



Staff Report to the Agricultural Policy Advisory Commission

Application Number: 07-0267

Applicant: Robert Goldspink
Owner: Berkshire Investments, LLC
APN: 110-141-07 & 08

Agenda Date: August 21, 2008
Agenda Item #: 6
Time: 1:30 p.m.

Project Description: Proposal to expand an existing agricultural research facility to include 7504 square feet of offices, 9044 square feet of greenhouses, 3370 square feet of laboratory, a 2304 square foot office/conference rooms, and a 3024 square foot storage building. Requires an Amendment to permits 88-1104, 01-0422 and 03-0195 and an Agricultural Buffer Determination to decrease the minimum required 200 foot buffer to a 45 foot setback from APN 110-141-06 to the west, a 137 foot setback from APN 110-141-06 to the south, a 105 foot setback from APN 110-141-01, a 90 foot setback from the existing agricultural use on the subject parcel to the north, and a 100 foot setback from the existing agricultural use on the subject parcel to the south.

Location: Property located on the north side of Silliman Road, (151 Silliman Road), about 300 yards east from Highway 129 in Watsonville.

Permits Required: Agricultural Buffer Determination

Staff Recommendation:

- Approval of Application 07-0267, based on the attached findings and conditions.

Exhibits

- | | |
|--------------------------|------------------------------|
| A. Project plans | F. General Plan map |
| B. Findings | G. Site Photos |
| C. Conditions | H. Comments & Correspondence |
| D. Assessor's parcel map | |
| E. Zoning map | |

Parcel Information

Parcel Size:	28.26 acres (combined 110-141-07 & 08)
Existing Land Use - Parcel:	Commercial Agriculture (Agricultural Research Facility)
Existing Land Use - Surrounding:	Commercial Agriculture (Active)
Project Access:	Via Silliman Road

Planning Area: Salsipuedes
Land Use Designation: AG (Agriculture)
Zone District: CA (Commercial Agriculture)
Supervisory District: Fourth (District Supervisor: Campos)
Within Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Mapped liquefaction area; technical reports will be required prior to building permit issuance
Soils: Not a mapped constraint
Fire Hazard: Not a mapped constraint
Slopes: Slopes gradually to the north (rear) of the parcel
Env. Sen. Habitat: Rear (north) of parcel partially within mapped biotic resource; no disturbance proposed in this area; no technical reports required.
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Specific drainage features to be determined by the project engineer and Department of Public Works Drainage division.
Archeology: Mapped archaeological resource; area already disturbed; no archaeological reconnaissance required.

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No
Water Supply: City of Watsonville
Sewage Disposal: Septic
Fire District: Pajaro Valley Fire District
Drainage District: Zone 7

Project Description and Setting

The proposed project is to expand an existing agricultural research facility by constructing 7504 square feet of offices, 9044 square feet of greenhouses, 3370 square feet of laboratory, a 2304 square foot office/conference rooms, and a 3024 square foot storage building. The proposed project will add 25,246 square feet of commercial agricultural structures to the 41,747 square feet of existing structures on the subject property to total 66,993 square feet of commercial agriculture buildings. Approval of the proposed project would create a total of 5 offices, 5 storage buildings, 7 greenhouses, 1 screenhouse, 4 laboratories, 1 detached restroom, and 1 fertilizer station on the subject property. The laboratories and offices are considered habitable structures that, in accordance with County Code Section 16.50.095, must maintain a minimum 200 foot setback from CA (Commercial Agriculture) zoned land.

The property owner is proposing to merge parcels 110-141-07 and 08. The building site is completely surrounded (to the north, east, south, and west) by parcels zoned CA (Commercial Agriculture), all of which currently appear to be actively farmed. In addition, about 1800 square

feet of the subject parcel (northern portion) is also actively farmed land zoned CA and an area of production agriculture about 4,000 square feet in size is located along the south edge of the parcel that is about 100 feet from and 30 feet below one of the proposed offices. A proposed habitable office, office/conference room, and laboratory are within 200 feet of CA lands to the north, west and south. Approval of a reduction in the required 200 foot agricultural buffer setback by your Commission to allow a 45 foot setback from APN 110-141-06 to the west, a 137 foot setback from APN 110-141-06 to the south, a 105 foot setback from APN 110-141-01, a 90 foot setback from the existing agricultural use on the subject parcel to the north, and a 100 foot setback from the existing agricultural use on the subject parcel to the south is required to facilitate Planning Commission review of an Amendment to Commercial Development Permits 88-1104, 01-0422, and 03-0195 for a commercial development totaling over 20,000 square feet of new construction.

The subject property is characterized by primary flat topography that slopes down very gradually to the south and is developed with buildings associated with agricultural research. The parcel is not located within the Urban Services Line and may be characterized as active Commercial Agriculture land. The parcel carries an Agriculture (AG) General Plan designation and the implementing zoning is (CA) Commercial Agriculture.

Analysis and Discussion

The subject parcel is approximately 497 feet long with a maximum width of approximately 263 feet. The parcel is surrounded on all sides by CA zoned land; therefore no point on the subject parcel is more than 200 feet from CA zoned land. If the required 200 foot setbacks were maintained from the adjacent CA zoned properties, there would not be sufficient land on the subject parcel to allow for the proposed development. Further, the locations of the proposed buildings and structures are in areas that are already disturbed and will not take any agricultural land out of production. No fencing or vegetative barriers are proposed or recommended for the following reasons:

- The subject parcel is already developed with offices and greenhouses within the first 200 feet abutting adjacent CA zoned land on the west and south sides of the parcel.
- Non-habitable storage buildings are and will be located 20 feet from the east property line to buffer an active agricultural use on the east adjacent parcel.
- The habitable buildings to be used as laboratories are located about 90 feet from the existing agricultural use on the subject property and will be used for the propagation of berry plants.
- Active agricultural land on the south property line of the subject parcel is located about 30 feet below existing and proposed offices and there are trees located between the structures and the agricultural use that buffer the offices from the active farming on the parcel and on the south adjacent parcel.
- There is an existing landscaped area at the west property line between the proposed and existing offices and the agricultural use to the west.
- The proposed buildings to be located within the 200 foot setbacks are all to be used for the agricultural research use and thereby support the surrounding agricultural uses.

No statement of acknowledgement is required to be recorded because one was previously

recorded in 2007 under permit 07-0215.

Recommendation

Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to 45 feet from APN 110-141-06 to the west, 137 feet from APN 110-141-06 to the south, 105 feet from APN 110-141-01, 90 feet from the existing agricultural use on the subject parcel to the north, and 100 feet from the existing agricultural use on the subject parcel to the south as proposed under Application # 07-0267, 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: Samantha Haschert
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Report Reviewed By: Paia Levine
Principal Planner
Development Review

**Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(b)**

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback; or

Topographical differences exist between the location of the proposed and existing offices and the farmed area on the subject parcel and on parcel 110-141-06 that abuts the subject parcel to the south and the west. The elevation difference to the south is about 30 feet, which is large enough to allow for a reduction in the required setback to about 100 feet. The change in grade to the west is minimal, however, the slope is fully landscaped which, in conjunction with the grade change, creates a buffer to the west. The change in grades and existing landscaping eliminates the need for additional landscaping and solid fencing to the south and west.

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

This finding can be made in that the habitable offices are proposed to be located on the south west portion of the subject parcel. As a buffer from the west adjacent agricultural use, there is a 20 foot wide private driveway and a large landscaped area with several large plants. The habitable structure to be used as a laboratory is located about 90 feet from the existing agricultural use on the subject property and will be used as a research lab for the berry plants and therefore is compatible with the agricultural use.

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.

**Required Findings for Non-agricultural Development on Commercial Agricultural Land,
County Code section 16.50.095(e).**

Any non-agricultural development proposed to be located on type 1, type 2 or type 3 agricultural land shall be sited so as to minimize possible conflicts between agriculture in the area and non-agricultural uses, and where structures are to be located on agricultural parcels, such structures shall be located so as to remove as little land as possible from production or potential production.

The subject parcel is zoned CA (Commercial Agriculture) and carries a Agriculture (AG)

EXHIBIT B

General Plan designation. The proposed offices and laboratories are to be located in areas that have been previously disturbed and the structures will be dedicated to agricultural research. By locating the proposed structures in clusters and as infill between existing structures, the least amount of land possible will be removed from potential production.

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed habitable buildings to APN's (110-141-01, 06, 07, 08, & 09). This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Commercial Development Permit from the Santa Cruz County Planning Department for new commercial development totaling over 20,000 square feet.
 - C. Obtain a Building Permit and Grading Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with 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. Development setbacks of 45 feet from APN 110-141-06 to the west, 137 feet from APN 110-141-06 to the south, 105 feet from APN 110-141-01, 90 feet from the existing agricultural use on the subject parcel to the north, and 100 feet from the existing agricultural use on the subject parcel to the south.
- 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. 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. All required Agricultural Buffer Setbacks shall be maintained.
- B. 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 two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the 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.

110-14

POR. SEC. 31, T.11S. & SEC. 6, T.12S., R.3E. M.D.B. & M.

