Completeness Comments

===== REVIEW ON JUNE 15, 2006 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON JUNE 15, 2006 BY JOAN VAN DER HOEVEN =====
Record an Agricultural Statement of Acknowledgement.

Dpw Drainage Completeness Comments

===== REVIEW ON JUNE 9, 2006 BY CARISA R DURAN =====
Plans accepted as submitted. Discretionary stage application review is complete for this division.

This application is for development in the Zone 7A Flood Control District: therefore, for increases in impervious area, a drainage fee will be assessed. The fees are currently \$0.90 per square foot.

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON JUNE 9, 2006 BY CARISA R DURAN =====
No comment

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 9, 2006 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 9, 2006 BY GREG J MARTIN =====

Environmental Health Completeness Comments

Project Planner: Joan Van Der Hoeven
Application No.: 06-0272
APN: 050-401-08

Date: July 17, 2006
Time: 10:12:40
Page: 2

===== REVIEW ON MAY 31, 2006 BY JIM G SAFRANEK ===== Septic leachfield will need to be upgraded, contact the district env healthinspector for permitting regs and ask if site will need winter groundwater test hole. Ruben Sanchez 454-2751. Sep-
tic Tank pumping report required for inspection of 1500 gallon septic tank condi-
tion.

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 31, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON JUNE 5, 2006 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 5, 2006 BY COLLEEN L BAXTER =====
DEPARTMENT NAME: CDF/COUNTY FIRE

Add the aoorooriate NOTES and DETAILS showing this information on your plans and RESUBMIT. With an annotated copy of this letter:

Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction.

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

The job copies of the building and fire systems plans and permits must be onsite during inspections.

NOTE on the plans that a 100 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). 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 are exempt.

The access road shall be 12 feet minimum width and maximum twenty percent slope. 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

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application NO. : 06-0272
APN: 050-401-08

Date: July 17, 2006
Time: 10:12:40
Page: 3

times.

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. 72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. and, to hold harmless and without prejudice, the reviewing agency.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON JUNE 5, 2006 BY COLLEEN L BAXTER =====

#2603

06-254
EHS #

Application Fee: Paid Waived None

**ENVIRONMENTAL HEALTH CLEARANCE TO APPLY FOR BUILDING PERMIT FOR RURAL PROPERTIES
*THIS IS NOT A PERMIT***

TO BE COMPLETED BY APPLICANT

Date: 10/17/04 Assessor's Parcel Number: 050-401-08 Construction Site Location: Los Rancho Corralitos
 Applicant's Name: Robin Brown Owner's Name: Robin Brown Applicant's Phone Number: 724-4994
 Mailing Address: Los Rancho Corralitos

PROPOSED PROJECT

ENVIRONMENTAL HEALTH REQUIREMENTS (SEE BELOW)

- New Residence 1,(2),5
- Affordable Second Dwelling 3,(4),5
- Accessory Habitable Structure/Guest House (No Kitchen) 3,(4),5
- Replacement of Structure 3,(4),5
- Reconstruction of Destroyed Residence; Date Destroyed _____ (Provide documentation of catastrophe) 3,(4),5
- Remodel Increasing Number of Bedrooms and/or an addition of more than 500 sq. ft. of floor area. Proposed Total Bedrooms 5 3,(4),5
- Remodel with a one-time addition of 500 square feet or less with no bedroom increase 07/10/04 9:05AM 0504175 0006 FL2603 \$323.00 3,5
- Other 07/10/04 9:05AM 0504175 0006 FL2603 \$323.00
- Simple foundation replacement with no change in footprint, wiring, plumbing, roofing, interior remodeling with no increase in bedrooms, and/or exterior remodeling with no change in footprint

Applicant's Signature: [Signature]

TO BE COMPLETED BY ENVIRONMENTAL HEALTH STAFF: ADDITIONAL FEE REQUIRED \$ _____

ENVIRONMENTAL HEALTH REQUIREMENTS

MAXIMUM NUMBER OF BEDROOMS ALLOWED	Permit #	Approved:	Denied:
<input type="checkbox"/> 1 Individual Sewage Disposal Permit — New	_____	_____	_____
<input type="checkbox"/> 2a Individual Water System Permit	_____	_____	_____
<input type="checkbox"/> 2b Connection to Existing Water System: _____	_____	_____	_____
<input type="checkbox"/> 3 Evaluation of Existing Septic System	_____	_____	_____
<input type="checkbox"/> 4 Individual Sewage Disposal Permit-Repair/Upgrade	_____	_____	_____
<input checked="" type="checkbox"/> 5 No construction over septic system or in expansion area.	_____	_____	_____

