



Staff Report to the Zoning Administrator

Application Number: **09-0209**

Applicant: Ron Gordon
Owner: Lakeside Organic Gardens, LLC
APN: 051-101-29

Agenda Date: 9/3/2010
Agenda Item #: 3
Time: After 10:00 a.m.

Project Description: Proposal to recognize the placement of pre-cooling and refrigeration equipment and storage containers associated with the existing organic agriculture use, located within the required 20 foot front yard setback. Requires a Variance to reduce the required 20 foot front yard setback to 5 feet.

Location: Property located on the north side of Holohan Road (220 Holohan Road) about 0.6 miles west of Green Valley Road.

Supervisory District: Fourth District (District Supervisor: Campos)

Permits Required: Minor Variation to Commercial Development Permits 91-0097 and 01-0492 and a Variance to reduce to required 20 foot front yard setback to 5 feet.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0209, based on the attached findings and conditions.

Exhibits

- | | |
|---|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | G. Photographs of equipment |

Parcel Information

Parcel Size:	2.2 acres (95,832 square feet)
Existing Land Use - Parcel:	Commercial Agriculture (Operations Center); use overlaps to APN 051-101-30 (west adjacent parcel).
Existing Land Use - Surrounding:	Commercial Agriculture (planted)
Project Access:	Via Holohan Road

Planning Area: Pajaro Valley
Land Use Designation: AG (Agriculture)
Zone District: CA (Commercial Agriculture)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not a mapped constraint.
Soils: Soquel Loam; equipment located on a concrete pad.
Fire Hazard: Not a mapped constraint.
Slopes: Site is flat.
Env. Sen. Habitat: Not a mapped resource.
Grading: No grading proposed.
Tree Removal: No trees removal proposed.
Scenic: Not a mapped resource.
Drainage: Existing drainage adequate.
Archeology: Mapped for archeological resources; site already disturbed.

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private Well
Sewage Disposal: Septic
Fire District: Pajaro Valley Fire Service Area
Drainage District: Zone 7

History

The existing organic farming cooling and processing facility was constructed under permits 88-0550, 91-0097, and 96-0524. Additions to the main cooling facility and the addition of three 15,000 gallon water tanks were approved with permit 01-0492 which included Variances to reduce the side and rear yard setbacks. An 80' x 19' hydrovac portable unit was also approved under permit 01-0492 and was located about 3 feet from the front property line. This unit has since been replaced by the existing pre-cooling units, two storage containers, and an H2O - Ammonia diffusing water tank.

Project Setting

The subject parcel is located on the north side of Holohan Road approximately 3100 miles from Green Valley Road. The parcel is flat and is developed with an agricultural cooling and processing facility for Lakeside Organic Gardens and includes a main structure with three cooler rooms and offices, loading areas, and associated cooling and processing equipment. Approximately .32 acres of the west adjacent parcel (APN 051-101-30) is leased by the facility and used as pallet and equipment storage.

Properties to the north, south, east and west are zoned CA (Commercial Agriculture) and are

active agricultural fields.

Holohan Road is at the parcel frontage and is a 25 foot roadway with a 50 foot right of way.

Detailed Proposal and Staff Recommendation

The property owner is proposing to locate a pre-cooling unit, a refrigeration equipment trailer, an H2O - Ammonia diffusing water tank and two storage containers within the 20 foot front yard setback which is along Holohan Road at the parcel frontage. The proposed hydrovac equipment is a forced air-cooling system that vacuums hot air out of the produce in approximately 20-30 minutes. The produce is moved immediately from the hydrovac to a cooling room where it is stored until pick-up. The equipment proposed is specifically suited for organic produce and the cooling process provides an optimum storage environment to attain a long shelf life.

Due to changing technology, it is unclear how long the specific equipment that is currently onsite will remain the best and most efficient equipment available; therefore, it is recommended that the Variance is granted to reduce the front yard setback for a length of 120 feet as measured from the edge of the 20' west side yard setback, which is delineated on the project plans (Exhibit A). An approval of the subject Variance and Minor Variation would allow Lakeside Organic Gardens to place cooling equipment within the reduced setback area without having to obtain additional permits should the technology change, subject to the attached conditions of approval.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 2 acres and is located in the CA (Commercial Agriculture) zone district, a designation which encourages commercial agriculture uses. The proposed commercial agriculture support equipment is a principal permitted use within the zone district and the zoning is consistent with the site's (AG) Agriculture General Plan designation. The site complies with all site standards, as varied by previous permits, with the exception of the front yard setback which is currently proposed for reduction as per the following table:

	Required	Proposed
Front Yard	20'	5' (Variance Proposed)
Side Yards	20'	10' (Variance obtained 01-0492) & >20'
Rear Yard	20'	1' (Variance obtained 01-0492)

Design Review

The proposed commercial agriculture support equipment is part of a commercial facility, which is subject to the County Design Review Ordinance (Chapter 13.11), however, the proposed hydrovac cooling system equipment is rented and placed on the property seasonally; therefore, exterior design changes are not feasible. Rather, a condition of approval requires the property owner to install additional landscaping at the parcel frontage, outside of the Holohan Road right of way, in the location of the recommended front yard setback reduction which will buffer the view of the equipment from the public right of way. Additional conditions of approval are recommended which limit the type and height of equipment that may be installed or placed

within the reduced setback area.

