Staff Report to the Planning Commission

Application Number: 07-0267

Applicant: Robert Goldspink
Owner: Berkshire Investments, LLC
APN: 110-141-06, 07 & 08

Agenda Date: March 23, 2011
Agenda Item #: 10
Time: After 9:00 a.m.

Project Description: Proposal to expand an existing agricultural research facility to include construction of 7028 square feet of offices, 9044 square feet of greenhouses, 3370 square feet of laboratories, a 3514 square foot office/conference room; expansion of the parking area; relocation of a 1152 square foot greenhouse; the removal of two temporary trailers; and associated site improvements. Requires an Amendment to Commercial Development Permit 88-1104 and an Agricultural Buffer Determination.

Location: Property located on the north side of Silliman Road (151 and 155 Silliman Road) about 300 yards east from Highway 129 in Watsonville.

Supervisorial District: Fourth District (District Supervisor: Caput)

Previous Permit Obtained: Agricultural Buffer Determination (Approved 8/21/08)
Permits Required: Amendment to Commercial Development Permit 88-1104
Technical Reviews: Geotechnical Investigation; Drainage Study

Staff Recommendation:

- Certification of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.
- Approval of Application 07-0267, based on the attached findings and conditions.

Exhibits

A.	Project plans	E.	Neighborhood Meeting Notes
B.	Findings	F.	Addendum to the Negative Declaration Issued for 07-0267
C.	Conditions	G.	Comments & Correspondence not included in the CEQA document
D.	Mitigated Negative Declaration (CEQA Determination) with attachments		

Parcel Information

Parcel Size:	28.26 acres (combined 110-141-07 & 08); APN 110-141-06 for access purposes only.
Existing Land Use - Parcel:	Commercial Agriculture and Agricultural Research Facility
Existing Land Use - Surrounding:	Commercial Agriculture
Project Access:	Via Silliman Road
Planning Area:	Salsipuedes
Land Use Designation:	AG (Agriculture)
Zone District:	CA (Commercial Agriculture)
Coastal Zone:	__ Inside X Outside
Appealable to Calif. Coastal Comm.	__ Yes X No

Environmental Information

Geologic Hazards:	Mapped liquefaction area; geotechnical report review is required prior to building permit issuance
Soils:	Clayey, expansive soils; geotechnical report submitted and reviewed by DPW Stormwater Management; proposed conceptual stormwater management system feasible for onsite soil conditions.
Fire Hazard:	Not a mapped constraint
Slopes:	Slopes gradually to the south (front) of the parcel; slope over 30% at parcel frontage.
Env. Sen. Habitat:	Rear (north) of parcel partially within mapped biotic resource; no disturbance proposed in this area; no technical reports required.
Grading:	No grading proposed; overexcavation/recompaction amounts to be reviewed at building permit stage.
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing underground storm drain will be extended to serve all developed areas and will flow to detention basin at parcel frontage. Overflow to existing roadside drainage ditch. See below for more information. Proposed conceptual stormwater management plan reviewed and approved by DPW Stormwater Management division.
Archeology:	Mapped archaeological resource; area already disturbed; no archaeological reconnaissance required.

Services Information

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

History

In 1989, a Master Plan was developed for the subject parcels under Permit 88-1104. This Master Plan allowed for the construction of greenhouses, shade houses and support facilities for a bush berry propagation and cultivation business.

Amendments to the Master Plan were granted in 1990 and 1995. Permit 90-0588 permitted the construction of addition lab and research facilities and Permit 95-0815 recognized and permitted additional greenhouse construction. Conditions associated with the 1995 permit pertain to operative measures that maintain the quality of the soils and are included as conditions of this permit (IV.C & D).

A subsequent amendment to Master Plan Permit 88-1104 occurred in 2001 (01-0422) to allow for the construction of three additional greenhouses of 5,376 square feet each, to recognize the prior construction of a 5,376 square foot greenhouse and to allow the construction of additions onto an existing lab and two existing offices. The use remained as a bush berry grower/predatory mite propagation and cultivation/research facility.

In 2003, a final amendment was approved (03-0195) to allow for the construction of two additional greenhouses of 2,304 square feet, for additions to two of the existing greenhouses, and to demolish and replace an existing greenhouse with a mite propagation facility.

A Lot Line Adjustment was approved on November 18, 2010 which transferred 1.66 acres from APN 110-141-06 to APN 110-141-08 and 6.13 acres from APN 110-141-07 to APN 110-141-08 to result in a 66.44 acre parcel (110-141-06), a 20.12 acre parcel (110-141-07), and a 9.85 acre parcel (110-141-08). The boundary adjustment realigned the vehicular right of way to be consistent with the existing private driveway and adjusted the property lines between parcel -07 and -08 to allow for the developed/disturbed portion of the property to be entirely maintained on one parcel. The lot line adjustment has not yet been recorded.

Project Description and Setting

The existing facility has 2 office buildings, a swimming pool, 2 trailers used as office space, 6 storage buildings, 8 greenhouses, 1 screenhouse, 3 laboratories, a fuel station, a fertilizer station, and a water fill station.

The proposed project is to alter the existing agricultural research facility by constructing 7028 square feet of offices, 9044 square feet of greenhouses, 3370 square feet of laboratory, and a 3514 square foot office/conference room. The proposed project will add approximately 22,782 square feet of commercial agricultural structures to the 39,913 square feet of existing structures on the subject property. The proposal also includes the removal of 7,290 square feet of structures from the parcel including two temporary trailers that are currently used as offices. The proposed site improvements include paving the existing driveway and parking area, constructing a new trash enclosure/propane tank area north of the greenhouse, relocating the fueling station to the driveway, removing the existing swimming pool, providing additional landscaping, and providing accessible routes and features throughout the agricultural research campus.
The subject properties to be developed (110-141-07 & 08) are characterized by primary flat

topography that slopes down very gradually to the south and is developed with buildings associated with agricultural research. APN 110-141-06 is the west and south adjacent parcel where the driveway to the research facility is located. Currently, the private driveway encroaches slightly onto the adjacent parcel to the west (APN 110-141-01). A Lot Line Adjustment was approved in November 2010 (10-0036) which has not yet been recorded but will realign the existing right of way and alter the property lines to maintain the entire developed portion of the property on one parcel and the berry fields on a separate parcel. The parcels are not located within the Urban Services Line and may be characterized as active Commercial Agriculture land. The parcels carry an Agriculture (AG) General Plan designation and the implementing zoning is (CA) Commercial Agriculture.

Agricultural Buffer Reduction

The building site is completely surrounded (to the north, east, south, and west) by parcels zoned CA (Commercial Agriculture), all of which appear to be actively farmed.

The proposed laboratories and offices are considered habitable structures and are located within 200 feet of Commercial Agriculture (CA) zoned land to the west and south (APN 110-141-06). In accordance with County Code Section 16.50.095, the structures must maintain a minimum 200 foot setback from CA zoned land or obtain approval from the Agricultural Policy Advisory Commission (APAC) to reduce the buffer. On August 21, 2008, the applicant obtained approval for an Agricultural Buffer Reduction from APAC to reduce the required 200 foot buffers from adjacent Commercial Agriculture (CA) zoned land to the west and south (APN 110-141-06) to a minimum of 45 feet (Exhibit G). Although the plans have been altered slightly since that approval, the structures continue to meet the minimum setbacks as approved by APAC.

Stormwater Management

A Geotechnical Investigation Report was prepared by Haro, Kasunich and Associates, Inc, dated May 2008, that evaluates the soil types on site and provides recommendations for construction and improvements. The report was evaluated by the Department of Public Works Stormwater Management Division and will be further evaluated by Environmental Planning during the Building Permit application review stage. The report describes expansive, clayey soils on the subject parcel and recommends that stormwater runoff be collected and directed away from the proposed structures (and site improvements) to a suitable facility located at the bottom of the slope, at the parcel frontage (southwest property line). Therefore, the applicant has submitted a conceptual drainage system plan that includes an expansion of the existing underground pipe to serve the proposed buildings on the southern portion of the site (offices, conference room, storage) which will lead to: 1) two rock-filled trenches on the west side of the parcel to disperse runoff and 2) to a detention basin located on the south side of the property at the bottom of the slope where a restricted outlet will slow runoff to predevelopment rate. All site runoff will be directed to the existing roadside ditch and to the downstream channel. The Department of Public Works Stormwater Management Division has reviewed the plans and determined that the downstream system has enough capacity to support the additional runoff and that the existing site soils support the proposed conceptual drainage plans. Detailed drainage plans will be submitted and evaluated during the building permit application review phase.

Staffing/Parking

There are about 30 employees at the existing facility with the majority being field workers and administrative staff. The proposed expansion will bring in an estimated 59 additional employees for a total of 89 staff. In addition, the proposed conference room will be used both for small weekly staff meetings of 25-30 people and for larger monthly meetings of 80-100 people (regional staff, guests, growers, buyers, etc). The applicant is proposing to improve the existing driveway and parking areas to result in 118 parking spaces, which is in compliance with County Code parking standards for the proposed and existing uses on site.

Traffic and Signage

Silliman Road is a County maintained road that is just slightly over 1 mile in length and serves several actively farmed commercial agriculture parcels. Based on County GIS maps, it appears that Silliman Road becomes Vanoni Road, which is steep and winding and although it eventually connects back to Highway 129, it does not appear that Vanoni Road provides easy through access; therefore, daily traffic would likely utilize Silliman Road for both ingress and egress from Highway 129. It is important to address this traffic pattern as a part of this project to ensure that the Cassin Ranch entrance/driveway is clearly marked to reduce the instance of turnarounds on adjacent private properties.

There is an existing sign of about 30 square feet located at the terminus of the Cassin Ranch private driveway and Silliman Road. Currently, the sign reads "Aptos Berry, Cassin Ranch"; however, as a condition of the project, the property owner will be required to install a new sign that will clearly indicate the driveway entrance, the name of the facility and berry farm located on site, and the correct address. The upgraded signage will direct the public to the facility from Silliman Road.

Zoning & General Plan Consistency

Combined, the subject properties are 28.26 acres and they are located in the CA (Commercial Agriculture) zone district, which allows for commercial agriculture uses. The proposed commercial agricultural facility is an allowed use within the zone district and the project is consistent with the sites' (AG) Agriculture General Plan designation. The proposed facility complies with all site standards of the CA zone district as shown in the table below:

	Required as per County Code 13.10.313(a) CA District	Proposed Setbacks (approximate)
Front Yard	20'	75'
Side Yards	20' & 20'	45' & 20'
Rear Yard	20'	23'
Maximum Height	40'	<40'

Design Review

The proposed commercial buildings comply with the requirements of the County Design Review Ordinance, in that the proposed buildings will be consistent with the architectural design and

colors of the existing buildings and will be compatible with existing surrounding development, land uses and natural features. In addition, the proposed buildings are consistent with the design of the surrounding rural, agricultural structures.

Master Plan

As described in the History section above, the Master Plan for this parcel was approved in 1989 under Permit 88-1104. Since the approval of that permit, several amendments to the Master Plan have been approved to allow for the construction and demolition of buildings on the subject properties. The conditions of approval of each Amendment incorporates the conditions of approval of the Master Plan (Permit 88-1104) by reference and include additional conditions of approval relevant to each approved project. The current project proposes the addition of about 22,782 square feet of new construction, new parking areas and drive aisles, new landscaped areas, and a new drainage system; therefore, the conditions of approval included in this permit do not include all previous conditions by reference but rather provide an all-inclusive list of conditions for the property.

Conclusion

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

Staff Recommendation

- Certification of the Mitigated Negative Declaration per the requirements of the California Environmental Quality Act.

- **APPROVAL** of Application Number **07-0267,** based on the attached findings and conditions.

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

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

Report Prepared By: _____

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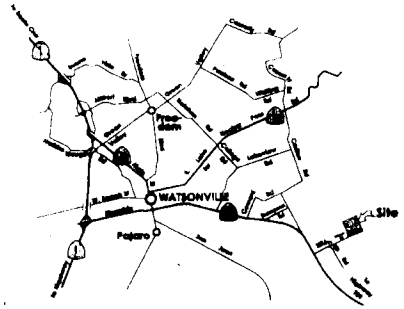
Report Reviewed By: _____

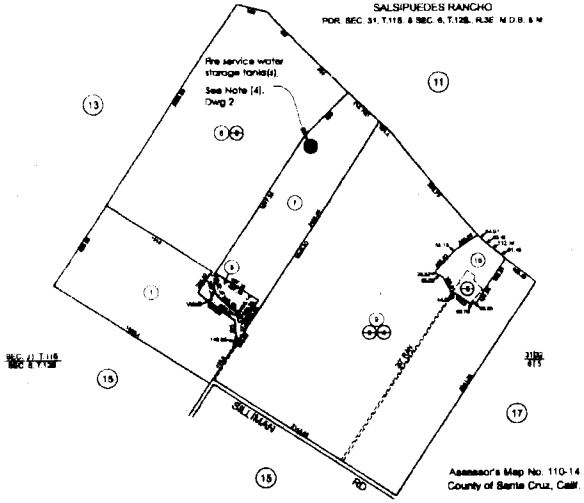
Cathy Graves
Principal Planner
Santa Cruz County Planning Department

REVISIONS:

- 11-27-07 Fire Rating and Building Areas Schedules added
- 11-14-18 Project Data and Building Areas amended
- 5-17-19 Project Data and Building Areas amended



VICINITY MAP
NTS



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

ASSESSOR'S PARCEL MAP
NTS

Project Data

PROJECT NAME	Cassin Ranch
PROJECT ADDRESS	151 Silliman Road Watsonville, CA 95076
OWNER	Berkshire Investments Attn: John Wallace tel (831) 722 6477
APN	110-141-07 & 08
ZONING	CA Commercial Agriculture
OCCUPANCY CLASSIFICATIONS	B (offices), S-1, S-2, S-3 & U-1. See Dwg 3
CONSTRUCTION	New & remodeled construction: Type V-N, sprinklered Existing buildings shall be upgraded to Type V-N, sprinklered
MUNICIPALITY	County of Santa Cruz
BUILDING CODE	2010 CBC and 2007 CRC
PROJECT DESCRIPTION	Site Application & 50'-0" Amendment to existing Master Occupancy, Permits 84-1104, 91-0457 and 91-0458, to allow the expansion of an existing agricultural research facility. The proposed improvements include renovating a greenhouse, turf station, propane tanks and a water fill station; construction of new offices, conference room, greenhouses and laboratory; removal of existing storage building [11] for mixed agricultural use including work areas, shelf areas, rooms and storage. The proposed include infrastructure improvements for fire protection, electrical, propane gas, domestic water and storm water drainage systems, driveways, parking, trash/recycle enclosures and landscaping. An existing greenhouse, swimming pool and two storage buildings will be removed. Application includes request for utilization of data for two temporary offices (per 7 0000017)
SITE AREA	APN 11-0141-07 45.562 acres APN 110-141-08 1.07 acres

BUILDING AREA & OCCUPANTS & PARKING	Existing Buildings	Floor Area sf	Occupants	Parking Standard	Parking Required	Parking Provided
	Offices	1,378	16 (including 7 lab staff	1:300 sf	17	17
	Greenhouses & Storage/Repair	37,130	4	1 / employee	4	4
	Laboratory	3,114	4 Indoor plant growing & testing	1:1,000 sf	3	3
	Berry Fields	-	15.9	1 / employee	15	15
	Storage/lab	5,380 D	6	1 / employee	5	6
	Subtotal:	46,666	36 C		47	
	New Buildings	Floor Area sf	Occupants	Parking Standard	Parking Required	Parking Provided
	Offices	7,034	35	1:200 sf	35	35
	Office & Conference Rm	3,614	14	1:200 sf	17	18
	Greenhouse & Storage/Repair	6,144 F	1	1 / employee	1	1
	Laboratory	3,370	6 Indoor plant growing & testing	1:1,000 sf	3	3
	Subtotal:	20,162	56		56	58
	Undesignated parking spaces					10
	Total	66,828	92		103	116 E

Proposed Trash and Recycling Enclosures

A Individual buildings areas shown on Site Plan
B 15 feet min/ave
C Excludes 15 feet min/ave
D Building 11: First Floor 1,560 sf, Second Floor 1,410 sf (storage)
E Includes 8 accessible parking spaces and 10 undesignated spaces
F Net area after small for removal of some existing greenhouse

ARCHITECT Robert J. Goldspink, Architect C12,796
4042 Soquel Drive
Aptos CA 95003 Tel (831) 688-8868 Fax 688-4402

CIVIL Engineer Robert L. Dodds & Associates, Inc.
1557 Ocean Street - Suite 1
Santa Cruz CA 95060 Tel (831) 426-1617 Fax 426-0284

LAND SURVEY Point Surveying
1736 Seabright Avenue, Suite A
Santa Cruz CA 95062

LAND USE CONSULTANT Dee Murray
2073 Whitley Street
Santa Cruz, CA 95062 Tel (831) 475-5384

Drawing List

Building Areas

Construction Type VB except as noted, see notes 6 and 8

Building Group	Occupancy	Max Permitted Area sf	Proposed Area sf
1, 1A, 3B, 4A & 4B	B	36,000 [1]	13,861
11	B-2	64,000 [2]	5,084
13, 14A, 14B & 14C	B-14	36,000 [1]	6,464
14A & 14F	U-3	22,000 [1]	6,166
14B & 15D	U-3	22,000 [1]	18,174
14E	U-3	22,000 [1]	11,088
15A & 15B	U-	22,000 [1]	8,304
16	S-3	34,000 [1]	3,724
17	U-1	22,000 [1]	1,441
26 & 37	S-1	22,000 [1]	388

1. CBC Table 503 Type VB construction permits maximum 9,000 sf floor area. Section 506.3 allows with automatic fire sprinklers (add x3 permitted area) i.e. 36,000 sf
2. CBC Table 503 Type VB construction permits maximum 13,500 sf floor area. Section 506.3 allows with automatic fire sprinklers (add x3 permitted area) i.e. 64,000 sf
3. CBC Table 503 Type VB construction permits maximum 5,500 sf floor area. Section 506.3 allows with automatic fire sprinklers (add x3 permitted area) i.e. 22,000 sf
4. CBC Table 503 Type VB construction permits maximum 9,000 sf floor area. Section 506.3 allows with automatic fire sprinklers (add x3 permitted area) i.e. 22,000 sf
5. Compartments 14B and 15E separated by 1 hr fire wall
6. Exterior walls may be 1-hr fire resistant construction to suit Wildland-Urban Interface regulations

Fire Rating of Exterior Walls/Openings

Building Group	Occupancy	Exterior Walls Type V N	Exterior Openings	Means of Egress
16A, 15B, 17	U-1	1-hr less than 3 feet.[1] Exterior walls may be protected only on the exterior side with materials approved for one-hour fire-resistive construction.[4]	Not permitted less than 3 feet.	Comply with Chapter 10
16A, 14B, 15D,15B, 15F	U-3	Not less than 1-hour when less than 20 feet from property line.[1]	Less than 20' from property line shall have fire assembly of not less than three-fourths hour.[1]	One means of egress is required for each 16,000 sf or fraction thereof.[1]
11 & 37	S-2	1-hour less than 5 feet.[1]	Not permitted less than 5' protected less than 10 feet.[1]	Comply with Chapter 10
All remaining buildings	B, S-1 & S-3	1-hour less than 20 feet.[1]	Not permitted less than 5'. Protected less than 10 feet.[1]	Comply with Chapter 10

1. CBC Table 5 A
2. CBC Appendix Section 329
3. CBC Appendix Section 330
4. CBC Section 508.4.4

CASSIN RANCH

Proposed Development Plan

CASSIN RANCH

Proposed Plan Development
151 Silliman Road
Watsonville, CA 95076

APN 110-141-07 & 08

ROBERT J. GOLDSPINK ARCHITECT
C 12,796
4042 Soquel Drive Aptos CA 95003
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RobertGoldspink@aol.com

date: 11-30-18

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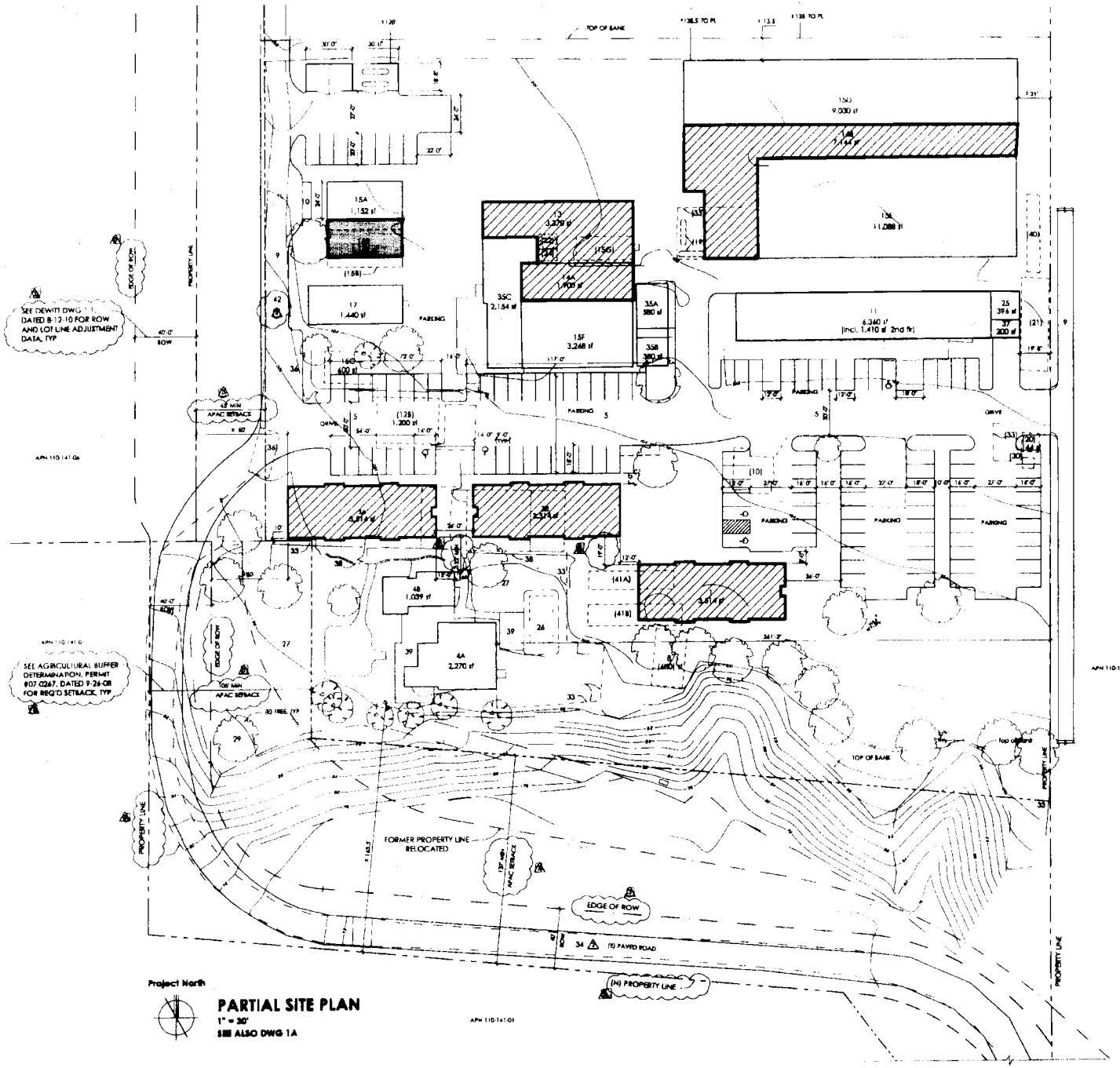
Title Page



REVISIONS:

⚠1 11-27-07 Added 'Key' Note 34 indicating Access Road and "Key" Note 5 for New Paved Access at upper left. Accessible Parking to match Dwg 3

⚠2 11-16-10 Parking areas amended, entry road widened, ROW added, Buildings 3A, 3B and 1 revised, Buildings 12A and 16 omitted

⚠3 3-11-11 APAC setbacks added, buildings 3A and 3B moved northward ±2 ft. property line and ROW notes added

Amend floor areas, accessible parking and key notes

Key

1. New Office Building, including Conference Room
2. Accessible Passenger Loading Zone
3. New Office Building
4. Existing Office Building
5. New Paved Driveway, 30' min. width
6. New Parking Pads, 9' x 20', numbers of stalls
7. New Accessible Parking
8. Existing Greenhouse removed
9. Existing Lumberyard Shops
10. Existing Rail Station M to be relocated
11. Existing Storage Building
12. Existing Storage Building to be removed
13. New Lightning Arrestors
14. New Greenhouse
15. Existing Greenhouse
16. Detailed
17. Existing Equipment House
18. New Trash Enclosure
19. Existing CMU Tanks to be removed
20. Existing Restroom Building
21. Existing Covered Area to be removed
22. Existing Water Tank to be removed
23. New Propane Tank Enclosure
24. Existing Pump & Filter Shed to be removed
25. Existing Shed/Building
26. Existing Swimming Pool to be removed
27. Existing Lawn
28. Staff Lunch Area
29. Existing Trees, typ
30. Existing Chemical Storage to be removed
31. Existing Well Head Shed
32. Gravel area with existing fence
33. Existing Fence to be removed
34. Existing Paved Access Road improved to min 18' wide
35. Existing Laboratory Building
36. Water Rt Station to be relocated
37. Light Posting Station
38. Existing Existing Well
39. Existing Station
40. Existing Building to be removed
41. Existing Temp Trailer to be removed
42. Existing Access Road paved and improved to min 18' wide

( ) Indicates existing building removed or relocated

Legend

- New Building
- Existing Building
- Existing Building to be relocated

CASSIN RANCH

Proposed Plan Development

131 Stillman Road
Watsonville, CA 95076

APN 110-141-07 & 08

ROBERT J. GOLDSPINE ARCHITECT
C 12,796

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RobertJGoldspine@aol.com

date : 11-16-10

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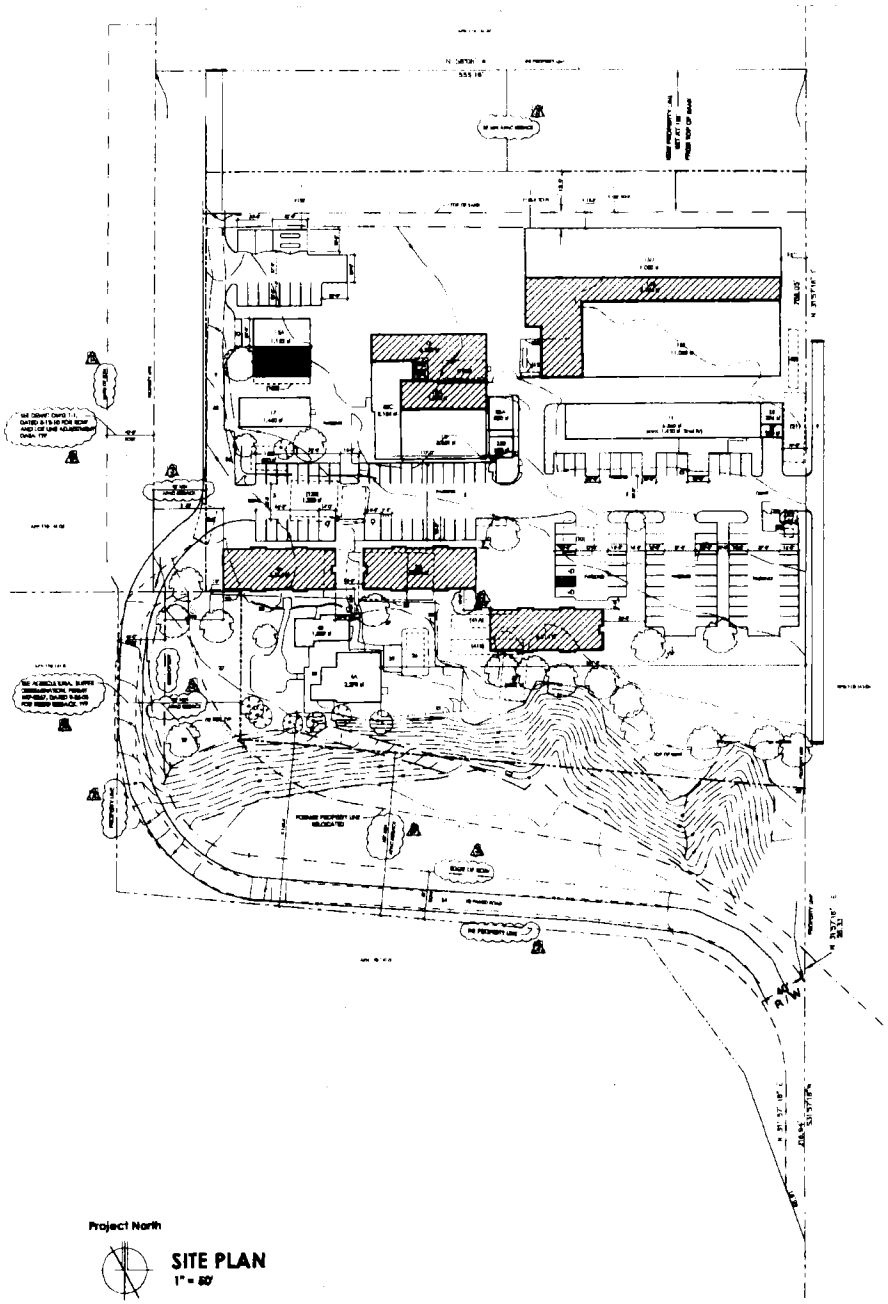
Site Plan

EXHIBIT A

REVISIONS:

APAC setback added, buildings 3A and 3B moved northward ±2 ft, property line and ROW notes added

Amend floor areas, accessible parking and key notes



Key

1. New Office Building, including Conference Room
2. Accessible Passenger Unloading Zone
3. New Office Building
4. Existing Office Building
5. New Paved Driveway, 30' min. width
6. New Parking Area, 9' x 20' - numbers of stalls
7. New Accessible Parking
8. Existing Greenhouse removed
9. Existing Lumberyard Shed
10. Existing Fuel Station to be relocated
11. Existing Storage Building
12. Existing Storage Building to be removed
13. New Greenhouse
14. New Greenhouse
15. Existing Greenhouse
16. New Trash Enclosure
17. Existing CPG Tanks to be removed
18. Existing Restroom Building
19. Existing Covered Area to be removed
20. Existing Water Tank to be removed
21. New Propane Tank Enclosure
22. Existing Pump & Well Shed to be removed
23. Existing Greenhouse to be removed
24. Existing Swimming Pool to be removed
25. Existing Shed
26. Staff Lunch Area
27. Existing Trees, typ.
28. Existing Chemical Storage to be removed
29. Existing Well Head (Tree)
30. Gravel area with Seeding Rocks
31. Existing Fence to be removed
32. Existing Paved Access Road Improved to min 18' wide
33. Existing Laboratory Building
34. Water Fill Station to be relocated
35. Liquid Oxygen Station
36. Existing Shed
37. Existing Building to be removed
38. Existing Temp Trailer to be removed
39. Existing Access Road paved and improved to min 18' wide

( ) Indicates existing building removed or relocated

Legend

- New Building
- Existing Building
- Existing Building to be relocated

Project North

SITE PLAN
1" = 60'

CASSIN RANCH

Proposed Plan Development
151 Millman Road
Watsonville, CA 95076

APN 118-141-47 & 48

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tel: (831) 685-9330 fax (831) 685-4480
Robertjgoldspink@gmail.com

date : 11-29-16

1A

Site Plan

Fire Department Notes

[1] Submittals: Prior to submittal of a building permit application, provide 110-141-07 and this sheet be combined. Fire submittal shall be made for building and sprinkler system plans.

[2] Job copies: The job copies of the building and fire systems plans and permits must be onsite during construction and inspections. Minimum notice of 72 hours required prior to any inspection and/or test.

[3] Occupancy: Load classification, building construction type/fire rating are noted in Project Data on Drawing 0. The location of occupancy load signs shall be indicated at the Building Permit Application phase.

[4] Fire Hydrants: A new fire service comprising 180,000 gallons of water storage and a pressurization system shall serve a new fire service ring main. Fire hydrants and fire service leaves to all buildings. Entire fire sprinkler system shall be designed by a licensed mechanical engineer and submitted to the fire department for approval. Test ring main, hydrant and lateral layout this drawing.

[5] Fire Sprinkler System: New, existing and remodeled buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 and Chapter 35 of California Building Code and adopted amendments of the authority having jurisdiction.

[6] Fire Sprinkler Submittals: The designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to the Fire Department for approval. Installation shall follow the recommended guide sheet.

[7] Fire Protection Systems: An UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING sheet to be prepared by the designer/installer. The plans shall comply with the fire department UNDERGROUND FIRE PROTECTION SYSTEMS INSTALLATION POLICY HANDOUT.

[8] Fire Alarm Systems: When a fire alarm system is proposed in lieu of 110vac/battery backup smoke detectors a separate fire alarm permit and fee is required by the fire department. Fire alarm plans (1 copy) shall be submitted and approved by the fire department prior to commencing work.

[9] Address Numbers: Existing address numbers are installed on a sign at the intersection of the property driveway and Stillman Road. Verify numbers conform as follows: a minimum of 4 inches in height on a contrasting background and visible from Stillman Road. See note [9] indicated on Assessor's Map, Drawing 0.

[10] Building Numbers: Numbers for new and existing buildings shall be a minimum of 4 inches in height on a contrasting background and visible from the driveway. A directional sign to various buildings shall be installed at entrance to the complex. See [10] on site plan. Location of each building number shall be indicated at building permit phase. Design of the directional sign shall be submitted for approval at the building permit phase.

[11] Roof Covering: The roof covering shall be no less than Class "B" rated roof.

[12] Clearance: 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.

[13] Culverts and Crossings: Plans shall be provided by Robert DeWitt & Associates, registered engineer, at the building permit phase. There are no bridges on this site.

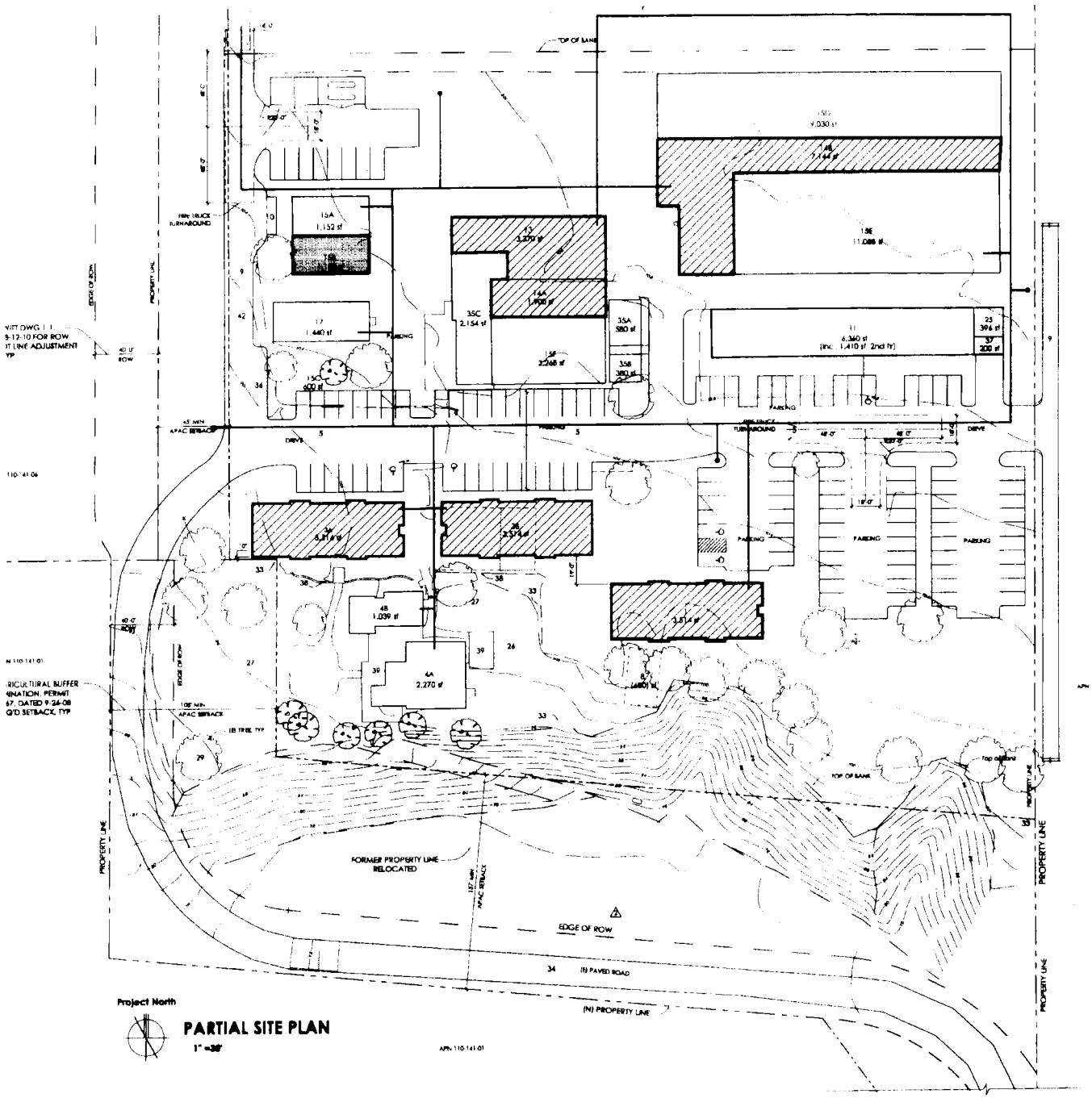
[14] Driveway: 16 feet minimum width per County requirements. See Plan for percentage of proposed slope. "All weather" surface a minimum of 8 inches thick compacted aggregate base rock Class 2 or equivalent 95% compaction. Test and certification by licensed engineer. Driveway shall be in place prior to any framing construction or construction will be stopped. The driveway shall have an overhead clearance of 14 feet measured vertically for its entire length. Drainage generally shall be sheet flow at low slopes, average approx. 3.5%. If existing or paved access road has paved drainage ditch on each side and conforms to current engineering practices, installing erosion control measures. All private access roads, driveways, turnarounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expeditious passage at all times. The driveway shall be maintained maintained to these standards at all times.

[15] Hammer Head Turnaround: Driveway width 16 feet with 30 feet radius corners per County Fire Prevention Standards.

[16] Building Requirements and Fees: All Fire Department building requirements and fees will be addressed in the Building Permit phase.

[17] Plan check: Plan check is based upon plans submitted to the Fire Department. Any changes or alterations shall be re-submitted for review prior to construction.

[18] Condition of Submittal: As a condition of submittal of these plans, the submittor, 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.