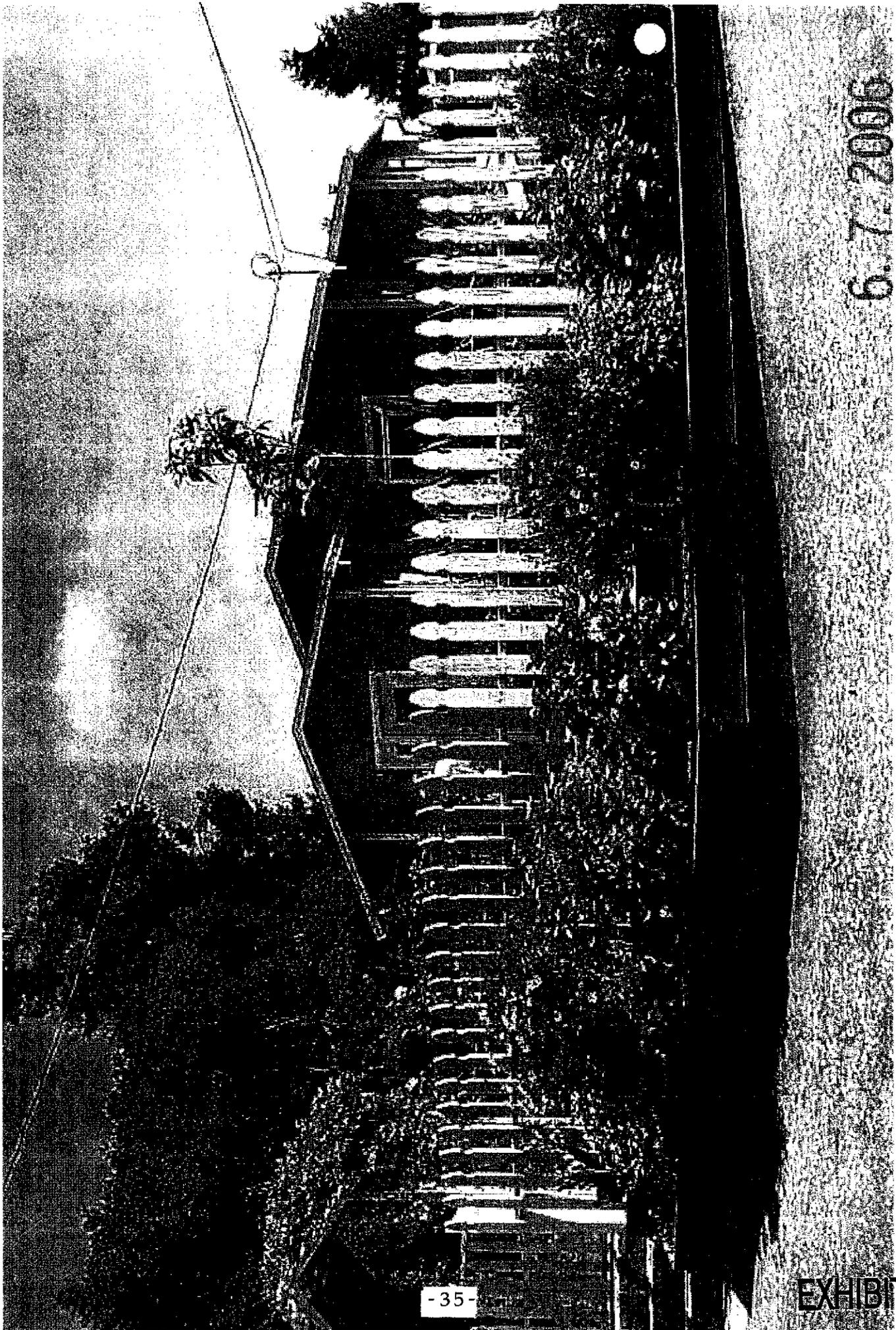
ADDITIONAL CONDITIONS OR REMARKS: Need upgrade to septic system & permit approval before building plan approval

This Clearance is granted subject to the conditions specified above and in approved Environmental Health permits. Building plans submitted with the building permit application must be in compliance with those conditions and with the above project description. Applications not in compliance will be denied by Environmental Health.

- Clearance to Apply for Building Permit Approved - Application Review and Clearance Valid Until _____
- Environmental Health Requirements Cannot Be Met - Clearance Denied (Date)
- Environmental Health Clearance not required per Section 7.38.080B(6).
- Compliance with Environmental Health requirements not yet determined-owner applies for Bldg. Permit at own risk.

By: [Signature]
Environmental Health Staff

Date: 7/17/04



6.7.2006

6.7.2006



-36-

BIT 4

2006-0027585

RECORDING REQUESTED BY

Escrow Number: 602-14961-PC

AND WHEN RECORDED MAIL TO

TONY R. TEMAN AND VANESSA TEMAN
105 RANCHO CORRAUTOS ROAD
WATSONVILLE, CA 95076

Recorded
Official Records
County of
Santa Cruz
GARY E. HAZELTON
Recorder

REC FEE 16.00

SURVEY MONUMENT 18.00

011:53AM 10-May-2006 Page 1 of 4



SPACE ABOVE THIS LINE FOR RECORDER'S USE

GRANT DEED

The undersigned grantor(s) declare(s):

Documentary transfer tax is \$0.00 City Transfer Tax: \$0.00 *Gift. Adding wife*
 computed on full value of property conveyed, or
 computed on full value less value of liens and encumbrances remaining at time of sale.

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, TONY R. TEMAN, A MARRIED MAN WHO ACQUIRED TITLE AS TONY TEMAN, ~~AN~~ UNMARRIED MAN

Hereby GRANT(S) to TONY R. TEMAN AND VANESSA TEMAN , HUSBAND AND WIFE, AS JOINT TENANTS

SEE LEGAL DESCRIPTION ATTACHED HERETO AND MADE A PART HEREOF.

Dated: May 05, 2006

County of Santa Cruz

MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name	Street Address	City & State
Page 1 of 3 - 5/5/2006		

O:\ComDeed.doc (7/2003)

EXHIBIT E

STATE OF CALIFORNIA
COUNTY OF Alameda

On May 05, 2006 before me,

Victoria Cristobal, Notary Public,
personally appeared

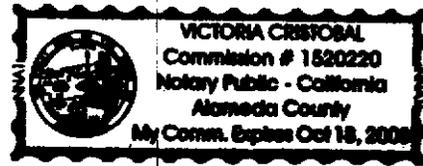
Tony R. Teman

TONY R. TEMAN

personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument

WITNESS my hand and official seal.

Signature: Victoria Cristobal



MAIL TAX STATEMENTS TO PARTY SHOWN ON FOLLOWING LINE; IF NO PARTY SHOWN, MAIL AS DIRECTED ABOVE

SAME AS ABOVE

Name Street Address City & State

ILLEGIBLE NOTARY SEAL DECLARATION

(Govt. Code 27361.7)

Name of Notary : Victoria Cristobal

State and County of Commission : CA, Alameda

Date Commission Expires : Oct. 18 2008

Commission Number: 1520220

I HEREBY CERTIFY UNDER PENALTY OF PERJURY THAT THE FOREGOING IS
A TRUE AND CORRECT COPY OF THE ILLEGIBLE NOTARY SEAL STAMPED
ON THE ATTACHED DOCUMENT.