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 that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0209**, 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

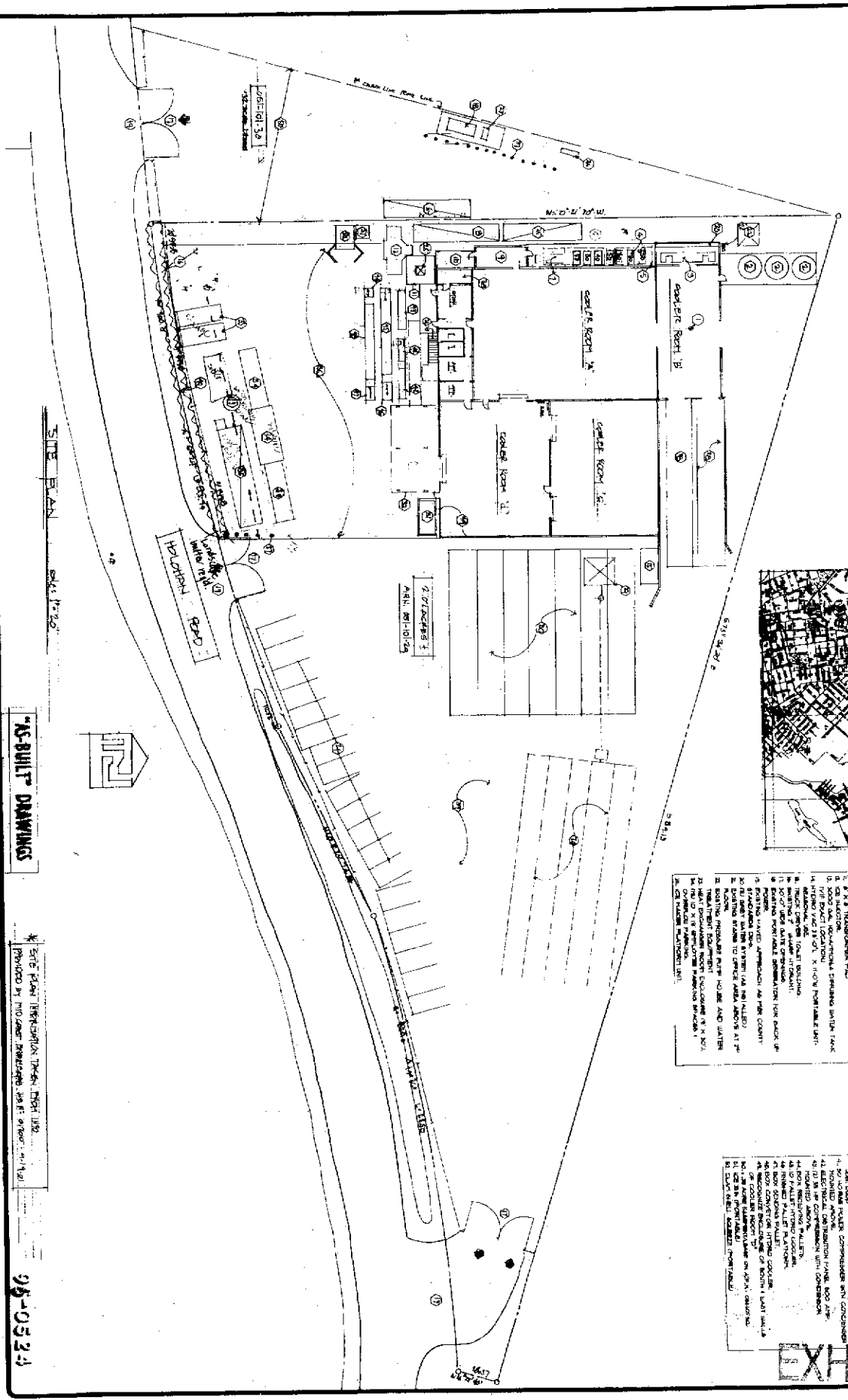
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- MASTER PLAN DESIGNATIONS**
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EXHIBIT A



"AS-BUILT" DRAWINGS

Site Plan Information Sheet (SIS) provided by the owner for the project.