Assessor's Map No. 110-14
County of Santa Cruz, Calif.
Sep. 1997

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

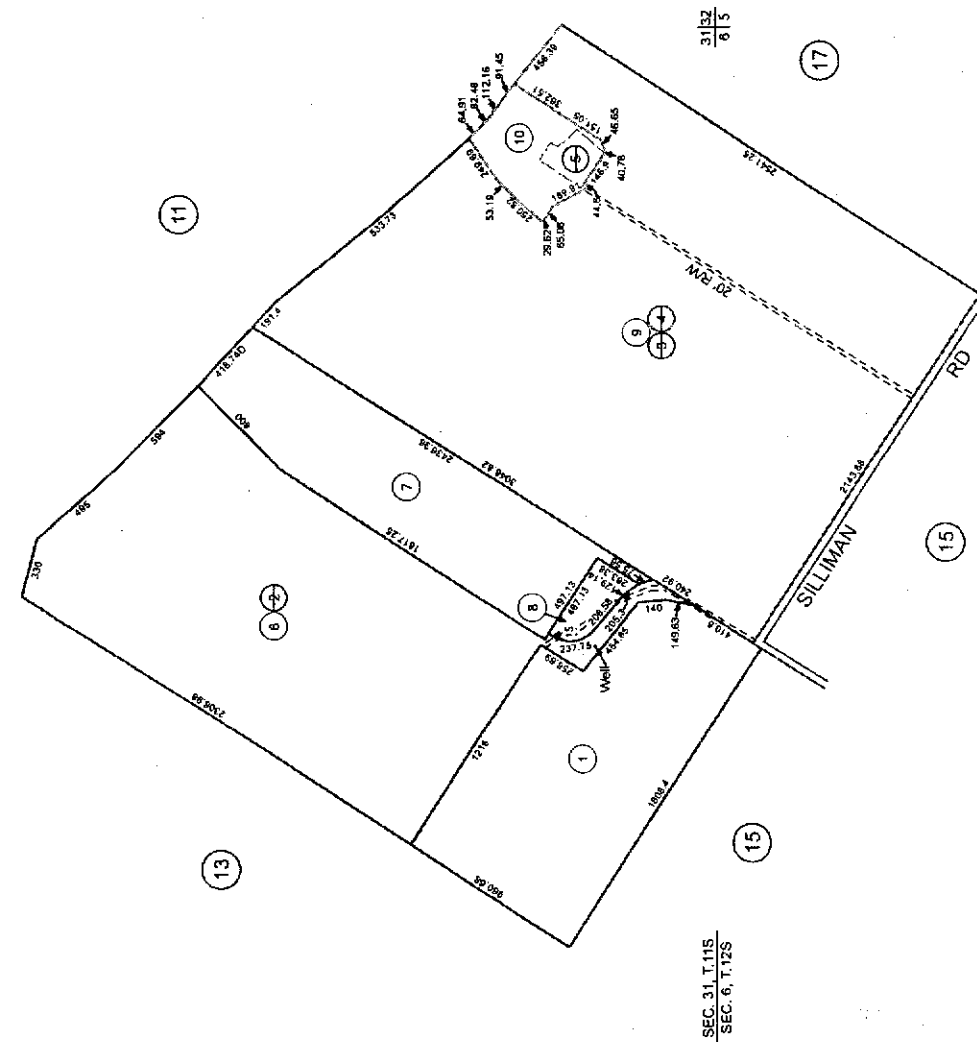
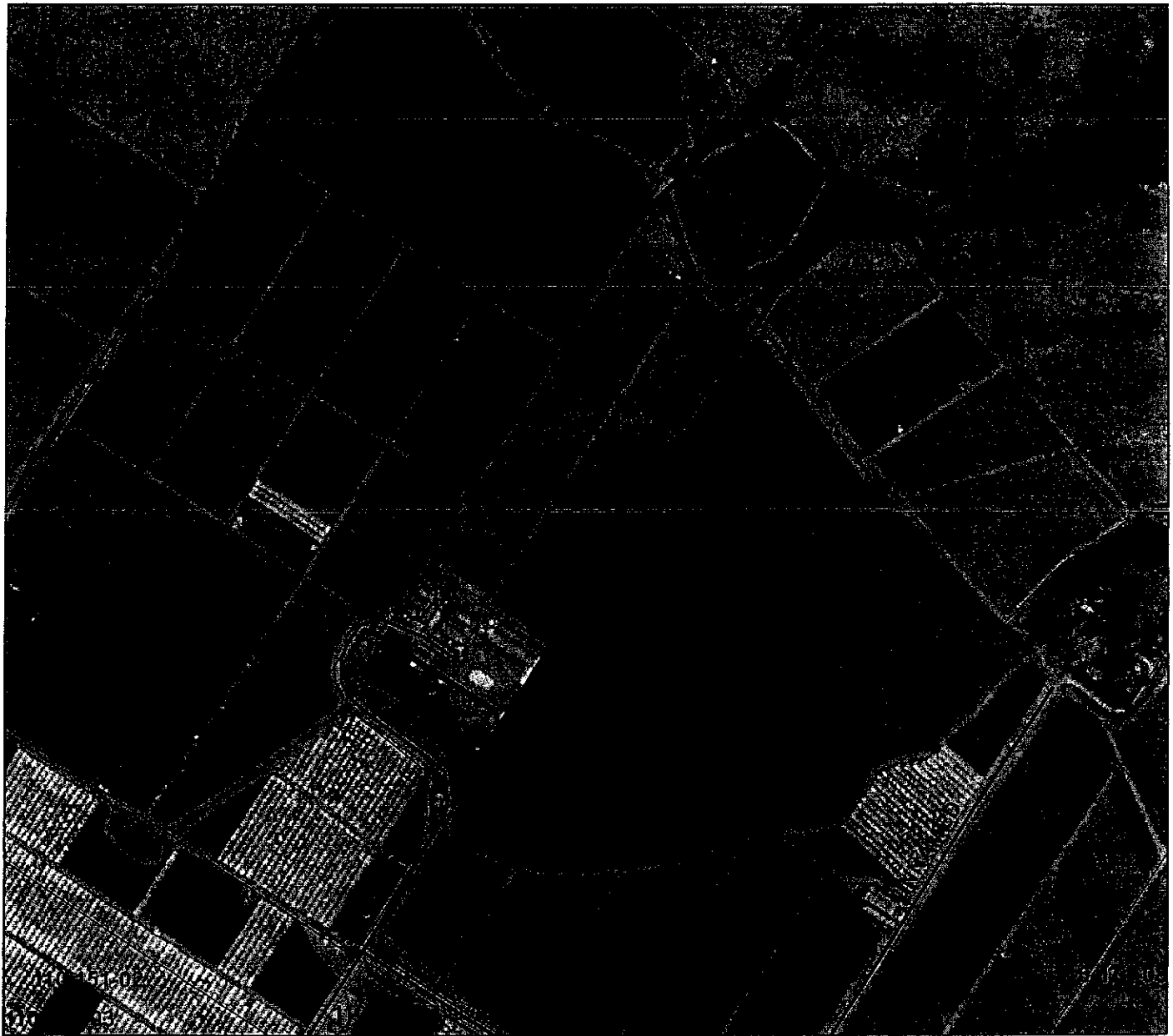


EXHIBIT D







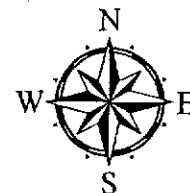
Zoning Map



0 450 900 1,800 2,700 3,600 Feet

LEGEND

-  APN: 110-141-07
-  Assessors Parcels
-  Streets
-  AGRICULTURE COMMERCIAL



Map Created by
County of Santa Cruz
Planning Department
June 2008







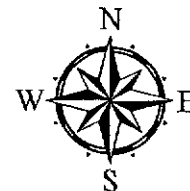
General Plan Designation Map



0 330 660 1,320 1,980 2,640 Feet

LEGEND

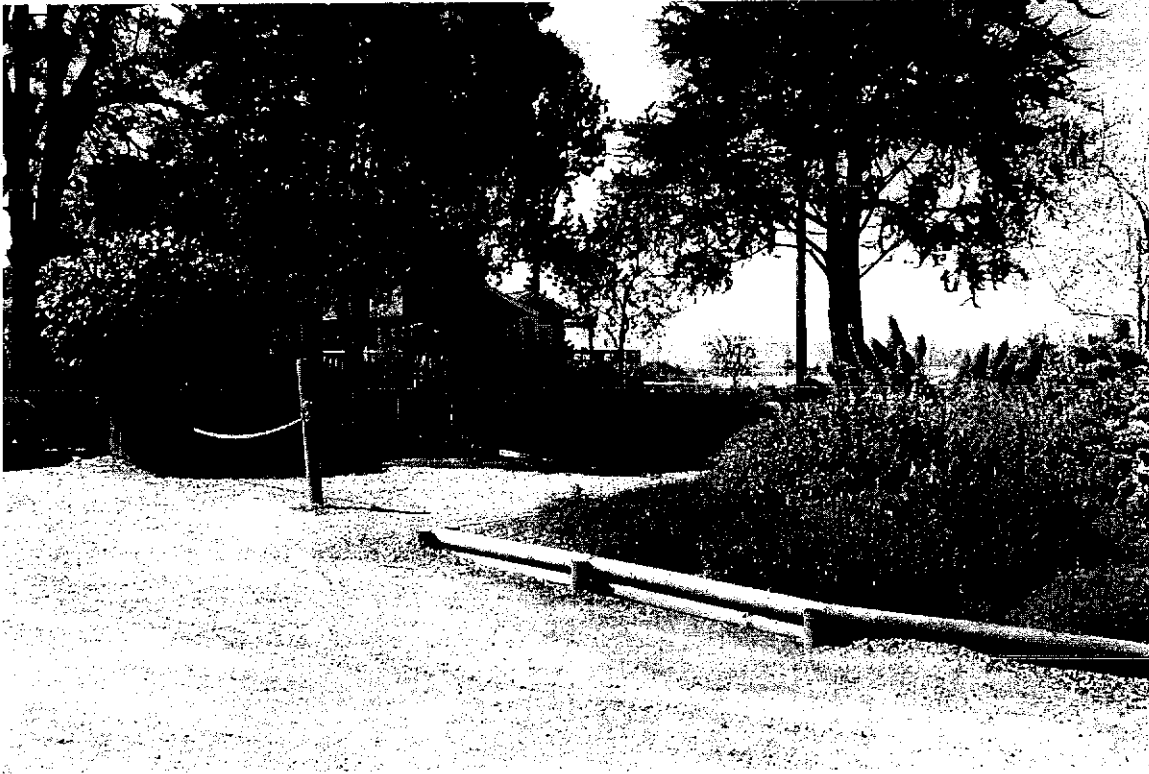
-  APN: 110-141-07
-  Assessors Parcels
-  Streets
-  Agriculture