Kim Brown
(Signature of Affiant)

5-10-06
Date:

Santa Cruz, CA.
Place of Execution:

Exhibit "A"

LEGAL DESCRIPTION

The land referred to in this Report is described as follows:

All that certain real property situated in the City of Watsonville, County of Santa Cruz, State of California, described as follows:

A part of Rancho Corralitos and being also a portion of the lands conveyed by prudence Rianda Brownell, et vir., to L.T. Mann, et al, by deed recorded April 27, 1925 in Volume 44, Page 74, Official Records of Santa Cruz County and beginning at the most Southern corner of said lands said point beginning in the middle of a County Road 50 feet in width known as the ~~amesti~~, or East Corralitos Road, and running thence along the Southeastern boundary of said lands conveyed by Brownell to Mann, as aforesaid North 45 degrees 15 minutes East 190.00 feet; thence leaving said last named boundary North 49 degrees 45 minutes West 110.00 feet; thence South 45 degrees 15 minutes West 190.00 feet to the middle of the aforesaid county road and thence along the centerline of said road South 49 degrees 45 minutes East 110.00 feet to the place of beginning

APN: 050-401-08

ARB: None

PARCEL
TO REAR -
R/W EASEMENT

2006-0033059

RECORDING REQUESTED BY
First American Title Company

Recorded | REC FEE | 10.00
Official Records | TAX | 907.50
County of | SURVEY MONUMENT | 10.00
Santa Cruz
GARY E. HAZELTON
Recorder

AND WHEN RECORDED MAIL TO:
David C. Pierce and
Margaret H. Pierce
109 Rancho Corralitos Road
Watsonville, CA 95076

DLA
08:00AM 06-Jun-2006 | Page 1 of 2



Space Above This Line for Recorder's Use Only

A.P.N.: 050-401-09

File No.: 4409-2245812 (YO)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$907.50; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$0.00

- computed on the consideration or full value of property conveyed, OR
- computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- unincorporated area; City of, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Natale W. Russo** and **Lisa M. Russo**, his wife, as joint tenants

hereby GRANTS to **David C. Pierce and Margaret H. Pierce, husband and wife as community property with right of survivorship** the following described property in the Unincorporated Area of, County of **Santa Cruz**, State of California:

PARCEL ONE:

BEING A PART OF THE RANCHO CORRAUTOS, AND BEING **ALSO** A PORTION OF THE LANDS CONVEYED BY PRUDENCE **RIANDA BROWNELL, ET VIR**, TO **L. T. MANN, ET AL**, BY DEED RECORDED APRIL **27, 1925**, IN VOLUME **44**, AT PAGE **74**, OFFICIAL RECORDS OF SANTA CRUZ COUNTY, CALIFORNIA; **AND** BEGINNING AT A STATION ON THE SOUTHEASTERN BOUNDARY OF SAID LAST NAMED LANDS FROM WHICH THE MOST SOUTHERN CORNER THEREOF, IN THE MIDDLE OF THE EAST CORRAUTOS ROAD, BEARS SOUTH **45° 15' WEST 190.00 FEET** DISTANT; RUNNING THENCE FROM SAID POINT OF BEGINNING ALONG THE SOUTHEASTERN BOUNDARY OF SAID LANDS NORTH **45° 15' EAST 250.00 FEET**; THENCE LEAVING SAID BOUNDARY NORTH **49° 45' WEST 110.00 FEET**; THENCE SOUTH **45° 15' WEST 250.00 FEET**, AND THENCE SOUTH **49° 45' EAST 110.00 FEET** TO THE PLACE OF BEGINNING.

PARCEL TWO

A RIGHT OF WAY OVER A STRIP OF LAND **40.00 FEET** IN WIDTH; NORTHWESTERLY OF AND ADJACENT TO THE FOLLOWING DESCRIBED UNE:

BEGINNING AT THE MOST EASTERN CORNER OF THE ABOVE DESCRIBED PARCEL AND RUNNING SOUTH **45° 15' WEST 440.00 FEET** TO THE MIDDLE OF THE **EAST** CORRAUTOS ROAD, NOW **AMESTI** ROAD.

Dated: 05/30/2006

Natale W. Russo

Lisa M. Russo

Mail Tax Statements To: **SAME AS ABOVE**

STATE OF California)SS
COUNTY OF Santa Cruz)

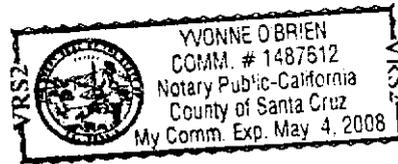
On 5/31/06, before me, Yvonne O'Brien

Notary Public, personally appeared Natalie W. Russo and Lisa M. Russo

, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s) or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.

Signature [Handwritten Signature]



