



Staff Report to the Zoning Administrator

Application Number: **05-0598**

Applicant: Marie Sanchez
Owner: John Sanchez Jr
APN: 051-161-05

Agenda Date: May **4,2007**
Agenda Item #: **5**
Time: After 1000 a.m.

Project Description: Proposal to demolish an existing garage & washroom, convert a living unit back into a non-habitable accessory structure with a bathroom, and construct a second unit with storage above a 3-car garage.

Location: Property located on the south side of College Drive, about 600 feet east from East Lake Avenue, at 48 College Drive in Watsonville.

Supervisory District: Fourth District (District Supervisor: Campos)

Permits Required: Requires a Residential Development Permit to exceed the one-story, 17 foot height limitation within the urban services line, an Agricultural Buffer Determination for development within 200 feet of commercial agriculture, and a Residential Development Permit for a bathroom within a non-habitable accessory structure.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0598, based on the attached findings and conditions.

Exhibits

- | | |
|------------------|---|
| A. Project plans | D. Categorical Exemption (CEQA determination) |
| B. Findings | E. APAC Staff report & Minutes |
| C. Conditions | |

Parcel Information

Parcel Size:	14,070 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Commercial Agriculture
Project Access:	College Road
Planning Area:	Pajaro Valley

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

Land Use Designation: R-UL (Residential-Urban low)
Zone District: R-I-IO-GH (Single-family Residential/10,000 sq ft min lot)
Coastal Zone: Inside X Outside

Environmental Information

Geologic Hazards: Mapped floodplain, see Geologic Hazards Assessment Exhibit H of APAC report
Soils: Baywood loamy sand
Fire Hazard: Not a mapped constraint
Slopes: 0 – 2 percent slopes
Env. Sen. Habitat: Mapped biotic/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
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: City of Watsonville
Sewage Disposal: Salsipuedes Sanitation District
Fire District: Pajaro Valley Fire Service Area
Drainage District: Zone 7 Flood Control/Water Conservation District

History

The existing single-family residence was constructed on the site in 1947. According to Assessor's Records, a storage building/workshop was constructed to the rear of the residence between 1947 and 1958, along with an addition to the main residence. An addition to the dining room and kitchen was approved in 1963 under Building Permit 11343. Since 1963, the workshop was converted into a separate living unit and the roofline of the main dwelling extended over the space between the dwelling and workshop, all without the benefit of permits.

Project Scope

This application has been made to construct a second unit with about 150 square feet of storage (non-habitable) above a 3-car garage and to resolve a Code violation for existing un-permitted dwelling units on site. To resolve the code violation, the owner proposes to delete one un-permitted kitchen (leaving two kitchens in the main house, both constructed before 1958), re-establish interior access between all areas of the existing dwelling, and removing the habitable features from the converted workshop/garage with the exception of a small bathroom. **As** the site lies within the floodplain of Salsipuedes Creek, a Geologic Hazards Assessment and Geotechnical Investigation were completed for the project (Exhibits H & I, APAC staff report). **An** Agricultural Buffer Determination was made

by the County Agricultural Policy Advisory Commission on January 18, 2007 (Exhibit E).

Project Setting

The rear property line of the 14,070 square foot parcel is located approximately 100 feet from Salsipuedes Creek. The general topography of the site and surrounding area is flat (0-2 percent slopes) and considered to be within the floodplain of Salsipuedes Creek. A levee is located on the south bank of the creek. The immediate neighborhood off College Road is predominantly single-family residential, with areas of Commercial Agriculture and school sports fields in the vicinity.

Zoning & General Plan Consistency

The subject property is a 14,070 square foot lot, located in the R-1-10-GH (Single-family Residential, GeoHazard/10,000 sq ft min lot) zone district, a designation that allows residential uses. The proposed second unit, garage, and storage building is an allowed use within the zone district R-UL General Plan designation. The proposal is consistent with development regulations of the zone district as per County Code Section 13.10.323 including setbacks, lot coverage, floor area ratio and building height (Exhibit A). The project is required to be elevated to at least 65 feet above mean sea level. **An** Elevation/Flood proofing Certificate prepared by a state-registered engineer or licensed architect is required prior to final building. The Agricultural Policy Advisory Commission approved a reduction in Agricultural Buffer setbacks from 200 feet to 152 feet from APN 051-191-02 and 65 feet from APN 051-501-18 (Exhibit E). The reduction in Agricultural Buffer setbacks is justified as the size of the parcel and presence of CA zoned land at both the front and rear of **the** property would not allow sufficient building area and a fence and vegetative buffer is proposed along the south (rear) of the property to complement the existing natural vegetative buffer in the riparian area along the south border of the property. No changes **are** proposed to the existing single-family dwelling that will entail an encroachment closer to **the** CA zoned land to the north of the project site across College Drive.

The project is consistent with the site's (R-UL) Residential-Urban Low General Plan designation in that one single-family dwelling of 2,705 square feet with a detached garage of 864 square feet and second unit above of 499 square feet habitable space with 148 square feet of storage on **the** 14,070 square foot lot meets both density and use standards. **The** proposal is consistent with General Plan Policy 8.4.2, Retaining Existing Housing, in that maintenance and repair of existing residential structures is encouraged when found not to be detrimental to the surrounding neighborhood and consistent with neighborhood character.

Bathroom in a non-habitable accessory structure

The property owner wishes to retain a bathroom in the workshop/storage building previously used as a living unit. According to Section 13.10.611 of **the** County Code, non-habitable accessory structures cannot have a bathroom unless it is required under "particular circumstances." These circumstances have been interpreted over the years to include instances where the structure is located some distance away from the main residence, or where activities in the structure (such as auto repair) require a bathroom that is accessible without entering the main residence.

Retention of the bathroom in the workshop can be justified due to the layout of the existing residence

and the proposed second unit, which require anybody working outside or in the workshop to walk through living areas before reaching a bathroom. However, in order to prevent the workshop/storage building from being converted back into a dwelling unit in the future, staff proposes conditions of approval to limit the drain size of the sink to no more than 1 ½ inches in diameter and a declaration of restriction to maintain the workshop/storage building as a non-habitable accessory structure.

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 15303, New construction of 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 **05-0598**, based on the attached findings and conditions.

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

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

Report Prepared By: David Keyon, Santa **Cruz** County Planning Department
701 Ocean Street, **4th** Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3561, E-mail: pln790@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 second unit will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the garage/second unit and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1 - 10-GH (Single-family Residential/10,000 sq ft min lot) zone district in that the primary use of the property remains one single-family dwelling and second unit that meet all current site standards for the zone district. **An** existing non-conforming detached garage **is to** be removed from the site.

The retention of a bathroom with a toilet and sink in the workshop/storage building will comply with County Code Section 13.10.611, in that the size of the waste lines will be limited to no more than 1 ½ inches in diameter and a Declaration of Restriction to maintain the structure **as** non-habitable will be required to be recorded on the deed of the property.

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

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

The proposed garage with second unit and storage above 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 second unit 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 second unit 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 second unit will comply with the site standards for the R-1-10-GH zone district (including setbacks, lot coverage, floor area ratio, height, and number of stones) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed garage with second unit above is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be only 2 peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area. The project will actually result in a net decrease of one dwelling unit on site, as one unpermitted unit will be re-converted back to a storage building and another unit will become part of the main residence, resulting in a decrease in utility usage and traffic.

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 garage/second unit is consistent with the land use intensity and density of the neighborhood.

6. 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 garage/second unit is consistent with the land use intensity and density of the neighborhood.

7. That the second unit is located on a residentially zoned parcel or on a parcel designated for residential use in the General Plan, which contains no more than one existing detached, single-family dwelling or where one detached single-family dwelling will be constructed concurrently with the second unit.

The proposed second dwelling unit meets this requirement in that the property is residentially zoned (R-1-10 - Single-family Residential with a 10,000 square foot minimum lot), and has a residential General Plan designation (Urban Low Residential), and the present primary use is one single family dwelling.

8. That the parcel is no smaller than that required by the minimum lot size standards of the zone district, and the second unit is allowed on, and appropriately sized to, the parcel based on the degree of urban services available.

The proposed second dwelling unit meets this requirement in that the property is 14,070 square feet in size and located inside the urban service line with septic waste disposal, allowing a second dwelling unit of up to 640 square feet.

9. That all development standards for the applicable residential zone district shall be satisfied; and the development is consistent with all county policies and ordinances, including County Code Section 13.10.681.

The proposed second dwelling unit meets this requirement in that the second dwelling unit meets all applicable site standards for the R-1-10 zone district.

10. That the design of the second unit is consistent with the design and development standards and guidelines set forth in subsection 13.10.681.d.

The proposed second dwelling unit meets this requirement in that the property is 14,070 square feet in size and located inside the urban service line with public sanitation service, allowing a second dwelling unit of up to 640 square feet; and the second dwelling unit will not be located on slopes in excess of 30 percent.

11. That all the requirements of utility service providers have been met, and the sewage disposal system and water supply for the parcel comply with all applicable requirements of County Code Chapters 7.34, 7.71 and 7.73.

The proposed second dwelling unit meets this requirement in that all necessary utilities will be available to the second dwelling unit.

Conditions of Approval

Exhibit A: Project Plans by James Vocelka, Architect, dated 8-22-2005.

- I. This permit authorizes the demolition of a garage, and the construction of a garage with a second unit on the second story. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. Comply with all requirements of the approved Agricultural Buffer Determination, including the construction of a six-foot tall wood fence at the southern end of the property, the planting of an evergreen hedge along the southern end of the property, and maintaining a development setback of a minimum of 152 feet from the single-family dwelling to the adjacent CA **zoned** parcel APN 051-191-02 and 65 feet from APN 051-501-18.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa **Cruz** (Office of the County Recorder).
 - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. 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 roof covering for Planning Department approval. **The** materials and colors of the main dwelling, workshop, and second unit must be compatible. Any color boards must be in 8.5" x 11" format.
 2. Drainage and erosion control plans.

3. Details showing compliance with fire department requirements, **including** all requirements of the Urban Wildland Intermix **Code**, if applicable.
4. **The** lowest finish floor of the habitable portion of the second unit and elements that function as a part of the structure such as furnace or hot water heater must be elevated above the level of flooding anticipated during the 100-year flood event. At this site elevation to at least 65 feet above mean sea level must occur.
5. The second floor storage area may have insulation installed or have interior wall coverings, but not both. It may not be heated or humidified.
6. For all new construction, the fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters.
7. The second kitchen must be deleted and an interior connection must be shown to connect this former unit back to the main single-family dwelling.
8. The second hot water heater for the main dwelling must be moved to a location outside of the side-yard setback.
9. Details, including revised elevations, showing the removal of the roof connecting the main house with the workshop/storage building.
10. Show on the site plan parking spaces for four **cars**. Parking spaces must be 8 ½' x 18' in size, and paving for parking and driveway access shall not encompass more than 50% of the front yard. The three proposed parking spaces in the garage count toward this requirement, but must be shown on the plans.
11. Plans shall include details for the conversion of the un-permitted rear dwelling unit back into non-habitable accessory structure for use as a workshop/storage building. These details shall include the following:
 - a. Show the structure will have either sheetrock or insulation, but not both.
 - b. Removal of all habitable features, including mechanical heating or cooling devices, food preparation facilities, and the shower. The toilet can remain.
 - c. Show details specifying the sink will not have drain lines in excess of 1 ½ inches in diameter.

- C. 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.
- D. 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.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
- G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- H. Pay the current fees for Parks and Child Care mitigation for one bedroom. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom.
- I. Pay the current fees for Roadside and Transportation improvements for one bedroom. Currently, these fees are, respectively, \$367 and \$1,100 per bedroom.
- J. Provide required off-street parking for four 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.
- K. 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.
- L. Complete and record a Declaration of Restriction to construct and maintain a second unit. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- M. Complete and record a Declaration of restriction to maintain the main residence as a single-family dwelling, **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- N. Complete and record a Declaration of restriction to maintain the workshop/storage building with a toilet and sink as a non-habitable accessory structure. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- O. Complete and record a Declaration of restriction to maintain the garage and upstairs storage area in the second unit as non-habitable. **You may not alter the wording of this declaration.** Follow the instructions to record and return the

form to the Planning Department.

- P.** Record a Declaration of Geologic Hazards prepared by Environmental Planning acknowledging a possible flood hazard to the parcel prior to issuance of a building permit. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.

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.
- E.** After the building plans are approved, an Elevation/Flood proofing Certificate will be mailed to the property owner. A state registered engineer or licensed architect must complete this certificate by indicating that minimum elevation of the lowest habitable floor was achieved before a final building inspection of the structure can occur.