Map Created by
County of Santa Cruz
Planning Department
June 2008

SITE PHOTOS

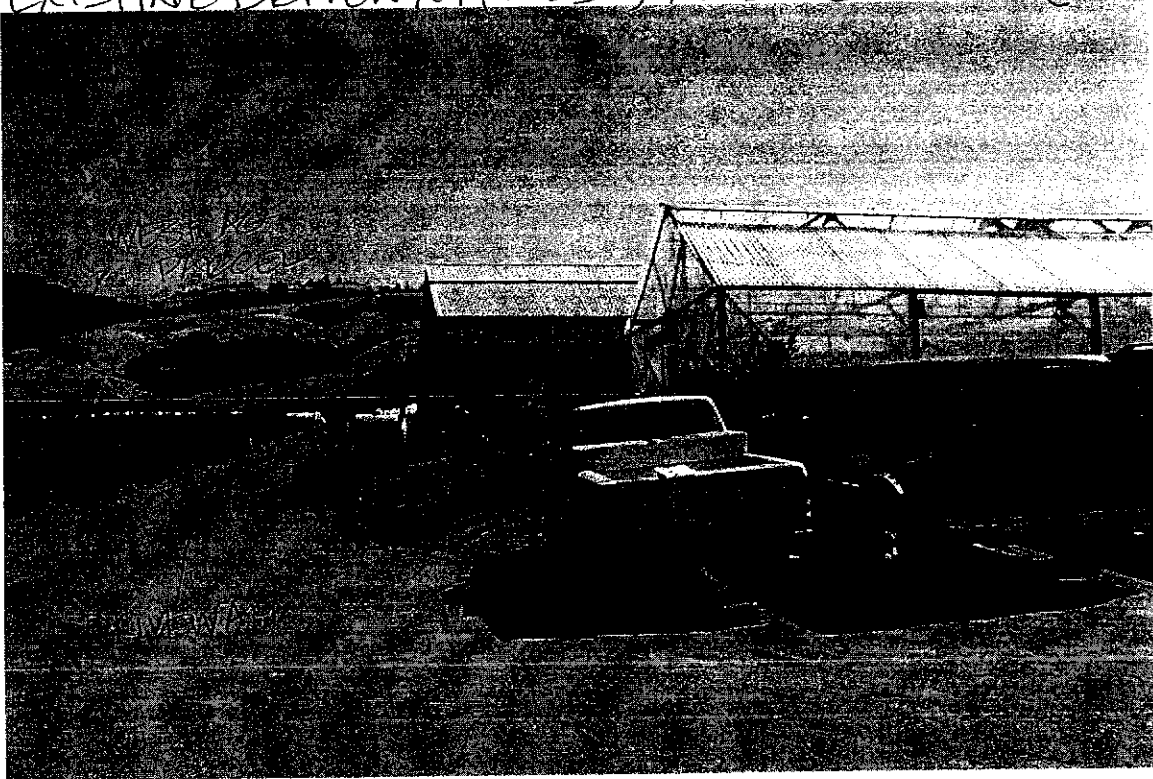
EXISTING OFFICES AND LANDSCAPING TO WEST



EXISTING STORAGE BUILDINGS (TO BE REMOVED)



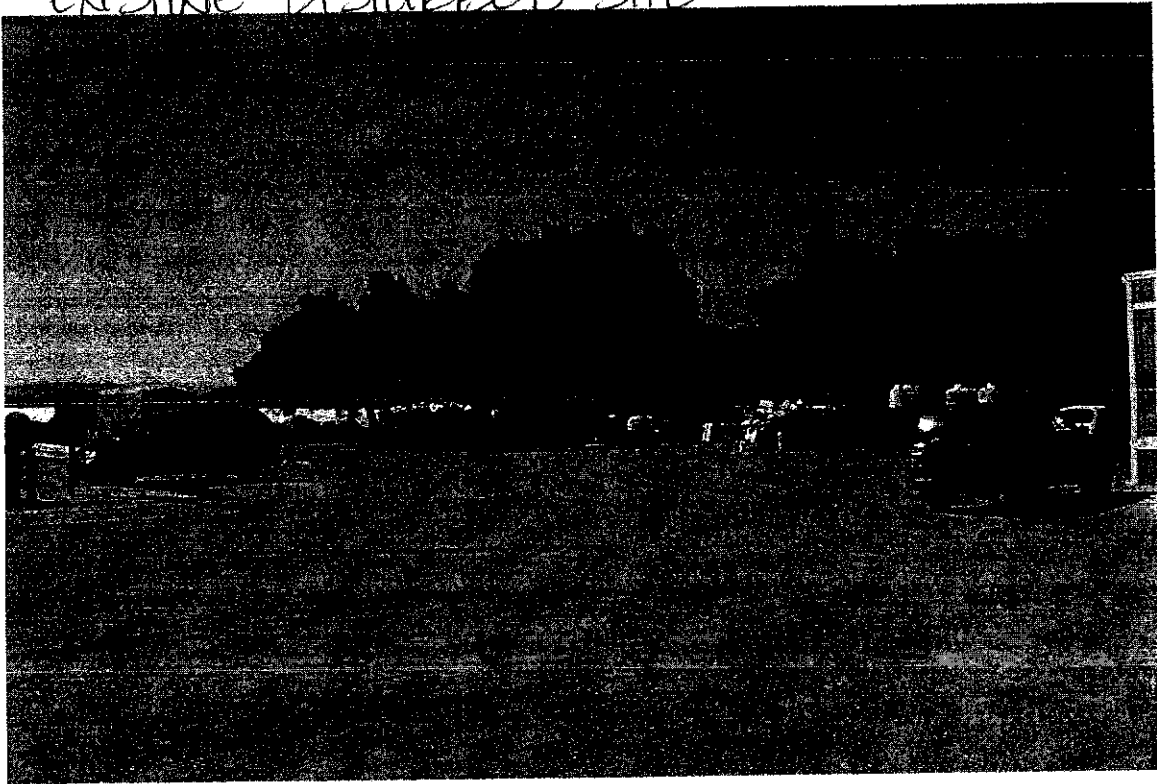
EXISTING DRIVEWAY (WEST) AND AG LANDS (110-141-06)



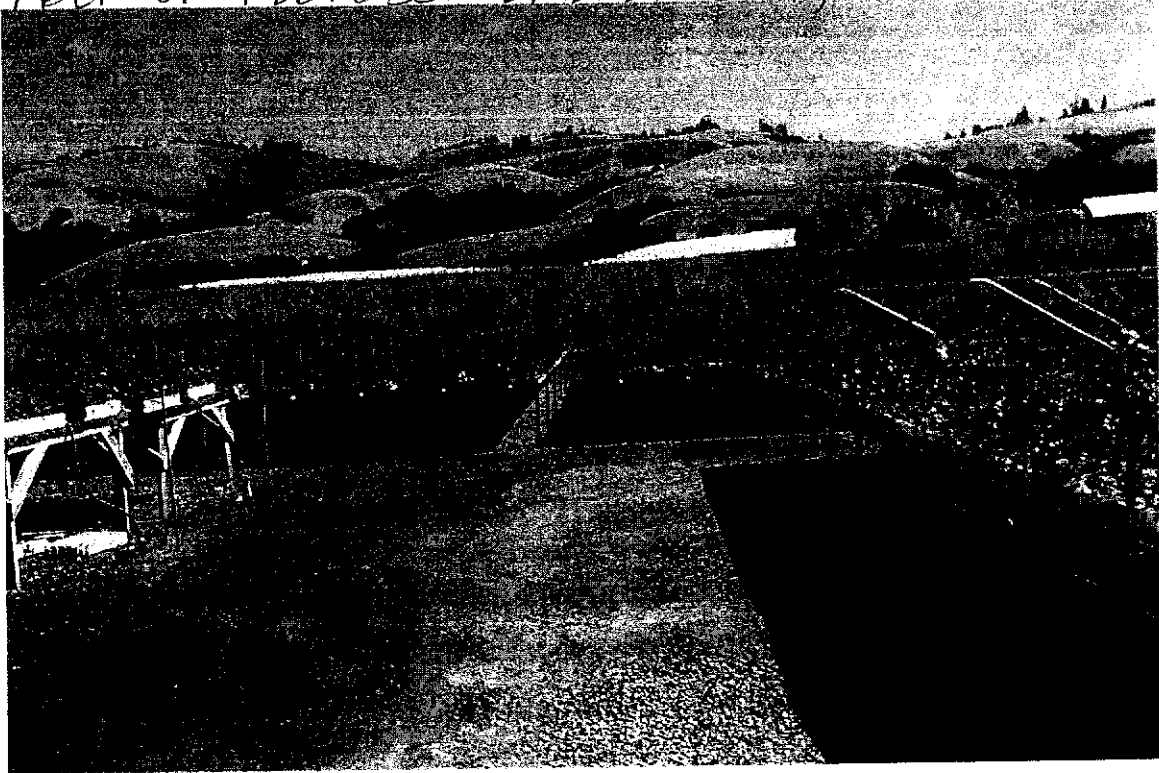
MODULARS (TO BE REMOVED); AG LAND TO EAST (110-141-09)



EXISTING DISTURBED SITE



AREA OF PROPOSED LABORATORY; AG USE BENONIO



ACTIVE AG USE ON SOUTH PROP. LINE OF SUBJECT
PARCEL



C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Samantha Haschert
Application No.: 07-0267
APN: 110-141-07

Date: June 24, 2008
Time: 15:48:42
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 25, 2007 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 25, 2007 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer for all proposed structures.
2. Submit a grading/drainage plan completed by a licensed civil engineer for review and approval.
3. Obtain a grading permit if required.
4. Submit an erosion/sediment control plan for review and approval.