My Commission Expires: 5/4/08

This area for official notarial seal

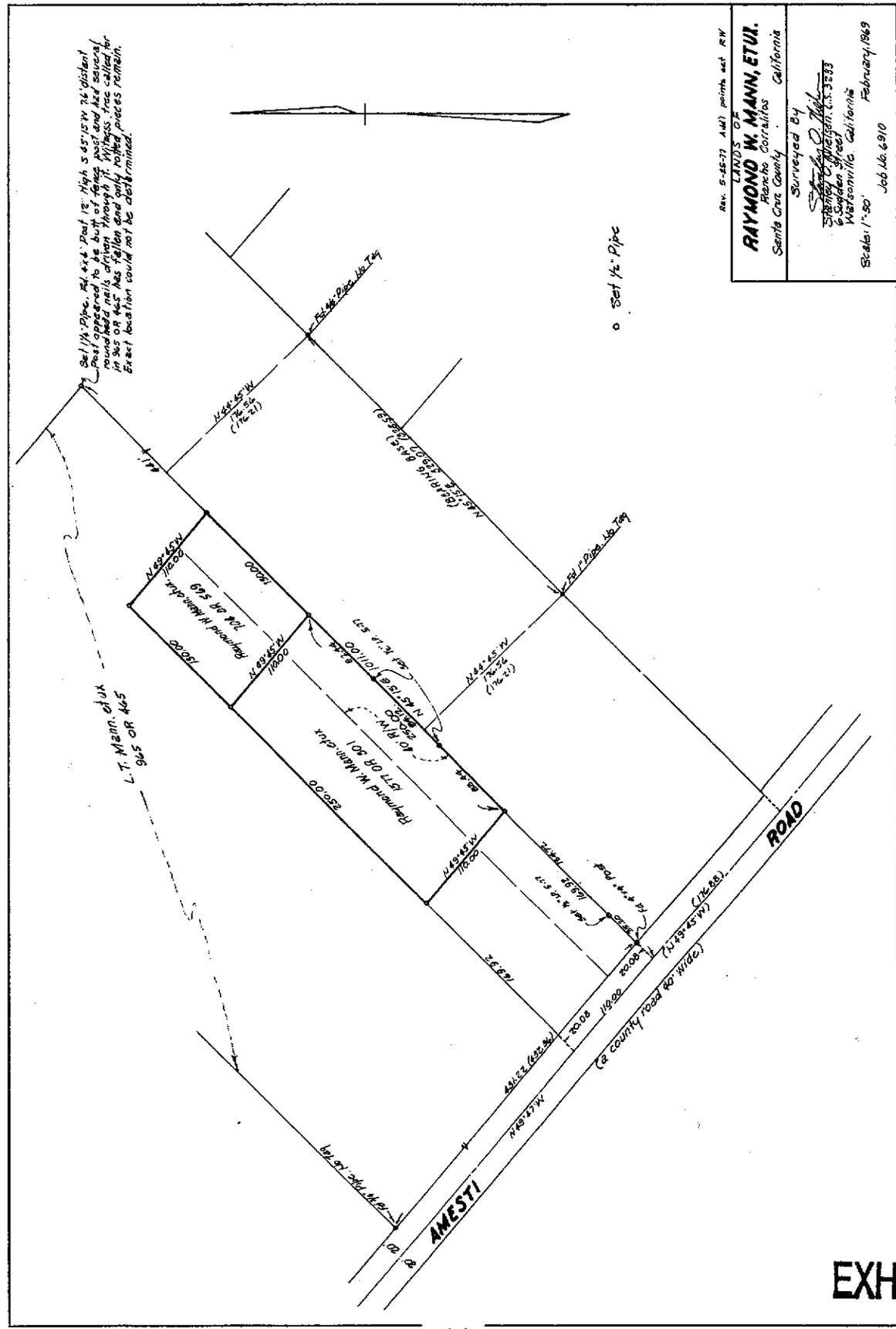
Notary Name: Yvonne O'Brien

Notary Phone: 831-464-3004

Notary Registration Number: 1487612

County of Principal Place of Business: Santa Cruz

Set 1/2" Pipe, 24 x 4, Post 12" High S 51° 15' W 76.81 distant
 Post appeared to be butt of fence post and had several
 round head nails driven through it. Witness line called for
 in 365 or 465 has fallen and only 10 feet pieces remain.
 Exact location could not be determined.