IV. Operational Conditions

- A.** The maximum occupancy of a second unit may not exceed that allowed by the State Uniform Housing Code, or other applicable state law, based on the unit size and number of bedrooms in the unit. Rental or permanent occupancy of the second unit shall be restricted for the life of the unit to either:
 - 1.** Households that meet the Income and Asset Guidelines requirements established by Board of Supervisors resolution for lower income households; or
 - 2.** Senior households, where one household member is sixty-two years of age or

older, that meet the Income and Asset Guidelines requirements established by Board resolution for moderate or lower income households; or

3. Persons sharing residency with the property owner and who are related by blood, marriage, or operation of law, or have evidence of a stable family relationship with the property owner.
- B. The property owner shall permanently reside, as evidenced by a Homeowner's Property Tax Exemption on the parcel, in either the main dwelling or the second unit. If the property owner resides in the second unit, either the property owner or the residents of the primary single family dwelling must meet the income or familial requirements described above.
 - C. Prior to final inspection approval of the unit, the property owner shall submit a statement to the administering agency, as defined in County Code Subsection 17.10.020(a), indicating whether the second unit will be rented, occupied by family members, or **left** vacant. Whenever a change in occupancy occurs, the owner shall notify the administering agency, by registered or certified mail, that the occupancy has changed, and indicating the new status of the unit.
 - D. If rent is charged, the rent level for the second unit, or for the main unit, if the property owner resides in the second unit, shall not exceed that established by the Section 8 Program of the Department of Housing and Urban Development (HUD) or its successor, or the rent level allowed for affordable rental units pursuant to Chapter 17.10 of the County Code, whichever is higher.
 - E. No person, including family members of the owner, shall rent or permanently occupy a second unit unless he/she has first obtained certification of his/her eligibility from the administering agency. The property owner must refer persons who wish to rent or permanently occupy the unit to the administering agency for certification, prior to occupancy. The administering agency may charge a fee to the applicant for the certification process.
 - F. **The** owner shall report the occupancy status of the second unit, when requested by the administering agency, at least once every **three** years. This report shall include the status of the unit, the name of the current occupant(s) and the monthly rent charged, if applicable.
 - G. 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.
 - H. The workshop/storage building must not be converted to habitable **use**.
 - I. **The** six-foot tall fence and evergreen hedge required for a buffer between the second unit and nearby Commercial Agricultural land shall be maintained.
- 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.

Application # 05-0598
AFN: 051-161-05
Owner: John Sanchez Jr

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

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

David Keyon
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: 05-0598

Assessor Parcel Number: 051-161-05

Project Location: 48 College Road, Watsonville CA 95076

Project Description: Proposal to construct a garage with a second unit on the second floor

Person or Agency Proposing Project: Marie Sanchez

Contact Phone Number: (831) 596-5435

- 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. —X— Categorical Exemption

Specify type: Section 15303(a) **New Construction of** small structures

F. Reasons why the project is exempt:

New construction of a small accessory structure (second unit) in a residential zone.

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

David Keyon, Project Planner

Date: _____



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **OS-OS98**

Applicant: Mane Sanchez
Owner: John Sanchez
APN: 051-161-05

Date: January 18, 2007
Agenda Item #: 10
Time: 1:30 p.m.

Project Description: Proposal to demolish an existing garage and to construct a new garage with a second unit on the second floor.

Location: Property located on the south side of College Drive, about 600 feet east from east Lake Avenue, at 48 College Drive in Watsonville.

Permits Required: Agricultural Buffer Setback Determination, Residential Development Permit, Geologic Hazards Assessment

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- = Approval of Application 05-0598, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Project plans | G. Comments & Correspondence |
| B. Findings | H. Geologic Hazards Assessment dated 10-03-2005 |
| C. Conditions | I. Geotechnical report acceptance letter dated 10-03-2006 |
| D. Categorical Exemption (CEQA determination) | J. Site photographs |
| E. Assessor's parcel map, Location map | |
| F. Zoning map, General Plan map | |

Parcel Information

Parcel Size:	14,070 square feet
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Single-family residences; commercial agriculture
Project Access:	College Road
Planning Area:	Pajaro Valley
Land Use Designation:	R-UL (Urban Low Residential)

Zone District: R-1-10-GH (Single-family Residential/10,000 square foot minimum parcel size)
Supervisory District: Fourth (District Supervisor: Campos)
Within Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Mapped floodplain, See GHA Exhibit H
Soils: Baywood loamy sand
Fire Hazard: Not a mapped constraint
Slopes: 0-2 percent slopes
Env. Sen. Habitat: Mapped biotic/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: Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☐ No
Water Supply: City of Watsonville
Sewage Disposal: Salsipuedes Sanitation District
Fire District: Pajaro Valley Fire Service Area
Drainage District: Zone 7 Flood Control/Water Conservation District

Analysis and Discussion

The proposed project is to construct a two story accessory structure with an 840 square foot garage below and a 499 square foot second unit with 148 square feet of storage above on site with an existing single-family dwelling of 2,705 square feet on a 14,070 square foot parcel. The proposed second unit may not exceed 640 square feet within the Urban Services Line as per County Code Section 13.10.681.d.2, nor more than 17 feet in height without a Level V Development Permit. An existing non-conforming garage within the required side setback is to be removed from the site. The project is located at 48 College Road in Watsonville. The building site is within 200 feet of Commercial Agricultural land across Salsipuedes Creek to the south. The existing single-family dwelling is within 200 feet of CA zoned land across College Road, APN 051-501-18, the 4.3 Salesian Society parcel. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 15 feet from the rear property line and a total of 152 feet across intervening residential parcels and Salsipuedes Creek to APN 051-191-02 and a second setback from CA land across College Road and a reduction of 65 feet from APN 051-501-18.

The subject property is characterized by flat topography. The parcel is located within the Urban Services Line and may be characterized as a residential neighborhood. The parcel carries an Urban Low Residential (R-UL) General Plan designation and the implementing zoning is (R-I-10-GH) Single-family Residential/10,000 square foot minimum parcel size. As the parcel is located within the flood plain of Salsipuedes Creek, a Geologic Hazards Assessment was completed (Exhibit H) which determined that the habitable portion of the structure must be elevated to 65 feet above mean

sea level and that flood proofing features be incorporated in building design. Commercial Agriculture zoned land is situated within 200 feet at the south side of the parcel at Assessor's Parcel Number 051-191-02, the 45-acre Stolich orchard off Condit Lane, Watsonville. Plans show over 200 feet to CA used land, and about 152 feet to CA zoning. The CA land to the north APN 051-501-18, across College Avenue, is separated by a 25-foot front setback and the 40-foot width of College Road.

A reduced agricultural buffer is recommended due to the fact that the 200-foot setback would not allow sufficient building area if the required setbacks were maintained from the adjacent Commercial Agriculture zoned properties. The parcel is 62 feet wide and 237 feet deep. The applicant is proposing a solid wood board: six-foot fence at the rear (south) side of the parcel with 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.

Recommendation

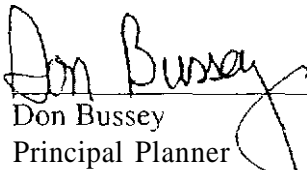
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission APPROVE the Agricultural Buffer Reduction from 200 feet to about 152 feet to the single-family dwelling from the adjacent CA zoned property known as APN 051-191-02 and to about 65 feet from the adjacent CA zoned property known as APN 051-501-18, proposed under Application # 05-0598, 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
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831)454-5174
E-mail: pln140@co.santa-cruz.ca.us

Report Reviewed By:


Don Bussey
Principal Planner
Development Review

Site Plan
1"=50'

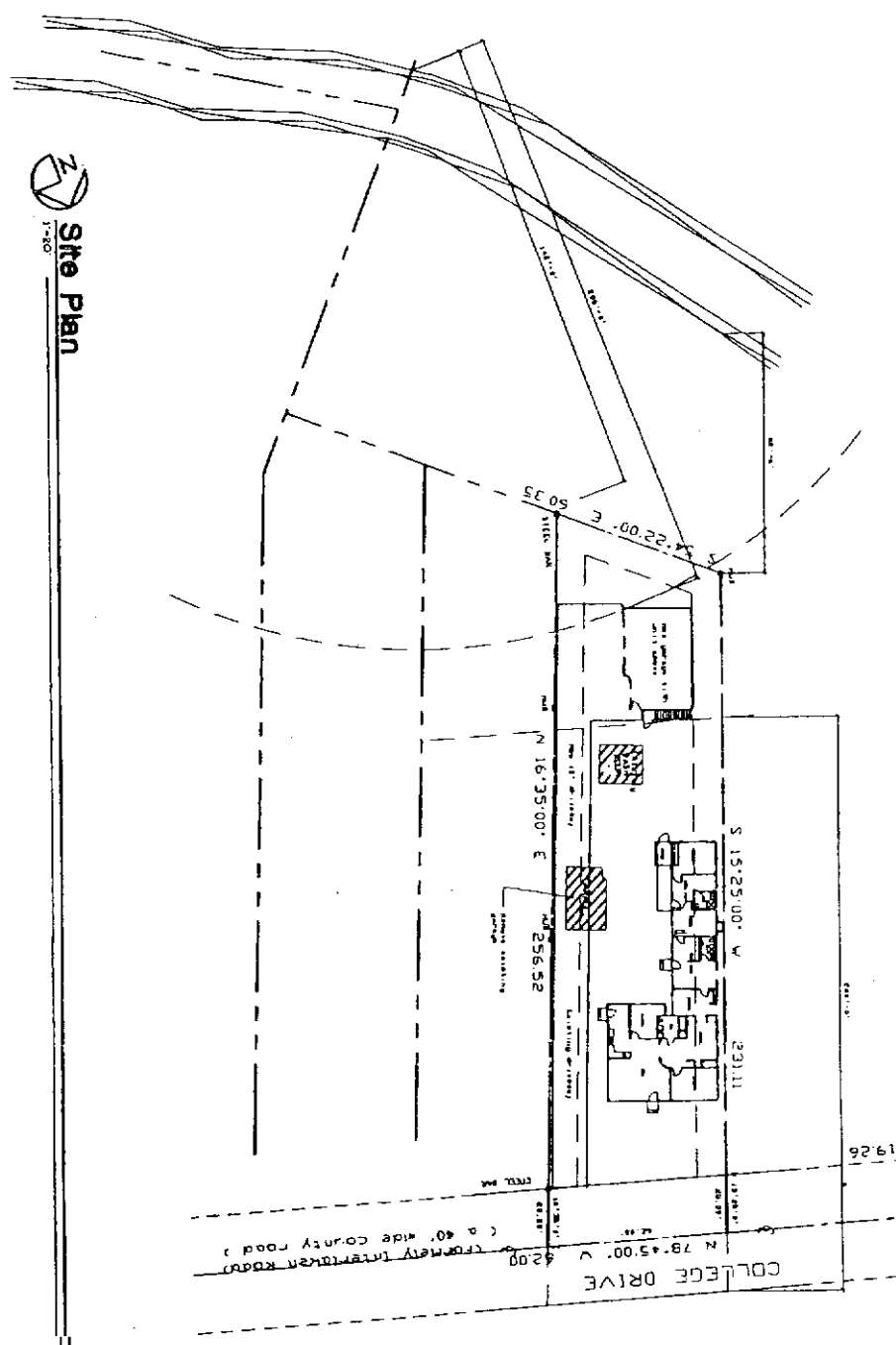


EXHIBIT A

PROJECT New garage and second dwelling unit for John Sanchez 46 College Road Watsonville, CA A.P. # 051-181-05 PHONE (831)-730-0844		SHEET TITLE Site Plan		DESIGNED BY JAMES J. JOYCE ARCHITECT JAMES J. JOYCE ARCHITECT 1100 N. Main St. Watsonville, CA 95076 Phone: 730-211-1100 Fax: 730-211-1100		DATE 10-22-05		SCALE 1"=50'	
DATE 10-22-05		DATE 10-22-05		DATE 10-22-05		DATE 10-22-05		DATE 10-22-05	