96-0524

NO.	REVISION	DATE
1		

LAKEBIDE ORGANIC GARDENS
220 HOLAHAN ROAD
WATSONVILLE, CALIFORNIA
A.P.N.: 051-101-25

5/27

TING FACILITIES PLAN

RON GORDON, AIA
Landscape Architect
800-444-4444
800-444-4444

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INDEXED	
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Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

The subject parcel is constrained at approximately 2 acres, is an irregular triangular shape and is located on the "s" curve on Holohan Road. The current use of the property is an organic produce cooling and processing facility, which is a principal permitted use within the CA (Commercial Agriculture) zone district and the facility must provide adequate access and circulation for semi-trailer trucks that enter the property for loading and unloading. Post-harvest handling of produce directly impacts that ultimate shelf life of the produce and can increase shipping ability. The proposed pre-cooling equipment allows for produce to be cooled within 20-30 minutes. Immediately following cooling, the produce must be transferred to a cooler room within the existing structure for storage prior to pick-up. The existing site has been designed to provide adequate open space for large trucks to enter, pick-up produce, and safely exit the facility on the "s" curve of Holohan Road and the internal cooling and processing operations are tightly clustered at on the west portion of the parcel to decrease outdoor transfer time. The locations of the proposed pre-cooling units are within 100 feet of the entrance to the cooler structure where the transfer of produce by forklift will not interfere with interior truck circulation or minimize driveway area. No other location on the parcel is adequate to achieve these two functions while also meeting the required site standards; therefore, the finding can be made that because of special circumstances applicable to the property, the strict application of the Zoning Ordinance would deprive the subject parcel of privileges enjoyed by other property in the vicinity and under identical zoning classification.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the existing use of the property is an organic produce cooling and processing facility which is a principal permitted use within the CA (Commercial Agriculture) zone district and the addition of pre-cooling equipment and storage containers will not change the use of the property. The facility will not be materially detrimental to public health, safety or welfare in that the equipment will be located a minimum of 5 feet from the property line, and it will be located completely on site and outside of the public right of way behind a six foot high chain link fence; therefore, the equipment will not conflict with vehicular site distance along Holohan Road and will not conflict with possible future improvements within the Holohan Road right of way. The property is surrounded by agricultural fields, which is a use compatible with an agricultural processing and cooling facility.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

The location of the proposed equipment within the front yard setback does not constitute a grant

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of special privilege in that the limited developable area on the parcel is a special circumstance that is not consistent with other parcels in the vicinity and zone district. The parcel is approximately 2 acres and is a constrained triangular shape. The existing agricultural facility must provide adequate space for tractor trailers to maneuver on-site for produce pick-up and drop-off, which is provided on the east portion of the parcel, and to safely maneuver through the outside operations area on the west portion of the parcel to the exit driveway. Additionally, the outdoor operations area must be tightly clustered in order to reduce time associated with transfer of produce outside of the coolers. Therefore, this finding can be made in that the proposed Variance is one that could be approved on any similar sized and shaped lot with similar use restrictions within the CA zone district.

**Special Findings for Parcels within the "CA" Commercial Agriculture
and "AP" Zone Districts (CC 13.10.314(a))**

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 parcel is currently used as an organic agriculture cooling and processing facility and the addition of pre-cooling equipment for cooling produce and two storage units supports the continued operation of commercial agriculture on the parcel. The proposed equipment does not reduce, restrict or adversely affect agricultural resources in that the equipment will be located on an existing concrete pad that is a part of the existing operation and does not replace planted agriculture or undisturbed prime soils. Additionally, the proposed equipment is used for the processing and cooling of commercial agriculture and is located along the parcel frontage which is adjacent to Holohan Road rather than planted fields; therefore, the equipment will not adversely impact adjacent agricultural uses. The economic viability of commercial agricultural operations on site will be increased by the addition of the subject equipment in that the pre-cooling hydrovac unit provides a faster cooling process and extends the shelf life of produce by allowing operators to control the post-harvest handling, cooling, and storage of the product.

2. That the use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or that no other agricultural use is feasible for the parcel or

This finding can be made in that the proposed pre-cooling equipment and storage containers are ancillary to the principal agricultural use of the site which is an organic produce cooling and processing plant where planted agricultural fields are not currently feasible due to the small size and disturbed nature of the parcel. Additionally, the existing processing facility is an Agricultural Support Facility that is a principal permitted use within the CA (Commercial Agriculture) zone district as per Section 13.10.312 of the County Code.

3. That the use consists of an interim public use which does not impair long-term agricultural viability; and
4. 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 equipment is commercial in nature and has been placed in an ideal location to operate in conjunction with other commercial agricultural activities on site. The proposed cooling equipment and storage containers will be located across from the cooling building next to an open driveway where loading trucks can drop off produce which can be immediately cooled and transferred by forklift to cooling rooms within the main structure; therefore, this finding can be made.

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5. 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. (Ord. 4094, 12/11/90)

This finding can be made in that the entire site is small and triangular and is currently utilized as an agricultural cooling and processing facility which includes truck loading, pallet and equipment storage areas, base rock parking areas, a main structure with cooling rooms and offices, and associated operational equipment; therefore, there are no potential "production" sites for the planting of agriculture and the proposed setback reduction area will utilize additional land for production and will not eliminate existing planting areas.

Development Permit Findings

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

This finding can be made in that the pre-cooling equipment and storage containers are located in an area designated for commercial agriculture uses and the parcel is not encumbered by physical constraints to development.

Installation will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed commercial agriculture support equipment will not impact adjacent properties in that it is not located close to adjacent agricultural fields and does not conflict with site distance along Holohan Road in that it is located entirely on site, outside of the right of way and does not conflict with vehicular site distance along Holohan Road. The exit-only driveway located to the west of the agricultural equipment maintains adequate line of sight for vehicles pulling out on Holohan Road in that there is an approximately ten foot shoulder for vehicles to view oncoming traffic prior to entering the roadway.

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 processing equipment and storage containers and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district in that the primary use of the property will continue to be a commercial agriculture cooling and processing facility which is a principal permitted use within the CA 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 addition of pre-cooling equipment and two storage containers at an existing organic agriculture cooling and processing facility maintains the exclusive agriculture use of the parcel as per General Plan Policy 5.13 (Commercial Agriculture Land). The proposed equipment is appurtenant to the primary agricultural uses (pre-cooling and packaging) on the A (Agriculture) designated parcel; therefore the equipment is consistent and compatible with the agricultural character of the surrounding community and the aesthetic value of the surrounding agricultural vistas will be maintained as per General Plan Policy 5.10.5.

Additionally, the subject parcel is only approximately 2 acres and is completely developed with a cooler and office building, truck loading areas, base rock parking areas, pallet storage and other associated equipment; therefore, the location of the agricultural support facilities at the parcel

frontage does not remove good agricultural land or soils from the parcel (5.13.8). Operational land use conflicts are not anticipated in that the primary use of the subject parcel will continue to be an Agricultural Support Facility and the adjacent and surrounding parcels are actively planted agricultural fields; therefore, no buffers are recommended (5.13.23).

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

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

This finding can be made, in that the proposed commercial agriculture support equipment will be installed on a parcel that is currently developed with an organic produce cooling and processing facility; therefore, the level of traffic generated by the facility is not expected to increase as a result of the pre-cooling equipment or storage containers in that the subject equipment does not require additional employees and does not create a public use of the site.

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

This finding can be made in that the proposed agricultural support equipment is consistent and compatible with the existing agricultural cooling and processing use of the site and the surrounding commercial agriculture uses.

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 agriculture support facilities are consistent with the commercial agricultural use on the subject property and with the surrounding commercial agricultural fields and will be buffered from Holohan Road public view by a required landscaping strip.

Conditions of Approval

Exhibit A: Project Plans, 3 sheets prepared by Ron Gordon, A.I.B.D., dated March 11, 2010.

- I. This permit authorizes a reduction of the front yard setback from 20 feet to 5 feet for a length of 120 feet as measured from the edge of the 20 foot west side yard setback, 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 Building Permit from the Santa Cruz County Building Official, if required for the installation of the two pre-cooling units.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A survey of the parcel frontage, prepared by a licensed surveyor that clearly shows the accurate location of three items: 1) Holohan Road (paving width), 2) the Holohan Road right of way, and 3) the property line. All three locations must be accurately shown and clearly labeled on the plans.
 2. Plans shall clearly show the front yard setback reduction as approved by this permit. The approval is for a reduction of the front yard setback from 20 feet to 5 feet and the length of the approved reduction is measured from the edge of the 20 foot west side yard setback horizontal east 120 feet, as shown on Exhibit A.
 3. Plans shall show a landscape buffer installed along the west portion of the front property line (west of the front driveway gate), located completely

onsite and outside of the Holohan Road right of way. The landscape buffer shall be composed of drought tolerant shrubbery which shall attain a minimum height of six feet upon maturity. Species type, plant sizes, species, and irrigation and maintenance plans shall be indicated on the final plans for review and approval by Planning Department Staff. The landscaping shall not impede site distance or obstruct vehicular or pedestrian travel.

- B. 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.
 - C. Meet all requirements and pay all required fees of the County Environmental Health Services Department for the project including the use and storage of ammonia.
 - D. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. The required landscape buffer and irrigation shall be completely installed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. 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. The required landscape buffer shall be maintained in good healthy condition in perpetuity. The property owner is responsible for replacing trees or shrubs within the landscape buffer as required to maintain the buffer in healthy condition and to ensure the shrubs attain full height.

- B. Equipment located within 15 feet of the 5 foot front yard setback is limited to pre-cooling hydrovac units and refrigeration equipment with associated pallet conveyors, and storage containers. No other structures or outdoor storage may be placed within 15 feet of the 5 foot front yard setback. No equipment may exceed 35 feet in height within 15 feet of the 5 foot front yard setback.
 - C. 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.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
 - B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
 - C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
 - D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
-

Application #: 09-0209
APN: 051-101-29
Owner: Lakeside Organic Gardens, LLC

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: _____

Steven Guiney
Deputy Zoning Administrator

Samantha Haschert
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 Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 09-0209

Assessor Parcel Number: 051-101-29

Project Location: 220 Holohan Road, Watsonville

Project Description: Proposal to reduce the front yard setback from 20 feet to 5 feet for the placement of pre-cooling equipment and storage containers.

Person or Agency Proposing Project: Ron Gordon

Contact Phone Number: (831) 724-4673

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

Specify type:

E. X **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Placement of equipment associated with commercial agriculture on a parcel designated for commercial agriculture uses.

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

Samantha Haschert, Project Planner

Date: _____

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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SECS. 21, 22, 27, 28, 29, 30, 32 & 33,
T.11S., R.2E., M.D.B. & M. PROJECTED

99R52
10/25/2000

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

Assessor's Map No. 51-10
County of Santa Cruz, Calif.
Sept. 1996

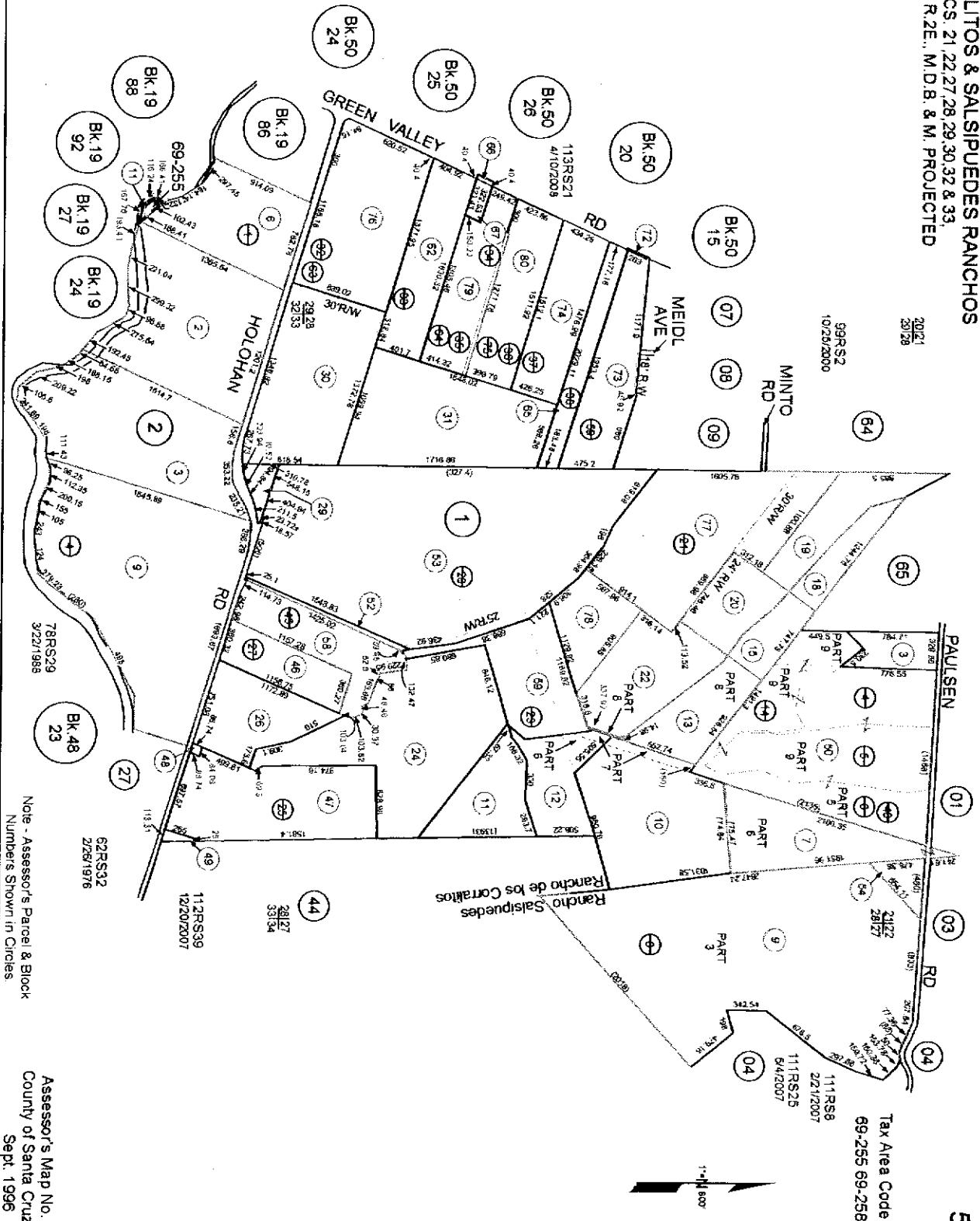
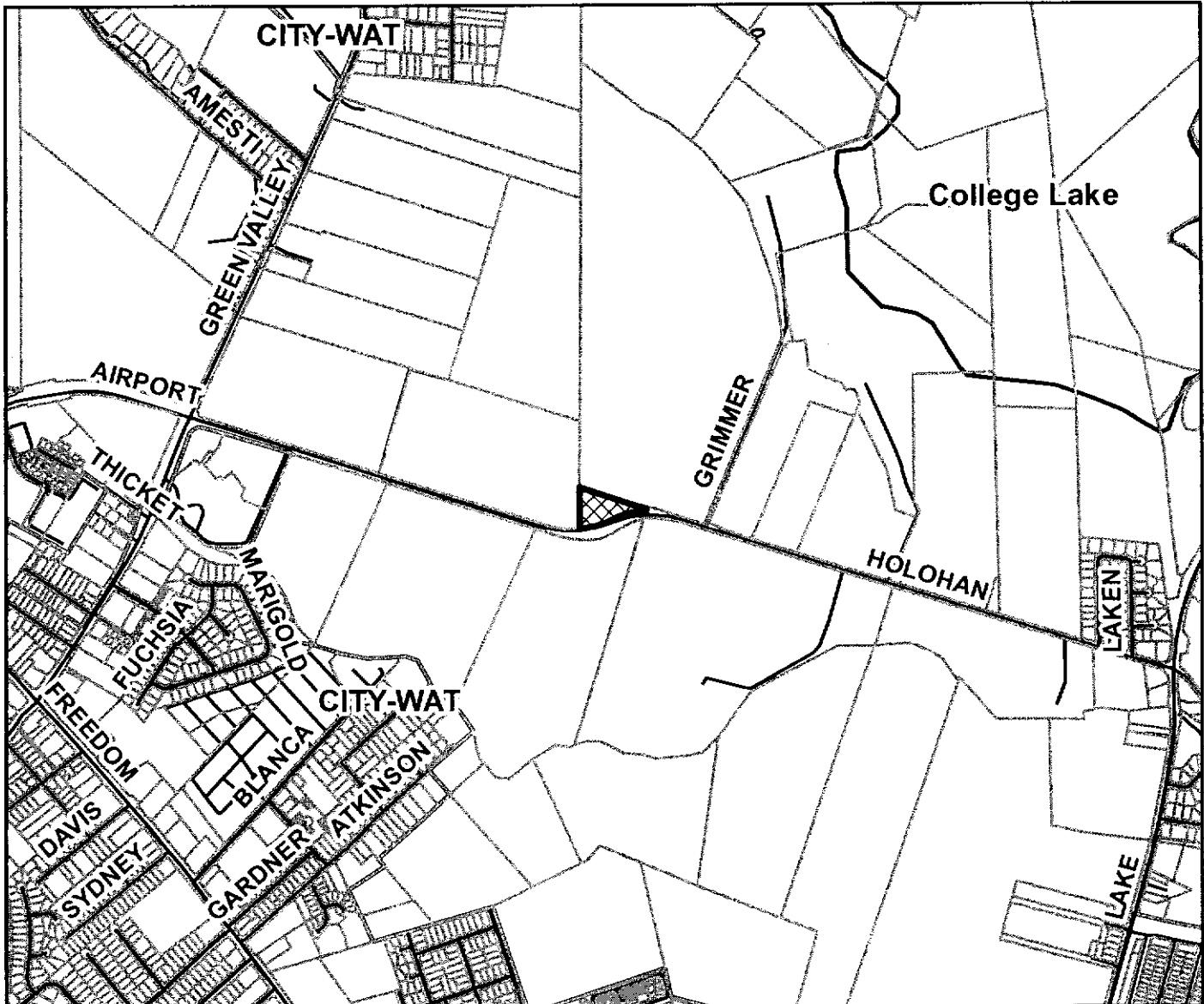


EXHIBIT E



Location Map



1,750 875 0 1,750 3,500 5,250 7,000 Feet

LEGEND



APN: 051-101-29



Assessors Parcels



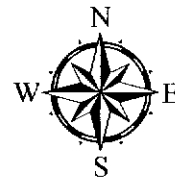
Streets



WATSONVILLE



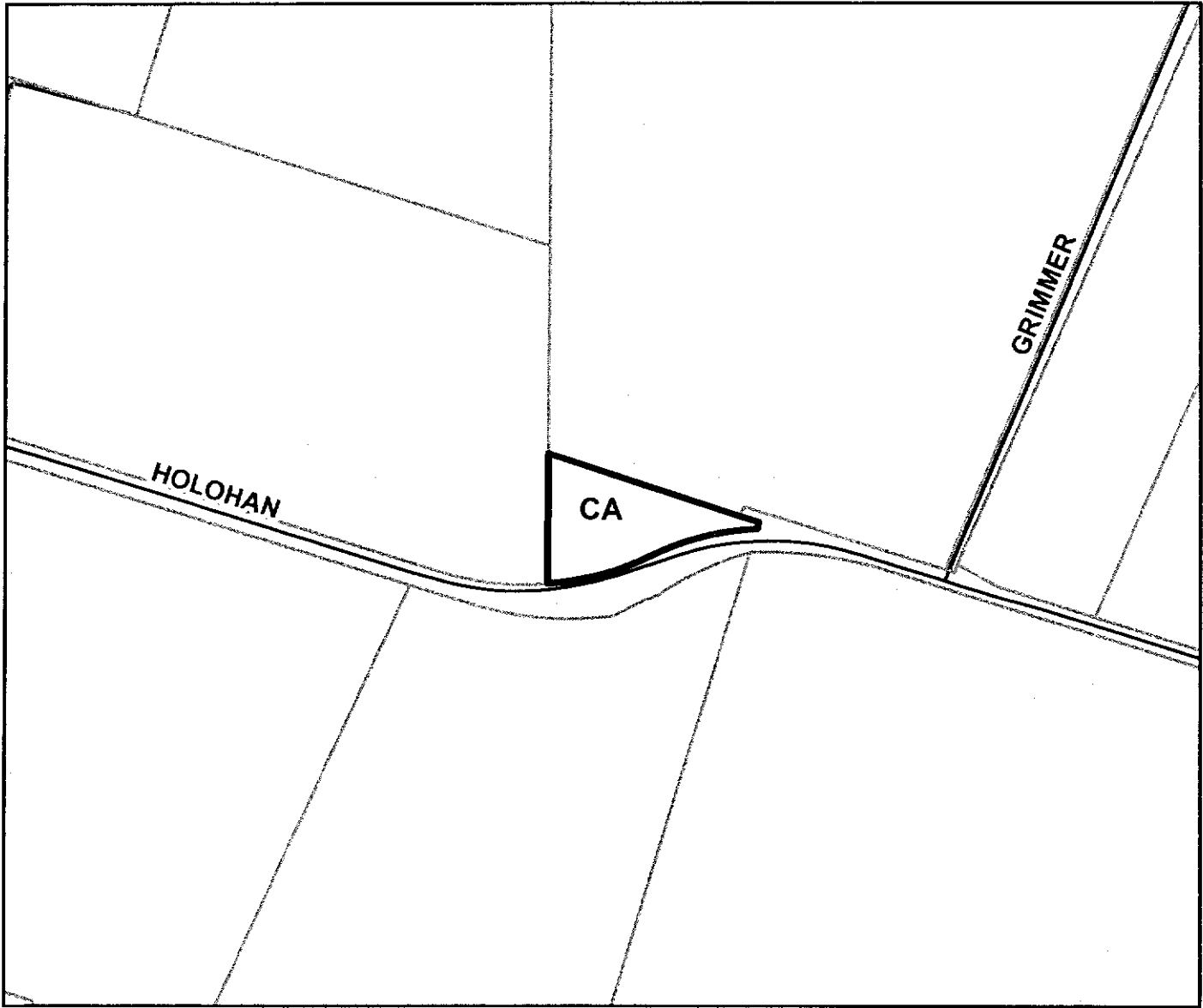
Lakes



Map Created by
County of Santa Cruz
Planning Department
July 2010



Zoning Map



LEGEND



APN: 051-101-29

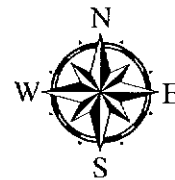


Assessors Parcels



Streets

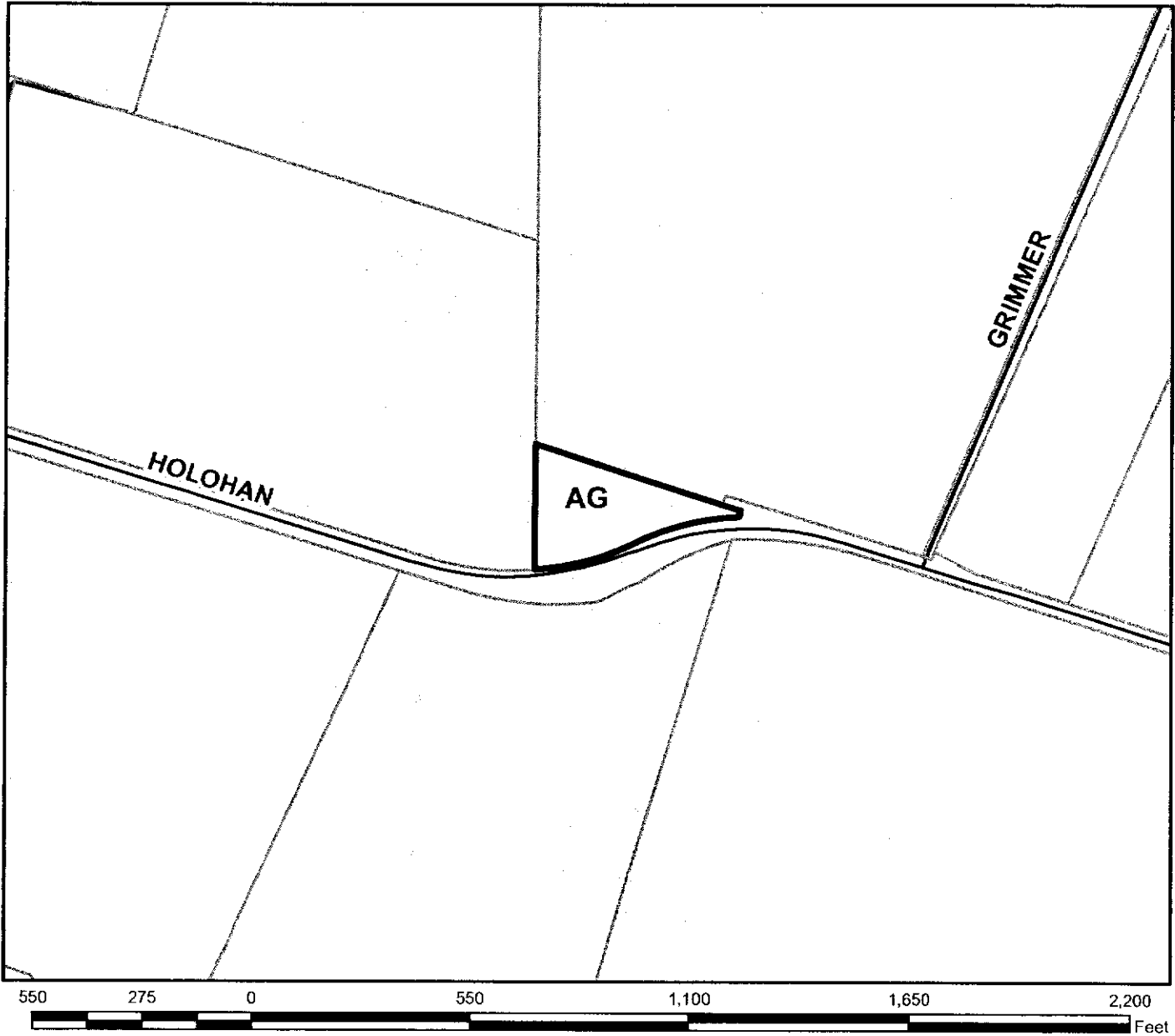
AGRICULTURE COMMERCIAL







Map Created by
County of Santa Cruz
Planning Department
July 2010

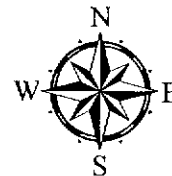


General Plan Designation Map



LEGEND

-  APN: 051-101-29
-  Assessors Parcels
-  Streets
-  Agriculture



Map Created by
County of Santa Cruz
Planning Department
July 2010

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

Project Planner: Samantha Haschert
Application No.: 09-0209
APN: 051-101-29

Date: July 21, 2010
Time: 13:55:16
Page: 1

Dpw Road Engineering Completeness Comments

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

===== REVIEW ON JULY 9, 2009 BY ANWARBEG MIRZA =====
NO COMMENT

===== UPDATED ON APRIL 9, 2010 BY RODOLFO N RIVAS =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

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

===== REVIEW ON JULY 9, 2009 BY ANWARBEG MIRZA =====
NO COMMENT

===== UPDATED ON APRIL 9, 2010 BY RODOLFO N RIVAS =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON JUNE 11, 2009 BY JIM G SAFRANEK ===== The applicant is working with R Supplee of EHS HazMat on obtaining her approval of a HazMat Plan and a Risk Management Plan. If no BP is required for this project these EH permits will be required as part of 'completeness'. If a BP is required, the EH Permits must be approved prior to the issuance of a BP (and thus becomes a 'misc' comment).

A passing septic pumper's report will also be required.

===== UPDATED ON APRIL 2, 2010 BY JIM G SAFRANEK ===== The HazMat inspector is satisfied the previous issues identified can be linked to the BP phase. The HazMat issues, plus a passing septic pumper's report will need to be satisfied as part of an EH Building Clearance. Project is now complete for EHS.

Environmental Health Miscellaneous Comments

===== REVIEW ON JUNE 11, 2009 BY JIM G SAFRANEK =====
NO COMMENT

===== UPDATED ON APRIL 2, 2010 BY JIM G SAFRANEK =====
NO COMMENT

Samantha Haschert

From: Robin Woodman
Sent: Thursday, March 25, 2010 8:54 AM
To: Samantha Haschert
Subject: DS 09-0209

Hi Samantha -

It looks like there isn't any work that is being done that would require any accessibility requirements for this project.

Robin Woodman
Building Plan Checker
701 Ocean ST., 4th Floor
Santa Cruz, CA 95060
831-454-3249
robin.woodman@co.santa-cruz.ca.us