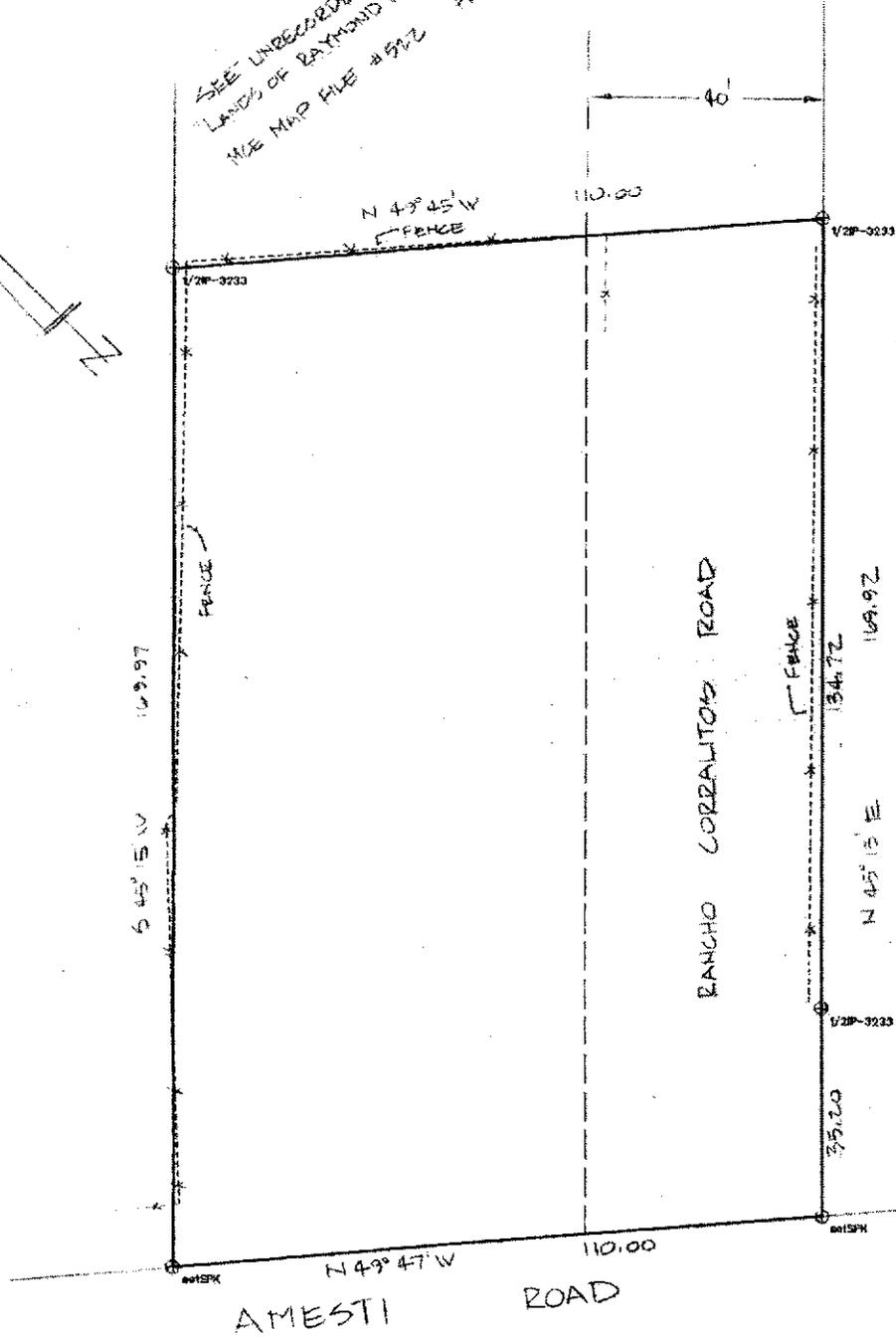


REV. 5-25-77 ADJUT points and RW
 LANDS OF
RAYMOND W. MANN, ETUI.
 Placer, Corralitos, California
 Santa Cruz County
 Surveyed by
 [Signature]
 Surveyor, California, C.S. 3533
 Marysville, California
 February, 1969
 Scale: 1" = 50' Job No. 6910

532

EXHIBIT G

SEE UNRECORDED SURVEY
 LANDS OF RAYMOND W. MANN, ET AL
 M&E MAP FILE #572 FEB. 1969

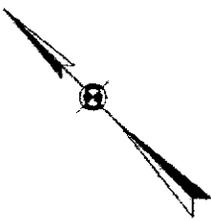
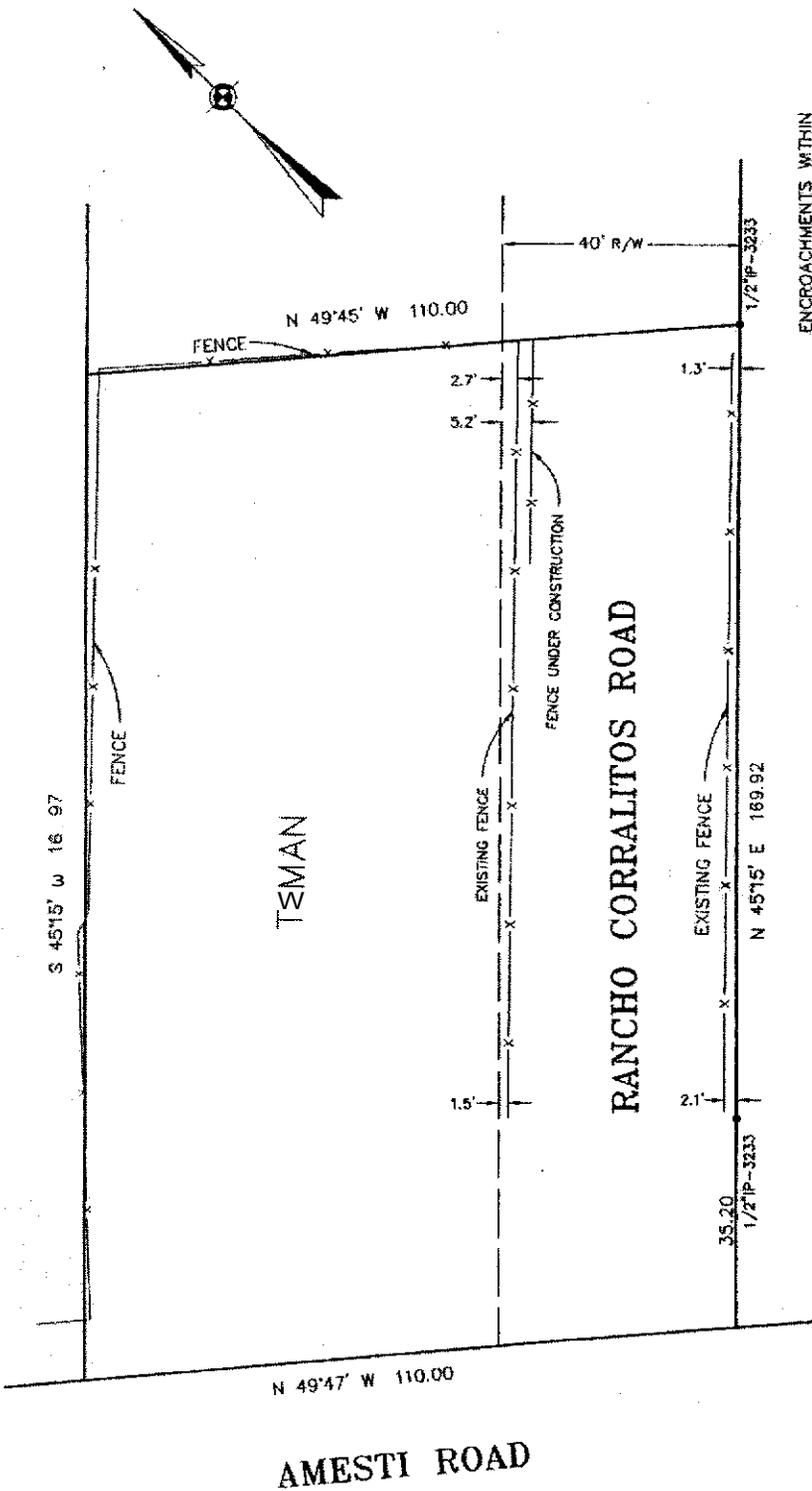


SURVEY OF LANDS OF
 TONY AND DEBBIE TEMAN

MID COAST ENGINEERS INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 70 PENNY LANE, SUITE A
 WATSONVILLE, CALIF. 95076
 (408) 724-2580

