



## Staff Report to the Agricultural Policy Advisory Commission

Application Number: **121294**

**Applicant:** Dee Murray  
**Owner:** GARROUTTE WILLIAM L JR  
TRUSTEE  
**APN:** 051-201-07

**Date:** February 21, 2013  
**Agenda Item #:** 7  
**Time:** 1:30 p.m.

**Project Description:** Proposal to recognize the conversion of the existing 1542 square foot single family dwelling into commercial offices for an on-site agricultural use and to construct a 1212 square foot addition onto the existing structure. Requires an Agricultural Buffer Determination to reduce the require 200 foot buffer to about 52 feet from APN 051-201-20 to the north and about 25 feet from APN 051-201-06 to the west.

**Location:** Property located at the terminus of Marsh Lane approximately 0.5 miles from the intersection with Lakeview Road in Watsonville (136 Marsh Lane).

**Permits Required:** Agricultural Buffer Determination

### Staff Recommendation:

- Approval of the Agricultural Buffer Determination for Application #121294, based on the attached findings and conditions.

### Exhibits

- |                                      |                              |
|--------------------------------------|------------------------------|
| A. Project plans                     | E. General Plan maps         |
| B. Findings                          | F. Williamson Act Contract   |
| C. Conditions                        | F. Comments & Correspondence |
| D. Assessor's, Location, Zoning, and |                              |

### Parcel Information

Parcel Size:	702,935 (16 acres)
Existing Land Use - Parcel:	Commercial Agriculture
Existing Land Use - Surrounding:	Commercial Agriculture
Project Access:	Via Marsh Lane
Planning Area:	Salsipuedes
Land Use Designation:	AG (Agriculture)
Zone District:	CA-P (Commercial Agriculture with an Agricultural

Supervisory District: Preserve Combining District)  
4th (District Supervisor: Caput)  
Within Coastal Zone: ☐ Inside ☒ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No  
Water Supply: Private well  
Sewage Disposal: Septic  
Fire District: Pajaro Valley Fire Protection District  
Drainage District: Zone 7

### Analysis and Discussion

#### Project Setting

The proposed project is to construct a 1212 square foot addition onto an existing 1542 square foot structure and to change the use of the structure from a single family dwelling to commercial offices associated with the on-site commercial agriculture operation. The existing building and proposed building site is within 200 feet of Commercial Agricultural land to the north and the west. Specifically, the applicant is requesting a reduction in the 200 foot agricultural buffer setback to 52 feet from APN 051-201-20 & to 25 feet from APN 051-201-06.

The parcel is located outside of the Urban and Rural Services Lines within a commercial agricultural area of Watsonville. The parcel is located within the Agriculture (AG) General Plan designation and the implementing zone district is Commercial Agriculture with an Agricultural Preserve Combining District (CA-P). The parcel is also designated as a Type 1 Agricultural Resource in the County General Plan which indicates that there are prime agricultural soils on the parcel.

The west adjacent parcel (APN 051-201-06) is a 2.8 acre parcel. Approximately 31,000 square feet of the front portion of the property is developed with a single family dwelling and outbuildings while the remaining 2 acres at the rear portion of the parcel are undisturbed. It is not clear if the property is utilized for agricultural production; however, there is the potential for an agricultural enterprise on the undisturbed portion at the rear of the property.

Parcel 051-201-20 is a 14.5 acre parcel located north of the subject property. A 15 foot wide driveway (Marsh Lane) and an approximately 35 foot wide parking area are located between the subject structure and the south property line of the parcel. There does not appear to be a homesite on the parcel and the entire 14.5 acres appears to be utilized for agricultural production.

#### Williamson Act Contract

In 1968, the property owners of the subject parcel (F.W. and Iva D. Woerpel) entered into a Williamson Act Contract with the County of Santa Cruz (#AP 8-68; Exhibit E). The contract requires that the parcel remains devoted to an agricultural use and compatible uses thereof. Specifically, the contract allows for the construction of structures which are directly related to

and compatible with the agricultural use of the property. The proposed development is compatible with the Williamson Act in that offices associated with a commercial agricultural use are consistent with the Principals of Compatibility listed in CA Government Code 51238.1, as described below:

1. **The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.**

*The proposal to create offices associated with the commercial agricultural use of the parcel by converting the use of the existing 1542 square foot single family dwelling and by constructing a 1212 square foot addition onto the structure will not compromise the long term productive agricultural capability of the subject parcel in that the structure is located in an existing disturbed and unplanted area of the parcel and the addition of on-site offices will support the long term commercial agricultural enterprise.*

2. **The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.**

*The proposal to create on-site offices that are directly associated with the commercial agricultural use of the property will not displace or impact current or reasonably foreseeable agricultural operations in that, the structure will be located on an existing disturbed portion of the 16 acre parcel; therefore, no land will be taken out of production. The parcel is approximately 16 acres in size and the existing disturbed, unplanted areas make up about 4.6 acres; therefore approximately 11.5 acres will remain undisturbed and productive.*

3. **The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.**

*The proposed use will be located entirely on-site and there are no offsite improvements associated with the project. Therefore, it is not anticipated that the project will result in the removal of adjacent contracted land from agricultural or open-space use.*

#### Agricultural Buffer Reduction

Reduced agricultural buffers to the north and west are recommended due to the fact that the proposed area of development is an existing disturbed area that is located at the corner of the property where land will not be removed from production or potential production, and the proposed use of the structure as commercial offices for the on-site agricultural operation supports the commercial agricultural use of the site.

There is an existing 6 foot tall wood fence located west of the existing and proposed structure and the applicant is proposing to install a vegetative hedge of California Lilac at the fence for additional buffering from APN 051-201-06. On the north side of the existing building, there is a landscaped front yard, an approximately 15 foot wide driveway (Marsh Lane) and an

approximately 35 foot wide parking area located between the proposed office structure and the commercial agricultural uses on APN 051-201-20. These features and distance will adequately buffer the office structure from adjacent commercial agricultural uses on APN 051-201-20; therefore, no additional buffering measures from the northerly adjacent parcel are recommended.

Additionally, the property owner will be required to record a Statement of Acknowledgement regarding the issuance of a building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

### **Recommendation**

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 52' from APN 051-201-20 & to about 25' from APN 051-201-06, proposed under Application # 121294, 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](http://www.co.santa-cruz.ca.us)**

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Report Reviewed By: Steven Guiney, AICP  
Principal Planner  
Development Review

**OWNER:**

Garrouette Farms, Inc.  
186 Marsh Lane  
Watsonville, CA 95076

**PROJECT DATA:**

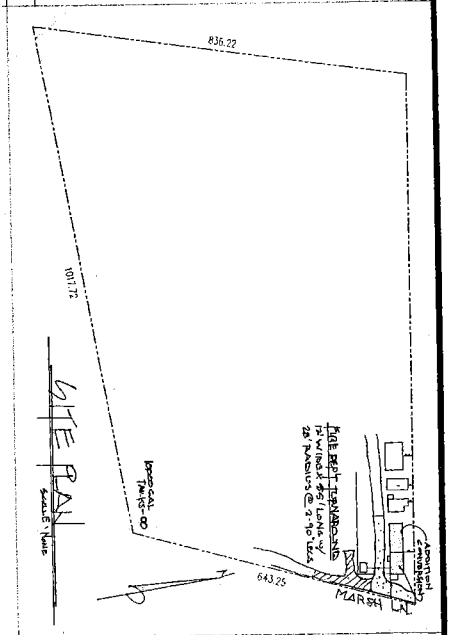
A.P.N. 051 - 201 - 07  
Zoning CA-P  
Occupancy Group B  
Construction Type V/N  
Parcel Size 16.87 Acres (Approx)

**SCOPE OF WORK:**

Reconstruct 1542 sq. ft. SPD converted to Office space, and construct a 1212 sq. ft. addition to that office.

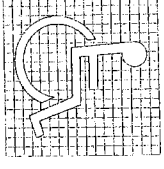
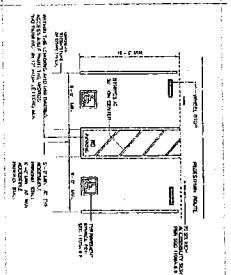
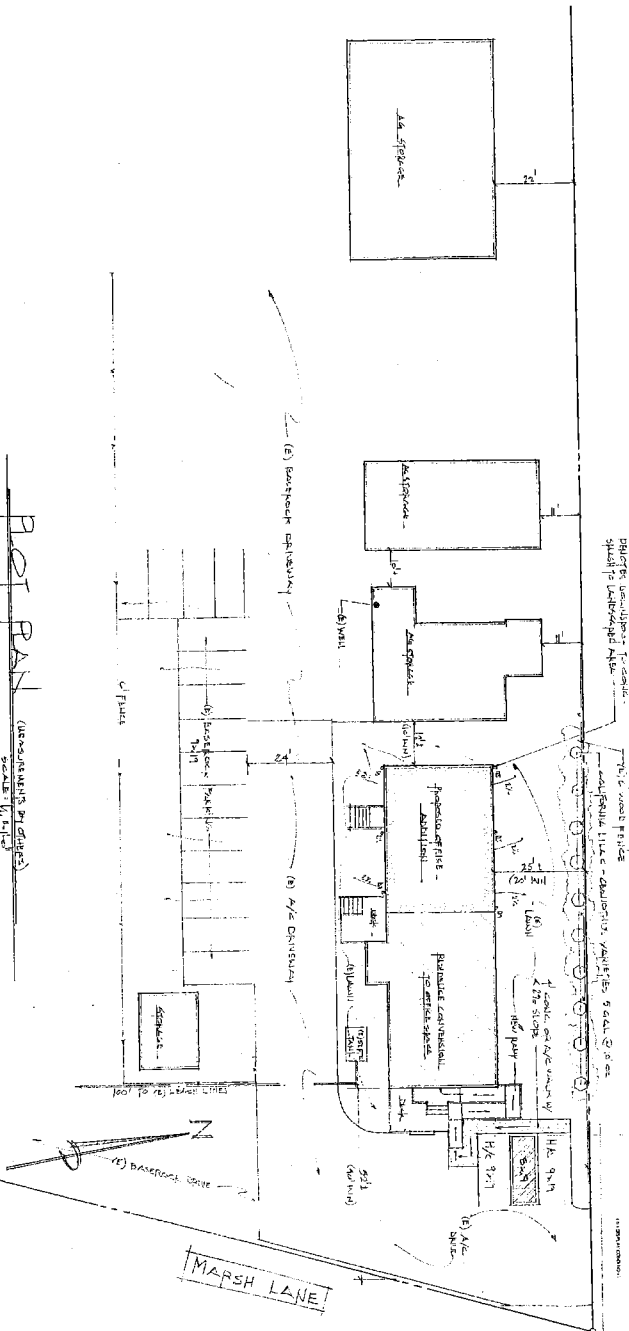
**SHEET INDEX:**

Page 1: Site Plan, Plan View, Vicinity Map and Notes  
Page 2: Floor Plan  
Page 3: Foundation Plan & Details  
Page 4: Roof Framing Plan & Details  
Page 5: Sections & Details  
Page 6: Electrical Plan & Notes  
Page 7: Elevations  
Page 7 - 25: Title 24 Energy Calculations  
Page 26: Green Building Requirements



**EXHIBIT A**

5/1/20



**GARROUTTE FARMS OFFICE**

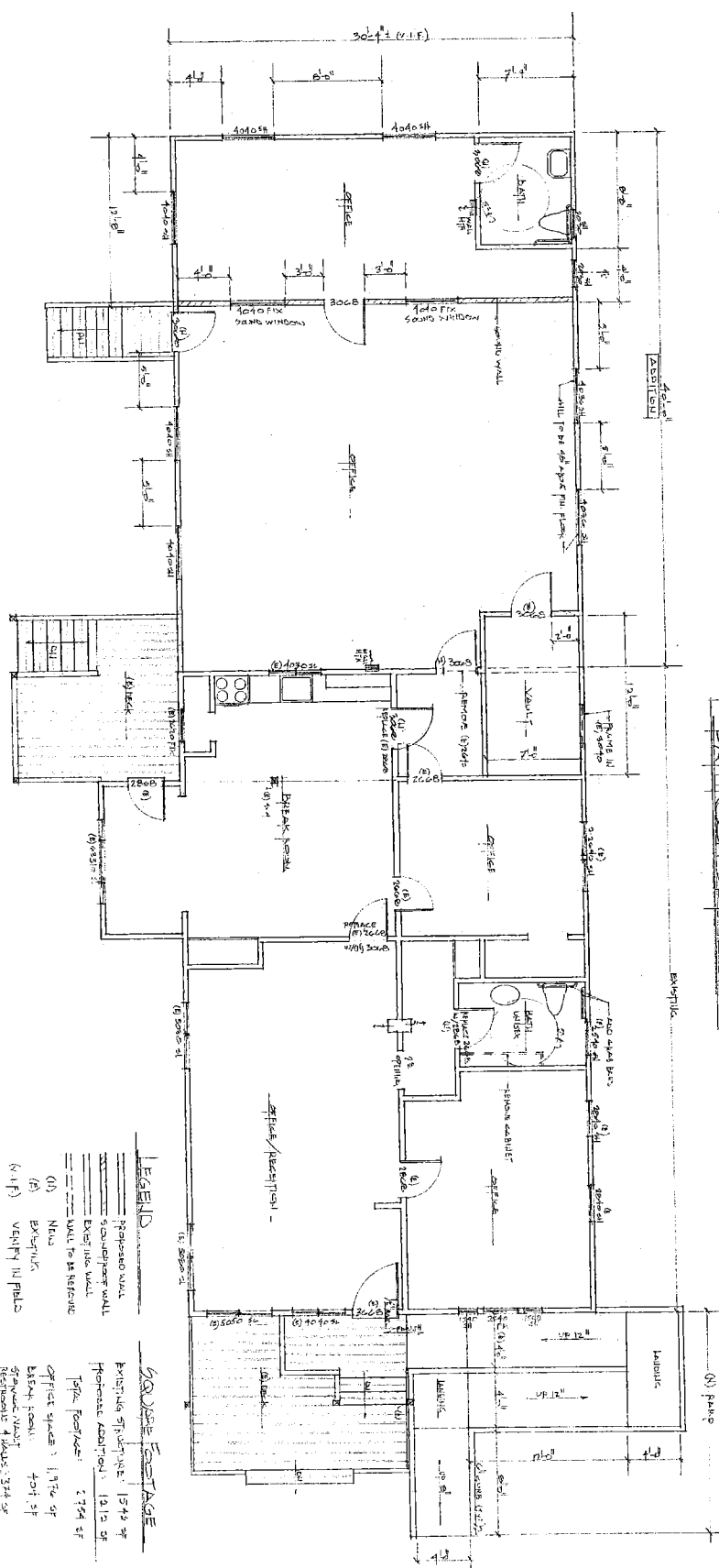
Garrouette Farms, Inc. 831.722.6965  
136 Marsh Lane Watsonville, CA 95076  
A.P.N. 051 - 201 - 07

**ROBIN BROWNFIELD**

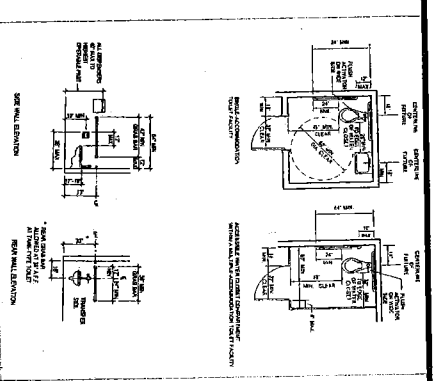
250 Evening 18th Lane Corralitos, CA 95076  
Phone: (831) 724-4994 Cell: (831) 410-4919  
e-mail: r.brownfield@roglo.chalnet

5/1/20

# FLOOR PLAN



## BATHROOM DETAILS



## RAMP DETAILS

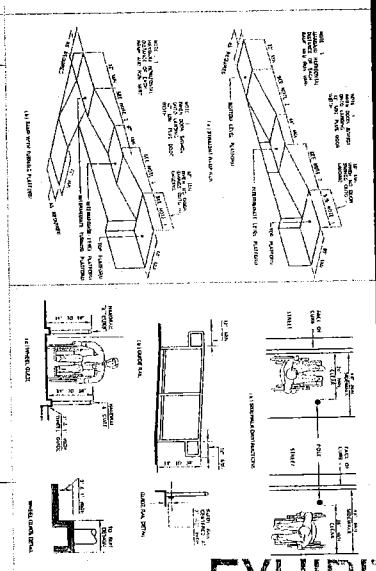
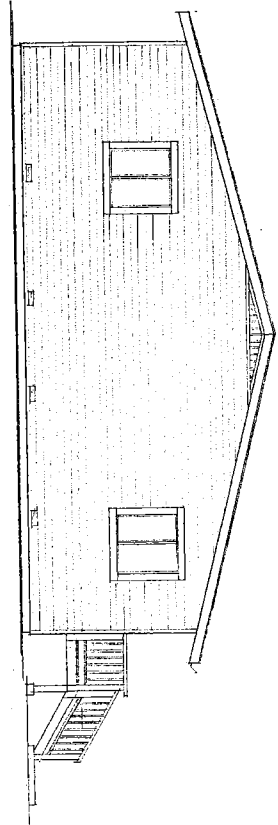


EXHIBIT A

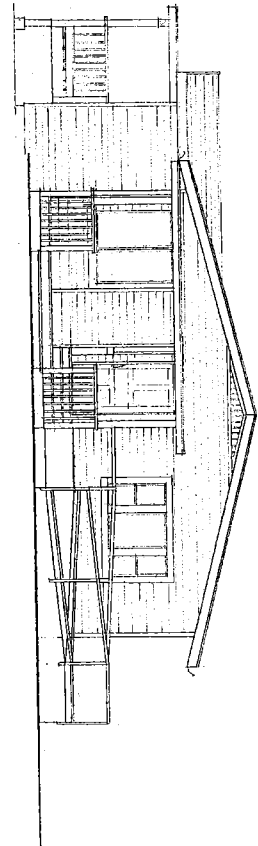
**GARROUETTE FARMS OFFICE**  
 Garrouette Farms, Inc. 831.722.6965  
 136 Marsh Lane Watsonville, CA 95076  
 A.P.N. 051 - 201 - 07

**ROBIN BROWNFIELD**  
 250 Loring Hill Lane Corvallis, CA 95308  
 Phone: (831) 724-4994 Cell: (831) 418-4979  
 e-mail: rnbrownfield@bigdial.net

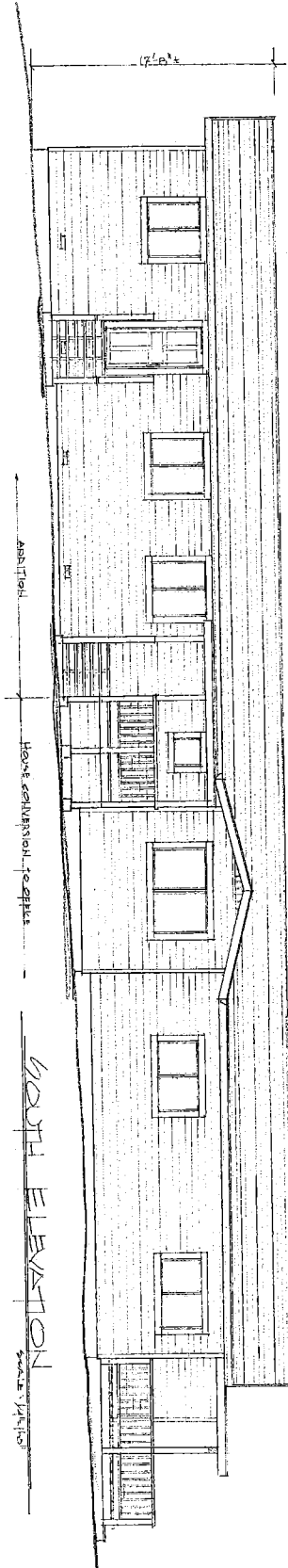
NO.	DATE	BY	REVISION
1	11/1/00	RB	Initial Design
2	11/1/00	RB	Final Design
3	11/1/00	RB	Construction Documents
4	11/1/00	RB	As-Built



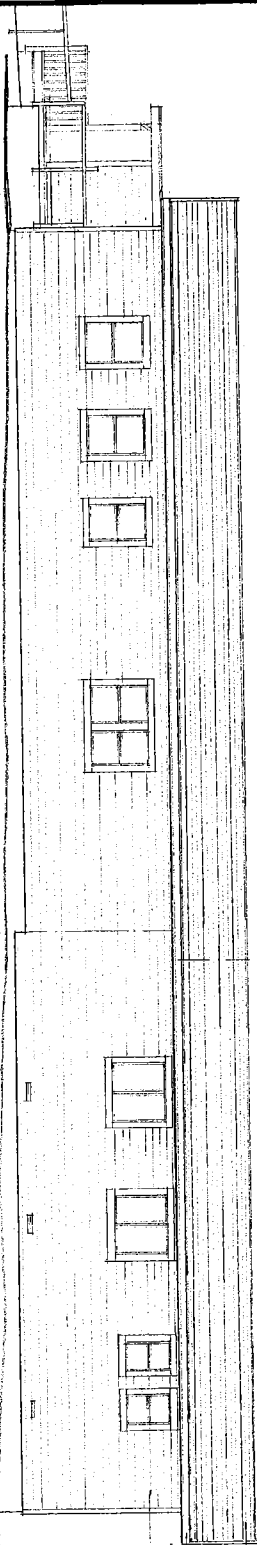
WEST ELEVATION  
Scale 1/4"=1'-0"



EAST ELEVATION  
Scale 1/4"=1'-0"



NORTH ELEVATION  
Scale 1/4"=1'-0"



SOUTH ELEVATION  
Scale 1/4"=1'-0"

House connection to office

Asphalt

compartmental structure - located in  
the middle  
of entire over the fence  
stone & trail to west (S)

EXHIBIT A

# GARROUTTE FARMS OFFICE

Garrouette Farms, Inc. 831.722.6965  
136 Marsh Lane Watsonville, CA 95076

## ROBIN BROWNFIELD

280 Evening Hill Lane Covallito, CA 95076  
Phone: (831) 724-4994 Cell: (831) 449-4919  
e-mail: rbrownfield@rogatech.net

DATE	1/2/00
BY	RB
PROJECT	Garrouette Farms Office
REVISION	
DATE	
BY	
PROJECT	
REVISION	

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

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminates or minimizes the need for a 200 foot agricultural buffer setback; or
2. Permanent substantial vegetation (such as a Riparian Corridor or Woodland protected by the County's Riparian Corridor or Sensitive Habitat Ordinances) or other physical barriers exist between the agricultural and non-agricultural uses which eliminate or minimize the need for a two hundred (200) foot agricultural buffer setback; or
3. **A lesser setback is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, 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) or the existence of some other factor which effectively supplants the need for a two hundred (200) foot agricultural buffer setback; or**

*A lesser setback is found to be adequate to prevent conflicts between the commercial offices and the adjacent agricultural lands in that there is an existing 6 foot tall wood fence located at the west property line of the subject property between the proposed structure and the westerly adjacent CA (Commercial Agriculture) zoned parcel and the proposal includes the installation of a vegetative hedge at the fence line to further buffer the two uses. Additionally, there is a landscaped front yard, an approximately 15 foot wide driveway (Marsh Lane), and an approximately 35 foot wide parking area located between the subject structure and the north adjacent CA zoned parcel which provides an adequate buffer between the two uses and supplants the need for a full 200 foot agricultural buffer or other physical barrier. The proposed use of the structure as commercial offices associated with the commercial agriculture on site is not a use that will conflict with adjacent agricultural operations. Therefore, this finding can be made.*

4. The imposition of a two hundred (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 (e.g. solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.



**Required Finding for Agricultural Buffer Setback Reduction on Commercial Agriculture  
(CA) Zoned Land County Code Section 16.50.095(e)**

1. In the event that an agricultural buffer setback reduction is proposed and the proposed non-agricultural development is located on Type 1, Type 2, or Type 3 commercial agricultural land, the non-agricultural development shall be sited so as to minimize possible conflicts between the agricultural use on the subject parcel; and the non-agricultural development shall be located so as to remove as little land as possible from production or potential production.

*The proposal to construct an addition onto the existing single family dwelling and convert the use from a single family dwelling to commercial offices associated with the on-site commercial agricultural use is proposed to take place on Type 1 CA (Commercial Agriculture) zoned land. The proposed development will take place in the northwest corner of the parcel which is an area that is already developed with agricultural outbuildings, a single family dwelling (proposed for conversion to offices), parking areas, ornamental landscaping, and agricultural equipment and machinery storage areas. Therefore, the proposed development will not remove any land from production or from potential production and the location will not conflict with any existing agricultural uses on-site.*

**Required Findings for Development on Land Zoned Commercial Agriculture or  
Agricultural Preserve County Code Section 13.10.314(a)**

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

*The establishment of offices to manage existing on-site commercial agricultural production will support the continued operation of commercial agriculture on the parcel and will not reduce, restrict, or adversely affect agricultural resources or the economic viability of commercial agricultural operations of the area in that the offices are intended to support on-site commercial agricultural operations that currently exist and are located in an area that will not require the removal of land from production; therefore, this finding can be made.*

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or the use consists of an interim public use which does not impair long-term agricultural viability, or consists of a permanent public use that will result in the production of recycled wastewater solely for agricultural irrigation and that limits and mitigates the impacts of facility construction on agriculture consistent with the requirements of Section 13.10.635; or

*The use of the structure as offices is accessory to the principal commercial agricultural use of the parcel in that, the offices will support the current and long term agricultural*

*viability on the parcel. Therefore, this finding can be made.*

3. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.
4. The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

*This finding can be made in that the proposed building location is currently developed with an existing single family dwelling (to be converted to offices), a parking area, agricultural equipment storage areas, ornamental landscaping areas, and agricultural outbuildings; therefore, no land will be removed from production or from potential production.*

## Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback Reduction from the proposed commercial office use to APN's 051-201-20 & 051-201-06. 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 Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- 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 52 feet from the proposed offices to the closest property line of APN 051-201-20 and a minimum of 25 feet from the proposed offices to the closest property line of APN 051-201-06.
    2. Final plans shall show the location of the vegetative buffering barrier at the west property line of the subject parcel between the development area and APN 051-201-06, 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. Plans shall comply with the most current building code and shall meet the requirements for Accessibility including but not limited to the following:
      - a. Ramp landings shall be 6' long in the direction of ramp run at bottom of ramps, including intermediate landings. Current plans show 4'. Bottom landing is not shown. Top landing shall be

- minimum 5'x5'.(CBC 1133B.5.4.6)
  - b. Bathrooms shall have signage to identify separate men's and women's facilities. Bathroom marked "unisex" on the plans shall have a minimum 48" clearance in front of the water closet. The door shall have minimum 18" strike side clearance (CPC 412, CBC 1115B3.2, 1133B.2.4.3)
  - c. All plans for this non-residential project shall be stamped and signed by California licensed professional(s).
  - d. An analysis of building area and exterior wall protection due to proximity to property lines and/or assumed property lines between buildings shall be included (CBC 503.1.2, 602.1, 705.3)
  - e. Plans shall include the following accessibility details and specifications:
    - i. Detectable warnings where exterior path of travel is flush with vehicular areas (CBC 1133B.8.5)
    - ii. Handrail details at exterior stairway and ramps to include extensions (CBC 1133B.4.1, 1133B.5.5)
    - iii. Striping details at exterior stairs (CBC 1133B.4.4)
    - iv. Signs that identify exits as not accessible at exterior doors that exceed the number of required exits, and are more than 24" above grade. (CBC 1133B.1.1.1.)
- 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. Meet all requirements and pay all fees of the Department of Public Works Stormwater Management Division. A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.11 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.
- D. Contact the Environmental Health Hazardous Materials Department (R. Supplee, REHS 454-2738) to determine if any additional information or permit changes/modifications will be required to comply with the site's existing Hazardous Materials Management Plan.
- E. Submit a soils report (3 original signed/stamped versions) completed by a California licensed geotechnical engineer for review and approval.
- F. Submit a detailed grading/drainage plan completed by a licensed civil engineer for review and approval.
- G. Submit a detailed erosion/sediment control plan for review and approval.
- H. Pay all fees and comply with all requirements of the Pajaro Valley Fire Protection

District.

- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
  - B. The required vegetative barrier shall be installed at the west property line. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier has been completed.
  - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative barrier shall be permanently maintained.
  - B. The existing 6 foot tall wood fence at the west property line of the subject parcel shall be permanently maintained.
  - C. All required Agricultural Buffer Setbacks shall be maintained.
  - 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.
- 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.

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

**Please note: This permit expires three years from the effective date listed below or if additional discretionary permits are required for the above permitted project, this permit shall expire on the same date as any subsequent approved discretionary permit(s) 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: \_\_\_\_\_

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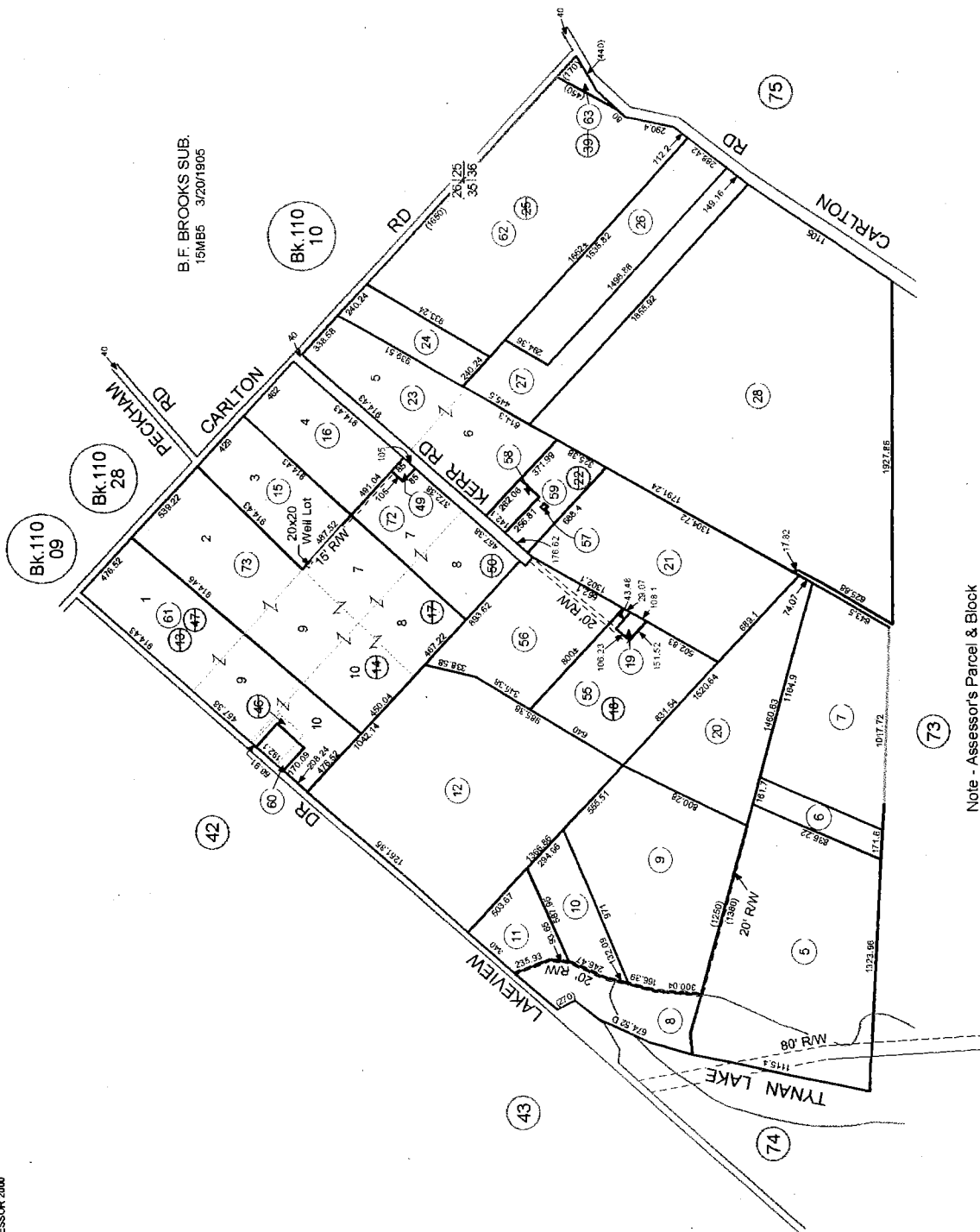
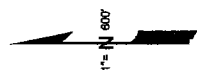
Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors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

51-20

Tax Area Code  
69-258

POR. SALSIPUEDES RANCHO  
POR. SECS. 25, 26, 35 & 36 T.11S., R.2E., M.D.B. & M.

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



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

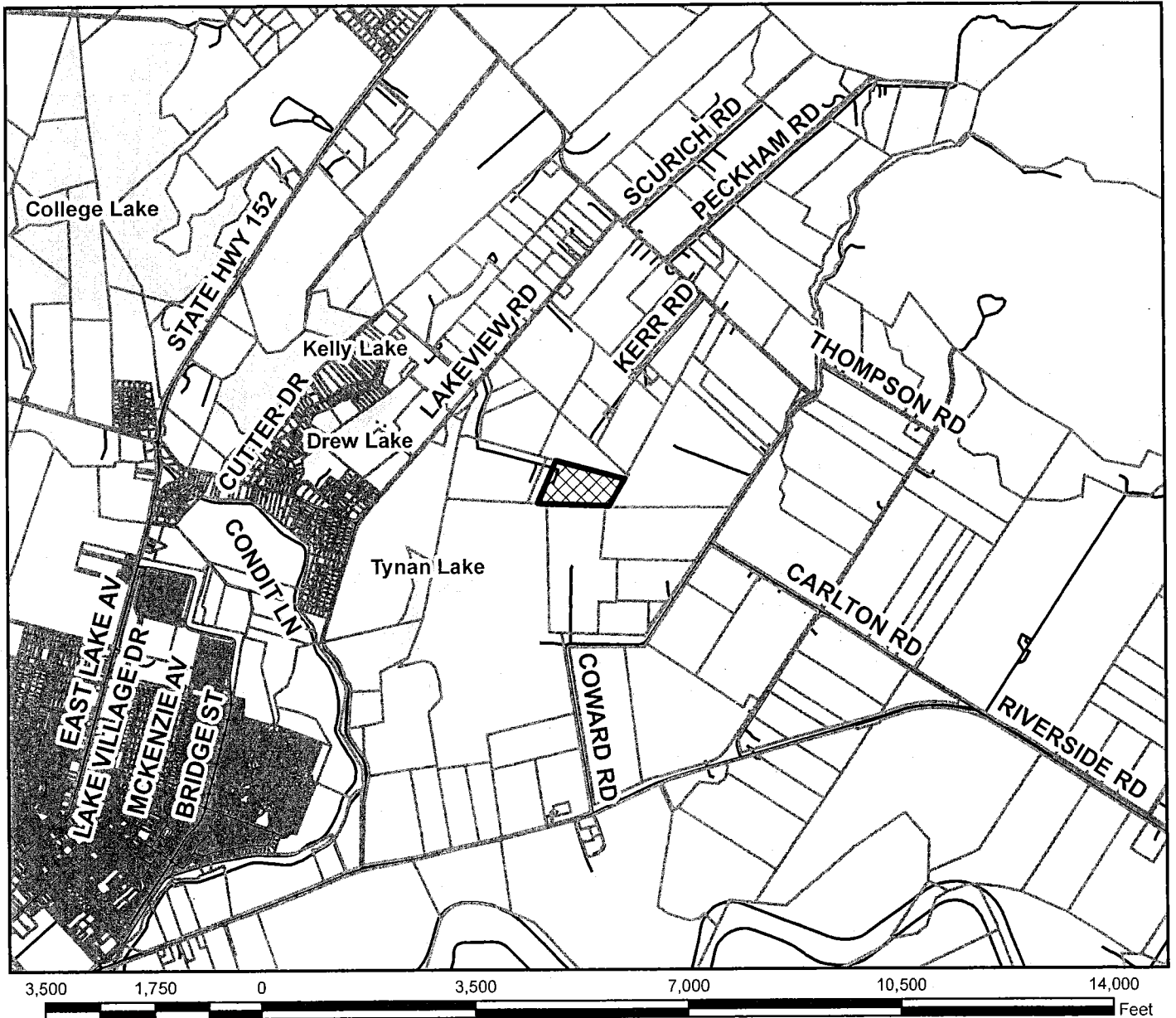
Assessor's Map No. 51-20  
County of Santa Cruz, Calif.  
June 2000

Electronically redrawn 6/25/00 KSA  
Rev. 6/23/00 KSA (Per. to Pgs. 73-75)  
Rev. 6/17/01 mm (changed page nbs)  
Rev. 3/15/04 CB (Cor body to 1-05 & 06)  
Rev. 10/27/06 CB (Spatial Adjustments)






EXHIBIT D

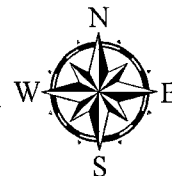


# Location Map



## LEGEND

-  APN: 051-201-07
-  Assessors Parcels
-  Streets
-  State Highways
-  Lakes



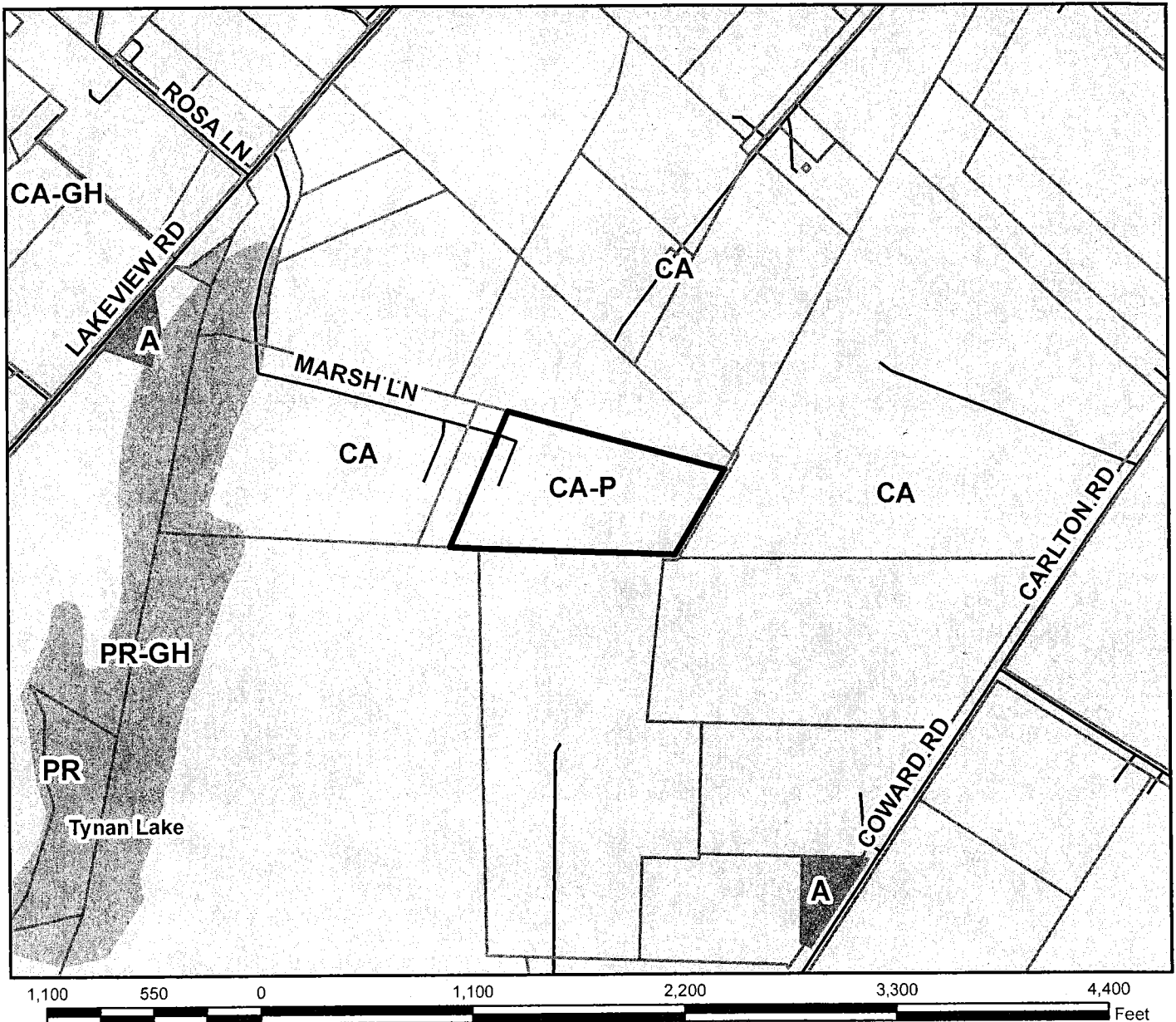
Map Created by  
County of Santa Cruz  
Planning Department  
December 2012

EXHIBIT D





# Zoning Map



## LEGEND



APN: 051-201-07



Assessors Parcels



Streets



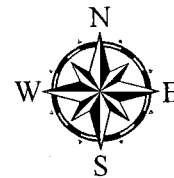
AGRICULTURE COMMERCIAL



AGRICULTURE



PARK

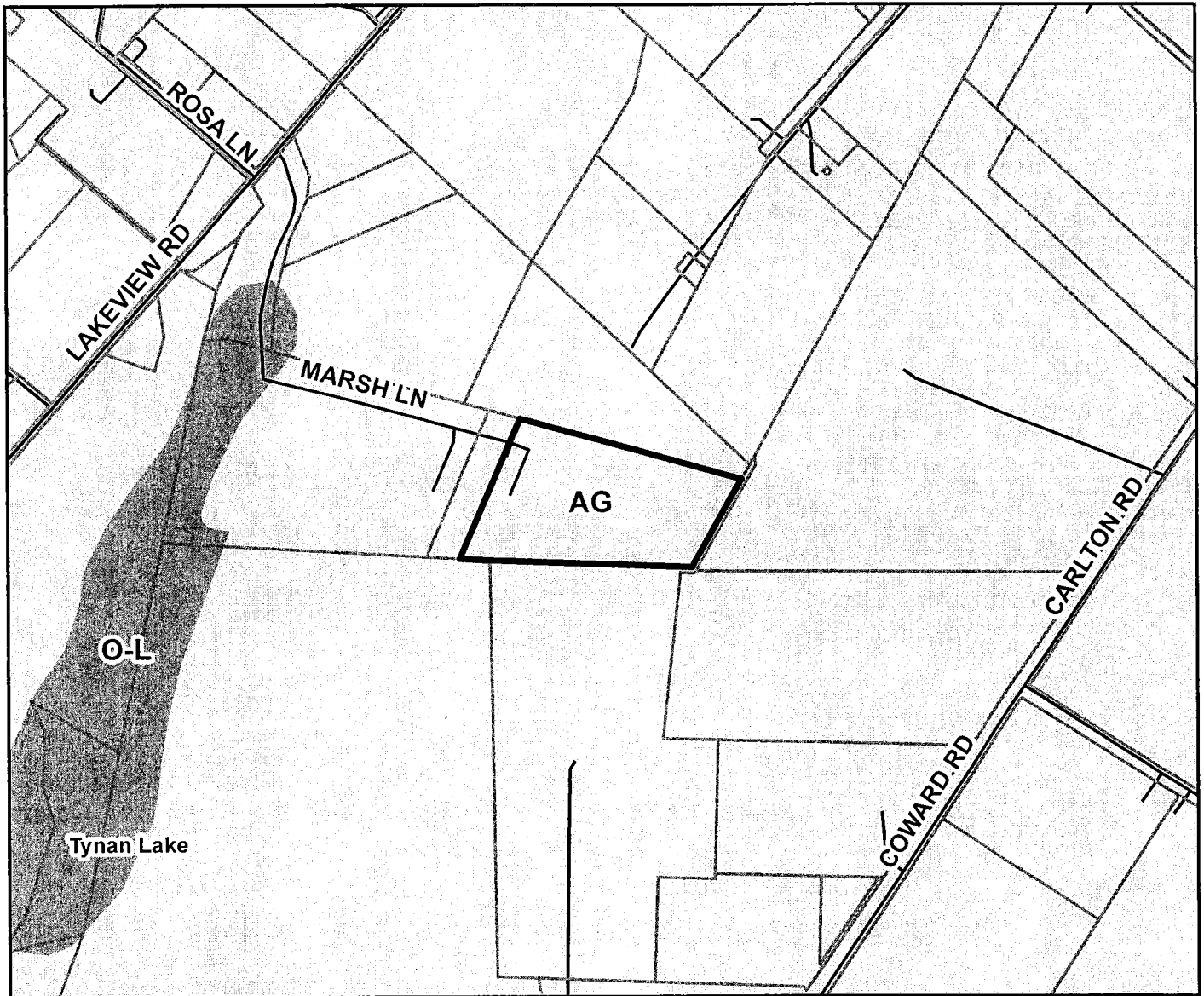


Map Created by  
County of Santa Cruz  
Planning Department  
December 2012

EXHIBIT D





# General Plan Designation Map




1,100 550 0 1,100 2,200 3,300 4,400 Feet

## LEGEND

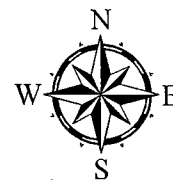
 APN: 051-201-07

 Assessors Parcels

 Streets

 Agriculture

 Lake



Map Created by  
County of Santa Cruz  
Planning Department  
December 2012

EXHIBIT D

LAND CONSERVATIONAGREEMENT

RECORDER'S MEMO: Legibility of writing,  
typing or printing UNSATISFACTORY in  
this document when received.

THIS AGREEMENT, made and entered into this 21st day of February,  
196<sup>8</sup>~~7~~, by and between F. W. & IVA D. WOERPEL,  
hereinafter referred to as "OWNER", and the COUNTY OF SANTA CRUZ, a political  
subdivision of the State of California, hereinafter referred to as "COUNTY",

## W I T N E S S E T H :

WHEREAS, OWNER is the owner of certain real property in the County of  
Santa Cruz, which property is presently devoted to agricultural use and is des-  
cribed in Exhibit "A" attached hereto; and

WHEREAS, said property is located in an agricultural preserve hereto-  
fore established by COUNTY: and

WHEREAS, both OWNER and COUNTY desire to limit the use of said prop-  
erty to agricultural uses and those compatible uses allowed in the Agricultural  
Preserve (A-P) Zone, in order to discourage premature and unnecessary conversion  
of such land to urban use, recognizing that such land has substantial public  
value as open space and that the preservation of such land in agricultural  
production constitutes an important physical, social, esthetic, and economic  
asset to County; and

WHEREAS, the parties have determined that the highest and best use  
of such land during the life of this Agreement, or any renewal thereof, is  
for agricultural purposes:

NOW, THEREFORE, the parties, in consideration of the mutual covenants  
and conditions set forth herein and the substantial public benefits to be  
derived therefrom do hereby agree as follows:

1. The within Agreement is made and entered into pursuant to the  
California Land Conservation Act of 1965.

2. During the term of this Agreement the above-described land shall be used for the commercial production of agricultural commodities and for no other purpose. No structures shall be erected upon said land except such structures as may be directly related to and compatible with agricultural use, and residence buildings for such individuals as may be engaged in the management of said land, and their families.

3. In consideration of the execution hereof by OWNER and the execution of similar agreements by other property owners within the same agricultural preserve, COUNTY agrees not to authorize any uses, other than those permitted by the County Zoning Ordinance in the Agricultural Preserve (A-P) Zone, during the term of this Agreement or any renewal thereof. Nothing herein shall prohibit a change of boundaries of said Agricultural Preserve to omit lands not subject to an agreement or to include additional lands.

4. In consideration of the execution hereof by COUNTY, OWNER agrees to restrict his property to those uses authorized in the Agricultural Preserve (A-P) Zone. OWNER further agrees that he will not convey any part of the above described property unless any parcel proposed to be conveyed complies in all respects with the provisions of the Agricultural Preserve (A-P) Zone.

5. In the event that an action in eminent domain for the condemnation of any land described herein is hereafter filed by any public agency, this Agreement shall be null and void upon the filing of such action and shall not thereafter be binding on any party hereto.

6. This Agreement shall be effective commencing on the 28<sup>th</sup> day of February, 1968, and shall remain in effect for a period of ten (10) years therefrom.

This Agreement shall be automatically renewed at the end of each year for an additional one (1) year period, thus maintaining the term of the Agreement at ten (10) years, unless notice of nonrenewal is given as provided below.

7. Either party hereto may cause this Agreement to expire at the end of nine years by serving a written notice of non-renewal on the other party at least ninety (90) days prior to the renewal date, if OWNER is serving notice, and sixty (60) days prior to the renewal date if the COUNTY is serving notice.

8. OWNER shall not receive any payment from COUNTY in consideration of the obligations imposed hereunder, it being recognized and agreed that the consideration for the execution of this Agreement is the substantial public benefit to be derived therefrom and the advantage which will accrue to OWNER in the event of any reduction in the assessed value of said property due to the imposition of the limitations on its use contained herein.

9. The within Agreement shall run with the land described herein and shall be binding upon the heirs, successors, and assignees of the parties hereto.

10. Either party to this Agreement may terminate it after a public hearing has been held in accordance with the provisions of Section 51284 of the Government Code, unless protests against such termination are filed with COUNTY, at the hearing or prior to it, by the owners of at least fifty-one per cent (51%) of the land under Agreement in the preserve. Upon such termination and as soon thereafter as the land to which it relates is reassessed by the Assessor, the landowner shall pay to COUNTY an amount equal to fifty per cent (50%) of the new assessed valuation of the property. If at the date of termination, the Agreement has less than ten (10) years to run, the amount due shall be reduced in proportion to the number of years that the Agreement would have remained in effect had it not been cancelled.

IN WITNESS WHEREOF, the parties hereto have executed the within  
AGREEMENT the day and year first above written.

Subscribed and Sworn to before me this.....  
2<sup>nd</sup> day of Feb. 1968  
Mary L. Rankin Notary Public  
In and for the County of Santa Cruz, State of California

MY COMMISSION EXPIRES OCTOBER 16, 1970

F. W. Woerpel  
Frank D. Woerpel  
OWNER  
COUNTY OF SANTA CRUZ

by Russ McCallie  
RUSS MC CALLIE, Chairman  
Board of Supervisors  
COUNTY

Approved as to Form:

James L. Rankin  
JAMES L. RANKIN, ASST. COUNTY COUNSEL

05343  
BOOK 1867 PAGE 677  
RECORDED AT REQUEST OF  
Santa Cruz County Counsel  
FEB 29 4 44 PM '68  
H. J. R. KELLEY



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## Accessibility Review

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**Routing No: 1 | Review Date: 12/05/2012**

LAURA BRINSON (LBRINSON) : Complete

### Accessibility Review

#### Completeness

· Application Complete

#### Compliance Issues

- Ramp landings shall be 6' long in the direction of ramp run at bottom of ramps, including intermediate landings. Current plans show 4'. Bottom landing is not shown. Top landing shall be minimum 5'x5'.(CBC 1133B.5.4.6
- Bathrooms shall have signage to identify separate men's and women's facilities. Bathroom marked "unisex" on the plans shall have a minimum 48" clearance in front of the water closet. The door shall have minimum 18" strike side clearance (CPC 412, CBC 1115B3.2, 1133B.2.4.3)

#### Building Permit Conditions

- All plans for this non-residential project shall be stamped and signed by California licensed professional(s).
- An analysis of building area and exterior wall protection due to proximity to property lines and/or assumed property lines between buildings shall be included (CBC 503.1.2, 602.1, 705.3)
- Plans shall include the following accessibility details and specifications:
  - o Detectable warnings where exterior path of travel is flush with vehicular areas (CBC 1133B.8.5)
  - o Handrail details at exterior stairway and ramps to include extensions (CBC 1133B.4.1, 1133B.5.5)
  - o Striping details at exterior stairs (CBC 1133B.4.4)
  - o Signs that identify exits as not accessible at exterior doors that exceed the number of required exits, and are more than 24" above grade. (CBC 1133B.1.1.1.1)

If you have any questions regarding these comments, please contact Laura Brinson at 831-454-3151 or email [laura.brinson@co.santa-cruz.ca.us](mailto:laura.brinson@co.santa-cruz.ca.us)

**Routing No: 2 | Review Date: 01/16/2013**

SAMANTHA HASCHERT (SHASCHERT) : Not Required

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## Drainage Review

**EXHIBIT F**



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## Drainage Review

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**Routing No: 1 | Review Date: 12/11/2012**

GERARDO VARGAS (GVARGAS) : Complete

Application No.: 121294

G\_V

12/11/12

Completeness comments:

Application has been approved for the discretionary stage in regards to drainage.

Miscellaneous Comments:

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.11 per square foot, and are assessed upon permit issuance.

Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

If you have any questions please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

**Routing No: 2 | Review Date: 01/16/2013**

SAMANTHA HASCHERT (SHASCHERT) : Not Required

## Environmental Health Review

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**Routing No: 1 | Review Date: 12/05/2012**

JIM SAFRANEK (JSafraneK) : Complete

Project is approved by EH w/ the following building permit conditions:

Contact EH HazMat (R. Supplee, REHS 454-2738) to determine if any additional info or permit changes/modifications will be required for the site's existing HazMat Management Plan.

The applicant's water supply engineer/consultant will need to submit an application and receive permit approval for a State Small community water system; contact Troy Boone, REHS at 454-3069. An EH Building Clearance will be required for the water system permit at time of BP.

**Routing No: 2 | Review Date: 01/16/2013**

SAMANTHA HASCHERT (SHASCHERT) : Not Required

## Environmental Planning

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**Routing No: 1 | Review Date: 12/06/2012**

**EXHIBIT F**





County of Santa Cruz, PLANNING DEPARTMENT

## Discretionary Application Comments 121294

APN 051-201-07

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### Environmental Planning

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ROBERT LOVELAND (RLOVELAND) : Complete

Conditions of Approval:

1. Submit a soils report (3 original signed/stamped versions) completed by a California licensed geotechnical engineer for review and approval.
2. Submit a detailed grading/drainage plan completed by a licensed civil engineer for review and approval.
3. Submit a detailed erosion/sediment control plan for review and approval.

**Routing No: 2 | Review Date: 01/16/2013**

SAMANTHA HASCHERT (SHASCHERT) : Not Required

### Fire Review

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**Routing No: 1 | Review Date: 12/04/2012**

COLLEEN BAXTER (CBAXTER) : Incomplete

**Pajaro Valley Fire Protection District**

**562 Casserly Road, Watsonville, CA 95076**

**Telephone: (831) 722-6188 Fax: (831)**

**722-3722**

Date: 12/11/12

Name : Dee Murray

Address : 2272 Kinsley St

City: Santa Cruz

Subject: APN: 051-201-07 / Appl # 121294

Street Address : 136 Marsh Ln

Dear Property Owner:

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project, **APPROVAL IS DENIED**. We require the additional information listed below in order to complete our review.

Please add the appropriate NOTES, DETAILS and INFORMATION on your plans and

**EXHIBIT F**

Print Date: 01/29/2013

Page: 3



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**Fire Review**

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**Routing No: 1 | Review Date: 12/04/2012**

COLLEEN BAXTER (CBAXTER) : Incomplete

**RESUBMIT with an annotated copy of this letter. All changes to drawings will require "clouding of the change".**

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

**SHOW** on the plans a public fire hydrant within 600 feet of any portion of the building meeting the minimum required fire flow for the building. Hydrant shall be on a fire apparatus access road, as measured by an approved drivable route around the exterior of the facility or building.

**NOTE** on the plans "All buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13, and adopted standards of Pajaro Valley Fire Protection District."

**NOTE** on the plans "the FIRE SPRINKLER SYSTEM drawings must be prepared and submitted for approval by a California State Licensed Contractor (Class A, or C-16) meeting the requirements of NFPA-13, "Standard for the Installation of Fire Sprinkler Systems". Designer/installer shall submit three (3) sets of plans and calculations to this agency for approval."

**NOTE** on the plans "an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared and submitted for approval by a California State Licensed Contractor (Class A, C-16 or C-34). The plans shall comply with NFPA 24, "Standard for the Installation of Private Fire Service Mains and Their Appurtenances". Designer/installer shall submit three (3) sets of plans and calculations to this agency for approval."

**NOTE** on the plans, "when servicing more than 20 sprinklers, automatic fire sprinkler systems shall be supervised by an approved Central, Proprietary, or Remote Station or an approved local alarm which will give an audible signal at a constantly (24 hour) attended location."

Monitoring of the sprinkler system by a constantly attended location, U.L. Central Station may be required due to special circumstances.

**NOTE** on the plans "the designer/installer shall submit three (3) sets of plans and calculations for the Fire Alarm System to this agency for approval."

**EXHIBIT F**



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## Fire Review

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**Routing No: 1 | Review Date: 12/04/2012**

COLLEEN BAXTER (CBAXTER) : Incomplete

**SHOW** on the floor plan, location of fire extinguishers.

**NOTE** on the plans "building numbers shall be provided. Numbers shall be a minimum of six (6) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street."

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

**NOTE** on the plans "the driveway / access road shall be in place prior to any framing construction, or construction will be stopped."

**SHOW** on the plans, **DETAILS** of compliance with **FIRE LANE** requirements. **FIRE LANE** shall be **20** feet minimum unobstructed width, with red painted curbs and approved signage. **FIRE LANES** shall be maintained hereafter.

### **ACCESS ROAD / DRIVEWAY REQUIREMENTS**

The access road / driveway shall be an "all weather" surface. "All Weather Surface" is defined as a minimum 6" of compacted aggregate base rock, Class II or equivalent, and certified in writing by a licensed engineer to 95% compaction for grades up to and including 5%. For grades in excess of 5% but not exceeding 15%, oil and screeds shall be applied to a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95% compaction. For grades exceeding 15%, 2" of asphaltic concrete shall be applied over a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95%.

The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time.

The access road shall have a vertical clearance of 13'-6" for its entire width and length, including turnouts.

An approved turn-a-round shall be provided for access roads and driveways in excess of 150 feet in length.

Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.

All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

**EXHIBIT F**



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## Fire Review

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**Routing No: 1 | Review Date: 12/04/2012**

COLLEEN BAXTER (CBAXTER) : Incomplete

The driveway shall be thereafter maintained to these standards at all times.

**NOTE** on the plans “a 30-foot clearance shall be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

**EXCEPTION:** Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, pro-vided they do not form a means of rapidly trans-mitting fire from native growth to any structure. “

**NOTE** on the plans” the job copies of the building and fire systems plans and permits must be on-site during inspections.”

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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 reviewer and reviewing agency.

Should you have any additional concerns, you may contact our office at (831) 335-6748.

FIRE STORAGE WATER REQUIREMENTS WILL BE BASED ON CURRENT FIRE CODE REGULATIONS TO BE DETERMINED AT A LATER DATE, SHOW ON PLANS CURRENT WATER STORAGE.

**Routing No: 2 | Review Date:**

() :

**Routing No: 3 | Review Date: 01/16/2013**

SAMANTHA HASCHERT (SHASCHERT) : Not Required

## Project Review

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**Routing No: 1 | Review Date: 12/18/2012**

SAMANTHA HASCHERT (SHASCHERT) : Incomplete

See incomplete letter in file:

**EXHIBIT F**



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## Project Review

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**Routing No: 1 | Review Date: 12/18/2012**

SAMANTHA HASCHERT (SHASCHERT) : Incomplete

Need soils report

Clarify removal of landscaping for parking spaces

Include FD notes (compliance)

**Routing No: 2 | Review Date:**

() :

**Routing No: 3 | Review Date: 01/16/2013**

SAMANTHA HASCHERT (SHASCHERT) : Not Required

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## Road Engineering Review

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**Routing No: 1 | Review Date: 12/11/2012**

RODOLFO RIVAS (RRIVAS) : Complete

**Routing No: 2 | Review Date: 01/16/2013**

SAMANTHA HASCHERT (SHASCHERT) : Not Required

**EXHIBIT F**