Dpw Drainage Completeness Comments

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

The submittal is incomplete and lacks even the most basic information to give specific comments. Please provide engineered drainage/site plan showing all proposed improvements and best management practises on site to mitigate the impact of the extensive development proposed. The project is not allowed to release more than pre-development runoff rates. The mitigations to be considered shall be chosen to minimize the impacts of likely drainage problems such as stormwater runoff pollution, downstream erosion and sedimentation impacts resulting from the new impervious areas. Consider eliminating all unnecessary paving and where paving is necessary please consider alternative pervious or semi impervious surfacing. Show how site runoff is proposed to be handled until it reaches a safe point of release such as an adequate drainage system or a water course. Provide downstream impact assessment identifying capacity restrictions in existing drainage facilities receiving site runoff and identify the water body receiving the flow. The pre-development release rate will be decided once the capacity limitation is identified by the project's civil engineer and reviewed/accepted by the Stormwater Management staff. Quantify the flow from offsite upstream drainage areas draining toward the site and show how the flow will be handled. Include the drainage area map used to quantify the flow. provide clear topo information per County Design Criteria Part 1, Section A.1.g as applicable. The comments above are general and more detailed comments will be made once we receive the engineered plans and the downstream assessment. The applicant is encouraged to meet with Stormwater Management staff before preparing the next submittal. Provide clear legend on the plans for the proposed improvements. The provided Key is hard to follow and does not make it easy to see the overall picture.

===== UPDATED ON JUNE 25, 2007 BY RACHEL J FATOCHI =====

===== UPDATED ON OCTOBER 27, 2007 BY LOUISE B DION =====

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0267
APN: 110-141-07

Date: June 24, 2008
Time: 15:48:42
Page: 2

The following comments made during the first review have not been addressed:

1) Show how site runoff is proposed to be handled until it reaches a safe point of release such as an adequate drainage system or a water course. Sheet P-1 - Preliminary Drainage Plan - 2nd submittal - indicates water will ultimately flow into an existing roadside drainage ditch flowing west - southwest. However County hydrology maps indicate that this ditch dead ends after another +/- 1000 feet. Which leads to the comment#2:

2) Provide downstream impact assessment identifying capacity restrictions in existing drainage facilities receiving site runoff and identify the water body receiving the flow. The pre-development release rate will be decided once the capacity limitation is identified by the project's civil engineer and reviewed/accepted by the Stormwater Management staff.

3) Quantify the flow from offsite upstream drainage areas draining toward the site and show how the flow will be handled. Sheet T-1 (topo map) indicates that there is a ridge line potentially dividing the drainage path. The proposed drainage design appears to collect and route runoff to a single dispersion point from a different drainage path. This is considered a diversion of the natural drainage pattern. Information substantiating the diversion must be submitted for review. If the diversion is found to be allowable in this design an assessment of the path to be diverted to must be submitted. Off-site information must be included as requested in comment #2.

ADDITIONAL 2nd REVIEW COMMENTS: 4) Preliminary Drainage Plan Sheet P-1 indicates either detention or retention. Please note, utilizing only detention to meet mitigation requirements for increases in runoff is only allowed if other measures are not feasible. If detention is the only method available to meet pre-development requirements, please submit reasons of infeasibility for review.

5) As indicated in the CDC (County Design Criteria). Runoff from parking and driveways are required to go through water treatment prior to discharge. Consider outslipping areas to drain to landscaped areas for filtering prior to discharge from the site. If use of landscaped areas is not feasible and structural treatment is proposed, recorded maintenance agreements are required. Please clarify on the plans the method used for treatment.

6) Regarding the preliminary drainage study by Dewitt & Associates - choosing an P60 isopleth of 1.45 is probably beyond the accuracy of the figure. We suggest using 1.5 instead.

7) Similar to comment #1 the hydrography stream layer on the County GIS map indicates that the drainage ditch drawn on the topo map included in Dewitt's drainage study does not reach the Pajaro River in that direction. Please document that this drainage path is in fact correct. While the County topo map indicate that the overall drainage pattern is in this direction, the County stream map doesn't indicate the drainage path described in Dewitt's study. This conflict should be resolved because directing the runoff southeast towards the Pajaro River is contrary to the natural drainage pattern; the impacts of which need to be evaluated before this

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0267
APN: 110-141-07

Date: June 24, 2008
Time: 15:48:42
Page: 3

diversion is deemed acceptable.

If you have questions, please contact me at 831-233-8083.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 25, 2007 BY RACHEL J FATOOHI ===== Zone 7A Fees shall be assessed on all the new impervious areas. Semi-impervious areas shall be assessed half the applicable fee. Provide clear legend identifying existing and proposed impervious areas. Currently the fee is \$0.95 per square foot of new impervious area.
===== UPDATED ON OCTOBER 27, 2007 BY LOUISE B DION =====
No new miscellaneous comments.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 18, 2007 BY ANWARBEG MIRZA =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 18, 2007 BY ANWARBEG MIRZA =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JUNE 18, 2007 BY JIM G SAFRANEK =====
===== UPDATED ON JUNE 18, 2007 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON JUNE 18, 2007 BY JIM G SAFRANEK =====
The proposed project requires that septic system be upgraded to meet current standards. Applicant must obtain an approved sewage disposal permit for an upgrade. Contact the appropriate Land Use staff of Environmental Health at 454-2022.
The approved septic application is a buildign phase req. and will be needed at time of EHS Building Clearance.

Pajaro Valley Fire District Completeness Comments

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

===== REVIEW ON JUNE 21, 2007 BY COLLEEN L BAXTER =====
DEPARTMENT NAME: PAJARO VALLEY FIRE

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0267
APN: 110-141-07

Date: June 24, 2008
Time: 15:48:42
Page: 4

Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter:

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 the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING and SPRINKLERED or NONSPRINKERED as determined by the building official and outlined in Part IV of the California Building Code, e.g. R-3, Type V-N, Sprinklered.

Note on these plans the occupancy load of each area. Show where the occupancy load signs will be posted.

SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

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.

All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 18 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 en-

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0267
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Time: 15:48:42
Page: 5

gineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times.

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.

When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors a separate fire alarm permit and fee is required by the fire department having jurisdiction. Fire Alarm plans (3 sets) shall be submitted and approved prior to commencing work.

SHOW ON PLANS DIMENSIONS OF ACCESS ROADS. ALSO SHOW ON PLANS WHAT MATERIALS GREEN-HOUSES ARE TO BE CONSTRUCTED OF. THE NEW OFFICE WILL BE REQUIRED TO BE SPRINKLERED PER NFPA 13. ===== UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =====

NO NEW FIRE NOTES AT THIS TIME, ALL COMMENTS HAVE BEEN ADDRESSED. ===== UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =====

Pajaro Valley Fire District Miscellaneous Comments

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

===== REVIEW ON JUNE 21, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =====



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **07-0267**

Applicant: Robert Goldspink
Owner: Berkshire Investments, LLC
APN: 110-141-07 & 08

Agenda Date: August 21, 2008
Agenda Item #: 6
Time: 1:30 p.m.

Project Description: Proposal to expand an existing agricultural research facility to include 7504 square feet of offices, 9044 square feet of greenhouses, 3370 square feet of laboratory, a 2304 square foot office/conference rooms, and a 3024 square foot storage building. Requires an Amendment to permits 88-1104, 01-0422 and 03-0195 and an Agricultural Buffer Determination to decrease the minimum required 200 foot buffer to a 45 foot setback from APN 110-141-06 to the west, a 137 foot setback from APN 110-141-06 to the south, a 105 foot setback from APN 110-141-01, a 90 foot setback from the existing agricultural use on the subject parcel to the north, and a 100 foot setback from the existing agricultural use on the subject parcel to the south.

Location: Property located on the north side of Silliman Road, (151 Silliman Road), about 300 yards east from Highway 129 in Watsonville.

Permits Required: Agricultural Buffer Determination

Staff Recommendation:

- Approval of Application 07-0267, based on the attached findings and conditions.

Exhibits

- | | |
|--------------------------|------------------------------|
| A. Project plans | F. General Plan map |
| B. Findings | G. Site Photos |
| C. Conditions | H. Comments & Correspondence |
| D. Assessor's parcel map | |
| E. Zoning map | |

Parcel Information

Parcel Size:	28.26 acres (combined 110-141-07 & 08)
Existing Land Use - Parcel:	Commercial Agriculture (Agricultural Research Facility)
Existing Land Use - Surrounding:	Commercial Agriculture (Active)
Project Access:	Via Silliman Road

Planning Area: Salsipuedes
Land Use Designation: AG (Agriculture)
Zone District: CA (Commercial Agriculture)
Supervisory District: Fourth (District Supervisor: Campos)
Within Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Mapped liquefaction area; technical reports will be required prior to building permit issuance
Soils: Not a mapped constraint
Fire Hazard: Not a mapped constraint
Slopes: Slopes gradually to the north (rear) of the parcel
Env. Sen. Habitat: Rear (north) of parcel partially within mapped biotic resource; no disturbance proposed in this area; no technical reports required.
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Specific drainage features to be determined by the project engineer and Department of Public Works Drainage division.
Archeology: Mapped archaeological resource; area already disturbed; no archaeological reconnaissance required.

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No
Water Supply: City of Watsonville
Sewage Disposal: Septic
Fire District: Pajaro Valley Fire District
Drainage District: Zone 7

Project Description and Setting

The proposed project is to expand an existing agricultural research facility by constructing 7504 square feet of offices, 9044 square feet of greenhouses, 3370 square feet of laboratory, a 2304 square foot office/conference rooms, and a 3024 square foot storage building. The proposed project will add 25,246 square feet of commercial agricultural structures to the 41,747 square feet of existing structures on the subject property to total 66,993 square feet of commercial agriculture buildings. Approval of the proposed project would create a total of 5 offices, 5 storage buildings, 7 greenhouses, 1 screenhouse, 4 laboratories, 1 detached restroom, and 1 fertilizer station on the subject property. The laboratories and offices are considered habitable structures that, in accordance with County Code Section 16.50.095, must maintain a minimum 200 foot setback from CA (Commercial Agriculture) zoned land.