SCALE 1" = 20'
 A.P.N. 50-111-11

FEB 24, 1995
 JOB No. 95027



ENCROACHMENTS WITHIN
40' RIGHT OF WAY
 SANTA CRUZ COUNTY CALIFORNIA
 MID COAST ENGINEERS INC.
 CIVIL ENGINEERS AND LAND SURVEYORS
 70 PENNY LANE, SUITE A
 WATSONVILLE, CALIF. 95076
 (408) 724-2580



SCALE: 1" = 20'
 MAY 27, 1997
 JOB NO. 97082

SURVEYED AT THE REQUEST OF MARY A. BRADLEY

79-1180
39/1/10



COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

(408) 425-2191

KRIS SCHENK
Director

Conditions of Approval of Minor Land Division No. 79-1180 - NO AMEND
Applicant Harris & Johnson Assessor's Parcel No: 50-11434
Property owner Harris
Property location and address 446-A Amesti Rd
Watsonville, Ca 95076 County Area Paracol Valley

All correspondence and maps relating to this land division shall carry the above noted "MLD" number.

The attached Tentative Parcel Map shows how the land may be divided. The Tentative Parcel Map is approved subject to the following conditions: All other State and County laws relating to improvement of the property, or affecting the public health and safety, remain fully applicable).

1. The division of the above noted Assessor's Parcel No. shall result in no more than Three (- 3 -) parcel lots
2. The minimum X lot size shall be ONE ~~acre~~ acre net of the approximate size and shape shown on the attached Tentative Parcel Map.
3. THE FINAL PARCEL MAP FOR THIS LAND DIVISION SHALL BE SUBMITTED TO THE COUNTY SURVEYOR (DEPARTMENT OF PUBLIC WORKS) AND MUST BE RECORDED PRIOR TO THE EXPIRATION DATE OF THE TENTATIVE MAP AND PRIOR TO SALE, LEASE OR FINANCING OF THESE LOTS. NO IMPROVEMENTS, INCLUDING GRADING OR VEGETATION REMOVAL, SHALL BE DONE PRIOR TO TENTATIVE MAP APPROVAL BY THE PLANNING DEPARTMENT UNLESS THEY ARE ALLOWABLE ON THE PARCEL AS A WHOLE (PRIOR TO THIS MINOR LAND DIVISION). IF ENGINEERED PLANS ARE REQUIRED FOR IMPROVEMENTS PURSUANT TO THIS PERMIT, NO SUCH IMPROVEMENTS MAY BE INITIATED PRIOR TO RECORDING PARCEL MAP.

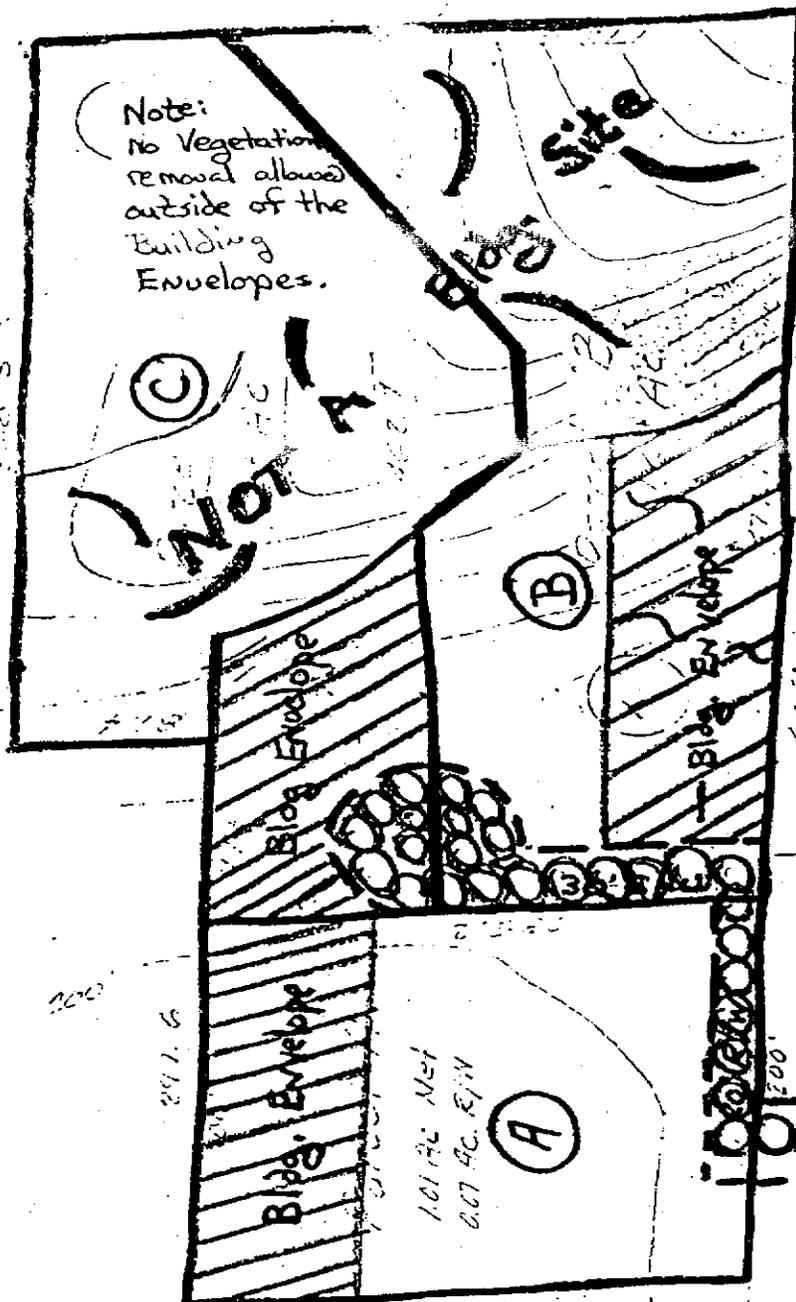
The following checked items shall be shown on the parcel map:

- a. Building envelopes located according to the approved Tentative Map.
- b. Building setback lines located according to the approved Tentative Map.
- c. On lots containing less than 0.50 acre, show net area to nearest hundredth acre. On lots containing 0.50 acre or more, show net area to nearest hundredth acre (net area is gross area less any vehicle-access points-of-way). Gross area may be shown for A (Agriculture) District land.
- d. A right-of-way (R/W) not less than 20 feet wide located as indicated on the attached Tentative Parcel Map. Where alignment changes course, it shall be curved with a centerline radius of at least 30 feet. Intersections shall have a 20-foot radius return at property lines. Any cul-de-sac shall have a 40-foot radius.