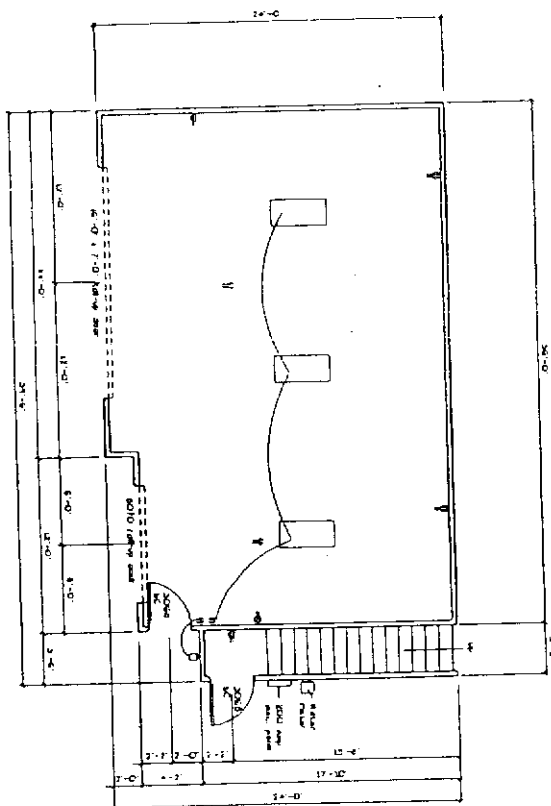
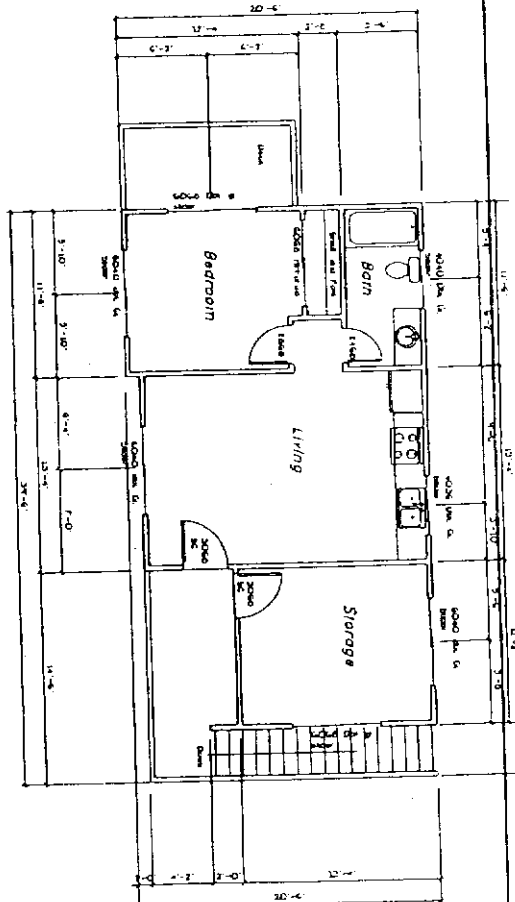
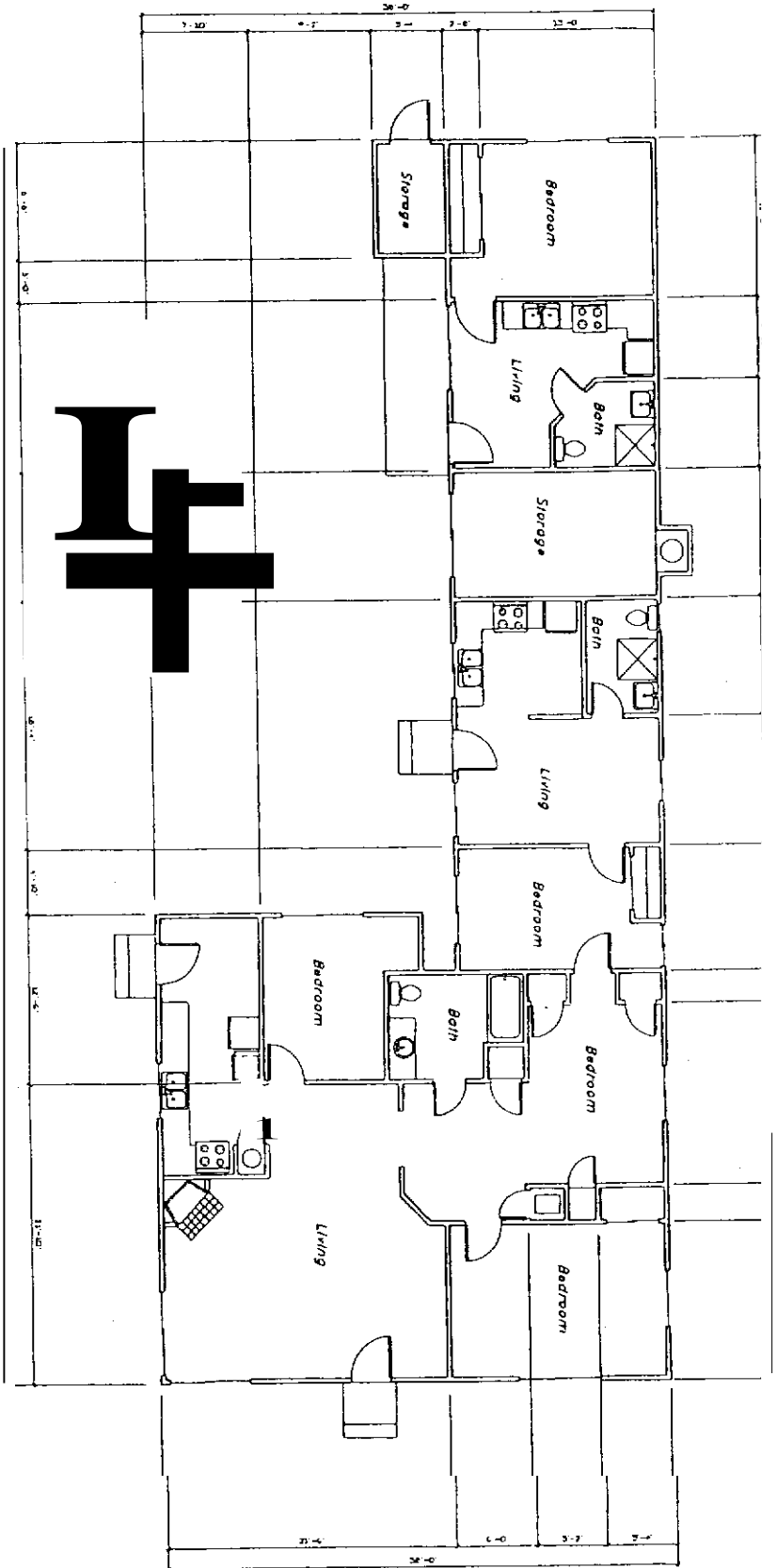


EXHIBIT A

PROJECT New garage and second dwelling unit for: John Sanchez 48 College Road Watsonville, CA AP # 051-161-05 PHONE (831) 750-0844		SHEET TITLE Floor Plan		ARCHITECT JAMES W. VICKREY 1000 S. 1st St. Watsonville, CA 95076 Phone: 750-1100 5-1700		DATE 01-22-05	
SCALE 1/4" = 1'-0"		NOTES 1. See Foundation and S.F.		APPROVED JAMES W. VICKREY		DATE 01-22-05	
REVISIONS 2		DATE 01-22-05		BY JAMES W. VICKREY		CHECKED JAMES W. VICKREY	


Existing Floor Plan



Square Footage - 1225 S.F.



EXHIBIT A

PROJECT New garage and second dwelling unit for: John Sanchez 48 College Road Watsonville, CA A.P. # 051-181-05 PHONE (831)-750-0644		SHEET TITLE Existing Floor Plan		JAMES J. JAY ARCHITECT 1508 N. 1st St. Watsonville, CA 95076 PHONE (831)-750-0644		APPROVED  JAMES J. JAY ARCHITECT		DATE 8-21-05	
SCALE 1/8" = 1'-0"		DATE 8-21-05		DATE 8-21-05		DATE 8-21-05		DATE 8-21-05	

1'-10"	4'-2"	5'-0"	3'-6"	13'-0"

Revised Floor Plan

1'-10"
4'-2"
5'-0"
3'-6"
13'-0"

1'-10"	4'-2"	5'-0"	3'-6"	13'-0"



EXHIBIT A

PROJECT New garage and second coating unit for John Sanchez 48 College Road Watsonville, CA AP # D51-181-05 PHONE (831) 750-0644		SHEET TITLE Revised Floor Plan		JAMES J. VOCELJA ARCHITECT 1000 N. 10th St. Watsonville, CA 95076 PHONE (831) 750-0644 FAX (831) 750-0644 LICENSE #11111				DATE 8-22-05		BY J.V.		CHECKED J.V.		DATE 8-22-05		BY J.V.		CHECKED J.V.	
---	--	--	--	---	--	--	--	------------------------	--	-------------------	--	------------------------	--	------------------------	--	-------------------	--	------------------------	--

Exterior Elevations

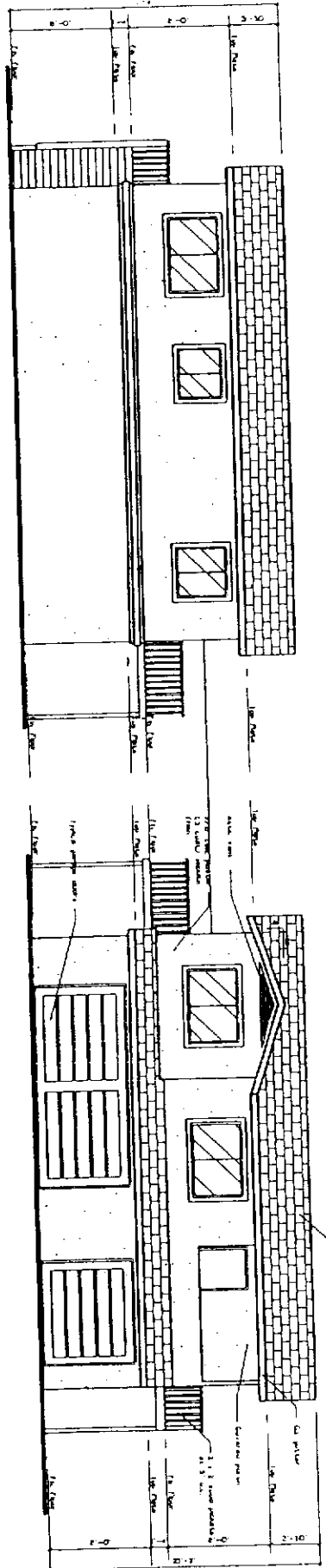
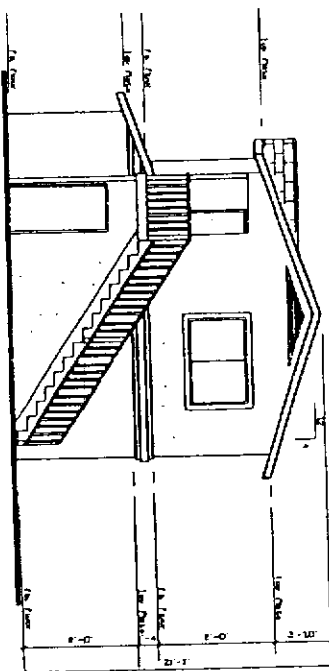
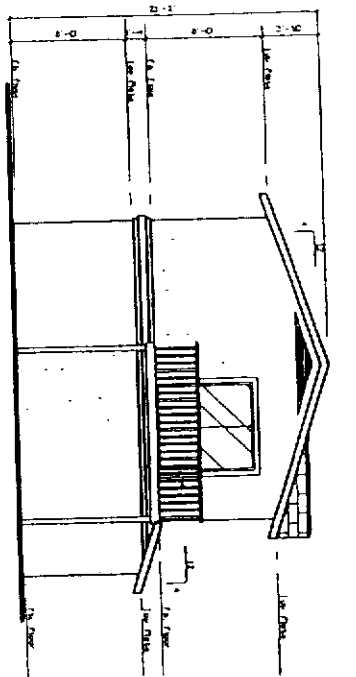


EXHIBIT A



PROJECT New garage and second dwelling unit for John Sanchez 48 College Road Watsonville, CA A.P. # 051-161-05 PHONL (831)-750-0844		SHEET TITLE Exterior Elevations		DATE 11-11-05	
SCALE AS SHOWN		DESIGNED BY JOHN SANCHEZ		CHECKED BY JOHN SANCHEZ	
DATE 11-11-05		DATE 11-11-05		DATE 11-11-05	
DATE 11-11-05		DATE 11-11-05		DATE 11-11-05	

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 15 feet from the property line and a total of 152 feet across intervening residential properties and Salsipuedes Creek to adjacent Commercial Agriculture zoned land. With the 110 foot width of the intervening residential properties and the Salsipuedes Creek right-of-way, the effective agricultural setback would be proposed to be 152 feet where 200 feet are required. An effective barrier consisting of a six-foot tall solid wood board fence enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 051-191-02. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic as it is the rear yard and not adjacent to any right of way.

The 40-foot width of College Road and the 25-foot front yard setback to the existing dwelling are sufficient to establish a barrier to the CA land to the north, APN 051-501-18. Tall vegetative screening would create a serious traffic hazard in the front yard.

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.

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 garage/second unit will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the garage/second unit and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-10 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. An existing non-conforming detached garage is to be removed from the site.

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 garage/second unit use is consistent with the use and density requirements specified for the R-UL Residential Urban Low land use designation in the County General Plan.

■
The proposed garage with second unit and storage area above 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 accessory structure 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 garage/second unit 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 garage/second unit will comply with the site standards for the R-1-10 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed garage with second unit above 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 of College Road.

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 garage/second unit is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit A: Project plans 5 Sheets by James Vocelka, Architect dated 8-22-2005

- I. This permit authorizes construction of a detached accessory structure consisting of a garage below and second unit above and an Agricultural Buffer Setback reduction from the proposed residential use to APN 051-191-02 and APN 051-501-18. Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance; the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official
 - C. No development shall occur within the floodway.
- 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 152 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 051-191-02 and 65 feet from APN 051-501-18.
 2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) 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.
 3. The lowest finish floor of the habitable structure and elements that function as a part of the structure such as furnace or hot water heater must be elevated or the entire structure must be elevated or flood proofed above the level of flooding anticipated during the 100-year flood event. At this site elevation or flood proofing to an elevation of at least 65 feet above mean sea level must occur.