REVISIONS:

- 11-27-09 Added "Key" note 5 fire truck turnaround at upper left. "Key" 34 at access road. Accessible parking to match Dwg 3. Occupancy classification amended.
- 11-16-10 See Site Plan, Sheet 1 for building and parking layout changes
- 3-17-11 Changes reflected from Dwg 1

Key

1. New Office building, including Conference Room
2. Accessible Passenger Loading Zone
3. New Office building
4. Existing Office building
5. New Paved Driveway, 30' min. width
6. New Parking Stalls, 9' x 20' ... number of stalls
7. New Accessible Parking
8. Existing Greenhouse to remain
9. Existing Unheated Shed
10. Existing Fuel Station to be relocated
11. Existing storage building
12. Existing Storage building to be removed
13. New Engineering Building
14. New Greenhouse
15. Existing Greenhouse
16. Deleted
17. Existing Screenhouse
18. New Trash Enclosure
19. Existing CMU Tanks to be removed
20. Existing Restroom Building
21. Existing Covered Area to be removed
22. Existing Water Tank to be removed
23. New Evaporative Cool Equipment
24. Existing Pump & Filter Room to be removed
25. Deleted
26. Existing Swimming Pool to be remodeled
27. Existing Liners
28. Staff Lunch Area
29. Existing Trees, typ.
30. Existing Chemical Storage to be removed
31. Existing Well Head Shed
32. Gravel area with Seeding Rocks
33. Existing Fence to be removed
34. Existing Paved Access Road improved to min 16' wide
35. Existing Laboratory Building
36. Water Fill Station to be relocated
37. Deleted
38. Existing Building Mat
39. Existing Station
40. Existing Building to be removed
41. Existing Temp Trailer to be removed
42. Existing Access Road paved and improved to min 16' wide

( ) Indicates existing building removed or relocated

Legend

- New Building
- Existing Building
- Existing Building to be relocated
- WATER LINE, TYP
- FIRE HYDRANT, TYP

CASSIN RANCH

Proposed Plan Development
151 Stillman Road
Watsonville, CA 95076

APN 110-141-07 & 08

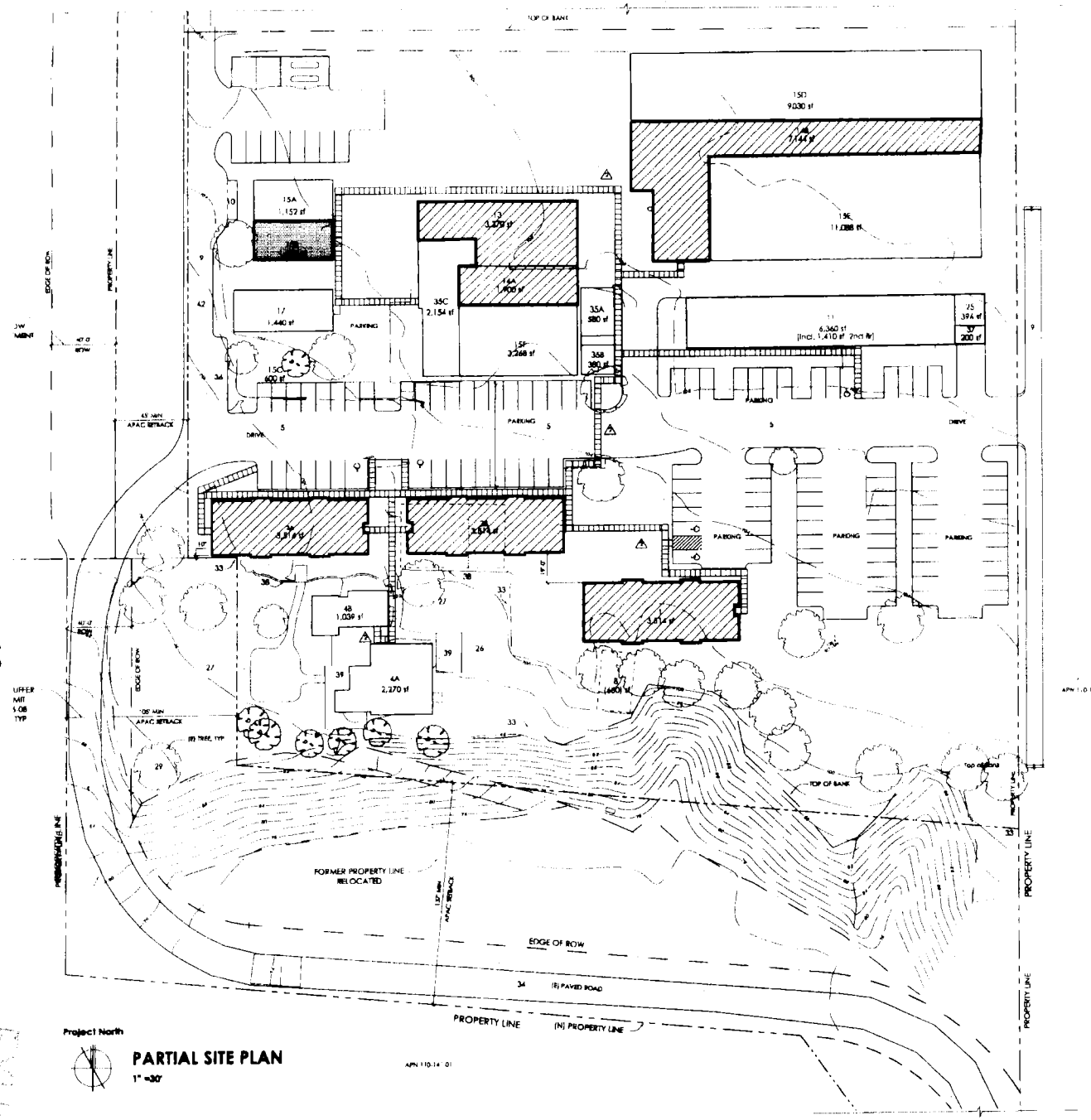
ROBERT A. GOLDEPINE ARCHITECT
C 13,794

8042 Bristol Drive Aptos CA 95003
tel: (831) 688-3918 fax: (831) 688-4482
RobertGoldepine@gmail.com

date: 11-10-10

2

Fire Protection Plan



REVISIONS:

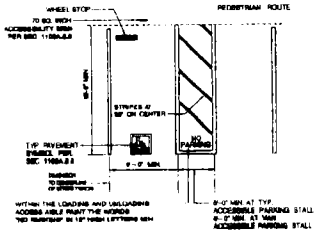
- 11-27-07 Added "Key" Note 34 and 5 Notes added Accessible parking detail and indicated 1 van accessible parking
  See Site Plan, Sheet 1 for building and parking layout changes
- 11-27-07 Revise pathway layout. Add note 3 to Accessibility Path notes
  Revise note 2 of Accessibility Notes
- Changes reflected from Dwg 1

Accessibility Path:

(1) Accessible Path: Width 4 feet minimum, varies. Gradient percent in direction of travel is shown on Drawing 1 Accessibility Site Plan (sloping downward). Cross slope 2% maximum. Cross slope shall slope down away from buildings. Accessibility paths shall be provided to all buildings including new and existing accessible restroom facilities

(2) Accessible Passenger Loading Zone

(3) Occupancy Classification: Occupancy Classifications are indicated for all buildings on Drawing 2, Fire Protection Plan



ACCESSIBLE PARKING DETAIL

Accessibility Notes

1. General
   All new construction and existing accessible buildings shall comply with the requirements of 2007 California Building Code Chapter 11B

2. Accessible Parking
   Total parking provided 115 spaces
   Required accessible parking min. 5 spaces
   Accessible parking provided 5 spaces includes one van space
   Parking spaces shall be dispersed and located closest to accessible entrances. Entry walkways to buildings shall be level or low slope (not exceeding 2%). Accessible parking spaces shall comply with 2007 CBC Section 11B-502 and Figure 11A-28, see Detail 1/3 this drawing and shall be posted with the required signage

3. Passenger Loading Zone
   The passenger loading zone shall be min. 8ft x 20ft long. It shall be located centrally adjacent Office Building 3B and Office Conference Room Building 1, and shall comply with 2007 CBC Section 11B-loading 2. The loading zone surface shall be flush with the adjacent walkway and posted with "Passenger Loading Zone Only" signage

4. Accessible Walking Surfaces
   Accessible walkways shall be min. 48" wide and constructed of compacted decomposed granite blended with Portland cement to provide a solid, stable, slip-resistant surface to comply with 2007 CBC Section 11B-302.7

5. Building Access
   Accessible walkways shall link all new and existing accessible buildings to each other and to accessible parking. Level landings min. 5ft x 5ft shall be provided inside and outside each accessible building entrance. Where required, ramps shall be constructed to comply with 2007 CBC Section 11B-405

Key

1. New Office Building including Conference Room
2. Accessible Passenger Loading Zone
3. New Office Building
4. Existing Office Building
5. New Paved Driveway, 30' min. width
6. New Parking Stalls, 9' x 20' (number of stalls)
7. New Accessible Parking
8. Existing Greenhouse removed
9. Existing Uncovered Shed
10. Existing fuel Station to be removed
11. Existing Signage to remain
12. Existing Storage Building to be removed
13. Non-accessory building
14. New Greenhouse
15. Existing Greenhouse
16. Outbuilding
17. Existing Greenhouse
18. New Trash Enclosure
19. Existing LPG Tanks to be removed
20. Existing Restroom Building
21. Existing Overhead Aerial 30 kV (PG&E)
22. Existing Water Tanks to be removed
23. Existing Storage Shipping Container
24. Existing Pump & Filter Shed to be removed
25. Existing Hoist/Shed/Hutch
26. Existing Swimming Pool to be removed
27. Existing Lawn
28. Staff Lunch Area
29. Existing trees, typ.
30. Existing Chemical Storage to be removed
31. Existing Well Head Shed
32. Gravel area with Seeding Rock
33. Existing Fence to be removed
34. Existing Paved Access Road Improved to min 18' wide
35. Existing Mortuary Building
36. Water Pit Station to be Abandoned
37. Liquid Fertilizer Station rebuilt
38. Existing Shelving Unit
39. Existing Deck
40. Existing Building to be removed
41. Existing Temp Trailer to be removed

( ) Indicates existing building removed or relocated

Legend

- New building
- Existing building
- Existing building to be relocated
- Accessible Path

CASSIN RANCH

Proposed Plan Development
111 Stillman Road
Watsonville, CA 95076

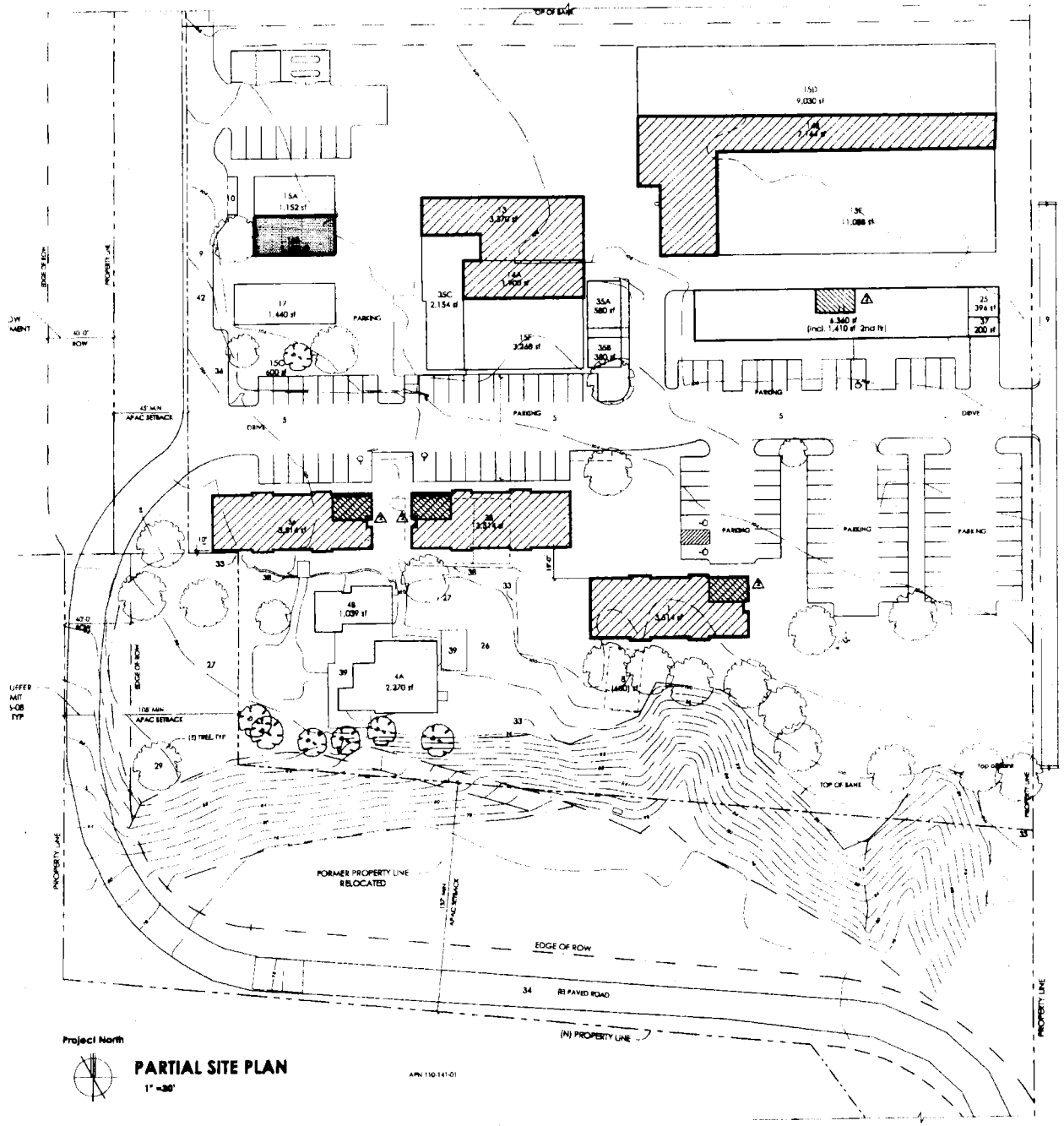
APN 116-141-07 & 08

ROBERT J. GOLDSPINK ARCHITECT
C 12,796
9043 Soquel Drive Aptos CA 95003
ph (831) 688-8950 fax (831) 688-4480
Robert@rjgarch.com

date : 11-19-10

3

Accessibility Plan



PARTIAL SITE PLAN

1" =30'

- 13 -

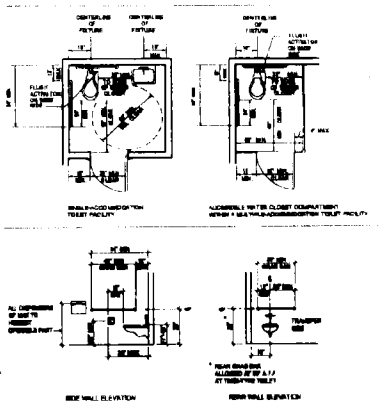
EXHIBIT A

REVISIONS:

△ 11-27-07 Added Key Note 34 and 5 Notes. Accessible parking to match Dwg 3, added Accessible accommodation toilet facility detail

△ 11-16-10 Add ADA bathroom locations to plan. Add sections to bathroom detail. Revised Accessibility Notes See Site Plan, Sheet 1 for building and parking layout changes

△ 3-17-11 Reverse floor 3B and adjacent ADA parking. Site plan changes reflected from Dwg 1



ACCESSIBLE BATHROOM DETAIL

NO SCALE

1/4

△ Accessibility Notes

1. Toilet Facilities

All new construction and existing accessible buildings and private accessible rest facilities to comply with the requirements of 2007 CBC Title 24 Part 2, Ch 11A. The facilities shall be designed to meet CBC Section 11B-604.3 Including Figures 11B-42 and 11B-43.

Example: Office 3A - 1,400 sf
Occupancy Load Factor = 1 person per 100sf - 14 persons
Required toilet fixtures per 2B Female
Male 1 WC, 1 lavatory, 1 urinal, shall be
Female 1 wc, 1 urinal and 1 lavatory basin
Public 1 wc, 1 lavatory basin
One drinking fountain

Key

1 New Office Building, Including Conference Room
2 Accessible Passenger Loading Zone
3 New Office Building
4 Existing Office Building
5 New Paved Driveway 30' min. width
6 New Parking Stalls, 9' x 20' (#) Number of stalls
7 New Accessible Parking
8 Existing Greenhouse removed
9 Existing Unpaved Road
10 Existing Fuel Station to be removed
11 Existing Storage Building
△ 12 Existing Storage Building to be removed
13 Non-habitable Building
14 New Greenhouse
15 Existing Greenhouse
△ 16 Destroyed
Existing Greenhouse
18 New Trash Enclosure
19 Existing LPG Tanks to be removed
20 Existing Restroom Building
21 Existing Covered Area, to be removed
△ 22 Existing Water Tank to be removed
23 Existing Greenhouse Footing
△ 24 Existing Kiosk & Patio Roof to be removed
25 Existing Hillside Pool Retaining
26 Existing Swimming Pool to be removed
27 Existing Lawn
28 Staff Lunch Area
29 Existing Trees, typ.
30 Existing Chemical Storage to be removed
31 Existing Well Head/ Shed
32 Gravel area with Seeding Rocks
33 Existing Fence to be removed
34 Existing Paved Access Road improved to min. 18' wide
Existing Lithography Building
△ 36 Water Pit Station to be Abandoned
37 Liquid Fertilizer Station relocated
Existing Modified Well
39 Existing Deck
40 Existing Building to be removed
41 Existing Temp Trailer to be removed

( ) Indicates existing building removed or relocated

Legend

New Building
Existing Building
Existing Building to be relocated
ADA Bathrooms

CASSIN RANCH

Proposed Plan Development
151 Stillman Road
Watsonville, CA 95076

APN 110-141-07 & 08

ROBERT J. GOLDSPINE ARCHITECT
C 13,794

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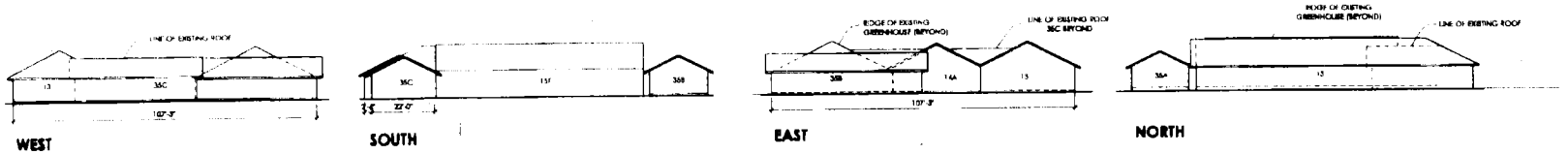
tele (831) 688-9998 fax (831) 688-6482
RobertGoldspine@gmail.com

date : 11-10-10

4

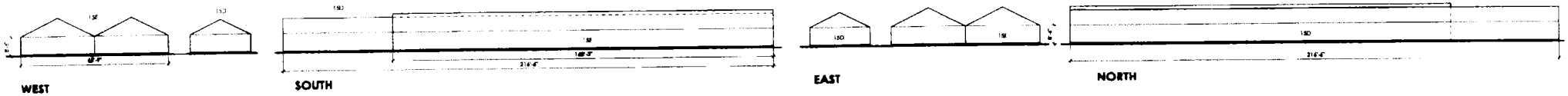
Accessibility Floor Plans

⚠ 11-16-10 Buildings 12A & 16 removed. Buildings 13A and 15B, 35A, B, and C, 13, and 15F added

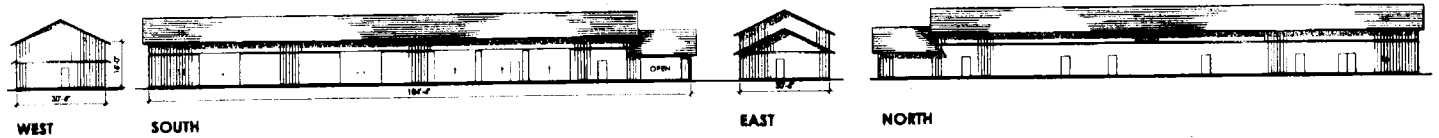


LABORATORY AND GREENHOUSE 13, 14A, 15F and 35A, B, C

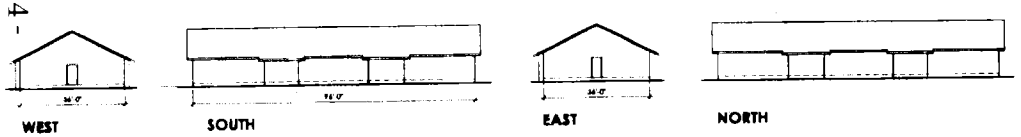
1" =20'-0" TYP



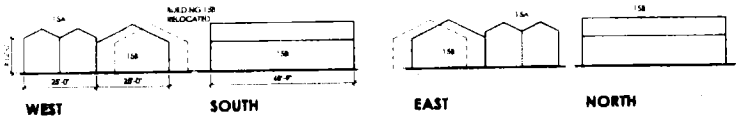
EXISTING GREENHOUSE 15D AND 15E



EXISTING STORAGE AND WORKSHOP BUILDING 11



TYPICAL PROPOSED OFFICE BUILDING 1, 3A and 3B



EXISTING GREENHOUSE 15A AND 15B

Preliminary Exterior Materials and Colors

Generally, proposed exterior materials and colors will match the existing office buildings

1.	*Roof*	*Color*
	Composition shingles	brown
2.	*Siding*	
	Painted vertical board and batt	tan
3.	*Trim*	
	Painted 2 x 6 door and window trim	rust red
	Fascias	green
4.	*Doors and Windows*	
	Factory-painted, metal clad wood doors and windows	green
5.	*Gutters & downspouts*	
	Painted galvanized steel	cream
6.	*Greenhouses*	
	Glass in mill finish aluminum frames	natural

CASSIN RANCH

Proposed Plan Development

151 Blossom Road
Watsonville, CA 95076

APN 116-141-07 & 08

ROBERT J. GOLDSPINK ARCHITECT
C 13, 794

5843 Soquel Drive Aptos CA 95003
tel (831) 688-8856 fax (831) 688-4488
Rjgoldspink@gmail.com

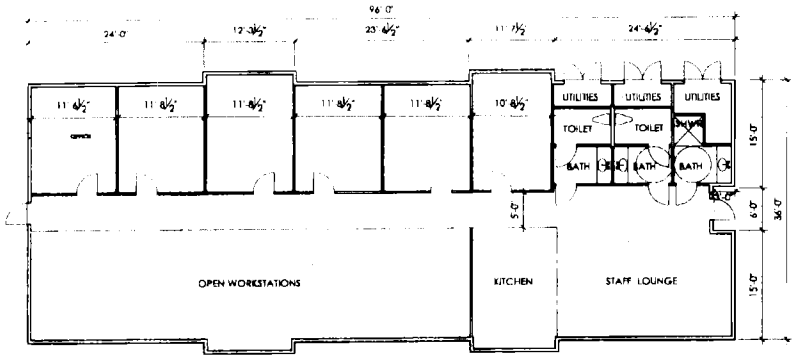
date : 11-16-10

5

Elevations

EXHIBIT A

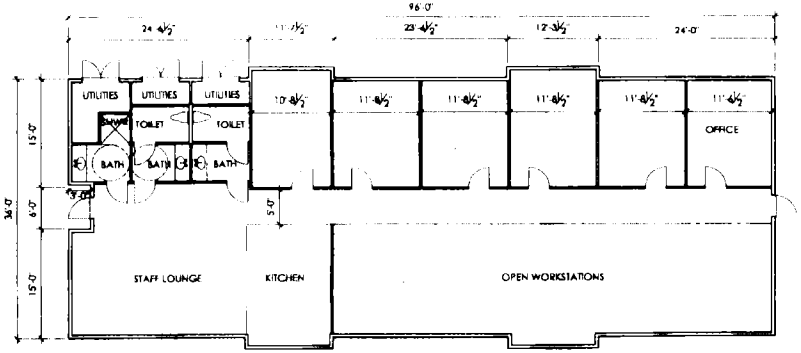
REVISIONS:
⚠ 11-16-10 Redrawn: Building elevations move to Dwg 5



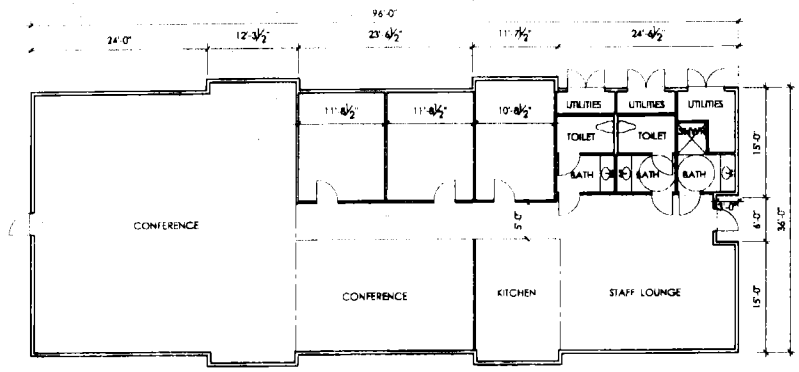
Project North

Office Building (3A)

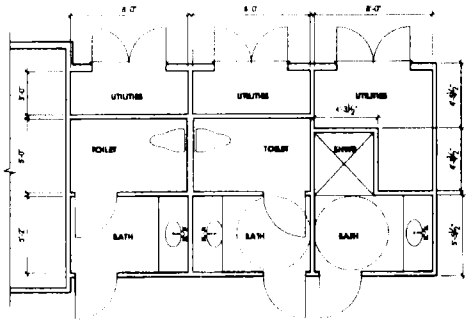
1/8"=1'-0" Typ



Office Building (3B)



Office Building (1)



Detail for Building 1 & 3A (Building 3B sim)

1/4"=1'-0"

PRELIMINARY

CASSIN RANCH

Proposed Plan Development
151 Stillman Road
Watsonville, CA 95076

APN 116-141-07 & 08

ROBERT J. GOLDSPINK ARCHITECT
C 13,796
8042 Tropical Drive Aptos CA 95003
tel (831) 688-8958 fax (831) 688-4488

date: 11-16-10

Preliminary
Office Floor Plans

6

DRAINAGE NOTES:

1. REFER TO "DEVELOPMENT PLAN" BY ROBERT GOLDSRINK ARCHITECT FOR SITE DETAILS.

2. THIS IS A SCHEMATIC DRAINAGE PLAN TO PRESENT THE CONCEPTUAL DRAINAGE DESIGN FOR THE PROPOSED SITE IMPROVEMENTS. A MORE DETAILED PLAN CAN BE PROVIDED WITH SPECIFIC PROJECT PLANS.

3. ROOF DRAINAGE AND RUNOFF FROM NEW IMPERVIOUS SURFACES TO BE CONNECTED TO UNDERGROUND STORM DRAINAGE SYSTEM.

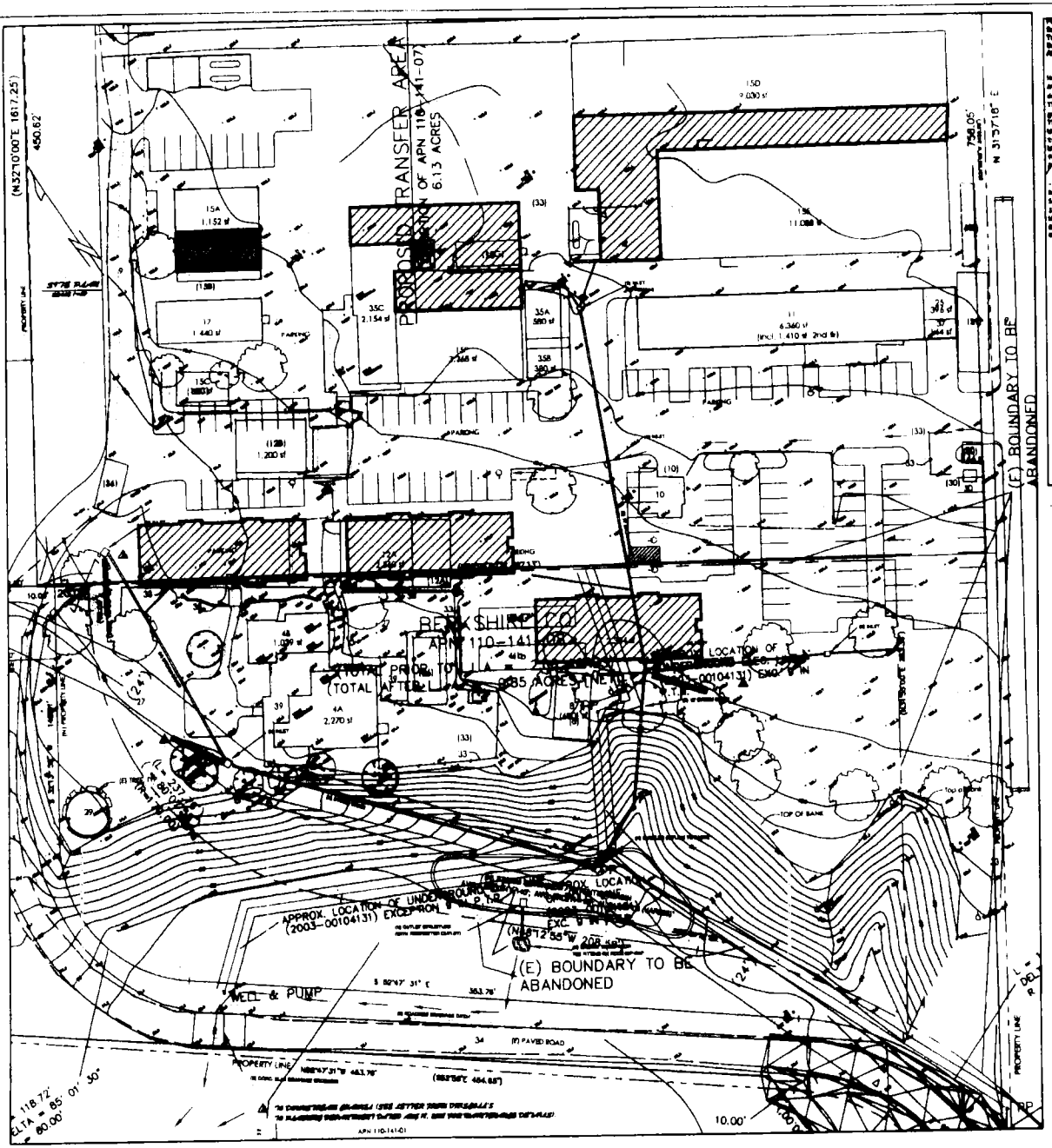
4. STORM WATER DETENTION / RETENTION BASIN TO BE SIZED TO CONTAIN EXCESS RUNOFF FROM A DESIGN STORM. OUTLET TO EXISTING DOWNSTREAM DRAINAGE CHANNEL TO BE RESTRICTED TO PRE-DEVELOPMENT RATE.

5. REFER TO "DRAINAGE STUDY for DRISCOLL STRAWBERRY ASSOCIATES, INC." PREPARED BY ROBERT L. DEWITT & ASSOC., INC., DATED 14-SEP-07

6. DETENTION VOLUME CALCULATION = 6,200 CF. AREA AVAILABLE FOR POND IS APPROX. 140' x 30' OR 4,200 SF. AVERAGE DEPTH REQUIRED FOR STORAGE OF DETENTION VOLUME IS 6,200 / 4,200 = 1.5'.

7. FOR ON-SITE DISPERSAL OF RUNOFF, USE ROCK-FILLED TRENCH WITH 4" PERFORATED PIPE PLACED WELL AWAY FROM STRUCTURE FOUNDATIONS AND PARKING AND CIRCULATION AREAS.

8. STORM WATER DESIGN BASED UPON DETENTION ONLY DUE TO VERY LOW PERCOLATION RATES AS DETERMINED BY GEOTECHNICAL ENGINEER



MEMO FROM GEOTECHNICAL ENGINEER

Hello Rob,
Attached is a table outlining the results of our percolation rate testing at the proposed detention pond location at the Casale Ranch Research Center.
The exploratory boring at the perc test site encountered clays and silts to 25 feet below grade.
The initial 4 hr falling head perc test results were relatively low/slow.
We returned to the site on three subsequent occasions to monitor the absorption rate of the test holes.
We will publish a report with a Boring /Perc Test Locations &the Plan; Boring Log of our 30 foot deep boring at the perc test site; and the test results.
Please contact us with any questions.

Rick Parks, G.E.
Senior Geotechnical and Coastal Engineer Haro, Kasunich & Associates
116 East Lake Avenue
Watsonville, CA 95076
831.722.4175x213
831.722.3202 fax

Haro, Kasunich and Associates
Project No. SC 0717
30 July 2008

Casale Ranch Stormwater Detention Pond
Percolation Rate Testing

	Test Hole 1	Test Hole 2	Test Hole 3	Test Hole 4
1 July 2008	Drilled to 6.0 ft bg, water and sand holes filled with water to 5.0 ft bg	Drilled to 7.0 ft bg, water and sand holes filled with water to 5.0 ft bg	Drilled to 7.0 ft bg, water and sand holes filled with water to 5.0 ft bg	Drilled to 6.0 ft bg, water and sand holes filled with water to 5.0 ft bg
2 July 2008	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 12" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 6" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 17" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 12" in 4 hr
3 July 2008	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 12" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 6" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 17" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 12" in 4 hr
4 July 2008	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 12" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 6" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 17" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 12" in 4 hr
6 July 2008	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 12" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 6" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 17" in 4 hr	Hole down to 5.0 ft bg. Water level in casing for 4 hr falling head percolation rate test. = 12" in 4 hr

bg = below grade

Driscoll's

August 18, 2008

Samantha Haschert, Project Planner
Planning Department
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Re: Casale Ranch Master Occupancy Permit
Amendment Application 07-0367
151-155 Bill Jones Road, Watsonville
APN 110-141-07 & 08

Dear Ms. Haschert:

Miles Rubin, Chairman and CEO of Driscoll Strawberry Association and owner of Apios Berry Farms, spoke with Jim Kalish, by phone, on or around July 30, 2008 to make sure he was aware of the project proposed for Casale Ranch. As expressed no objections and said he was comfortable with our management of the Casale property and was not concerned about the proposed project.

Apios Berry Farms, Inc. has leased the lands of Kalish between Casale Ranch and the building pond for approximately 20-25 years and has carried out regular maintenance of the drainage ditch on the property. The maintenance consists of visual monitoring for the prevention of possible encroachment, scheduled clearing of debris and weeds and annually using equipment to remove silt and build-up from the ditch. Apios Berry Farms is committed to future maintenance of the drainage ditch.

Please call if you have any questions.

Sincerely,

Richard E. Harrison
Vice President – Research & Development
Driscoll Strawberry Associates, Inc.