Note: a) R/W - 49-111 be per tent. map.

EXHIBIT I

Note:
No Vegetation
Removal allowed
outside of the
Building
Envelopes.

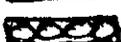


New road
starts here

Repair/Impr
Existing road
to a minimum
16 foot width

Tentative MAP
79-1180-MLD
50-111-34

Harris/Johnson

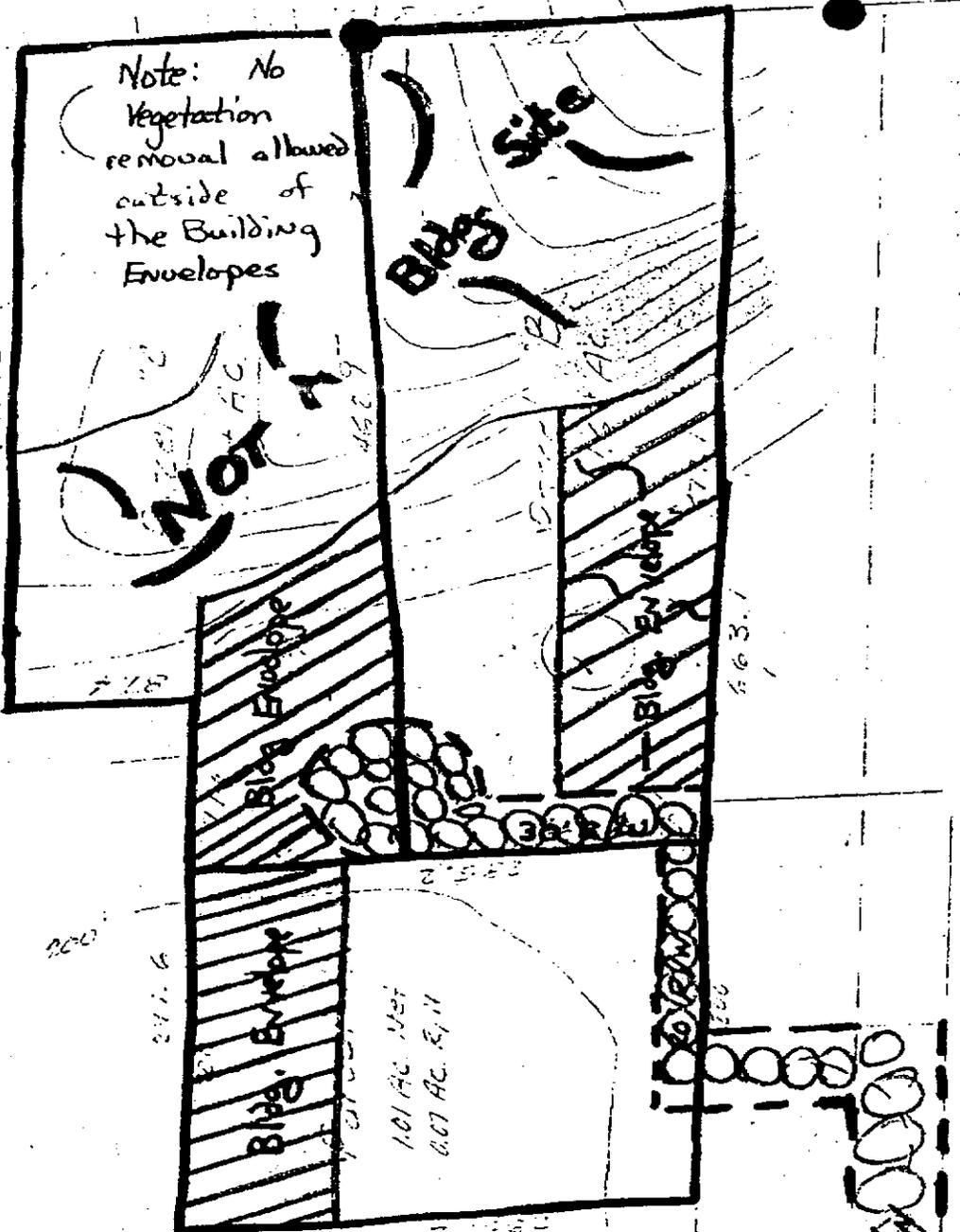
Bldg. Envelope 
Road Improvements 

Amended 8-22-80

50-
ARRESTI ROAD

EXHIBIT

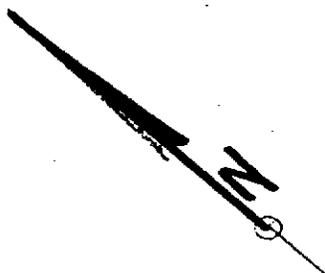
Note: No
Vegetation
removal allowed
outside of
the Building
Envelopes



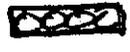
The property is located adjacent to Interstate 10 and is subject to the noise and vibration impacts associated with the operation of the property. The property owner is required to provide a noise and vibration assessment and mitigation measures to ensure that the property is not subject to excessive noise and vibration. The property owner is also required to provide a noise and vibration assessment and mitigation measures to ensure that the property is not subject to excessive noise and vibration.