- 4 For all new construction the fully enclosed areas below the lowest floor that are subject to flooding shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters
 5. Provide evidence that the triplex was constructed with all required permits or obtain all required permits. If the triplex cannot be built: convert the structure to one single family dwelling with interior access to each room.
- 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. Record a Declaration of Restriction to maintain the 2,705 square foot main residence as a Single-Family Dwelling.
 - D. Record a Declaration of Restriction to retain the garage and upstairs storage as non-habitable.
 - E. Record the attached Declaration of Restrictions to maintain a second unit. The Declaration of Restrictions includes reference to the deed under which the property was acquired by the present owner and states the conditions under which it is allowed. **YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.**
 - F. After the building plans are approved, an Elevation/Flood proofing Certificate will be mailed to the property owner. A state-registered engineer or licensed architect must complete this certificate by indicating the elevation to which flood proofing was achieved before a final building inspection of the structure can occur.
 - G. A Declaration of Geologic Hazard form prepared by Environmental Planning acknowledging a possible flood hazard to the parcel must be recorded prior to issuance of a building permit.
 - H. Comply with all requirements of the Public Works Drainage Division, including payment of any fees required for Zone 7 Flood Control/Water Conservation District.
 - I. Comply with all requirements of the Pajaro Valley Fire Service Area
 - J. Pay the required Child Care fees for one bedroom. The current fee is \$1 09 but is subject to change.
 - K. Pay the required Park Dedication fee for the Pajaro Valley Planning Area. The current fee is \$1,000 per bedroom, but is subject to change.
 - L. Pay the required Department of Public works Roadside and Transportation

Improvement fees for the Pajaro Valley Planning Area. The current fees are \$367 and \$1,100 respectively, but are subject to change

- M. Provide five (5) on site parking spaces as per County Code section 13.10.552.a
 - N. The second floor storage area may have insulation installed or have interior wall coverings, but not both. It may not be heated or humidified.
- 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 and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner: a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained.
 - B. All required Agricultural Buffer Setbacks shall be maintained.
 - C. The placement of fill shall be allowed only when necessary. The amount allowed will not exceed 50 cubic yards and only as part of a permitted development and only if it can be demonstrated through environmental review that the fill will not have adverse cumulative impacts.
 - D. 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.
 - E. The maximum occupancy of a second unit may not exceed that allowed by the State Uniform Housing Code, or other applicable state law, based on the unit size and number of bedrooms in the unit. Rental or permanent occupancy of the second unit shall be restricted for the life of the unit to either:
 - 1. Households that meet the Income and Asset Guidelines requirements established by Board of Supervisors resolution for lower income households; or

2. Senior households, where one household member is ~~sixty-two~~ years of age or older, that meet the Income and Asset Guidelines requirements established by Board resolution for moderate or lower income households; or
 3. Persons sharing residency with the property owner and who are related by blood, marriage, or operation of law; or have evidence of a stable family relationship with the property owner.
- F. The property owner shall permanently reside, as evidenced by a Homeowner's Property Tax Exemption on the parcel: in either the main dwelling or the second unit. If the property owner resides in the second unit, either the property owner or the residents of the primary single family dwelling must meet the income ~~or~~ familial requirements described above.
- G. Prior to final inspection approval of the unit, the property owner shall submit a statement to the administering agency, as defined in County Code Subsection 17.10.020(a), indicating whether the second unit will be rented, occupied by family members, or left vacant. Whenever a change in occupancy occurs: the owner shall notify the administering agency; by registered or certified mail, that the occupancy has changed, and indicating the new status of the unit.
- H. If rent is charged, the rent level for the second unit, or for the main unit. if the property owner resides in the second unit. shall not exceed that established by the Section 8 Program of the Department of Housing and Urban Development (HUD) or its successor, or the rent level allowed for affordable rental units pursuant to Chapter 17.10 of the County Code, whichever is higher.
- I. No person, including family members of the owner; shall rent or permanently occupy a second unit unless he/she has first obtained certification of his/her eligibility from the administering agency. The property owner must refer persons who wish to rent or permanently occupy the unit to the administering agency for certification, prior to occupancy. The administering agency may charge a fee to the applicant for the certification process.
- J. The owner shall report the occupancy status of the second unit, when requested by the administering agency, at least once every three years. This report shall include the status of the unit; the name of the current occupant(s) and the monthly rent charged, if applicable.
- 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: 1-18-2007

Effective Date: 2-01-2007

Expiration Date: 2-01-2009

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the **Board** of Supervisors in accordance with chapter 18.10 of the Santa **Cruz** County Code.

IS NO CHARACTER AS TO MAP ACCURACY NOR ASSURES ANY
 IN USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 PENICHT SANTA CRUZ COUNTY ASSessor 2000

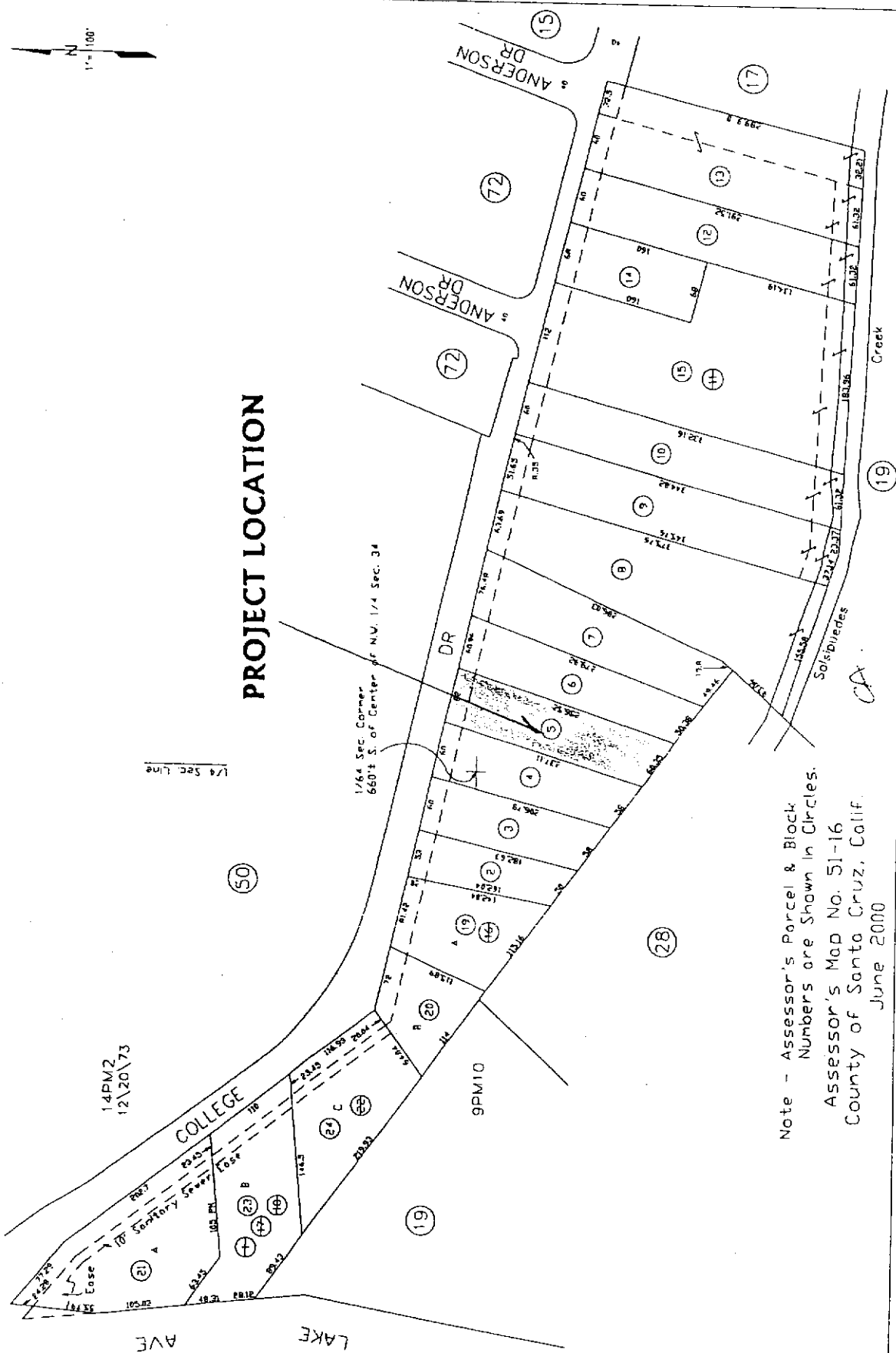
N.W.

r
∞

Tax Area Code
69-253

51-16

PROJECT LOCATION



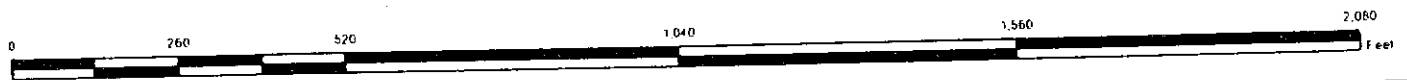
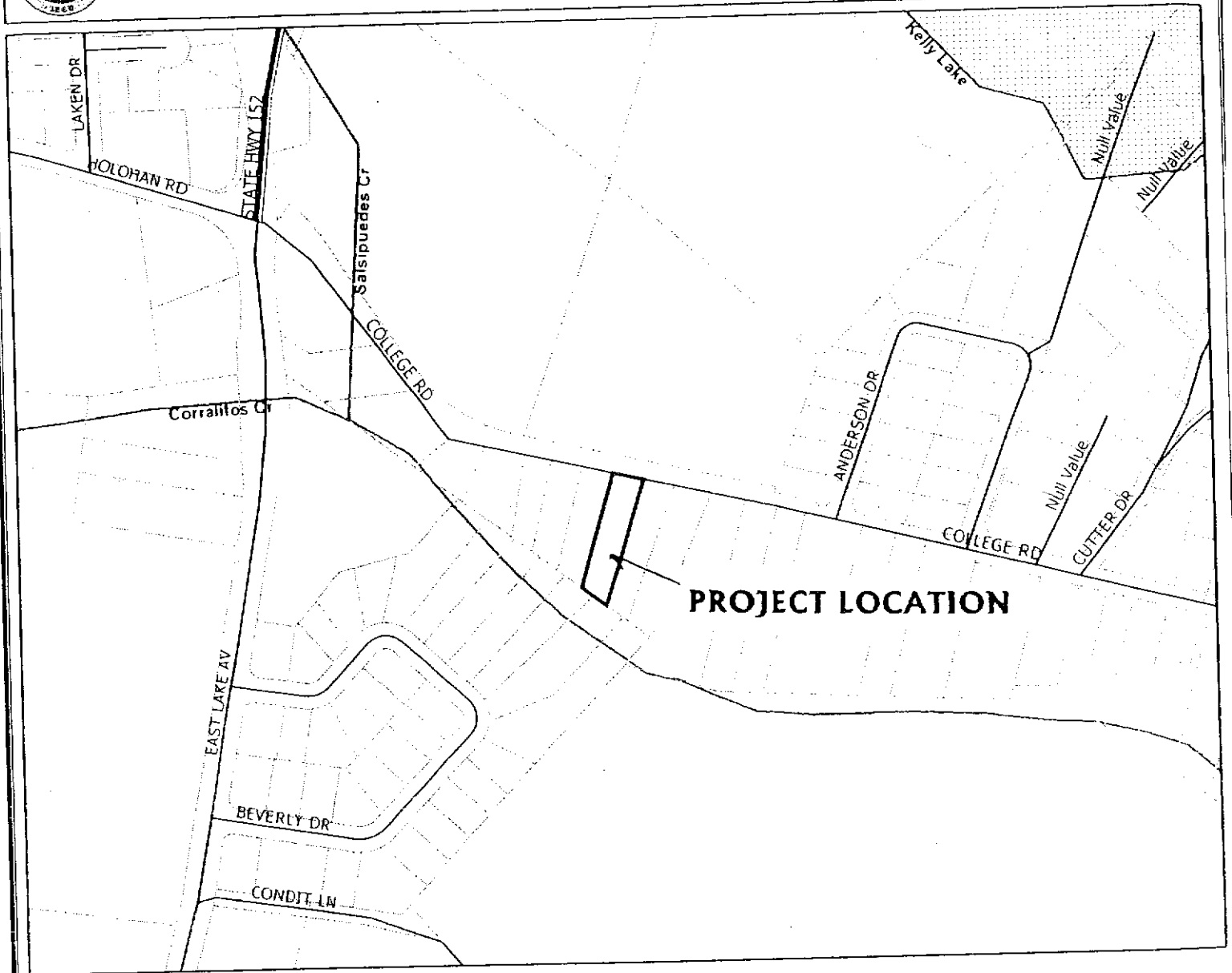
Note - Assessor's Parcel & Block
Numbers are Shown in Circles.