The property owner is proposing to merge parcels 110-141-07 and 08. The building site is completely surrounded (to the north, east, south, and west) by parcels zoned CA (Commercial Agriculture), all of which currently appear to be actively farmed. In addition, about 1800 square

feet of the subject parcel (northern portion) is also actively farmed land zoned CA and an area of production agriculture about 4,000 square feet in size is located along the south edge of the parcel that is about 100 feet from and 30 feet below one of the proposed offices. A proposed habitable office, office/conference room, and laboratory are within 200 feet of CA lands to the north, west and south. Approval of a reduction in the required 200 foot agricultural buffer setback by your Commission to allow a 45 foot setback from APN 110-141-06 to the west, a 137 foot setback from APN 110-141-06 to the south, a 105 foot setback from APN 110-141-01, a 90 foot setback from the existing agricultural use on the subject parcel to the north, and a 100 foot setback from the existing agricultural use on the subject parcel to the south is required to facilitate Planning Commission review of an Amendment to Commercial Development Permits 88-1104, 01-0422, and 03-0195 for a commercial development totaling over 20,000 square feet of new construction.

The subject property is characterized by primary flat topography that slopes down very gradually to the south and is developed with buildings associated with agricultural research. The parcel is not located within the Urban Services Line and may be characterized as active Commercial Agriculture land. The parcel carries an Agriculture (AG) General Plan designation and the implementing zoning is (CA) Commercial Agriculture.

Analysis and Discussion

The subject parcel is approximately 497 feet long with a maximum width of approximately 263 feet. The parcel is surrounded on all sides by CA zoned land; therefore no point on the subject parcel is more than 200 feet from CA zoned land. If the required 200 foot setbacks were maintained from the adjacent CA zoned properties, there would not be sufficient land on the subject parcel to allow for the proposed development. Further, the locations of the proposed buildings and structures are in areas that are already disturbed and will not take any agricultural land out of production. No fencing or vegetative barriers are proposed or recommended for the following reasons:

- The subject parcel is already developed with offices and greenhouses within the first 200 feet abutting adjacent CA zoned land on the west and south sides of the parcel.
- Non-habitable storage buildings are and will be located 20 feet from the east property line to buffer an active agricultural use on the east adjacent parcel.
- The habitable buildings to be used as laboratories are located about 90 feet from the existing agricultural use on the subject property and will be used for the propagation of berry plants.
- Active agricultural land on the south property line of the subject parcel is located about 30 feet below existing and proposed offices and there are trees located between the structures and the agricultural use that buffer the offices from the active farming on the parcel and on the south adjacent parcel.
- There is an existing landscaped area at the west property line between the proposed and existing offices and the agricultural use to the west.
- The proposed buildings to be located within the 200 foot setbacks are all to be used for the agricultural research use and thereby support the surrounding agricultural uses.

No statement of acknowledgement is required to be recorded because one was previously

recorded in 2007 under permit 07-0215.

Recommendation

Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to 45 feet from APN 110-141-06 to the west, 137 feet from APN 110-141-06 to the south, 105 feet from APN 110-141-01, 90 feet from the existing agricultural use on the subject parcel to the north, and 100 feet from the existing agricultural use on the subject parcel to the south as proposed under Application # 07-0267, 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: Samantha Haschert
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

Report Reviewed By: Paia Levine
Principal Planner
Development Review

**Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(b)**

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback; or

Topographical differences exist between the location of the proposed and existing offices and the farmed area on the subject parcel and on parcel 110-141-06 that abuts the subject parcel to the south and the west. The elevation difference to the south is about 30 feet, which is large enough to allow for a reduction in the required setback to about 100 feet. The change in grade to the west is minimal, however, the slope is fully landscaped which, in conjunction with the grade change, creates a buffer to the west. The change in grades and existing landscaping eliminates the need for additional landscaping and solid fencing to the south and west.

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

This finding can be made in that the habitable offices are proposed to be located on the south west portion of the subject parcel. As a buffer from the west adjacent agricultural use, there is a 20 foot wide private driveway and a large landscaped area with several large plants. The habitable structure to be used as a laboratory is located about 90 feet from the existing agricultural use on the subject property and will be used as a research lab for the berry plants and therefore is compatible with the agricultural use.

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.

**Required Findings for Non-agricultural Development on Commercial Agricultural Land,
County Code section 16.50.095(e).**

Any non-agricultural development proposed to be located on type 1, type 2 or type 3 agricultural land shall be sited so as to minimize possible conflicts between agriculture in the area and non-agricultural uses, and where structures are to be located on agricultural parcels, such structures shall be located so as to remove as little land as possible from production or potential production.

The subject parcel is zoned CA (Commercial Agriculture) and carries a Agriculture (AG)

EXHIBIT B

General Plan designation. The proposed offices and laboratories are to be located in areas that have been previously disturbed and the structures will be dedicated to agricultural research. By locating the proposed structures in clusters and as infill between existing structures, the least amount of land possible will be removed from potential production.

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed habitable buildings to APN's (110-141-01, 06, 07, 08, & 09). This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Commercial Development Permit from the Santa Cruz County Planning Department for new commercial development totaling over 20,000 square feet.
 - C. Obtain a Building Permit and Grading Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with 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. Development setbacks of 45 feet from APN 110-141-06 to the west, 137 feet from APN 110-141-06 to the south, 105 feet from APN 110-141-01, 90 feet from the existing agricultural use on the subject parcel to the north, and 100 feet from the existing agricultural use on the subject parcel to the south.
- 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. 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. All required Agricultural Buffer Setbacks shall be maintained.
 - B. 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 two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the 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.

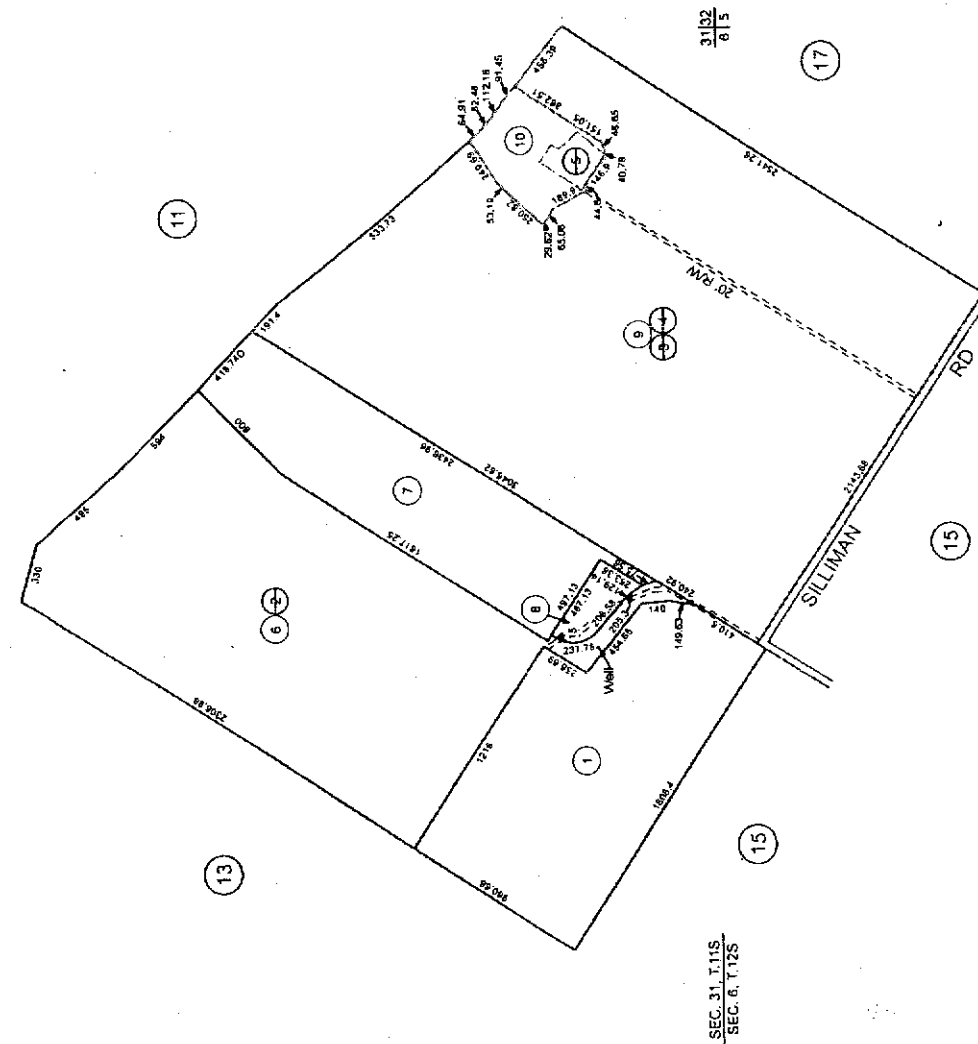
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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SALSIPIUEDES RANCHO

POR. SEC. 31, T.11S. & SEC. 6, T.12S., R.3E. M.D.B. & M.