14.14.090

Repair/Impro
Existing road



Tentative Map
79-1180-MLD
50-111-34
Harris/Johnson

Bldg. Envelope 
Road Improvements 

- 51 -
AMESTI ROAD

EXHIBIT

- g. A cul-de-sac shall be constructed with paving to a minimum radius of 32 feet.
- * r. A turnaround shall be constructed with design as specified in the Fire Safety Element of the County General Plan (or as approved by the Fire Department or County Fire Marshal's Department).
- s. Asphalt berms are required where necessary to control drainage. Other drainage details shall conform to current engineering practices.
- t. The applicant shall demonstrate that all requirements of the Environmental Health Department for future installation of wells and septic system can be met.
- u. An agreement for shared maintenance of roads and drainage facilities by owners of all lots in this minor land division shall be submitted and incorporated into the owner's certificate and subsequent deeds.
- v. The applicant shall apply to rezone this property to the _____ Zone District or other appropriate district (fee shall be waived).
- * w. All requirements of the applicable Fire Department or California Department of Forestry shall be met and letter stating said compliance shall be submitted to the Planning Department.
- x. An irrevocable offer of dedication to the County of Santa Cruz of an open-space easement (as shown on the attached Tentative Map) shall be submitted.
- y. An erosion control and landscape plan for areas designated on the attached Tentative Map shall be submitted for Planning Department review and approval. All erosion control and landscape features shall be installed.
- z. Street trees shall be installed as shown on the approved Tentative Map.
- aa. A Homeowners Association shall be formed for maintenance of all areas under common ownership. (Condominium or townhouse projects).
- bb. Each of the tenants of the proposed condominium or community apartment house project shall be given 120 days written notice of intention to convert prior to termination of tenancy due to the conversion. The provisions hereof shall not alter or abridge the rights or obligations of the parties in performance of their covenants, including, but not limited to the provisions of services, payments of rent or the obligations imposed by Section 1941.1, 1941.1 and 1941.2 of the Civil Code of California. Written proof of compliance shall be submitted in form of a certified mailing or equivalent. (Condominium or townhouse conversion).
- cc. Each of the tenants of the proposed condominium or community apartment house project shall be given notice of an exclusive right to contract for the purchase of their respective units upon the same terms and conditions that such units will be initially offered to the general public or terms more favorable to the tenant. The right shall run for a period of not less than 60 days from the date of issuance of the subdivision public report pursuant to Section 11018.2 of the Business and Professions Code, unless the tenant gives prior written notice of his intention not to exercise the right. Written proof of notice shall be submitted to the

*All construction and -52-ials required by this permit shall conform to the CALTRANS Standard Specifications.

EXHIBIT I

cc. (continued)
form of a certified mailing or equivalent. (Condominium or townhouse conversion).

ad. A Coastal Permit shall be obtained prior to recording Parcel Map.

* ee The applicant shall apply to the County of Santa Cruz Planning Department for the naming of the access road.

MINOR VARIATIONS TO THIS APPROVED MINOR LAND DIVISION WHICH DO NOT AFFECT THE OVERALL CONCEPT OR DENSITY MAY BE APPROVED BY THE PLANNING DIRECTOR AT THE REQUEST OF THE APPLICANT OR THE PLANNING DEPARTMENT STAFF.

THE COUNTY OF SANTA CRUZ RESERVES THE RIGHT TO REZONE PROPERTY, EVEN THOUGH A TENTATIVE MAP HAS BEEN FILED AND APPROVED. A PARCEL MAP MAY NOT BE RECORDED IF THE ZONING IN EFFECT AT THE TIME OF RECORDING WOULD NOT ALLOW THE DIVISIONS SHOWN ON THE TENTATIVE MAP. ANY WORK OR EXPENDITURES BY AN OWNER OF THE PROPERTY PRIOR TO RECORDING OF THE PARCEL MAP SHALL BE AT THE OWNER'S RISK AND DO NOT AFFECT THE COUNTY'S RIGHT TO REZONE THE PROPERTY.

This Tentative Parcel Map is approved on 5-23-80, subject to the above conditions and the attached map, and expires 14 months after the 15-day appeal period 8-7-81 (expiration date). The Parcel Map for this division, including improvement plans if required, shall be submitted to the County Surveyor for checking at least one month prior to the expiration date.

KRIS SCHENK, DIRECTOR
PLANNING DEPARTMENT

X By: Susan G. Blair
SUSAN G. BLAIR
DEPUTY ZONING ADMINISTRATOR

By: Planning Commission

Staff Planner Don Bussey

Attachment: Tentative Parcel Map

cc: County Surveyor
Applicant

Rev. 7-15-80

AMENDED: 8-22-80
ZA

50-111-34

Consent

Amend
79-1180-MLD

HARRIS, PETER & SUZANNE
JOHNSON, CHRISTOPHER & DEBRA

APPROVED ZA 8/22/80

Application to amend Minor Land Division No. 79-1180-MLD (to create three parcels: 1.1, 1.6 and 1.6 acres) by modifying the lot configurations, and changing the road surface requirements from asphalt concrete to base rock with oil and screenings.

Northwest side of a right-of-way extending about 400 feet east of Amesti Road (next to 446-A Amesti Road)

RA Zone Watsonville Area 4th District

cat. exempt. 1

GP Residential Low 0-4.5 du/ac

Don B.

50-111-34

4-4

79-1181-U (2b)

HARRIS, PETER & SUZANNE
JOHNSON, CHRISTOPHER & DEBRA

10/19/79

APPROVED 5-23-80

Use permit application to construct a single-family dwelling on each of three proposed building sites with their principal frontage and means of access via a 20-foot right-of-way

Northwest side of a right-of-way extending about 400 feet east of Amesti Road (next to 446-A Amesti Road)

RA zone
cat. exempt, 3a
Watsonville Area
4th District
Don B

Planning:

Road work required
prior to final inspect/
occupancy. See MLD on
Don B. 5/81

BP RENEWAL	25.00
SUBTOTAL	25.00
TOTAL	25.00
FRMT #	60995 #
CHECK	25.00
#04177 0001 R01 716:53	
MAY 14 81	