Assessor's Map No. 51-16
County of Santa Cruz, Calif.
June 2000







EXHIBIT E

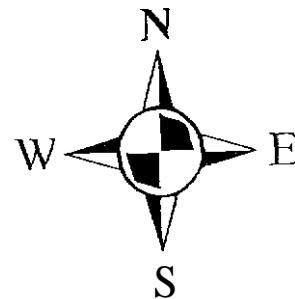


Location Map



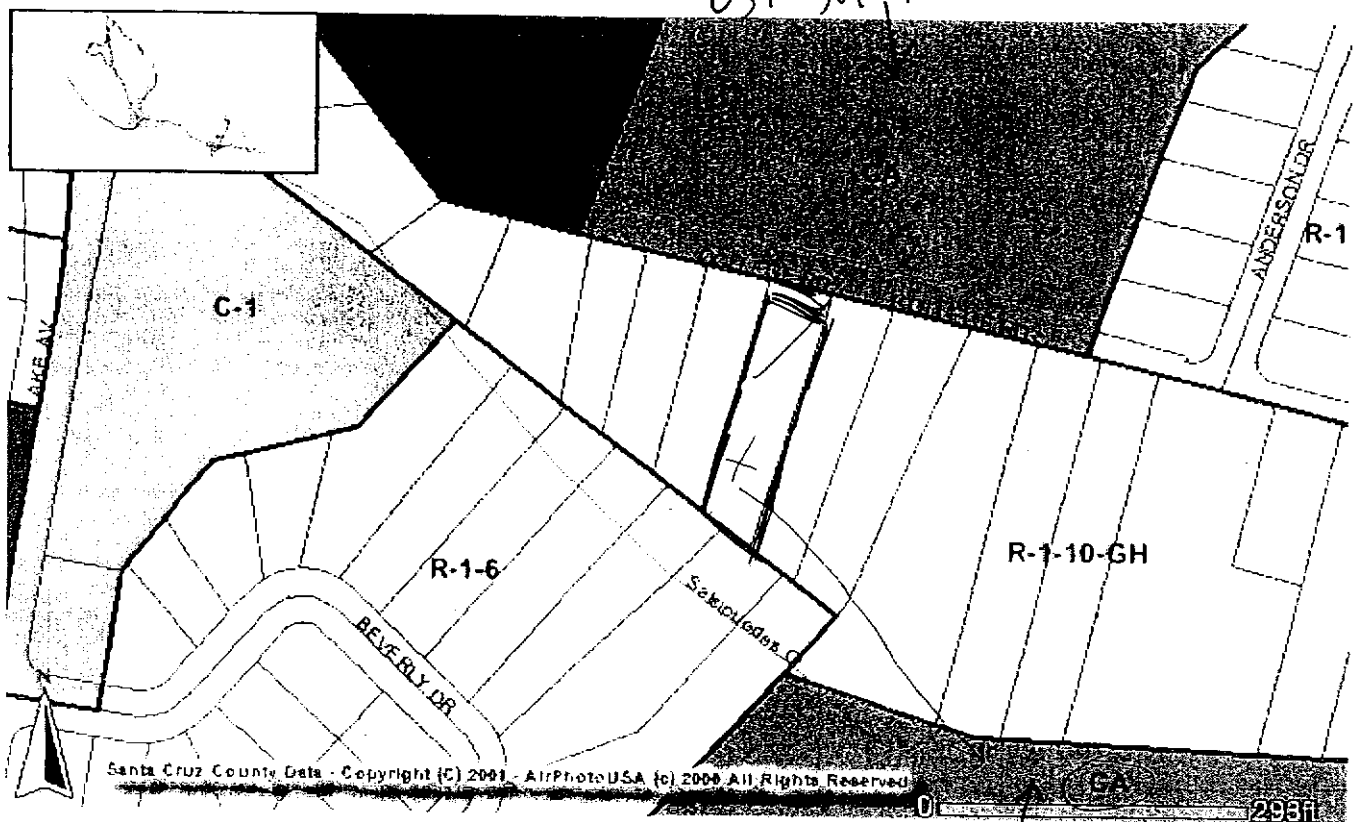
Legend

-  APN 051-161-05
-  State Highways
-  Streets
-  Assessors Parcels
-  Lakes
-  PERENNIAL STREAM



Map Created by
County of Santa Cruz
Planning Department
September 2005

EXHIBIT E



CA - 051-191-02 (Stolich) - orchard/woodland

45.71 acres

225 Condit Ln, Watsonville

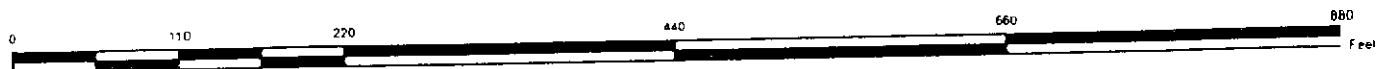
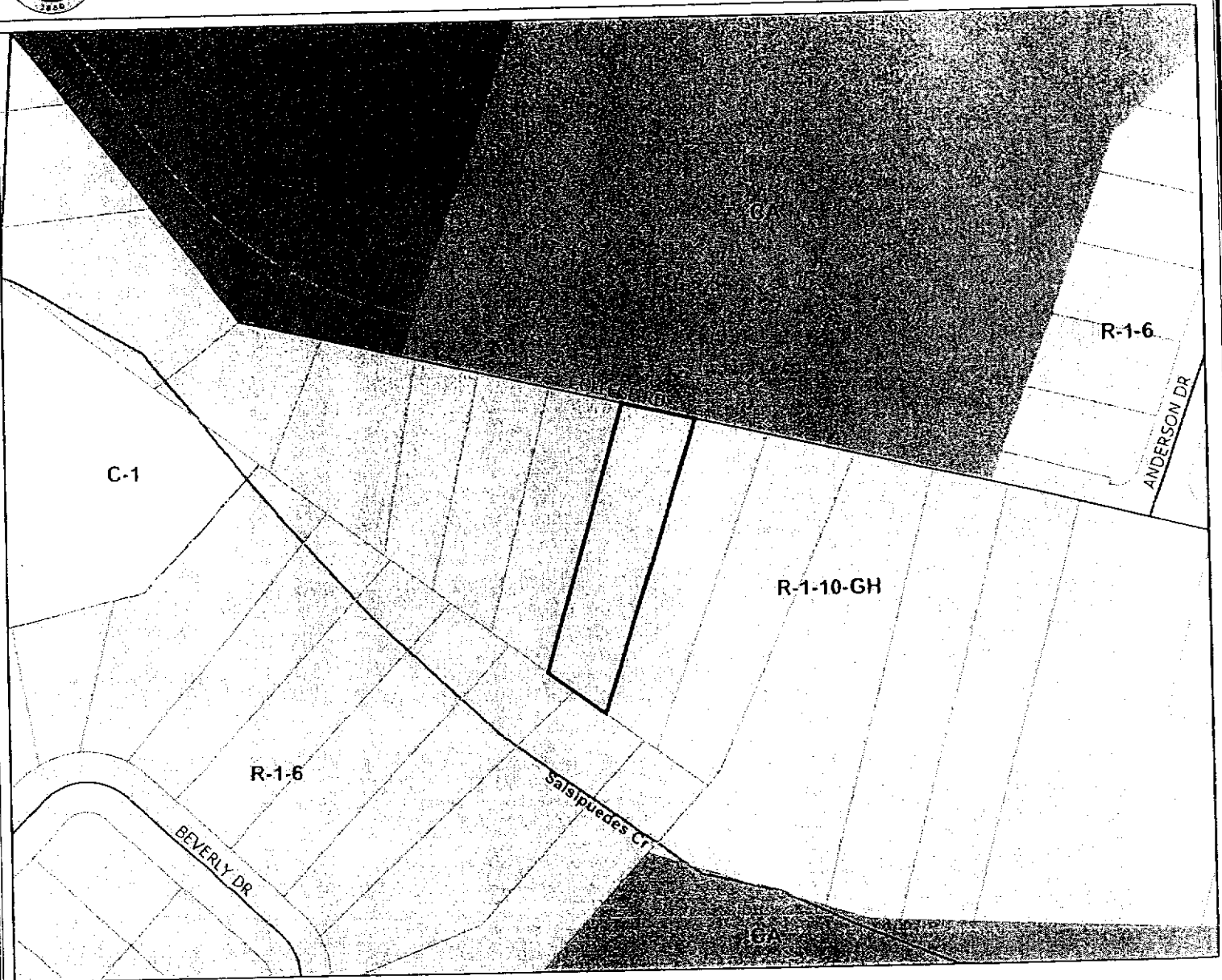
051-501-18 - Soliman Society

4.3 acres

EXHIBIT F

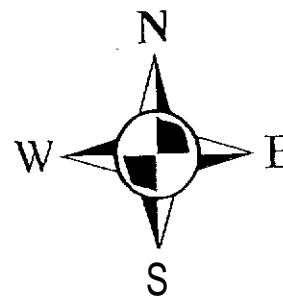


Zoning Map



Legend

- APN 051-161-05
- Streets
- Assessors Parcels
- PERENNIAL STREAM
- AGRICULTURE COMMERCIAL (CA)
- PUBLIC FACILITY (PF)
- COMMERCIAL-NEIGHBORHOOD (C-1)
- RESIDENTIAL-SINGLE FAMILY (R-1)

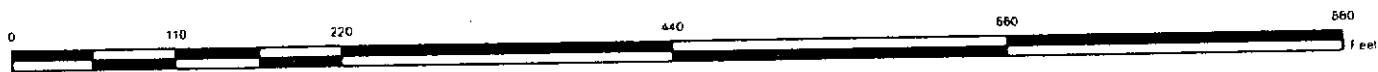
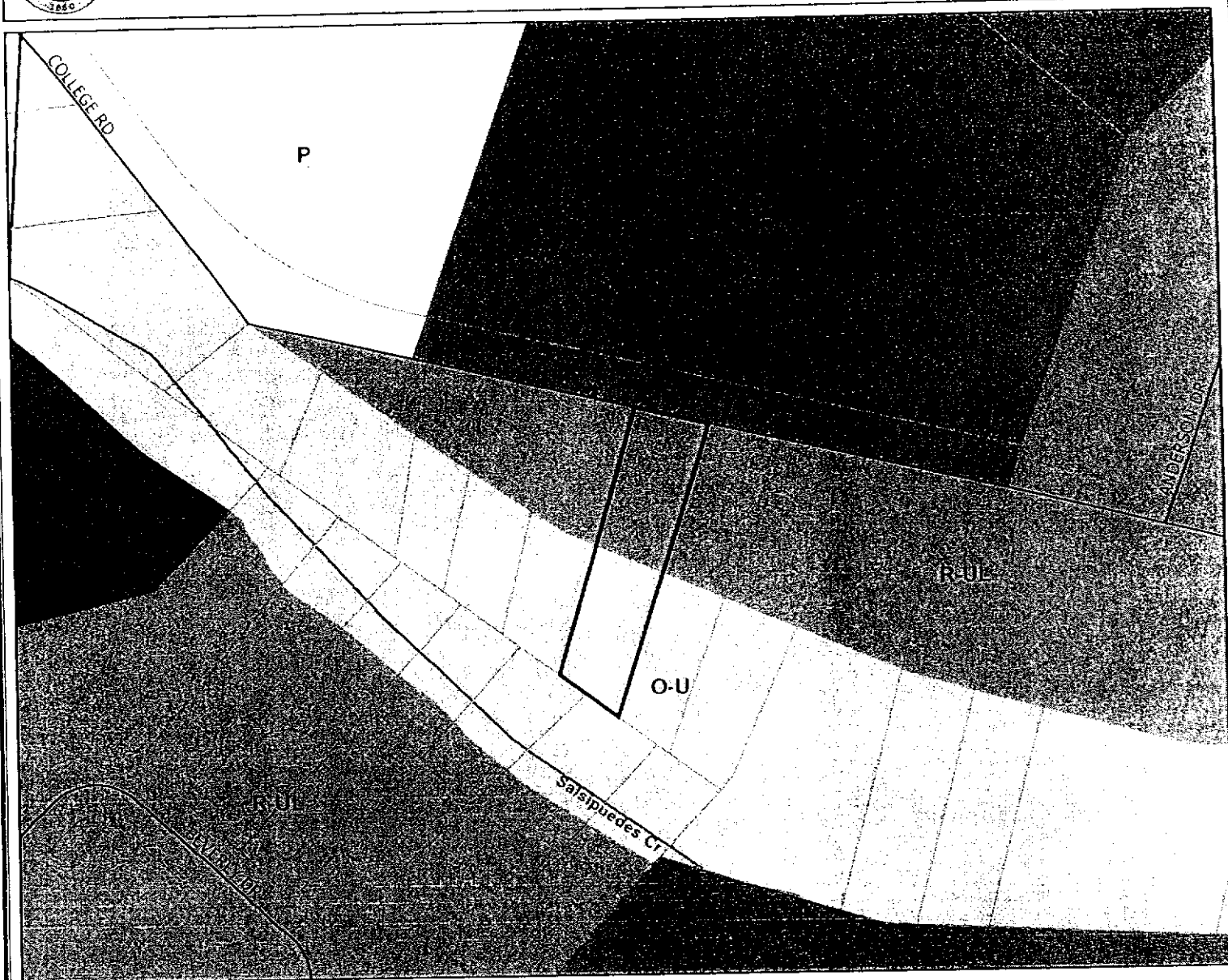


Map Created by
County of Santa Cruz
Planning Department
September 2005










EXHIBIT F

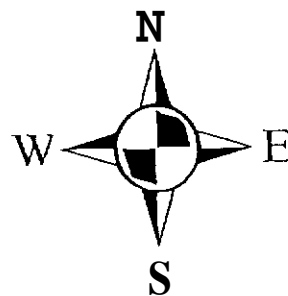


General Plan Designation Map



Legend

-  APN 051-161-05
-  Streets
-  Assessors Parcels
-  PERENNIAL STREAM
-  Agriculture (AG)
-  Residential - Urban Low Density (R-UL)
-  Urban Open Space (O-U)
-  Public Facilities (P)
-  Commercial-Neighborhood (C-N)



Map Created by
County of Santa Cruz
Planning Department
September 2005

EXHIBIT F

C O U N T Y O F S A N D I E G O
Discretionary Application Comments

Project Planner: Joan Van Der Hoeven
Application No.: 05-0598
APN: 051-161-05

Date: November 15, 2006
Time: 11 12:24
Page 1

Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 21, 2005 BY KEVIN D CRAWFORD =====

09/21/05 - While this application requires a Soil Report Review & the project description so indicates, no Soil Report was included in the file received by E.P. Additionally the Plan indicates construction of a new driveway. However no grading or erosion control information is included in the plans. This application cannot be considered complete until all proposed grading or ground disturbance is depicted on the plans and the Soils Report has been submitted, reviewed and accepted. Kevin Crawford =====
UPDATED ON SEPTEMBER 29, 2005 BY ROBERT S LOVELAND =====

1. The "Geological Hazards Assessment" (GHA) has not been completed as of this date
2. The biotic resource mapped for this location will not be negatively impacted by the proposed project. NOTE: A detailed drainage plan is required as part of the "conditions of approval". If the drainage from this development is directed to the creek, then some form of acceptable treatment will be required.