Tax Area Code
69-258

110-14



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

Assessor's Map No. 110-14
County of Santa Cruz, Calif.
Sep. 1997

EXHIBIT D

Electronically drawn 9/17/97 KSA
Rev. 4/9/98 CB (Tax Consolidation)
Rev. 1/9/07 mmm (5-0056585, LBA 1-09 & 10)



Zoning Map



0 450 900 1,800 2,700 3,600 Feet

LEGEND



APN: 110-141-07

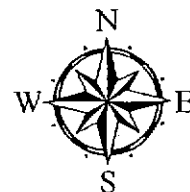


Assessors Parcels



Streets

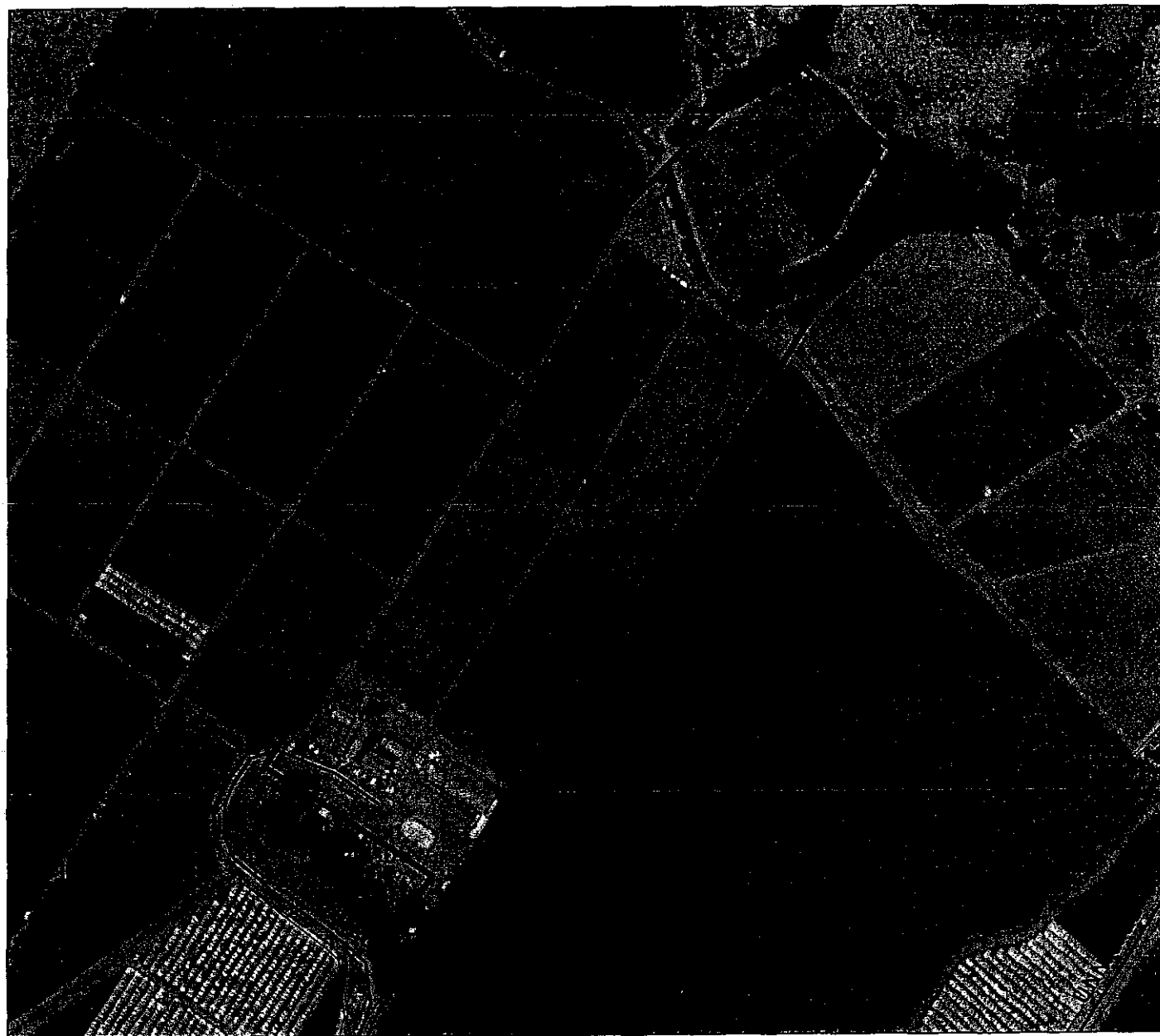
AGRICULTURE COMMERCIAL



Map Created by
County of Santa Cruz
Planning Department
June 2008







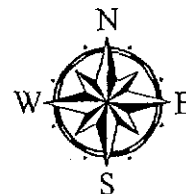
General Plan Designation Map



0 330 660 1,320 1,980 2,640 Feet

LEGEND

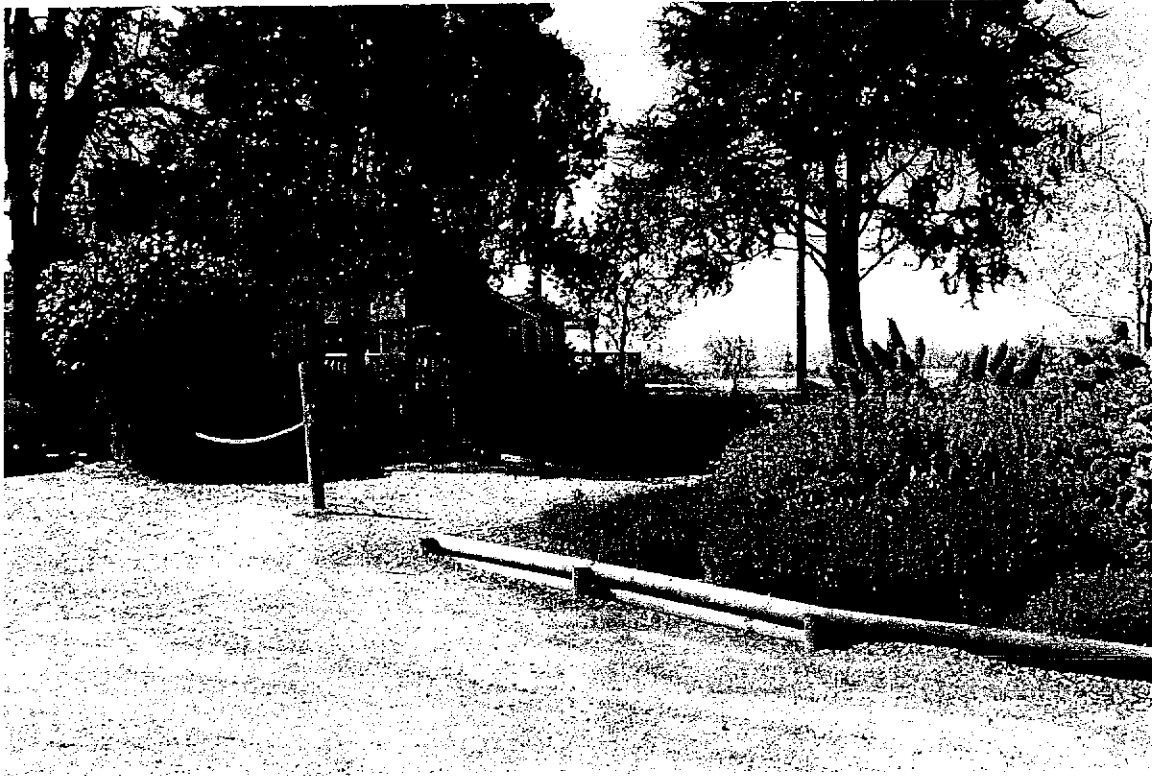
-  APN: 110-141-07
-  Assessors Parcels
-  Streets
-  Agriculture



Map Created by
County of Santa Cruz
Planning Department
June 2008

SITE PHOTOS

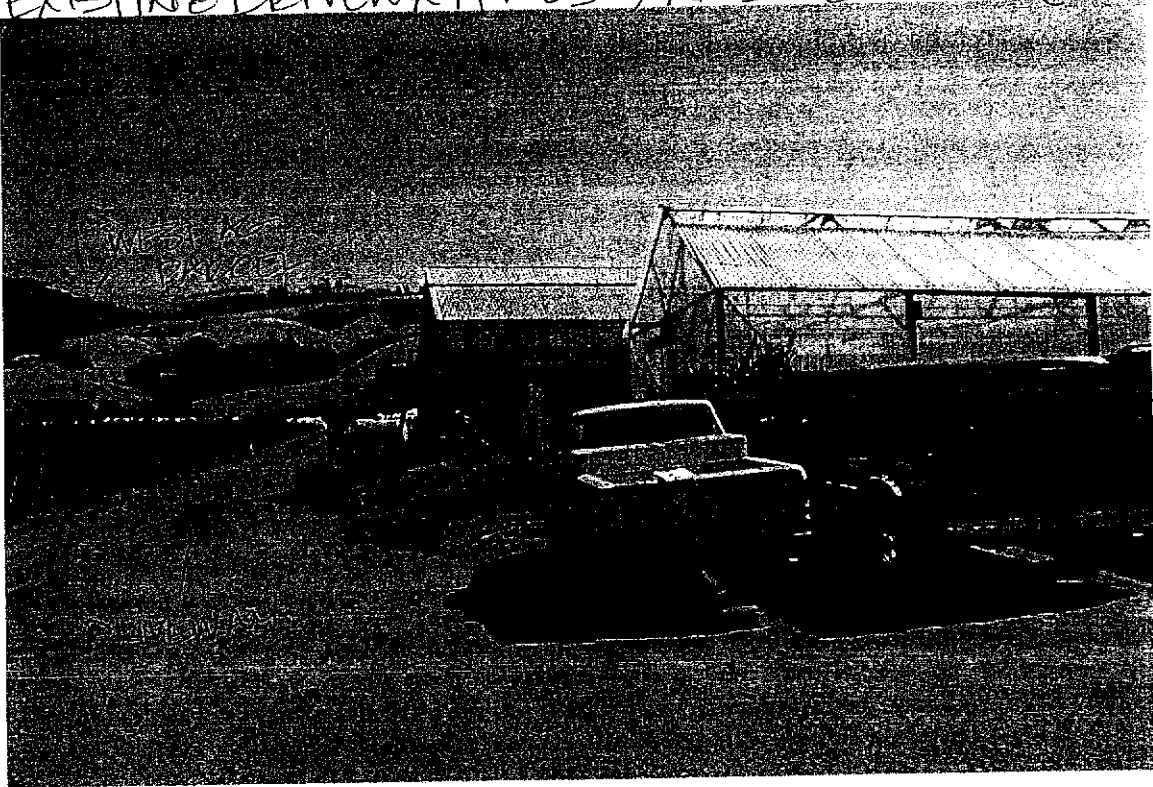
EXISTING OFFICES AND LANDSCAPING TO WEST