REH:jm

ROBERT L. DEWITT — DATE 2-18-11

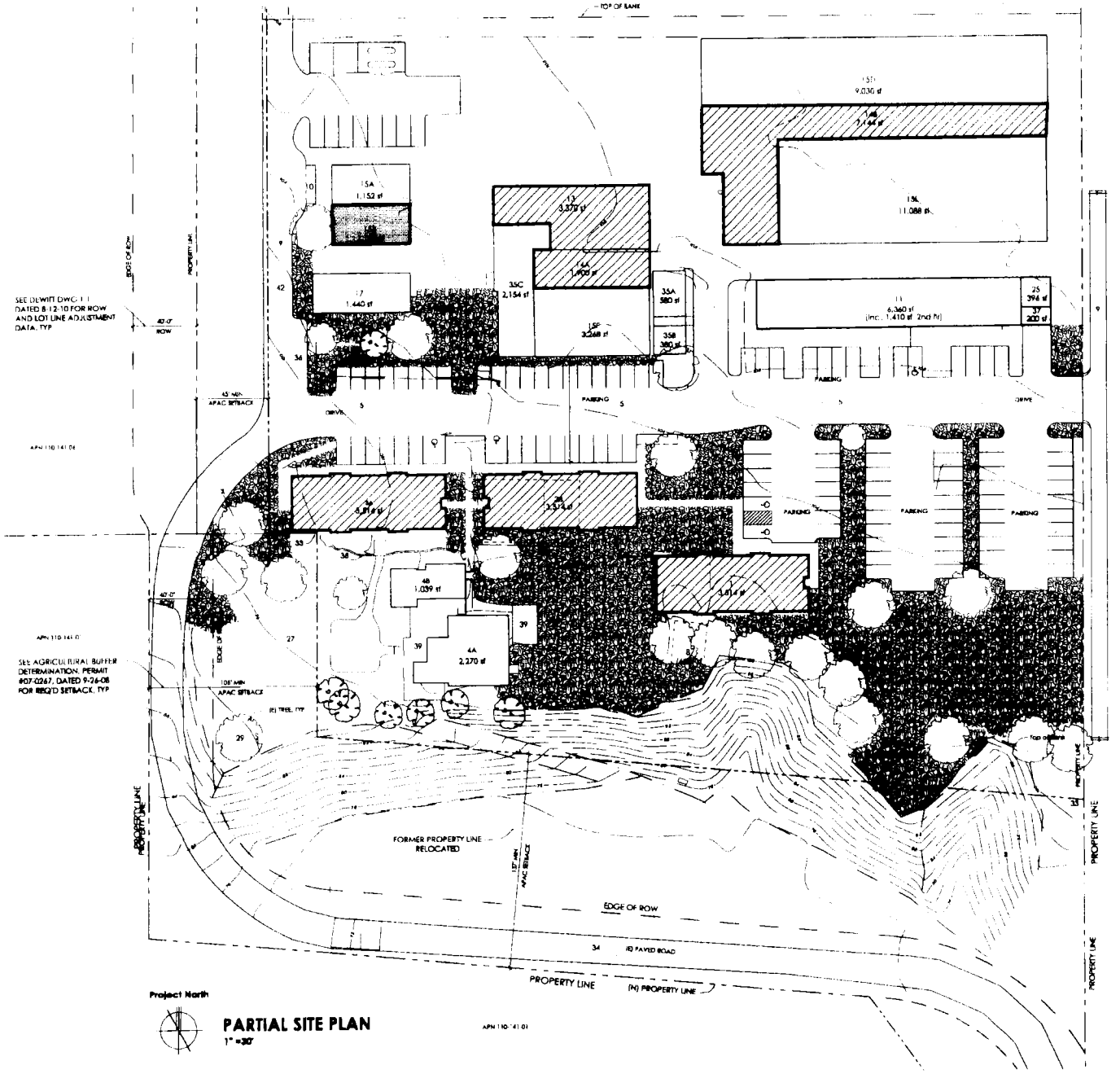
PRELIMINARY DRAINAGE PLAN

PREPARED AT THE REQUEST OF
DRISCOLL STRAWBERRY ASSOCIATES, INC.
LOCATED AT
APN 110-141-07 & -08
SANTA CRUZ COUNTY, CALIFORNIA

Robert L. DeWitt & Associates, Inc.
Civil Engineers & Land Surveyors
1627 Ocean Street, Suite J
Santa Cruz, California 95060
(831) 425-4224 FAX

DATE: Sept., 2007
PROJECT: 1000.70
SHEET: P 1

- 16 -



REVISIONS:

- 11-16-10 See Site Plan, Sheet L for building and parking layout changes
- 2-17-11 Amend landscape to comply with revised accessible path

Key

1. New Office building including Conference Room
2. Accessible Passenger Loading Zone
3. New Office building
4. Existing Office building
5. New Paved Driveway 30' min. width
6. New Parking Stalls, 9' x 20' (number of stalls)
7. New Accessible Parking
8. Existing Greenhouse removed
9. Existing Unpaved Road
10. Existing Fuel Station to be removed
11. Existing Storage Building
12. Existing Manager's Building to be removed
13. Existing Garage Building
14. New Greenhouse
15. Existing Greenhouse
16. New Trash Enclosure
17. Existing LPG Tanks to be removed
18. Existing Restroom building
19. Existing Covered Area to be removed
20. Existing Water Tank to be refurbished
21. Existing Pump & Filter Shed to be removed
22. Existing Pump & Filter Shed to be removed
23. Existing Swimming Pool to be removed
24. Existing Lawn
25. Staff Lunch Area
26. Existing Trees, typ.
27. Existing Chemical Storage to be removed
28. Existing Well Head Shed
29. Gravel area with existing tracks
30. Existing Fence to be removed
31. Existing Paved Access Road improved to min 18' wide
32. Existing Landscaping, typ.
33. Motor for Station to be Relocated
34. Liquid Fertilizer Station relocated
35. Existing Retaining Wall
36. Existing Deck
37. Existing building to be removed
38. Existing Ramp Trailer to be removed

( ) Indicates existing building removed or relocated

Legend

- New Building
- Existing Building
- Existing Building to be relocated
- New Landscape

CASSIN RANCH

Proposed Plan Development

151 Stillman Road
Watsonville, CA 95076

APN 110-141-07 & 08

ROBERT J. GOLDSMITH ARCHITECT
C 12,796

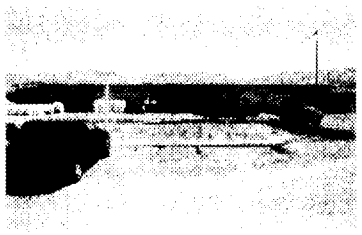
5647 Soquel Drive Aptos CA 95003
tele (831) 688-8950 fax (831) 688-6488

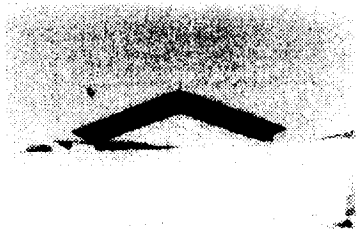
date: 11-16-10

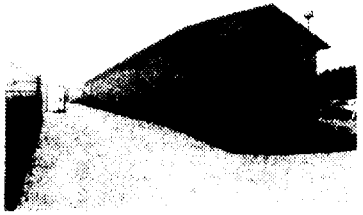
L

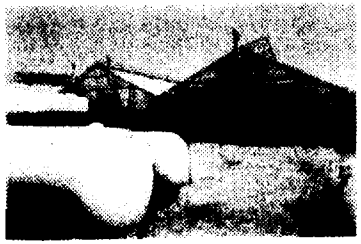
Landscape Plan

Storage Building

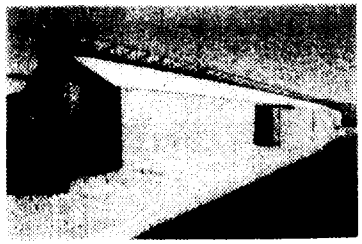


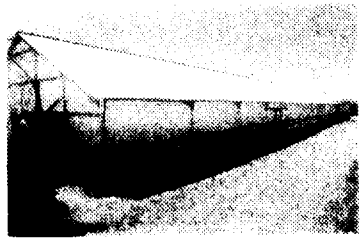


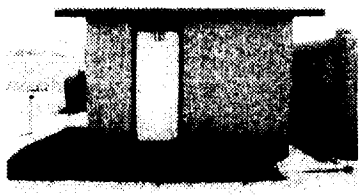


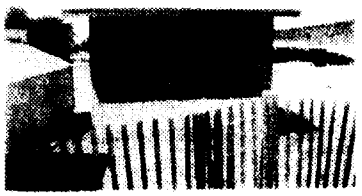


Greenhouse 15E









CANYON RANCH

Proposed Development Plan
151 Solmon Road
Wilmington, Vermont

EXISTING CONDITIONS - PHOTOGRAPHS

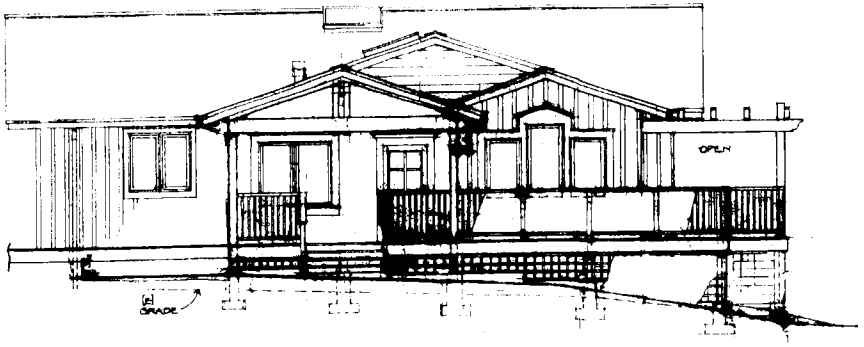
XI

Existing Buildings
Photographs

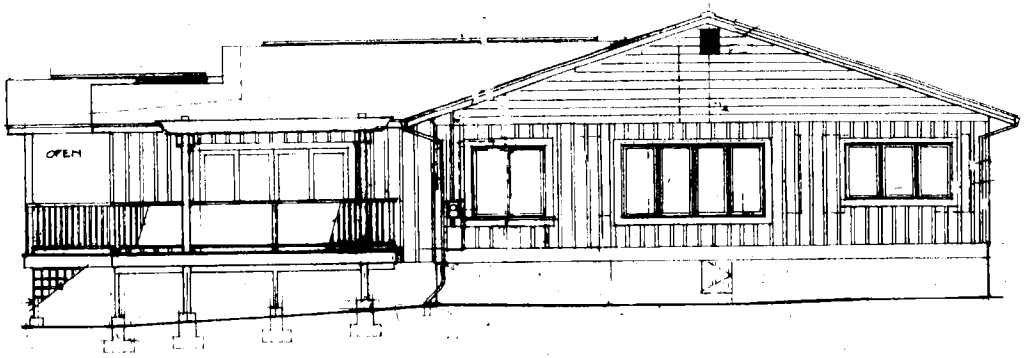
EXHIBIT A

EXHIBIT A

EXHIBIT A



West Elevation
1/4" = 1'-0"



South Elevation
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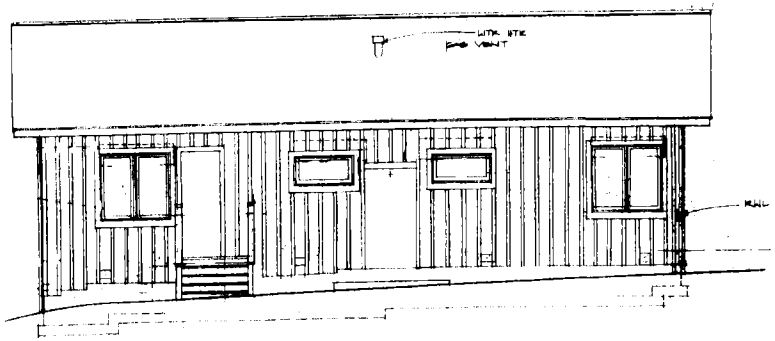

East Elevation
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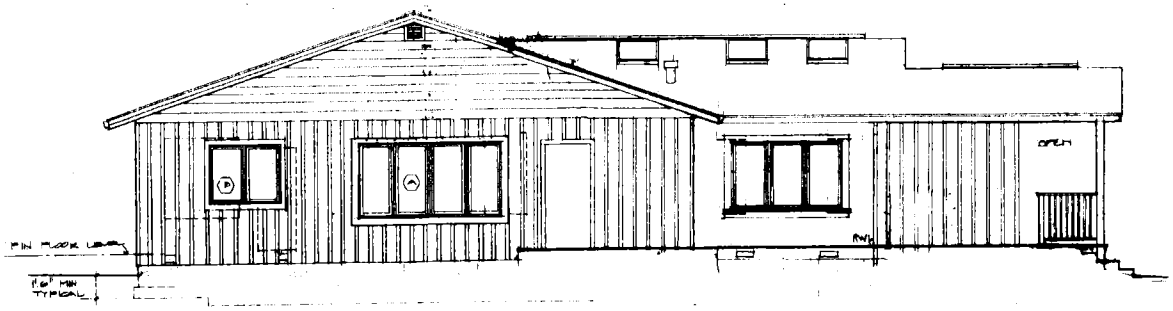


North Elevation
1/4" = 1'-0"

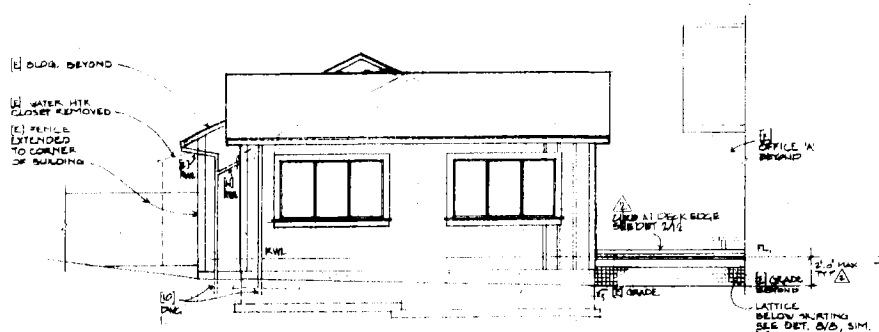
EXHIBIT A

CASSIN RANCH
Proposed Development Plan
151 Stillman Road
Watsonville CA 95076

ROBERT J. GOLDSPINE ARCHITECTS
9043 Soquel Drive Aptos CA 95003
tel (831) 688 9936 fax (831) 688 4492

X4

Existing Elevations of
Office Building 4A
APN 116-141-07 & 08
Development Permit App. # 07-0267



West Elevation
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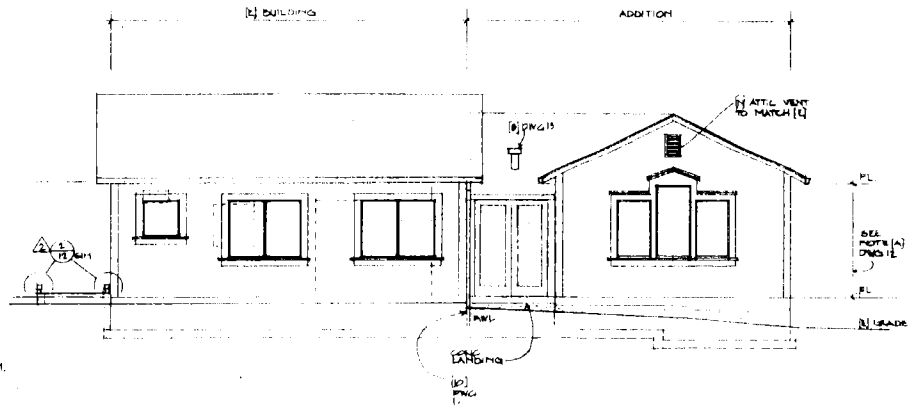
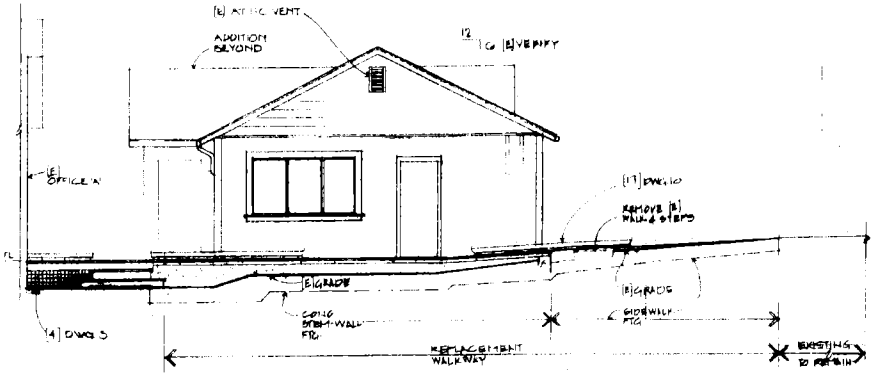
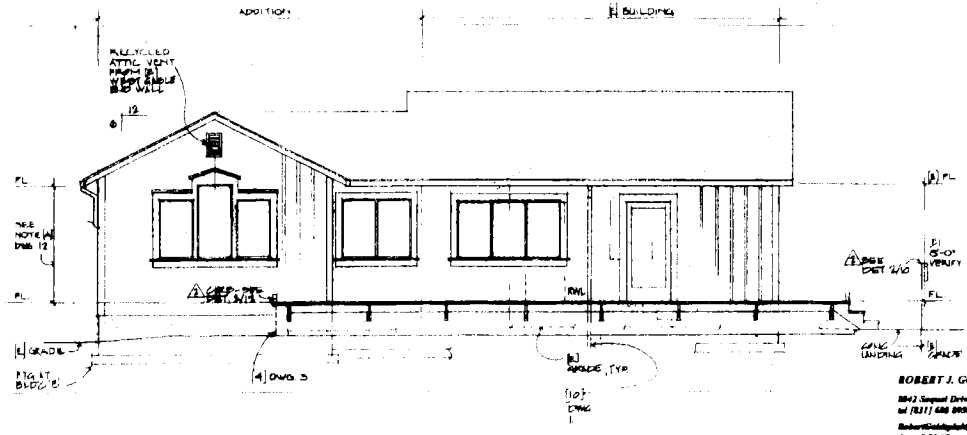


North Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"

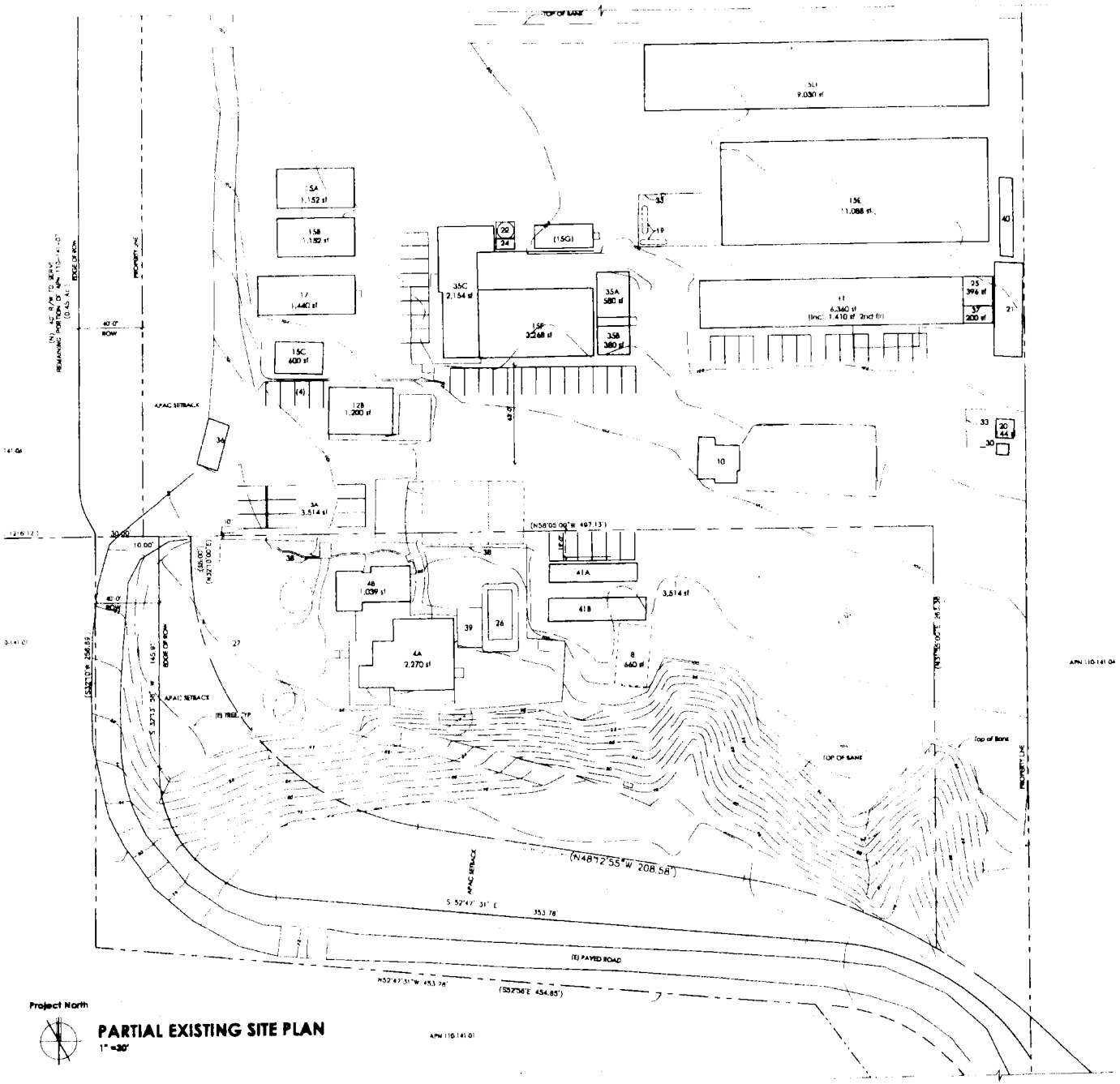
CASSIN RANCH
Proposed Development Pl
151 Silliman Road
Watsonville CA 95076

ROBERT J. GOLDSPINK ARCHITECTS
8042 Soquel Drive Aptos CA 95003
tel (831) 688 9930 fax (831) 688 4403
Robert@robertgoldspink.com
date 8.22.07

X5

Existing Elevations of Office Building 4B
APN 110-141-07 & 08
Development Permit App. # 07-0267

EXHIBIT A



Based on topographic Survey by Ward Surveying
1799 Seabright Ave., Suite A, Santa Cruz, Ca. 95062

Lot line adjustment drawing by Robert L. Dewitt & Assoc.
1807 Division St., Suite 1, Santa Cruz, Ca. 95062

CASSIN RANCH

Proposed Plan Development
151 Hillman Road
Watsonville, CA 95076

APN 110-141-07 & 08

ROBERT J. GOLDSPINE ARCHITECT
C 12,796
8043 Soquel Drive Aptos CA. 95003
ph: (831) 685-9999 fax: (831) 685-6682
Robertjgoldspine@aol.com

date : 11-30-10

T

Existing Site Plan

Special Findings for Parcels within the "CA" Commercial Agriculture and "AP" Agricultural Preserve Zone Districts (County Code 13.10.312) which requires a Level V or higher approval except Agricultural Buffer Determinations.

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

This finding can be made in that the existing use of the property is a commercial agriculture research campus and planted agriculture that will be maintained and enhanced as a result of the project. The proposed buildings and improvements will not reduce, restrict or adversely affect existing agricultural resources on the subject parcels or on surrounding parcels and will enhance the economic viability of commercial agricultural operations on the parcel by upgrading existing structures, improving areas for employees, and improving the visibility of the site.

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

This finding can be made in that the proposed uses and structures are directly associated with the existing principal agricultural use of the parcel as an agricultural research campus which is a necessary incidental use to the planted agricultural fields.

3. That 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.

This finding can be made in that the proposed structures are directly associated with the existing use of the parcel as an agricultural research facility which does not conflict with or minimize existing planted area.

4. That the use will be sited to remove no land from production (or potential production) if any nonfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

This finding can be made in that the proposed structures and improvements will be located on a portion of the parcel that is currently disturbed and not currently farmed and the proposed structures will not inhibit future farming activities on the subject parcel.

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.

The finding can be made in that the project is located in an area designed for commercial agriculture uses and is already developed with an agricultural research facility. A geotechnical investigation was prepared by Haro, Kasunich and Associates, dated May 2008, which provides recommendations for construction on the existing expansive soils. All proposed construction will comply with the recommendations in the Geotechnical Investigation, prevailing building technology, the California Building Code, and the County Building Ordinance to ensure the optimum in safety and the conservation of energy and resources. The proposed buildings will not deprive adjacent properties of light, air, or open space in that the structures will meet all current setbacks from the perimeter of the property that ensure access to light, air, and open space in the neighborhood. In addition, the project will not be materially injurious to properties or improvements in the vicinity in that the existing stormwater management system and driveway will be improved as a result of the project.

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 commercial agriculture buildings and the conditions under which they will be operated and maintained are consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district in that the primary use of the property will be an agricultural research facility 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 agricultural research facility is consistent with the use and density requirements specified for the Agriculture (AG) land use designation in the County General Plan because the proposed facility retains the agricultural use of the property and will be located on a part of the parcel that is already disturbed and constructed with buildings and roads. In addition, the parcels are designated as Type 1A Prime Agricultural Lands and the actively farmed areas on the parcel, which equal about 24 acres, will be conserved as a result of this project.

The proposed new facility is consistent with General Plan policy 5.13.5 in that it will replace the existing agricultural research facility and is in compliance with the previously approved Master Plan for the site; therefore, the proposed use is intended to maintain the commercial agricultural use of the parcel for the long term.

All of the proposed structures, including offices, laboratories, and greenhouses are agriculturally oriented structures that are directly associated with the proposed use and are considered Agricultural Support Facilities. The location of these facilities on approximately 4 acres of the southwest portion of the property, locates the structures on a small portion of the parcel that is already completely disturbed, partially developed, and on the perimeter of good agricultural soils, which is consistent with General Plan Policy 5.13.8.

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 subject parcels are currently developed with an agricultural research facility, which is the same use as that which is proposed. The proposed use will expand the existing facility by constructing new office, laboratories, and greenhouses; therefore, the level of traffic is expected to increase slightly as a result of the proposed project. However, the parcel is located in a rural area, is in close proximity to Highway 129, and will have enough parking and distinguishing signage to alleviate the impact of additional vehicles on Silliman Road. In addition, such a slight increase will not adversely impact existing roads and intersections in the surrounding area and will not generate more than the acceptable level of traffic on the streets in the vicinity.

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 subject parcel is located in a rural, agricultural area containing a variety of architectural styles and the proposed commercial buildings are consistent with the land use intensity, density, and design of the surrounding 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 commercial buildings will be of an appropriate scale for the size of the parcel and an appropriate type of design that will blend in with the existing surrounding developments and will not reduce or visually impact available open space in the surrounding area because the buildings will be an unobtrusive design and will only be slightly visible from Silliman Road. In addition, the proposed facility will incorporate landscaping features that provide additional screening and further blend in the structures with the surrounding agricultural uses.

Conditions of Approval

Exhibit A: Project plans, 15 pages, prepared by: Robert J. Goldspink Architects (dated 9/25/07) and Robert DeWitt & Associates, Civil Engineers and Land Surveyors (dated 9/25/07).

I. This permit authorizes the construction of 7028 square feet of offices, 9044 square feet of greenhouse, 3370 square feet of laboratory, a 3514 square foot office/conference room, and associated site improvements as shown on Exhibit A. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Demolition Permit(s) from the Santa Cruz County Building Official.

C. Remove the two existing temporary mobile homes from the property (approved by discretionary permit 07-0215).

D. Obtain all required Building Permits from the Santa Cruz County Building Official.

1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

E. Obtain a Grading Permit from the Santa Cruz County Building Official, if required by Environmental Planning.

F. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.

II. Prior to issuance of a Building Permit the applicant/owner shall:

A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).

B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall include the following additional information:

1. Development setbacks of 45 feet from APN 110-141-06 to the west, 137 feet from APN 110-141-06 to the south, 105 feet from APN 110-141-01, 90 feet from the existing agricultural use on the subject parcel to the north,

EXHIBIT C

and 100 feet from the existing agricultural use on the subject parcel to the south.

2. Detailed architectural drawings with all materials and colors clearly labeled.

3. A grading/drainage plan completed by a licensed civil engineer that includes maintenance recommendations for the detention basin. Drainage plans shall comply with the recommendations in the submitted geotechnical report.

4. An erosion and sediment control plan.

5. A detailed accessibility plan.

6. A sign plan that indicates all existing and proposed signage. Site signage shall comply with the standards set forth in the County Code (sections 13.10.580, 13.10.583, & 13.10.584). The main business sign located at the driveway entry at Silliman Road shall include:

   a. A clear indication that the driveway is the entrance to the property;
   b. The road name spelled correctly (Silliman);
   c. Addressing shall comply with all requirements of the Pajaro Valley Fire Protection District;
   d. The name of the business/facility (Driscoll's) and the name of the berry farm located on the subject parcel;

7. A lighting plan which indicates that all site lighting will be directed downwards and away from adjacent properties.

8. The proposed driveway shall be 18 feet wide.

9. All features of the proposed and existing septic system shall be illustrated on the site plan.

C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.

D. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.

1. Submit a copy of a recorded maintenance agreement from Joe Kalich, the downstream property owner.

2. Submit a copy of a recorded maintenance agreement from Driscoll's for

the proposed detention system.

E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

1. Obtain a sewage disposal permit to upgrade the existing septic system to meet current standards.

2. The Hazardous Materials Management Plan for this site shall be modified to reflect any changes in the location or removal of the fuel station, chemical storage, or propane tanks.

F. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.

G. Submit 3 copies of a soils report prepared and stamped by a California licensed Geotechnical Engineer for all proposed structures.

III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

A. All site improvements shown on the final approved Building Permit plans shall be installed.

B. The agricultural buffer setbacks shall be met as verified by the County Building Official.

C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.

D. The project must comply with all recommendations of the approved soils reports.

E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. 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. The research portion of the agricultural facility shall operate only between the hours of 6:00 a.m. and 7:00 p.m. All noises produced by the operation shall comply with General Plan policy 6.9.1 for agricultural facilities and shall cease by 7:00 p.m.

C. All required agricultural buffer setbacks shall be maintained.

D. The owner shall limit flooring and impervious surfaces within the greenhouse structures which impair long term soil capabilities, to those areas needed for access, loading and storage.

E. The owner shall not use long-term sterilants under impervious surfacing.

F. No dwelling units are authorized by this permit.

G. All irrigation shall be done with water conserving methods.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, it 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 three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

_____	_____
Cathy Graves	Samantha Haschert
Principal Planner	Project Planner

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

COUNTY OF SANTA CRUZ

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

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

07-0267 151-155 SILLIMAN RD, WATSONVILLE Applicant: Goldspink/Berkshire Investments
Proposal to expand an existing agricultural research facility to include construction of 7504 square feet of offices, 9044 square feet of green-houses, 3370 square feet of laboratory, a 2304 square foot office/conference room, and a 3024 square foot storage building. Requires an Amendment to permit 88-1104 and an Agricultural Buffer Determination to decrease the minimum required 200 foot buffer to a 45 foot setback from APN 110-141-06 to the west, a 137 foot setback from APN 110-141-06 to the south, a 105 foot setback from APN 110-141-01, a 90 foot setback from the existing agricultural use on the subject parcel to the north, and a 100 foot setback from the existing agricultural use on the subject parcel to the south.
Property located on the north side of Silliman Road (151 Silliman Road) about 300 yards east from Highway 129 in Watsonville.
APN: 110-141-06, -07, -08 **Staff Planner: Samantha Haschert**
Zone District: CA – Commercial Agriculture
ACTION: Negative Declaration with Mitigations
REVIEW PERIOD ENDS: MAY 5, 2009
This project will be considered at a public hearing by the Planning Commission.

Findings:
This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have 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, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

Required Mitigation Measures or Conditions:
_____None
__XX__Are Attached

Review Period Ends____May 5, 2009___

Date Approved By Environmental Coordinator____May 6, 2009___

Claudia Slater
CLAUDIA SLATER
Environmental Coordinator
(831) 454-5175

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 _____

On_____. No EIR was prepared under CEQA.

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

Date completed notice filed with Clerk of the Board:_____

EXHIBIT D

NAME: Cassin Ranch - Berkshire Investments, LLC
APPLICATION: 07-0267
A.P.N: 110-141-06, 07 & 08

NEGATIVE DECLARATION MITIGATIONS

A. In order to mitigate the impacts of increased water usage on groundwater supplies due to increased staffing levels, the applicant shall include Best Management Practices (BMP's) for agricultural water conservation on the utility plans for review and approval by County Environmental Planning Staff prior to building permit issuance.

B. In order to mitigate the impacts of additional nighttime lighting on existing animal habitats, the applicant shall submit a lighting plan with the final project plan set which shall show all proposed site, building, security, and landscape lighting directed downwards and away from adjacent animal habitats, agricultural areas, and undisturbed areas. If lighting is to be used in the proposed parking and circulation areas, low-rise light fixtures, or equivalent, must be utilized. The lighting plan shall be reviewed and approved by County Planning Staff prior to building permit issuance.

C. In order to mitigate potential hazards to pedestrians, bicyclists, and motorists on Silliman Road as a result of increased traffic, the property owner shall pave the first 40' of the private driveway and install a stop sign at the intersection of the private driveway to the proposed facility and Silliman Road to control traffic and create awareness.

D. In order to mitigate the impacts of a short-term, localized decrease in air quality due to generation of dust, the applicant shall include standard dust control best management practices on the final grading plan that must be implemented during construction.

E. In order to reduce the impacts of temporary construction debris on the capacity of the regional landfill to less than significant, the applicant and/or property owner shall recycle and reuse materials, as appropriate, and to the maximum extent possible. Notes to this affect shall be included on the final building permit plan set.

EXHIBIT D

Application 07-0267
Mitigations

COUNTY OF SANTA CRUZ

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

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: **Robert Goldspink; Owner: Berkshire Investments, LLC**

APPLICATION NO.: **07-0267**

APN: **110-141-06, -07, and –08**

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

XX Negative Declaration
(Your project will not have a significant impact on the environment.)

XX Mitigations will be attached to the Negative Declaration.

_____ No mitigations will be attached.

_____ Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **May 5, 2009**

Samantha Haschert
Staff Planner

Phone: **831 454-3214**

Date: **April 9, 2009**

EXHIBIT D

Environmental Review
Initial Study

Application Number: 07-0267

Date: April 6, 2009
Staff Planner: Samantha Haschert

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT: Robert Goldspink

APN: 110-141-06, 07 & 08

OWNER: Berkshire Investments, LLC

SUPERVISORAL DISTRICT: 4th (Campos)

LOCATION: Property located on the north side of Silliman Road (151 and 155 Silliman Road) about 300 yards east of Highway 129 in Watsonville.

SUMMARY PROJECT DESCRIPTION: Proposal to expand an existing agricultural research facility to include construction of 7504 square feet of offices, 9044 square feet of greenhouse, 3370 square feet of laboratory, a 2304 square foot office/conference room, and a 3024 square foot storage building. Requires an Amendment to Master Plan 88-1104.

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

x	Geology/Soils	____	Noise
x	Hydrology/Water Supply/Water Quality	x	Air Quality
____	Biological Resources	____	Public Services & Utilities
____	Energy & Natural Resources	____	Land Use, Population & Housing
____	Visual Resources & Aesthetics	____	Cumulative Impacts
____	Cultural Resources	____	Growth Inducement
x	Hazards & Hazardous Materials	____	Mandatory Findings of Significance
x	Transportation/Traffic		

EXHIBIT D

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

____	General Plan Amendment	____	Grading Permit
____	Land Division	____	Riparian Exception
____	Rezoning	____	Other:
X	Development Permit	____	
____	Coastal Development Permit	____	

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: None

ENVIRONMENTAL REVIEW ACTION

On the basis of this Initial Study and supporting documents:

___ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

___ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

___ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.

Matt Johnston

4/8/09
Date

For: Claudia Slater
Environmental Coordinator

EXHIBIT D

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: 28.26 acres (combined 110-141-07 & 08)
Existing Land Use: Agricultural Research Facility & Commercial Agriculture
Vegetation: Planted commercial agriculture on north portion of parcel; small wooded area including cypress, acacia and oak trees on south portion of parcel.
Slope in area affected by project: _X_ 0 - 30% ___ 31 – 100% (approx. 30% slope at south end of parcel)
Nearby Watercourse: Pajaro River (about 1 mile south of the subject parcel)

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None mapped

Water Supply Watershed: None mapped
Groundwater Recharge: None mapped
Timber or Mineral: None mapped
Agricultural Resource: Mapped resource; proposed development compatible with zoning and general plan objectives

Biologically Sensitive Habitat: Small area at north portion of site mapped biotic resource; however not within proposed area of disturbance.
Fire Hazard: Not mapped

Floodplain: Not mapped
Erosion: Not mapped
Landslide: Not mapped

Liquefaction: Mapped area of very high and moderate liquefaction; geotechnical reports required prior to building permit issuance.
Fault Zone: Not mapped
Scenic Corridor: Not mapped
Historic: None mapped
Archaeology: Mapped resource; area proposed for development already disturbed; reconnaissance not required.
Noise Constraint: None

Electric Power Lines: Electric power lines onsite to serve various buildings.
Solar Access: N/A
Solar Orientation: N/A
Hazardous Materials: None

SERVICES

Fire Protection: Pajaro Valley Fire District
School District: Pajaro Valley USD
Sewage Disposal: Septic
Drainage District: Zone 7
Project Access: Via Silliman Road
Water Supply: Private well

PLANNING POLICIES

Zone District: CA (Commercial Agriculture)
General Plan: AG (Agriculture)
Special Designation: None

Urban Services Line:	___ Inside	_X_ Outside
Coastal Zone:	___ Inside	_X_ Outside

EXHIBIT D

PROJECT SETTING AND BACKGROUND:

The subject properties are located in an area designated for commercial agriculture uses and are accessed via Silliman Road in Watsonville (off Highway 129). The property has been used as an agricultural facility since 1989 when a Master Plan was developed under permit 88-1104 for a bushberry propagation and cultivation business. In 1990, 1995, 2001 and 2003, permits were established to allow the construction of additional laboratories, research facilities, greenhouses, and offices to expand the agricultural research facility use.

Currently, there are two office buildings, a swimming pool, two temporary trailers used as office spaces, 6 storage buildings, 8 greenhouses, 1 screenhouse, 3 laboratories, a fuel station, a fertilizer station, and a water fill station on the subject parcel. About 24 acres on the north portion of the parcel are actively farmed for commercial agriculture; therefore, only about 4 acres of land is and will remain disturbed by the existing and proposed development.

There are currently about 30 employees at the existing facility with the majority being field workers and administrative staff.

DETAILED PROJECT DESCRIPTION:

The proposed project is to expand an existing agricultural research facility by constructing 7504 square feet of offices, 9044 square feet of greenhouses, 3370 square feet of laboratory, a 2304 square foot office/conference rooms, and a 3024 square foot storage building. The proposed project would add 25,246 square feet of commercial agricultural structures to the 41,747 square feet of existing structures on the subject property to total 66,993 square feet of commercial agriculture buildings.

Approval of the proposed project would create a total of 5 offices, 4 storage buildings, 7 greenhouses, 1 screenhouse, 4 laboratories, 1 detached restroom, and 1 fertilizer station on the subject property. In addition, proposed site improvements include paving the existing driveway and parking area, moving the existing private driveway to the east to resolve the encroachment into the adjacent parcel, construct a new trash enclosure/propane tank area north of the greenhouse, relocate the fueling station to the driveway, removing the existing swimming pool, installing new landscaping, and providing accessible routes and features throughout the agricultural research campus.

County Code 16.50.095 requires that structures designed for a level of human use similar to that of a habitable structure, maintain a 200 foot setback from surrounding Commercial Agriculture (CA) zoned lands. The proposed project includes office buildings and laboratories, which would accommodate a level of use similar to that of a habitable structure; therefore, the project was required to obtain approval from the Agricultural Policy Advisory Commission (APAC) to reduce the required 200 foot agricultural buffer setback from adjacent parcels. On August 21, 2008, APAC approved reductions to a minimum of 45 feet from adjacent CA land to the west and south (APN 110-141-06) (Attachment 12)

The proposed expanded facility would bring in an estimated 59 additional employees for a total about 89 staff on site, the majority of which will be field workers. In addition, the proposed conference room would be used both for small weekly staff meetings of about 25 -30 people and for larger monthly meetings of about 80-100 people (regional staff, guests, growers, buyers, etc.).

The parcel is a mapped archaeological resource area, however, the area proposed for development is already totally disturbed (cleared and/or developed) and is unlikely to contain prehistoric resources.

This proposal requires an Amendment to Master Plan 88-1104.

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:

   A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence? _____ _____ X _____

The subject parcels are located about a mile south of the San Andreas fault. A geotechnical investigation for the proposed project was performed by Haro, Kasunich & Associates, dated May 2008 (Attachment 6). The report concluded that the proposed buildings would likely be subject to shaking, however, ground rupture is not identified in the report as a potential hazard on the property. A geologic report was not required for this project as per the County Geologist; therefore, ground rupture as a result of an earthquake is not likely at this site. As per the California Building Code, Environmental Planning staff will review the submitted geotechnical report, identified above, as part of the applicant's building permit submittal.

   B. Seismic ground shaking? _____ _____ X _____

See 1-A above. The geotechnical report concluded that the proposed project would likely be subject to strong ground shaking in the event of an earthquake on the San Andreas fault and that the "...quality of construction is a primary factor affecting the amount of earthquake damage sustained by wood framed structures." Therefore, the property owner and/or applicant will be required to comply with the recommendations for foundation design provided in the geotechnical report and with the construction requirements in the most recent California Building Code. Final plans will be reviewed and approved by Environmental Planning Staff prior to building permit issuance. Implementation of these requirements will ensure that the buildings are constructed to withstand impacts (to the greatest extent possible) from seismic ground shaking.

   C. Seismic-related ground failure, including liquefaction? _____ _____ X _____

The subject parcels are not mapped for liquefaction and the geotechnical investigation

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

identified primarily expansive clayey soils at the site rather than sandy soils; therefore, liquefaction is not an area of concern for the proposed project.

D. Landslides?	____	____	X	____

The subject parcels are not mapped for landslide areas and the topography of the parcel is primarily flat. There is a slight slope, which is over 30%, located at the southern boundary of the proposed parcel; however no development is proposed on the slope or at the toe or heel of the slope; therefore, as per the County Geologist, a geologic report is not required for this project and landslide hazards are not an area of concern for the project.

2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?	____	____	X	____

See A-1 above regarding landslide potential, liquefaction analysis, and structural design requirements.

3. Develop land with a slope exceeding 30%?	____	____	X	____

There are slopes that exceed 30% on the property; however, no buildings are proposed for construction on slopes in excess of 30%.

4. Result in soil erosion or the substantial loss of topsoil?	____	____	X	____

Some potential for erosion exists as a result of the proposed development due to construction impacts; however, prior to building permit issuance, the property owner and/or applicant will be required to submit detailed erosion control plans for review and approval by Environmental Planning staff as per County Code Section 16.22.060. In addition, the existing dirt interior circulation and parking areas would be paved as a result of the development, which contributes to the reduction of onsite soil erosion.

5. Be located on expansive soil, as defined in section 18.02.32 of the California Building Code, creating substantial risks to property?	____	____	X	____

The geotechnical report (Attachment 6) submitted for this project, has identified potentially expansive clayey soils at the proposed development areas with a "...moderately high potential for shrink/swell with moisture variation." To address the

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

impacts of expansive soils on the proposed new construction, the geotechnical report provides two alternatives for foundation systems:

1) Removal of expansive soils to at least 30 inches below existing grade and replacement with non-expansive engineered fill to support structures with shallow conventional spread footings with raised wood floors or concrete slabs on grade; or

2) For structures with raised wood floors only, an alternative spread footing system would be adequate to support the structure upon 36 inch deep footings bearing upon undisturbed native soil.

Foundation design recommendations are included in the geotechnical report and Environmental Planning Staff will ensure compliance prior to building permit issuance. The impacts of expansive soils on the proposed new developments will be less than significant with the above requirements.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?			X	

The proposed project would utilize an existing onsite septic system that, as per County policy, will be required to be upgraded to meet current standards. Prior to building permit issuance, the applicant and/or property owner must obtain Environmental Health Services approval of a sewage disposal permit, which includes a review of specific parcel attributes, including slope and soil type, to ensure that the locations of the septic tanks and leach fields are adequately supported and will not create a significant impact on the development.

7. Result in coastal cliff erosion?				X

Not applicable because the subject parcel is not located in the vicinity of an ocean bluff.

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?				X

According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated March 2, 2006, this parcel is not located within a 100 year flood hazard area.

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
2. Place development within the floodway resulting in impedance or redirection of flood flows?				X

Not applicable. See response B-1 above.

3. Be inundated by a seiche or tsunami?				X
4. Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table?		X		

The property is served by a well but it is not located within a mapped groundwater recharge area. There would be a small increase in water demand as a result of this project due to the proposed increase of about 59 staff which could contribute to the depletion of groundwater supplies. The existing parcel already creates a draw on water supplies in that about 24 acres of the 28 acre parcel is currently planted with commercial agriculture. Therefore, as per the County Code, the applicant must submit utility plans that clearly show the location of the well and water lines on the subject properties for Planning and Environmental Health Services staff approval prior to building permit issuance. In addition, in order to mitigate the impacts of increased water usage on groundwater supplies due to increased staffing levels, the applicant shall include Best Management Practices (BMP's) for agricultural water conservation on the utility plans for review and approval by County Environmental Planning Staff prior to building permit issuance. Implementation of this mitigation will ensure that the slight increase in water usage on the subject parcel will not contribute substantially to a net deficit in groundwater supplies.

5. Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).			X	

The project has the potential to contribute urban pollutants to the Pajaro River during construction of the proposed new facilities and due to the introduction of additional hardscape for parking areas, interior circulation and new building area; however, the project includes plans to manage increased storm water runoff through a new underground storm water system that includes filtering mechanisms such as rock filled trenches to filter runoff prior to it leaving the site. The use of pervious paving would be

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

considered in the building permit review stage, which, if implemented, would also provide additional filtering prior to runoff leaving the site. As per County Department of Public Works Design Criteria, the applicant will be required to incorporate Best Management Practices (BMP's) into the proposed stormwater management system for review and approval by County Stormwater Management Staff prior to building permit issuance to ensure that the impacts of the development on the public and private water supplies are less than significant.

6.	Degrade septic system functioning?	____	____	X	____

There is no indication that the existing septic system would be impacted by the proposed project in that, as per County Code, the property owner will be required to obtain a sewage disposal permit from Environmental Health Services prior to building permit issuance and to upgrade the existing septic system to meet current standards to ensure that the system will support the proposed increase in usage. Implementation of the above described requirements will ensure that there are no significant impacts to the existing septic system as a result of the proposed project.

7.	Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site?	____	____	X	____

The proposed project would alter the existing drainage patterns to direct runoff away from site improvements and structures and to hard pipe and filter additional runoff created from new hardscape; however, these alterations will not result in an alteration of the course of the Pajaro River, which is the nearest watercourse. Department of Public Works Stormwater Management Section Staff have reviewed and approved the conceptual drainage plan and, as per the County Code, the applicant shall submit a final erosion control and grading plan and final drainage plans to be reviewed and approved by County Stormwater Management Staff prior to Building Permit and Grading Permit (if required) issuance to ensure that there are no impacts of flooding, erosion, or siltation as a result of the development.

8.	Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff?	____	____	X	____

The proposed project would contribute a minimal amount of additional runoff from new hardscape (site improvements) and new buildings. The Department of Public Works Stormwater Management Staff has reviewed and approved several documents to ensure the appropriate management of runoff from the site including: Drainage

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

Calculations prepared by Robert DeWitt, P.E. dated 9/14/07 (Attachment 7), a Watershed Analysis prepared by Robert DeWitt, P.E. dated 2/1/08 (Attachment 8), Percolation Testing prepared by Haro, Kasunich and Associates, Inc, dated 8/27/08 (Attachment 9), and a Plan Review Letter regarding the Preliminary Drainage Plan prepared by Haro, Kasunich and Associates, dated 9/4/08 (Attachment 10). The runoff rate from the property would be controlled by the installation of a new detention system that would be located at the toe of the slope on the south western property line, rock filled trenches, and the use of some pervious materials. DPW staff has determined that proposed storm water system is feasible to handle the increase in drainage associated with the project. As per County Code, the applicant and/or property owner will be required to submit final engineered drainage plans to be reviewed by Department of Public Works Stormwater Management Staff for accuracy of drainage calculations, detention basin and infiltration trench design, and orifice sizing prior to building permit issuance. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

9.	Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?			X	

The project has the potential to contribute to flood levels on the Pajaro River as a result of newly collected runoff. The Pajaro River is located over a mile to the south and the existing drainage path flows between agricultural parcels through channels, pipes and ponds before it reaches the river. The applicant is proposing to install a detention system at the southern property boundary with an energy dissipater to hold and slow runoff to predevelopment rates. Outflow from the detention system would flow to an existing pond located on parcel 110-151-01 (Lukrich property) about 800 feet to the southwest, which discharges to a Kelly ditch and runs over a mile south to the Pajaro River. The Department of Public Works Stormwater Management staff has determined that the capacity of the existing ditches, channels, and pond impacted by the development, is adequate to handle the additional runoff from the proposed project. In addition, as per County Code, the applicant and/or property owner will be required to submit final drainage plans for review and approval by Department of Public Works Stormwater Management staff prior to building permit issuance in order for staff to perform a complete review of the submitted drainage calculations and for detention basin, infiltration trench and orifice sizing and design. Recorded maintenance agreements will be required for both downstream property owners and Driscoll's for the maintenance of the detention basin. Implementation of the above described requirements will ensure that newly collected runoff as a result of the proposed project does not contribute to flood levels or erosion in the Pajaro River or in downstream drainage paths.

10.	Otherwise substantially degrade water supply or quality?		X		

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

Few pollutants would be added to the existing water supply as a result of this project. All runoff from new impervious walkways are proposed to flow into landscaped areas or drainage swales or be hard piped through infiltration trenches to the proposed detention system. As per County Code requirements, the applicant will be required to submit final Stormwater Management Plans for review and approval by County Environmental Planning and Stormwater Management staff prior to building permit issuance to ensure that appropriate Best Management Practices (BMP's) are included in the drainage plans. In order to mitigate possible impacts on water supply, the applicant shall show existing and proposed agricultural water conservation methods on the final drainage plans for review and approval by County Environmental Planning and Drainage Staff prior to building permit issuance. See response B-5 regarding urban pollutants and response B-4 regarding water supplies.

C. Biological Resources

Does the project have the potential to:

1.	Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?	____	____	X	____

A small portion on the north end of parcel 110-141-07 is mapped for a biotic resource. However, about 24 acres on the north portion of the parcel would remain as commercial agricultural land and would not be developed; therefore, no development or improvements would occur on the mapped biotic portion of the property and would therefore have no impact on any sensitive or special status species in that area.

2.	Have an adverse effect on a sensitive biotic community (riparian corridor), wetland, native grassland, special forests, intertidal zone, etc.)?	____	____	X	____

See response C-1 above.

3.	Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?	____	____	X	____

See responses C-1 and C-2 above. County Environmental Planning Staff did not

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

identify the subject parcels as migratory corridors.

4.	Produce nighttime lighting that will illuminate animal habitats?		X		

The proposed buildings would incorporate new lighting fixtures and some will be within the vicinity of a wooded area and agricultural fields that provide habitat for animals. In order to mitigate the impacts of additional nighttime lighting on existing animal habitats, the applicant shall submit a lighting plan with the final project plan set which shall show all proposed site, building, security, and landscape lighting directed downwards and away from adjacent animal habitats, agricultural areas, and undisturbed areas. If lighting is to be used in the proposed parking and circulation areas, low-rise light fixtures, or equivalent, must be utilized. The lighting plan must be reviewed and approved by County Planning Staff prior to building permit issuance. Implementation of these mitigations will effectively reduce the impacts of nighttime lighting on animal habitats to less than significant.

5.	Make a significant contribution to the reduction of the number of species of plants or animals?			X	

Refer to C-1 and C-2 above.

6.	Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?				X

The proposed project does not conflict with any local policies or ordinances protecting biological resources because no significant trees are proposed for removal and no special species have been found to exist at the site.

7.	Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?				X

There are no Habitat Conservation Plans, Biotic Conservation Easements, or other approval local, regional, or state habitat conservation plans that exist on the subject parcel.

EXHIBIT H

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

D. Energy and Natural Resources

Does the project have the potential to:

1. Affect or be affected by land designated as "Timber Resources" by the General Plan?				X

The parcel is not zoned as Timber Resource land and is not surrounded by other parcels zoned for Timber Resources.

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?			X	

The project site is zoned Commercial Agriculture (CA) and is designated Agriculture (A) in the County General Plan. In addition, all surrounding adjacent parcels are also zoned for and actively used for commercial agriculture. The parcel is about 28 acres and approximately 24 acres of the northern portion of the parcel are planted agricultural fields. About 4 acres of the southern portion of the subject property are already cleared and developed with an existing agricultural facility that includes greenhouses, offices, storage facilities, driveways and parking areas. The project does not include the conversion of existing agricultural land to developed area, nor does it propose to expand the developed area further to the property lines where adjacent agricultural fields currently exist on adjacent parcels. The use and intensity of the site would increase slightly with the proposed expansion; however, no new roads are required to access the site and new interior parking areas and driveways would be located on already disturbed areas.

The project was reviewed and approved by the Agricultural Policy Advisory Commission (APAC) in August 2008 to allow for structures of uses similar to those of habitable structures (offices and laboratories) to be located within the 200 foot agricultural buffer from adjacent Commercial Agriculture (CA) zoned land, as per County Code Section 16.50.095. APAC approval included a condition that requires the applicant to sign and record a Statement of Acknowledgement prior to building permit issuance, regarding the development of structures with a use similar to that of a habitable structure to be located in areas subject to impacts from surrounding agricultural operations. In addition, APAC did not find that existing on-site or surrounding agricultural uses would be negatively impacted by the expansion.

The Department of Public Works Stormwater Management Division has reviewed and approved a conceptual storm water plan that would hard pipe all existing and new storm water runoff to a new detention system to be located at the south property line at the toe of the slope. Runoff would be held to predevelopment levels for a 10 year storm and would continue from the detention system through existing channels, ponds and pipes to the Pajaro River. The Department of Public Works Stormwater Management

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

staff also determined that capacity of the existing downstream path to the Pajaro River can adequately support increased runoff from the proposed site in a larger storm event. In addition, the use of pervious paving, water treatment, and other Best Management Practices (BMP's) will be reviewed for feasibility prior to building permit issuance. Prior to building permit issuance, DPW Stormwater Management staff will review and approval the sizing and design of the proposed system as per Department of Public Works Stormwater Management Design Criteria. Impacts to surrounding and on-site agricultural uses would be less than significant as a result of this project.

3.	Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?	____	X	____	____

The use of fuel, water and energy would increase minimally as a result of the increase in staffing levels and new construction at the site. The project would increase the number of on-site staff by 50 employees, add one new greenhouse, and replace an existing greenhouse with a larger one, which will result in additional vehicle trips to and from the property and increase water usage for the additional enclosed agricultural areas. The project would also create three new office buildings and a new laboratory, thereby increasing the energy consumption on site for operation within the buildings and temporarily for construction and demolition of structures. The existing outdoor agricultural operations would not be altered or expanded as a result of the project. The increased consumption of fuel, water, and energy described above will be minimal and is comparable to similar commercial developments of this size that have been permitted elsewhere in the County. To ensure that the impacts of increased water usage are mitigated to less than significant, the applicant shall submit a utility plan that includes water conservation methods for the proposed expanded agricultural uses for review and approval by County Planning Staff prior to building permit issuance.

4.	Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?	____	____	____	X

Not applicable because no natural resources would be used, extracted, or depleted as a result of this project.

E. Visual Resources and Aesthetics

Does the project have the potential to:

1.	Have an adverse effect on a scenic resource, including visual obstruction of that resource?	____	____	____	X

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

Not applicable because the proposed project would not be visible from a County designated scenic resource.

2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings? _____ _____ _____ X

Not applicable because the project site is not located along a County designated scenic road or within a designated scenic resource area.

3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridge line? _____ _____ X _____

The existing visual character of the site is an agricultural setting with a large commercial use consisting of offices, greenhouses, storage buildings and laboratories. The existing developed area is cleared and primarily flat with a small vegetated area to the southwest where a slope over 30% exists adjacent to the driveway. The proposed project would construct additional buildings, greenhouses, interior driveways and parking areas on the area of the parcel that is already disturbed by existing development and circulation. New buildings would be constructed primarily as infill development. No grading is proposed that would result in a substantial change in topography and the existing agricultural use of the property will not be impacted; therefore, the proposed project will not degrade the existing visual character or quality of the site and its surroundings.

4. Create a new source of light or glare which would adversely affect day or nighttime views in the area? _____ X _____ _____

See response C-4 regarding nighttime lighting. To mitigate the impacts of light or glare on day or nighttime views in the area to less than significant, the applicant shall submit a proposed lighting plan to be reviewed and approved by County Planning Staff prior to building permit issuance. All lighting must be directed downwards and landscape lighting must utilize low rise light standards and be directed away from adjacent properties.

5. Destroy, cover, or modify any unique geologic or physical feature? _____ _____ _____ X

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

Not applicable because there are no unique geological or physical features on or adjacent to the site.

F. Cultural Resources

Does the project have the potential to:

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?				X

Not applicable because none of the existing structures on the property are designated as a historic resource on any federal, State or local inventory.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?			X	

The parcels are mapped for archaeological resources; however, the proposed building site is already cleared, graded, and disturbed and no undisturbed areas would be altered or built upon as a result of this project; therefore, a preliminary archaeological reconnaissance is not required as a part of this project. Pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction or grading, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

3. Disturb any human remains, including those interred outside of formal cemeteries?			X	

See response F-2. Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

4. Directly or indirectly destroy a unique paleontological resource or site?				X

Not applicable because none of the subject parcels are mapped for geological or

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

paleontological resources.

G. Hazards and Hazardous Materials

Does the project have the potential to:

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?	____	____	X	____

Fertilizers and pesticides, which contain some hazardous materials, would be transported to the site and stored and used onsite. The fertilizers and pesticides would be transported to the site via Class C vehicles and would be stored in designated "Chemical Storage" and "Fertilizer Station" buildings at the east side of the property. Prior to building permit issuance, the applicant will be required to obtain all applicable permits from County Environmental Health Services and from the Agriculture Commissioner for the appropriate use, storage, disposal and handling of hazardous materials and pesticides, as per California state regulations.

2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?	____	____	____	X

Not applicable because the project site is not included on the 12/1/2008 list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?	____	____	____	X

Not applicable because there are no public or private airports located within 2 miles of the project site.

4. Expose people to electro-magnetic fields associated with electrical transmission lines?	____	____	____	X

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

Not applicable because no new electrical transmission lines are proposed as a part of the project and no high voltage transmission lines exist on the subject parcel.

5.	Create a potential fire hazard?	____	____	X	____

The project would not create a fire hazard in that the design incorporates all applicable fire safety code requirements and would include fire protection devices as required by the local fire agency.

6.	Release bio-engineered organisms or chemicals into the air outside of project buildings?	____	____	____	X

Not applicable because there would not be bio-engineered organisms or chemicals created at the proposed site.

H. Transportation/Traffic

Does the project have the potential to:

1.	Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?	____	____	X	____

The project has the potential to increase traffic on Silliman Road and Highway 129 due to a slight increase in staffing levels, deliveries, and minimal additional employee visitation for conferences and tours. There are currently 30 employees working on site and the proposed project would bring in 59 new positions, which would increase the staffing level to 89 employees. In addition, although the facility would be open to the public during working hours, there are no public events or services that would draw people to the site. According to the County Department of Public Works Road Engineering, the proposed increase in staff is less than significant from a trip perspective and would not create congestion at the Silliman Road - Highway 129 intersection, which is not currently a congested intersection.

2.	Cause an increase in parking demand which cannot be accommodated by existing parking facilities?	____	____	X	____

The project would upgrade the existing parking facilities to meet County Code requirements for the uses proposed including: offices, a conference room, laboratories, greenhouses, storage buildings and berry fields. The proposal requires a total of 117

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

parking spaces and the proposed project includes 118 parking spaces; therefore, the impact of increased parking demand due to increase staffing levels will be less than significant as adequate parking, per County Code, will be provided on site.

3. Increase hazards to motorists, bicyclists, or pedestrians?		X		

The proposed project has the potential to increase hazards to motorists, bicycles and pedestrians in that the traffic on Silliman Road would be increased slightly as an effect of increased staffing levels; however, Department of Public Works Road Engineering Staff has reviewed and approved the conceptual plans for the project and has determined that the increase in staffing levels would not significantly increase traffic on Silliman Road or Highway 129. In order to mitigate potential hazards to pedestrians, bicyclists, and motorists on Silliman Road as a result of increased traffic to less than significant, the property owner shall pave the first 40' of the private driveway and install a stop sign at the intersection of the private driveway to the proposed facility and Silliman Road to control traffic and create awareness.

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?			X	

No level of service standard for intersections, roads, and highways would be exceeded as a result of the project in that the immediately surrounding roads, intersections, and highways are not currently congested and the slight increase in staffing level and infrequent public visits and deliveries are not significant enough to create congestion.

I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?			X	

The project would create a temporary increase in the existing noise environment during construction of the proposed facilities and a minimal increase due to increased staff, operations, and company services (conferences, meetings, and tours) at the site. However, the property is located in a rural area and is surrounded by agricultural fields and few residences and the facility is a commercial operation that would only operate during business hours; therefore, the increased ambient noise levels associated with

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

the expanded facility would not occur outside of regular working hours and construction noise would be temporary.

2.	Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?	____	____	X	____

The General Plan establishes the normally acceptable maximum exterior noise exposure for commercial facilities at 60 decibels and at 70 decibels for agricultural facilities. The closest residence is located about 300 feet to the south of the proposed development area. The noises associated with the expanded facility will be a result of onsite operations such as outdoor conversations, vehicular noise, and minimal heavy equipment operation (1 forklift and 1 tractor). These types of commercial and industrial activities usually produce noise levels under 80 decibels at a close range (about 3 feet); therefore, the noise produced by the proposed project will not expose surrounding residences to noise levels in excess of the General Plan standards. Employees on site may be subjected to noise levels in excess of General Plan standards if they are within close range or if they are operating heavy equipment; however, the property owner is required by the U.S. Department of Labor to comply with regulations for occupational noise exposure as per the Occupational Safety and Health Association to prevent occupational illnesses, injuries and deaths. In addition, neighboring farm companies currently drive tractors onsite to utilize the existing fueling station; however, the fueling tanks are proposed to be relocated to the north perimeter driveway as a part of this project so that in the future large vehicles will not enter the interior of the property and create additional noise; therefore, the minimal increase in noise levels as a result of the proposed project would not expose people to levels in excess of standards required by the General Plan for this facility.

3.	Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?	____	____	X	____

Refer to I-1 and I-2 above.

J. Air Quality

Does the project have the potential to:
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

1.	Violate any air quality standard or contribute substantially to an existing or projected air quality violation?	____	X	____	____

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

Project construction may result in a short-term, localized decrease in air quality due to generation of dust. However, in order to mitigate those impacts to a less than significant level, the applicant shall submit standard dust control best management practices that must be implemented during construction. Only one forklift and one tractor will be used in operation of the facility; therefore there will not be significant dust generated as a result of heavy equipment usage.

2.	Conflict with or obstruct implementation of an adopted air quality plan?	_____	_____	X	_____

The project would not conflict with or obstruct implementation of the MBUAPCD Air Quality Plan because the current eight hour and 1 hour peak day concentrations of PPM are in compliance with the MBUAPCD air quality standards and the addition of 59 employees and associated trips would not increase pollutants above the standards required for California. In addition, the proposed facility would not emit or burn hazardous materials. See J-1 response above.

3.	Expose sensitive receptors to substantial pollutant concentrations?	_____	_____	X	_____

See response J-2 regarding the impacts of temporary construction dust and proposed mitigations. The use would not accommodate a population of sensitive receptors onsite.

4.	Create objectionable odors affecting a substantial number of people?	_____	_____	X	_____

No objectionable odors would be created by the proposed facility expansion as none of the proposed uses create odor as a byproduct. Exhaust odor from heavy equipment used within the berry fields and to transport loads on site would be temporary and would be quickly diffused in the open air.

K. Public Services and Utilities

Does the project have the potential to:

1.	Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:				

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
a. Fire protection?			X	
b. Police protection?			X	
c. Schools?			X	
d. Parks or other recreational activities?			X	
e. Other public facilities; including the maintenance of roads?			X	

The project would be conditioned to meet all standards and requirements of the Pajaro Valley Fire Protection District including fire hydrants, sprinkler systems, alarm systems, and clearance. In addition, the applicant shall construct all site improvements and buildings in accordance with the most current California Building Code to ensure safety and accessibility.

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

The project requires the construction of a new storm water drainage system to adequately reduce the impacts of the proposed impervious areas and buildings to less than significant. Drainage analysis of the project (Haro, Kasunich & Associates, August 2008) (Attachment 7) concluded that onsite retention is not suitable for the site given the clayey/silty nature of the subsurface soils (low percolation) and recommends specific locations for buried detention tanks which would drain downslope through solid lines and discharge into existing natural drainage swales. County Stormwater Management Staff and Environmental Planning Staff have reviewed the conceptual drainage plans and determined that no significant environmental impacts would occur as a result of the proposed stormwater management plan. As per County Code, the property owner and/or applicant will be required to comply with all recommendations of the Geotechnical Reports (May and August 2008) to ensure that the sizing and design of the proposed drainage system components will adequately serve the proposed facility.

3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?			X	

EXHIBIT D

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

The project would be served by an on-site sewage disposal system, which has been determined by County Environmental Heath Services to be adequate to accommodate the demands of the project. Prior to obtaining building permit issuance, the applicant will be required to obtain a septic permit from Environmental Health Services to upgrade the existing system to meet current standards.

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?	____	____	X	____

The proposed project's wastewater flows would not violate any wastewater treatment standards because the project would result in an upgraded septic system that has been reviewed and approved by Environmental Health Services to adequately serve the proposed facility prior to building permit issuance. See response K-3 above.

5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection?	____	____	X	____

Water supplies would be adequate on site to serve the project and provide fire protection because the project would install a new 180,000 gallon water storage tank with a pressurized system to serve a new underground fire protection system, in accordance with Pajaro Valley Fire Protection District requirements. In addition, there would be four new fire hydrants located around the facility and all new, existing and remodeled buildings would be sprinkled; therefore, existing water supplies are adequate to serve the proposed facility and provide adequate fire protection.

6. Result in inadequate access for fire protection?	____	____	X	____

The project's road access has been preliminarily approved by the Pajaro Valley Fire Protection District. As per County Code, the applicant/property owner will be required to obtain final approval by the Pajaro Valley Fire Protection District and pay all applicable fees for review prior to building permit issuance.

7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?	____	X	____	____

The project would result in a cumulative contribution to the reduced capacity of the regional landfill as a result of increased staffing levels and the construction of new facilities; however, the contribution is minimal in that there are 30 employees at the existing facility and there would be 59 new employees as a result of the expansion. The facility would be able to adequately dispose of additional refuse resulting from the

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

expansion through regular garbage service. In order to mitigate the impacts of temporary construction debris to less than significant, the applicant and/or property owner must recycle and reuse materials, as appropriate, and to the maximum extent possible and note the plans for such on the final building permit plan set. Implementation of this mitigation would reduce the one-time impact of construction debris on the landfill to less than significant.

8.	Result in a breach of federal, state, and local statutes and regulations related to solid waste management?	____	____	X	____

The project is expected to result in a minimal increase in solid waste accumulation due to the increase in staffing levels at the proposed expanded facility; however, the increase will not result in a breach of federal, state, or local statues and regulations in that the proposed facility will not create waste as a bi-product of operations. The only solid waste generated by the facility will be that resulting from normal daily activities which is common in similarly sized commercial developments and will be less than significant.

L. Land Use, Population, and Housing

Does the project have the potential to:

1.	Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?	____	____	X	____

The proposed project does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect in that mitigations would be required as stated throughout the above document to ensure: public health and safety regarding potential geologic hazards and geotechnical site conditions, structural safety, effective storm water management and minimization of impervious surfaces, reduced noise and air quality impacts, and minimization of lighting on the surrounding animal habitat. In addition, the project has already been approved by the Agricultural Policy Advisory Commission (APAC) for a reduction to the required 200 foot agricultural buffer to surrounding Commercial Agriculture (CA) zoned parcels to the west and south (General Plan Policies 5.13.23 - 5.13.25).

2.	Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?	____	____	X	____

The proposed project would require minimal grading as the site is currently flat; however, engineered grading plans will be required for review and approval by County Environmentally Planning Staff prior to building permit issuance to ensure consistency

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

with Chapter 16.20 (Grading Regulations) of the County Code.

3.	Physically divide an established community?	____	____	X	____

The project will not include any element that will physically divide an established community.

4.	Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?	____	____	X	____

The proposed project is not expected to have a significant growth inducing effect because no new roads are proposed created and because the proposal is to expand an existing facility that provides essentially the same services. In addition, the parcel is zoned Commercial Agricultural and the proposed use is an allowed use within that zone district. The primarily use of the parcel would continue to be commercial agriculture which is the same as all surrounding parcels. Therefore, no new homes, business, roads or infrastructure (except to serve the expansion) would be developed as a part of this project and no growth inducing effects would occur as a result of the project.

5.	Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?	____	____	____	X

Not applicable as there are no existing residences or proposed residences as a part of this project.

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies? Yes ____ No X

	Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

N. Mandatory Findings of Significance

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory? Yes ____ No X

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future) Yes ____ No X

3. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)? Yes ____ No X

4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly? Yes ____ No X

EXHIBIT D

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable

TECHNICAL REVIEW CHECKLIST

	REQUIRED	COMPLETED*	N/A
Agricultural Policy Advisory Commission (APAC) Review	XXX	8/21/08	
Archaeological Review			X
Biotic Report/Assessment			X
Geologic Hazards Assessment (GHA)			X
Geologic Report			X
Geotechnical (Soils) Report	XXX	5/08 & 8/08	
Riparian Pre-Site			X
Sewage Disposal System Permit	XXX		
Other: Watershed Analysis		2/08	

Attachments:

1. Vicinity Map
2. Map of Zoning Districts
3. Map of General Plan Designations
4. Project Plans
5. Assessors Parcel Map
6. Geotechnical Investigation Report (Conclusions and Recommendations) prepared by Haro, Kasunich & Associates, Inc. dated May 2008
7. Drainage Calculations prepared by Robert DeWitt, P.E., dated September 2007.
8. Watershed Analysis prepared by Robert DeWitt, P.E., dated February 2008.
9. Geotechnical Investigation (percolation testing) prepared by Haro, Kasunich & Associates, Inc, dated August 2008
10. Preliminary Drainage Plan, Plan Review Letter prepared by Haro, Kasunich & Associates, Inc, dated September 2008.
11. Discretionary Application Comments
12. Agricultural Buffer Reduction Permit, dated August 21, 2008.

EXHIBIT D

Location Map

0 1,700 3,400 6,800 10,200 13,600 Feet

LEGEND

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

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
June 2008

EXHIBIT D
Application 07-0267
Attachment 1

Zoning Map

0 500 1,000 2,000 3,000 4,000 Feet

LEGEND

APN: 110-141-07

Assessors Parcels

Streets

AGRICULTURE COMMERCIAL

N

W E

S

Map Created by
County of Santa Cruz
Planning Department
December 2008

EXHIBIT D

Application 07-0267
Attachment 2

General Plan Designation Map

0 315 630 1,260 1,890 2,520 Feet

LEGEND

APN: 110-141-07

Assessors Parcels

Streets

Agriculture

N

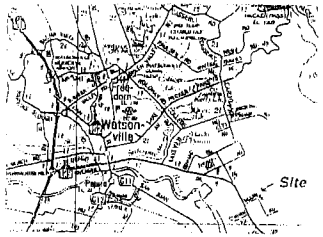
W E

S

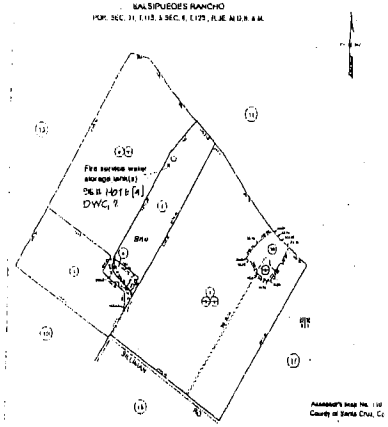
Map Created by
County of Santa Cruz
Planning Department
December 2008

EXHIBIT F

Application 07-0267
Attachment 3



Vicinity Map



Assessor's Parcel Map

Project Data

PROJECT NAME	Cassin Ranch
PROJECT ADDRESS	151 Stillman Road Watsonville CA 95076
OWNER	Bentzlaas Investments Attn: Jane Hansen tel: (831) 722-3577
APN	110-141-07 & 08
ZONING	CA Commercial Agriculture
OCCUPANCY CLASSIFICATIONS	B (offices), B-1+, S-1, S-2, B-3 & U-1, Sec Occ 2
CONSTRUCTION	New & relocated construction: Type V-N, sprinklered Existing buildings shall be upgraded to: Type V-N, sprinklered
MUNICIPALITY	County of Santa Cruz
BUILDING CODE	1997 UBC and 2001 CBC
PROJECT DESCRIPTION	This application is for an Amendment to existing Master Occupancy Permits 88-1104, 01-0426 and 01-0195, to allow the expansion of an existing agriculture research facility. The proposed improvements include relocating a greenhouse, fuel station, propane tanks and a storage building; construction of new offices, conference room, greenhouses, laboratory, and maintenance building; and construction of additions to chemical and fertilizer storage. The proposals include infrastructure improvements for fire protection, electrical, propane gas, domestic water and storm water drainage systems, driveways, parking, accessible walkways and landscaping. An existing greenhouse, swimming pool and storage building will be removed.
SITE AREA	APN 110-141-07 — 20.202 acres APN 110-141-08 — 2.013 acres

BUILDING AREAS, OCCUPANTS & PARKING	Existing Buildings	Floor Area sf	Occupants	Parking Standard	Parking Required	Parking Provided
	Offices	2,304	10 (includes 7 lab staff	1/300 sf	10	10
	Greenhouses 1 Screenhouses	22,130	4	1/employee	4	4
	Laboratory	3,114	4 indoor plant growing & testing	1/1,000 sf	3	4
	Berry Fields	-	11	1/employee	15	15
	Restroom building	144	-			
	Storage	7,310	4	1/employee	4	4
	Subtotal:	41,207	30 B		42	45
	New Buildings	Floor Area sf	Occupants	Parking Standard	Parking Required	Parking Provided
	Offices	7,304	50	1/300 sf	30	28 A
	Office Conference Room	2,304	100 C	0.25 per seat	25	25
	Greenhouses 4 Screenhouses	9,144 G	1	1/employee	1	2
	Laboratory	3,370	5 indoor plant growing & testing	1/1,000 sf	3	5
	Storage/ Equipment Maintenance	3,124	3	1/employee	3	3
	Subtotal:	25,246	59 D		70	73
	Total	66,453	89 E		113	118 F

Footnotes (new and existing buildings):

A	Based on 150 sf per person
B	30 occupants, excludes 15 field workers
C	Occupancy; 60 visitors, 40 staff
D	Occupancy excludes 30 visitors
E	Occupancy excludes 30 visitors, 8 Conference Room and field workers
F	Includes 7 accessible parking spaces
G	Net area after credit for removal of some existing greenhouses
H	15 field workers
J	Individual buildings areas shown on Drawing 1

ARCHITECT	Robert J Gubbins, Architect C12,706 3442 Soquel Drive Aptos, CA 95003 Tel: (831) 688-8950 Fax: (831) 440-
CIVIL ENGINEER	Robert L. Dettle & Associates, Inc. 1807 Ocean Street - Suite I Santa Cruz, CA 95060 Tel: (831) 429-1011 Fax: 425-0024
LAND SURVEY	Ward Surveying 1729 Seabright Avenue, Suite A Santa Cruz, CA 95062

Drawing List

Cassin Ranch

Proposed Development Plan

CASSIN RANCH
Proposed Development Plan
151 Stillman Road
Watsonville CA 95076

ROBERT J. GUBBINS ARCHITECTS
3442 Soquel Drive Aptos, CA 95003
tel (831) 688 8950 fax (831) 688 4402
RobertGubbins@aol.com

Title Page
APN 110-141-07 & 08
Development Permit App. # 07-0267

1 Building Areas

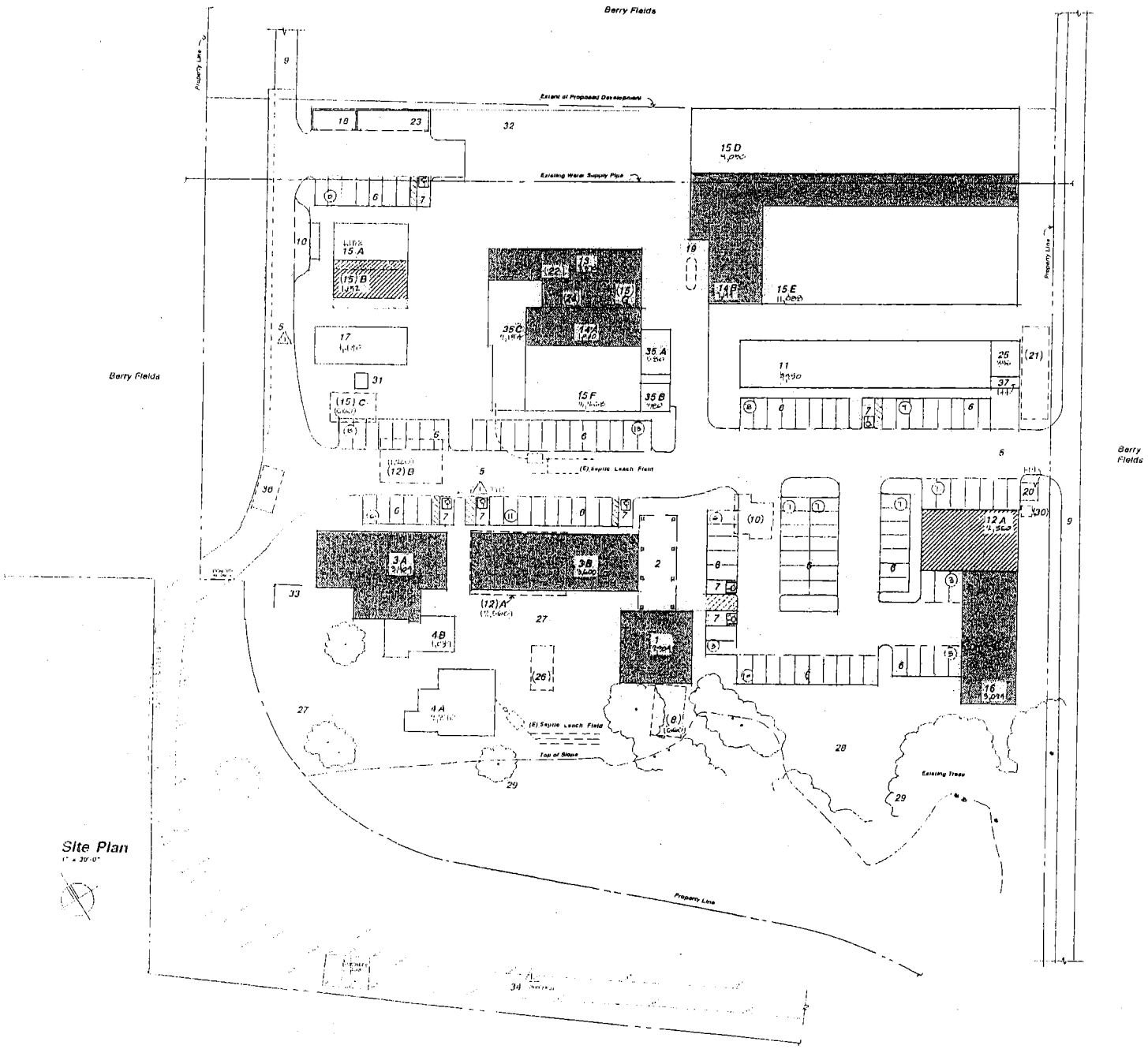
Building Group	Occupancy	Max Permitted Area:	Enclosed Area:
1, 2 & 3A	B	24,000	5,304
3B & 4A	B	24,000	4,944
4B	B	24,000	2,270
5 & 6A	B-2	36,000	5,184
6B	B-2	36,000	2,340
7, 12, 25A, 30B & 35A	B-2	24,000	9,484
8A & 15B	U-1	30,000	5,168
9A, 15A, 15C	U-1	30,000	21,202
10A & 15D	U-1	3,000	2,304
11	B-1	24,000	3,024
13	U-1	3,000	1,440
14	B-1	24,000	288

1. CBC Table 5-B. Type VN construction permits maximum 9,000 sf floor area. Section 505.3 allows Add'l allowable fire sprinkler (A3) allows 24,000 sf
2. CBC Table 5-B. Type VN construction permits maximum 12,000 sf floor area. Section 505.3 allows Add'l allowable fire sprinkler (A3) maximum 36,000 sf
3. CBC Appendix Table A-3-A Type VN construction permits maximum 12,000 sf floor area. Section 505.3 allows Add'l allowable fire sprinkler (A3) maximum 36,000 sf
4. CBC Table 5-B. These occupancy separations [between B-1 & B-2] [or between B-2 & B-3]
5. CBC Appendix Table A-3-B. These occupancy separations [between B-1 & B-2] [or between B-2 & U]
6. Common path
7. CBC Section 312.2.1. Type VN construction permits maximum 1,000 sf floor area. Section 505.3 allows Add'l allowable fire sprinkler (A3) allows 2,000 sf

2 Fire Rating of Exterior Walls/Openings

Building Group	Occupancy	Exterior Walls Type V N	Exterior Openings	Means of Egress
1, 2, 3A, 3B, 4A, 4B, 5, 6A, 6B, 7, 8A, 9A, 10A, 11, 12, 13, 14, 15A, 15B, 15C, 15D, 25A, 30B & 35A	U-1	1-Hr fire resistive if less than 2 feet.[1] Exterior walls may be protected only on the outside side with materials approved for one-hour fire-resistive construction.[1]	Not permitted less than 3 feet.[1]	Comply with Chapter 10
8A, 9A, 10A, 15A, 15B, 15C, 15D	U-1	Not less than 1-hour when less than 20 feet from property line.[1]	Less than 20' from property line shall have fire assembly of not less than three-fourths hour.[1]	One means of egress is required for each 15,000 sf or fraction thereof.[1]
11 & 37	B-2	1-hour less than 5 feet.[1]	Not permitted less than 3' protected less than 10 feet.[1]	Comply with Chapter 10
All remaining buildings	B, B-1 & B-2	1-hour less than 20 feet.[1]	Not permitted less than 5'. Protected less than 10 feet.[1]	Comply with Chapter 10

1. CBC Table 5-A
2. CBC Appendix Section 309
3. CBC Appendix Section 309
4. CBC Section 505.4.II



Site Plan

1" = 30'-0"

Key

1 New Office Conference Room
2 New Covered Entry
3 New Office Building
4 Existing Office Building
5 New Paved Driveway
6 New Parking Stalls, 9' x 20', ◯ number of stalls
7 New Accessible Parking
8 Existing Orchard Trees removed
9 Existing Unpaved Road
10 Existing Fuel Station to be removed
11 Existing Storage Building
12 Existing Storage Building
13 New Laboratory Building
14 New Greenhouse
15 Existing Greenhouse
16 New Equipment Sterilization Area
17 Existing Storage Shed
18 New Trash Enclosure
19 Existing LPG Tanks to be removed
20 Existing Restroom Building
21 Existing Covered Area to be removed
22 Existing Water Tank
23 New Propane Tank Enclosure
24 Existing Pump & Filter
25 Existing Covered Area connected as Greenhouse
26 Existing Overstory Plant to be removed
27 Existing Lawn
28 Shell Leach Area
29 Existing Trees, typ.
30 Existing Chemical Storage to be removed
31 Existing Well Head Shed
32 Gravel area with Sandberg Fabric
33 Existing Fence
34 Existing Paved Access Road
35 Existing Laboratory Building
36 Water Fill Station
37 Liquid Fertilizer Station

( ) Indicates existing building connected to greenhouse

New Building
Existing building to be relocated
Existing Building

CASSIN RANCH
Proposed Development Plan
151 Stillman Road
Watsonville CA 95076

ROBERT J. GOLDSPINK ARCHITECTS
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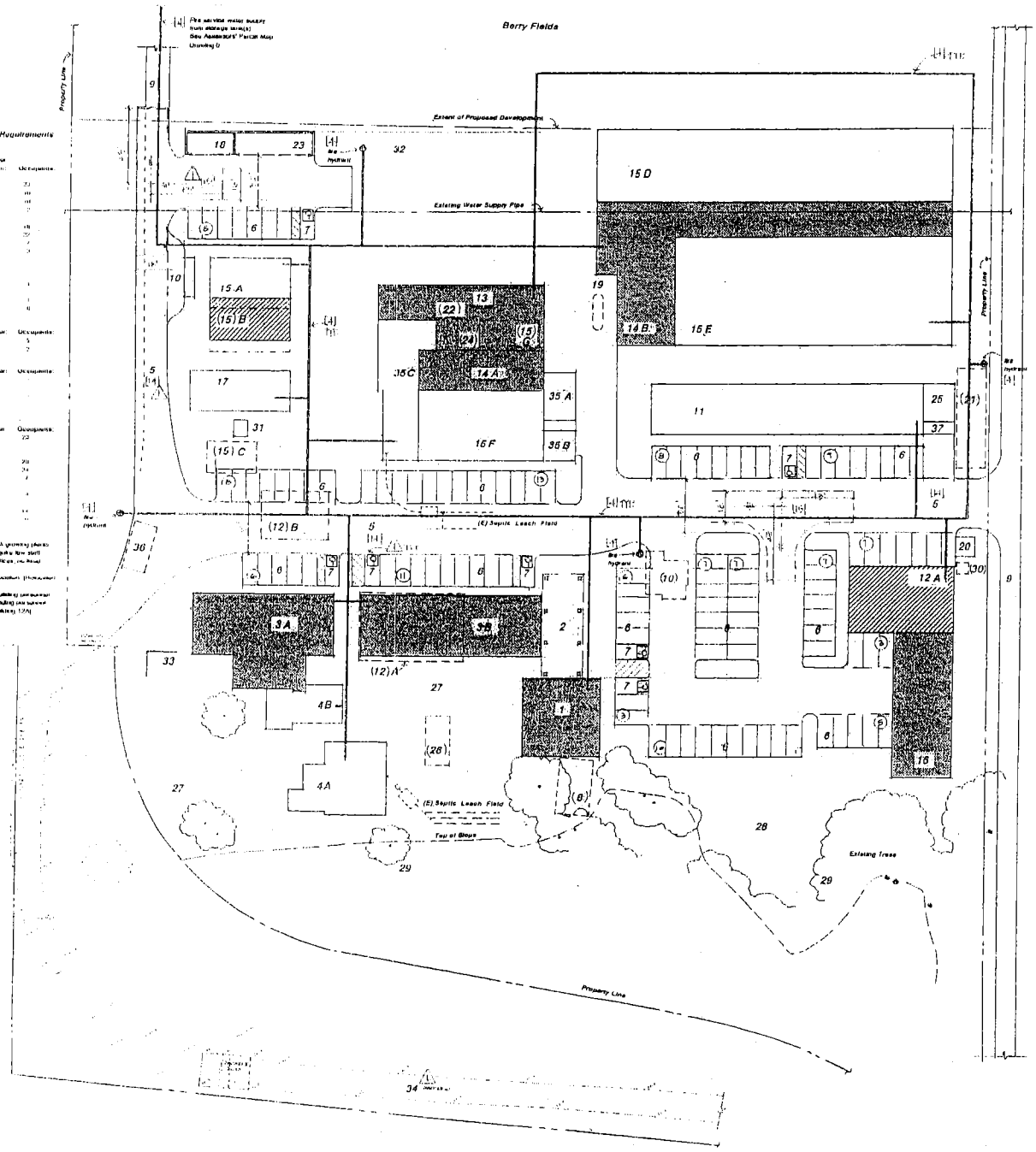
tel (831) 688 8950 fax (831) 688 8983
RobertGoldspink@aol.net
date :

Site Plan
APN 110-141-02 & 08
Development Permit App. # 07-0267



Site Plan

1" = 30'-0"

Occupancy Classifications For Egress Requirements

(CBC 2001 Table 10A)

Existing Buildings	Occupancy		Load Factor sq ft per person	Occupants
4A	U	Utility	1000	2
4B	U	Utility	1000	1
12	S-2	Storage	3000	1
12A	B-1	Conference and Lecture 1	50 net	7
13A	U-2	Greenhouse	1000	18
13B	U-2	Greenhouse	1000	20
13C	U-2	Greenhouse	1000	7
17	U-1	Bicycle Garage	1000	3
29	U	Toilet		
35	U-1	Chemical Storage and Locker 1		
35A	B-14	Laboratory and Locker 1	300	1
35B	B-14	Laboratory	300	1
35C	B-14	Laboratory	300	0

Relocated Buildings	Occupancy	Load Factor	Occupants
12A	S-2	Storage	1000	1
12B	U-1	Chemical Shed	1000	2

Proposed Buildings	Occupancy	Load Factor	Occupants
1	B	Office and Conference Room and Locker 2	100	22
2	S-2	Equipment Shelter and Locker 3	1000	1
3A	U	Office and Locker 1	100	20
3B	U	Office	100	24
4	B-14	Laboratory and Locker 1	300	4
14A	S-3	Greenhouse and Locker 1	500	14
14B	U-3	Greenhouse	1000	14
15	S-3	Plant Propagation Shelter and Locker 3	500	10

Notes:

1. The laboratory & plant houses will not exceed 4 growing plants respectively. They have only plant tracks & require few staff. Customers / Public to visit A / B facility by the offices via Road / walkway.
2. Room Section 1, with one exit, is considered at this location. (Room and Section is non-hazardous)
3. Chemical storage shall be by different chemical type building per owner / certified chemist stored by authorized storage building (as shown [Chemical Storage Building 12A])

Fire Department Notes

(1) Submittals: Prior to submittal of a building permit application per code 110-141-07 and 08 shall be considered. One submittal shall be made for building and sprinkler systems plans.

(2) Job copies: The job copies of the building and fire systems plans and permit must be onsite during construction and inspections. Minimum notice of 72 hours required prior to any inspection and/or test.

(3) Occupancy: Load, classification, building construction type/fire rating are noted in Project Data on Drawing 0. The location of occupancy load signs shall be indicated in the building Permit Application phase.

(4) Fire Hydrants: A new fire service containing 100,000 gallons of water storage and a pressurization system shall serve a new fire service ring main, fire hydrants and fire service laterals to all buildings. Entire fire service system shall be designed by a licensed mechanical engineer and submitted to the fire department for approval. See ring main, hydrant and lateral layout this drawing.

(5) Fire Sprinkler System: New, existing and remodeled buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

(6) Fire Sprinkler Submittals: The designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead (hydraulic) Automatic Fire Sprinkler System to the Fire Department for approval. Installation shall follow the recommended guide sheet.

(7) Fire Protection System: An UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the fire department UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.

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

(9) Address Numbers: Existing address numbers are installed on a sign at the intersection of the property driveway and Stillman Road. Verify numbers conform as follows: a minimum of 4 inches in height on a contrasting background and visible from Stillman Road. See note (9) indicated on Assessor's Map, Drawing 0.

(10) Building Numbers: Numbers for new and existing buildings shall be a minimum of 4 inches in height on a contrasting background and visible from the driveway. A directional sign or vertical buildings shall be installed at entrance to the complex. See (10) on site plan. Location of each building number shall be indicated in building permit phase. Design of the directional sign shall be submitted for approval at the building permit phase.

(11) Roof Covering: The roof covering shall be no less than Class "B" rated roof.

(12) Clearance: A (30-foot clearance will be maintained over 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 cover, provided they do not form a means of rapidly transmitting fire from native growth to any structure, are exempt.

(13) Culverts and Crossings: Plans shall be provided by Hulbert Dennis & Associates, registered engineer, at the building permit phase. There are no culverts on the site.

(14) Driveway: 18 feet minimum width per County requirements. See Plan for percentage of proposed slope. "All weather" surface, a minimum of 6 inches base, compacted aggregate basecourse. Class II or equivalent, 95% compaction. Test and certification by licensed engineer. Driveway shall be in place prior to any framing construction or construction will be stopped. The driveway shall have an unobstructed clearance of 14 feet measured vertically for its entire length. Drainage generally shall be sheet flow at low slopes, average approx. 3.3%. Existing ac paved access road has paved drainage ditch on south side and conforms to current engineering practices, including erosion control measures. All private access roads, driveways, turnarounds 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 inspected (witnessed) by these standards at all times.

(15) Hammer Head Turnaround: Driveway width: 18 feet with 20 foot radius corners per County Fire Prevention Standards.

(16) Building Requirements and Fees: All Fire Department building requirements and fees will be addressed in the building Permit phase.

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

(18) Condition of Submittal: 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.

Key

1. New Office Conference Room
2. New Covered Entry
3. New Office Building
4. Existing Office Building
5. New Paved Driveway
6. New Parking Stalls, 9' x 20' ( ) number of stalls
7. New Accessible Parking
8. Existing Greenhouse (relocated)
9. Existing Unpaved Road
10. Existing Fuel Station to be relocated
11. Existing Storage Building
12. Existing Storage Building
13. New Laboratory Building
14. New Greenhouse
15. Existing Greenhouse
16. New Equipment Storage/Maintenance
17. Existing Solar Array
18. New Trash Enclosure
19. Existing LPG Tanks to be removed
20. Existing Restroom Building
21. Existing Covered Area on Metal Frame
22. Existing Water Tank
23. New Propane Tank Enclosure
24. Existing Pump & Filter
25. Existing Covered Area on Metal or Chemical
26. Existing Swimming Pool to be removed
27. Existing Lawn
28. Shell Earth Area
29. Existing Trees, typ.
30. Existing Chemical Storage to be removed
31. Existing Fire Hose Shed
32. Gravel area with Bedding Rocks
33. Existing Fence
34. Existing Paved Access Road
35. Existing Laboratory Building
36. Water Pit Station
37. Liquid Fertilizer Station

( ) indicates existing building numbered or relocated

New Building

Existing building to be relocated

Existing Building

CASSIN RANCH

Proposed Development Plan
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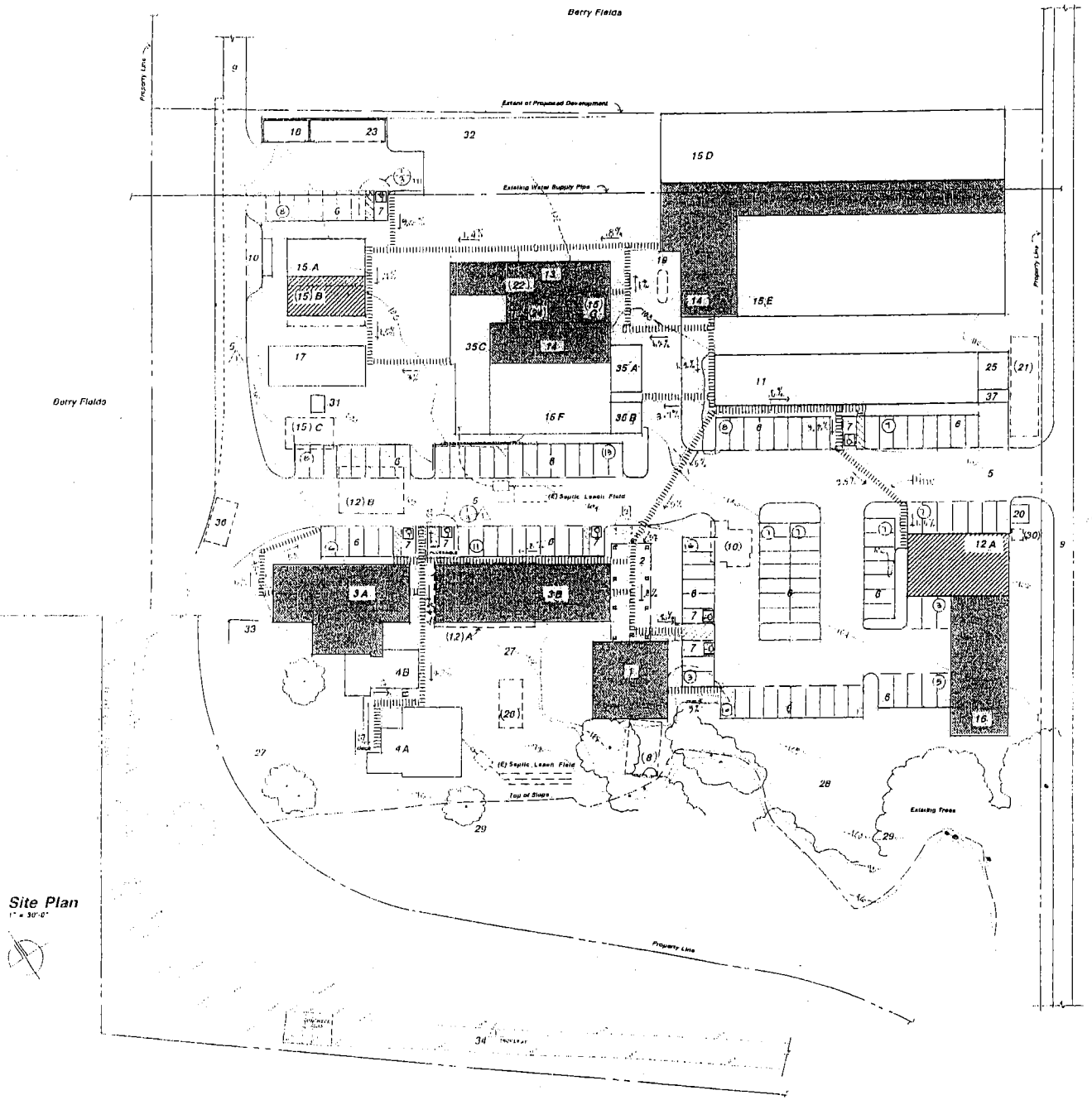
date

2

Fire Protection Plan

APN 110-141-07 & 08
Development Permit App. # 07-0267



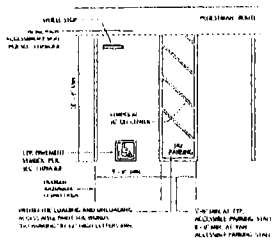
Site Plan

1" = 30'-0"

Accessibility Path:

(1) Accessible Path: Width: 4 feet. Gradient: percent in direction of travel is shown on Accessibility Site Plan (reading diferwise). Cross slope: 2% maximum. Cross slope shall slope down away from buildings. Accessibility paths shall be provided to all buildings including new and existing accessible restroom facilities.

(2) Accessible Passenger Loading Zone: 8'0" [illegible]



Accessibility Notes

1. General

All new construction and existing accessible areas/site shall comply with the requirements of 2007 California Building Code Chapter 11B

2. Accessible Parking

Total parking provided: 113 spaces

Required accessible parking: min. 5 spaces

Accessible parking provided: 7 spaces, 1 Equality van with space

Parking spaces shall be dispersed and located closest to accessible entrances. Entry walkways to buildings shall be level or low slope (not exceeding 2%). Accessible parking spaces shall comply with 2007 CBC Section 11B90 and Figure 11A-2B, see Detail 1/3 the drawing shall be posted with the required signage.

3. Passenger Loading Zone

The passenger loading zone shall be min. 9ft x 20ft long. It shall be located centrally adjacent Office Building 3B and Office Conference Room Building 1 and shall comply with 2007 CBC Section 11B12.2. The loading zone surface shall be flush with the adjacent walkway and posted with "Passenger Loading Zone Only" signage.

4. Accessible Walking Surfaces

Accessible walkways shall be min. 48" wide and constructed of compacted decomposed granite blended with Portland cement to provide a solid, stable, slip-resistant surface to comply with 2007 CBC Section 11B30.7

5. Building Access

Accessible walkways shall link all new and existing accessible buildings to each other and to accessible parking. Level landings min. 5ft x 5ft shall be provided inside and outside each accessible building entrance. Where required, ramps shall be constructed to comply with 2007 CBC Section 11B30.5

Key

1. New Office Conference Room
2. New Covered Entry
3. New Office Building
4. Existing Office Building
5. New Paved Driveway
6. New Parking Stalls, 9' x 20', ○ Quantity of stalls
7. New Accessible Parking
8. Existing Groundcovers removed
9. Existing Unpaved Road
10. Existing Fuel Station to be removed
11. Existing Storage Building
12. Existing Storage Building
13. New Laboratory Building
14. New Greenhouse
15. Existing Greenhouses
16. New Equipment Storage/Maintenance
17. Existing Greenhouse
18. New Trash Enclosure
19. Existing LPG Tanks to be removed
20. Existing Restroom Building
21. Existing Covered Area scheduled for Demo
22. Existing Water Tank
23. New Propane Tank Enclosure
24. Existing Pump & Well
25. Existing Covered Area scheduled for Demo
26. Existing Swimming Pool to be removed
27. Existing Lawn
28. Shell Leach Area
29. Existing Trees, typ.
30. Existing Chemical Storage to be removed
31. Existing Well Head Shed
32. Gravel area with Shedding Roofs
33. Existing Fence
34. Existing Paved Access Road
35. Existing Laboratory Building
36. Water Fill Station
37. Liquid Fertilizer Station

( ) Indicates existing building/area or structure

New Building
Existing building to be relocated
Existing Building
Accessible Path

CASSIN RANCH
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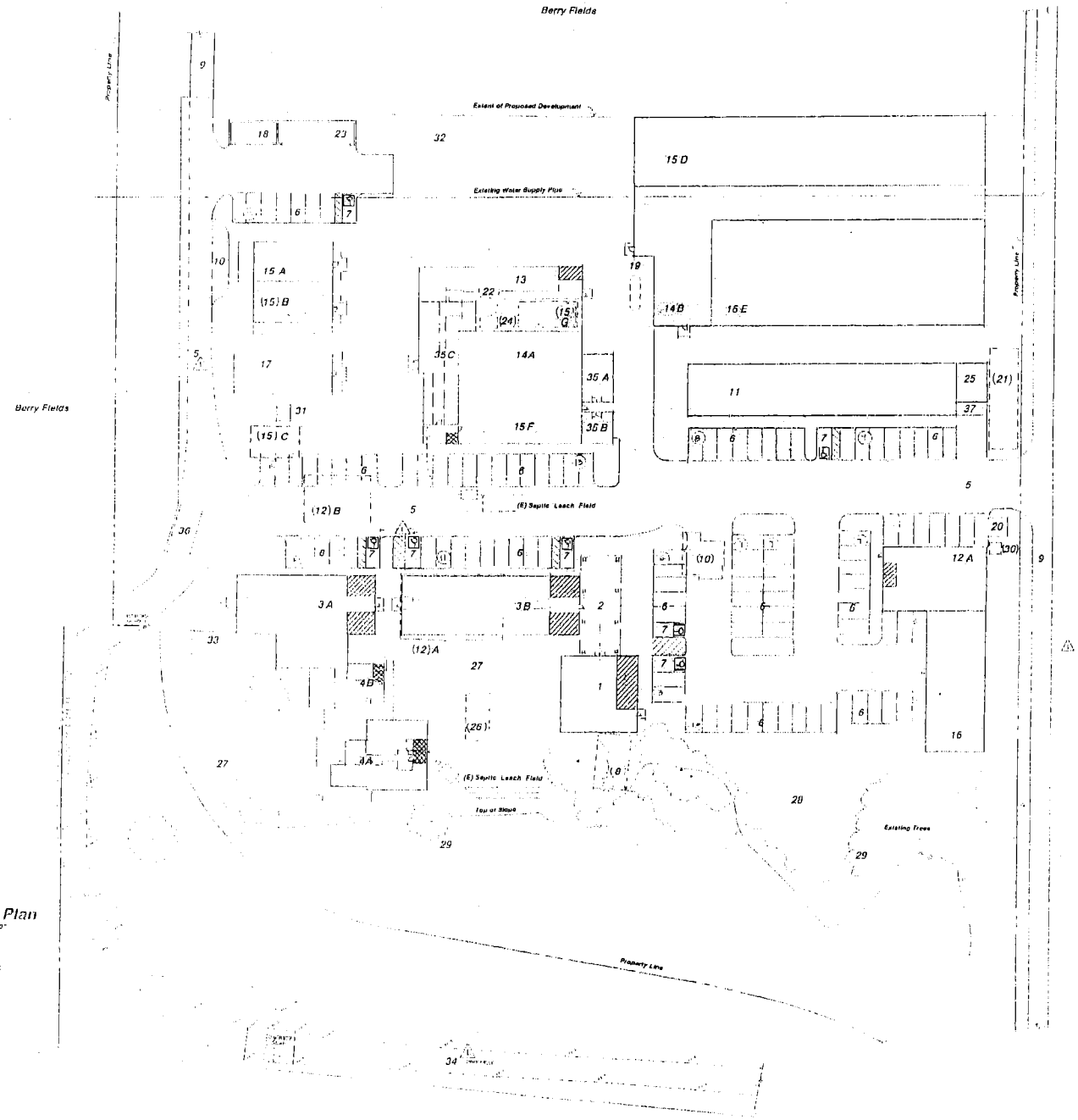
date

3

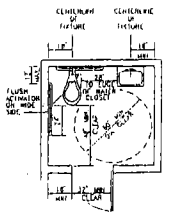
Accessibility Plan

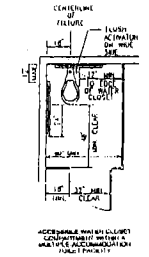
APN 110-141-07 & 08
Development Permit App. # 07-0287



Site Plan
1" = 30'-0"

REVISIONS
1 ADDED KEYNOTES 34 & 35, NOTES
ACCESSIBLE PARKING TO FINISHED
GRADE, ADDED ACCESSIBLE





Berry Fields

Accessibility Notes

1. Toilet Facilities

All new construction and existing accessible buildings shall provide accessible toilet facilities in accordance with the requirements of 2007 CPC Table 4-1. The facilities shall be designed to comply with 2007 CDC Section 11B-213 including Figures 11B-1A and 11B-1B.

Example: Office 3A: 3,804 sf
Occupancy Load Factor 1 person per 100sf = 38 persons
Assume 50 males and 50 females
From UPC Table 4-1 minimum facilities shall be
Males 1 wc, 1 urinal and 1 lavatory basin
Females 1 wc, 1 lavatory basin
One cleaning fountain
(Unisex/family area alternative for each restroom, 1 wc + 1 lav)

1 Key

1. New Office/Conference Room
2. New Covered Entry
3. New Office Building
4. Existing Office Building
5. New Paved Driveway
6. New Parking Stalls, 9' x 20', ( ) number of stalls
7. New Accessible Parking
8. Existing Greenhouse to remain
9. Existing Disposal Hoist
10. Existing Fuel Station to be relocated
11. Existing Storage Building
12. Existing Storage Building
13. New Laboratory Building
14. New Greenhouse
15. Existing Greenhouse
16. New Equipment Storage/Administration
17. Existing Greenhouse
18. New Trash Enclosure
19. Existing LPG Tanks to be removed
20. Existing Restroom Building
21. Existing Covered Area to be removed
22. Existing Water Tank
23. New Propane Tank Enclosure
24. Existing Pump & Filter
25. Existing Covered Area underway as Chemical
26. Existing Demolition Pad to be removed
27. Existing Lawn
28. Shift Leach Area
29. Existing Trees, typ.
30. Existing Chemical Storage to be removed
31. Existing Well Head Shed
32. Unpaved area with Stabilized Fines
33. Existing Fence
34. Existing Paved Access Road
35. Existing Laboratory Building
36. Water Fill Station
37. Liquid Fertilizer Station

( ) indicates existing building removed or relocated

Existing Restroom Facilities
New Restroom Facilities

- 70 -

CASSIN RANCH
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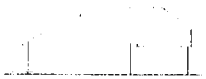
state [illegible]

Floor Plans
APN 110-141 07 & 08
Development Permit App. # 07-0267

Preliminary Exterior Materials and Colors

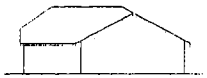
Generally, proposed exterior materials and colors will match earth tone colors of the existing office buildings

Element	Material	Color
Roof	Composition shingles	brown
Siding	Painted vertical board and batt	tan
Trim	Painted 2 x 6 fascia and window trim	red-tan
	Fascias	green
Doors & Windows	Metal clad wood doors and windows	Clarin
Gutters & Downspouts	Painted galvanized steel	green
Greenhouses	GE Lexan plastic in galvanized steel frames	

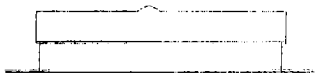


Office Building [3A]
West Elevation

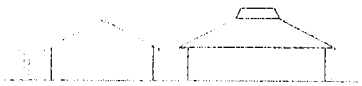
South Elevation



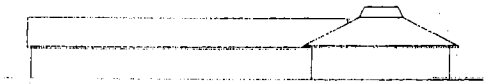
East Elevation



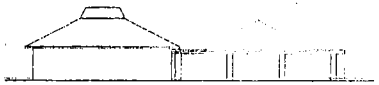
North Elevation



Conference, Office & Covered Entry [1, 2 & 3B]
West Elevation

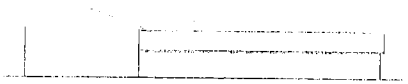


South Elevation

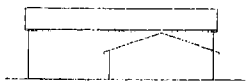


East Elevation

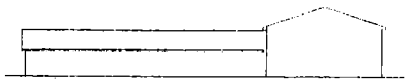
North Elevation



Storage & Maintenance Building [12A, 16]
West Elevation



South Elevation



East Elevation

North Elevation

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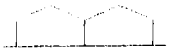
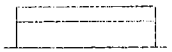
date 4-25-07

Proposed Buildings Elevations
APN 110-141-07 & 08
Development Permit App. # 07-0267

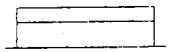


Greenhouse [15A, 15B]
West Elevation

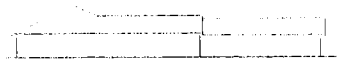


South Elevation

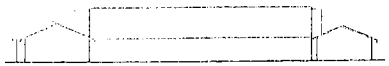
East Elevation



North Elevation

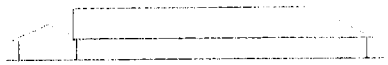


Laboratory & Greenhouse Building [35A, B & C, 15F & 15G]
West Elevation



South Elevation

East Elevation



North Elevation

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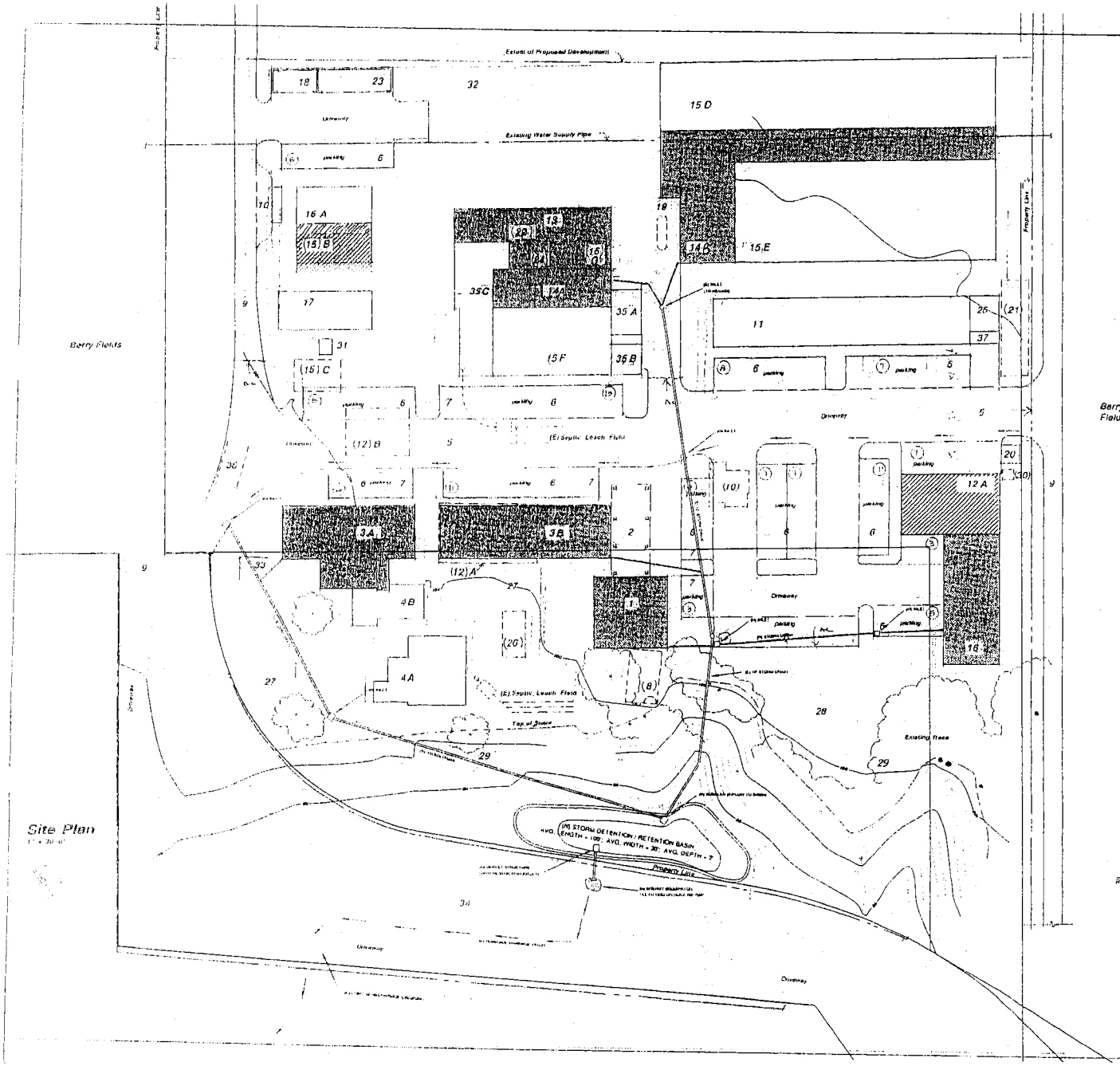
date 7-15-07

Proposed Buildings Elevations
APN 110-141-07 & 08
Development Permit App. # 07-0262



Site Plan

DRAINAGE NOTES:

1. REFER TO "DEVELOPMENT PLAN" BY ROBERT GOLDSPINK ARCHITECT FOR SITE DETAILS.

2. THIS IS A SCHEMATIC DRAINAGE PLAN TO PRESENT THE CONCEPTUAL DRAINAGE DESIGN FOR THE PROPOSED SITE IMPROVEMENTS. A MORE DETAILED PLAN CAN BE PROVIDED WITH SPECIFIC PROJECT PLANS.

3. ROOF DRAINAGE AND RUNOFF FROM NEW IMPERVIOUS SURFACES TO BE CONNECTE TO UNDERGROUND STORM DRAINAGE SYSTEM.

4. STORM WATER DETENTION / RETENTION BASIN TO BE SIZED TO CONTAIN EXCESS RUNOFF FROM A DESIGN STORM. OUTLET TO EXISTING DOWNSTREAM DRAINAGE CHANNEL TO BE RESTRICTED TO PRE-DEVELOPMENT RATE.

5. REFER TO DRAINAGE STUDY for DRISCOLL STRAWBERRY ASSOCIATES, INC. PREPARED BY ROBERT L. DEWITT & ASSOC., INC. DATED 14 SEP 07.

/s/ Robert L. DeWitt
ROBERT L. DEWITT

9-25-07
DATE

PRELIMINARY DRAINAGE PLAN

PREPARED AT THE REQUEST OF
DRISCOLL STRAWBERRY ASSOCIATES, INC.
LOCATED AT
APN 110-141-07 & -08
SANTA CRUZ COUNTY, CALIFORNIA

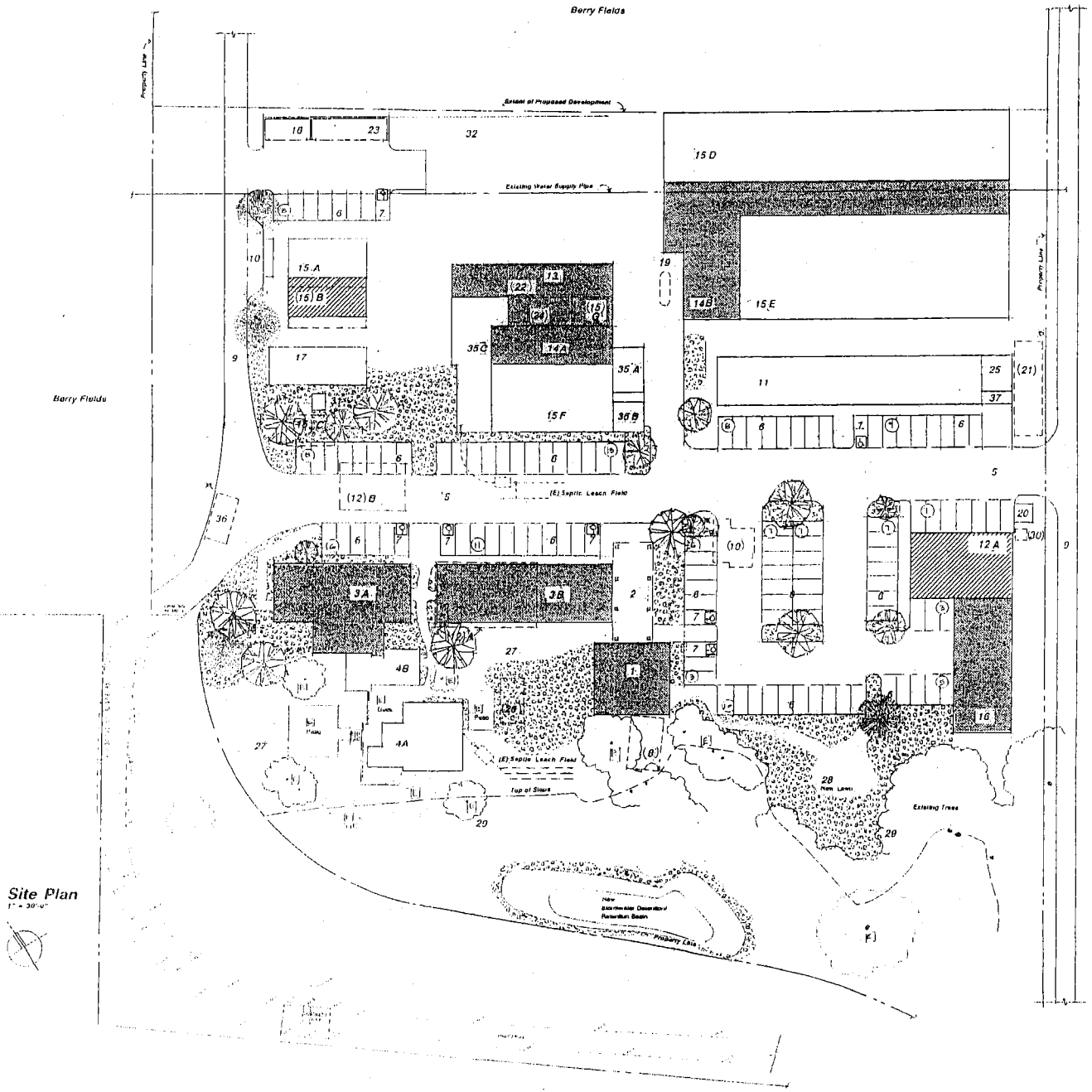
ROBERT L. DEWITT & ASSOCIATES, INC.
Civil Engineers & Land Surveyors
146 Central Ave., Suite 2
Santa Cruz, California 95060
(831) 426-9617
(831) 426-6611 Fax

DESIGN: RLD
DRAWN: TM
DATE: SEPT. 2007
CHK: ROBERT DEWITT
REVISED:

PROJECT NUMBER

SHEET
1 OF 1

- 73 -



Site Plan

1" = 30'-0"

Key

1 New Office Conference Room
2 New Covered Entry
3 New Office Building
4 Existing Office Building
5 New Paved Driveway, 30' min. width
6 New Parking Stalls, 9' x 20'; ◯ Number of stalls
7 New Accessible Parking
8 Existing Greenhouse removed
9 Existing Dispersal Field
10 Existing Fuel Station to be relocated
11 Existing Storage Building
12 Existing Storage Building
13 New Laboratory Building
14 New Greenhouse
15 Existing Greenhouse
16 New Equipment Storage/Maintenance
17 Existing Screenhouse
18 New Trash Enclosure
19 Existing LPG Tanks to be removed
20 Existing Restroom Building
21 Existing Covered Area to be removed
22 Existing Water Tank
23 New Dispersal Field Expansion
24 Existing Pump & Filter
25 Existing Covered Area connected to Lab
26 Existing Screenwall Wall to be removed
27 Existing Lawn
28 Shrub Lined Areas
29 Existing Trees, typ.
30 Existing Chemical Storage to be removed
31 Existing Well (new Shed)
32 Gravel area with Existing Planters
33 Existing Fences
34 Existing Paved Access Road
35 Existing Temporary Building
36 Water Fill Station
37 Liquid Fertilizer Station

( ) Indicates existing building connected or relocated

Proposed Tree

Proposed Landscaping

(E) Existing

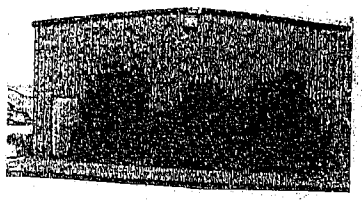
CASSIN RANCH

Proposed Development Plan
151 Sillimun Road
Watsonville CA 95076

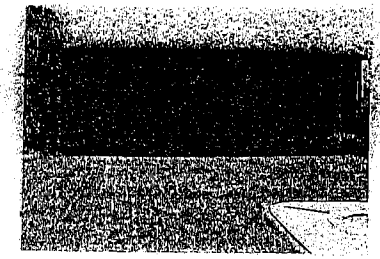
ROBERT J. GOLDSPINK ARCHITECTS
8042 Soquel Drive Aptos CA 95003
tel (831) 688 4930 fax (831) 688 4982
Robert.Goldspink@sbcglobal.net

Landscape Plan

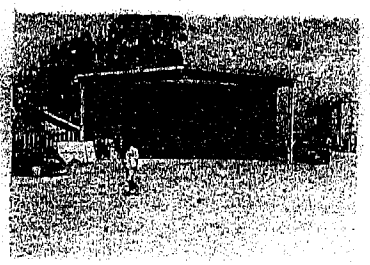
APN 110-141-07 & 08
Development Permit App. # 07-0267



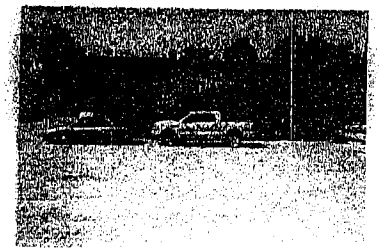
Storage Building 12A
West Elevation
Height: 17'-0" Eaves: 15'-0"



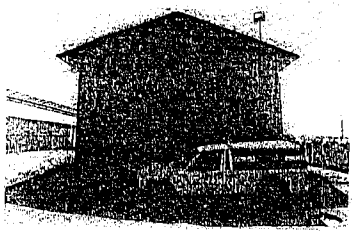
South Elevation



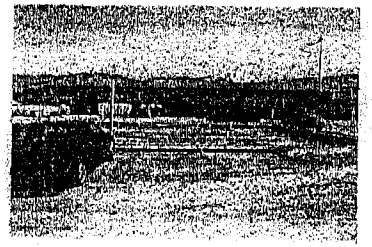
East Elevation



North Elevation



Storage Building 11
West Elevation
Height: 24'-0" ± Eaves: 17'-0"



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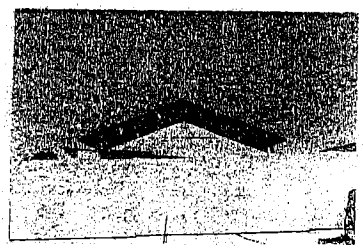
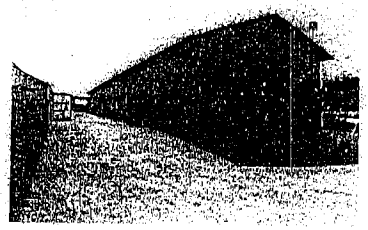
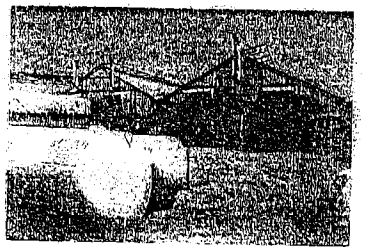


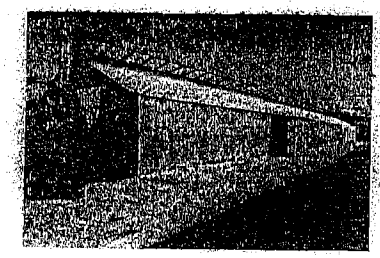
East Elevation



North Elevation

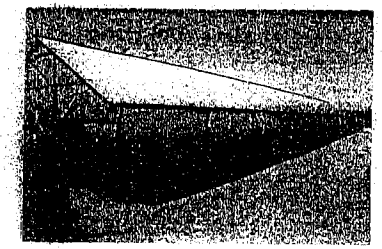


Greenhouse 15E
West Elevation
Height: 10'-0" Eaves: 9'-0"

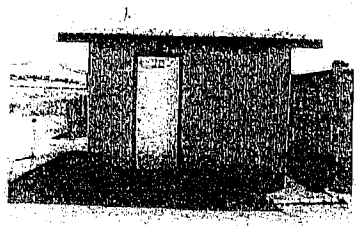


South Elevation

East Elevation

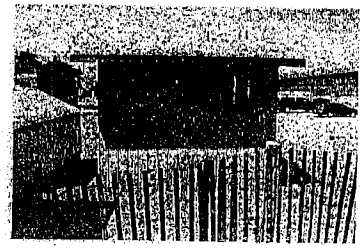


North Elevation



Restroom 20
West Elevation
Height: 9'-0" Eaves: 8'-10"

North South Elevation



East Elevation

-75-

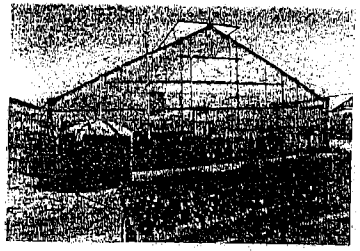
CASSIN RANCH
Proposed Development Plan
151 Stillman Road
Watsonville CA 95076

ROBERT J. GOLDSPINK ARCHITECTS
8042 Soquel Drive Aptos CA 95003
tel (831) 688 8930 fax (831) 688 4402
RobertGoldspink@sbcglobal.net

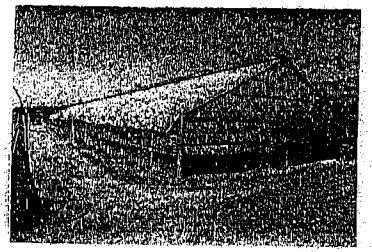
date 9.15.07

X1

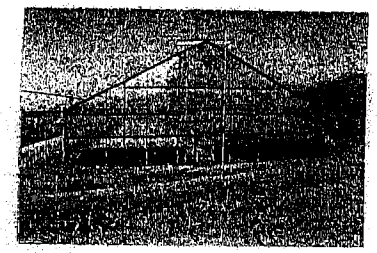
Existing Buildings
Photographs
APN 110-141-07 & 08
Development Permit App. # 07-0267



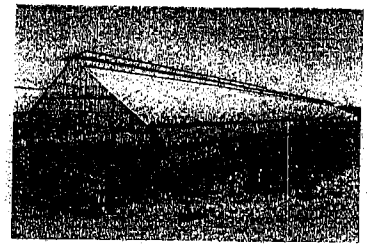
Greenhouse 15D
West Elevation
Height: 12'-3" Length: 9'-0"



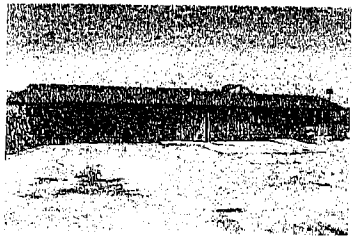
South Elevation



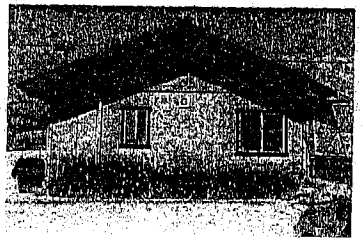
East Elevation



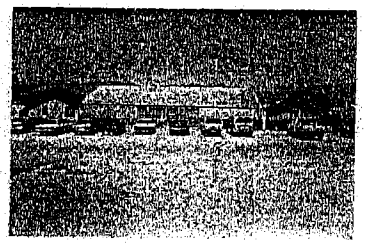
North Elevation



Laboratory & Greenhouse Building 15F & 35C
West Elevation
Height: 14'-3" Length: 9'-0"



South Elevation

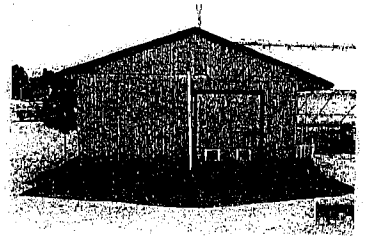


South Elevation

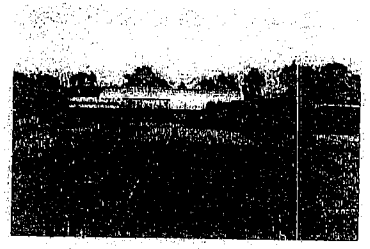
Laboratory & Greenhouse Buildings 15F, 35A & 35B
South Elevation
Height: 12'-9" Length: 8'-3"

Laboratory & Greenhouse Buildings 15F, 15G, 35A & 35B
East Elevation
Height: 12'-0" Length: 8'-3"

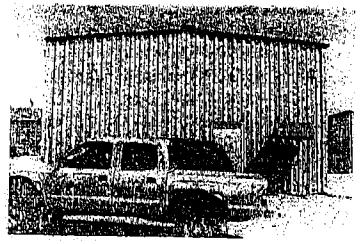
East Elevation



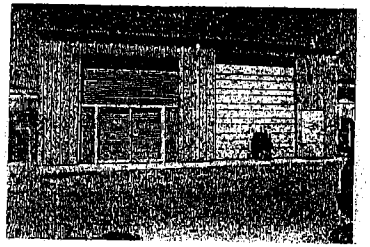
North Elevation



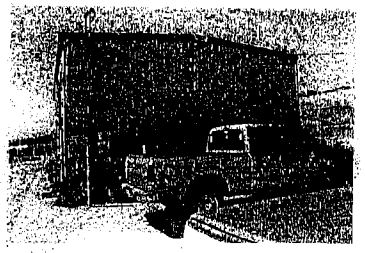
Laboratory & Greenhouse Building 15F & 35C
North Elevation
Height: 14'-0" Length: 9'-0"



Storage Building 12B
West Elevation
Height: 7'-0" Length: 10'-0"



South Elevation



East Elevation

North Elevation

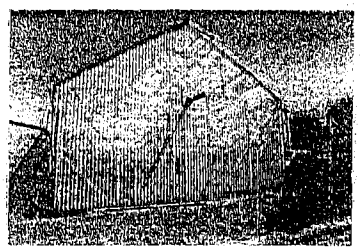
EXHIBIT C

CASSIN RANCH
Proposed Development Plan
151 Slillman Road
Watsonville CA 95076

ROBERT J. GOLDSPINK ARCHITECTS
8042 Soquel Drive Aptos CA 95003
tel (831) 688 8930 fax (831) 688 4402
RobertGoldspink@sbcglobal.net
date 9.23.07

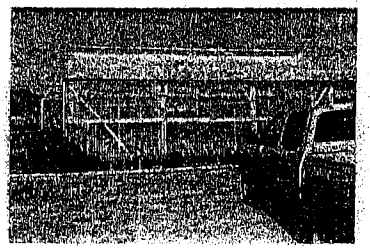
X2

Existing Buildings Photographs
APN 119-141-07 & 08
Development Permit App. # 07-0267

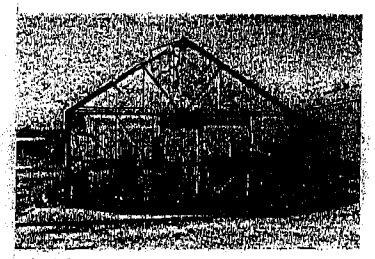


Greenhouse 15C
West Elevation

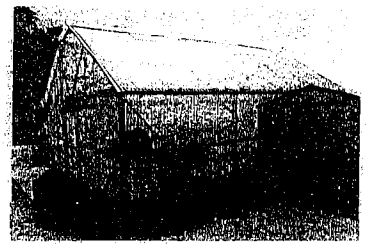
Height: 13' 9" Eaves: 8' 0"



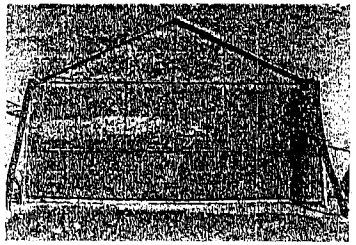
South Elevation



East Elevation

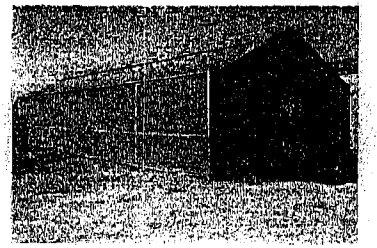


North Elevation

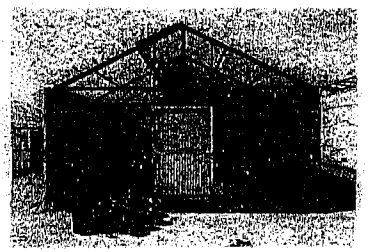


Screenhouse 17
West Elevation

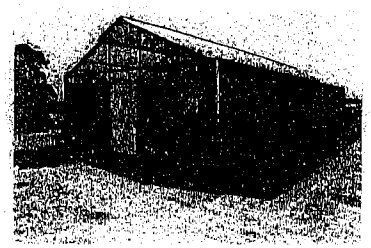
Height: 13' 9" Eaves: 8' 0"



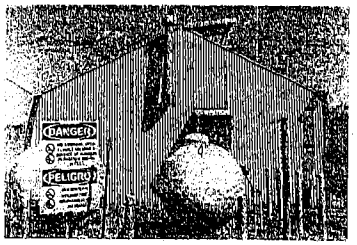
South Elevation



East Elevation

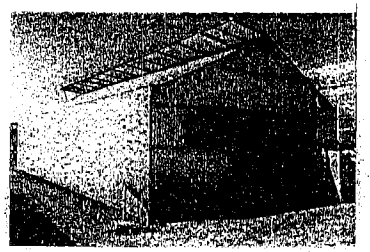


North Elevation

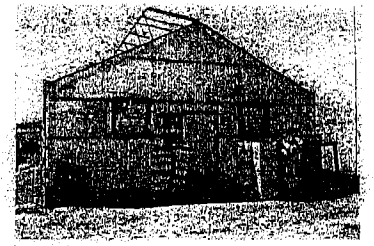


Greenhouse 15B
West Elevation

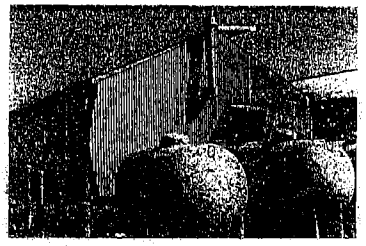
Height: 14' 0" Eaves: 9' 3"



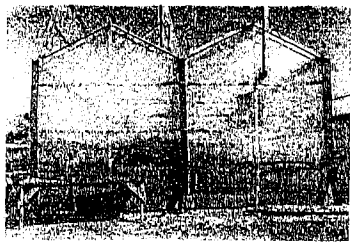
South Elevation



East Elevation

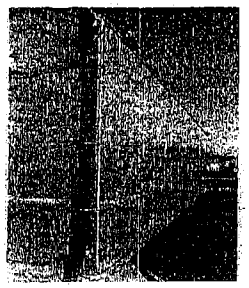


North Elevation

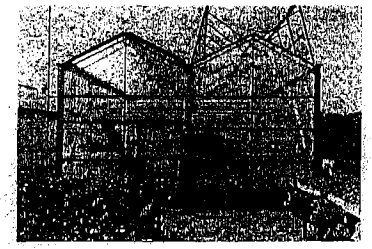


Greenhouse 15A
West Elevation

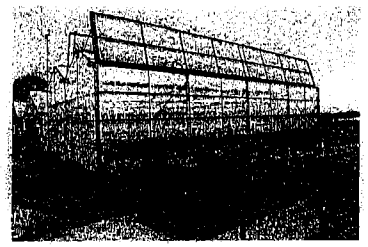
Height: 15' 0" Eaves: 12' 3"



South Elevation



East Elevation



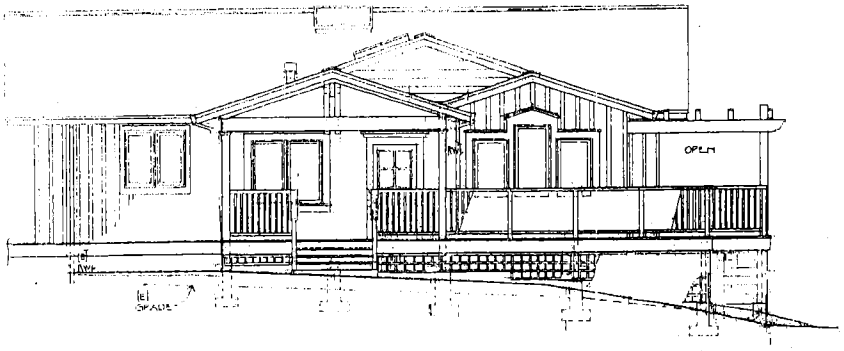
North Elevation

CASSIN RANCH
Proposed Development Plan
151 Stillman Road
Watsonville CA 95076

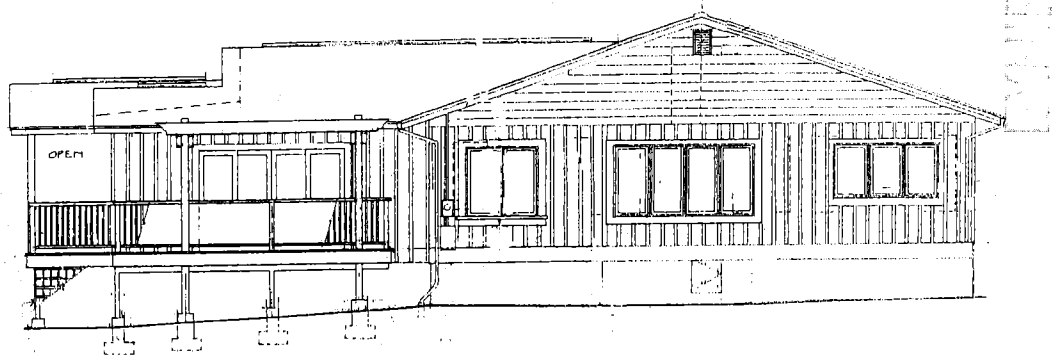
ROBERT J. GOLDSPINK ARCHITECT
8043 Soquel Drive Aptos CA 95003
tel [831] 688 8950 fax [831] 688 4402
RobertGoldspink@sbcglobal.net
date 9.23.07

X3

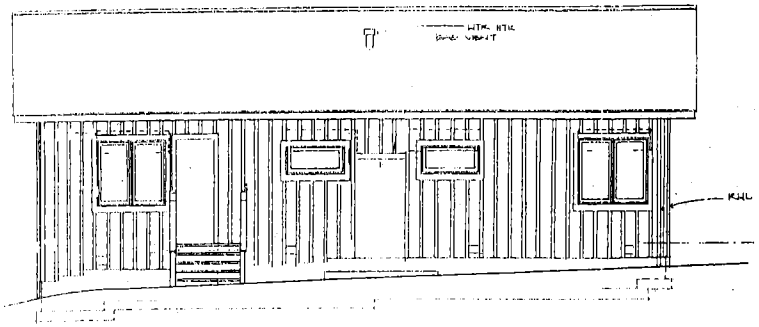
Existing Buildings
Photographs
APN 110-141-07 & 08
Development Permit App. # 07-0267



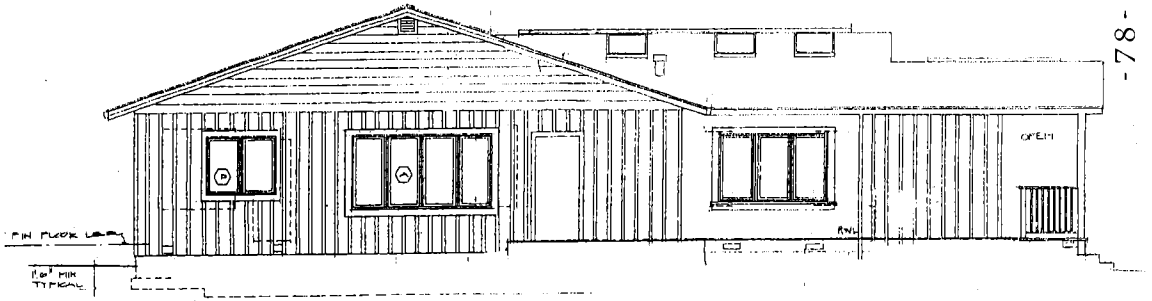
West Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"

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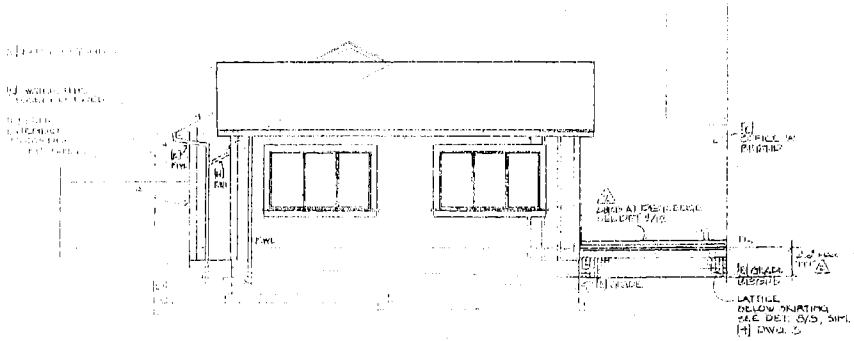
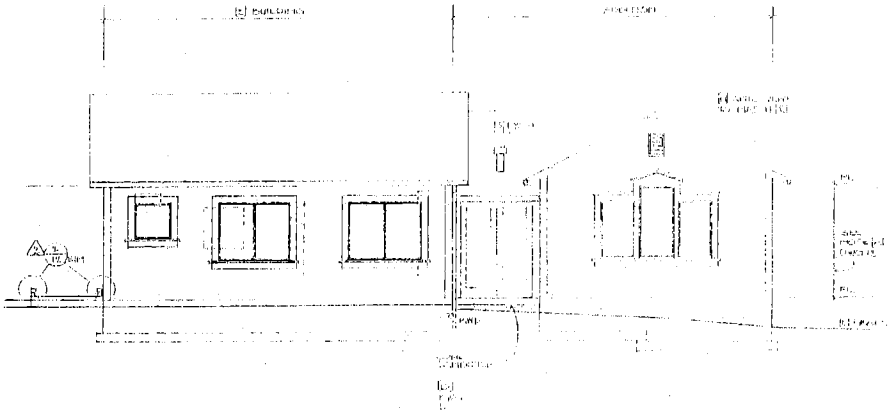
ROBERT J. GOLDSPINK ARCHITECTS
8043 Soquel Drive Aptos CA 95003
tel (831) 688 8930 fax (831) 688 8931
RobertGoldspink@sbcglobal.net

X4

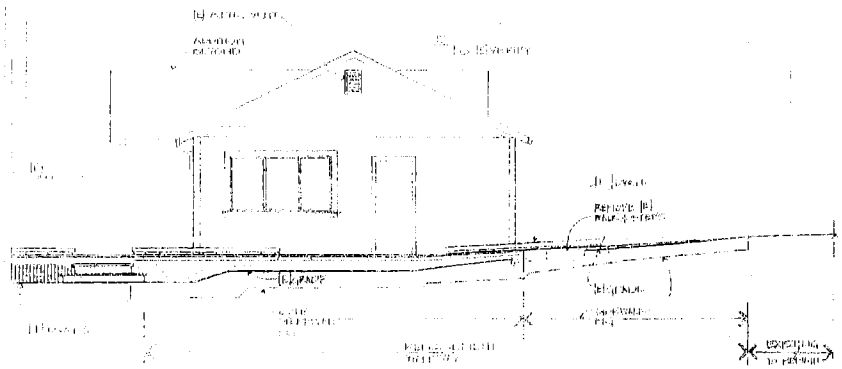
Existing Elevations of
Office Building 4A
APN 110-141-07 & 08
Development Permit Appl. # 03-0267



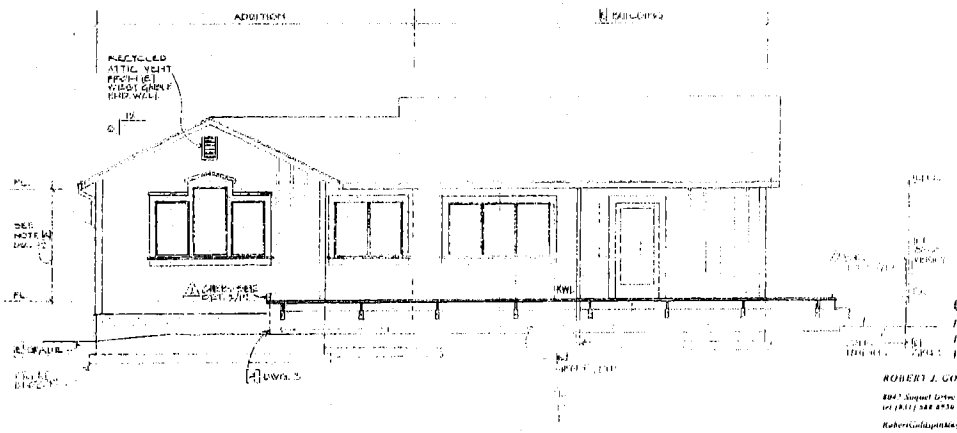
West Elevation
1/4" = 1'-0"



North Elevation
1/4" = 1'-0"



East Elevation
1/4" = 1'-0"



South Elevation
1/4" = 1'-0"

CASSIN RANCH
Proposed Development Plan
151 Stillman Road
Watsonville CA 95076

ROBERT J. GOLDSPINK ARCHITECTS
804 Sequel Drive Aptos CA 95003
tel (831) 345 8930 fax (831) 688 4402
RobertGoldspink@aol.net
date 9.25.07

X5

Existing Elevations of
Office Building 4B
APN 110-141-07 & 08
Development Permit App. # 07-0261

Key

4 Office Building
11 Greenhouse
12 Greenhouse (Used)
13 Fuel Station
14 Storage Building
15 Greenhouse
17 Screen House
19 LPG Tank
20 Restroom Building
21 Covered Area
22 Water Tank
24 Pump & Well
25 Open Covered Area
26 Well
27 Cover
32 Trees, typ.
34 Chemical Storage
35 Well Head Shed
37 Cover with Roosting Poles
38 Fence
39 Fence Around Pond
40 Laboratory Building
41 Water Fill Station

1551 SILLIMAN ROAD
CASSIN RANCH
WATSONVILLE, CALIFORNIA
APN NO. 110-141-07 & 08

FIELD WORK WAS COMPLETED ON MAY 16, 2005 BY ADAM HAND AND MATTHEW D. WARD OF WARD SURVEYING, SANTA CRUZ, CALIFORNIA.

MEASUREMENTS SHOWN TO FEET AND DECIMALS THEREOF (100.48). TREE DIMENSIONS, DENOTED AND DIAMETERS TO INCHES AT CHEST HEIGHT (12-DBH) 12" DBH AT CHEST HEIGHT OR AT THE BASE (MEASURED 36" DBH AT BASE DBH).

MAY SELECTED TREES WERE LOCATED DURING THE COURSE OF THIS WORK. THE MAP SYMBOLS FOR TREES AND UTILITY STRUCTURES MAY NOT ACCURATELY REPRESENT THE SCALE SIZE OF THE FEATURE.

ELEVATIONS ARE BASED ON AN ASSUMED DATUM. BENCHMARK ELEVATION IS 100.00 ON THE FRONT DOOR THRESHOLD AS INDICATED.

USERS OF THIS MAP ARE ADVISED TO CONTACT THE PREPARER TO BE SURE THERE ARE NO PERTINENT REVISIONS TO THE COPY THAT HE OR SHE HAS OBTAINED. PLEASE NOTE THAT CERTIFIED WELLHEAD ANDUNG PRINTS ARE NOT SIGNED. ANY UNSIGNED ANDUNG PRINTS ARE NOT CERTIFIED.
DIGITAL COPIES OF THIS MAP ARE NOT CERTIFIED.

THIS MAP WAS PREPARED UNDER MY DIRECTION TO THE NORMAL STANDARDS OF CARE OF SURVEYING CARE CURRENTLY IN THE STATE OF CALIFORNIA.

LICENSED LAND SURVEYOR
MATTHEW D. WARD
NO. 8235
RENEWAL DATE
03-31-06
STATE OF CALIFORNIA

CLSA MEMBER ACSM

APN 110-141-07 & 08
Development Permit App. # 07-0367

WARD SURVEYING
1729 SEABRIGHT AVE. SUITE A
SANTA CRUZ, CA 95062
(831) 425-5005

CASSIN RANCH
1551 SILLIMAN ROAD
WATSONVILLE, CALIFORNIA

REVISIONS
08/15/05

JOB # 05180
PLOT #
DATE 08/02/06
DRAWN JH
SCALE 1" = 30'

SHEET
1
OF 1

- 80 -

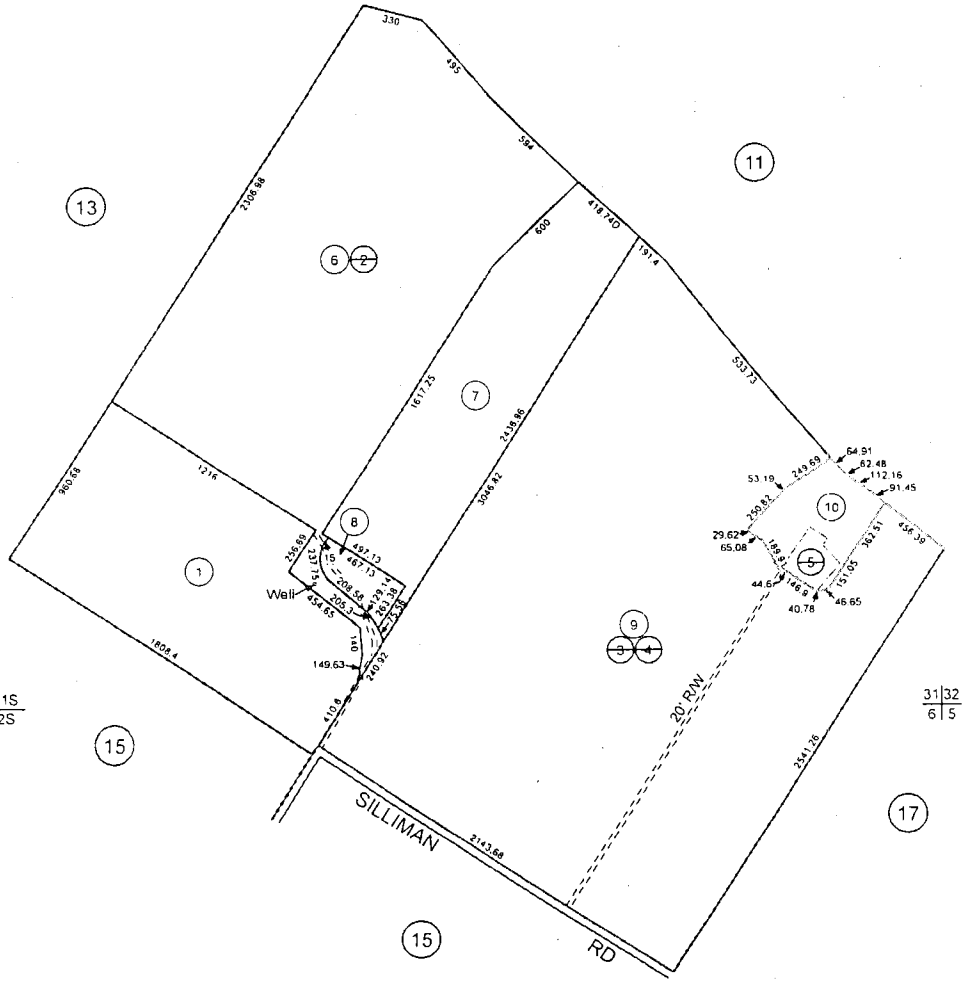
FOR TAX PURPOSES ONLY

SALSIPUEDES RANCHO

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

Tax Area Code
69-258

110-14



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

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

- 81 -

Application 07-0267
Attachment 5

Geotechnical Investigation
For
Development of Cassin Ranch
Research Facility

151 Silliman Road
Watsonville, Santa Cruz County, California

Prepared For
Driscoll Strawberry Associates
151 Silliman Road
Watsonville, California

Prepared By
HARO, KASUNICH AND ASSOCIATES, INC.
Geotechnical & Coastal Engineers
Project No. SC9555
May 2008

Application 07-0267
Attachment 6

EXHIBIT D

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

Based on the results of our investigation, the proposed project appears compatible with the site, provided the following recommendations are incorporated into the design and construction of the proposed project.

Based upon our exploratory borings and laboratory testing, the near surface soils at the approximate 4.5 acre project site consist of sandy silts and sandy clays. The expansive potential of the clayey soils were initially determined utilizing Atterburg Limits testing with near surface Plasticity Indices (PI) ranging from 21 to 28. We later returned to the site to collect additional bulk samples to perform a hydrometer and Expansive Index testing to conform to the requirements of the new California Building Code (CBC) effective 1 January 2008. With a clay particle content of 36 percent and an Expansion Index of 93, the near surface clay soils at the project site exhibit a moderately high potential for shrink/swell with moisture variation.

To mitigate the expansive characteristics of the near surface site soils, we present design criteria in this report for two alternative foundation systems to support proposed Research Center structures:

1.Removal of expansive soils to at least 30 inches below existing grade and replacement with non-expansive engineered fill to support structures with shallow conventional spread footings with raised wood floors or concrete slabs on grade;

EXHIBIT D

or

2. For structures with raised wood floors only, an alternative spread footing system would be to support the structure upon 36 inch deep footings bearing upon undisturbed native soil.

We have also outlined the geotechnical design parameters for post tensioned slabs on grade constructed directly upon undisturbed project site expansive soils.

Concrete slabs on grade should be supported by at least 24 inches of non-expansive engineered fill. A capillary break consisting of compacted drainrock underling the slab may constitute a portion of the minimum layer of non-expansive engineered fill.

Asphalt pavement sections should be supported by at least 12 inches of aggregate base compacted to at least 95 percent relative compaction atop scarified and re-compacted native soil at about 4 percent over optimum moisture content.

Storm water runoff should be directed away from site improvements including structures, pavement sections and exterior slabs on grade. Storm water runoff should be collected and conveyed away from the proposed development to a suitable facility such as a retention pond situated below the slope at the southwest perimeter of the project site.

The following recommendations should be used as guidelines for preparing project plans and specifications:

Site Grading

1. The geotechnical engineer should be notified at least four (4) working days prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.

2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557- current.

3. Areas to be graded should be cleared of all obstructions including loose fill, building foundations, trees not designated to remain, or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.

4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth should be from 2 to 4 inches. Actual depth of stripping should be determined in the field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.

5. Areas to receive non-expansive engineered fill including building pads, exterior slabs on grade as well as aggregate base supporting pavement sections should be scarified to a depth of 6 inches, moisture conditioned to about 4 percent over optimum moisture content, and compacted to about 87(±) percent relative compaction. Portions of the site may need to be moisture conditioned to achieve suitable moisture content for compaction. These areas may then be brought to design grade with engineered fill. To adequately support site improvements we recommend a horizontal or lateral non-expansive engineered fill mat overbuild of 3 feet for structures and 2 feet of pavement sections and exterior slabs on grade.

6. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness; moisture conditioned, and compacted to at least 90 percent relative compaction. Asphalt pavement sections at the project site should be supported by at least 12 inches of aggregate base compacted to at least 95 percent relative compaction.

7. If project site grading is performed during or shortly after the rainy season, the grading contractor may encounter compaction difficulty, such as pumping or bringing free water to the surface, in the upper surface clayey and silty soils. If compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to over-excavate the subgrade soil and replace it with angular crushed rock to stabilize the subgrade. We estimate that the depth of over-excavation would be approximately 24 inches under these adverse conditions.

8. Import soils utilized as engineered fill at the project site should:

1) Be free of wood, organic debris and other deleterious materials;
2) Not contain rocks or clods greater than 2.5 inches in any dimension;
3) Not contain more than 25 percent of fines passing the #200 sieve;
4) Have a Sand Equivalent greater than 18;
5) Have a Plasticity Index less than 15;
6) Have an R-Value of not less than 30; and
7) Be approved by the project geotechnical engineer. Contractor should submit to the geotechnical engineer samples of import material or utility trench backfill for compliance testing a minimum of 4 days before it is delivered.

EXHIBIT D

9. Following grading, all exposed slopes should be planted as soon as possible with erosion-resistant vegetation.

10. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

Foundations

11. To mitigate the expansive characteristics of the near surface site soils, the proposed structures may be supported on the following two alternative foundation systems:

1.Removal of expansive soils to at least 30 inches below existing grade and replacement with non-expansive engineered fill to support structures with shallow conventional spread footings with raised wood floors or concrete slabs on grade; or

2. For structures with raised wood floors only, an alternative spread footing system would be to support the structure upon 36 inch deep footings bearing upon undisturbed native soil.

Spread Footings

12. For structures with slab on grade floors or raised wood floors, footings should be founded at least 12 inches below the lowest adjacent grade and supported by at least 18 inches of non-expansive engineered fill compacted to at least 90 percent relative compaction. The building pads plus a three (3) feet overbuild beyond the perimeters of the structures should be cut to 30 inches below the lowest adjacent grade. The exposed subgrade should be scarified to a depth of at least 8 inches; moisture conditioned to about 4 percent over optimum, and compacted to 87(±) percent relative compaction (85% to 90%). Non-expansive engineered fill (PI less than 15) should be placed in the building pad excavation in 8 inch lifts and compacted to at least 90% relative compaction for an allowable bearing capacity of 2,000 psf one-third to include short-term seismic and wind loads. For structures with raised wood floors only, an alternative spread footing system would be to support the structure upon 36 inch deep footings bearing upon undisturbed native soil for an allowable bearing capacity of 2,000 psf plus a one-third increase for seismic and wind loads short term loading. The footings should be reinforced as required by the structural designer based on the actual loads transmitted to the foundation.

13. The foundation trenches should be kept moist and be thoroughly cleaned of all slough or loose materials prior to pouring concrete. In addition, all footings located adjacent to other footings or utility trenches should have their bearing surfaces founded

EXHIBIT D

below an imaginary 2:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

14. New structures should be set at least 10 feet from the top of the slope at the southern perimeter of the project site. As an alternative the foundation elements may be embedded deeper, such that the bases of the footings are at least 15 feet horizontally from the surface of the adjacent slope.

15. Total and differential settlements under the proposed light building loads are anticipated to be less than 1 inch and ½ inch respectively.

16. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.33 is considered applicable. As an alternative, lateral loads on spread footings may be designed for passive resistance acting along the face of the footings. Where footings are poured neat against engineered fill or firm native soils, an equivalent fluid pressure of 400 pcf acting along the face of the footings is considered applicable. Topsoil or other loose materials should be neglected when computing passive resistance.

EXHIBIT D

17. Prior to placing concrete, all foundation excavations should be thoroughly cleaned. The foundation excavations must be observed by the geotechnical engineer or his representative prior to placing concrete.

Post Tensioned Slabs on Grade Criteria

18. If economically feasible, post tensioned slabs on grade may be utilized at the project site to support the proposed improvements. Geotechnical design criteria for post tensioned slabs on grade constructed directly upon undisturbed project site expansive soils is as follows:

a. Moisture Variation - e_{medge}= 2.9 ft and $e_{mcenter}$= 6.0 ft

b. % Clay = 40 %

c. Clay Type = Montmorillonite

d. Depth to Constant Suction (Z) = 7 ft

e. Constant Suction (pF) = 3.6

f. Moisture Velocity (in/month) = 0.7

g. Differential Swell (in) y_{medge} = 0.5 inch and $y_{mcenter}$ = 0.8 inch

Post tensioned slabs on grade should be designed and constructed in accordance with the current edition of the Design And Construction Of Post-Tensioned Slabs-On-Ground by the Post Tensioning Institute.

EXHIBIT D

Concrete Slabs-on-Grade

19. Building floor slabs and exterior slabs should be constructed on properly water conditioned and compacted soil subgrades. Interior and exterior slabs-on-grade should be supported by at least 24 inches of non-expansive engineered fill compacted to at least 90 percent relative compaction. Prior to placement of the engineered fill, the exposed subgrade should be scarified to a depth of 6 inches, moisture conditioned to about 4 percent over optimum moisture content, and compacted to about 87(±) percent relative compaction. Interior slabs on grade should be poured independent of the adjacent foundation grade beam. A 30 pound felt strip or equivalent should separate the slab from the adjacent grade beam.

The project design professionals should determine the appropriate slab reinforcing and thickness, in accordance with the anticipated use and loading of the slab. However, we recommend that consideration be given to a minimum slab thickness of 5 inches and steel reinforcement necessary to address temperature and shrinkage considerations. It is recommended that rebar in lieu of wire mesh be used for slab reinforcement. The steel reinforcement should be held firmly in the vertical center of the slab during placement and finishing of the concrete with pre-cast concrete dobies.

Where floor dampness must be minimized or where floor coverings will be installed, concrete slabs-on-grade should be constructed on a capillary break layer at least 6 inches thick, covered with a membrane vapor retarder. Capillary break material should be free-draining, clean, angular gravel such as 3/4-inch drainrock placed atop at least 18 inches of non-expansive engineered fill compacted to at least 90 percent relative compaction. The capillary break gravels should mechanically rolled or compacted for consistent slab support. The gravel should be washed to remove fines and dust prior to placement on the slab subgrade. The vapor retarder should be a high quality membrane at least 10 mil thick and puncture resistant. An acceptable product for use as a vapor retarder is the Stego Wrap 10-mil Class A vapor retarder system manufactured by Stego Industries, LLC. Provided the Stego Wrap system is installed per manufacturer's recommendations, the concrete may be poured directly upon the Stego Wrap Vapor Retarder. The primary considerations for installing the vapor retarder are: taping all seams; sealing all penetrations such as pipe, ducting, wire, etc; and repairing all punctures.

It should be clearly understood concrete slabs are not waterproof, nor are they vapor-proof. The aforementioned moisture retardant system will help to minimize water and water vapor transmission through the slab; however moisture sensitive floor coverings require additional protective measures. Floor coverings must be installed according to the manufacturer's specifications, including appropriate waterproofing

applications and/or any recommended slab and/or subgrade preparation. Consideration should also be given to recommending a topical waterproofing application over the slab.

In general, exterior slab-on-grade reinforcement should not be tied to the building foundations. At the discretion of the project structural engineer, exterior slabs at emergency egress areas may be tied to the perimeter foundation. Exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including pre-moistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

Flexible Pavements

20. Parking and traffic pavement section designs were beyond our designated scope of work. In general, asphaltic concrete, aggregate base should conform to and be placed in accordance with the Caltrans Standard Specifications, latest edition, except that the test method for compaction should be determined by ASTM D1557-current.

Asphalt pavement sections should be supported by at least 12 inches of aggregate base (Caltrans Standard Specifications - Class II Aggregate Base) compacted to at

least 95 percent relative compaction The native expansive soil subgrade underlying the aggregate base should be scarified to a depth of at least 8 inches; moisture conditioned to about 4 percent over optimum, and compacted to 87(±) percent relative compaction (85% to 90%).

Site Drainage

21. Thorough control of runoff is essential to the performance of the project. Storm water runoff should be directed away from site improvements including structures, pavement sections and exterior slabs on grade. Storm water runoff should be collected and conveyed away from the proposed development to a suitable facility such as a retention pond situated below the slope at the southwest perimeter of the project site.

22. Full roof gutters should be placed around all eaves. Discharge from the roof gutters should be conveyed away from the downspouts by splash blocks, lined gutters or closed conduits.

23. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

Plan Review, Construction Observation, and Testing

24. Our firm should be provided the opportunity for a general review of the final project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and upon our observation and, where necessary, testing of the earthwork and foundation excavations. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

EXHIBIT D

Robert L. DeWitt & Associates, Inc.
Civil Engineers and Land Surveyor
1607 Ocean Street, Suite 1
Santa Cruz, CA 95060
(831)425-1617 (831)425-0224 (fax)

CLIENT _____ JOB NO. _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

DRAINAGE STUDY

for

DRISCOLL STRAWBERRY ASSOCIATES, INC.

Located at:
Cassin Ranch
151 Silliman Road
Watsonville, CA

A.P.N. 110-141-07 & -08

Prepared at the request of

Driscoll Strawberry Associates
151 Silliman Road
Watsonville, CA 95076

Prepared by:
Robert L. DeWitt, P.E.

14-Sep-07
Job No. R06176

EXHIBIT D
Application 07-0267
Attachment 7

Robert L. DeWitt & Associates, Inc.
Civil Engineers and Land Surveyors
1607 Ocean Street, Suite 1
Santa Cruz, CA 95060
(831)425-1617 (831)425-0224 (fax)

CLIENT Scott JOB NO. 10676
SHEET NO. 1 OF
CALCULATED BY RLD DATE
CHECKED BY DATE
SCALE

Pre-Development Runoff:

1. P_{60} Isopleth: Per Fig SWM-2, P_{60} = 1.45
2. Intensity: Per Fig SWM-3 for t_c = 10 min (minimum) i_{10} = 2.0 in/hr.
3. Site Area calculation: From topo mapping establish project area boundary. By measurement on drawing:
   Area = 264,690 sq ft = 6.08 Ac. (100%)
4. Impervious Areas: From measurements and tabulation on worksheet:
   Impervious Areas = 56,998 sq.ft. = 1.30 Ac. (22%)
5. Pervious Areas: By subtraction
   Pervious Area = Total Area - Impervious Areas (78%)
   = 6.08 Ac - 1.30 Ac = 4.78 Ac.
6. Runoff Calculations: $Q = ciA$.

Impervious Areas: $Q = (0.9)(2.0)(1.30) = 2.3$ cfs

Pervious Areas: $Q = 0.2)(2.0)(4.78) = 1.9$ cfs

Total = 2.3 + 1.9 = 4.3 cfs

EXHIBIT D

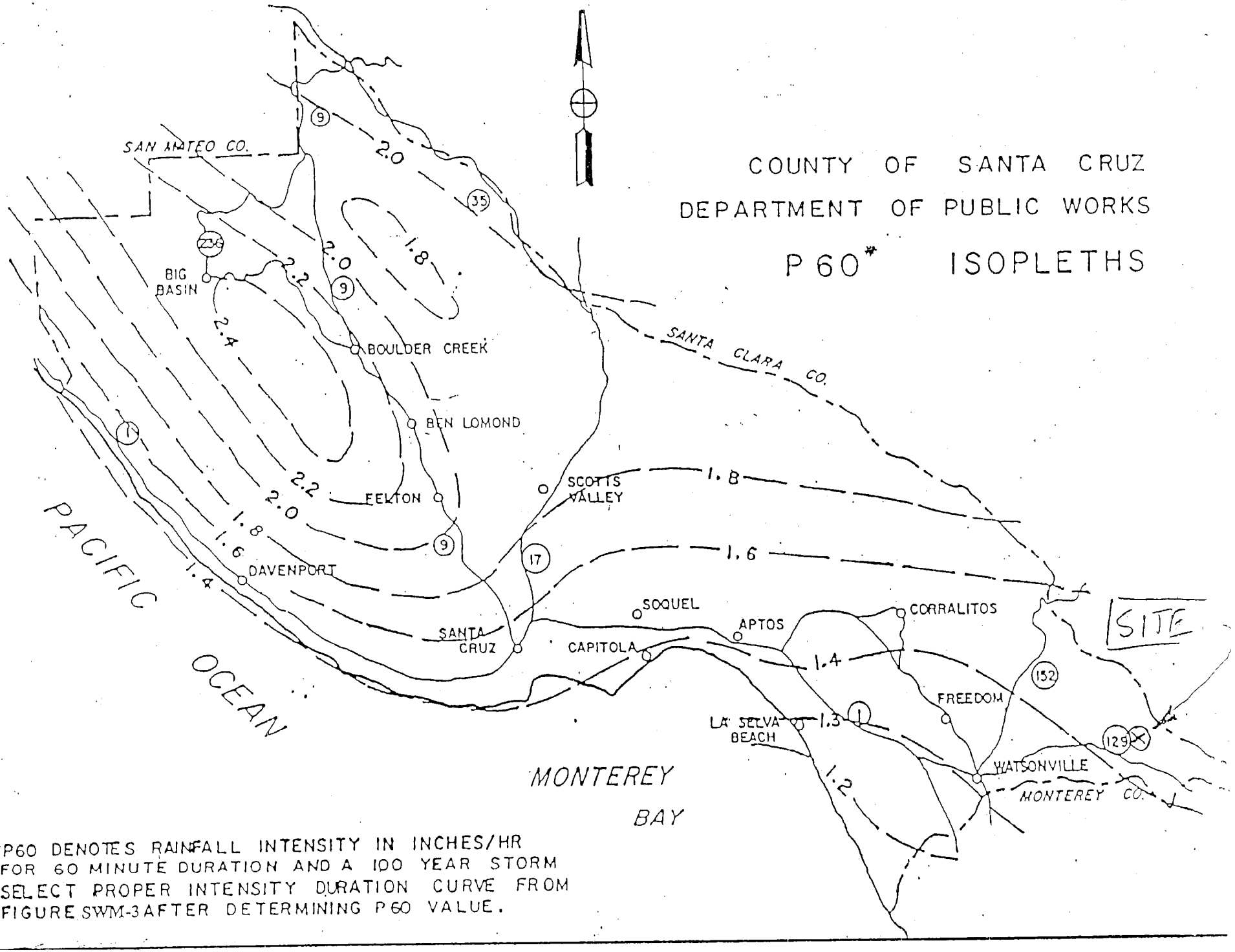
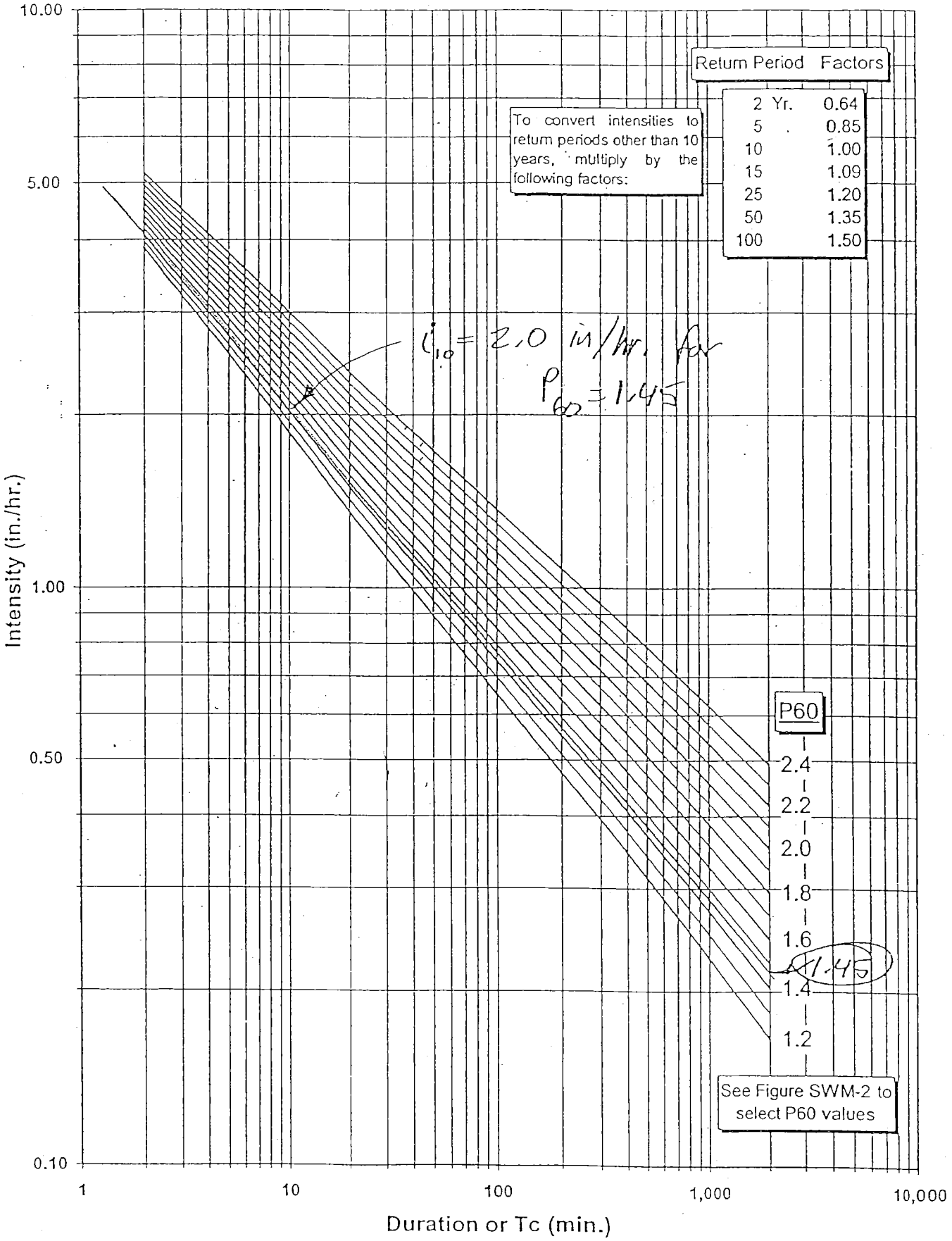

COUNTY OF SANTA CRUZ
DEPARTMENT OF PUBLIC WORKS
P60* ISOPLETHS
SAN MATEO CO.
SANTA CLARA CO.
BIG BASIN
BOULDER CREEK
BEN LOMOND
FELTON
SCOTTS VALLEY
DAVENPORT
SANTA CRUZ
SOQUEL
APTOS
CAPITOLA
CORRALITOS
FREEDOM
LA SELVA BEACH
WATSONVILLE
MONTEREY CO.
PACIFIC OCEAN
MONTEREY BAY
SITE
2.4
2.2
2.0
1.8
1.6
1.4
1.3
1.2
1
9
17
35
236
152
129
*P60 DENOTES RAINFALL INTENSITY IN INCHES/HR FOR 60 MINUTE DURATION AND A 100 YEAR STORM SELECT PROPER INTENSITY DURATION CURVE FROM FIGURE SWM-3 AFTER DETERMINING P60 VALUE.

FIG. SWM-2

Rainfall Intensity - Duration Curves

10 Yr. Return Period

((4.29112)*(1.1952)^P60_VALUE)/(DURATION^((0.60924)*(0.78522)^P60_VALUE))



Rev. 11-05

FIG. SWM-3

EXHIBIT D

Robert L. DeWitt & Associates, Inc.
Civil Engineers and Land Surveyors
1607 Ocean Street, Suite 1
Santa Cruz, CA 95060
(831)425-1617 (831)425-0224 (fax)

CLIENT _____ JOB NO. _____
SHEET NO. _____ OF _____
CALCULATED BY _____ DATE _____
CHECKED BY _____ DATE _____
SCALE _____

Post-Development Runoff:

1. Impervious Areas:

Existing Impervious Areas =	56,999 sq. ft.
Less buildings to be removed =	< 2,360 >
	54,640
Add new buildings. =	+ 25,490
	80,030
Add new paving =	+ 57,370
	137,400 sq. ft. =
	3.15 Ac (52%)

2. Pervious Areas: By subtraction:

Pervious Areas = Total − impervious areas
= 6.08 − 3.15 = 2.93 Ac. (48%)
(100%)

3. Runoff calculations: $Q = CiA$

Impervious Areas: $Q = 0.9 \times 2.0 \times 3.15 =$ 5.7 cfs.

Pervious Areas: $Q = 0.2 \times 2.0 \times 2.93 =$ 1.2 cfs.

Total = 5.7 + 1.2 = 6.9 cfs

EXHIBIT D

PROJECT: CASSIN RANCH; APN 110-141-07 & -08 Calc by: RLD Date: 9/24/2007

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD

Data Entry: PRESS TAB & ENTER DESIGN VALUES SS Ver: 1.0

Site Location P60 Isopleth:	1.45		Fig. SWM-2 in County Design Criteria
Rational Coefficients Cpre:	0.25		See note # 2
Cpost:	0.90		See note # 2
Impervious Area:	137400	ft^2	See note # 2 and # 4

STRUCTURE DIMENSIONS FOR DETENTION

6242 ft^3 storage volume calculated

100 % void space assumed

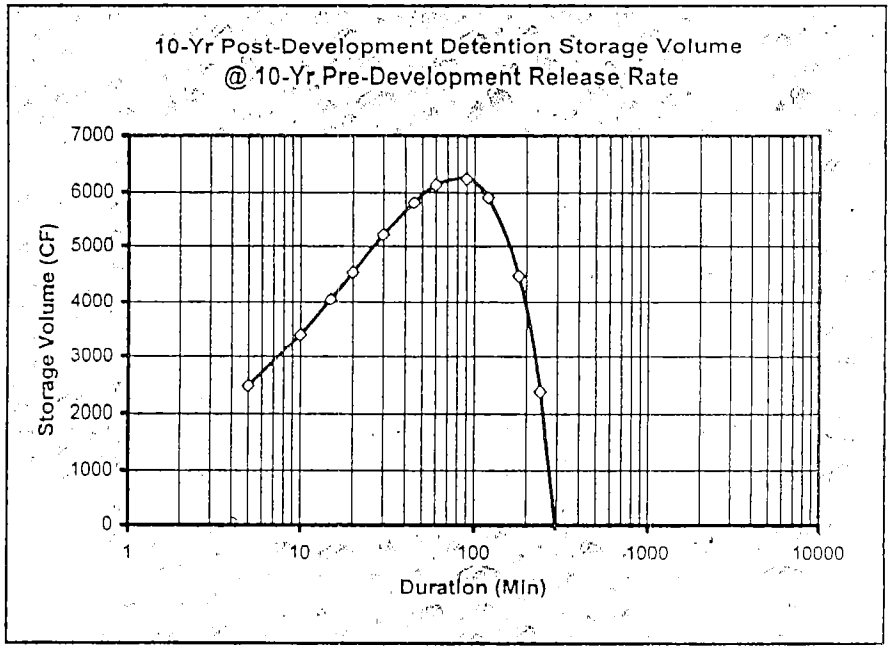
6242 ft^3 excavated volume needed

Structure	Length	Width*	Depth*
Ratios	100.00	30.00	2.00
Dimen. (ft)	101.33	30.40	2.03

*For pipe, use the square root of the sectional area

10 - YEAR DESIGN STORM / DETENTION @ 15 MIN.

Storm Duration (min)	10 - Year Intensity (in/hr)	10 - Yr. Release Qpre (cfs)	10 - Year Qpost (cfs)	Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
1440	0.25	0.195	0.702	-0.680	-73479
1200	0.27	0.211	0.759	-0.623	-56090
960	0.29	0.232	0.836	-0.547	-39379
720	0.33	0.262	0.945	-0.437	-23606
480	0.39	0.312	1.125	-0.257	-9270
360	0.44	0.354	1.273	-0.110	-2962
240	0.53	0.421	1.515	0.132	2379
180	0.60	0.476	1.714	0.331	4471
120	0.71	0.566	2.039	0.657	5911
90	0.81	0.641	2.307	0.925	6242
60	0.96	0.763	2.746	1.363	6134
45	1.09	0.863	3.106	1.724	5818
30	1.29	1.027	3.697	2.314	5207
20	1.54	1.223	4.399	3.017	4525
15	1.74	1.383	4.977	3.595	4044
10	2.07	1.646	5.923	4.540	3405
5	2.79	2.218	7.974	6.592	2472



Notes & Limitations on Use:

1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
2) Required detention volume determinations shall be based on all net new impervious area both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
6) Refer to the County of Santa Cruz Design Criteria, for complete

EXIST AREAS

R06176 CASSIN RANCH
IMPERVIOUS AREAS

BY CATEGORY IN SQ. FT.

BLDG (NORMAL)	1,056	BLDG (GREENHOUSES)	9,255	
	2,143		11,001	
	139		3,146	
	594		575	
	370		1,205	
	2,198		1,214	
	1,230		1,528	
	45		610	
	7,775		755	
			29,289	
BLDG (TIN)	5,105	TENTS/TRAILERS	560	
	2,564		1,070	
			418	
	7,669		**2,048**	
AC PAVING	305			
	777	SLABS (CONC)		
	1,082	55	757	631
		86	408	659
		124		144
WALKS/STEPS	799	1,152	40	40
	35		**4,096**	
	17			
	851	TRANSFORMER	**15**	
PATIO/STEPS	**1,349**	DECKS (WOOD)?	380	
			1,115	
POOL W/DECK	457		**1,495**	
	487			
	944	WALLS	45	63
			28	150
				286
Total sq ft	**56,899**			

EXHIBIT D

NEW IMPERVIOUS AREAS:

A. New asphalt parking and circulation

	Area =	57,370 sq. ft.

B. New buildings

3A	3,840	
3B	3,810	
1	2,180	
16	3,050	
13	3,360	
14 (smaller)	1,890	
14(larger)	7,360	
	Area =	25,490 sq. ft.

C. Existing impervious areas to be removed

19 Tank	125	
21 cov. Area	1,090	
26 pool	430	
8 green hse	665	
30 chem stor.	50	
	Area =	2,360 sq. ft.

EXHIBIT D

Robert L. DeWitt and Associates, Inc.
Civil Engineers & Land Surveyors

1607 Ocean Street - Suite 1
Santa Cruz, CA 95060
Telephone 831 425-1617
Fax Number 831 425-0224
www.rldewitt.com

February 1, 2008
Job No. R06176

County of Santa Cruz
Department of Public Works
701 Ocean Street
Santa Cruz, CA 95060

Attn: Rachel Fatoohi, Stormwater Management Supervisor

Re: Cassin Ranch
APN 110-141-07 Appl. No. 07-0267
Watershed Analysis

Dear Rachel,

I have reviewed your response dated January 30 to my letter on January 17 regarding the downstream drainage path. I am pleased that the information was helpful and appreciated.

A study of the capacity of the downstream channel from the subject property to the Pajaro River is a very big task, as you can imagine with your professional background. And due to the nature of the farming operations in the area, there are many unpredictable outcomes due to the various uses of the runoff by the various farming operations, such as irrigation ponds and diversions. To embark upon a detailed capacity study with any meaningful results would be a gigantic task involving extensive surveying, mapping, hydrology, field measurements and interviews with the farming operators, and hydraulic calculations for the various reaches of channels and culverts in the downstream channel.

We have performed a preliminary analysis of the watershed tributary to the discharge point in the channel at the concrete apron crossing on the access roadway. As you will note from the attached mapping and analysis, there is approximately 564 acres of land that contributes drainage to this point. For a 10-year return period storm, the rough estimate of the potential peak flow would be approximately 169 cubic feet per second (cfs) at this location, using the rational formula.

To put that in the proper perspective, according to the drainage study prepared by this firm dated September 14, 2007, the increase in the peak flow runoff for the proposed improvements is approximately 2.6 cfs, or about a 1.5 % increase in the flows at the discharge point.

As you know, the plan includes a proposed detention/retention feature to restrict the runoff rate to the predevelopment rate, resulting in zero increase in flows to the downstream system for a 10-year event.

In addition, as the study moves downstream, additional watershed area is picked up, making the additional runoff from the project even less significant.

EXHIBIT D

In view of the above, there does not seem to be a nexus that would require this applicant to perform a time-consuming and very expensive study of essentially the existing capacity of the drainage channel, when the impact of this project is so inconsequential.

Perhaps a conversation between the applicant and the operator of the downstream pond would reveal and allay your concerns about potential drainage impacts, and would allow the application to proceed.

Please call if you have any questions concerning this matter.

Thank you for your attention to this matter.

Sincerely,

ROBERT L. DeWITT and ASSOCIATES, INC.

Robert L. DeWitt, P.E.

RLD:mlp

enclosure

cc: Jane Nelsen, Driscoll's Strawberry Associates, Inc.
Robert Goldspink, Architect
✓ Steve Guiney, Planning Department

R076176.2-1.08.watershed.doc

EXHIBIT D

Robert L. DeWitt & Associates, Inc.
Civil Engineers and Land Surveyors
1607 Ocean Street, Suite 1
Santa Cruz, CA 95060
(831)425-1617 (831)425-0224 (fax)

CLIENT Dr. Lovell JOB NO. R0617G
SHEET NO. 1 OF 4
CALCULATED BY RLD DATE 2-1-08
CHECKED BY ____ DATE ____
SCALE ____

Watershed Analysis (above discharge point):

A. Watershed Area: from USGS mapping (Co. Gis site)

By measurement on map: W1 = 216 Ac
W12 = 130 Ac.
W16 = 218 Ac.
Total . . . 564 Ac. ←

B. Time of concentration:
Ref: Fig SD-B: H = 950 - 80 = 870'
From mapping L = 8,600 = 1.63 mi.

t_c = 22 min.

C. Intensity: Ref. Fig SWM-3

For P_{60} = 1.4, t_c = 22 min; i_{10} = 1.5 in/hr.

D. Runoff coefficient: C = 0.2 for undeveloped agricultural lands.

E. Peak flow: Q_{10} by Rational method

$Q_{10} = CiA = 0.2 \times 1.5 \times 564 = 169$ cfs. ←

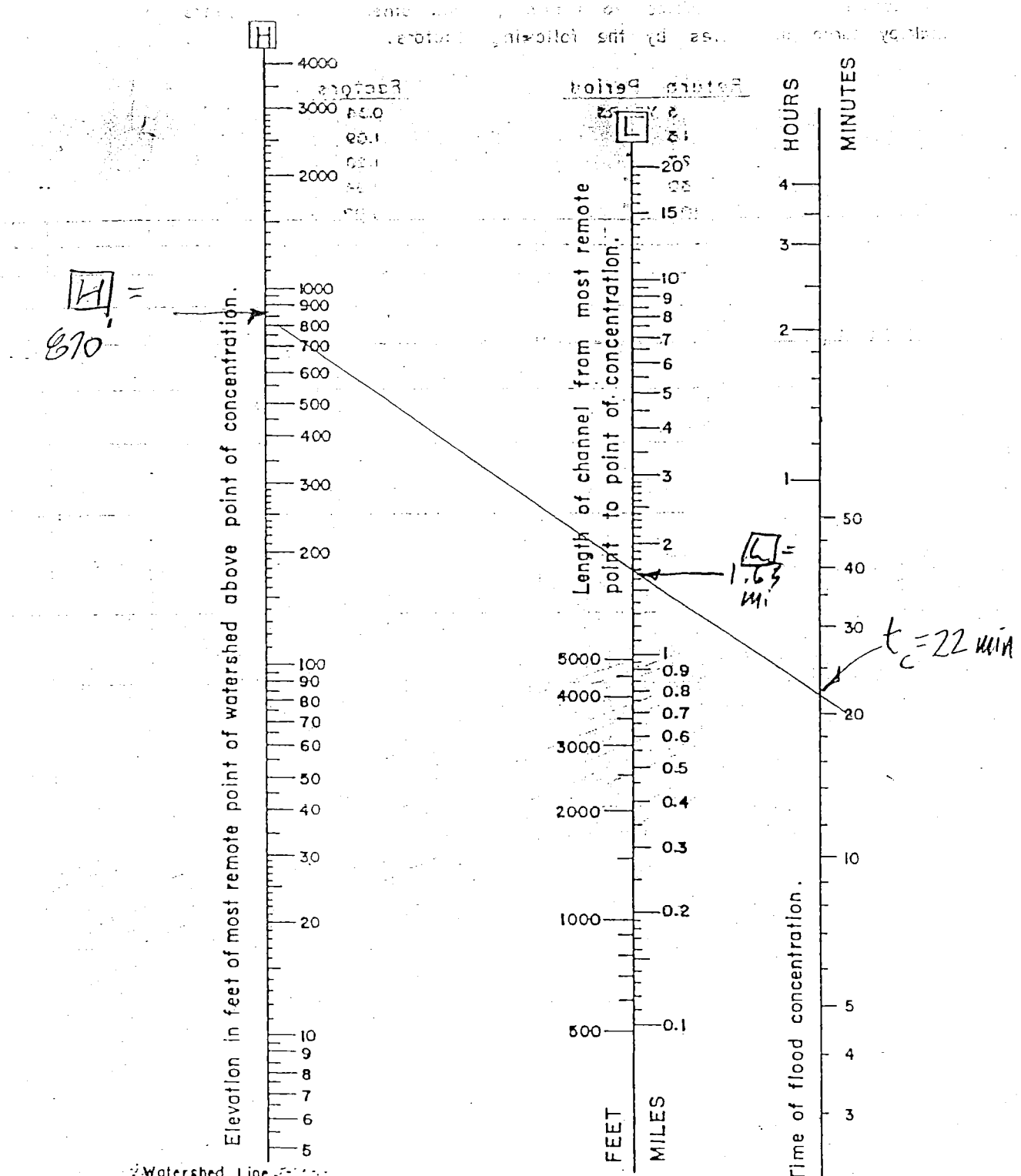
F. Increase in site runoff: (Ref: Drainage Study 9.1407)

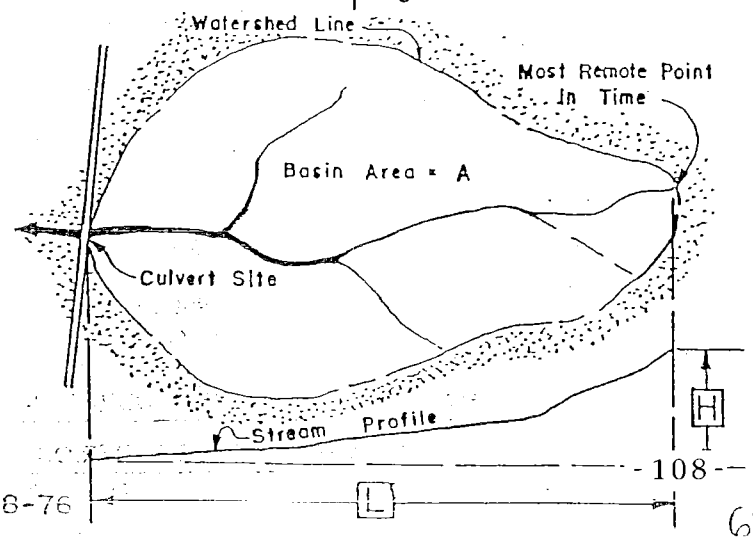
Q_{post} = 6.9 cfs
$-Q_{pre}$ = 4.3
Q_{incr} = 2.6 cfs for 10-yr storm.

Note: $\frac{2.6}{169} = 1.5\%$

Conclusion: With proposed detention for increase in runoff, project will have de minimus effect downstream.

EXHIBIT D





TIME of CONCENTRATION NOMOGRAPH for NATURAL WATERSHEDS (pear shaped basins)

Rainfall Intensity - Duration Curves

3/4

10 Yr. Return Period

((4.29112)*(1.1952)^P60_VALUE)/(DURATION^((0.60924)*(0.78522)^P60_VALUE))

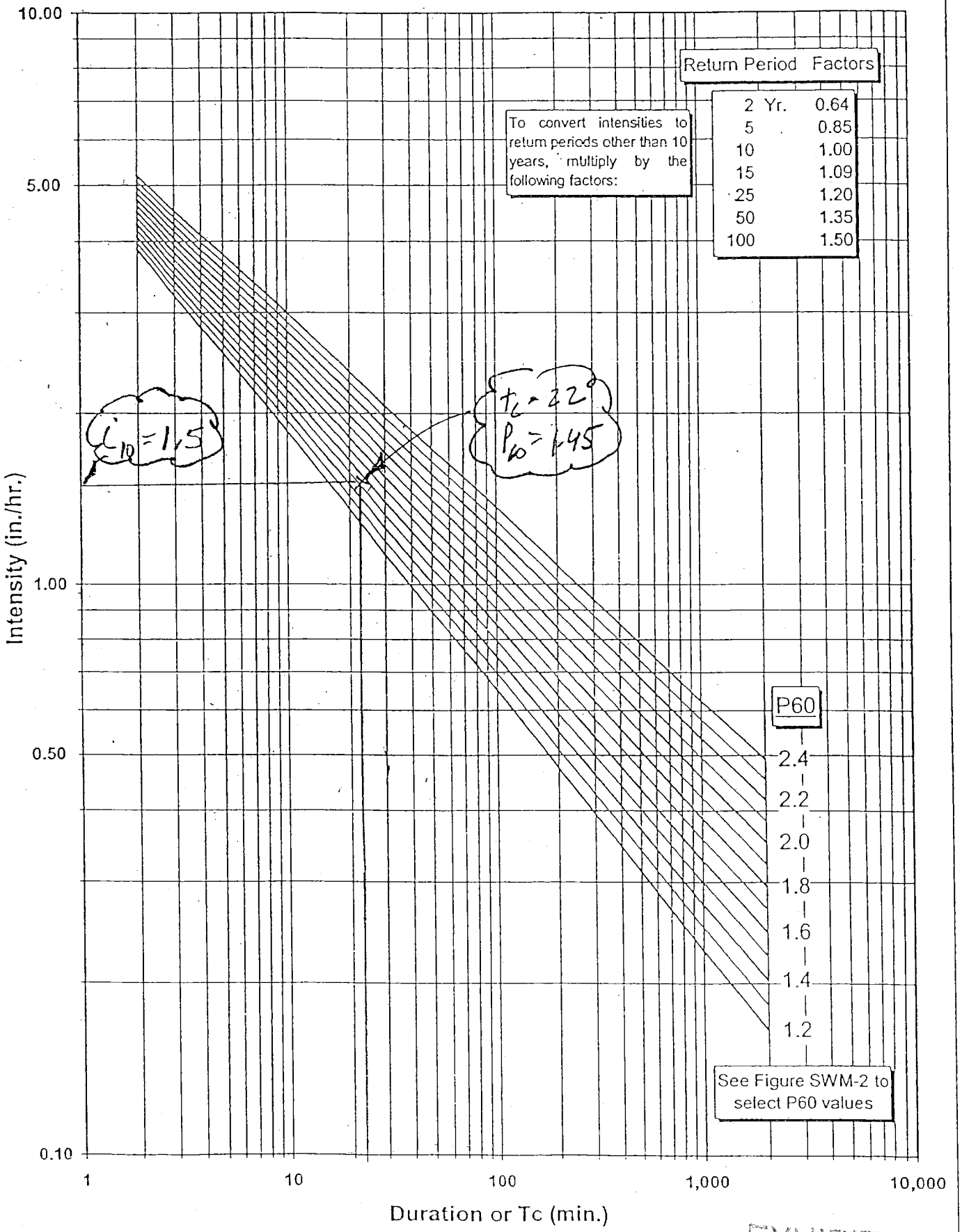
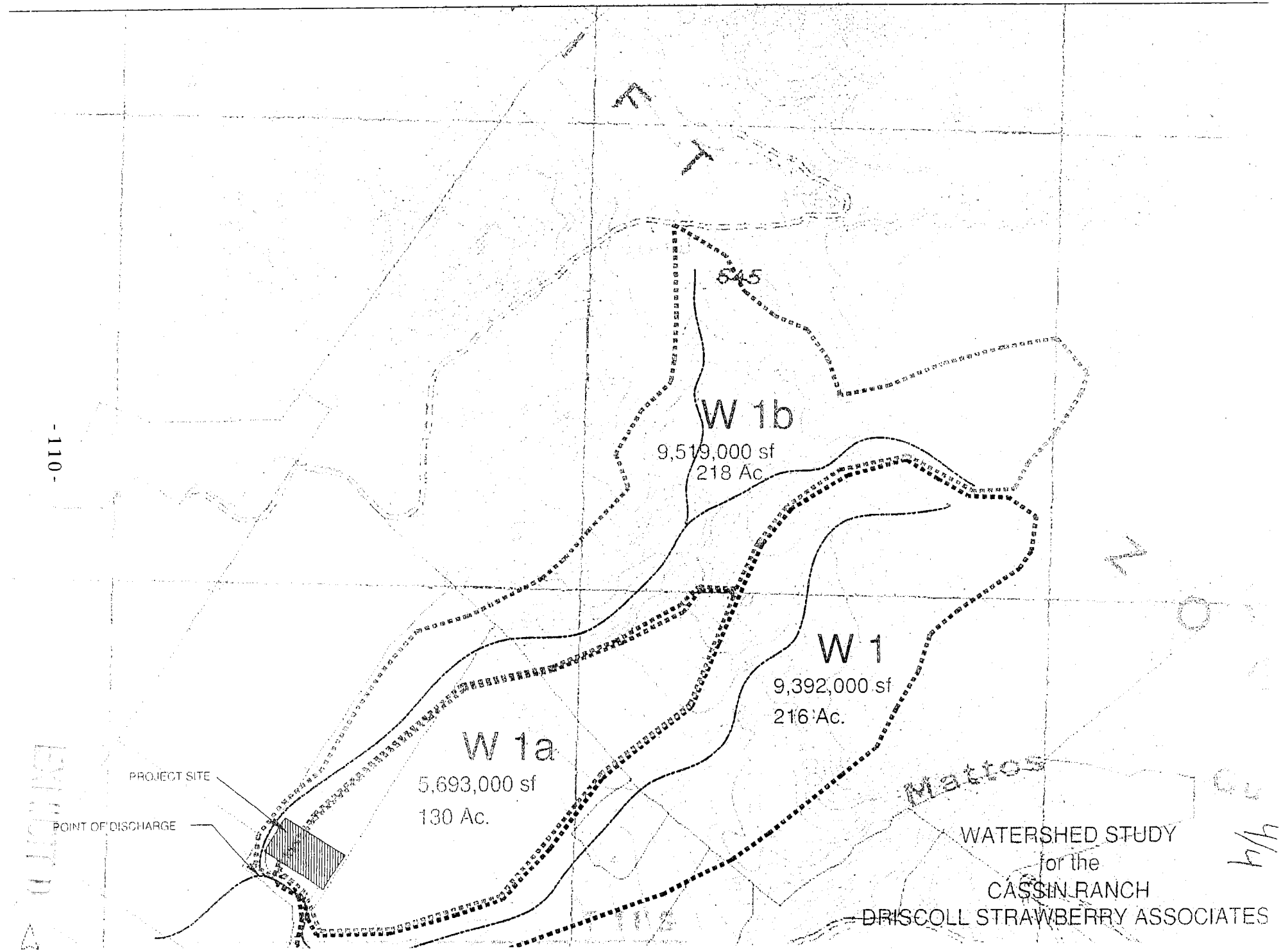


EXHIBIT D


W 1b
9,519,000 sf
218 Ac.
W 1
9,392,000 sf
216 Ac.
W 1a
5,693,000 sf
130 Ac.
PROJECT SITE
POINT OF DISCHARGE
WATERSHED STUDY
for the
CASSIN RANCH
DRISCOLL STRAWBERRY ASSOCIATES

HARO, KASUNICH AND ASSOCIATES, INC.
CONSULTING GEOTECHNICAL & COASTAL ENGINEERS

RECEIVED BY [illegible] DATE 8/29/08

Project No. SC9717
27 August 2008

R06176

DRISCOLL STRAWBERRY ASSOCIATES
151 Silliman Road
Watsonville, California 95076

Attention: Ms. Jane Nelson

Subject: Percolation Testing

Reference: Proposed Detention Pond
Cassin Ranch Research Center
151 Silliman Road, Watsonville
APN 110-141-07 & -08
Santa Cruz County, California

Dear Ms. Nelson:

This Geotechnical Report outlines the results of our exploratory soil borings and percolation testing at the proposed storm water runoff detention pond area situated near the Cassin Ranch Research Center, 151 Silliman Road in Santa Cruz County, California; see the Site Location Map, Figure 1 in the Appendix of this report. Our firm completed the Geotechnical Investigation for the development and expansion of the Cassin Ranch Research Center on 30 May 2008.

The purpose of our recent site work was to determine the soil profile beneath the proposed detention pond site and measure the percolation rate of the near surface soils to aid in the design of the storm water runoff control system for the research center development.

Our scope of work included:

a. Site reconnaissance, communication with the project civil engineers and Underground Service Alert (USA) utility locates;
b. Drilling and sampling one (1) exploratory boring to 26.5 feet below grade;
c. Drilling four exploratory borings to between 5 and 7 feet below grade and completing the borings with perforated pipe and gravel for percolation testing;
d. Pre-saturating the percolation test holes by filling to grade with water 24 hours prior to percolation testing;
e. Percolation testing of the four test holes using the Falling Head Method;

Application 07-0267
Attachment 9

EXHIBIT D

116 EAST LAKE AVENUE • WATSONVILLE, CALIFORNIA • (831) 722-4175 • FAX (831) 722-3202

f. Returned to the site on three subsequent days to measure the relatively low percolation rate at the detention pond site; and
g. Summarize our fieldwork into this report.

Site Description

The existing research center sits upon a near level topographic bench within gently sloping agricultural fields. The proposed detention pond area is below and adjacent to the southern perimeter of the topographic bench. The percolation pond area is near level and currently contains netted blueberry plants.

Field Exploration

Subsurface conditions were investigated 1 July 2008. The approximate location of the exploratory soil boring (B-1) and the percolation test site borings (P-1, P-2, P-3 & P-4) are indicated on the Boring and Percolation Test Location Site Plan, Figure 2 in the Appendix of this report. The Boring and Percolation Test Location Site Plan was based upon the Robert L. DeWitt and Associates Preliminary Drainage Plan for the project dated 4 June 2008.

We drilled a total of five exploratory borings at the project site. One boring (B-1) was drilled and sampled to 26.5 feet below grade to characterize the project site soil profile with regard to soil type and density/consistency. Four borings (P-1, P-2, P-3 & P-4) were drilled to 5 to 7 feet below grade and completed with slotted pipe and gravel for percolation testing.

The borings were advanced with 4-inch diameter continuous flight-auger equipment mounted on a truck.

Representative soil samples were obtained from the exploratory borings at selected depths, or at major strata changes. These samples were recovered using the 3.0 inch O.D. Modified California Sampler (L) or the Standard Terzaghi Sampler (T).

The penetration resistance blow counts noted on the boring log were obtained as the sampler was dynamically driven into the in situ soil. The process was performed by dropping a 140-pound hammer a 30-inch free fall distance and driving the sampler 6 to 18 inches and recording the number of blows for each 6-inch penetration interval. The blows recorded on the boring logs represent the accumulated number of blows that were required to drive the last 12 inches.

The soils encountered in the borings were continuously logged in the field and described in accordance with the Unified Soil Classification System (ASTM D2486). The Log of the Exploratory Soil Boring, B-1 is included in Appendix of this report. The Boring Log denotes subsurface conditions at the location and

time observed, and it is not warranted that they are representative of subsurface conditions at other locations or times.

Laboratory Testing

The laboratory testing program was directed toward determining pertinent engineering and index soil properties.

The natural moisture contents and dry densities were determined on selected samples and are recorded on the boring logs at the appropriate depths.

The strength parameters of the underlying earth materials were determined from field test values derived from Standard Penetration Testing resistance of the in situ soils.

The results of the field and laboratory testing appear on the "Log of Test Boring" opposite the sample tested.

Subsurface Conditions

Based on our subsurface exploration, the general soil conditions below the site (B-1) consist of silty clays and clayey silts to about 21 feet below grade overlying interbedded silty sands with gravels and silty/sandy clays to 26.5 feet below grade.

The drilling spoils from the shallow percolation test holes, P-1, P-2, P-3 & P-4 consisted of fine grained soils, silty clays and clays silts.

Groundwater

We did not observe any indication of a stable groundwater level at our exploratory boring location, B-1; drilled and sampled to 26.5 feet below grade at the percolation pond site on 1 July 2008.

It should be noted that groundwater levels may fluctuate due to variations in rainfall, crop irrigation or other factors not evident during our investigation.

Percolation Testing

The four percolation test holes, P-1, P-2, P-3 & P-4, were pre-saturated on 1 July 2008 by filling the test holes to grade with potable water.

We returned to the site, 24 four hours later, on 2 July 2008 to test the percolation holes using the Falling Head Method in order to establish a rate of percolation for a 4 hour period. The four test holes were once again filled to grade with potable water and the surface or level of the water in each test hole was measured at one-half hour intervals.

EXHIBIT D

The 4 hour Percolation Test Rates were as follows:

4 hour Percolation Test Rates

Percolation Test Hole	Percolation Rate inches per four hours (inches per hour)
P-1	7"/4 hrs (2"/hr)
P-2	4"/4 hrs (1"/hr)
P-3	17"/4 hrs (4 "/hr)
P-4	9"/4 hrs (2"/hr)

Due to the relatively low percolation rates during the four hour test, we returned to the site on 3, 4 and 6 July 2008 to measure the falling head of the water surface within each of the four test holes. No additional water was added to the test holes during these subsequent measurements. A summary of our site measurements including the data from the initial four hour falling head method percolation test is outlined in the following table:

Cassin Ranch Detention Pond
Percolation Rate Testing Summary

Date	Test Hole 1	Test Hole 2	Test Hole 3	Test Hole 4
1 July 2008	Drilled to 5.5 ft bg[1], pipe set and test hole filled with water to grade.	Drilled to 7.0 ft bg[1], pipe set and test hole filled with water to grade.	Drilled to 7.0 ft bg[1], pipe set and test hole filled with water to grade.	Drilled to 5.0 ft bg[1], pipe set and test hole filled with water to grade.
2 July 2008	H_2O @ 17"bg. Refill hole to grade for 4 hr falling head percolation rate test. = 7"/4 hrs (2"/hr)	H_2O @ 12"bg. Refill hole to grade for 4 hr falling head percolation rate test. = 4"/4 hrs (1"/hr)	H_2O @ 33"bg. Refill hole to grade for 4 hr falling head percolation rate test. = 17"/4 hrs (4 "/hr)	H_2O @ 18"bg. Refill hole to grade for 4 hr falling head percolation rate test. = 9"/4 hrs (2"/hr)
3 July 2008	H_2O @ 22"bg = 15"/24 hrs (<1"/hr)	H_2O @ 19"bg = 15"/24 hrs (<1"/hr)	H_2O @ 38"bg = 21"/24 hrs (<1"/hr)	H_2O @ 27"bg = 18"/24 hrs (<1"/hr)

EXHIBIT D

Date	Test Hole 1	Test Hole 2	Test Hole 3	Test Hole 4
4 July 2008	H_2O @ 32"bg = 10"/28 hrs (<1"/hr)	H_2O @ 25"bg = 6"/28 hrs (<1"/hr)	H_2O @ 44"bg = 6"/28 hrs (<1"/hr)	H_2O @ 36"bg = 9"/28 hrs (<1"/hr)
6 July 2008	H_2O @ 39"bg = 7"/23 hrs (<1"/hr)	H_2O @ 35"bg = 10"/23 hrs (<1"/hr)	H_2O @ 48"bg = 4"/23 hrs (<1"/hr)	H_2O @ 44"bg = 8"/23 hrs (<1"/hr)

bg[1] = below adjacent surface grade

Recommendations

The measured percolation rates of the near surface soils at the proposed detention pond site are low. To account for the long term reduction in the percolation rates due to silting of the surface soils, we recommend the outlined percolation rates be further reduced. A minimum Factor of Safety of 2 should be used for percolation basin design. It will also be necessary to maintain the detention pond each year, prior to the winter rainy season, by scraping the pond basin to remove accumulated fines in order to promote percolation of the detained storm water runoff.

If you have any questions regarding the project, please call our office.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

Rick L. Parks
G.E. 2603

RLP/sq
Attachments
Copies: 3 to Addressee
1 to Robert L. DeWitt & Associates
Attn: Robert DeWitt, PE
1 to Robert J. Goldspink, Architect

EXHIBIT D

HARO, KASUNICH AND ASSOCIATES, INC.

CONSULTING GEOTECHNICAL & COASTAL ENGINEERS

RECEIVED BY MWP DATE 9/8/08

R06126

Project No. SC9717
4 September 2008

DRISCOLL STRAWBERRY ASSOCIATES
ATTN: Jane Nelson
151 Silliman Road
Watsonville, California 95076

Subject: Geotechnical Review of Preliminary Drainage Plan

Reference: Cassin Ranch Research Center
151 Silliman Road, Watsonville
APN 110-141-07 & -08
Santa Cruz County, California

Dear Ms. Nelson:

This letter is written to outline our review of the geotechnical aspects the Preliminary Drainage Plan for the proposed development of the Cassin Ranch Research Center at the referenced parcels. The Preliminary Drainage Plan – Sheet P1 revised 28 August 2008, was prepared by Robert L. DeWitt & Associates. We also reviewed the letter dated 2 September 2008 from Robert L. DeWitt & Associates to Ms. Rachel Fatoohi, PE of the County of Santa Cruz Department of Public Works presenting the revised Preliminary Drainage Plan as well as supplemental project information. Our firm completed the Geotechnical Investigation for the development and expansion of the Cassin Ranch Research Center on 30 May 2008 and the Percolation Testing of the Proposed Detention Pond Area report dated 27 August 2008.

It is our opinion the Preliminary Drainage Plan – Sheet P1 has been prepared in general conformance to our geotechnical recommendations.

If you have any questions regarding this letter or geotechnical aspects of the project, please call our office.

Sincerely,

REGISTERED PROFESSIONAL ENGINEER
RICK L. PARKS
No. 2603
Exp. 31Dec08
GEOTECHNICAL
STATE OF CALIFORNIA

Rick L. Parks
G.E. 2603

RLP/dk

Copies: 3 to Addressee
1 to Robert DeWitt & Associates, Attn: Robert DeWitt, PE
1 to Robert J. Goldspink, Architect

Application 07-0267
Attachment 10

EXHIBIT D

COUNTY OF SANTA CRUZ
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Samantha Haschert
Application No.: 07-0267
APN: 110-141-06

Date: March 18, 2009
Time: 15:40:27
Page: 1

Environmental Planning Completeness Comments

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

Environmental Planning Miscellaneous Comments

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

Conditions of Approval:

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer for all proposed structures.

2. Submit a grading/drainage plan completed by a licensed civil engineer for review and approval.

3. Obtain a grading permit if required.

4. Submit an erosion/sediment control plan for review and approval.

Dpw Drainage Completeness Comments

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

The submittal is incomplete and lacks even the most basic information to give specific comments. Please provide engineered drainage/site plan showing all proposed improvements and best managment practises on site to mitigate the impact of the extensive development proposed. The project is not allowed to release more than predevlopment runoff rates. The mitigations to be considered shall be chosen to minimize the impacts of likely drainage problems such as stormwater runoff pollution, downstream erosion and sedimentation impacts resulting from the new impervious areas. Consider eliminating all unnecessary paving and where paving is necessary please consider alternative pervious or semi impervious surfacing. Show how site runoff is proposed to be handled until it reaches a safe point of release such as an adequate drainage system or a water course. Provide downstream impact assessment idetifying capacity restrictions in existing drainage facilities receiving site runoff and identify the water body receiving the flow. The pre-devlopment release rate will be decided once the capacity limitation is identified by the project's civil engineer and reviewed/accepted by the Stormwater Management staff. Qantify the flow from offsite upstream drainage areas draining toward the site and show how the flow will be handled. Include the drainage area map used to quantify the flow. provide clear topo information per County Design Criteria Part 1, Section A.1.g as applicable.The comments above are general and more detailed comments will be made once we receive the engineered plans and the downstream assessment.The applicant is encouraged to meet with Stormwater Management staff before preparing the next submittal. Provide clear legend on the plans for the proposed improvements. The provided Key is hard to follow and does not make it easy to see the overall picture.
========= UPDATED ON JUNE 25, 2007 BY RACHEL J FATOOHI =========

EXHIBIT D

========= UPDATED ON OCTOBER 27, 2007 BY LOUISE B DION =========
The following comments made during the first review have not been addressed:

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

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

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

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

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

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

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

EXHIBIT D

natural drainage pattern; the impacts of which need to be evaluated before this diversion is deemed acceptable.

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

========= UPDATED ON AUGUST 8, 2008 BY RACHEL J FATOOHI =========
The submittal does not include civil plans for storm water management chang es per our discussion of 5/30/08. No review was done for this submittal

========= UPDATED ON SEPTEMBER 22, 2008 BY LOUISE B DION =========
Application with civil plans dated August 28, 2008, correspondence from Driscoll-s dated August 18, 2008, correspondence from Robert DeWitt dated September 2, 2008 and reports from Haro, Kasunich & Associates dated August 27, 20008 and May 30, 2008 has been received. The application is deemed complete with respect to the discretionary permit application stage. See miscellaneous comments to be addressed during building permit application.

========= UPDATED ON OCTOBER 28, 2008 BY LOUISE B DION =========
========= UPDATED ON OCTOBER 28, 2008 BY LOUISE B DION =========

Dpw Drainage Miscellaneous Comments

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

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

========= UPDATED ON SEPTEMBER 25, 2008 BY LOUISE B DION =========

Miscellaneous comments to be addressed during building permit application:

1. Complete review of drainage calculations, detention basin, infiltration trench and orifice sizing will be performed during building permit review.

2. While the correspondence from Driscoll-s dated August 18, 2008 indicates verbal approval from the downstream property owner, Joe Kalich, a recorded maintenance

EXHIBIT D

agreement will be required at the time of building permit issuance.

3. A recorded maintenance agreement from Driscoll-s will be required for the proposed detention basin. Maintenance recommendations for the basin should be provided on the plan sheets.

4. The correspondence from Robert Dewitt, September 2, 2008 indicates that the geotechnical engineer is not recommending pervious pavement.

The May report states that "Storm water runoff should be directed away from site improvements including structures, pavement sections and exterior slabs on grade. Storm water runoff should be collected and conveyed away from the proposed development to a suitable facility such as a retention pond situated below the slope at the southwest perimeter of the project site."

As it reads there is no recommendation against the use of pervious pavement or pavers; just a recommendation to keep runoff away from site improvements BMPs can be designed to manage runoff and direct away from site improvements.

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

========= UPDATED ON OCTOBER 28, 2008 BY LOUISE B DION =========

Dpw Road Engineering Completeness Comments

========= REVIEW ON JUNE 18, 2007 BY ANWARBEG MIRZA =========
NO COMMENT
========= UPDATED ON JANUARY 28, 2009 BY GREG J MARTIN =========
Compliance: 1. A stop sign is required at the intersection of the driveway and Silliman Road.

---------- 2. At the intersection of the driveway and Silliman Road, the driveway should be paved for forty feet. The minimum structural section is 2 inches of asphalt concrete over 6 inches of aggregate base. The width of the road is recommended to be 24 feet wide and no less than 20 feet if there are constraints. A transition from the 24 feet to the existing width is required as well. Standard driveway returns of 15 feet may be applicable depending upon the alignment of the driveway and the road however this can be determined during processing of the encroachment permit.

---------- Miscellaneous: 3. The increase in daily vehicle trips generated by the project will not cause a significant impact to Silliman Road with respect to Level of Service. The traffic volumes on Silliman Road are very low.

EXHIBIT D

Greg Martin 454-2811

========= UPDATED ON JANUARY 28, 2009 BY GREG J MARTIN =========
========= UPDATED ON JANUARY 28, 2009 BY GREG J MARTIN =========

Dpw Road Engineering Miscellaneous Comments

========= REVIEW ON JUNE 18, 2007 BY ANWARBEG MIRZA =========
NO COMMENT
========= UPDATED ON JANUARY 28, 2009 BY GREG J MARTIN =========
========= UPDATED ON JANUARY 28, 2009 BY GREG J MARTIN =========

Environmental Health Completeness Comments

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

Environmental Health Miscellaneous Comments

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

Pajaro Valley Fire District Completeness Comments

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

========= REVIEW ON JUNE 21, 2007 BY COLLEEN L BAXTER =========
DEPARTMENT NAME:PAJARO VALLEY FIRE
Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter:
Each APN (lot) shall have separate submittals for building and sprinkler system plans.
The job copies of the building and fire systems plans and permits must be onsite during inspections.
NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING and SPRINKERED or NONSPRINKERED as determined by the building offical and outlined in Part IV of the California Building Code, e.g. R-3, Type V-N, Sprinklered.
Note on these plans the occupancy load of each area. Show where the occupancy load signs will be posted.
SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company.
NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 and Chapter 35 of California Building Code and adopted standards of the authority having juris-

EXHIBIT D

diction.
NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.
NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT.
Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.
NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.
NOTE on the plans that a 100 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.
All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.
SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 18 feet minimum width and maximum twenty percent slope.
The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:
- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current 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.
When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors

EXHIBIT D

a separate fire alarm permit and fee is required by the fire department having jurisdiction. Fire Alarm plans (3 sets) shall be submitted and approved prior to commencing work.
SHOW ON PLANS DIMENSIONS OF ACCESS ROADS. ALSO SHOW ON PLANS WHAT MATERIALSGREEN-HOUSES ARE TO BE CONSTRUCTED OF. THE NEW OFFICE WILL BE REQUIRED TO BE SPRINKLERED PER NFPA 13. ========= UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER ========= ========= UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =========
NO NEW FIRE NOTES AT THIS TIME, ALL COMMENTS HAVE BEEN ADDRESSED. ========= UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =========

Pajaro Valley Fire District Miscellaneous Comments

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

========= REVIEW ON JUNE 21, 2007 BY COLLEEN L BAXTER =========
========= UPDATED ON OCTOBER 10, 2007 BY COLLEEN L BAXTER =========

EXHIBIT D

Accessibility: Preliminary Project nments for Development Review
County of Santa Cruz Planning De. .ment

Date: 10/17/07 *Revised 7/28/08*
Planner: Samantha Hashert

Application Number: *07-0267*
APN: 110-141-07,08

Dear Ms Haschert,

A preliminary review of the above project plans was conducted to determine accessibility issues. The following comments are to be applied to the project design. (10-17-07 comments)See
Please have the applicant provide a written response to each of these comments and route it back to building plan check along with one set of the original plans. Thank-you.

Please refer to the attached brochure entitled Accessibility Requirements - Building Plan Check which can also be found at the County of Santa Cruz Planning Department website:
http://www.sccoplanning.com/brochures/access_plancheck.htm
This document is an information source for the designer when preparing drawings for building plan check.
Comment: Please include the above brochure to the architect with your letter. This application is incomplete. Please have the applicant submit a plan specifically titled "Accessibility Plan". This is required according to the LORI. The plan must include all access features required by the California Building Code. The plan must include topographical contour lines, the plan by Matthew Ward with spot elevation point is not helpful. In addition, the plan must be stamped and signed by a design professional architect or engineer.

10-17-07 Note: The submittal of a building permit application after January 1, 2008 will require compliance with the 2007 California Building Code (based on the International Building Code). The following comments do not reflect those code requirements.

7-28-08 Please note the comments dated 7-28-08.

Project Description: Construct offices, greenhouses, laboratory, and conference facility, propane storage building, maintenance building, relocate fuel station, relocate storage building, construct trash encl., and demo of various bldgs, pool and other facilities.

Determination of Occupancy: Please apply specific requirements per California Building Code (CBC) sections 1104B thru 1111B. The occupancy and construction type are to be noted in the Project Data section on the cover sheet of the plans. Chapter 3 in the CBC shall be used to determine occupancy. Chapter 5 in the CBC shall be used to determine minimum construction type.
Comment: Required information

10-17-07 Identify the location of each occupancy classification on a floor plan of each building (preferably on sheet 3) The location of the conference room(s) ('A' occupancy?) must be identified.

The occupancy classification and construction type of each building will determine the allowable area and exterior wall and opening protection. (CBC 503, Table 5A, Appendix Chapter 3) This may effect some of the enlarged buildings such as U-3 (agricultural buildings) and buildings that are closely situated, based on the location of assumed property lines (503.3) Additional consideration on your part may be necessary to assure that any required fire-resistive exterior walls do not unnecessarily impact existing or proposed structures.

7/15/08 Not resolved.
The occupancy classification of each building is not specified.
The construction type of each building is not specified.

7/28/08 Resolved.

CBC Section1103B – Building Accessibility
Accessibility to buildings or portions of buildings shall be provided for all occupancy classifications except as modified by this section. Occupancy requirements in this chapter may modify general requirements, but never to the exclusion of them. Multistory buildings must provide access by ramp or elevator.
Comment: Required information

EXHIBIT D

10-17-07 The details provided are insufficient to identify that each new, remodeled or existing accessible building is accessible. Identify the types of entries. Identify level entries, ramps, steps, landings, and their construction types.

7/15/08 Not resolved.
The type of accessible entry, ramps, landings and details to determine if new buildings and existing accessible buildings are accessible, are not provided.

7/28/08 Resolved. Note: BPA submittal must incorporate all accessibility details.

CBC 1114B.1.2 Accessible Route of Travel
At least one accessible route within the boundary of the site shall be provided from public transportation stops, accessible parking and accessible passenger loading zones, other buildings on the site, and public streets or sidewalks, to the accessible building entrance they serve. Refer also to 1127B for Exterior Routes of Travel. Where more than one route is provided, all routes shall be accessible. All spot elevations, slopes, cross slopes, ramps, stairs, curb ramps, striping, signage and any other accessible requirements are to be shown on the plans.
Comment: Must be shown on an accessibility plan. Required information. Note: Check code-assembly occupancies (A) must have a 20' clear and unobstructed exit discharge to the public way and it must be accessible too.

10-17-07 Not resolved. The use of a passenger loading zone in lieu of an accessible Route of Travel to the public R/W will require an Unreasonable Hardship Request and justification as equivalent facilitation at the time of permit submittal, under CBC Section 1127B.1 Exception 1. The proposed passenger loading zone also appears to conflict with the pedestrian route of travel. The route/paths of travel must be slip-resistant 1133B.7.1.1

7/15/08 See Accessible Parking below.

7/28/08 Resolved.

CBC 1129B Accessible Parking Required
Each lot or parking structure where parking is provided for the public as clients, guests or employees, shall provide accessible parking as required by this section.
Comment: Where is it?

10-17-07 Identify the accessible van parking spaces and provide a standard detail for accessible parking spaces.

7-15-08 Not resolved. Parking (1129B) and passenger loading zone (1131B) details were not provided.

7/28/08 Resolved. Reference the amended 8 ½ x 11 detail submitted on 7/25/08.

Path of Travel Verification Form (refer to brochure)
To be submitted at the time of Building Permit application.

CBC 1133B General Accessibility for Entrances, Exits and Paths of Travel
Provide an Egress Plan showing maneuvering clearances at all doorways, passageways, and landings.
Comment: Required – floor plan and exiting plan is required information.

10-17-07 Not resolved. See Building Accessibility above.

7/15/08 Not resolved
The requested information was not provided.

7/28/08 Resolved.

Plumbing Fixture Requirements – Accessible Restrooms
Please refer to the 2001 California Plumbing Code, Table 4-1 for plumbing fixture requirements for this occupancy.
Comment: Show restroom floor plans

10-17-07 Not resolved. Provide a typical floor plan. Also note CBC section 115B.1 for existing buildings. Providing accessible restrooms for existing buildings within a 'reasonable distance' will precipitate the need for utilization of the stated exception criteria via submittal of an Unreasonable Hardship Request.

7-15-08 Not Resolved.
Accessible restroom locations and details were not provided.

7/28/08 Resolved. Reference the amended Unreasonable Hardship Request submitted on 7/25/08.

Please note that this is only a preliminary review to determine major accessibility issues. This is not a complete accessible plan check. A complete accessible plan check will be conducted at the time of building permit application review. The plans submitted for building plan check review will need to include complete details and specifications for all of the accessible issues in the California Building code. Therefore, there may be additional comments when applying for a building permit and responding to the Building Plan Check process.

Please contact me with any questions regarding these comments.

Rafael Torres-Gil
Supervising Building Inspector
(831) 454-3174
pln146@co.santa-cruz.ca.us

EXHIBIT D

COUNTY OF SANTA CRUZ
Planning Department

AGRICULTURAL BUFFER DETERMINATION

Owner: BERKSHIRE INVESTMENTS, LIC
Address: 11 QUAIL RUN CIRCLE, #203
SALINAS, CA 93907

Permit Number: 07-0267
Parcel Number(s): 110-141-07,-08

PROJECT DESCRIPTION AND LOCATION

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

SUBJECT TO ATTACHED CONDITIONS

APAC Approval Date: 8/21/08

Effective Date: 9/05/08
Subject to final discretionary review if Zoning Admin., Planning Com., or Board action is required.

Exp. Date (if not exercised): see conditions

Coastal Appeal Exp. Date: N/A

____ This project requires a Coastal Zone Permit, which is not appealable to the California Coastal Commission. It may be appealed to the Board of Supervisors. The appeal must be filed within 14 calendar days of action by the decision body.

____ This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

APAC REVIEW IS NOT A BUILDING PERMIT. A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit.

By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence of the owner's signature below.

Signature of Owner/Agent — Date: 10.15.08

Staff Planner — Date: 9/26/08

Application 07-0267
Attachment 12

EXHIBIT D

Cassin Ranch Application 07-0267
Application to Amend Master Occupancy Permit

Neighborhood Meeting

Enclosures:

Neighborhood Meeting Notification Mailing Lists

Meeting Notes - Wednesday, October 29, 2008

Sign-In Sheet - Wednesday, October 29, 2008

Meeting Notes - Wednesday, November 5, 2008

Neighborhood Meeting Letter of Notification, dated September 24, 2008

Sign-In Sheet - Wednesday, November 5, 2008

EXHIBIT E

110-111-04

Kelly-Thompson Ranch LLC
105 Logan St.
Watsonville, CA 95076

110-141-01

Michael L. Kalich, et al
P.O. Box 65
Watsonville, CA 95077

110-151-01 111 Silliman Rd.

John A. Lukrich Trustee, all as tc et al
460 Martinelli St.
Watsonville, CA 95076

110-152-01 110 Silliman Rd.

Estelle Basor Morrison, Trustee et al
218 Majors St.
Santa Cruz CA 95060

Robert J. Goldspink Architects
8042 Soquel Dr.
Aptos, CA 95003

Dan Balbas
Reiter Berry, Inc.
1767 San Juan Road
Aromas, CA 95004

Mark Scurich
Scurich Brothers, Inc.
P. O. Box 1090
Watsonville, CA 95077-1090

Mrs. Rosanne Reiter
3855 Trout Gulch Road
Aptos, CA 95003

110-131-04 959 Riverside Rd.

Kelly-Thompson Ranch LLC
105 Logan St.
Watsonville, CA 95076

110-141-04

Crosetti Lands, Inc.
P.O. Box 160
Watsonville, CA 95077

110-151-02

John A. Lukrich Trustee, all as tc et al
460 Martinelli St.
Watsonville, CA 95076

4th Dist. Supervisor Tony Campos
701 Ocean St., #500
Santa Cruz, CA 95060

110-151-01 111 Silliman Rd.

Resident
111 Silliman Rd.
Watsonville, CA 95076

Russ Nichols
RMW Architecture and Design
40 South Market St., 4th Floor
Sam Jose, CA 95113

John Eiskamp
J.E. Farms, Inc.
P. O. Box 1869
Freedom, CA 95019

110-131-05 959 Riverside Rd.

Kelly-Thompson Ranch LLC
105 Logan St.
Watsonville, CA 95076

110-141-06

Berkshire Company
11 Quail Run Circle, #203
Salinas CA 93907

110-151-03

John A. Lukrich Trustee, all as tc et al
460 Martinelli St.
Watsonville, CA 95076

Tom Burns, Planning Director
County of Santa Cruz Planning Dept.
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

110-131-05 959 Riverside Rd.

Resident
959 Riverside Rd..
Watsonville, CA 95076

Bill Scurich
Scurich Brothers, Inc.
P. O. Box 1090
Watsonville, CA 95077-1090

David Kegebein
KB Farms
P. O. Box 1115
Aromas, CA 95004-1115

EXHIBIT H

Cassin Ranch Application 07-0267
Application to Amend Master Occupancy Permit

Neighborhood Meeting
Wednesday, October 29, 2008
4:00 PM

In attendance:

Neighbors:	
Jim Scurich	P. O. Box 936, Watsonville, CA 95077
Robert Silliman	333 Silliman Road, Watsonville, CA 95076
Consultants:	
Robert Goldspink	Architect 8042 Soquel Dr., Aptos, CA 95003
Bernabe Camacho	Ranch Manager Aptos Berry Farms, Inc.
Driscoll's Employees:	
Steven Stein	VP – Human Resources, Driscoll Strawberry Associates, Inc.
Carmelo Sicairos	Rubus Production Manager, Driscoll Strawberry Associates, Inc.
Jane Nelsen	Administrative Manager, Driscoll Strawberry Associates, Inc.

I received a telephone call from Robert Silliman on Monday, October 27, 2008 requesting information about our proposed project. I invited him to our scheduled Neighborhood Meeting on Wednesday, November 5, 2008 at 6:00 PM in the evening, but he was unable to attend at that time. This special meeting was set up for him and his guest and our fellow neighbor Jim Scurich.

Robert Silliman discussed the history of his family, the area and the naming of the road. Our architect, Robert Goldspink presented our proposed development plan referring to copies of the submitted drawings and an aerial photograph of Cassin Ranch property and surrounding area.

We discussed the size, shape and design of the proposed buildings, their location and the parking areas. Mr. Silliman was pleased to see that the proposed buildings were only one story. We told him that we will extend the landscaping improvements that were developed at the entrance of our facility to the remainder of the development area. We confirmed that we have provided special attention to the health and well-being of our large oak trees that line the bluff of the Southeast side of the parcel.

Mr. Silliman expressed concern regarding the existing lighting. We assured him that any yard lights would be directed toward the ground and away from his home. Mr. Silliman was encouraged to call the staff at Cassin Ranch if there were any problems and corrective action would be taken immediately.

Mr. Silliman was concerned about delivery trucks that had missed the entrance to Cassin Ranch and turned in his driveway. Mr. Goldspink confirmed we would request permission to erect a new sign approximately 100 yards from the property to prepare drivers for turning into the entry drive. Mr. Goldspink confirmed that our entrance driveway will be widened to 18 feet and will be repaved before the completion of the project.

Respectfully submitted,

Jane Nelsen, Administrative Manager, Driscoll Strawberry Associates, Inc. 11.03.08

EXHIBIT F

151 Silliman Road Meeting

151 Silliman Road, Watsonville, CA 95076
Wednesday, October 29, 2008
4:00 PM PDT

PRINTED NAME:		SIGNATURE:	ADDRESS:	
FIRST	LAST		STREET ADDRESS	CITY/ ZIP CODE
Jim	Scurich		Watsonville PO Box 936 CA 95077	
Robert	Silliman	Robert J. Silliman	333 Silliman Rd 95076	Watsonville 95076
Bernie	Carmelo	Bernie Carmelo	1209 San Juan Rd	Aromas Ca 95004
Steven	Stein	S Stein	345 Westridge DR Watsonville	Watsonville 95077
ROBERT	GOLDSTINE	Robert Goldstine	8042 SOQUEL DR APTOS CA 95003	
Carmelo	Siciliano	Carmelo Siciliano	404 San Juan RD Watsonville Ca.	95076

Cassin Ranch Application 07-0267
Application to Amend Master Occupancy Permit

Neighborhood Meeting
Wednesday, November 5, 2008
6:00 PM

In attendance:

Neighbors:

Joe Kalich	P.O. Box 121, Watsonville, CA 95077
Thomas Kalich	174 Carlton Rd., Watsonville, CA 95076
John Lukrich	460 Martinelli St., Watsonville, CA 95076

County Officials:

Tony Campos	Santa Cruz County Supervisor 4th District
Gustavo Gonzalez	701 Ocean St., Santa Cruz, CA 95060

Consultants:

Robert Goldspink	Architect, 8042 Soquel Dr., Aptos, CA 95003
Dee Murray	Land Use Consultant
Daniel Balbas	Reiter Berry Farms, 1767 San Juan Rd., Aromas, CA 95004

Driscoll's Employees:

J. Miles Reiter	Chairman/Chief Executive Officer
Steven Stein	VP – Human Resources, Driscoll Strawberry Associates, Inc.
Richard E. Harrison	VP – Research and Development, Driscoll Strawberry Associates, Inc.
Joan Bassmann	Facilities Manager, Driscoll Strawberry Associates, Inc.
Chase Kaljian	Finance Manager, Driscoll Strawberry Associates, Inc.
Jane Nelsen	Administrative Manager, Driscoll Strawberry Associates, Inc.

Our letter (copy attached) dated September 24, 2008 was mailed to the neighbors of Driscoll Strawberry Associates, Inc., Cassin Ranch, 151 Silliman Road, as required in County Code Section 18.10.211 inviting them to attend the Neighborhood Meeting scheduled on Wednesday, November 5, 2008 at 6:00 PM.

Robert Goldspink, Architect presented our proposed development plan referring to copies of the submitted drawings and an aerial photograph of Cassin Ranch property and surrounding area.

Joe Kalich asked about storm water runoff from the proposed development. Robert Goldspink confirmed that storm water would be directed to an on-site detention pond with an outflow pipe restricting runoff from the site to predevelopment levels.

Tom Kalich asked if the proposed development would impact the use of crop chemicals on the Kalich property. Jane Nelsen confirmed that the proposed buildings would be no closer to the Kalich property than the existing buildings and they would not impact the use of any existing crop chemicals. Jane also confirmed that APAC had reviewed the application and approved agricultural setbacks.

The meeting ended at approximately 7:00 PM

Respectfully submitted,

Jane Nelsen, Administrative Manager, Driscoll Strawberry Associates, Inc. 11.06.08

EXHIBIT P

Driscoll's®

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

September 24, 2008

In re: Cassin Ranch Application # 07-0267
APN 110-114-07 and 08

Dear Neighbor;

Driscoll's has applied to the County to amend the existing approved Master Occupancy Permit # 88-1104. On Wednesday, November 5, 2008 at 6:00 p.m. we will be conducting a neighborhood meeting at the Cassin Ranch, 151 Silliman Road.

This meeting will allow you to review Driscoll's proposals for improving the existing agricultural research facility. The project will incorporate the latest technology in the agricultural sciences, environmentally sound methods, and energy conservation technology to produce a state-of-the-art facility. The use will be consistent with the Santa Cruz County General Plan and the Commercial Agricultural "CA" Zone District designation on the property. The proposals will not impact current agricultural land uses.

The Driscoll name has Santa Cruz County roots going back over 100 years to when R. F. Driscoll and Joe Reiter farmed together on this 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.

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: Robert Goldspink, Architect
Supervisor Tony Campos
Tom Burns, Planning Director

EXHIBIT E

151 Silliman Road Meeting

151 Silliman Road, Watsonville, CA 95076
Wednesday, November 5, 2008
6:00 PM

PRINTED NAME:		SIGNATURE:	ADDRESS:	
FIRST	LAST		STREET ADDRESS	CITY/ ZIP CODE
Joe	KALICH		PO Box 121	WATSONVILLE 95077
THOMAS	KALICH		174 CARLTON RD	WATSONVILLE 95076
Miles	Reiter		345 Westridge Dr	Wats.
JOHN	LUKRICH	John Lukrich	460 MARTINELLI ST.	WAT.
RICK	HARRISON		151 Silliman Rd	WATS 95076
TONY	CAMPOS		County Supervisor	4TH DIST.
DEE	MURRAY		LAND USE CONSULTANT	SANTA CRUZ
Gustavo	Gonzalez		701 Ocean St. Santa Cruz	
JOAN	BASSMANN		493 CASSERLY RD	WATSONVILLE
Chase	Kaljian		623 Sumner St	Santa Cruz 95062

151 Silliman Road Meeting

151 Silliman Road, Watsonville, CA 95076
Wednesday, November 5, 2008
6:00 PM

PRINTED NAME:		SIGNATURE:	ADDRESS:	
FIRST	LAST		STREET ADDRESS	CITY/ ZIP CODE
ROBERT	GOLDSPINK		8042 SOQUEL DR	APTOS
Daniel	Balbas		1767 San Juan Rd.	Aptos 95.

COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

Addendum to the Negative Declaration Issued for Application 07-0267

On May 5, 2009, the Environmental Coordinator for the County of Santa Cruz issued the Notice of Determination of a Mitigated Negative Declaration for application 07-0267, a proposal to expand an existing agricultural research facility. An addendum to the Mitigated Negative Declaration may be prepared under CEQA Guidelines section 15164(b) if only minor technical changes or additions are necessary to a Mitigated Negative Declaration. Per the guidelines, the addendum may be attached to the original adopted Mitigated Negative Declaration and considered by the decision-making body prior to approval of the project. The Environmental Coordinator has reviewed the current proposal and has determined that the changes in the project result from:

1) A Lot Line Adjustment approved by the Agricultural Policy Advisory Commission on November 18, 2010 which creates new Assessor's Parcel Numbers, parcel sizes, and location of property lines; and
2) A slight redesign of the proposed site including the elimination of two structures, revision of two proposed building shapes, and redesign of the parking area.

Based on these findings, the Environmental Coordinator has determined that the Mitigated Negative Declaration does not require recirculation, if approved by the Planning Commission.

Matthew Johnston, Environmental Coordinator

11/30/10
Date

EXHIBIT