===== UPDATED ON OCTOBER 4, 2005 BY KENT M EDLER ===== Once grading plans have been received, the plans must meet general plan policy 6.4.9 regarding placement of fill within the floodplain. This policy only allows 50 cy's of fill to be placed within the floodplain. The project must be designed with this in mind.

===== UPDATED ON OCTOBER 3, 2006 BY KENT M EDLER ===== The soils report has been accepted

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 21, 2005 BY KEVIN D CRAWFORD =====

09/21/05 - See comments under Completeness =====
BY ROBERT S LOVELAND =====
UPDATED ON SEPTEMBER 29, 2005

Condition of Approval:

1. Submit a detailed **grading/drainage** plan for review
2. Submit a detailed **erosion/sediment** control plan for review.
3. Submit a "Plan Review" letter from the project geotechnical engineer
4. Submit a completed and recorded "Declaration of Geologic Hazards" form prior to building permit issuance

Project Review Completeness Comments

===== REVIEW ON SEPTEMBER 21, 2005 BY JOAN VAN DER HOEVEN =====

NO COMMENT - with removal of kitchens, proposal is consistent with R-1-10 zone district standards

===== UPDATED ON OCTOBER 11, 2005 BY JOAN VAN DER HOEVEN =====

Project Review Miscellaneous Comments

Project Planner: Joan Van Der Hoeven
Application No.: 05-0598
APN: 051-161-05

Date: November 15, 2006
Time: 11:12:24
Page: 2

===== REVIEW ON SEPTEMBER 21, 2005 BY JOAN VAN DER HOEVEN =====
applicant shall record an agricultural statement of acknowledgement.
===== UPDATED ON OCTOBER 11, 2005 BY JOAN VAN DER HOEVEN =====
Geologic Hazards Assessment COMPLETED 10-03-05 De Grassi

Dpw Drainage Completeness Comments

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

===== REVIEW ON OCTOBER 13, 2005 BY JOHN G LUMICAO =====

1 Show on the site plans how the storm runoff from the new concrete driveway will be handled Storm runoff generated by new impervious areas should not adversely affect adjacent properties. In addition drainage patterns or paths should not be altered.

2 While it is shown on the elevation plans that roof runoff will be directed to downspouts. Show the location of these downspouts on the site plans. Include energy dissipators at the end of the downspouts to prevent scouring. Indicate on the plans the general ground cover around the project site.

3. Zone 7 fees will be assessed on the net increase in impervious area due to this project.

Dpu Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOTMT** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON OCTOBER 13, 2005 BY JOHN G LUMICAO =====
See completeness comments

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON SEPTEMBER 23, 2005 BY RUTH L ZADESKY =====
===== UPDATED ON SEPTEMBER 27, 2005 BY RUTH ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON SEPTEMBER 23, 2005 BY RUTH L ZADESKY =====

No comment.

===== UPDATED ON SEPTEMBER 27, 2005 BY RUTH ZADESKY =====

Driveway to conform to County Design Criteria Standards

Encroachment permit required for all off-site work in the County road right-of-way

Fencing is not allowed within the County road right of-way

Dpw Road Engineering Completeness Comments

===== REVIEW ON SEPTEMBER 30, 2005 BY TIM N NYUGEN =====

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural sections, a centerline profile, and

Project planner: Joan Van Der Hoeven
Application No.: 05-0598
APN: 051-161-05

Date: November 15, 2006
Time: 11:12:24
Page: 3

typical cross sections

2 The driveway needs to meet fire department requirements. Therefore, show on project plans how the driveway will meet access standards required by the General Plan Policy Description of turnarounds and turnouts required.

Note: Parking spaces should not be located within the approved fire-turnaround area.

3. Clearly show on plans the limits of the driveway (how the driveway connects to College Drive). Show on plans if there is existing curb, gutter, and sidewalk

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 30, 2005 BY TIM N NYUGEN =====
NO COMMENT

CITY OF WATSONVILLE

"Opportunity through diversity; unity through cooperation"



ADMINISTRATION BUILDING

215 Union Street
Second Floor
Fax 831.768.3070

MAYOR & CITY COUNCIL

215 Union Street
831.768.3008
CITY MANAGER
831.768.3010
CITY ATTORNEY
831.768.3050
CITY CLERK
831.768.3030
PERSONNEL
831.768.3020

CITY HALL OFFICES

250 Main Street

COMMUNITY DEVELOPMENT

831.768.3050
Fax 831.768.6170
FINANCE
831.768.3450
Fax 831.768.4000
PUBLIC WORKS &
UTILITIES
831.768.3100
Fax 831.768.4065
PROCURING
831.768.3461
Fax 831.768.4006

REDEVELOPMENT & HOUSING

831.768.3080
Fax 831.768.4114

AIRPORT

100 Aviation Way
831.768.3480
Fax 831.768.4058

FIRE

115 Second Street
831.768.3300
Fax 831.768.1054

LIBRARY

310 Union Street
831.768.3400
Fax 831.768.4015

PARKS & COMMUNITY SERVICES

90 Maple Avenue
831.768.3240
Fax 831.768.4008

September 2, 2005

Ms. Marie Sanchez
48 College Road
Watsonville, CA 95076

Subject: Water Service for Accessory Dwelling Unit

Dear Ms. Sanchez:

This letter is to inform you that under current City of Watsonville (City) policy, City water may be provided to serve an accessory dwelling unit at 48 College Road provided the following conditions are met:

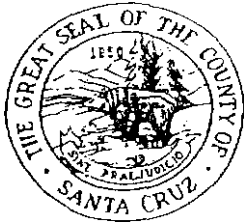
1. Complete and submit a water service application to the City of Watsonville. Pay applicable connection, construction, and groundwater impact fees.
2. The accessory dwelling unit shall be deed restricted as affordable according to Santa Cruz County requirements.
3. The accessory dwelling unit shall have a valid address assigned by the County of Santa Cruz.

This letter is not a guarantee of water availability. The provision of water service is determined by the City Council of the City of Watsonville.

Please contact me at (831) 768-3077 if you have any questions or concerns.

Yours truly,

Joy Bader, Assistant Engineer
Community Development Department



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

October 3, 2005

Mane Sanchez
7765 De Carli Lane
Salinas: CA 93307

Subject: **GEOLOGIC HAZARDS ASSESSMENT**
APN: 051-161-05
LOCATION: 48 College Road
PERMIT APPLICATION NUMBER: 05-0598
OWNER: John Sanchez Jr.

Dear Ms. Sanchez:

We have recently conducted a site inspection of the parcel referenced above where construct a new garage with a second unit above is proposed. This inspection was completed to assess the property for possible flood hazards due to its proximity to Corralitos Creek. The purpose of this letter is to briefly describe our site observations, outline permit conditions with respect to geologic planning issues and to complete the hazards assessment for this property.

SITE CONDITIONS

The subject parcel is located approximately 100 feet from Corralitos Creek. Published maps on file with the Planning Department indicate that the parcel is within this stream's federally-designated 100-year floodplain. The parcel lies within a residential neighborhood off College Avenue in Watsonville. Corralitos Creek borders the southwest side of this subdivision. The general topography of the site and surrounding area is flat and considered the floodplain of Corralitos Creek. A manmade levee is located on the south bank of the creek. This levee appeared to be at a higher elevation than the subject property, thus all flood waters would flow to the north side of the creek into the subject area.

CONCLUSIONS

Enclosed copies of the federal flood maps indicate the flood hazard boundaries in this area and the approximate parcel location (see Figures 1a and 1b). The flood hazard maps delineate the extent of flooding which is anticipated during a 100-year flood, an event with a one percent chance of occurring in any given year. Flooding to an approximate level of **64 feet** above mean sea level is anticipated to occur once every hundred years on the basis of this mapping. However: this does not preclude flooding from occurring due to events smaller in magnitude than the 100-year flood or for the "100-year flood" from occurring two years in a row. For your information: no historic flooding event, including the record events of 1955, 1982 and 1998 has resulted in 100-year flood levels for any of the streams monitored in Santa Cruz County.

- 27 -
- 41 -

EXHIBIT H

The flood hazard maps for the County were recently revised by the federal government due to the County's participation in the National Flood Insurance Program. This program enables property owners to obtain Insurance coverage for flood damage to residential and commercial structures and their contents. In return for making flood insurance available; the federal government requires that the County's land use regulations be consistent with federal standards for construction activities in areas where potential flood hazards are identified on the maps.

In addition to flooding hazards, this parcel is considered to have high liquefaction potential as shown on the Liquefaction Map by Dupre (attached). The actual extent of liquefaction must be determined by a geotechnical engineer. A geotechnical engineer must investigate the underlying soils, to determine an appropriate foundation design for the proposed development project.

PERMIT REQUIREMENTS

To comply with federal floodplain management requirements as well as section 16.10 of the County Code (Geologic Hazards Ordinance) and to receive approval for the proposed project with respect to geologic planning issues, the following conditions must be met:

1. A geotechnical report will be required to be submitted with the building permit application. This report shall address the potential for liquefaction to affect the proposed development during a seismic event.
2. No development activity may occur within the floodway
3. The lowest finished floor and elements that function as a part of the structure such as a furnace or hot water heater must be elevated or the entire structure must be elevated or floodproofed above the level of flooding anticipated during the 100-year flood event. At this site elevation or floodproofing to an elevation of at least **65 feet** above mean sea level must occur.
4. The following items must be completed to meet elevation requirements for non-habitable (commercial) structures:
 - a. The building plans must indicate the elevation of the lowest finished floor relative to mean sea level and native grade prior to issuance of a development permit; and
 - b. Compliance with the elevation requirement must be certified in writing on an Elevation Certificate by a registered professional engineer, architect or surveyor prior to the final inspection of the structure.

4. For all new construction and substantial improvements, the fully enclosed areas below the lowest floor that are subject to flooding *shall be designed to automatically equalize hydrostatic flood forces on exterior walls by allowing for the entry and exit of floodwaters*. Designs for meeting this requirement must either be certified by a registered professional engineer or architect; or meet or exceed the following minimum criteria:
 - a. EITHER a minimum of two openings having a total net area of not less than one square inch for every square foot of enclosed area subject to flooding shall be provided. **The** bottom of all openings shall be no higher than one foot above grade. The openings may be equipped with screens, louvers, valves or other coverings or devices, provided that they permit the automatic entry and exit of floodwaters; OR
 - b. Be certified to comply with a local floodproofing standard approved by the Federal Insurance Administration (see below for floodproofing option).
6. Non-residential structures shall be floodproofed if elevation above the 100 year flood plain is not feasible. Floodproofed structures shall meet the following criteria:
 - a. The structure and elements that function as part of the structure such as a furnace or hot water heater must be floodproofed so that below the level indicated above: the structure is watertight with walls substantially impermeable to the passage of water.
 - h. The structure must be capable of resisting hydrostatic and hydrodynamic loads and effects of buoyancy; and
 - c. The building plans must indicate the specific floodproofing measures which have been designed for the structure and the elevation relative to mean sea level and native grade to which these floodproofing measures will be constructed before the building permit can be approved by the Environmental and Technical Review Section of the Planning Department. *The plans must be certified by a registered professional architect or engineer.*
7. **After** the building plans are approved, an Elevation/Floodproofing Certificate will be mailed to the property owner. A state-registered engineer or licensed architect must complete this certificate by indicating the elevation to which floodproofing was achieved before a final building inspection of the structure can occur.
8. New septic systems and leachfields shall not be located within the 100 year floodplain. No expansion of existing septic systems or leachfields shall be allowed within the 100 year floodplain.
9. The placement of fill shall be allowed only when necessary. The amount allowed will not exceed 50 cubic yards and only as part of a permitted development and only if it can be

Marie Sanchez
October 3, 2005
page 4

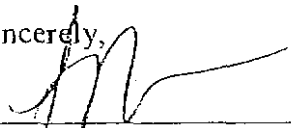
demonstrated through environmental review that the fill will not have cumulative adverse impacts.