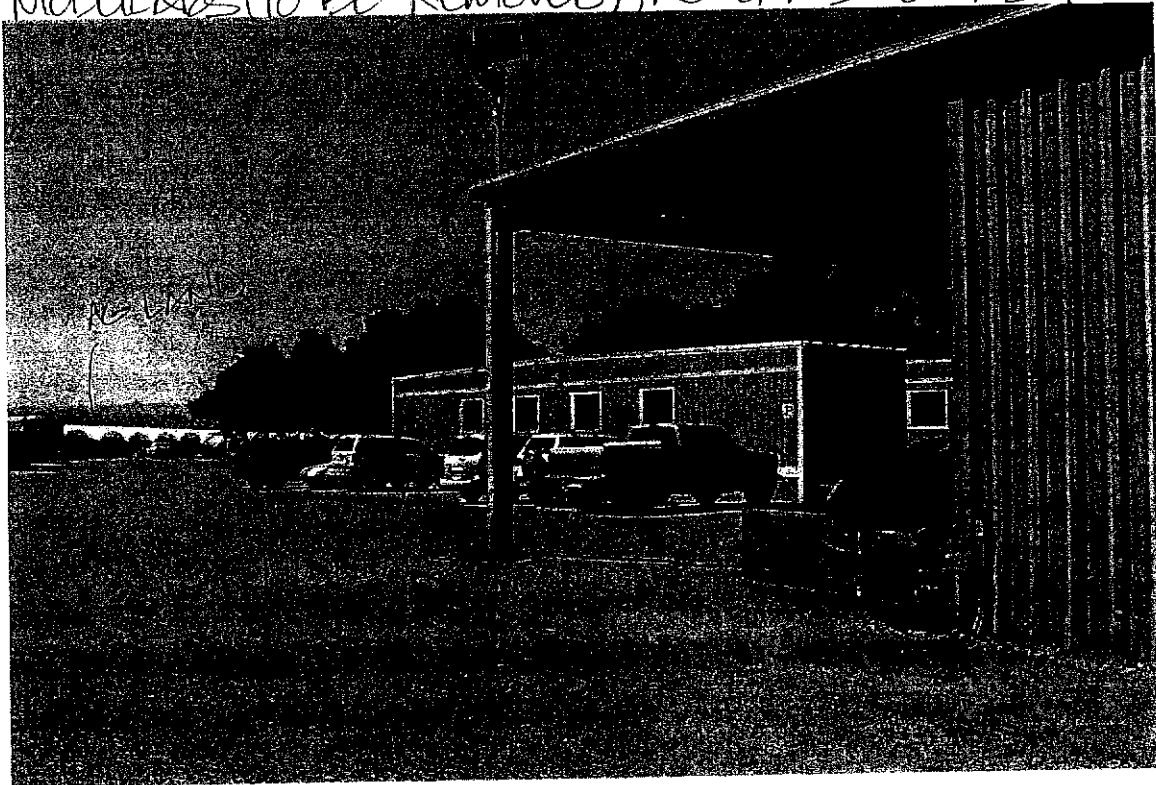
EXISTING STORAGE BUILDINGS (TO BE REMOVED)



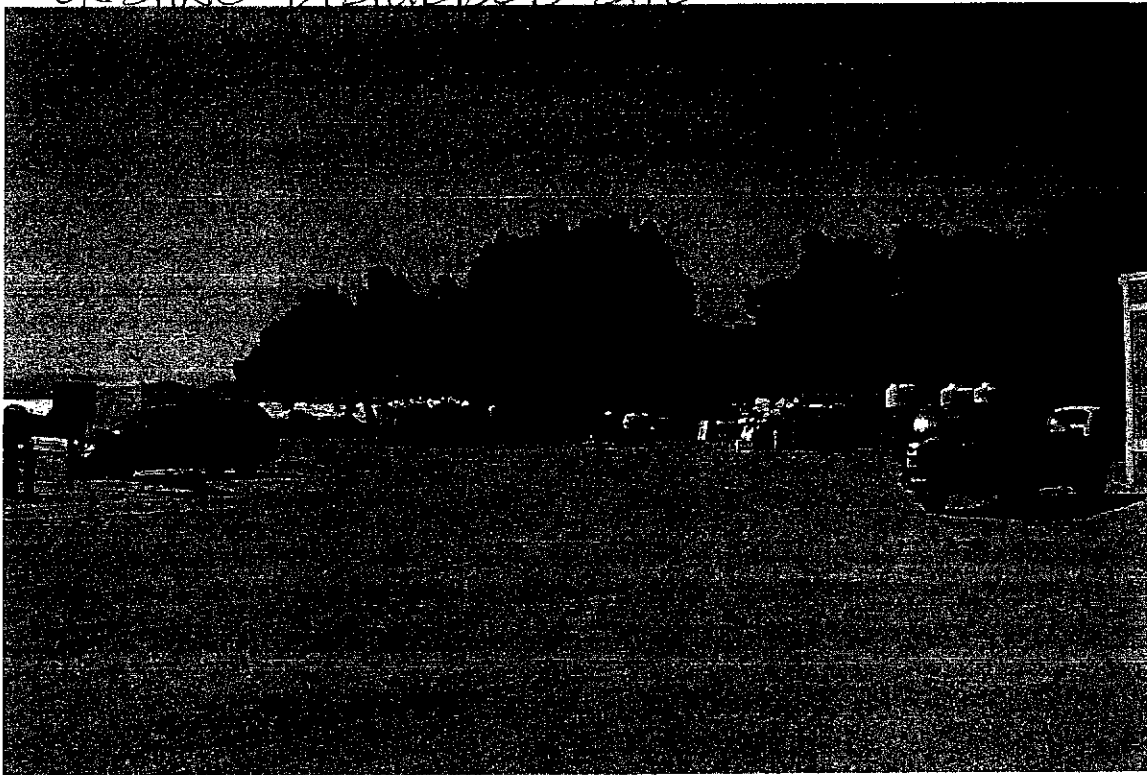
EXISTING DRIVEWAY (WEST) AND AG LANDS (110-141-06)



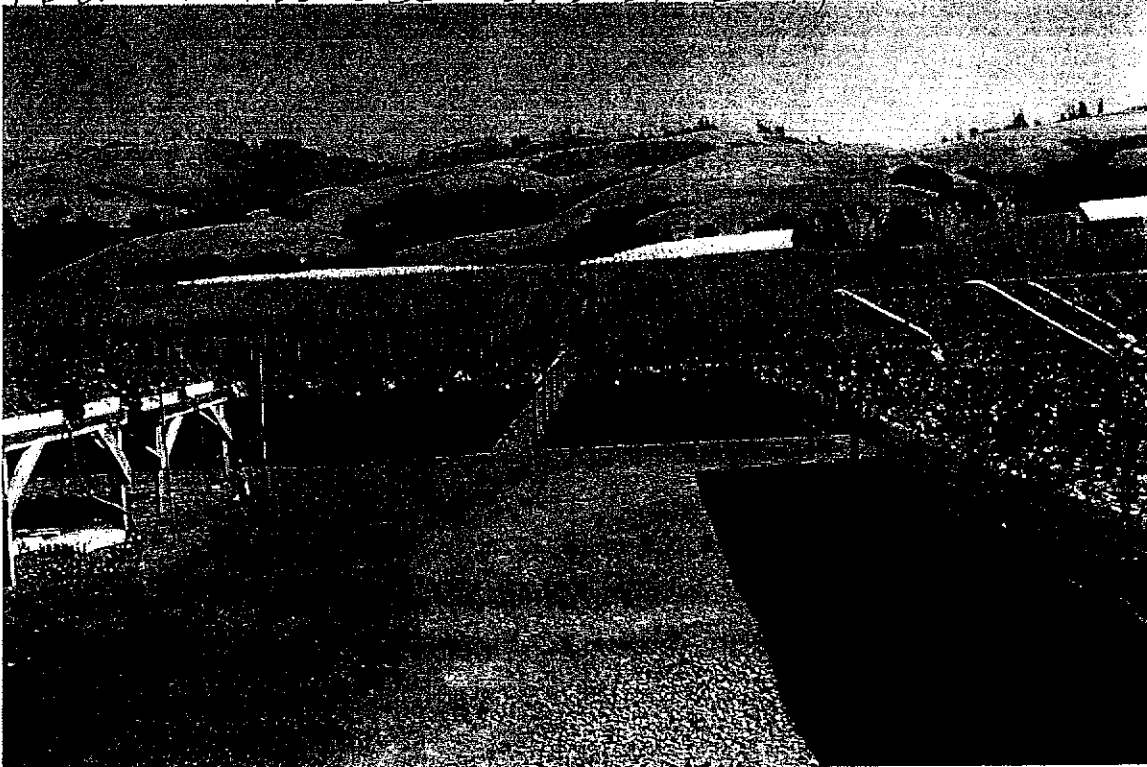
MODULARS (TO BE REMOVED); AG LAND TO EAST (110-141-09)



