AGRICULTURAL PRODUCTION

INTRODUCTION

AT THE FAMILY FARM ON 238 CASSERLY ROAD IN WATSONVILLE, THERE IS OVER 10 YEARS OF EXPERIENCE GROWING CERTIFIED-ORGANIC STRAWBERRIES, VEGETABLE AND FLOWERS. THE CASSERLY ROAD PROPERTY CONSISTS OF 4.5 ACRES. THE PROPOSED INFRASTRUCTURE DEVELOPMENT OF A BARN IS ESSENTIAL TO SCALE AND DIVERSIFY AGRICULTURAL PRODUCTION.

2013 AGRICULTURAL PRODUCTION

AGRICULTURAL PRODUCTION BEGAN SHORTLY AFTER THE PURCHASE OF PROPERTY IN 2013 AND CONTINUES INTO THE PRESENT WITH A FOCUS ON STRAWBERRIES, RASPBERRIES, APPLES AND OTHER CROPS. FOOD CROP PRODUCTION AT SCALE IS CURRENTLY LIMITED DUE TO LACK OF A PROTECTED, COVERED, DRY STORAGE AND PROCESSING FACILITY. THE PROPOSED AG BARN WOULD PROVIDE THAT.

2023 CROPS INCLUDE:

- RASPBERRIES: 1/2 ACRESOIL
- STRAWBERRIES: 1 ACRE
- APPLES: 1/2 ACRE
- PEARS: 1/4 ACRE

TOTAL CURRENTLY FARMED ACREAGE: 2-1/4 ACRES

PROJECTED AGRICULTURAL PRODUCTION

A BARN FACILITY IS ESSENTIAL FOR OUR FAMILY FARM TO SCALE AND DIVERSIFY AGRICULTURAL PRODUCTION.

THE BARN WE ARE PROPOSING WOULD PROVIDE: STORAGE SPACE FOR VALUABLE AGRICULTURAL EQUIPMENT AND MACHINERY: A WORKSHOP AREA TO REPAIR AND MAINTAIN EQUIPMENT AND MACHINERY; SPACE FOR DRYING, PRESERVING AND PACKAGING CROPS; SPACE TO INSTALL A WALK-IN COOLER FOR PERISHABLE PRODUCE; SPACE FOR PROPER STORAGE OF SENSITIVE SUPPLY AND PRODUCT SUCH AS SEEDS, PRESERVED HERBS, FRUIT AND VEGETABLES, HAY, ANIMAL BEDDING AND ALSO SPACE FOR CONDUCTING BASIC BUSINESS TASKS AND DOCUMENT STORAGE.

PROJECTED CROPS TO INCLUDE:

- ORCHARD FRUIT
- MIXED ANNUAL VEGETABLES INCLUDING KALE AND ONIONS
- RASPBERRY AND STRAWBERRIES
- PUMPKINS
- FLOWERS

SUMMARY

OUR FAMILY FARM IS AN ACTIVE AGRICULTURAL PRODUCER OF FRUIT AND VEGETABLE CROPS. THE FARM BUSINESS SEEKS TO MAXIMIZE THE USE OF LIMITED AGRICULTURAL LAND TO EXPAND AND DIVERSIFY CROP PRODUCTION. A SIZABLE BARN IS ESSENTIAL TO THE FAMILY FARM'S AIM OF GROWING A PRODUCTIVE AND VIABLE AGRICULTURAL BUSINESS FOR THE REASONS BELOW.

OVERVIEW OF BARN USE- MATERIALS AND EQUIPMENT PROPOSED TO BE STORED IN BUILDING

THE PROPOSED AGRICULTURAL BARN SERVES TWO IMPORTANT PURPOSES: STORAGE AND PACKAGING.
STORAGE AND PACKAGING SPACE NEEDS ARE AS FOLLOWS:

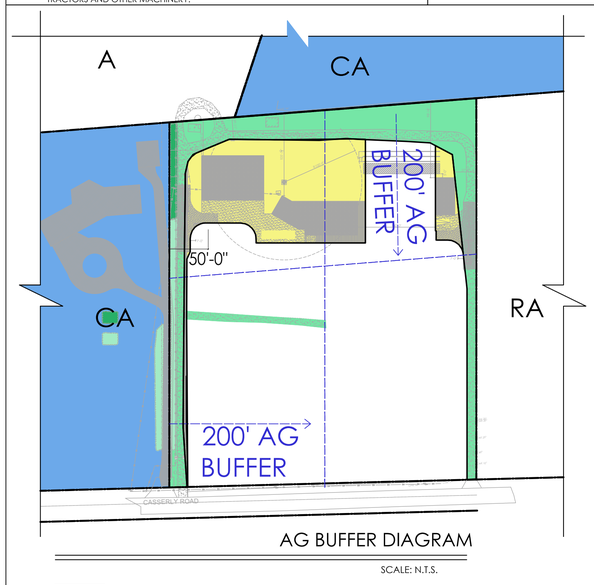
- A TEMPERATURE AND MOISTURE-CONTROLLED ROOM FOR STORING HEIRLOOM SEED AND VALUE-ADDED PRODUCTS
- DRY SPACE FOR BULK ANIMAL BEDDING, HAY AND NUMEROUS SACKS OF COVER CROP SEED
- DRY, ACCESSIBLE SPACE FOR TRACTOR AND AGRICULTURAL IMPLEMENTS AND POWERED TOOLS (I.E. CHAIN SAW, TRIMMER, GENERATORS, WATER PUMPS),
- DRY SPACE FOR AGRICULTURAL TOOLS AND SUPPLY SUCH AS LONG HANDLED TOOLS, LENGTH OF ROW COVER FABRIC, SEEDING TOOLS AND MORE.
- A WARM, DRY ROOM WITH AIR-FLOW FOR HERB, FLOWER AND HEIRLOOM SEED DRYING
- CLEAN AND DRY SPACE FOR CONDUCTING BASIC BUSINESS TASKS AND DOCUMENT STORAGE
- COMPLIANT STORAGE OF PESTICIDES, FERTILIZERS AND OTHER APPROVED AGRICULTURAL MATERIALS
- ENCLOSED SPACE WITH ELECTRICITY TO INSTALL A WALK-IN COOLER FOR STORAGE OF PERISHABLE CROPS
- DRY, ACCESSIBLE SPACE FOR PICK-UP TRUCK FOR HAULING PRODUCE
- DRY WORKSHOP SPACE FOR MAINTENANCE AND REPAIRS OF AGRICULTURAL IMPLEMENTS, TRACTORS AND OTHER MACHINERY.

ARCHAEOLOGICAL NOTE

PER PATRICIA PARAMOURE'S REPORT DATED 2/20/2024, NO SUBSURFACE TESTING IS RECOMMENDED AT THIS TIME. NO ARCHAEOLOGICAL IMPACT IS PREDICTED AND THE PROPOSED PROJECT SHOULD NOT BE DELAYED ON THE BASIS OF ARCHAEOLOGICAL CONCERNS. IN THE EVENT THAT CONSTRUCTION RELATED GROUND DISTURBING ACTIVITIES EXPOSE UNANTICIPATED ARCHAEOLOGICAL MATERIALS FROM EITHER THE PRECONTACT OR HISTORIC ERAS, A QUALIFIED ARCHAEOLOGIST SHALL BE CONTACTED TO INSPECT AND ASSESS THE FIND

FIRE NOTES

1. SINCE THIS PROPERTY IS ABOVE THE URBAN SERVICES LINE, THE FIRE FLOW AND FIRE HYDRANT REQUIREMENTS ARE MITIGATED BY THE REQUIREMENTS OUTLINED IN THE DISTRICT RURAL WATER STORAGE REQUIREMENTS, SHOWN ON THE PLANS ARE (2) 5,000 GALLON WATER TANKS (<3,600 SQUARE FEET RESIDENCE) FOR FIRE PROTECTION SERVICE. 2 FIRE HYDRANTS ARE PROVIDED BECAUSE OF LOCATION OF THE STRUCTURES, ONE FOR EACH RESIDENTIAL STRUCTURE. A SEPARATE PERMIT IS REQUIRED FOR TANK/HYDRANT INSTALLATION. (CFC §507.1 AS AMENDED)
2. THE WATER STORAGE TANKS AND HYDRANTS SHALL BE INSTALLED AND MADE SERVICEABLE PRIOR TO AND DURING THE TIME OF CONSTRUCTION EXCEPT WHEN APPROVED ALTERNATIVE METHODS OF PROTECTION ARE PROVIDED.
3. ACCESS ROADS / DRIVEWAYS FOR ONE AND TWO SINGLE FAMILY DWELLINGS SHALL BE NO LESS THAN 12 FEET IN WIDTH WITH A VERTICAL CLEARANCE OF NO LESS THAN 13 FEET – 6 INCHES
4. NEW/UPGRADED HYDRANTS, WATER STORAGE TANKS, AND/OR UPGRADED ROADWAYS SHALL BE INSTALLED **PRIOR** TO CONSTRUCTION.
5. THE BUILDING SHALL BE PROTECTED BY AN APPROVED AUTOMATIC SPRINKLER SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
6. A 300 FOOT CLEARANCE WILL BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES.



AG BUFFER DIAGRAM

SCALE: N.T.S.

NEIGHBORING CA ZONED PARCELS

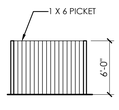
EXISTING AREA NOT USED FOR AGRICULTURE
33,609 SQ.FT.

AREA REMOVED FROM AGRICULTURAL USE
32,191 SQ.FT.

TOTAL LOT, INCL. R.O.W.
189,561 SQ.FT.

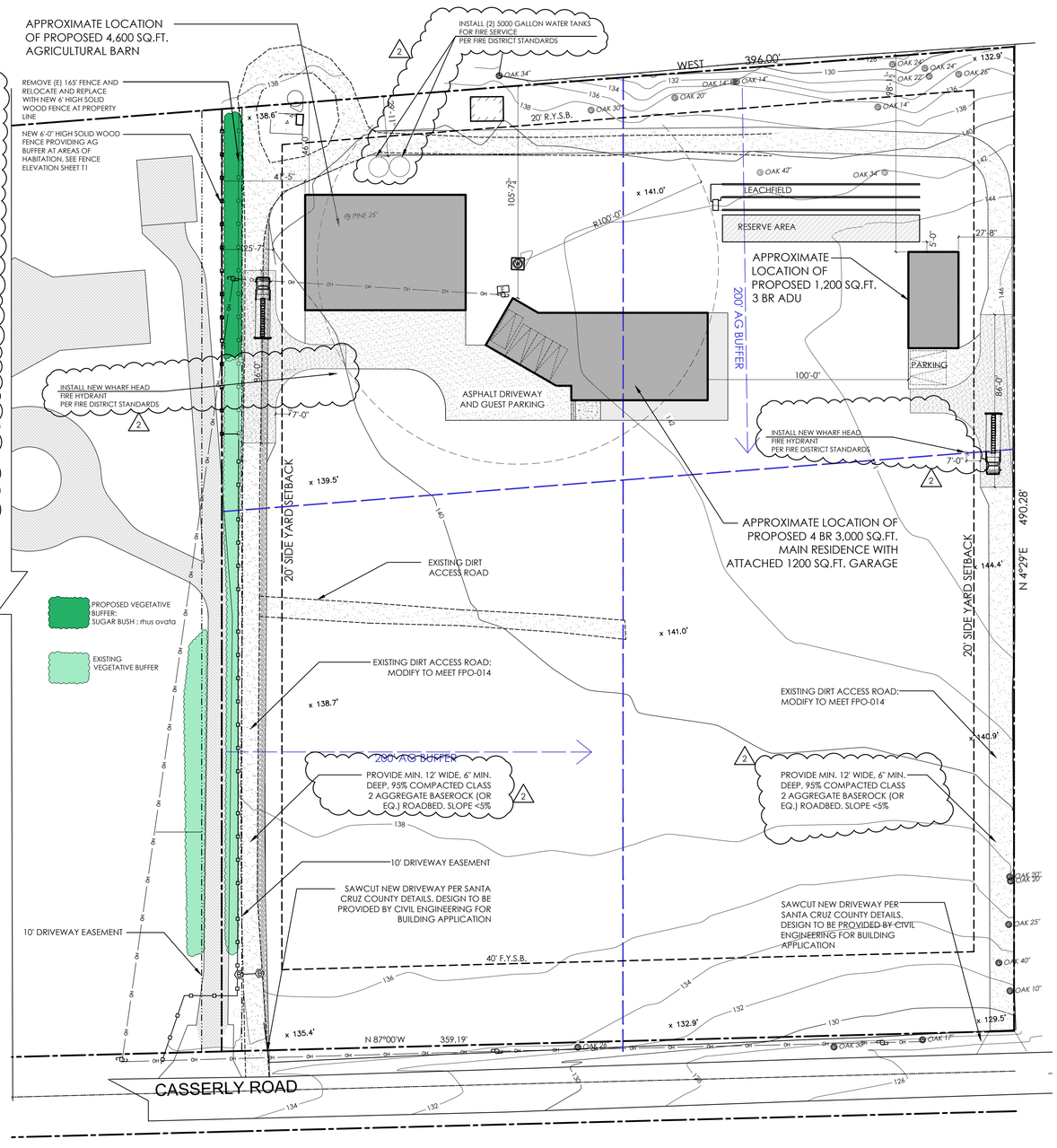
TOTAL LOT, INCL. R.O.W.
189,561 SQ.FT. (4.35 ACRES)
-33,609 SQ.FT. (.77 ACRES)(EXISTING AREA NOT USED FOR AGRICULTURE)
155,952 SQ.FT. OR 3.58 VIABLE ACRES

-32,693 (.75 ACRES)(AREA REMOVED FROM AGRICULTURAL USE)
123,761 SQ.FT. OR 2.84 REMAINING VIABLE ACRES



FENCE ELEVATION

SCALE: 1/8"= 1'-0"



PROPOSED SITE PLAN

SCALE: 1/32"= 1'-0"

BUILDING INFORMATION SUMMARY

PROJECT DESCRIPTION
REQUESTING AG BUFFER REDUCTION:
40' FROM NORTH PROPERTY LINE AND
30' FROM WEST PROPERTY LINE

1. PROPOSED CONSTRUCTION OF A 3,000 SQ.FT. 4 BR, SINGLE FAMILY DWELLING WITH ATTACHED 1,200 SQ.FT. 4 CAR GARAGE AND COVERED PORCH,
2. PROPOSED 1,200 SQ.FT. 3 BR ADU
3. PROPOSED 4,600 SQ.FT. AGRICULTURAL BARN WITH FULL BATH.

PROJECT ADDRESS: 228 CASSERLY ROAD WATSONVILLE, CA 95076

PARCEL NUMBER: 110-011-38

OCCUPANCY CLASSIFICATION: R-3/U

ZONING DESIGNATION: CA

CONSTRUCTION TYPE: TYPE V-B SPRINKLERED

LOT AREA: 179,031.60 SQ.FT. (4.110 ACRES)

SRA: MODERATE, WUI COMPLIANCE REQUIRED

CODE NOTE:

ALL WORK INDICATED ON THE PLANS SHALL COMPLY WITH THE FOLLOWING CODES:

- 2022 CALIFORNIA RESIDENTIAL CODE
- 2022 CALIFORNIA BUILDING CODE
- 2022 CALIFORNIA FIRE CODE
- 2022 CALIFORNIA PLUMBING CODE
- 2022 CALIFORNIA MECHANICAL CODE
- 2022 CALIFORNIA ELECTRIC CODE
- 2022 CALIFORNIA GREEN BUILDING STANDARDS
- 2022 CALIFORNIA ENERGY STANDARDS
- SANTA CRUZ COUNTY CODE AMENDMENTS

CONTACTS

OWNER:
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WATSONVILLE, CA 95076
PH: (831) 740-7555
2georgeland@gmail.com

PROJECT DESIGNER:
VALERIE HART RESIDENTIAL DESIGN
VALERIE HART
3680 N. RODEO GULCH ROAD
SOQUEL, CA 95073
PH: (831) 239-1609
valerie95062@yahoo.com

AGRICULTURAL CONSULTANT:
RUSH & DUTTLE CONSULTING
ANTHONY DUTTLE, MS, MBA, CCA ,PCA
DALE W. RUSH, Phd, CPAg/SSc, CCA, PCA, QAL
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ARCHAEOLOGIC CONSULTANT
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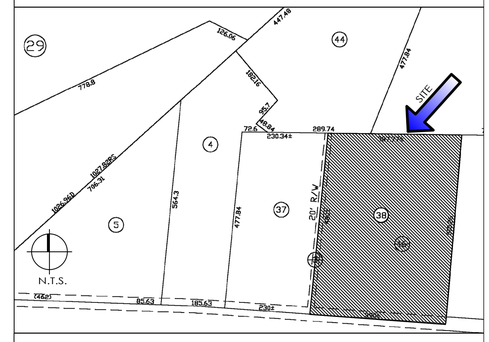
PARCEL MAP



VICINITY MAP

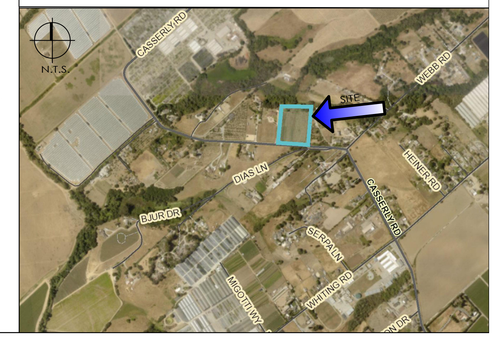


EXHIBIT C

PROPOSED SITE PLAN

SCALE: 1/32"= 1'-0"

VALERIE HART RESIDENTIAL DESIGN

3680 N. RODEO GULCH ROAD, SOQUEL, CA 95073
(831) 239-1609 valerie95062@yahoo.com

hernandez property

238 casserly road, watsonville, ca 95076
apn: 110-011-38

	ag buffer reduction:	DECEMBER 18, 2023
1	plan check one:	MARCH 25, 2024
2	plan check two:	MAY 17, 2024

SHEET: AB