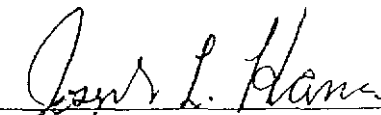
10. The enclosed Declaration form acknowledging a possible flood hazard to the parcel must be completed prior to issuance of a building permit.

Please note, it is important to know if your project cannot meet these minimum federal requirements, or if the project has already been constructed and an "as built" permit has or will be applied for to correct a violation, a permit application may not be able to be approved.

If you have any questions concerning the assessment of this property for flood hazards or the permit conditions described above, please call me at 454-3162. Questions regarding insurance coverage under the National Flood Insurance Program should be directed to an insurance agent.

Sincerely,

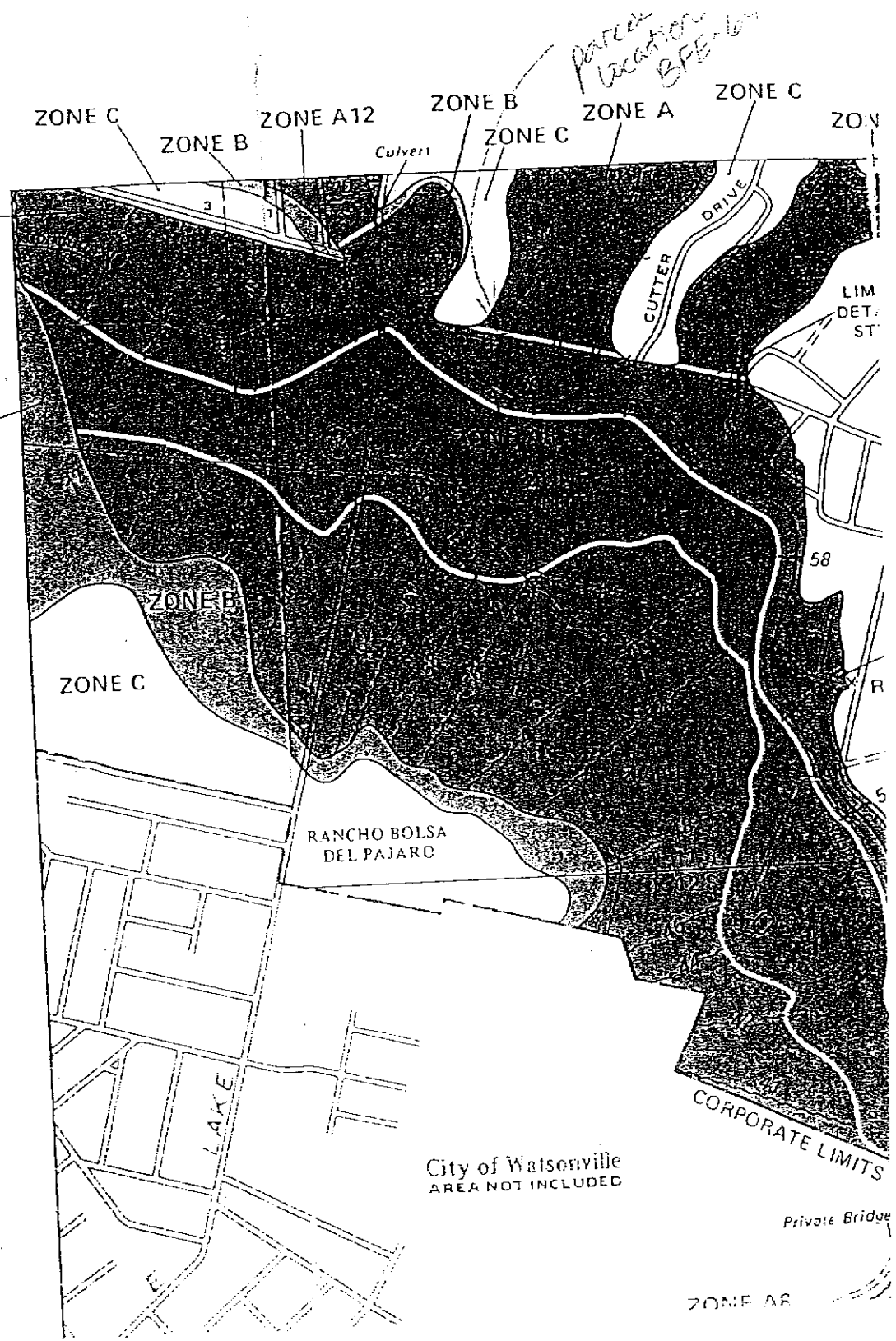


Jessica deGrassi
Resource Planner
Environmental Planning

JOE HANNA
County Geologist
CEG #1313

- 1. REETS
- 2. LAKEN DRIVE
- 3. LAKEN COURT
- 4. HOLOHAN ROAD
- 5. COLLEGE ROAD
- 6. ANDERSON DRIVE
- 7. DREW LAKE ROAD

RANCHO
LOS CORRALITOS



City of Watsonville
AREA NOT INCLUDED

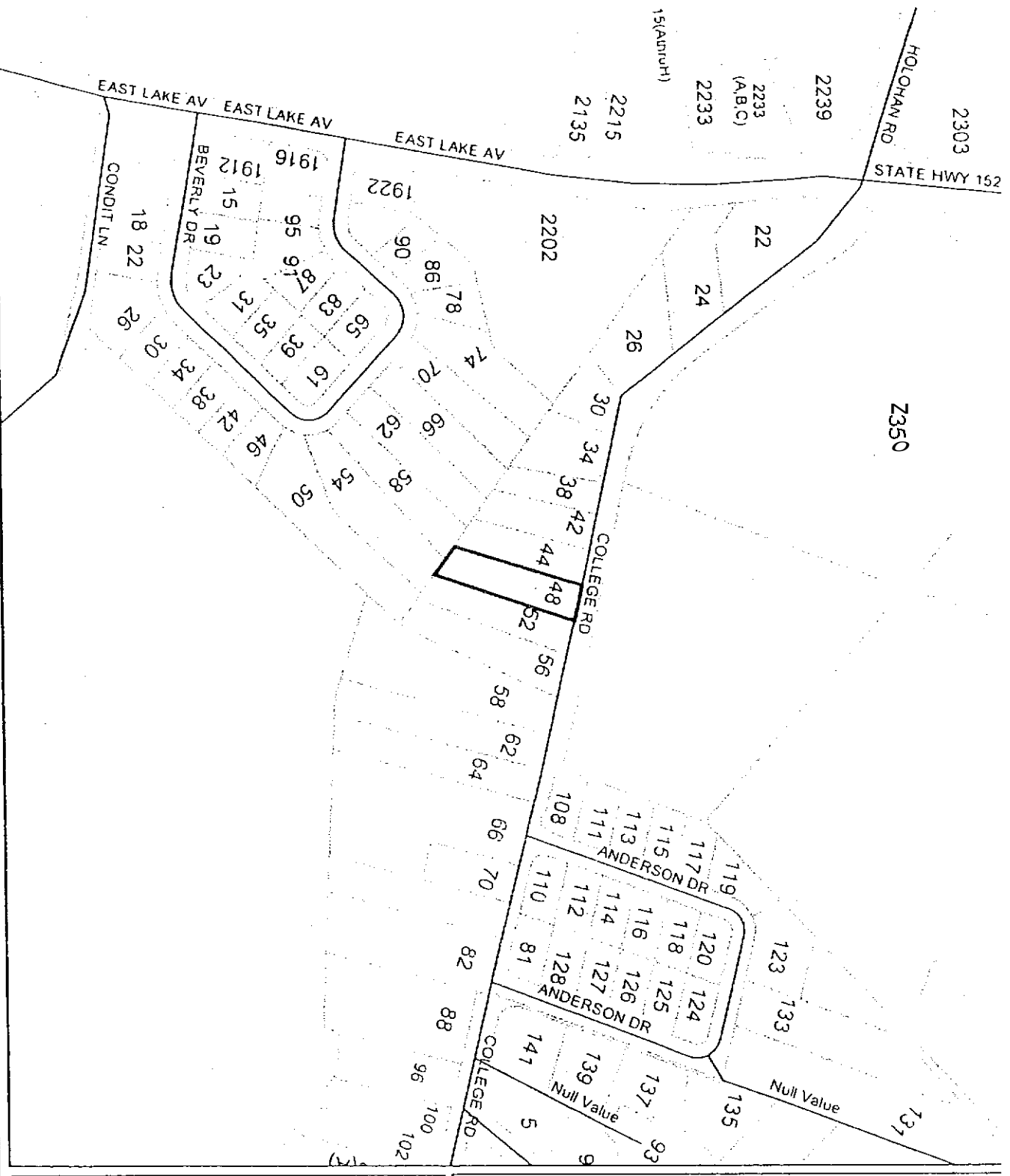
EXHIBIT H

FEMA
Flood Insurance Rate Map
Santa Cruz County, CA
community-panel no.060353-0425



Environmental Attributes for Application # 05-0598

EXHIBIT



Legend

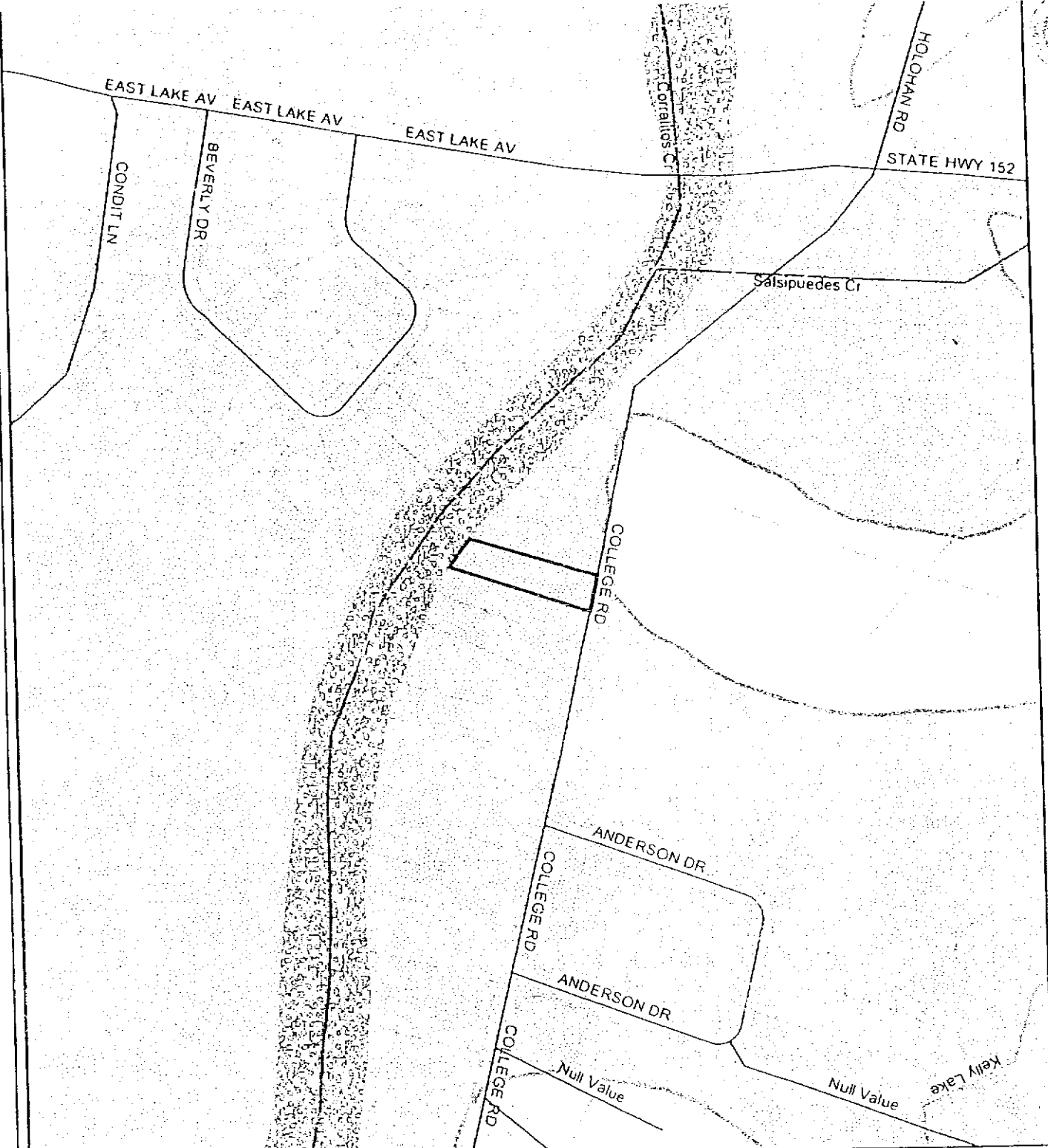
- APN 051-161-05
- Streets
- Assessors Parcels