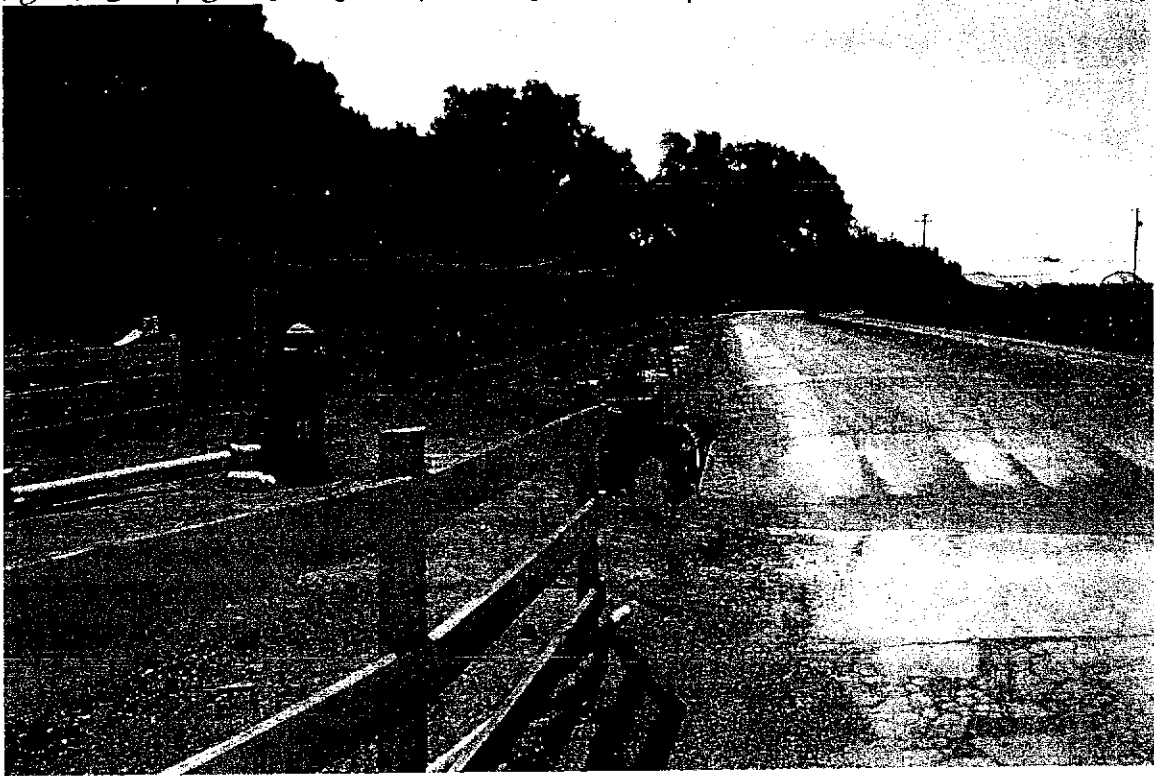
EXISTING DISTURBED SITE



AREA OF PROPOSED LABORATORY; AG USE BEYOND



ACTIVE AG USE ON SOUTH PROP. LINE OF SUBJECT
PARCEL



C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Samantha Haschert
Application No.: 07-0267
APN: 110-141-07

Date: June 24, 2008
Time: 15:48:42
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 25, 2007 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 25, 2007 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer for all proposed structures.
2. Submit a grading/drainage plan completed by a licensed civil engineer for review and approval.
3. Obtain a grading permit if required.
4. Submit an erosion/sediment control plan for review and approval.

Dpw Drainage Completeness Comments

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

The submittal is incomplete and lacks even the most basic information to give specific comments. Please provide engineered drainage/site plan showing all proposed improvements and best management practises on site to mitigate the impact of the extensive development proposed. The project is not allowed to release more than pre-development runoff rates. The mitigations to be considered shall be chosen to minimize the impacts of likely drainage problems such as stormwater runoff pollution, downstream erosion and sedimentation impacts resulting from the new impervious areas. Consider eliminating all unnecessary paving and where paving is necessary please consider alternative pervious or semi impervious surfacing. Show how site runoff is proposed to be handled until it reaches a safe point of release such as an adequate drainage system or a water course. Provide downstream impact assessment identifying capacity restrictions in existing drainage facilities receiving site runoff and identify the water body receiving the flow. The pre-development release rate will be decided once the capacity limitation is identified by the project's civil engineer and reviewed/accepted by the Stormwater Management staff. Quantify the flow from offsite upstream drainage areas draining toward the site and show how the flow will be handled. Include the drainage area map used to quantify the flow. provide clear topo information per County Design Criteria Part 1, Section A.1.g as applicable. The comments above are general and more detailed comments will be made once we receive the engineered plans and the downstream assessment. The applicant is encouraged to meet with Stormwater Management staff before preparing the next submittal. Provide clear legend on the plans for the proposed improvements. The provided Key is hard to follow and does not make it easy to see the overall picture.

===== UPDATED ON JUNE 25, 2007 BY RACHEL J FATOOHI =====

===== UPDATED ON OCTOBER 27, 2007 BY LOUISE B DION =====

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0267
APN: 110-141-07

Date: June 24, 2008
Time: 15:48:42
Page: 2

The following comments made during the first review have not been addressed:

1) Show how site runoff is proposed to be handled until it reaches a safe point of release such as an adequate drainage system or a water course. Sheet P-1 - Preliminary Drainage Plan - 2nd submittal - indicates water will ultimately flow into an existing roadside drainage ditch flowing west - southwest. However County hydrology maps indicate that this ditch dead ends after another +/- 1000 feet. Which leads to the comment #2:

2) Provide downstream impact assessment identifying capacity restrictions in existing drainage facilities receiving site runoff and identify the water body receiving the flow. The pre-development release rate will be decided once the capacity limitation is identified by the project's civil engineer and reviewed/accepted by the Stormwater Management staff.

3) Quantify the flow from offsite upstream drainage areas draining toward the site and show how the flow will be handled. Sheet T-1 (topo map) indicates that there is a ridge line potentially dividing the drainage path. The proposed drainage design appears to collect and route runoff to a single dispersion point from a different drainage path. This is considered a diversion of the natural drainage pattern. Information substantiating the diversion must be submitted for review. If the diversion is found to be allowable in this design an assessment of the path to be diverted to must be submitted. Off-site information must be included as requested in comment #2.

ADDITIONAL 2nd REVIEW COMMENTS: 4) Preliminary Drainage Plan Sheet P-1 indicates either detention or retention. Please note, utilizing only detention to meet mitigation requirements for increases in runoff is only allowed if other measures are not feasible. If detention is the only method available to meet pre-development requirements, please submit reasons of infeasibility for review.

5) As indicated in the CDC (County Design Criteria). Runoff from parking and driveways are required to go through water treatment prior to discharge. Consider outsloping areas to drain to landscaped areas for filtering prior to discharge from the site. If use of landscaped areas is not feasible and structural treatment is proposed, recorded maintenance agreements are required. Please clarify on the plans the method used for treatment.

6) Regarding the preliminary drainage study by Dewitt & Associates - choosing an P60 isopleth of 1.45 is probably beyond the accuracy of the figure. We suggest using 1.5 instead.

7) Similar to comment #1 the hydrography stream layer on the County GIS map indicates that the drainage ditch drawn on the topo map included in Dewitt's drainage study does not reach the Pajaro River in that direction. Please document that this drainage path is in fact correct. While the County topo map indicate that the overall drainage pattern is in this direction, the County stream map doesn't indicate the drainage path described in Dewitt's study. This conflict should be resolved because directing the runoff southeast towards the Pajaro River is contrary to the natural drainage pattern; the impacts of which need to be evaluated before this

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0267
APN: 110-141-07

Date: June 24, 2008
Time: 15:48:42
Page: 3

diversion is deemed acceptable.

If you have questions, please contact me at 831-233-8083.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 25, 2007 BY RACHEL J FATOCHI ===== Zone 7A Fees shall be assessed on all the new impervious areas. Semi-impervious areas shall be assessed half the applicable fee. Provide clear legend identifying existing and proposed impervious areas. Currently the fee is \$0.95 per square foot of new impervious area.
===== UPDATED ON OCTOBER 27, 2007 BY LOUISE B DION =====
No new miscellaneous comments.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 18, 2007 BY ANWARBEG MIRZA =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 18, 2007 BY ANWARBEG MIRZA =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JUNE 18, 2007 BY JIM G SAFRANEK =====
===== UPDATED ON JUNE 18, 2007 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON JUNE 18, 2007 BY JIM G SAFRANEK =====
The proposed project requires that septic system be upgraded to meet current standards. Applicant must obtain an approved sewage disposal permit for an upgrade. Contact the appropriate Land Use staff of Environmental Health at 454-2022.
The approved septic application is a buidlign phase req. and will be needed at time of EHS Building Clearance.

Pajaro Valley Fire District Completeness Comments

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

===== REVIEW ON JUNE 21, 2007 BY COLLEEN L BAXTER =====
DEPARTMENT NAME: PAJARO VALLEY FIRE

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0267
APN: 110-141-07

Date: June 24, 2008
Time: 15:48:42
Page: 4

Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter:

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 the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING and SPRINKERED or NONSPRINKERED as determined by the building official and outlined in Part IV of the California Building Code, e.g. R-3, Type V-N, Sprinklered.

Note on these plans the occupancy load of each area. Show where the occupancy load signs will be posted.

SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

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.

All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons, Cal-Trans H-20 loading standard.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 18 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 en-

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0267
APN: 110-141-07

Date: June 24, 2008
Time: 15:48:42
Page: 5

gineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times.

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.

When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors a separate fire alarm permit and fee is required by the fire department having jurisdiction. Fire Alarm plans (3 sets) shall be submitted and approved prior to commencing work.

SHOW ON PLANS DIMENSIONS OF ACCESS ROADS. ALSO SHOW ON PLANS WHAT MATERIALS GREEN-HOUSES ARE TO BE CONSTRUCTED OF. THE NEW OFFICE WILL BE REQUIRED TO BE SPRINKLERED PER NFPA 13. ===== UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =====

NO NEW FIRE NOTES AT THIS TIME. ALL COMMENTS HAVE BEEN ADDRESSED. ===== UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =====

Pajaro Valley Fire District Miscellaneous Comments

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

===== REVIEW ON JUNE 21, 2007 BY COLLEEN L BAXTER =====

===== UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =====