



## Staff Report to the Planning Commission

Application Number: **06-0655**

**Applicant:** Dee Murray, Planning Consultant  
**Owners:** Edwin & Judith Charlebois  
**APN:** 108-361-02

**Agenda Date:** March 14, 2007  
**Agenda Item :** # **7**  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to change agricultural production primarily from rose production to diversified agricultural production, including berries, at **an** existing **farm**.

**Location:** Property located approximately one mile north of Freedom Boulevard on Corralitos Road at **242** Corralitos Road in Watsonville.

**Supervisory District:** Second District (District Supervisor: Pirie)

**Permits Required:** APAC Review, Amendment to Agricultural Development Permit 87-0576

### Staff Recommendation:

- Recommendation for Approval of Application 06-0655.

### Exhibits

- |    |  |    |   |
|----|--|----|---|
| A. | Project plans  | G. | Neighborhood meeting minutes              |
| B. | CEQA Notice of Exemption and Development Permit Findings | H. | 87-0576 Permit and Conditions of Approval |
| C. | Conditions   | I. | Western Garden – Podocarpus               |
| D. | Assessor's parcel map, Location map                      | J. | Concrete removal bond                     |
| E. | Zoning & General Plan maps                               | K. | APAC Minutes 01/18/07                     |
| F. | Comments & Correspondence                                |    |   |

### Parcel Information

Parcel Size:	51.55 acres
Existing Land Use - Parcel:	Rose production, row crops
Existing Land Use - Surrounding:	Commercial Agriculture, Bradley Elementary School
Project Access:	Corralitos Road
Planning Area:	Eureka Canyon
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

## Environmental Information

Geologic Hazards: Mapped/Corralitos Creek Floodway at eastern perimeter  
Soils: Baywood loamy sand, Soquel loam  
Fire Hazard: Not a mapped constraint  
Slopes: 2 – 15 percent slopes  
Env. Sen. Habitat: Mapped biotic/no physical evidence on site  
Grading: No grading proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archaeology: Mapped/no physical evidence on site

## Services Information

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

## History

Agricultural Development Permit **87-0576** (former APN **108-192-02**) was approved by the Planning Commission on June **29, 1988** to construct a total of **91,092** square feet of green houses and **24,840** square feet of shade houses in two phases; a **16,950** square foot grading shed/packing shed/cold storage facility; a 10,000 square foot maintenance shop; a **5,000** square foot office; remodel the existing single-family dwelling as an agricultural caretaker's quarters; and 30-space parking lot (Exhibit H). The Phase 1 greenhouses and grading shed were constructed (**61,692** square foot greenhouse and **16,950** square foot grading shed). Inspections for permit compliance monitoring were conducted in **1988, 1992** and **1993**. The rose production use continued until late September/early October of **2006**.

## Amendment Proposal

The applicant is proposing to complete the approved Phase 2 for an additional **29,400** square feet of greenhouses, a **5,000** square foot office building, and **10,500** square foot workshop. To facilitate this change, seven (7) modifications to amend the original development permit (Exhibit G) to transition from rose to berry production, and to allow for changes in technology are proposed as follows (original permit conditions are displayed in *italic script*):

- i) ***Condition 7a The greenhouses shall be restricted to concrete flooring for center pathways only, as shown on Exhibit A.***

The applicant wants to amend this condition to allow concrete flooring throughout the greenhouses. The reason for this request is to ensure no introduction of soil-borne diseases to the berry plants that will be grown in the

greenhouses. All plants grown in the greenhouses must not come in contact with soil at any time; therefore it is necessary to emplace concrete flooring throughout the existing greenhouses.

- ii) *Condition 7c The greenhouses shall not contain fans of any type whatsoever in or on the greenhouse structures.*

The applicant wishes to amend this condition so that **high** performance, internal fans that do not exhaust to the outside can be utilized. Once the plants are received in the greenhouse, they are grown under a misting or fogging system. Overhead misting serves to irrigate the plants and this requires fans to circulate the humid air and minimize pesticide usage.

- iii) *Condition 8d A minimum of 21 ½ acres within the northwest portion of the property shall be retained in apple orchard by prudent horticultural management.*

The applicant wishes to change this condition because the 21 ½ -acres **of** diseased apple trees was recommended for removal by the office of the Agricultural Commissioner. Disease-born pests and pathogens which could contaminate adjacent crops and orchards had damaged the existing orchard (Exhibit F). The trees have been replaced with flowers and diversified crops that will be replaced with berries.

- iv) *Condition 8e A drip irrigation system shall be used as the only method ~~of~~ irrigation both inside the greenhouses and for the required landscape screening and buffering.*

The applicant wishes to change this condition because of changes in technology in the past **20** years since original project approval and because of the different methods required by berry plant, as opposed to rose production. The existing interior drip irrigation system would be replaced with a state of the ~~art~~ system, which utilizes a fabric matting system, with an impermeable bottom layer, **through** which water slowly moves and is taken up by the roots of the berry plants. This system overall is simpler than drip irrigation and conserves water. Once the plants reach the proper size and can withstand outdoor conditions, they will be moved to ~~an~~ outdoor growing area where they will be grown utilizing a variety of irrigation methods to ensure the least amount of runoff and best use of irrigation water.

- v) *Condition 8f Any brines or boiler residues shall be contained on site in a lined evaporation pond or other containment device approved by the Environmental Planning Section of the Planning Department.*

The applicant wishes to change this condition because a water **softener** has been installed to eliminate brine.

- vi) *Condition 8h All greenhouses shall be served by a subsurface drainage system which re-circulates irrigation water for reuse. This system shall be designed and installed to prevent groundwater contamination from irrigation additives (e.g. fertilizers). All contaminated runoff shall be used or evaporated on site.*

The applicant wishes to change this condition because there will be no re-circulation of irrigation water. Runoff will be diverted to the existing detention basin.

- vii) *Condition 9e The greenhouses shall not use interior illumination for the growing of plants during the nighttime.*

The applicant is requesting that supplemental lighting be allowed in the winter months from 5-7 a.m. and 8-10 p.m. This lighting is required to optimize plant growth for the berry propagation. The existing greenhouses have computer controlled automatic curtains. The computer will be programmed to close the curtains when the lights are in use and it is dark outside so that there will be no light escaping from the greenhouses. New greenhouses will have this same feature.

## Project Setting

The project site is a 51.5-acre parcel located on the floor of the Corralitos Valley about a half-mile south of the village core. The parcel is predominantly utilized for row crops and greenhouse production. Existing greenhouses and a demonstration garden are clustered in a 4.3-acre corner at the southwest of the property. Apple trees that were formerly on the site became diseased and were removed from the site (Exhibit F). The valley has traditionally been farmed with apple orchards, but in recent years has diversified to include flower and row crop production. Soil types are Soquel loam and Baywood loamy sand. The parcel is predominantly flat and slopes downward to the eastern property boundary, adjacent to Corralitos Creek. The northern portion of the project site is immediately east, across Corralitos Road, from Bradley Elementary School.

## Zoning & General Plan Consistency

The subject property is a 51.5-acre parcel, located in the CA (Commercial Agriculture) zone district, a designation that allows agriculture uses. The proposed berry propagation and diversified crop production continues to be a principal permitted use within the zone district and the project is consistent with the site's (A) Agriculture General Plan designation. The project is consistent with the CA zone district as berry propagation and diversified crop production is an allowed use. The project is also consistent with site development regulations of the CA zone district Section 13.10.3 13 with regard to 20-foot front, side and rear setbacks, minimum 300-foot property width, minimum 100-foot frontage, and maximum height of 28 feet for residential structures.

General Plan Objective 5.13 recognizes that agriculture is a priority land use and that preservation and promotion of agriculture on designated commercial agricultural lands remains a priority. The existing greenhouses and offices are clustered in the southwest corner of the property removing as

little land as possible from production, consistent with General Plan Policy 5.13.27. Consistent with General Plan Policy 5.13.24, an Agricultural Statement of Acknowledgement has been recorded in Volume 4404 Page 30 of Santa Cruz Official records on October 19, 1988. The project is consistent with all Greenhouse Agriculture Policies of Chapter 5.15. Removal of indigenous prime soil is prohibited. Water conservation and energy efficiency are incorporated into agricultural practices.

### Use Permit Compliance

The proposal to modify the Use permit to facilitate the change from flower growing to berry production requires several amendments to the Use permit as discussed above. Other than the amendments outlined above, the proposed use will continue to comply with the existing Conditions of Approval (Exhibit H). Conditions of Approval for the Commercial Development Permit 87-0576 limit the height of the office to 15 feet and other structures (greenhouses) to 20 feet. Signage will remain consistent with Conditions of Approval and will be no more than 12 square feet in size, constructed of wood and be non-illuminated, and be placed no higher than 7 feet above surface grade. Parking will also remain consistent with conditions of approval with 30 spaces provided on the site as per County Code Section 13.10.552. Approximately 50 hourly employees and five administrative employees are proposed to work on the site. There will be no commercial truck traffic except for the occasional supply delivery during business hours. Hours of operation will be from 6 a.m. to 4:30 p.m. except for the administrative staff. There will be no commercial retail or wholesale business conducted at this site.

### Visual Impacts

The County Urban Designer has recommended that vegetative screening (Fern Pine/*Podocarpus gracilior*) be planted along the entire 1,844 foot western boundary adjacent to Corralitos Road to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape (Exhibit I). This is consistent with the Conditions of Approval, which require landscape screening to be maintained at a maximum height of 30 feet. The County's Agricultural Policy Advisory Commission has also endorsed this concept. However, staff recommends that additional vegetative screening be placed perpendicular to Corralitos Road at the northern edge of the buildings. This will preserve a more open scene along Corralitos Road while still serving to screen the buildings from the road. Existing vegetative screening already exists along Corralitos Road from the entrance driveway north to the end of the buildings and then turns east along the north edge of the existing buildings.

### Neighborhood Concerns

Neighborhood meetings were held by Driscoll Strawberry Associates (Driscoll) on November 9 and 27 at 7 p.m. Address lists and meeting minutes are attached as Exhibit G. Neighborhood concerns addressed lighting, traffic (including potential Bradley School conflicts), landscaping along Corralitos Road, water conservation, and hours of operation. On February 2, 2007, Driscoll conducted a tour of its existing propagation facility on Silliman Road east of Watsonville and at the proposed facility on Corralitos Road, which was attended by several Corralitos community members as well as County staff. Driscoll has responded positively to the concerns expressed by the community.

## Conclusion

Agricultural Development Permit 87-0576 was approved by the Planning Commission on June 29, 1988 to construct on the subject parcel a total of 91,092 square feet of *green* houses and 24,840 square feet of shade houses in two phases; a 16,950 square foot grading shed/packing shed/cold storage facility; a 10,000 square foot maintenance shop; a 5,000 square foot office; remodel the existing single-family dwelling as an agricultural caretaker's quarters; and 30-space parking lot (Exhibit H). The Phase 1 greenhouses and grading shed were constructed (61,692 square foot greenhouse and 16,950 square foot grading shed) and remain on the site.

The applicant is proposing to complete the previously-approved Phase 2 for an additional 29,400 square feet of greenhouses, a 5,000 square foot office building, and a 10,500 square foot workshop. To facilitate this change modifications to amend the original development permit, to allow for transition from rose to **berry** production and to allow for changes in technology, are proposed as discussed above. The proposed changes include allowing concrete flooring throughout the greenhouses; use of fans and lights, the latter restricted to certain hours and times of year, in the greenhouses; use of a fabric irrigation system for young berry plants instead of drip irrigation; and diversion of any watering runoff to an existing detention basin, rather than re-circulating such runoff.

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

## Staff Recommendation

- **RECOMMENDATION for approval** of Application **Number 06-0655**, based on attached findings and conditions.

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

**The County Code and General Plan, as well as hearing agendas and additional information are available online at: [www.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)**

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**Report Reviewed By:**

  
Mark Deming  
Assistant Planning Director

# NEW PROPOSED CONSTRUCTION

## FOR:

### DRISCOLL STRAWBERRY ASSOCIATES

### GREENHOUSE/BUILDING

242 CORRALITOS ROAD WATSONVILLE, CA 95077

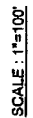
### PHASE II

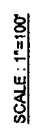
### CONCEPTUAL DESIGN

PROJECT NAME: NEW PROPOSED CONSTRUCTION FOR: DRISCOLL STRAWBERRY ASSOCIATES  
 242 CORRALITOS AVE  
 WATSONVILLE, CA 95077  
 DATE: 02/28/07  
 DRAWN BY: JES RUIZ  
 CHECKED BY: JES RUIZ  
 PROJECT TITLE: NEW PROPOSED CONSTRUCTION FOR: DRISCOLL STRAWBERRY ASSOCIATES  
 242 CORRALITOS AVE  
 WATSONVILLE, CA 95077  
 DATE: 02/28/07  
 DRAWN BY: JES RUIZ  
 CHECKED BY: JES RUIZ

RDF  
 Design Group  
 84 Viewmont, #2  
 SAN JOSE, CA 95128  
 PHONE: 408.283.8188  
 FAX: 408.283.8189  
 MOBILE: 415.996.0288  
 SHEET NO. A-0.1

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REVISIONS

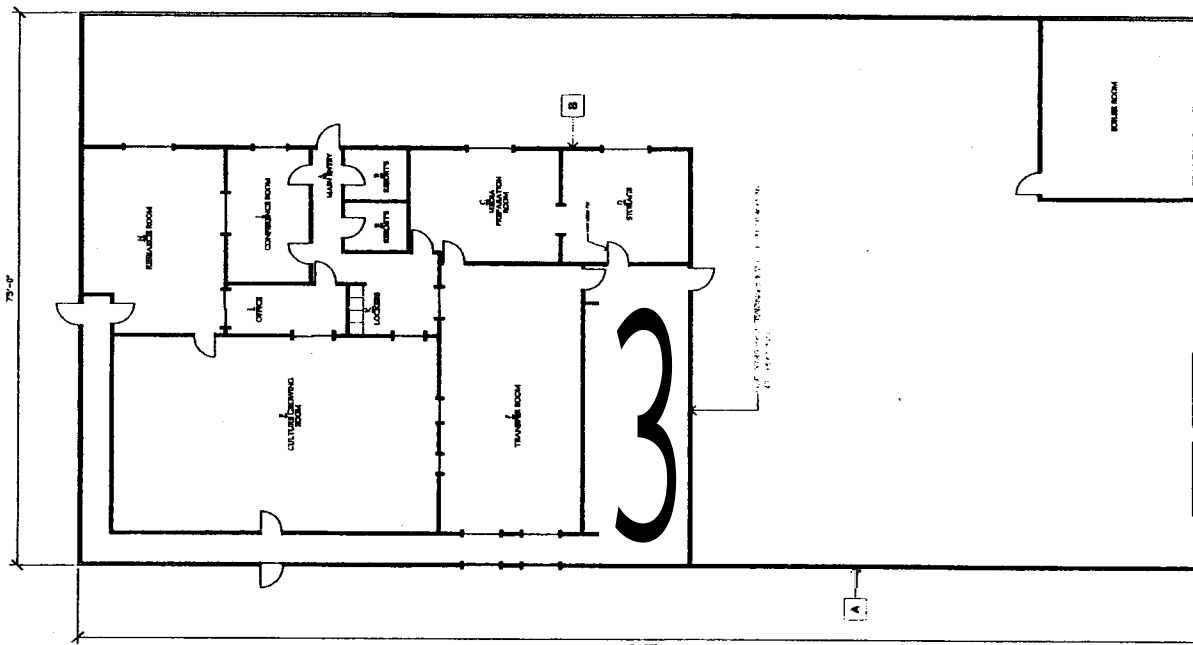
PROJECT TITLE: NEW PROPOSED CONSTRUCTION FOR:  
 DRISCOLL STRAWBERRY ASSOCIATES  
 242 CORRALITOS AVE.  
 WATSONVILLE, CA 95077  
 DATE: 01/29/07  
 DRAWN BY: RDR  
 JOB NUMBER: 0110  
 SHEET NO: 0110  
 PROJECT NO: 0110



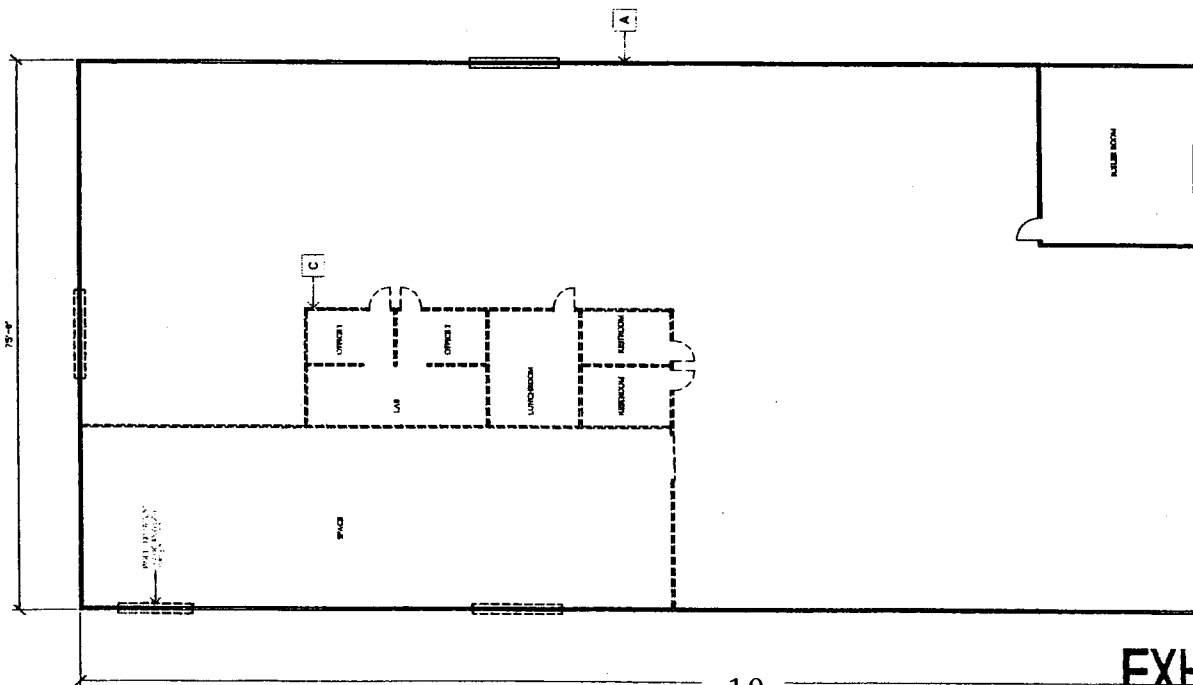
RDR  
 Design Group  
 242 Corralitos Ave.  
 Watsonville, CA 95077  
 Phone: (831) 836-2289  
 Fax: (831) 836-2290  
 Mobile: (415) 897-0588

SHEET NO  
 A-2.C

PROJECT NO  
 0110



WALL ID	WALL LEGEND	DESCRIPTION
A		EXISTING WALL
B		NEW WALL
C		GLASS WALL



GRADING SHED - EXISTING / PROPOSED FLOOR PLAN

EXHIBIT

REVISIONS

NEW PROPOSED CONSTRUCTION FOR:  
**DRISCOLL STRAWBERRY ASSOCIATES**  
 242 CORRALITOS AVE  
 WATSONVILLE, CA 95077

PROJECT NAME  
 242 CORRALITOS AVE  
 WATSONVILLE, CA 95077

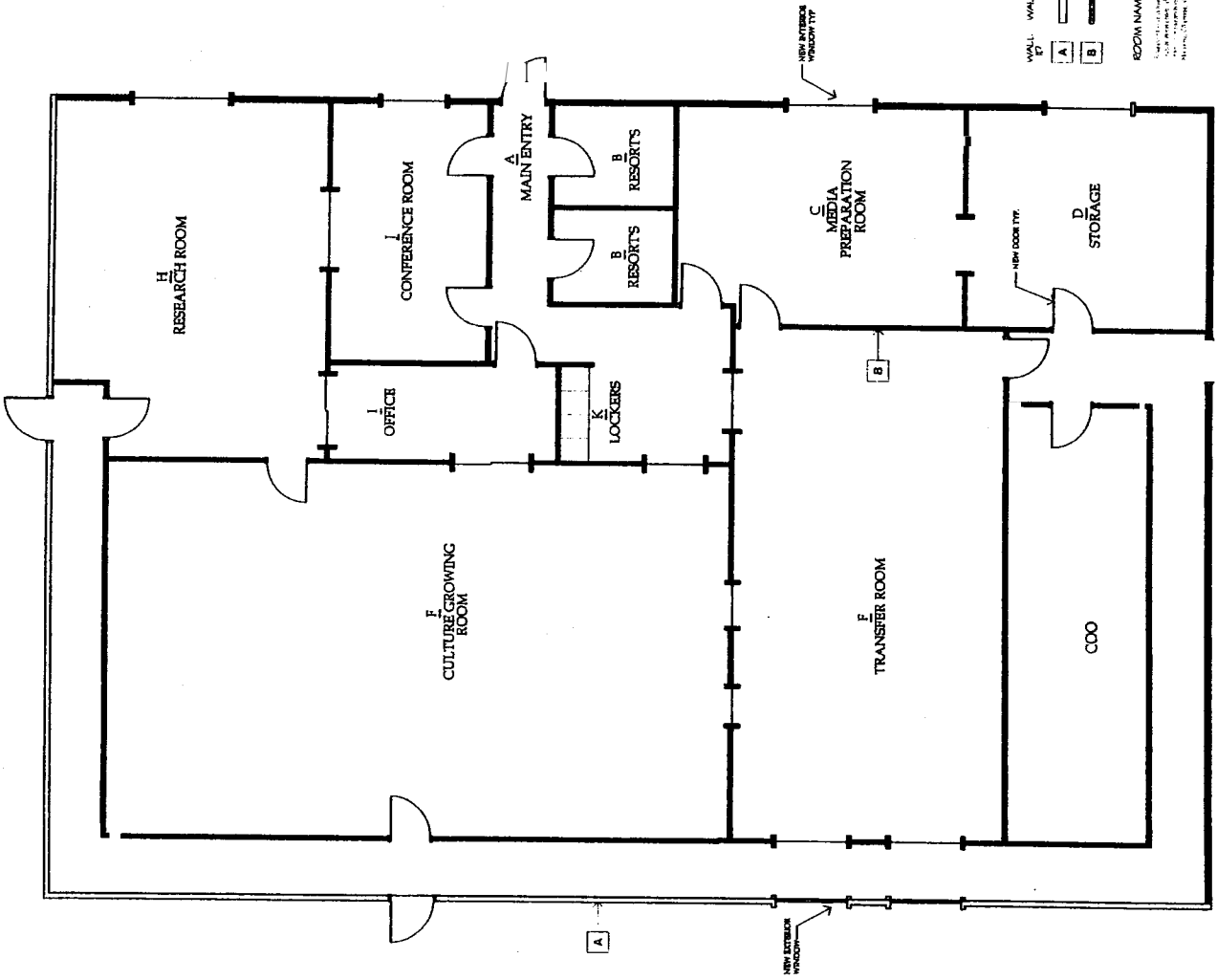


DATE: 01/11/07  
 DRAWN BY: JMB  
 CHECKED BY: JMB  
 PROJECT NO: 07-001

**RDF**  
**Design Gro**

24 Viewmont Ave  
 San Jose, CA 95135  
 PHONE: (408) 288-8149  
 FAX: (408) 288-8149  
 E-MAIL: info@rdfs.com

SHEET NO  
**A-2.1**

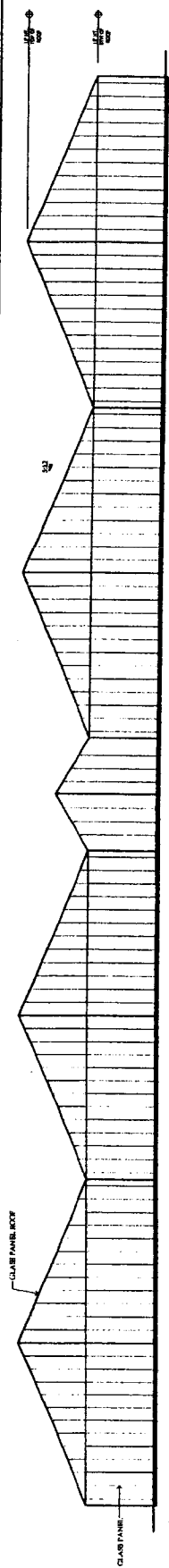


WALL LEGEND

WALL	DESCRIPTION
A	1" CONCRETE BLOCK WITH 1/2" GYPSUM BOARD
B	1/2" GYPSUM BOARD

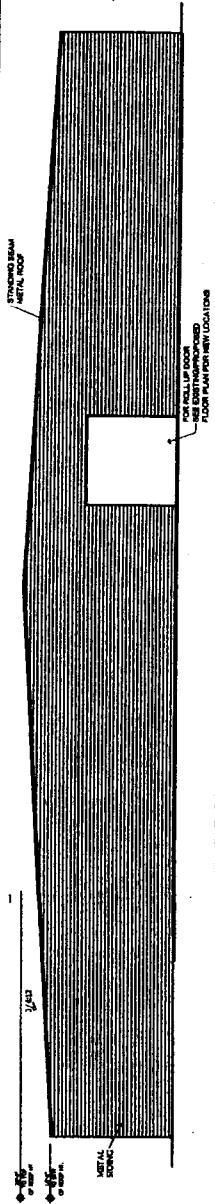
ROOM NAMES:  
 A MAIN ENTRY  
 B RESORTS  
 C MEDIA PREPARATION ROOM  
 D STORAGE  
 E TRANSFER ROOM  
 F CULTURE GROWING ROOM  
 G COO  
 H RESEARCH ROOM  
 I OFFICE  
 J CONFERENCE ROOM  
 K LOCKERS

GRADING SHED - PROPOSED FLOOR PLAN



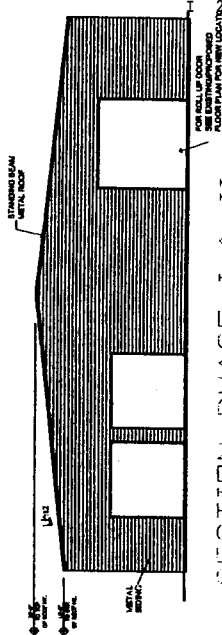
SECTION PHASE I - EXISTING

EXISTING GREENHOUSE - FRONT ELEVATION



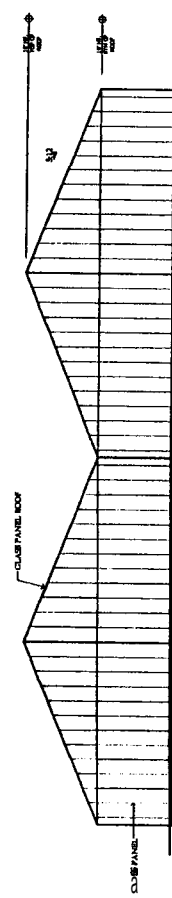
SECTION PHASE I & II  
EXISTING/PROPOSED GRADING SHED

GRADING SHED / SHOP - SIDE ELEVATION (SIMILAR AT SHOP BUILDING)



SECTION PHASE I & II  
EXISTING/PROPOSED GRADING SHED

GRADING SHED / SHOP - FRONT ELEVATION (SIMILAR AT SHOP BUILDING)



SECTION PHASE II - PROPOSED

PROPOSED GREENHOUSE / SHADE STRUCTURE - FRONT ELEVATION



**RDR**  
Design Group

64 Viewmont Ave.  
SAN JOSE, CA 951  
PHONE : 408.268.9119  
FAX : 408.268.9199  
MOBILE : 415.899.0286

SHEET NO  
**A-3.C**

PROJECT NAME  
**NEW PROPOSED CONSTRUCTION FOR DRISCOLL STRAWBERRY ASSOCIATES**  
242 CORRALITOS AVE.  
WATSONVILLE, CA 95077

REVISIONS	DATE	BY	APP

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 06-0655  
Assessor Parcel Number: 108-361-02  
Project Location: 242 Corralitos Road

**Project Description: Proposal to change agricultural production primarily from rose production to diversified agricultural production, including berries, at an existing farm.**

**Person or Agency Proposing Project: Dee Murray**

**Contact Phone Number: (831) 475-5334**

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).  
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.  
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

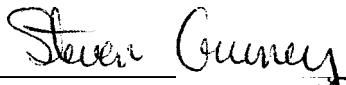
E. ☒ **Categorical Exemption**

Specify type: Class 1, Existing Facilities, CEQA Guidelines Section 15302

**F. Reasons why the project is exempt:**

The proposal is for minor alteration in the use of the existing structures and expansion per previously approved permit.

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

  
Steven Guiney, Project Planner

Date: 05 March 2007

EXHIBIT B1

## Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for agriculture uses and is not encumbered by physical constraints to development. Crop production will comply with state of the art agricultural technology the optimum in safety and the conservation of energy and resources. The proposed berry propagation will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the berry production and the conditions under which it fanning operation would be carried out will be consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district in that the primary use of the property remains commercial agricultural production that meets all current site standards for the zone district.

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

This finding can be made, in that the proposed agriculture use is consistent with the use and density requirements specified for the Agriculture (**A**) land use designation in the County General Plan.

The proposed berry crop production will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the CA zone district. The project is consistent with all other policies of General Plan Sections 5.13 & 5.14 Agriculture and 5.15 Greenhouse Agriculture. The berry propagation facility in the existing structures will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed berry and diversified crop production will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the farm operation will comply with the site standards for the CA zone district (including setbacks) and will result in a crop production consistent with a other farms in the vicinity.

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

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

This finding can be made, in that the proposed berry and diversified crop production is to be farmed in an existing 51.5-acre commercial farming operation. The expected level of traffic generated by the proposed project is anticipated to remain consistent with the previous operation. There is no commercial business conducted on the site. Occasional supply deliveries will be made during business hours. The operation will not adversely impact existing roads and intersections in the surrounding area of Corralitos Road.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed berry production is located in a mixed neighborhood containing a variety of crops such as apples, pears, vegetables and flowers, and the proposed continued commercial agricultural use is consistent with the land uses of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed farm operation will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. APAC recommended that the Corralitos Road frontage be to be landscaped with a continuous row of ~~Fern~~ Pine (*Podocarpus gracilior*). Staff recommends that the north edge of the buildings be landscaped with a continuous row of Fern Pine or ~~other~~ species acceptable to the Urban Designer, preferably chosen from the County's Recommended Agricultural Buffer Planting List.

**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 continued operation of commercial agriculture on site and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The maintenance **of** the berry propagation operation will enhance and support the continued operation of commercial agricultural operations on the 51.5-acre site in that farming has existed there since European settlement **of** the Corralitos valley. Production has evolved from apple production to flower production to row crops and berries on the site with changing demand for agricultural products. The establishment of a berry propagation facility on a portion of the property will not adversely affect agricultural resources or the economic viability **of** commercial operations in the Corralitos Road area.

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 proposed berry propagation use will be the principal agricultural use **of** the parcel. Diversified row crops would be a secondary crop. The cut flower operation that previously existed on the parcel was unable to sustain competition from overseas imports and continued agricultural use will depend on production of a crop that returns a yield sufficient to sustain the operation. The proposed use will benefit from economies of scale since the Driscoll berry operation has other acreage and facilities currently in production in Santa Cruz County.

3. The use consists of an interim public use which does not impair long-term agricultural viability; or
4. 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.

The existing single-family residence on the parcel is clustered near the greenhouses and is buffered from adjacent agricultural operations with landscaping. **An** Agricultural Statement of Acknowledgement has been recorded in Volume **4404** Page **30** of Santa Cruz Official records on October 19, 1988.

5. 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.

By locating on the southwestern perimeter of the parcel, the continued use of the existing structures removes as little land as possible from production. The greenhouses are clustered with the shed/office structure, adjacent barn, and residential structures on the parcel. The open fields will be converted from calla lily production to berry production and diversified crops.

## Conditions of Approval

Exhibit A: Project Plans, 6 Sheets, RDR Design Group, dated 01/29/07.

- I. This permit authorizes the replacement of rose production with berry propagation and diversified row crop production. 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 all required Building Permits for electrical and plumbing work.
  - C. Comply with all conditions of Approval of Application **87-0576** with the exception of the following:
    - i) Existing greenhouse flooring shall be of concrete to provide a clean environment for plant propagation. The concrete flooring is non-structural load bearing. If 50% of the permitted greenhouses cease production or use for a year or longer or the permit expires for another reason, the applicant shall remove and dispose of all concrete flooring and post foundations of the greenhouses as well as the greenhouse buildings and asphalted areas serving these greenhouses and restore the area including soils formerly covered with greenhouses to the prime agricultural state within 60 days.
    - ii) Irrigation shall be an overhead misting/fogging system utilizing horizontal airflow fans to regulate humidity to a level that is not conducive to disease.
    - iii) The 21-acres **of** apple orchard, which has been removed due to its deteriorated condition, must be maintained with berries, diversified crops or other commercial agricultural crop production.
    - iv) The existing drip irrigation system shall be replaced with a more water efficient system using newer technology adapted to specific growing stages.
    - v) A water softener shall be installed to eliminate brine.
    - vi) There shall be no re-circulation of irrigation water. All runoff shall be diverted to the detention basin.
    - vii) Supplemental lighting shall be limited to the hours of 5 - 7a.m. and **8 - 10** p.m., from October 1 to April 1. When the supplemental lighting is in use and it is dark outside, the automatic curtains shall be activated to ensure that light does not escape from the greenhouses.
    - viii) Evergreen landscaping consistent with the Recommended Agricultural Buffer Planting List and as described in the staff report shall be planted along the entire northern edge of the buildings and shall be maintained in perpetuity.

II. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. Hours of operation shall be Monday through Friday from 6 a.m. to 4:30 p.m.
- C. There shall be no commercial business transactions conducted on the site.
- D. No more than 50 employees in addition to the administrative staff shall be employed on site.
- E. Provide required off-street parking for 30 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- F. Comply with all inspection requirements of the Environmental Health Service for the Health Service Permit.
- G. Comply with all requirements of the Pajaro Valley Fire Service Area.
- H. The frontage landscaping of Fern Pines along Corralitos Road shall be maintained in perpetuity.

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

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY **from** participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

---

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

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

Approval Date: March 14, 2007

Effective Date: March 28, 2007

Expiration Date: March 28, 2009

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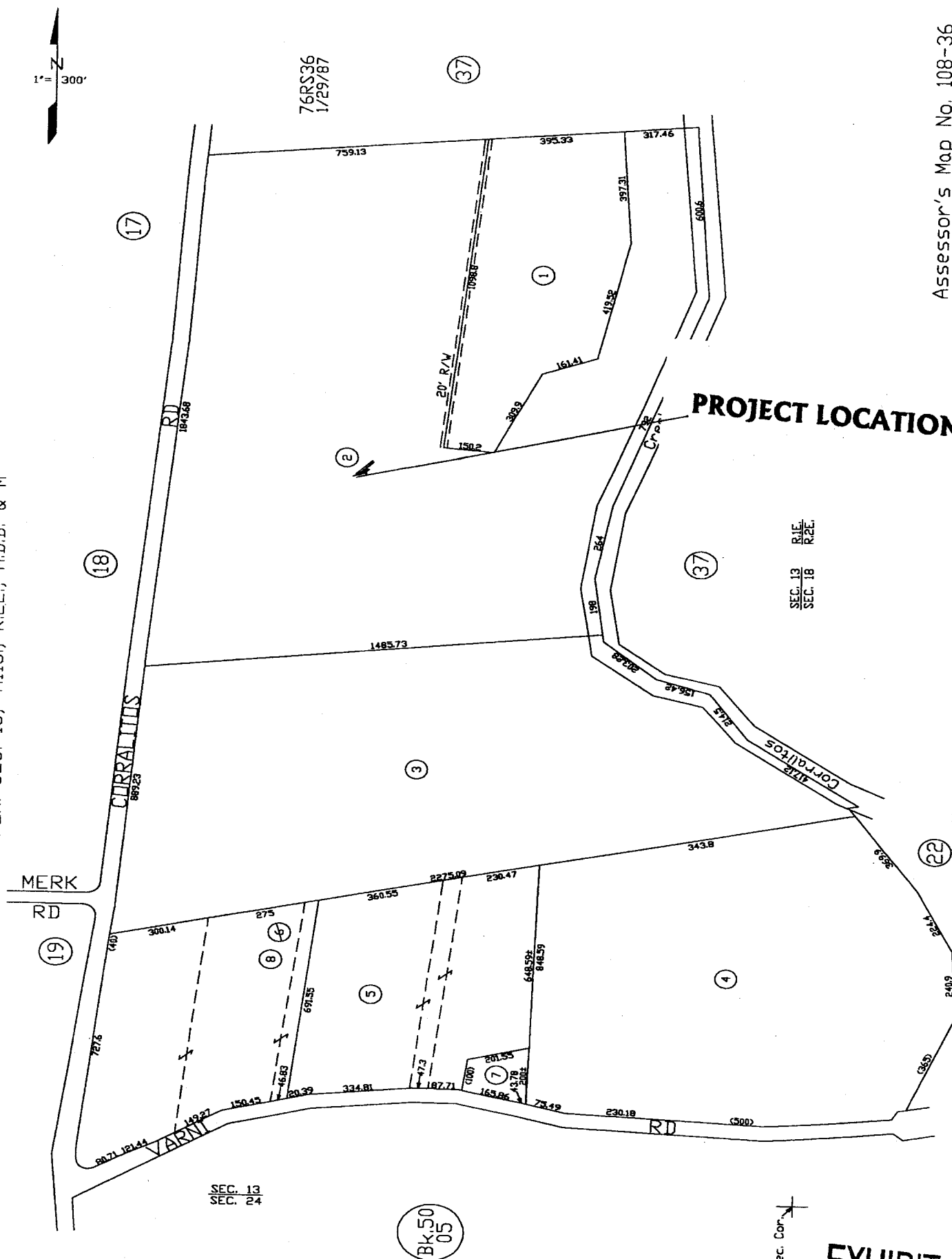
Appeals: Any property ~~owner~~, or other person aggrieved, or ~~any~~ other person whose interests are adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the **Santa Cruz** County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

RANCHO DE LOS CORRALITOS  
POR SECS. 13 & 24, R.1E., &  
POR SEC. 18, T.11S., R.2E., M.D.B. & M.

Tax Area Code  
69-262

108-36

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 1997

$$i' = 300'$$


1/4 Sec. Cor. 

**EXHIBIT D**

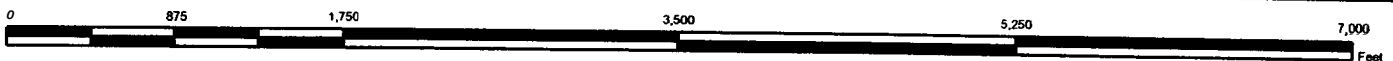
electronically drawn 11/13/97 KSA  
 11/13/97 KSA (Pur. from Pg. 19)  
 3/3/98 CB (0049764, to st. 1-08)  
 4/9/98 CB (Tax Consolidation)  
 10/10/01 nvm (changed page refs.)

Note - Assessor's Parcel & Block

Assessor's Map No. 108-36  
County of Santa Cruz, Calif.

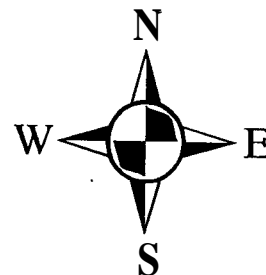


# Location Map



## Legend

-  APN 108-361-02
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM
-  PERENNIAL STREAM
-  Lakes

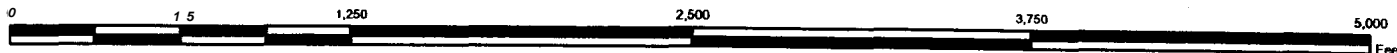
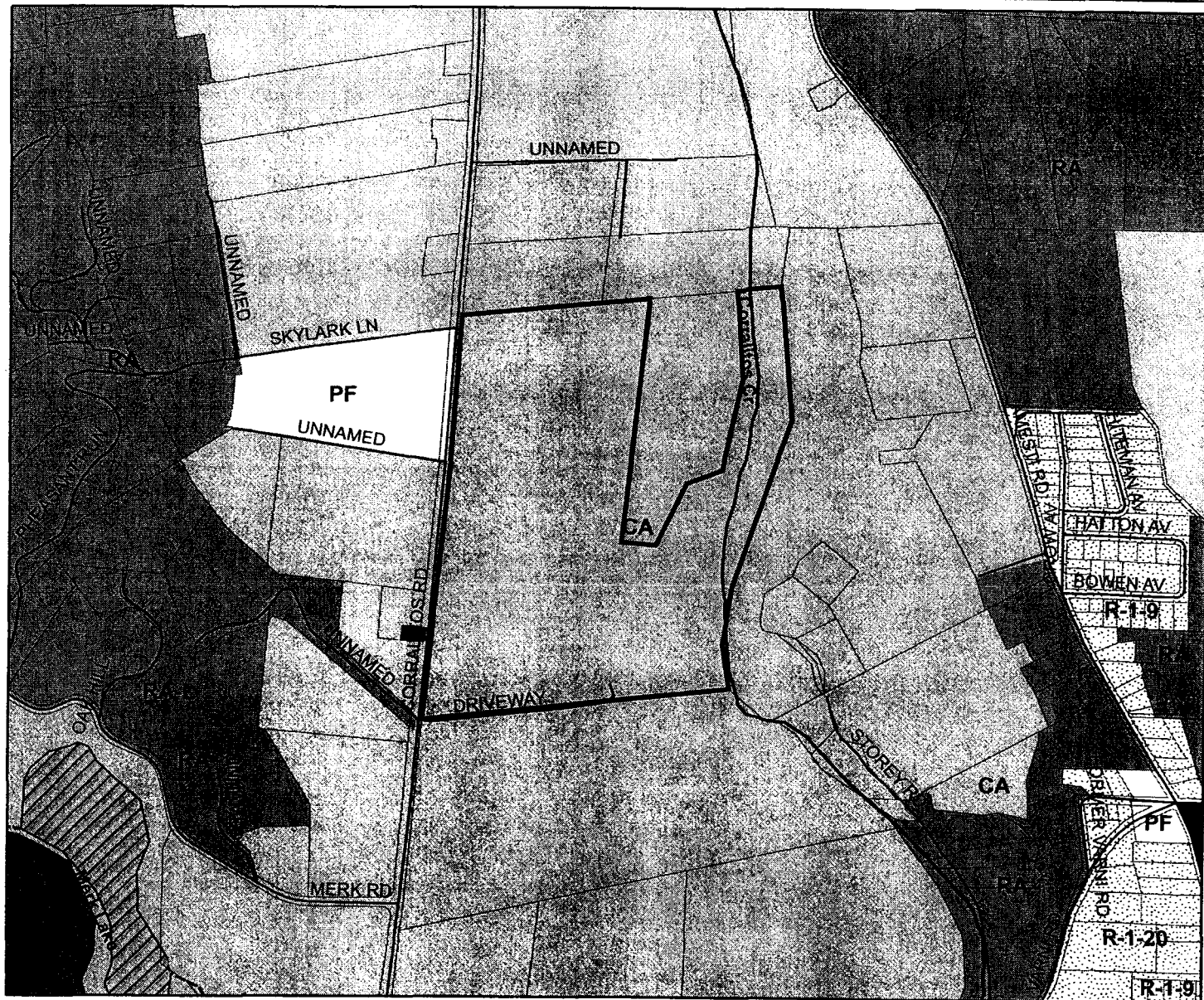


Map Created by  
County of Santa Cruz  
Planning Department  
December 2006

**EXHIBIT D**

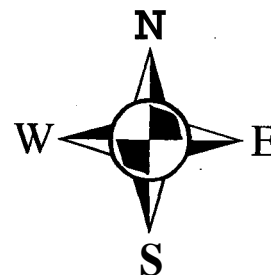


# Zoning Map



## Legend

- APN 108-361-02
- Assessors Parcels
- Streets
- PERENNIAL STREAM
- Lakes
- AGRICULTURE COMMERCIAL (CA)
- AGRICULTURE RESIDENTIAL (RA)
- AGRICULTURE (A)
- RESIDENTIAL-SINGLE FAMILY (R-1)
- PUBLIC FACILITY (PF)

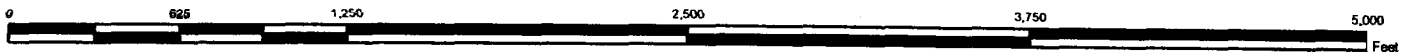


Map Created by  
County of Santa Cruz  
Planning Department  
December 2006

EXHIBIT E

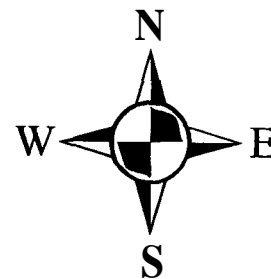


# General Plan Designation Map



## Legend

- APN 108-361-02
- Assessor's Parcels
- Streets
- PERENNIAL STREAM
- Lakes
- Agriculture (AG)
- Residential-Rural (R-R)
- Residential-Suburban (R-S)
- Public Facilities (P)
- Commercial-Neighborhood (C-N)



Map Created by  
County of Santa Cruz  
Planning Department  
December 2006

**EXHIBIT E**

C O U N T Y   O F   S A N T A   C R U Z  
D I S C R E T I O N A R Y   A P P L I C A T I O N   C O M M E N T S

Project Planner: Joan Van Der Hoeven  
Application No. : 06-0655  
APN: 108-361-02

Date: January 3, 2007  
Time: 13:52:38  
Page: 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON DECEMBER 11, 2006 BY ROBERT S LOVELAND =====

**NOTE TO PLANNER:**

According to the plans. no work is being proposed to the existing detention pond and there is no mention of expanding agricultural operations into the riparian buffer area. There are no EP issues for this application as submitted. Please note that any work done to the detention pond would need to be evaluated by DPW Drainage and would probably require a riparian exception.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON DECEMBER 11, 2006 BY ROBERT S LOVELAND =====  
NO COMMENT

**Project Review Completeness Comments**

===== REVIEW ON DECEMBER 13, 2006 BY JOAN VAN DER HOEVEN =====  
Landscaping shall extend the length of the Corralitos Road frontage.

**Project Review Miscellaneous Comments**

===== REVIEW ON DECEMBER 13, 2006 BY JOAN VAN DER HOEVEN =====  
Submit a sign plan for the business.

**Dpw Road Engineering Completeness Comments**

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

===== REVIEW ON DECEMBER 15, 2006 BY GREG J MARTIN =====

**Dpw Road Engineering Miscellaneous Comments**

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

===== REVIEW ON DECEMBER 15, 2006 BY GREG J MARTIN =====

**Environmental Health Completeness Comments**

===== REVIEW ON DECEMBER 5, 2006 BY JIM G SAFRANEK =====  
NO COMMENT

**Environmental Health Miscellaneous Comments**

===== REVIEW ON DECEMBER 5, 2006 BY JIM G SAFRANEK ===== The project will require an EHS Building Clearance. Septic pumper's report was submitted and is acceptable. At time of building clearance the applicant will need to illustrate on a site plan the location of the existing septic system that will receive wastewater

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No. : 06-0655  
APN: 108-361-02

Date: January 3, 2007  
Time: 13:52:38  
Page: 2

from the proposed restroom shown on page 2 of the plan.

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON NOVEMBER 28, 2006 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: CDF/COUNTY FIRE

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

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

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

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

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. 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 a 100 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

The access road shall be 20 feet minimum width and maximum twenty percent slope.

All bridges, culverts and crossings shall be certified by a registered engineer.

Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The access road 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 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 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 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-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.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 20 feet minimum width and maximum twenty percent slope.

The driveway shall be in place to the following standards prior to any framing con-

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven  
Application No.: 06-0655  
APN: 108-361-02

Date: January 3, 2007  
Time: 13:52:38  
Page: 3

struction. 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% and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. -

The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

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

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

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON NOVEMBER 28, 2006 BY COLLEEN L BAXTER =====

## **INTEROFFICE MEMO**

---

**APPLICATION NO: 06-0655**

Date: November 27, 2006

To: Joan Van der Hoeven, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for agricultural complex at Corralitos Road, Watsonville

---

**Urban Designer's comments:**

- *Podocarpus is a good choice for screening.*
- *As shown on the drawing, planting should be at 8-10 ft. on center.*
- *A note should be placed on the drawing that these trees are to be watered with a drip irrigation system.*



# County of Santa Cruz

## OFFICE OF THE AGRICULTURAL COMMISSIONER

Ken Corbishley  
ACTING AGRICULTURAL COMMISSIONER  
SEALER OF WEIGHTS AND MEASURES  
DIRECTOR, MOSQUITO AND VECTOR CONTROL

October 20, 2006

Ed Charlebois  
C/O Rose Gene Technology  
242 Corralitos Road  
Watsonville, California 95076

Dear Mr. Charlebois:

Concerning your earlier inquiry of today's date regarding the pest and disease status of Rose Gene Technology, it is my recollection that in 2004, in order to meet the requirements of the Federal plant regulations, representatives from this office, the California Department of Food and Agriculture and the **USDA** recommended that some changes be made to the vegetation around the production area; specifically, the representatives from the above mentioned agencies recommended that known host plants of *Phytophthora ramorum* be removed from the area immediately adjacent to the greenhouses.

Several years prior to this during the annual plant and facility inspection, I recollect opining that the orchard on the adjacent parcel **was** of very limited economic utility, as the trees were **old**, the **varieties** obsolescent, and due to years of minimal management, had high population of plant pathogens **and pests** (many **of which** also could affect rose plants). I also recall stating that if the orchard could not be brought back to a condition which that would mitigate the pest risk **of** these plant pathogens and pests, the alternative would involve removal of the trees. There were other well-kept orchards near this property, and a deteriorated orchard would also serve as **a** reservoir for pests and pathogens for these other orchards. In the past, if complaints were received by the Agricultural Department, abandoned or neglected orchards were subjected to abatement proceedings, which were both costly **and** time consuming for the owners and for the agency issuing the abatement order. No written notices or letters were written regarding this orchard, because the orchard was ultimately removed.

Please contact me at the below telephone number if you have any further questions,

Sincerely,

John Kovarik  
Authorized Certification Officer  
Agricultural/Weights & Measures Inspector III

Driscoll Strawberry Associates

## Corralitos Project



### Introduction

Driscoll Strawberry Associates is in the process of acquiring a Facility previously known as (Rose Gene Technology) located at **242** Corralitos Road, in Corralitos, California. The purpose of this Facility is to act as a central Propagation facility for all of Driscoll Strawberry Associates Berry Growers, in addition to supporting the company's **R&D** program and Breeding Department.

Driscoll Strawberry Associates is one of the counties largest employers and local community supporters. To stay true to the company's efforts in supporting local communities, Driscoll Strawberry Associates is planning to acquire the Corralitos site and invest in retrofitting the site to meet the company's needs; rather than building a whole new site on valuable agricultural land.

It is Driscoll Strawberry Associates hope that the county of Santa Cruz is willing to help make this possible.

### Company Profile

Driscoll's is a third-generation, family-owned company founded in 1944. Our Mission is to "continually delight berry consumers" by providing the highest quality berries in the world. To do this, Driscoll's uses traditional plant breeding methods to create plants that produce premium quality bemes. We then partner with independent farmers all around the world to grow Driscoll's patented berry varieties.

For over **60** years, our company has been committed to helping the communities where we live and work. Driscoll's supports numerous community-based organizations, and our employees and farmers offer their personal time and money to help make a positive impact. Driscoll Strawberry Associates employ more than 9,000 people full time and seasonal in the Santa Cruz and Monterey County.

### Scope of the project

Driscoll Strawberry Associates is planning on **turning** the Corralitos facility into a state of the **art** propagation facility. Cutting edge technology in the agricultural sciences, environmentally sound methods, and the latest in energy conservation technology will be used to turn the facility into a world class operation. This facility **will** be the central nervous system for Driscoll's operations all over the world.

### Berry Plants production in the Greenhouse

All plants necessary for Nursery production are grown in the Greenhouse. The process of growing the plants in the Greenhouse has to meet the following criteria:

- 1- All plants must be grown on benches above ground
- 2- Plants must not get in contact with soil at any time
- 3- Plants are grown in Soil-less media to insure no introduction of disease.

The process of growing the plants in the Greenhouse; is what is known as a step process. The Plants go through the following steps:

- 1- Once plants are received in the Greenhouse; Plants are grown under a Misting system or a Fogging system. This is **an** overhead type of irrigation that insures enough humidity for the plants to survive. Due to the high humidity HAF (Horizontal **Air** Flow) fans are turned on to reduce Humidity to a level that is not conducive for disease. This also allows minimal pesticide usage.
- 2- Once the plants are strong enough to grow without the use of the misting system; Plants are transferred to benches with subsurface irrigation system. This system allows for conservation of water use, and also allows for less disease development.
- 3- When the days are less than 16 hour day length; Supplemental lighting will be used to encourage the plants to grow better and healthier. This allows for a year round operation **and** allows for a **very** efficient use of the Greenhouse.
- 4- Once the plants reach the proper size; plants will be moved to **an** outside growing area, where they will be grown on benches with a combination of irrigation methods. Based on the size of the plant we can use Drip Irrigation with Subsurface irrigation or, Overhead irrigation with **Drip** irrigation is another example. This will insure the least amount of runoff, and best use of imigation water.

Notify Environmental Health of any change of ownership, type of business activity, business name, or billing address by calling (831) 454-2022. Failure to notify Environmental Health may result in late penalties, Permit denial or revocation, and business closure.

**PERMITS TO OPERATE AND ANNUAL FEE PAYMENTS ARE NOT TRANSFERABLE.** Permits become void on change of ownership. New owner must apply and pay for a new Permit(s) prior to beginning operation.

ATTN : EDWIN CHARLEBOIS  
ROSE GENE TECHNOLOGY LLC  
PO BOX 1210  
FREEDOM, CA 95019

DETACH FORM HERE AND DISPLAY CONSPICUOUSLY ON THE PREMISES

**SANTA CRUZ COUNTY ENVIRONMENTAL HEALTH SERVICE**

701 OCEAN STREET, ROOM 312

SANTA CRUZ, CA 95060

831-454-2022

REGULATED FACILITY: **ROSE GENE TECHNOLOGY LLC**

**242 CORRALITOS RD  
WATSONVILLE, CA 95076**

OWNER NAME: **EDWIN CHARLEBOIS**

PR0009817 2122

Facility ID: **FA0004**

Account ID: **AR0005**

Issued: **12/27/20**

Permit Number

**20031978**

HIMME STANDARD FORM FILING FEE

Valid From 12/27/2020 to 11/30/2025

Permits to operate and Annual Fee Payments are NOT TRANSFERABLE. Those referenced above are valid ONLY for this owner: EDWIN CHARLEBOIS. Permits become VOID on change of ownership. New owners must apply and pay for a new Permit(s) PRIOR to beginning operation or penalties will be assessed.

**THIS FORM MUST BE DISPLAYED CONSPICUOUSLY ON THE PREMISES**

COUNTY OF SANTA CRUZ • ENVIRONMENTAL HEALTH SERVICE  
• 701 OCEAN STREET, ROOM 312, SANTA CRUZ, CA 95060 • (831) 454-2022

OFFICIAL INSPECTION REPORT

DBA/NAME		Rose Gene Technology	DATE	12/2/05
ADDRESS		242 Corralitos Rd.	RECHECK DATE	
OWNER/OPERATOR			PERMIT #	FA45
TIME-IN	TIME-OUT	The marked items are violations of the Health and Safety Code and local hazardous materials codes and must be corrected as follows:		
<input type="checkbox"/> 1. Permit to Operate				
<input type="checkbox"/> 2. HMMP Complete		3. Provide an updated map showing new heating oil tank.		
<input checked="" type="checkbox"/> 3. Change in Conditions				
<input type="checkbox"/> 4. Disclosure				
<input type="checkbox"/> 5. Response Plan				
<input type="checkbox"/> 6. ER Procedures Posted				
<input type="checkbox"/> 7. Response Equipment		Keep up the good work!		
<input type="checkbox"/> 8. Training				
<input type="checkbox"/> 9. Permits				
<input type="checkbox"/> 10. Violations Corrected				
<input type="checkbox"/> 11. Records				
<input type="checkbox"/> 12. Handling				
013. Monitoring Plan				
<input type="checkbox"/> 14. Operational				
015. Records				
<input type="checkbox"/> 16. Storage Use Locations				
<input type="checkbox"/> 17. Labeling/I.D.				
<input type="checkbox"/> 18. Container Condition				
<input type="checkbox"/> 19. Secondary Containment				
020. Incompatibles				
021. Security				
022. Housekeeping				
<input type="checkbox"/> 23. Process Audits				
<input type="checkbox"/> 24. Unauthorized Releases				

A VIOLATION REINSPECTION FEE WILL BE CHARGED IF VIOLATIONS ARE NOT CORRECTED PRIOR TO THE RECHECK DATE

INSPECTOR	Rebecca Apple	RECEIVED BY:	Eden Chelbourn
PHONE	454-2738	TITLE	Owner

EXHIBIT F

**SANTA CRUZ COUNTY ENVIRONMENTAL HEALTH SERVICE****701 OCEAN STREET, ROOM 312  
SANTA CRUZ, CA 95060 831-454-2022****HEALTH PERMIT INVOICE**

PLEASE RETURN INVOICE NOTICE WITH PAYMENT

**RECEIVED****DEC 23 2004****ENVIRONMENTAL  
HEALTH SERVICES**

FACILITY ID: FA0004540

INVOICE ID: IN0029657

PERMIT ID: 20031978

**TO : ROSE GENE TECHNOLOGY LLC  
EDWIN CHARLEBOIS  
PO BOX 1210  
FREEDOM, CA 95019**

EXPIRATION DATE: 11/30/2004

**ATTN : ROSE GENE TECHNOLOGY LLC  
242 CORRALITOS RD  
WATSONVILLE**

BUSINESS PHONE: (831) 728-8495

Program/ Element	Description	Amount
2122	HMMP STANDARD FORM FILING FEE	\$457.00
2119	STATE SURCHARGE(HMMP FACILITY)	\$24.00

PLEASE MAKE ANY NECESSARY CHANGES TO THE ABOVE INFORMATION

**TOTAL DUE FOR THIS INVOICE: \$ 481.00****THIS INVOICE IS DUE ON: December 01, 2004****DELINQUENT ON: January 01, 2005****(OR FIRST WORKING DAY AFTER)**

12/27/04 10:24AM 000A#5800

PL2122 \$457.00

PL2119 \$24.00

CHECK \$481.00

**PENALTY SCHEDULE:  
UNPENALIZED TOTAL DUE PLUS PENALTY**

25% PENALTY FROM 31-60 DAYS	50% PENALTY FROM 61-90 DAYS	100% PENALTY FROM 91-120 DAY
<b>\$ 595.25</b>	<b>\$ 709.50</b>	<b>\$938.00</b>

A change of ownership will require a new application be submitted. Contact the Environmental Health Service to obtain an application.

FOR EHS USE ONLY

DATE PAID     /     /     AMOUNT PAID \$ 481.00 CASH     CHECK X # 4727 DATE 12/21/04DISTRICT #     LOG # LN-33-57 DATE POSTED 12/27/04 **EXHIBIT F**

Santa Cruz County Planning Commission  
701 Ocean St. 4<sup>th</sup> Floor  
Santa Cruz, CA 95060  
March 1, 2007

Dear Commissioners,

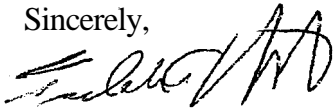
I am writing on behalf of Application #06-0655, APN #108—361-02. I am employed by Driscoll's Strawberry Associates as a Nursery Department Manager with focus on plant propagation and raspberry nursery, working from our Silliman Rd. facility in Watsonville. I have been with Driscoll's for two years; having resided at 243 Corralitos Rd. in Watsonville during my first year with the company.

As you **know**, Driscoll's is in the process of requesting **permit** changes to the 242 Corralitos Rd. property allowing us to purchase the property so that a world class plant propagation facility can be established. This **site** will permit Driscolls to unify and expand its efforts **to** better deliver the plants that produce berries for the world's consumers.

Driscoll's began in Watsonville more **than** 50 years ago. Even though today Driscoll's reach is world-wide, the commitment to keep Watsonville **as** its hub is strong. A significant part of our obligation to Watsonville is to be a good neighbor. Every Driscoll's location in Watsonville, whether operated directly by Driscoll's or its affiliates assumes this responsibility seriously. For example, my location hosts tours by local school children who learn about different aspects of agriculture. Driscoll's is also involved heavily with its community in projects such as the Salvation Army's Little Angel Program, the "adoption" of the Pajaro Middle School and the 2nd Harvest Food Bank.

The prospect of being able to become a part **of** the Conalitos community is exciting; the move will enable Driscoll's to forge new partnerships **within** the community we hold dear while fulfilling our quest to continuously delight the consumer with the best berries possible.

Sincerely,



Frederick A. Norton  
Nursery Department Manager  
Driscoll's Strawberry Associates

**Steven Guiney**

---

**From:** Ellen Pirie  
**Sent:** Friday, 16 February, 2007 11:50 AM  
**To:** Steven Guiney  
**Subject:** FW: Driscoll Strawberry Associates and 242 Corralitos Road

-----Original Message-----

**From:** Cynthia Mathiesen [<mailto:Cynthia.Mathiesen@driscolls.com>]  
**Sent:** Thursday, February 15, 2007 4:18 PM  
**To:** PLN AgendaMail; Ellen Pirie; Stephanie Camacho  
**Cc:** Steven Guiney  
**Subject:** Driscoll Strawberry Associates and 242 Corralitos Road

Dear Commissioners:

RE: Application # 06-0655  
 APN #108-361-02

I've been an employee of Driscoll Strawberry Associates, Inc. in Watsonville for over **17** years and currently hold the position of Intellectual Properties Manager. I was born and raised in the Pajaro Valley and have family roots going back to the founding of Freedom.

As you **know**, Driscoll's is in the process of requesting permit changes to the 242 Corralitos Road property. These permit changes would allow us to purchase the property and establish a world class plant propagation facility and, ultimately, permit Driscoll's to expand its efforts to better deliver high quality plants that produce berries for the world's consumers.

Driscoll's began in Watsonville more than 50 years ago and, even though Driscoll's reach is world-wide today, our commitment to keep Watsonville as its headquarters is strong. A significant part of our obligation to Watsonville is to be a good neighbor. Every Driscoll's location in Watsonville, whether operated directly by Driscoll's or our affiliates, assumes this responsibility seriously. My office is located at the 404 San Juan Road Research facility and has been a local icon of the Pajaro community for many decades. Driscoll's is also heavily involved with our community; many of our employees and growers sit on various boards of directors. On behalf of Driscoll's, I **am** a member of the Board of Directors for the Pajaro Valley Performing **Arts** Association and the Santa Cruz County Farm Bureau.

The prospect of becoming a part of the Corralitos community is exciting; the move will enable Driscoll's to forge new partnerships within a community we hold dear while fulfilling our quest to continuously delight the consumer with the finest berries in the world.

Sincerely,

*Cynthia Mathiesen*  
*Intellectual Properties Manager*  
*Driscoll Strawberry Associates, Inc.*  
*404 San Juan Road*  
*Watsonville, CA 95076*  
*Phone: (831) 763-5091*  
*FAX: (831) 724-3022*  
*e-mail: [Cynthia.Mathiesen@driscolls.com](mailto:Cynthia.Mathiesen@driscolls.com)*

**EXHIBIT F1**

**Steven Guiney**

---

**From:** Jennifer Wong [jennifer.wong@driscolls.com]  
**Sent:** Friday, 16 February, 2007 10:40 AM  
**To:** PLN AgendaMail  
**cc:** Steven Guiney  
**Subject:** Application # 06-0655 and APN #108-361-02

Dear Comissioners,

I am employed by Driscoll Strawberry Associates of Watsonville as an Assistant Blueberry Breeder. I ~~was~~ born and raised in Watsonville and have seen many developments throughout the community in the past few years. As a resident **of** Santa Cruz County, I feel it is my responsibility to be acquainted with all of the changes that take place, hoping that all opinions are heard and the best solutions accomplished. One of these changes is Driscoll's request of permit change to the 242 Corralitos Rd., allowing us to purchase the property so that a world class plant propagation facility can be established. This site will permit Driscoll's to unify and expand its efforts to better deliver the plants that produce berries for the world's **consumers**.

Driscoll's began in Watsonville more than 50 years ago. Even though today Driscoll's reach is world-wide, the commitment to keep Watsonville **as** its core is strong. A significant part of our obligation to Watsonville is to be a good neighbor. Every Driscoll's location in Watsonville, whether operated directly by Driscoll's or its affiliates assumes this responsibility seriously, making sure that each action we take will not affect our neighbor.

Driscoll's is also involved heavily with its community. A few examples are our relationships with Second Harvest Food Bank and the Casa de Cultura. Driscoll's, paired with the Casa de Cultura in Pajaro, was able to hold the "Adopt an Angel" program, which is near to my heart. Employees gave gifts to underprivileged children and families, allowing them to have a memorable holiday experience. On top **of** this, Driscoll's matched my donation amount to organizations that I chose, which were the Second Harvest Food Bank and Loaves and Fishes.

The prospect **of** being able to become a part of the Corralitos community is exciting; the move will enable Driscoll's to forge new partnerships within the community we hold dear while fulfilling our quest to continuously delight the consumer with the best berries possible.

Sincerely,

Jennifer Wong

Application # 06-0655 and APN #108-361-02

**Steven Guiney**

---

**From:** Cynthia Mathiesen [Cynthia.Mathiesen@driscolls.com]  
**Sent:** Thursday, 15 February, 2007 04:18 PM  
**To:** PLN AgendaMail; Ellen Pirie; Stephanie Camacho  
**cc:** Steven Guiney  
**Subject:** Driscoll Strawberry Associates and 242 Corralitos Road

Dear Commissioners:

RE: Application # 06-0655  
 APN #108-361-02

I've been an employee of Driscoll Strawberry Associates, Inc. in Watsonville for over 17 years and currently hold the position of Intellectual Properties Manager. I was born and raised in the Pajaro Valley and have family roots going back to the founding of Freedom.

**As** you know, Driscoll's is in the process of requesting permit changes to the 242 Corralitos Road property. These permit changes would allow us to purchase the property and establish a world class plant propagation facility and, ultimately, permit Driscoll's to expand its efforts to better deliver **high** quality plants that produce berries for the world's consumers.

Driscoll's began in Watsonville more than 50 years ago and, even though Driscoll's reach is world-wide today, our commitment to **keep** Watsonville as its headquarters is strong. **A** significant part of our obligation to Watsonville is to be a good neighbor. Every Driscoll's location in Watsonville, whether operated directly by Driscoll's or our affiliates, assumes **this** responsibility seriously. My office is located at the 404 San Juan Road Research facility and has been a local icon of the Pajaro community for many decades. Driscoll's is also heavily involved with our community; many **of** our employees and **growers** sit on various boards of directors. On behalf of Driscoll's, I **am** a member of the Board of Directors for the Pajaro Valley Performing Arts Association and the Santa Cruz County Farm Bureau.

The prospect of becoming a part of the Corralitos community is exciting; the move will enable Driscoll's to forge new partnerships within a community we hold dear while fulfilling our quest to continuously delight the consumer with the finest berries in the world.

Sincerely,

*Cynthia Mathiesen*  
*Intellectual Properties Manager*  
*Driscoll Strawberry Associates, Inc.*  
*404 San Juan Road*  
*Watsonville, CA 95076*  
*Phone: (831) 763-5091*  
*FAX: (831) 724-3022*  
*e-mail: Cynthia.Mathiesen@driscolls.com*

**Steven Guiney**

---

**From:** JoAnne Coss [JoAnne.Coss@driscolls.com]  
**Sent:** Thursday, 15 February, 2007 02:46 PM  
**To:** Steven Guiney  
**Subject:** FW: Application # 06-0655 and APN #108-361-02

---

**From:** JoAnne Coss  
**Sent:** Thursday, February 15, 2007 2:43 PM  
**To:** 'plnagendamail@co.santa-cruz.ca.us'  
**Cc:** 'steven.guiney@co.santa\_cruz.ca.us'  
**Subject:** Application # 06-0655 and APN #108-361-02

RE: Application # 06-0655 and APN #108-361-02

Dear Commissioners,

I am employed by Driscoll Strawberry Associates of Watsonville as a strawberry plant breeder. As you know, Driscoll's is in the process of requesting permit changes to the 242 Corralitos Rd. property allowing us to purchase the property so that a plant propagation facility can be established. This site will permit Driscolls to unify its efforts to better deliver the plants that produce berries for the world's consumers.

Driscoll's began in Watsonville more than 50 years ago. Even though today Driscoll's reach is world-wide, the commitment to keep Watsonville as its hub is strong. A significant part of our obligation to Watsonville is to be a good neighbor. Every Driscoll's location in Watsonville, whether operated directly by Driscoll's or its affiliates assumes this responsibility seriously. My office is located at the 404 San Juan Drive Driscoll facility where we've maintained a long standing, good relationship with our neighbors. Driscoll's is also involved heavily with its community such as the Christmas Salvation Adopt-an-Angel and Pajaro school mentoring programs.

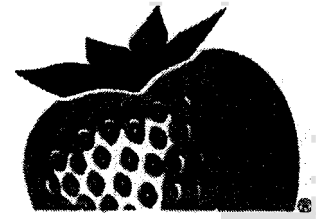
The prospect of being able to become a part of the Corralitos community is exciting; the move will enable Driscoll's to forge new partnerships within the community we hold dear while fulfilling our quest to continuously delight the consumer with the best berries possible.

JoAnne Coss  
JoAnne.Coss@driscolls.com  
(831) 763-5029 (desk)  
(831) 750-7119 (cell)

EXHIBIT F



Driscoll Strawberry Associates, Inc.  
The Cassin Ranch  
151 Silliman Road  
Watsonville, California 95076 U.S.A.  
(831) 722-5577 (831) 722-0191 FAX



February 14, 2007

Second District Supervisor Ellen Pirie  
Santa Cruz County Board of Supervisors  
701 Ocean Street, Room 500  
Santa Cruz, CA 95060

Dear Supervisor Pirie;

I am employed by Driscoll Strawberry Associates, Inc. of Watsonville as an Administrative Manager with the Production, Breeding and Research departments. Although I do not make my permanent home in Santa Cruz County my parents have owned a beach cottage for many years in Capitola, so I do care about what happens in the county. As you know, Driscoll's is in the process of requesting permit changes to the property located at 242 Corralitos Road allowing them to purchase the property so that a world class plant propagation facility can be established. This location will permit Driscoll's to **unify** and expand its efforts to better deliver the plants that produce berries for the world's consumers.

Driscoll's began in Watsonville more than 50 years ago. Even though today Driscoll's is world-wide, the commitment to keep Watsonville as its home base is strong. A significant part of their obligation to Watsonville is to be a good neighbor. Every Driscoll's location in Watsonville, whether operated directly by Driscoll's or its affiliates assumes this responsibility seriously. I work at the Cassin Ranch facility where one of our goals is the beautification of the grounds. It is always the number one requested location for hosting Driscoll's outdoor events and meetings because of our well maintained landscape. Driscoll's is also involved heavily with its community through our philanthropy programs. All of the employees have made generous donations to Santa Cruz County's Second Harvest Food Bank and several Angel Programs during the holidays. Here at the ranch we have hosted several school fieldtrips which have been a huge success with the children and their teachers. The prospect of being able to become a part of the Corralitos community is exciting; the move will enable Driscoll's to forge new partnerships within the community we hold dear while fulfilling our quest to continuously delight the consumer with the best berries in the world.

Sincerely,

Jane Nelsen  
Administrative Manager – Production, Breeding and Research  
Driscoll Strawberry Associates, Inc.

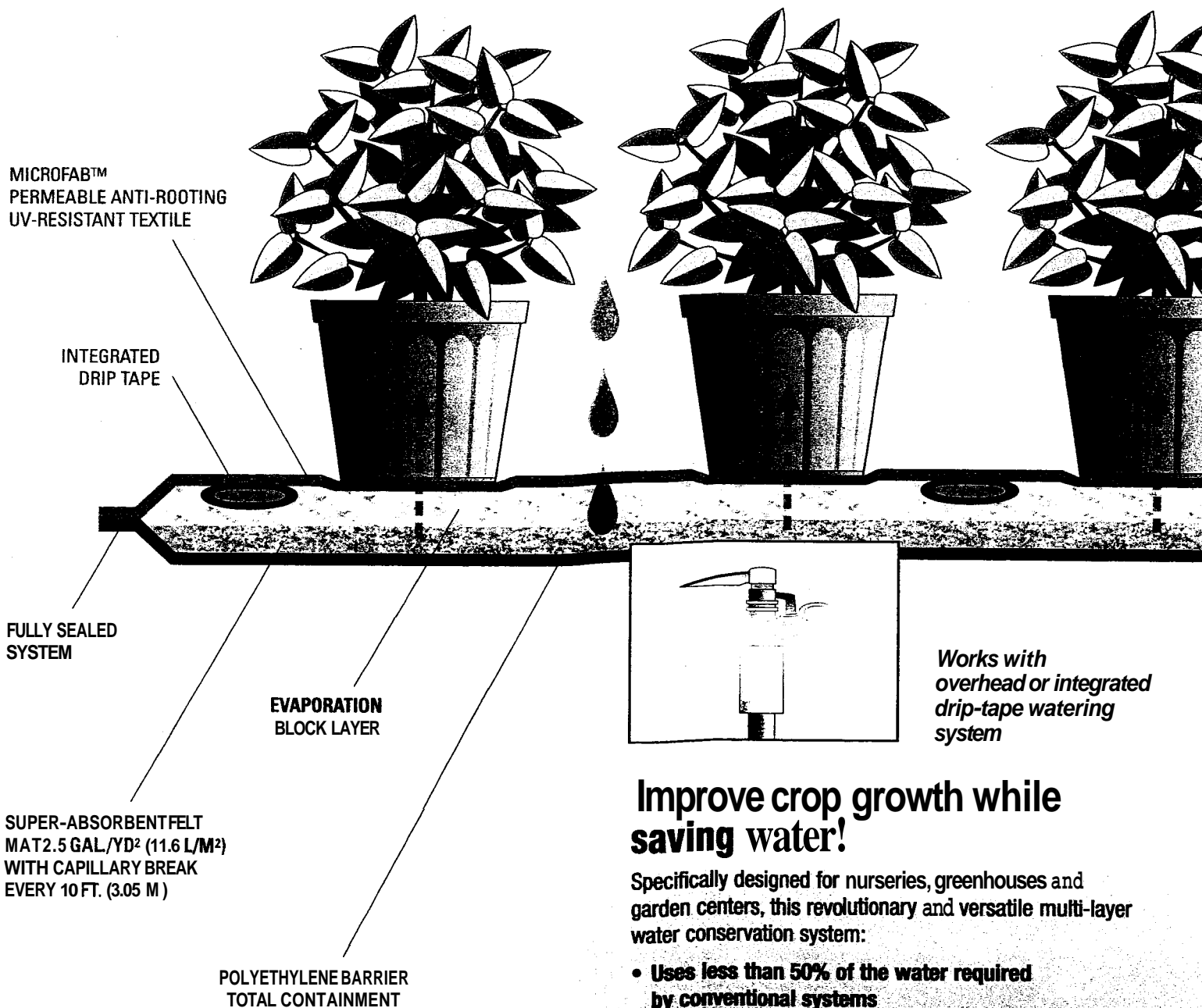
Cc: Stephanie Camacho, County Supervisor's Analyst

Frederick A. Norton, Nursery Department Manager: Plant Propagation & Rubus Nursery  
Driscoll Strawberry Associates, Inc.

EXHIBIT F1

# AQUAMAT<sup>®</sup>

## THE WATER CONSERVATION SYSTEM



### Improve crop growth while saving water!

Specifically designed for nurseries, greenhouses and garden centers, this revolutionary and versatile multi-layer water conservation system:

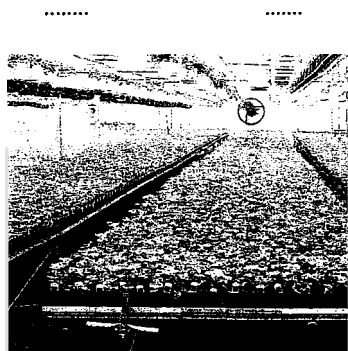
- Uses less than 50% of the water required by conventional systems
- Accelerates plant growth by up to 35%
- Eliminates most runoff.

Easy to install, this cost-effective irrigation system can be used alone or in conjunction with your existing system. It has an average lifespan of 5 to 10 years depending on use and maintenance.

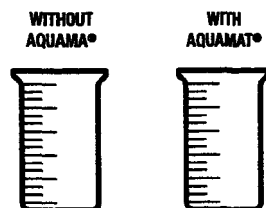
**SOLENO**  
TEXTILES



The Aquamat system has been tested in Florida, under actual conditions, by researchers at *Mid-Florida Research and Education Center of the University of Florida* (Dr. Richard Beeson, Dr. John Haydu) and the Extension (Karen Keller, E.J. Sterling) in collaboration with researchers from *Laval University* in Quebec, Canada (Dr. Jean Caron, Jocelyn Boudreau).



When used in greenhouses, the Aquamat system ensures uniform plant growth, optimizing the distribution of water and fertilizers.

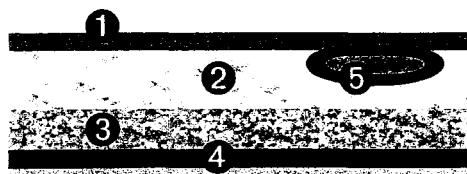


Water savings of more than 50% with the Aquamat Water Conservation System

Improving crop growth while saving water is a key to success in today's highly competitive horticultural industry. In response to the needs of nursery growers for greater productivity in an environment where saving water is an increasing concern, researchers at the Mid-Florida Research and Education Center of the University of Florida and Laval University in Quebec, Canada collaborated on the development of a revolutionary irrigation system. The result of their 10 years of laboratory research, field tests and constant optimization: the Aquamat system!

## The Aquamat® system

This unique patented\* system is based on a high-performance multi-layer textile mat reflecting the latest technological advances. The mat allows even distribution of water from pot to pot, prevents surface evaporation and requires considerably less water than conventional overhead irrigation systems. As a result you get faster, uniform plant growth. Better yet, it is highly affordable and easy to install.



The Aquamat system consists of four layers:

1. The top layer – the new patented MicroFab anti-rooting cover – is a UV-resistant permeable woven coated textile that lets water through while keeping roots out.
2. The second layer – the Evaporation Block – consists of a fluffy textile, which separates the absorbent mat from the top layer, thus preventing surface evaporation. When compressed by the weight of the pots, capillary uptake will occur.
3. The third layer is a super-absorbent felt mat with high capillary properties that promote the uniform and unfettered circulation of water in all directions. The mat holds up to 2.5 gallons per square yard (11.6 liters/square meter). Layers 2 and 3 are bound together, producing a unique mat unlike any other on the market. A capillary break every 10 feet (3.05 meters) creates individual cells.
4. Beneath these three layers is a specially engineered watertight plastic sheet, which covers the ground and prevents water from seeping into the soil.
5. Drip tapes are placed over the second layer at 2-foot (61 cm) intervals across the width.

Each of these layers plays a specific role, creating the most effective irrigation system known to date.

## Advantages of the Aquamat® system

### Reduced water requirements and runoff

- Increasing concerns for water conservation are addressed by this system, which uses less than 50% of the water required by conventional irrigation systems and virtually eliminates runoff.

### Accelerated plant growth

- Studies have confirmed an accelerated growth rate on woody plants of up to 35% over conventional overhead or micro-irrigation systems. As a result, growers not only get their crops to market faster, but can harvest and sell more crops per year, significantly enhancing the system's cost effectiveness.

### Versatility

- The possibility of using the integrated drip tape in combination with your existing overhead system is a true advantage of the Aquamat system, as it will allow you to better control your irrigation water requirements.

### Use anywhere

- Aquamat can be used in the field, on floors inside greenhouses, or on indoor benches.

### Economical use

- With proper installation and maintenance, this system has an average lifespan of 5 to 10 years, providing an outstanding return on investment.

### Easy to install

- Tight and easy to move, the 4-layer system conforms to the lay of the land, leaving no dry zone.

### Resistance to undesirable growth

- No rooting problem.
- Virtually no algae growth and weed germination.
- Capillary breaks every 10 feet (3.05 meters) result in individual cells that are closed environments preventing the transmission of disease from one cell to another.
- Reduced overhead irrigation cycles help control foliar disease in plants irrigated by sprinklers. When the Aquamat's integrated drip-tape system is used alone, the risk of foliar disease is virtually nil.

### No change in standard cultivation practices

- No land or bench levelling needed, except in areas of that are excessively concave. Slopes of up to 3% are acceptable and have been successfully tested with overhead irrigation. Slopes of 0-1% are recommended for drip-tape system.
- Suitable for most potting soils with peat content.
- Same containers can be used, provided they have perforated bottoms.
- Highly effective in use with regular 1 to 3-gallon containers.

\* U.S. PATENT # 6178691B1

**SOLENO**  
T E X T I L E S

**EXHIBIT F**



Driscoll Strawberry Associates, Inc  
345 Westridge Drive  
P.O. Box 50045  
Watsonville, California 95077-5045  
(831) 763-5100 (831) 763-5750 FAX



October 27, 2006

Dear Neighbor:

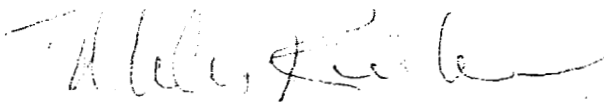
1. On Thursday November 9, 2006, at 7:00 PM we will be conducting a neighborhood meeting at 242 Corralitos Road, known as the DeVor Nursery, Driscoll Strawberry Associates has an option to purchase this land previously known as "Rose Gene Technology". The purpose of the meeting is to allow you an opportunity to review our proposed plans to change the previous permitted use of the facility to meet Driscoll Strawberry Associates needs. Driscoll Strawberry Associates is planning on enhancing this site into a state of the art plant propagation facility. This facility **WILL NOT** be used for the creation of or propagation of GMO's (genetically modified organisms). Cutting edge technology in the agricultural sciences, environmentally sound methods, and the latest in energy conservation technology will be used to turn the facility into a world class land use. The use will be consistent with the ~~Santa~~ Santa Cruz County General Plan and the Commercial Agricultural "CA" Zone District designation on the property.
2. The Driscoll name has Santa Cruz County roots going back over 100 years to when R.F. Driscoll and Joe Reiter farmed together on the Cassin Ranch. Driscoll's is a third-generation, family-owned company founded in **1944**. Our mission is to "continually delight berry consumers" by providing the highest quality berries in the world. To do this, Driscoll's uses (traditional plant breeding) methods to create plants that produce premium **quality** berries. We then partner with independent farmers all around the world to grow Driscoll's patented berry varieties.
3. After the meeting with the neighbors, we hope to apply to the County for an amendment to the existing Development Permit #87-0576 **for** the above use in addition to modifying several conditions of that permit. This includes such items as:
  - a. 7a- To ensure no introduction to disease, all plants grown in the greenhouses shall not get in contact with soil at any time, therefore it will be necessary to provide concrete flooring within the existing greenhouse structures in order to provide a clean environment,
  - b. 7c- Once the plants are received in the greenhouse, plants are grown under a misting system or a fogging system. This is an overhead type of irrigation that insures enough **humidity** for the plants to survive and flourish. Due to the high humidity (Horizontal **Air** Flow) quiet fans are turned on to reduce humidity to a level that is not conducive for disease.

This also allows for minimal pesticide usage. The use of these air circulating fans will not exceed the noise levels as described in Chapter 6.9.1 of the County General Plan.

- c. 8d- Recognize the removal of 21.5 acres of old and diseased apple trees as approved and recommended by the Agricultural Commissioner's Office. The few existing apple trees will be removed and replanted with berries.
- d. 8e- The drip irrigation system to be replaced with the state of the art system which also economizes on water use. Once the plants reach the proper size, plants will be moved to an outside growing area, where they will be grown with a combination of irrigation methods. Based on the size of the plant; drip irrigation with subsurface irrigation or, overhead irrigation with **drip** irrigation is another example. This will ensure the least amount of runoff, and best use of irrigation water.
- e. 8f- A water softener has been installed to eliminate brine.
- f. 8h- There is no re-circulation of the irrigation water; all of the runoff water goes into the existing detention basin.
- g. 9e- The standard practice of growing berries requires some supplemental lighting in the winter months from 5-7AM and 8-10 PM. This supplemental lighting will be used to encourage the plants to grow better and healthier.

We look forward to your attendance at this meeting so that we may answer any questions that you may have.

Sincerely,



J. Miles Reiter  
Chairman/Chief Executive Officer  
Driscoll Strawberry Associates, Inc.

JMR:jen

cc: Dee Murray, Land Use Consultant  
Supervisor Ellen Pine  
Tom Burns, **Planning** Director  
Chuck Allen

The neighborhood meeting concerning the property at 242 Corralitos Rd. in Corralitos was held on November 9<sup>th</sup> and November 27, 2006 at 7:00 pm at 242 Corralitos Road, Corralitos, CA. (See attached letters dated Oct 27<sup>th</sup> & Nov 14<sup>th</sup> 2006 from Driscoll's. These letters were mailed first class with proper postage)

The Following Neighbors were invited to the meeting:

1. John & Sharon Ajaga	261 Corralitos Rd.	Corralitos, CA 95076-0530
2. Patrick Michael & Diann Kane	90 Skylark Lane	Watsonville, CA 95076-0509
3. Stephen & Jacqueline Sternat	389 Corralitos Road	Watsonville, CA 95076-4538
4. JT & KP Skillicorn	34 Merk Rd.	Watsonville, CA 95076-0511
5. Robert Webb & Susan Chollar	166 Skylark Lane	Corralitos, CA 95076-0527
6. Bart & Jennifer Meltzer	250 Pheasant Run	Watsonville, CA 95076-0544
7. Kenneth & Clair Vilhauer	150 Skylark Lane	Watsonville, CA 95076-0527
8. Gene & Christine McGrath	239 Corralitos Road	Watsonville, CA 95076-0530
9. Noel Chase	80 Skylark Lane	Watsonville, CA 95076-0509
10. Thomas Dill, Sr.	180 Varni Road	Watsonville, CA 95076-0736
11. Mark & Elizabeth Bowman	245 Corralitos Road	Watsonville, CA 95076-0530
12. Jose & Amelia Espinoza	285 Skylark Lane	Corralitos, CA 95076-0543
13. Vernon Eugene & Marian Alice	520 Browns Valley Road	Watsonville, CA 95076-0333
14. Varni Anthony & Na Novak	520 Browns Valley Road	Watsonville, CA 95076-0333
15. Saxton Temple & Rita Pope III	22 Merk Road	Watsonville, CA 95076-0511
16. Dorothy Bowen	355 Corralitos Road	Watsonville, CA 95076-0538
17. Katherine Ashcroft	243-245 Corralitos Road	Watsonville, CA 95076-0530
18. Manuel & Ann Carlos	243-245 Corralitos Road	Watsonville, CA 95076-0530
19. Bruce & Andrea Willy	243 Corralitos Road	Watsonville, CA 95076-0530
20. Gary & Grace Murakami Bertone	401 Corralitos Road	Watsonville, CA 95076-05523
21. Mario & Maria Martinez	265 Corralitos Road	Watsonville, CA 95076-0530
22. Hubert & Patricia Ann Hudson	44 Merk Road	Watsonville, CA 95076-0511
23. Hubert & PA Hudson	44 Merk Road	Watsonville, CA 95076-0511
24. Janine MW & H Talty	340 Pheasant Run	Watsonville, CA 95076-0545
25. Jose & H Chibas	340 Pheasant Run	Watsonville, CA 95076-0545
26. John & Lucy All Zivanovich	912 Lake Village Drive	Watsonville, CA 95076-3434
27. John Al Zivanovich	912 Lake Village Drive	Watsonville, CA 95076-3434
28. Jacquelyn Foster	111 Skylark Lane	Watsonville, CA 95076-0526
29. Eugene & JA Foster	111 Skylark Lane	Watsonville, CA 95076-0526
30. Brian & Zenaida Liddicoat	333 Skylark Lane	Watsonville, CA 95076-0552
31. Betty Smith	36 Merk Road	Corralitos, CA 95076-0511
32. Mitchell Bulich	134 Varni Road	Watsonville, CA 95076-0736
33. Antone Bulich, Jr.	134 Varni Road	Watsonville, CA 95076-0736
34. Judy Alvarez	379 Corralitos Road	Watsonville, CA 95076-0538
35. Robert & Kathleen Moore	100 Merk Road	Watsonville, CA 95076-0524
36. Louis Pista & John Pista	P. O. Box 506	Watsonville, CA 95077-0506
37. Richard & Georgiana Faggioli	377 Merk Road	Watsonville, CA 95076-0515
38. Harold Hyde & Marilyn Hyde	P. O. Box 445	Watsonville, CA 95077-0445
39. John & Mary Manfre	200 Skylark Lane	Watsonville, CA 95076-0528
40. John & Franka Colendich	P. O. Box 515	Freedom, CA 95019-0515
41. John & F Colendich	P. O. Box 515	Freedom, CA 95019-0515
42. William Maryott	P. O. Box 1177	Freedom, CA 95019-1177
43. Robert Emmett & B R S Monica	370 Corralitos Road	Watsonville, CA 95076-0532
44. Betty Allen	278 Corralitos Road	Watsonville, CA 95076-0532
45. Corralitos Union School	294 Green Valley Road	Watsonville, CA 95076
46. Pista Lewis Metal TC	P.O. Box 506	Watsonville, CA 95077
47. Scampia Josephine Trustco	19222 Kayenta Pl	Oregon City, OR 97045
48. Delapena Jeffery U/M	6466 David James Blvd	Sparks, NV 89436
49. Skromme Julie Fatima M/W SS	1241 Amesti Road	Watsonville, CA 95076
50. Zivanovich John & Lucy	912 Lake Village Drive	Watsonville, CA 95076

51. Edwin & Judith Charlebois	242 Corralitos Road	Watsonville, CA 95076
52. Cameron Jzy	788 Storey Road	Watsonville, CA 95076
53. Oliva Tony & Alice R	1228 Amesti Road	Watsonville, CA 95076
54. Martiniz Mario & Maria	265 Corralitos Road	Watsonville, CA 95076
55. Robert Emmert & Monica B	370 Corralitos Road	Watsonville, CA 95076
56. Resident	305 Corralitos Road	Watsonville, CA 95076
57. Resident	273 Corralitos Road	Watsonville, CA 95076
58. Resident	340 Corralitos Road	Watsonville, CA 95076
59. Resident	242 Corralitos Road	Watsonville, CA 95076
60. Resident	350 Corralitos Road	Watsonville, CA 95076
61. Resident	384 Corralitos Road	Watsonville, CA 95076
62. Resident	1243 Amesti Road	Watsonville, CA 95076
63. Resident	1191 Amesti Road	Watsonville, CA 95076
64. Resident	465 Storey Road	Watsonville, CA 95076
65. Resident	586 Storey Road	Watsonville, CA 95076

The Following Neighbors attended the meeting on November 27<sup>th</sup>, 2006:

1. Becky Compos	165 Cutter Drive	Watsonville
2. Mitchell Bulich	134 Varnie Road	Watsonville
3. Betty Allen	378 Corralitos Road	Corralitos
4. John Zwaravich	340 Corralitos Road	Watsonville
5. Stephanie Camacho	701 Ocean Street	Santa Cruz
6. John Alaia	261 Corralitos Road	Corralitos
7. Bart Meltzer	250 Pheasant Run	Corralitos
8. Mark Bowman	245 Corralitos Road	Corralitos
9. Richard Faglioli	377 Merk Road	Corralitos
10. Bill Maryon	384 Corralitos Road	Corralitos
11. Edwin Charlebois	242 Corralitos Road	Corralitos
12. Fran Colenditch	350 Corralitos Road	Corralitos
13. Joe Gheo	405 Corralitos Road	Corralitos
14. Kathy Mann	2930 Freedom Blvd	Watsonville
15. Sami Mann	2930 Freedom Blvd	Watsonville
16. Bob Emmert	370 Corralitos Road	Watsonville
17. Sharon Alaga	261 Corralitos Road	Watsonville
18. Julie Shoman	1241 Amesti	Watsonville
19. Kandy Bonnema	209 Hanes Road	Corralitos
20. Ron Bonnema	209 Hanes Road	Corralitos
21. Rob Webb	166 Skylark Lane	Corralitos
22. Les Strnad	354 Hanes Road	Corralitos
23. Ashley Halderman	373 Merk Road	Corralitos
24. Bob Halderman	373 Merk Road	Corralitos
25. Kathy Arola	Bradley School	Corralitos
26. Stephan Stenat	389 Corralitos Road	Corralitos

The following list of people Were also sent an invitation to attend the meeting:

- 1- Supervisor Ellen Pirie
- 2- Tom Burns, Director of Planning
- 3- Joan Van der Hoeven, Staff Planner
- 4- Ken Corbishley, Santa Cruz County Agricultural Commissioner
- 5- Ken Kimes, Agricultural Advisory Policy Commission

The following list of people represented Driscoll Strawberry Associates:

1. Dennis Kehoe : Attorney Representing Driscoll's and Neighborhood Meeting Facilitator
2. Dee Murray: Land Use Consultant representing Driscoll's
3. Miles Reiter: CEO

4. John Siletto: Vice President of Product Group
5. Mike Almasri: Propagation and Greenhouse Manager
6. Rick Harrison: Director of Production, Breeding and Research
7. Jane Nelsen: Administrative Manager, PBR Group
8. Fred Norton: Nursery Department Manager, Plant Propagation and Raspberry Nursery
9. Angelica Haro: Nursery Department Administrative Assistant
10. Fred Cook: Research and Development Department Manager
11. Kelley Bell: Philanthropy Department Manager
12. Brian McElroy: Organic Program Manager
13. Carmelo Sicairos: Rubus Production Manager
14. Cynthia Mathieson: Intellectual Properties Manager:

The following program was adhered to for the meeting:

1. Dennis Kehoc, Attorney for Driscoll's and meeting facilitator.  
Dennis greeted all in attendance, provided his personal background that includes forty years of practicing law and extensive experience in land use concerns. He made clear the purpose of the Santa Cruz County's intent in having neighborhood meetings. Dennis then explained to the neighbors that Driscoll's has an option to purchase the property at 242 Corralitos Road. Dennis also explained that there is a current conditional use permit that Driscoll is asking to amend. Before giving up the microphone, Dennis introduced the others speakers and briefly laid out the topics they would discuss with the group. Finally, he introduced Dee Murray Land Use Consultant.
2. Dee Murray, Land Use Consultant for Driscoll's  
Dee Murray, Land Use Consultant for Driscoll's.  
Dee briefly clarified three points to the assembled group: the stipulated conditions on the current use permit, the Santa Cruz County's philosophy surrounding Commercial Agricultural Zoning and the course of action required by Santa Cruz County in order to obtain an amendment to the use permit
3. John Siletto, Vice President of Driscoll's Product Group  
John highlighted some of the amendments to the existing use permit necessary for Driscoll's to operate a propagation facility at this location. While doing this, he referred to the blown-up map of the neighborhood hanging on the wall behind him. He spoke of Driscoll's strong commitment to enhance the Corralitos facility in keeping with Miles Reiter's vision, Driscoll's CEO, as evidenced at all Driscoll's locations. John also explained how Driscoll's works and functions, from breeding new varieties that are produced by the propagation department and grown in the nursery that are leased to independent growers who return the berry crops so that Driscoll's can market them throughout the USA, Mexico and Europe.
4. Miles Reiter CEO & Chairman of Driscoll's  
Miles gave a brief history of Driscoll's to the neighbors. He shared that Driscoll's is a family-owned, small Santa Cruz county company with a large presence in the global berry market that began over 100 years ago. He further asked all Driscoll's employees in attendance to stand and address the group. Miles finished by relating Driscoll's efforts in community outreach and introducing Kelley Bell.
5. Kelley Bell, Philanthropy Department Manager.  
Kelley introduced the neighbors to Driscoll's Philanthropy program. Kelley also discussed how the program works and how the community could be involved. She provided examples of Driscoll's involvement with schools and housing issues in areas where Driscoll and its growers are operating.
6. Mike Almasri, Propagation and Greenhouse Manager  
Mike discussed the intended use of the facilities at 242 Corralitos Road. He spoke of the need to grow the healthiest plants in the cleanest environment which involves the use of supplemental lighting, concrete flooring to prevent contact with soil-borne disease and fans to control humidity possible. In order to accomplish this, changes to the current use permit are in order. With the assist of a power point presentation, Mike also explained how the breeding and propagation processes function. In discussing breeding, emphasis

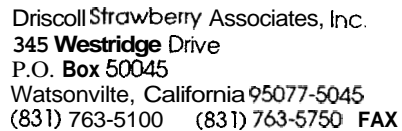
was made that Driscoll's method of plant breeding is traditional in nature as opposed to a genetic modification approach.

7. Question & Answers for the Neighbors.

- i. Q: What happened to the 21.5 Acres of Apple trees mentioned in the use permit?  
A: Apple Trees were removed a while back, there is a letter from the Santa Cruz County Ag. Inspector explaining that the trees were diseased and needed to be removed.
- ii. Q: How much outside area will be used for growing on benches?  
A: Around five Acres
- iii. Q: Where would you Build Greenhouses?  
A: Greenhouses will be built to the extent of the use permit and expansion would be behind the current structures.
- iv. Q: Explain current lighting use versus Driscoll's plan, will lighting be during winter only? How long will lights be used for and during what period?  
A: The lights will be used for a short period during winter months and when needed to extend the day length to 16 hour days. Also two types of light could be used; however, the fluorescent lights are the preferred method.
- v. Comment by neighbor: compliance was not met by original owner even though promises were made when permit was requested. Requests were made to the county by residents in order to remain updated.  
A: Driscoll's will comply with the use permit.
- vi. There are traffic issues on Corralitos Rd. since Amesti Rd. was closed. They request statistics on Driscoll's traffic use and want outreach to the community.
- vii. Q: How many people will be working at the site? What kind of traffic might the neighbors expect?  
A: The site will have about 50 people working at all times principally between the hours of 6:00 AM and 4:30 PM. Traffic should be normal all day; Driscoll's doesn't anticipate truck traffic to the site. Plants are moved off-site on one-ton flatbed trucks. Larger trucks make deliveries but not on a grand scale.
- viii. Q: Why doesn't Driscoll's build greenhouses at its current location?  
A: The current site occupied by Driscoll's is not a viable option, it has no more space for greenhouse expansion.
- ix. Q: What will happen to the acreage surrounding the greenhouses?  
A: The acreage will be used to grow berries (Blackberries, Blueberries, or Raspberries); Driscoll is looking at the possibility of growing organic berries at the site.
- x. Neighbor Comment: Bradley school has traffic congestion, Driscoll's should consider donating land for school drop-off parking, a life lab.
- xi. Q: What plans does Driscoll's have for landscaping along Corralitos Road?  
A: Driscoll's suggested that *Podocarpus gracilior* would be used to screen Corralitos Road. Also, Driscoll's is open for suggestions and working with the neighbors.
- xii. Comment by a neighbor: Not satisfied with the upkeep of the property along Corralitos road. The weeds are everywhere and need to be cleaned up. The neighbor works with daylilies and he is willing to supply them to be used for landscaping.
- xiii. Q: is there going to be an Ag buffer between the school and the property?  
A: Driscoll will follow whatever is dictated by the Santa Cruz County

- xiv. Q: How many people will be working at the site? Will there be any commercial trucks coming in? What kind of day work would be considered?  
A: The number of people will be at least 50 hourly employees and about five administrative employees. There will be no commercial truck traffic except the occasional supply delivery which will happen during business hours. The work day will be from 6:00 am in the morning to 4:30 pm in the afternoon except for administrative people. There will be no commercial business conducted at this site. An invite to Cassin Ranch was extended to the group to portray Driscoll's operation.
- xv. Comment by a neighbor: Driscoll's is telling us what we want to hear, be honest and upfront about what you intend to do. The land will need workers to plant and harvest. Assurances were given that the land will be used as commercial ag. The traffic and number of people working on the land will be whatever is necessary and should not be any different from any other farm.
- xvi. Comment by a neighbor: School traffic is bad and wanted to know if Driscoll is willing to help.  
Dee Murray, Land use consultant explained that the county has a preliminary plan to deal with the traffic which requires no extra land. Dee also provided a copy of the proposed plan to deal with Traffic at Bradley school.
- xvii. Q: Les Strnad mentioned that the greenhouse floor is covered by concrete; He also encouraged Driscoll to look at different water conservation methods  
A: It was made clear that Driscoll would need the Greenhouse floors to have concrete because it is necessary for the required clean environment; although there are other alternatives that might be used to cover the floor, concrete is best suited for Driscoll's operations. Les was also assured that Driscoll is using state of the art watering methods to conserve water.
- xviii. Comment by neighbor: Driscoll's is a big company and that is admired. However, the neighbor lives next to the property and at night they hear loud music. The neighbor hopes that will not be the case with Driscoll's, and asks that Driscoll's be realistic and truthful in its dealings with the neighborhood.
- xix. Comment by neighbor: Corralitos is not just a farm community, rather residences coexisting with farms.

The question and answer session came to a close. Dennis Kehoe the facilitator of the meeting ended the evening by thanking everyone for their attendance. He also emphasized that if there are more questions or concerns that the neighbors should feel free to contact Jane Nelsen the Administrative Manager at Driscoll's Strawberry Associates. (See attached minutes of the Nov 9<sup>th</sup> 2006 meeting)



On November 9, 2006, we had a neighborhood meeting at 242 Corralitos Road, known as Rose Gene Technology. Attached is a copy of our earlier letter and notification dated October 27, 2006.

- Address some of the concerns that arose during the first neighborhood meeting and respond to any other concerns.
- Invite the neighbors that did not receive the first notice to address their concerns, questions and bring them up to speed on the project.

Sincerely,

**J. MILES REITER**  
Chairman/Chief Executive Officer  
Driscoll Strawberry Associates, Inc.

cc: Dee Murray, Land Use Consultant  
Supervisor, Ellen Pirie  
Tom Burns, Santa Cruz County Planning Department, Planning Director  
Joan Van der Hoeven, County Staff Planner  
Chuck Allen

The neighborhood meeting concerning the property at 242 Corralitos Rd. in Corralitos was held on November 27th, 2006 at 7:00 pm at 242 Corralitos Road. Corralitos, CA.

The Following Neighbors were invited to the meeting:

1. John & Sharon Alaga	261 Corralitos Rd.	Corralitos, CA 95076-0530
2. Patrick Michael & Diann Kane	90 Skylark Lane	Watsonville, CA 95076-0509
3. Stephen & Jacqueline Sternat	389 Corralitos Road	Watsonville, CA 95076-0538
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31. Betty Smith	36 Merk Road	Corralitos, CA 95076-0511
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33. Antone Bulich, Jr.	134 Varni Road	Watsonville, CA 95076-0736
34. Judy Alvarez	379 Corralitos Road	Watsonville, CA 95076-0538
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37. Richard & Georgiana Faggioli	377 Merk Road	Watsonville, CA 95076-0515
38. Harold Hyde & Marilyn Hyde	P. O. Box 445	Watsonville, CA 95077-0445
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42. William Maryott	P. O. Box 1177	Freedom, CA 95019-1177
43. Robert Emmett & B R S Monica	370 Corralitos Road	Watsonville, CA 95076-0532
44. Betty Allen	278 Corralitos Road	Watsonville, CA 95076-0532

The Following Neighbors attended the meeting:

1. Mark Scurich	680 Aptos Ridge	Watsonville
2. Tisha Scurich	545 Poppy Hill Road	Corralitos
3. Bill Scurich	545 Poppy Hill Road	Corralitos
4. Becky Compos	165 Cutter Drive	Watsonville
5. Mitchell Bulich	134 Varnie Road	Watsonville

6. Anne Carlos	243 Corralitos Road	Watsonville
7. Betty Allen	378 Corralitos Road	Corralitos
8. John Zwaravich	340 Corralitos Road	Watsonville
9. Stephanie Camacho	701 Ocean Street	Santa Cruz
10. John Alaia	261 Corralitos Road	Corralitos
11. Bart Meltzer	250 Pheasant Run	Corralitos
12. Sharon Hage	262 Corralitos Road	Corralitos
13. Mark Bowman	245 Corralitos Road	Corralitos
14. Beth Bowman	245 Corralitos Road	Corralitos
15. Sandy Stevenson	180 Varni Road	Corralitos
16. Rita Pope	25 Merk Road	Corralitos
17. Richard Faglioli	377 Merk Road	Corralitos
18. John Eiskamp	360 Trichella	Corralitos
19. Bill Maryon	384 Corralitos Road	Corralitos
20. Andrea Willy	243 Corralitos Road	Corralitos
21. Edwin Charlebois	242 Corralitos Road	Corralitos
22. Fran Colendich	350 Corralitos Road	Corralitos
23. Joe Ghco	405 Corralitos Road	Corralitos

The following list of people represented Driscoll Strawberry Associates:

1. Dennis Kehoe : Attorney Representing Driscoll's and Neighborhood Meeting Facilitator
2. Dee Murray: Land Use Consultant representing Driscoll's
3. John Siletto: Vice President of Product Group
4. Mike Almasri: Propagation and Greenhouse Manager
5. Rick Harrison: Director of Production, Breeding and Research
6. Jane Nelsen: Administrative Manager, PBR Group
7. Fred Norton: Nursery Department Manager, Plant Propagation and Raspberry Nursery
8. Angelica Haro: Nursery Department Administrative Assistant
9. Fred Cook: Research and Development Department Manager
10. Kelley Bell: Philanthropy Department Manager
11. Brian McElroy: Organic Program Manager
12. Carmelo Sicairos: Rubus Production Manager
13. Cynthia Mathiesen: Intellectual Properties Manager.
14. Jill Bushakra: Molecular Biology Manager

The following program was adhered to for the meeting:

1. Dennis Kehoe, Attorney for Driscoll's and meeting facilitator.  
Dennis greeted all in attendance, provided his personal background that includes forty years of practicing law and extensive experience in land use concerns. He made clear the purpose of the Santa Cruz County's intent in having neighborhood meetings. Dennis then explained to the neighbors that Driscoll's has an option to purchase the property at 242 Corralitos Road. Dennis also explained that there is a current conditional use permit that Driscoll is asking to amend. Before giving up the microphone, Dennis introduced the others speakers and briefly laid out the topics they would discuss with the group. Finally, he introduced Dee Murray Land Use Consultant.
2. Dee Murray, Land Use Consultant for Driscoll's.  
Dee briefly clarified three points to the assembled group: the stipulated conditions on the current use permit, the Santa Cruz County's philosophy surrounding Commercial Agricultural Zoning and the course of action required by Santa Cruz County in order to obtain an amendment to the use permit
3. John Siletto, Vice President of Driscoll's Product Group  
John gave a brief history of Driscoll's to the neighbors. He shared that Driscoll's is a family-owned, small Santa Cruz county company with a large presence in the global berry market that began over 100 years ago. He further asked all Driscoll's employees in attendance to stand and address the group. John then highlighted some of the amendments to the existing use permit

necessary for Driscoll's to operate a propagation facility at this location. While doing this, he referred to the blown-up map of the neighborhood hanging on the wall behind him. He spoke of Driscoll's strong commitment to enhance the Corralitos facility in keeping with Miles Reiter's vision, Driscoll's CEO, as evidenced at all Driscoll's locations. John also explained how Driscoll's works and functions; from breeding new varieties that are produced by the propagation department and grown in the nursery that are leased to independent growers who return the berry crops so that Driscoll's can market them throughout the USA, Mexico and Europe. John finished by relating Driscoll's efforts in community outreach and introducing Kelley Bell.

4. Kelley Bell, Philanthropy Department Manager.  
Kelley introduced the neighbors to Driscoll's Philanthropy program. Kelley also discussed how the program works and how the community could be involved. She provided examples of Driscoll's involvement with schools and housing issues in areas where Driscoll and its growers are operating.
5. Mike Almasri, Propagation and Greenhouse Manager  
Mike discussed the intended use of the facilities at 242 Corralitos Road. He spoke of the need to grow the healthiest plants in the cleanest environment which involves the use of supplemental lighting, concrete flooring to prevent contact with soil-borne disease and fans to control humidity possible. In order to accomplish this, changes to the current use permit are in order. With the assist of a power point presentation, Mike also explained how the breeding and propagation processes function. In discussing breeding, emphasis was made that Driscoll's method of plant breeding is traditional in nature as opposed to a genetic modification approach.
6. Question & Answers for the Neighbors.
  - a. Q: What happened to the 21.5 Acres of Apple trees mentioned in the use permit?  
A: Apple Trees were removed a while back, there is a letter from the Santa Cruz County Ag. Inspector explaining that the trees were diseased and needed to be removed.
  - b. Q: How much outside area will be used for growing on benches?  
A. Between 1 to 2 acres.
  - c. Q: Where would you Build Greenhouses?  
A: Greenhouses will be built to the extent of the use permit and expansion would be behind the current structures.
  - d. Q: Explain current lighting use versus Driscoll's plan, will lighting be during winter only? How long will lights be used for and during what period?  
A: The lights will be used for a short period during winter months to extend the day length to 16 hour days. Also two types of light could be used; however, the fluorescent lights are the preferred method.
  - e. Comment by neighbor: compliance was not met by original owner even though promises were made when permit was requested. Requests were made to the county by residents in order to remain updated.  
A Driscoll's will be complying with the use permit.
  - f. Comment by neighbors: There are traffic issues on Corralitos Rd. since Amesti Rd. was closed. They request statistics on Driscoll's traffic use and want outreach to the community.
  - g. Q: How many people will be working at the site? What kind of traffic might the neighbors expect?  
A: The site will have about 35 people working at all times principally between the hours of 6:00 AM and 4:30 PM. Traffic should be normal all day; Driscoll's doesn't anticipate truck traffic to the site. Plants are moved off-site on one-ton flatbed trucks. Larger trucks make deliveries but not on a grand scale.
  - h. Q: Why doesn't Driscoll's build greenhouses at its current location?  
A: The current site occupied by Driscoll's is not a viable option, it has no more space for greenhouse expansion.

- i. Q: What will happen to the acreage surrounding the greenhouses?  
A: The acreage will be used to grow berries; Driscoll is looking at the possibility of growing organic berries at the site.
- j. Neighbor Comment: Bradley school has traffic congestion. Driscoll's should consider donating land for school drop-off parking, a life lab.
- k. Q: What plans does Driscoll's have for landscaping along Corralitos Road?  
A: Driscoll's has yet to discuss this topic. However, Driscoll's is open for suggestions and working with the neighbors.
- l. Comment by a neighbor: Not satisfied with the upkeep of the property along Corralitos road. The weeds are everywhere and need to be cleaned up. The neighbor works with daylilies and he is willing to supply them to be used for landscaping.
- m. Q: Is there going to be an Ag buffer between the school and the property?  
A: Driscoll will follow whatever is dictated by the Santa Cruz County
- n. Q: How many people will be working at the site? Will there be any commercial trucks coming in? What kind of day work would be considered?  
A: The number of people will be at least 35 hourly employees and about five administrative employees. There will be no commercial truck traffic except the occasional supply delivery which will happen during business hours. The work day will be from 6:00 am in the morning to 4:30 pm in the afternoon except for administrative people. There will be no commercial business conducted at this site. An invite to Cassin Ranch was extended to the group to portray Driscoll's operation.
- o. Comment by a neighbor: The land will need workers to plant and harvest.  
Assurances were given that the land will be used as commercial ag. The traffic and number of people working on the land will be whatever is necessary and should not be any different from any other farm. A local grower, Bill Scurich, stated that between 3 to 4 workers per acre is the norm.
- p. Comment by neighbor: Driscoll's is a big company and that is admired. However, the neighbor lives next to the property and at night they hear loud music. The neighbor hopes that will not be the case with Driscoll's, and asks that Driscoll's be realistic and truthful in its dealings with the neighborhood.
- q. Comment by neighbor: Corralitos is not just a farm community, rather residences coexisting with farms.

The question and answer session came to a close. John Siletto the Vice President of Product group for Driscoll ended the question and answer session with the following:

"Driscoll is a big company with its reach. However, we are a local small company in the Santa Cruz County and we would like to stay in the Santa Cruz County"

Dennis Kchoe the facilitator of the meeting ended the evening by thanking everyone for their attendance. He also emphasized that if there are more questions or concerns that the neighbors should feel free to contact Jane Nelsen the Administrative Manager at Driscoll's Strawberry Associates.

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

August 17, 1988

De Vor Nurseries  
P. O. Box 447  
Pleasanton, CA 94566

# PERMIT

DEVELOPMENT PERMIT NO.: 87-0576 SUBJECT: APN: 108-192-02

On June 29, 1988 the PLANNING COMMISSION acted upon your application as follows:

Commercial Development Permit to construct:

1. A total of 91,092 sq. ft. of greenhouses and 24,840 of shade houses in two phases;
2. A 16,950 sq. ft. packing shed/cold storage facility;
3. A 10,000 sq. ft. maintenance shop;
4. A 5,000 sq. ft. office;
5. Remodel of an existing single family dwelling to be used as an agricultural caretaker's quarters; and,
6. Parking areas not to exceed 30 spaces total.

Property located on the east side of Corralitos Road 1/2 mile south of Hames Road, Corralitos area (242 Corralitos Road).

XXXX APPROVED (IF NOT APPEALED). See attached conditions. This is your permit.

           DENIED for the following reasons (IF NOT APPEALED):

NOTE: This decision is final unless it is appealed. See reverse for information regarding appeals. You may require a Building Permit to **begin** actual construction. You may exercise this permit only after the **10-day** appeal period is over. **THIS PERMIT SHALL EXPIRE ON JULY 14, 1989 IF NOT EXERCISED.**

If you have any questions, please contact the planner at the phone number listed below,

Sincerely,

SUSAN WILLIAMSON  
Environmental Projects Manager

by:



KIM TSCHANTZ  
Associate Planner  
(408) 425-2772

cc: Royce Fincher

## COMMERCIAL DEVELOPMENT PERMIT CONDITIONS

The following Exhibits are hereby incorporated by reference into these conditions as though fully set forth herein.

## EXHIBITS:

- Exhibit A - Site Plan and Landscape Plan, consisting of 4 sheets; all dated June 29, 1988  
Sheet 1 - Site Plan and Planting Details  
Sheet 2 - Landscape Screening Plan  
Sheet 3 - Site Plan of Phases 1 and 2  
Sheet 4 - Paving Details
- Exhibit B - Drainage Plan, consisting of 3 sheets; all dated June 29, 1988  
Sheet 1 - Drainage Improvement Details  
Sheet 2 - Site Plan Showing Drainage Improvements  
Sheet 3 - Retention Pond Detail
- Exhibit C - Drainage Calculations, consisting of 5 Sheets; dated June 29, 1988
- Exhibit D - Greenhouse Elevations and Roof Framing Plan; dated June 29, 1988
- Exhibit E - Floor Plans and Elevations of Packing Shed, Maintenance Shop, Office and Shade Houses, to be submitted in the future per condition # .d.
- Exhibit F - Declaration of Restrictions
- Exhibit G - Waiver and Indemnification Agreement

## CONDITIONS:

1. The construction phases authorized by this permit are illustrated on Sheets 1 and 3 of Exhibit A. They are:
  - a. Phase 1 - Greenhouse group not to exceed 61,692 square feet, 12,375 square foot packing shed and a 16 vehicle parking lot with access road.
  - b. Phase 2 - Greenhouse group not to exceed 29,400 square feet, a 24,840 square foot shade house structure, a 5,000 square foot office, a 10,000 square foot maintenance shop a 4,575 square foot addition to the packing shed and a 14 vehicle space parking lot.
  - c. Phase C - Caretakers' quarters to be remodeled and expanded up to a total size 1,500 square feet which may be done at any time after Phase 1 is completed.

2. The structures authorized by the Master Commercial Development Permit shall be restricted to uses for the purposes of rose plant germination, hybridization and propagation. No retail sales or other commercial activity or facility are permitted.
3. Planning staff shall inspect the site to determine compliance with the conditions of this permit prior to approval for the commencement of each subsequent construction phase of this permit.
4. Prior to issuance of any Building Permit, the Applicant and Property Owner shall execute, have notarized and record the following documents to be binding on the Applicant, the Property Owner, and any and all successors and transferees thereof:
  - a. A Statement of Acknowledgment in the form provided by the Planning Department regarding potential land use conflicts;
  - b. A Deed Restriction, in the form attached hereto as Exhibit F, specifying that the requirements of Condition 7a. shall be met and providing appropriate security to cover the cost of removal of greenhouses and concrete and asphalt parking areas associated with the greenhouses in the event that 50 percent of the permitted greenhouse area ceases production or use for a year or longer or this permit expires for any other reasons; and
  - c. A Waiver and Indemnification Agreement, in the form attached hereto as Exhibit G, providing for waiver indemnification, hold harmless, and defense of the County of Santa Cruz and its agents, officers and employees from any claim, action or proceeding against same to attack, set aside, void, or annul an approval by the County of this Master Development Plan and Commercial Development Permit or to claim damages for erosion, landslide, pesticide use, or other conditions or uses of the property.
5. The final site plan shall be reviewed by the applicant's archaeological consultant (Archaeological Consulting) and a letter from the consultant shall be submitted for review by Planning staff prior to issuance of any Building Permits on the property. Any additional recommendations from the consultant shall, upon review and approval, become conditions of project approval by the minor variation process. During construction, the area of lithic scatter noted in the consultant's report of October 13, 1987 shall remain undisturbed and shall not be used for storage of waste or fill dirt.

6. Required Permits

- a. A Building Permit shall be obtained for all structures in each phase of development.
- b. Plans for all Building Permit applications shall conform to Exhibits A, D and E and the applicable specifications in condition # .
- c. A Grading Permit shall be obtained prior to any excavation work for the retention pond. Application for this permit shall **be** made at the same time as applying for building Permits for Phase 1.
- d. An Encroachment Permit shall be obtained from the County Public Works Department prior to or simultaneously with the issuance of a Building Permit for Phase 1.
- e. The applicant shall obtain permits for installation of all new wells and septic tank systems from the County Environmental Health Service. The applicant shall submit written documentation of all such approvals (e.g., copies of permits) to the Environmental Planning Section of the Planning Department prior to installation of new wells and septic tank systems.
- f. The applicant shall obtain a Hazardous Materials Permit from the County Environmental Health Service for the use, handling and storage of any hazardous substances. The applicant shall submit written documentation of such approval to the Environmental Planning Section of the Planning Department prior to final inspection and clearance of any new structure. The applicant shall comply with all Environmental Health regulations in this regard.
- g. Issuance of Building Permits for the packing shed, maintenance shop and/or office buildings shall require approval from the County Fire Marshall's Office for plans showing the installation of fire extinguishing sprinkler systems in each building. A wet barrel type fire hydrant shall be installed along the Corralitos Road frontage at a location and a time approved by the Fire Marshall's Office. The fire hydrant shall be connected to the City of Watsonville water main.

7. Building Construction

- a. The greenhouses shall **be** restricted to concrete flooring for center pathways only, as shown on Exhibit A. If 50% of the permitted greenhouse area ceases production or use for a year or longer or the permit expires for another reason, the applicant shall completely remove and dispose of all concrete flooring and post foundations of the greenhouses as well as the greenhouse buildings and asphalted parking areas serving these greenhouses

and return the area including the soils formerly covered by greenhouses to its natural, prime agricultural state within 6 months of permit expiration. This condition shall be documented by a deed restriction specifying this requirement which the applicant shall prepare subject to Planning staff review and approval prior to notarization and recordation of the document. The approved document shall be signed by the applicant, notarized and recorded prior to Building Permit issuance for Phase 1. Appropriate security to cover the *cost* of removal of all concrete flooring and post foundations of greenhouses shall be submitted and be subject to the Planning Director's approval prior to Building Permit issuance.

- b. The greenhouse sheathing shall be made of non-glare glass, non-glare fiberglass or other non-glare **rigid** plastic materials. Flexible poly-plastic shall not be used.
- c. The greenhouses shall not contain fans of any type whatsoever in or on the greenhouse structures.
- d. Elevations and floor plans for the packing shed, maintenance shop, office and shade houses shall be submitted to the Environmental Planning Section of the Planning Department for review and approval prior to application for a Building Permit for these structures. These plans, when approved, shall become the various sheets of Exhibit E.
- e. No exterior openings shall exist on the south exterior wall of the maintenance shop.
- f. The maintenance shop and packing shed shall incorporate substantial skylighting in the roof construction of both structures.
- g. The packing shed and office shall both contain lavatory facilities that are equipped with septic tank systems (see condition #5.d).
- h. The actual height of the office (grade to roof ridgeline) shall not exceed 15 feet. The actual height of other structures shall not exceed 20 feet.
- i. The structure to be remodeled to an agricultural caretakers' quarters shall be designed as a single-family dwelling with an approved septic system (see condition #5.d). Expansion of this structure shall always adhere to the **93** foot buffer setback from the south property line as set by APAC.

8. Site Improvements (Landscaping, Drainage and Paving)

- a. The applicant shall install all landscaping shown on Sheets 1 and 2 of Exhibit A. The east -- west staggering of landscaping along Corralitos Road shall be increased to provide a natural occurring appearance. Evergreen species shall be used exclusively as a visual screen; other species may be used in addition to provide a natural appearance. The entire length of the landscaping along the road shall include evergreen screening. All dead or down apple trees located between the greenhouse structures and ornamental landscape screening along Corralitos Road shall be removed prior to tree and shrubbery planting.
- b. All landscaping shall be installed prior to final inspection and clearance of any buildings.
- c. The three rows of existing mature apple trees supplementing the required ornamental landscaping along Corralitos Road shall not be removed until the growth of the ornamental landscaping has matured to effectively screen the project from views along the road. Planning Department approval is required prior to removal of these apple trees as part of the landscape screen.
- d. A minimum of 21 1/2 acres within the northwest portion of the property shall be retained in apple orchard by prudent horticultural management. The three rows of apple trees specified in condition #8.c shall be managed in the same fashion.
- e. A drip irrigation system shall be used as the only method of irrigation both inside the greenhouses and for the required landscape screening and buffering.
- f. Any brines or boiler residues shall be contained on-site in a lined evaporation pond or other containment device approved by the Environmental Planning Section of the Planning Department.
- g. All storm drainage improvements shall be installed commensurate with the construction phase they are designed to serve as shown on Exhibits B and C. These improvements shall be completed prior to final inspection and clearance of each construction phase.
- h. All greenhouses shall be served by a subsurface drainage system which recirculates irrigation water for reuse. This system shall be designed and installed to prevent groundwater contamination from irrigation additives (e.g. fertilizers). All contaminated runoff shall be used or evaporated on-site.
- i. All paving shown on Sheets 1 and 3 of Exhibit A shall conform to the minimum standards of 5 inches of Class 2 baserock overlain by 1 1/2 inches of asphalt which is sealcoated. No other portions of the property are to be paved for parking and circulation or any other purpose.

- j. The approach to the access drive shall be designed with adequate width and turning radius to allow for both egress and ingress of 30 ft. long vehicles from both directions subject to approval by the Department of Public Works.
  - k. The entire vehicle access drive and main (16 vehicle space) parking lot shown on Sheets 1 and 3 of Exhibit A are to be completed prior to final inspection and clearance of Phase 1. The 14 vehicle space office parking lot shall be completed prior to clearance of Phase 2.
  - l. Silt and grease traps, as shown on Sheet 1 of Exhibit B shall be installed in both parking lots.
  - m. All landscaping, drainage and paving improvements shall be permanently maintained during the life of this permit. All ornamental trees in the landscape screens shall be maintained at a maximum height of 30 feet.
9. Signing and Lighting
- a. One identification sign shall be allowed on the site at the junction of the access drive with Corralitos Road as an integral part of the landscaping in conformance with the specifications in condition #9.b.
  - b. The applicant shall submit two copies of a sign plan to the Environmental Planning Section of the Planning Department for review and approval prior to sign installation. The sign (and sign plan) shall include the following specifications:
    - 1) Wooden and non-illuminated.
    - 2) Not larger than 12 square feet in size.
    - 3) Not higher than 7 feet above surface grade.
    - 4) Oriented parallel to the road.
  - c. All lighting shall be designed or visually screened so it is unobtrusive to nearby properties and does not produce glares directed beyond the site. Lighting shall conform to the specifications in conditions #9.d and e.
  - d. The applicant shall submit two copies of a lighting plan to the Environmental Planning Section of the Planning Department for review and approval prior to installation of exterior lighting. All exterior lighting (and the plan) shall include the following specifications:
    - 1) All lighting at exterior doorways (as required by the National Electrical Code) shall not be placed higher than 8 feet above grade.

- 2) All freestanding lighting in parking lots, and other areas, shall be **kept** to a minimum and placed no higher than 4 feet above grade.
- 3) Lighting shall illuminate in a downward direction.
- e. The greenhouses shall not use interior illumination for the growing of plants during the nighttime.

10. Operations

- a. No soil sterilants shall be used on the property. Pesticides and herbicides sprayed on the roses pursuant to accepted industry standards for agricultural use is permitted.
- b. No farming or development activities may occur within the area covered by riparian woodland and creekbed other than two discharge swale for retention pond overflow as specified in Exhibit B.
- c. The hours of operation shall be from 7 a.m. to 6 p.m. with the exception of daily activities that do not involve deliveries or visitors and spraying which must for safety reasons occur outside of the hours of operation.
- d. Any generators installed for this project shall be emergency backup power needs only and shall not be used on a regular basis.
- e. The applicant shall submit a groundwater monitoring plan formulated by a hydrological engineer or other qualified professional for review and approval by the Environmental Planning and Resources Sections of the Planning Department within 60 days of the approval of this permit. The plan shall include the following or other method determined to be substantially equivalent by the County: number, location and depths (completion intervals) of the monitoring points as well as specification of acceptable levels of groundwater quality and frequency of sampling. Sampling shall include areas in both the vadose zone (soil above the aquifer) and the alluvial aquifer and shall test for all agricultural chemicals used on the property during the two months prior to sampling date. The approved monitoring plan shall be operational prior to final inspection and clearance of any Building Permits on the property. All results of the groundwater sampling shall be sent to the Resources Section of the Planning Department (Water Quality Lab) for review within 10 days of sampling results. Failure to meet water quality standards established by the Environmental Protection Agency and Regional Water Quality Control Board shall constitute a violation of the permit and reconsideration of the permit by the Planning Commission.

MINOR VARIATIONS WHICH DO NOT **CHANGE** THE OVERALL CONCEPT OR DENSITY OF THIS PERMIT MAY BE APPROVED BY THE PLANNING DIRECTOR AT THE REQUEST OF THE APPLICANT OR THE PLANNING STAFF.

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

87-0576

DEVOR NURSERIES

Proposal to Construct:

1. A total of 91,092 sq. ft. of greenhouses and 24,840 of shade houses in two phases;
2. A 16,950 sq. ft. packing shed/cold storage facility;
3. A 10,000 sq. ft. maintenance shop;
4. A 5,000 sq. ft. office;
5. Remodel of an existing single family dwelling to be used as an agricultural caretaker's quarters; and,
6. Parking areas not to exceed 30 spaces total.

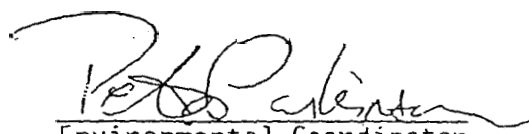
Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have a significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department and in other materials on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

Required Mitigation Measures or Conditions:

See attached conditions.

This Negative Declaration was approved by the Board of Supervisors on May 26, 1988.

  
Environmental Coordinator  
Pete Parkinson

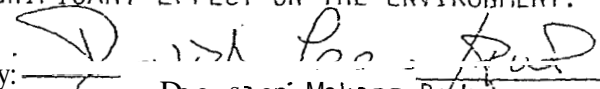
If this project is approved, complete and file this notice with the Clerk of the Board:

NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by the Planning Commission  
(Decision-Making Body)  
on June 29, 1988. \* No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE A SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed  
with Clerk of the Board:

By:   
(Decision-Making Body)

Title: Assistant Planning Director

\* The project was considered on appeal-62- the Board of Supervisors on August 1988. The Board denied the appeal and upheld the Planning Commission's approval of the project.

EXHIBIT W

reposed at Clerk of the Board  
8/4/88 PJP

Applicant: De Vor Nurseries  
Appl. No.: 87-0576  
APN: 108-192-02

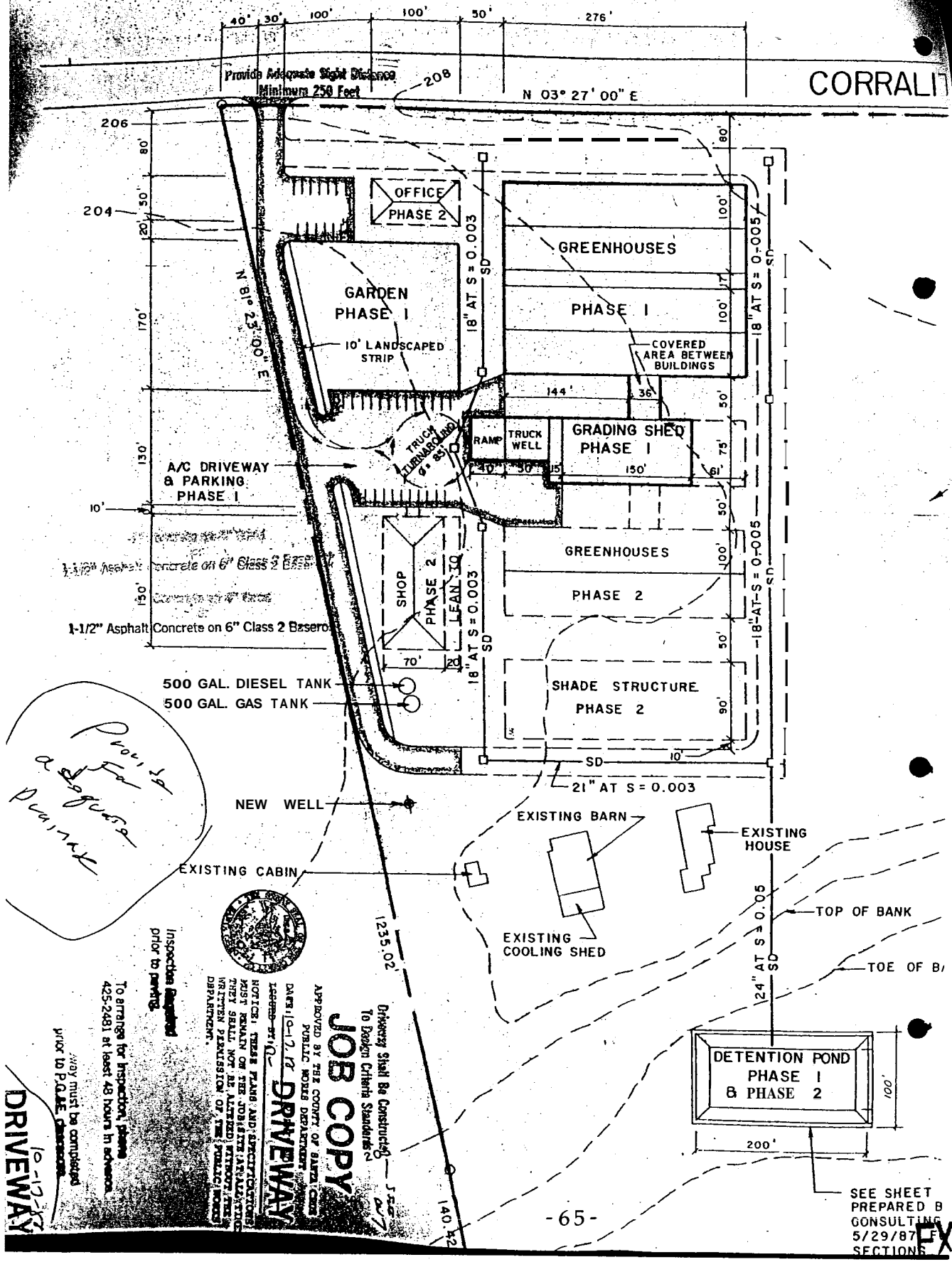
#### CONDITIONS OF NEGATIVE DECLARATION

- i. A landscaping plan shall be submitted for County approval and shall be implemented as follows: The east-west staggering of the landscaping along Corralitos Road, as proposed in the initially submitted plan, shall be increased to provide a more natural looking appearance. Only evergreen species shall be used. All dead or down apple trees along Corralitos Road shall be shown on the plan, and all such trees shall be removed from the property in connection with the implementation of the landscaping plan;
2. All landscaping on the approved plan shall be installed prior to final inspection clearance for any new structure. The landscaping shall be permanently maintained in a manner that provides screening from Corralitos Road.
3. Drainage features for each phase of the project, as shown on the approved engineered drainage plan, shall be installed prior to final inspection clearance for any new structure.
4. No fans shall be permitted in or on the greenhouse structures.
5. All exterior lighting shall be of a low-rise design and shall be directed on-site and downward to eliminate off-site glare.
6. The final site plan shall be reviewed by the applicant's archaeological consultant (Archaeological Consulting) and a letter from the consultant shall be submitted for review by Planning staff. Any additional recommendations from the consultant shall become conditions of project approval. During construction, the area of lithic scatter noted in the archaeological report dated 10/13/87 shall remain undisturbed and shall not be used for storage of waste or fill dirt.
7. Any generators installed for this project shall be for emergency backup purposes only.
8. Prior to exercising any rights granted by this permit, all requirements of the Environmental Health Service relating to the use, handling and storage of hazardous materials (including fuels and applicable agricultural chemicals) shall be met.
9. No soil sterilant shall be permitted to be used on the property.
10. The project shall be conditioned to require the soils on the property to be returned to agricultural use on discontinuance of use of the greenhouse structures; and shall provide for complete removal of all facilities covering prime agricultural soil.
11. A drip irrigation system shall be used inside the greenhouse structures and for required landscaping.

Applicant: De Voe Nurseries  
Appl. No.: 87-0576  
APN: 108-192-02

12. Any brines or boiler residues shall be contained on-site in a lined evaporation pond or other containment device approved by the County.
13. A monitoring program for pesticide pollution approved by the County shall be implemented in connection with the operation of the greenhouses.
14. The greenhouse structures shall be used only for rose hybridization, and no commercial facility shall be permitted on-site.
15. A system to catch and retain contaminated water within the greenhouse structures, sufficient to prevent groundwater contamination, shall be required. All contaminated runoff shall be used or evaporated on-site.

negdec/037



CORRALITO

N 03° 27' 00" E

Provide Adequate Sight Distance  
Minimum 250 Feet

OFFICE  
PHASE 2

GARDEN  
PHASE 1

10' LANDSCAPED  
STRIP

GREENHOUSES

PHASE 1

COVERED  
AREA BETWEEN  
BUILDINGS

GRADING SHED  
PHASE 1

GREENHOUSES

PHASE 2

SHADE STRUCTURE  
PHASE 2

TRUCK  
TURNAROUND

RAMP

TRUCK  
WELL

SHOP  
PHASE 2

LEAN TO

A/C DRIVEWAY  
& PARKING  
PHASE 1

500 GAL. DIESEL TANK

500 GAL. GAS TANK

NEW WELL

EXISTING CABIN

EXISTING BARN

EXISTING  
COOLING SHED

EXISTING HOUSE

TOP OF BANK

TOE OF BANK

DETENTION POND  
PHASE 1  
& PHASE 2



**JOB COPY**

**DRIVEWAY**

Inspection required  
prior to paving

To arrange for inspection, please  
call 425-2481 at least 48 hours in advance.

may must be completed  
prior to P.O.D.E. construction

**DRIVEWAY**

SEE SHEET  
PREPARED BY  
CONSULTING  
5/29/87  
SECTIONS

**EXHIBIT H**

## PODOCARPUS

Podocarpaceae

EVERGREEN SHRUBS OR TREES

ZONES VARY BY SPECIES

FULL SUN OR PARTIAL SHADE

REGULAR WATER



*Podocarpus gracilior*

Versatile plants grown for their good-looking foliage and interesting form. They are adaptable to many climates and have many garden uses. Make good screens and background plants.

Foliage generally resembles that of related yews (*Taxus*), but leaves of the better-known species are longer, broader, and lighter in color. If a male plant is growing nearby, female plants bear fruit after many years, producing small, fleshy fruits rather than cones. Grow well (if slowly) in most soils, but may develop chlorosis where soil is alkaline or heavy and damp. Some botanists divide the plants into three genera (*Afrocarpus*, *Nageia*, *Podocarpus*); where they apply, new names are given in parentheses.

***P. elongatus*.** For plants sold under this name, see *P. gracilior*

***P. falcatus* (*Afrocarpus falcatus*).** Tree. Zones 8, 9, 14-24; H2. Slow-growing native of South Africa. Differs from *P. gracilior* in nativity, small botanical details. For uses, see *P. gracilior*.

***P. gracilior* (*Afrocarpus elongatus*, *Nageia falcatus*).** FERN PINE. Tree, often grown as espaliered vine or even in hanging baskets. Zones 8, 9, 13-24; H 1, H2. From eastern Africa. To 20-60 ft. tall, 10-20 ft. wide. Among the cleanest, most pest-free trees for street, lawn, patio, garden; good as big shrub, as hedge, in container.

Method of propagation determines growth habit. If grown from seed, plants are upright even when young (and stay that way); these plants are usually sold as *P. gracilior*. In youth, they have branches set somewhat sparsely with glossy dark green leaves 2-4 in. long, 1/2 in. wide. With age, they produce 1-2-in., soft grayish green to bluish green leaves that are more closely spaced on branches. Stake seedling plants until a strong trunk develops.

If grown from cuttings or grafts of a mature tree, plants have the smaller, more closely set leaves just described, but they have very limber branches and are often reluctant to make strong vertical growth. These more willowy plants, suitable for espalier, hanging pots, or growing as vines along fences, are often sold as *P. elongatus*. Given staking and tying, *P. elongatus* types eventually become upright trees, though their foliage mass persists in drooping for some ti - 66 -

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

ASSIGNMENT OF SAVINGS ACCOUNT AGREEMENT

1. DEVOR NURSERIES, INC. ("Assignor") has entered into an agreement dated OCTOBER 11, 1988 with the County of Santa Cruz Planning Department ("Assignee") under the terms of which Assignor has agreed to pledge and assign to Assignee the entire balance of Savings Account # 1086-85333 ("Account") located at SANWA BANK- CALIFORNIA Bank, in the amount of \$ 19,440.00 (Pledged Amount).

2. Assignor hereby assigns the Pledged Amount to Assignee and further agrees as follows: . . .

a) That Assignee is hereby authorized to withdraw the Pledged Amount at any time, and Bank is hereby authorized and directed to honor such withdrawals without further authority from Assignor during the term of this Agreement.

b) The release of the Pledged Amount by Bank to Assignee shall constitute full and complete discharge of Bank's obligations with respect to the Pledged Amount and Assignee shall defend, indemnify and hold Bank harmless from any and all damages and expenses, including costs and reasonable attorneys fees arising out of or in connection with any claims or actions asserted by Assignor regarding disposition of the Pledged Amount.

3. This Agreement shall become effective after Assignor, Assignee and Bank have signed below and the fully executed original has been delivered to Bank. This Agreement shall remain in full force and effect until Bank receives written revocation signed by Assignee.

4. Interest on the Pledged Amount accrues to the Assignor.

DEVOR NURSERIES, INC.

"Assignor"

BY:

Stanley G. Merwin

BY:

Joseph P. Brewer

ITS: Treasurer

WTSL

Secretary

Dated:

10-17-88

County of Santa Cruz Planning Department

"Assignee"

By:

[Signature]

Title:

[Signature]

Dated:

10/14/88

Sanwa Bank California

"Bank"

By:

[Signature]

Title:

Operations officer

-67-

EXHIBIT J

*Marilyn*  
*Please re-file for now.*  
*One talked to a couple*



Modesto #108

OFFICE

NOT SUBJECT TO CHECK

1086-8533  
A 009

Modesto

CALIFORNIA

October 14, 1988

TIME  
Certificate of Deposit

THIS CERTIFIES THAT \* \* \* \* \* DeVor Nurseries, Inc. \* \* \* \* \* HAV  
DEPOSITED IN THIS BANK

\* \* \* \* \* Nineteen Thousand and four hundred forty \* \* \* \* \* DOLLARS \$ \* \* 19,440.

PRINCIPAL PAYABLE TO \* \* \* \* \* County of Santa Cruz \* \* \* \* \* OR ORDER. UPON  
PRESENTATION AND SURRENDER OF THIS CERTIFICATE. PROPERLY ENDORSED. AT THE OFFICE OF ISSUE THIS DEPOSIT

BEARS INTEREST AT THE RATE OF 8.00 % PER ANNUM IF LEFT UPON DEPOSIT UNTIL MATURITY INTEREST PAYABLE  
TO DEPOSITOR AND NOT TO \* \* \* \* \* County of Santa Cruz \* \* \* \* \*

SUBJECT TO THE BANK'S RIGHT TO CHANGE THE INTEREST RATE UPON WRITTEN NOTICE TO DEPOSITOR. THE MATURITY

OF THIS CERTIFICATE IS 5 years FROM DATE AND IT WILL BE AUTOMATICALLY RENEWED FOR A SIMILAR  
PERIOD UNLESS WITHIN (10) TEN DAYS AFTER A MATURITY DATE THE OWNER PRESENTS IT FOR REDEMPTION

*AKebabian*  
AUTHORIZED SIGNATURE



## County of Santa Cruz

**BRUCE DAU, Chairperson**  
KEN KIMES, Vice Chairperson  
Ken Corbishley, Executive Secretary

### SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – January 18, 2007

Members Present

Bruce Dau  
Ken Kimes  
Frank “Lud” McCrary  
Sam Earnshaw  
Mike Manfre  
Ken Corbishley (ex officio)

Staff Present

Joan Van der Hoeven  
Lisa LeCoump  
Nell Sulborski  
Steven Guiney  
Lani Freeman

Others Present

Stephanie Camacho  
Brett Brenkwitz  
Ron Powers  
Robert Whalen  
John Sanchez  
Marie Sanchez  
Frank E. Areyano  
Barbara Power  
Dean Coley  
Dee Murray  
Les Sirnad  
Michael Almasri  
Barbara Lyons  
Julie Skromme  
Mark Pista  
Evan Shepherd Reiff  
Betty Allen  
Marilyn Garrett

1. The meeting was called to order by Bruce Dau at 1:35 p.m.
2. (a) Approval of October 19, 2006 Minutes

M/S/P to approve the minutes.

## (b) Additions/Corrections to Agenda

None.

## 3. Review of APAC correspondence:

Annual Report was submitted to the Board of Supervisors, and Jan Beautz sent a letter recommending acceptance of the report.

## 4. Commissioner's Presentations:

Bruce announced that Joan Van der Hoeven was retiring. Joan introduced Steven Guiney as her replacement, and Lani Freeman who will also be assisting with the meetings.

## 5. Oral Communications:

None.

CONSENT AGENDA:

Notice of Fending Action pursuant to County Code Section 16.50.095(g).

6. Proposal to construct a 462 square foot room addition to an existing single-family dwelling. The project requires an Agricultural Buffer Determination to reduce the 200-foot agricultural buffer to about 67 feet. Property located on the northeast side of Larkin Valley Road about 260 feet northwest from Carson Lane at 486 Larkin Valley Road in Watsonville.

Application: #06-0580

APN: 049-161-18

Applicant: Brett Brenkwitz, Architect

Owner: Nigel M. Peacock

Project Planner: Joan Van der Hoeven. phone 454-5 174, pln140@co.santa-cruz.ca.us

7. Proposal to construct a 445 square foot room addition to an existing single-family dwelling. The project requires an Agricultural Buffer Determination. Property located on the west side of Corralitos Road, 500 feet south from Hames Road, at 543 Corralitos Road in Watsonville.

Application: #06-0584

APN: 108-071-24

Applicant: Robin Brownfield

Owners: Raymond & Gina Loftin

Project Planner: Joan Van der Hoeven, phone 454-5 174, pln140@co.santa-cruz.ca.us

8. Proposal to construct a 499 square foot room addition to an existing single-family dwelling, to include a new outdoor hot tub and patio feature. The project requires an Agricultural Buffer Determination. Property located on the west side of San Vicente Street, about 1,000 feet north of Marine Avenue, at 16 San Vicente Street in Santa Cruz.  
 Application: #06-0110  
 APN: 058-111-17  
 Applicants: Tom & Melissa Fern Wedlock  
 Owners: Tom & Melissa Fern Wedlock  
 Project Planner: Jack Nelson, phone 454-3259, pln152@co.santa-cruz.ca.us

M/S/P to accept consent agenda.

#### REGULAR AGENDA:

9. Proposal to transfer approximately 10.86 acres of land from APN 088-081-08 to APN 088-081-07, resulting in two parcels of about 32.8 acres and 13.5 acres respectively. The project requires a Lot Line Adjustment, rezoning of APN 088-081-07 from Special Use (SU) to Commercial Agriculture (CA) and an amendment to the Williamson Act contract for APN 088-081-08 and establishment of a Williamson Act contract for APN 088-081-07. Requires an Agricultural Viability Determination. Property located on the south side of Skyline Boulevard, about 2.4 miles east of the intersection with Highway 9, at 15435 Skyline Boulevard in Los Gatos.  
 Application: #06-0589  
 APNs: 088-081-07 and 088-081-08  
 Applicant: Powers Land Planning, Inc.  
 Owners: Robert & Mary Ann Whalen  
 Project Planner: Joan Van der Hoeven, phone 454-5174, pln140@co.santa-cruz.ca.us

Joan Van der Hoeven gave the staff report. Staff is recommending acceptance of the Agricultural Viability Determination and adoption of the resolution recommending a rezoning. No communication had been received from the public.

M/S/P to accept staffs recommendations.

10. Proposal to demolish an existing garage and to construct a new garage with a second unit above on the second floor. The project requires an Agricultural Setback Determination. Property located on the south side of College Drive, about 600 feet east from Lake Avenue, at 48 College Drive in Watsonville.  
 Application: #05-0598  
 APN: 051-161-05

Applicant: Marie Sanchez

Owner: John Sanchez

Project Planner: Joan Van der Hoeven. phone 454-5 174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

Joan Van der Hoeven gave the staff report. Project is not available for final action today. since it will need to be reviewed by zoning. Staff is recommending approval of the project with the Agricultural Buffer Reduction. No communication had been received from the public.

M/S/P to approve staff's recommendation.

11. Proposal to demolish an existing Chevron gas station and to construct a replacement gas station, convenience store and carwash, and reconfigure the parking lot. The project requires an Agricultural Buffer Determination, Coastal Permit and Commercial Development Permit. Property located on the east side of Lee Road, immediately west of Highway One, at 200 Lee Road in Watsonville.  
Application: #05-0629  
APN: 052-271-03  
Applicant: Frank E. Areyano, Architect  
Owner: Khosrow Haghshenas  
Project Planner: Joan Van der Hoeven, phone 454-5 174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

Joan Van der Hoeven gave the staff report. Staff is recommending denial, without prejudice, of the project.

Fran Areyano discussed the problems of providing a 200 foot buffer.

Barbara Power and Dean Cole spoke on behalf of the Redman House Foundation.

The Commissioners discussed various methods of providing a buffer between the site and the agricultural land.

M/S/P to continue the item until the next APAC meeting.



12. Proposal to change agricultural production primarily from rose production (DeVor Nurseries) to diversified agricultural production, including berries (Driscoll Strawberry Associates), at an existing farm. The project requires an Amendment to Agricultural Development Permit 87-0576. Property located approximately one mile north of Freedom Boulevard on the east side of Corralitos Road, at 242 Corralitos Road in Watsonville.  
Application: #06-0655

APN: 108-361-02

Applicant: Dee Murray, Planning Consultant

Owners: Edwin & Judith Charlebois

Project Planner: Joan Van der Hoeven, phone 454-5 174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

Joan Van der Hoeven gave the staff report. Neighborhood meetings had been held by Driscoll Strawberry Associates to address concerns. Staff had received one phone call from a neighbor, Les Sirnad, representing a group of interested Corralitos valley community members, who wanted to express their concerns about the view, the concrete floor, the water quality in the area and the use of pesticides, especially methyl bromide, at the site. Staff is recommending approval of the project with the described conditions.

Les Sirnad explained the concerns he and other neighbors had with the proposed project.

Betty Allen and Marilyn Garrett discussed their concerns about the project.

Michael Almasri, Production and Greenhouse manager answered questions on behalf of Driscoll Strawberries, and discussed the need for fans, a concrete floor, and lighting.

The Commissioners discussed the project at length, including the proposed irrigation system, the water retention system, the concrete flooring, a need for vegetative screening, and the lighting hours and lighting spill mitigation measures.

The Commissioners recommended the following amendments to the Conditions of Approval on page 11 of the application (Exhibit C):

- In item i, remove the requirement for a Bond;
- In item vii, change the designation of “winter months” to “October 1<sup>st</sup> to April 1<sup>st</sup>”; and
- In item viii, remove the designation of Fern Pine (*Podocarpus gracilior*) and instead require a vegetative hedge and recommend planting something from the commissioners list of plants recommended for use as a buffer.

M/S/P to approve staffs recommendation with these changes.



13. Proposal to install a wireless communications facility with three panel antennae inside a 60-foot tall flag pole, and three ground mounted equipment cabinets, two electrical service panels and a global positioning satellite antenna on an existing 108 square foot concrete pad enclosed by a 7-foot solid wood board fence on site with an existing apple storage barn and cooler. The project requires an Agricultural Policy Advisory Commission review and a Commercial Development Permit. Property located approximately 1,000 feet north from the intersection of Buena Vista and Freedom Boulevards at 2276 Freedom Boulevard, in Watsonville.

Application: #06-0309

APN: 050-211-14

Applicant: Evan Shepherd Reiff for Metro PCS

Owners: Mark & Carol Pista

Project Planner: Joan Van der Hoeven. phone 454-5174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

Joan Van der Hoeven gave the staff report. Staff is recommending approval of the project. Staff had received communication from Marilyn Garrett regarding the application.

Marilyn Garrett expressed her opposition to the project.

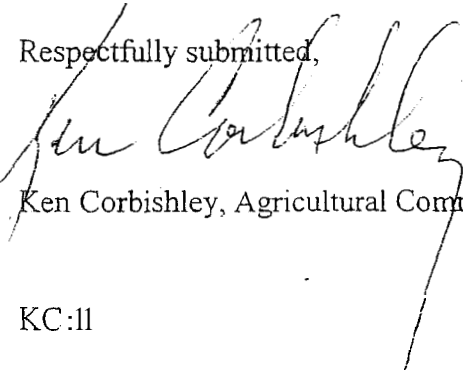
The Commissioners had questions about how the site had been chosen. Evan Shepherd Reiff described the method used for choosing the site, and the restrictions on using other sites.

The Commissioners evaluated the prohibition of the cell towers on agricultural lands and the circumstances under which an exemption can be granted. They felt that there was not enough information contained in the proposal to show that there had been a significant review of the alternative sites, as required by the County ordinance. The Commissioners also felt that this would be a precedent setting decision, so they wanted enough information to make a careful decision.

M/S/P to continue the item until a future meeting provided the applicant submits additional information on alternative sites.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Ken Corbishley, Agricultural Commissioner, Executive Secretary

KC:ll