Map created by
County of Santa Cruz
September 2005



Environmental Attributes for Application # 05-0598

EXHIBIT



Legend

APN 051-161-05

Streets

Assessor's Parcels

INTERMITTENT STREAM

LAKE

PERENNIAL STREAM

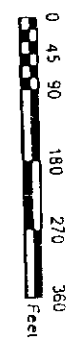
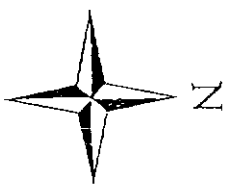
FEMA Floodways

Flood_Type

FLOODPLAIN

FLOODWAY

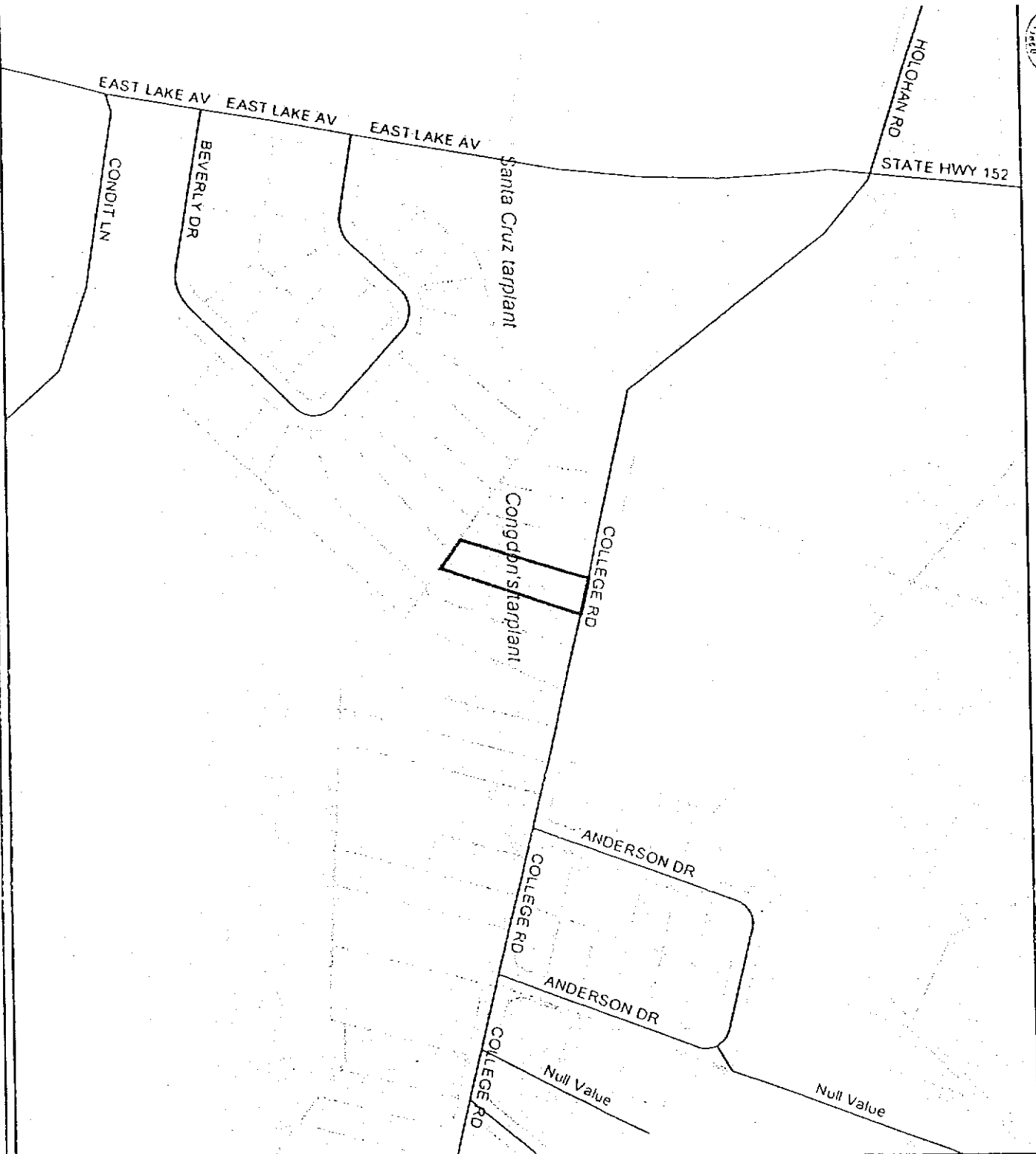
Riparian Woodlands



Map created by
County of Santa Cruz
September 2005



Environmental Attributes for Application # 05-0598



Legend

APN 051-161-05

Streets

Assessors Parcels

CNDBB - Poly

AVLCODE

Plant (80m)

Plant (specific)

Plant (non-specific)

Plant (circular)

Animal (80m)

Animal (specific)

Animal (non-specific)

Animal (circular)

Terr. Comm. (80)

Terr. Comm. (specific)

Terr. Comm. (non-specific)

Terr. Comm. (circular)

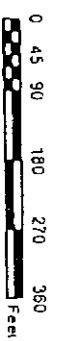
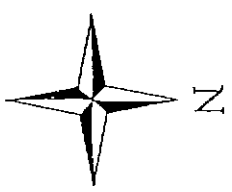
Aqu. Comm. (80)

Aqu. Comm. (specific)

Aqu. Comm. (non-specific)

Aqu. Comm. (circular)

Biologic Resources

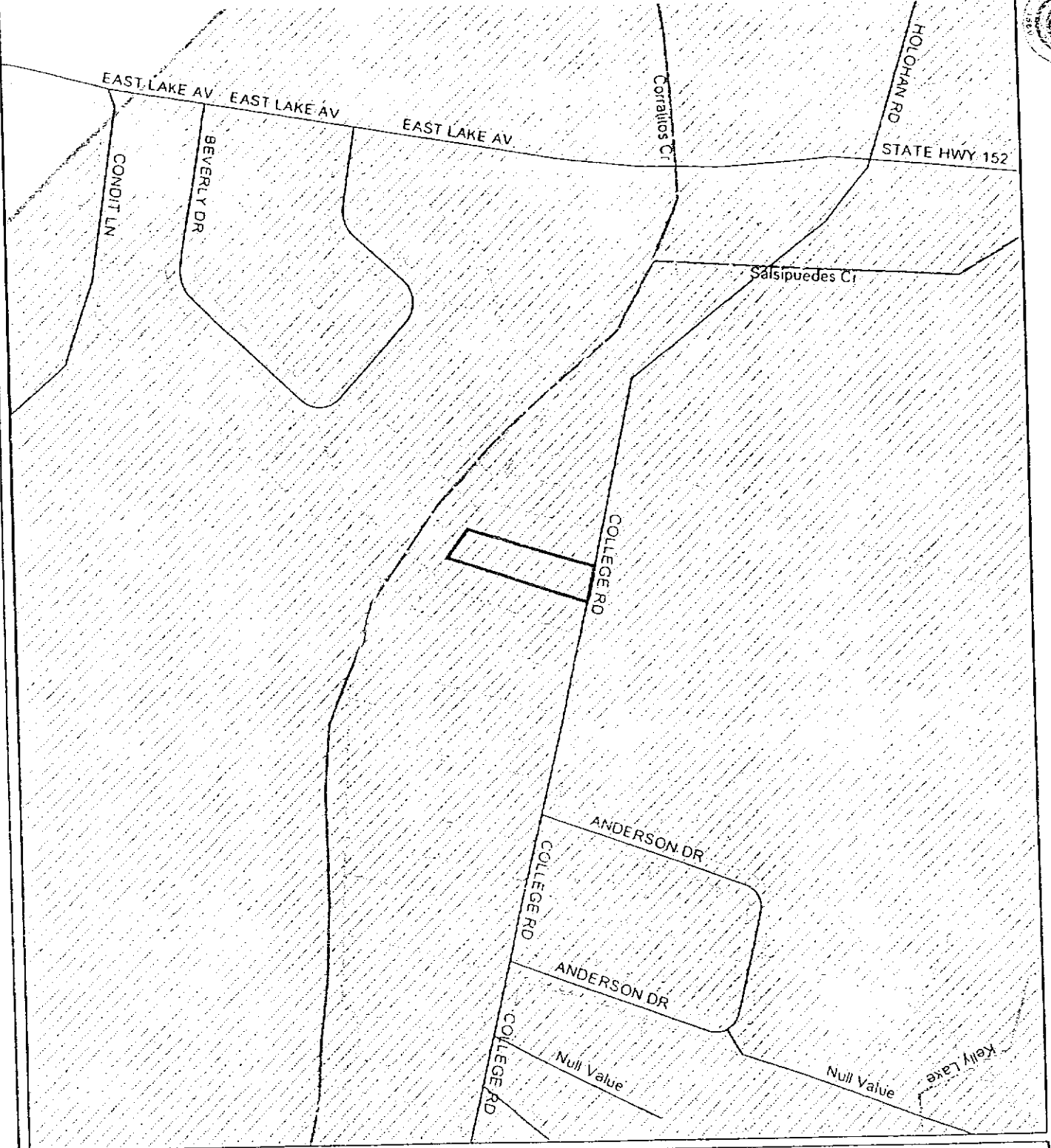


Map created by
County of Santa Cruz
September 2005

EXHIBIT



Environmental Attributes for Application # 05-0598



Legend

- APN 051-161-05
- Streets
- Assessors Parcels
- INTERMITTENT STREAM
- LAKE
- PERENNIAL STREAM
- COUNTY FAULT ZONE
- STATE FAULT ZONE

Map created by
County of Santa Cruz
September 2005

Scale:
0 45 90 180 270 360 Feet

North Arrow:
N



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX (831) 454-2131 100 (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

July 19, 2006

Marie Sanchez
7765 De Carli Lane
Salinas, CA, 93907

Subject: Review of Geotechnical Investigation by Haro, Kasunich and Associates
Dated June 28, 2006; Project #: SC9086
APN 051-161-05, Application #: 05-0598

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has not accepted the subject report for the following reasons:

1. The soils engineer must comment on the potential **for** lateral spread to occur onsite and the potential effects on the structure.
2. The soils engineer (or ideally an Engineering Geologist) should determine historic groundwater levels to be used in the liquefaction analysis and provide a geologic cross section of the underlying soils.

Please call the undersigned at (831) 454-3168 if **we** can be of any further assistance

Sincerely,

Kent Edler
Civil Engineer

Cc: Joan Van Der Hoeven, Project Planner
Bob Loveland, Environmental Planning
Haro, Kasunich and Associates
John Sanchez, Owner



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

Subject: Review of Geotechnical **Investigation** by Haro, Kasunich & Associates
Dated June 28, 2006; Project #: SC9086
With Geotechnical Response Dated September 7, 2006
APN **051-161-05**, Application #: **05-0598**

Dear Applicant:

The purpose of this **letter** is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations.
3. Prior to building permit issuance a plan review **letter** shall be submitted to Environmental Planning. The author of the report shall write the plan review **letter**. The **letter** shall state that the project plans conform to the report's recommendations.

After building permit issuance the soils engineer *must* remain involved with the project during construction. Please review the *Notice to Permits Holders* (attached).

Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please submit two copies of the report at the time of building permit application

Please call the undersigned at (831) 454-3168 if we can be of any further assistance

Sincerely,

A handwritten signature in black ink, appearing to read "Kent Edler", written over the word "Sincerely,".

Kent Edler
Civil Engineer

Cc: Joan Van Der Hoeven. Project Planner
Bob Loveland. Environmental Planning
John Sanchez, Owner
Haro. Kasunich & Associates

OWNER F. W. BLAIR	PARCEL NUMBER 51-161-5	VALUATION 1,200
LOCATION 48 College Road, Watsonville	TYPE addn to dining room and kitchen	

BUILDING		NAME	PERMIT NUMBER	DATE
NAME Opdyke Const. Co		Watsonville Elec		
PERMIT NUMBER 9112				DATE 12-11-61

BUILDING	ROUGH	PLUMBING AND GAS	ELECTRIC
FOUNDATION 11-11-61			ROUGH OK 12-6-61
FOOTING			FINISH OK 5-14-62
STUCCO WIRE			FIXTURES, ETC. OK 4-2-62
LATH			
FLUES			
FINISH COMPLETE OK 4-17-63			SERVICE CLEARED OK 4-2-62

REMARKS ON REVERSE
 BUILDING INSPECTION JOB RECORD
 NO. 3 (REV.)
 T. W. BLAIR
 11/11/61



N-3

EXISTING Garage (demo)



Front of House N



N-E

