



Staff Report to the Zoning Administrator

Application Number: **05-0062**

Applicant: Kenn Williams
Owner: Dennis Williams
APN: 052-511-06 & 08

Agenda Date: December 2, 2011
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to recognize a tree service operation, a modular building for offices, and a temporary agricultural caretaker's mobile home. Requires a Coastal Permit, a Commercial Development Permit, an Agricultural Buffer Reduction, Agricultural Caretaker's Mobile Home Permit, an Archaeological Site Review, and a Biotic Report Review.

Location: Property located on Ranport Road, approximately 1000 feet north of the Airport Blvd. exit in Watsonville (1400 Ranport Road).

Supervisory District: 2nd District (District Supervisor: Pirie)

Permits Required: Commercial Development Permit, Coastal Permit, Agricultural Buffer Reduction, & an Agricultural Caretakers Mobile Home Permit.

Technical Reviews: Archaeological Site Review & Biotic Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0062, based on the attached findings and conditions.

Exhibits

- | | |
|--------------------------------------|--|
| A. Project plans | G. Archaeological Reconnaissance |
| B. Findings | Survey, dated 2/23/05 |
| C. Conditions | H. Rare Plant Survey, Biotic Resources |
| D. Categorical Exemption (CEQA | Group, dated 7/19/07 |
| determination) | I. Biotic Report, Biotic Resources |
| E. Assessor's, Location, Zoning and | Group, dated 11/14/08 |
| General Plan Maps | J. Biotic Report Review, dated 4/19/11 |
| F. Agricultural Buffer Determination | K. Comments & Correspondence |
| Permit and Conditions of Approval | |

Parcel Information

Parcel Size: 8 acres (approximate total of APNS 052-511-06 & 08)
Existing Land Use - Parcel: Tree service operation
Existing Land Use - Surrounding: Commercial agriculture
Project Access: Via Ranport Road
Planning Area: San Andreas
Land Use Designation: AG (Agriculture)
Zone District: A-W (Agriculture with the Watsonville Utility Prohibition Combining District)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Eastern portion of APN 052-511-08 mapped within the FEMA floodway and entire parcel mapped within the FEMA floodplain with high liquefaction potential.
Soils: Tierra-Watsonville Complex & Clear Lake Clay soils.
Fire Hazard: Not a mapped constraint
Slopes: Northern portion of APN 052-511-06 is primarily flat. The topography slopes down to the south and southeast and flattens out with a gradual downward slope to the drainage way at the east property line of APN 052-511-08.
Env. Sen. Habitat: Biotic report indicated that no special plant species will be impacted by the proposed use and conditions of approval will require a 50 foot setback from the riparian corridor to reduce impacts to potential western pond turtle and red legged frog habitat which may be present on site (Exhibits H-J).
Grading: No grading is proposed.
Tree Removal: No trees are proposed to be removed.
Scenic: Portions of both parcels are visible from the Highway 1 scenic corridor.
Drainage: With the exception of a new grass swale, the existing drainage is adequate in that the only new impervious surface proposed is associated with the modular offices.
Archeology: Mapped for archaeological resources; however, report indicated that resources were not evident on site.

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private well
Sewage Disposal: Septic
Fire District: County Fire District
Drainage District: None

History

A fertilizer and soil amendment distribution business was originally located on the parcel and was considered to be an existing non-conforming agricultural applicators business (Western Farm Service, Inc.). A use permit (81-261-U) was granted in 1981 to allow for the relocation of fumigant tanks onsite. Subsequently in 1983, the property owner obtained a permit to construct a retaining wall on site.

In 1988, the property owners, Audric Enterprises, Inc., obtained approval of a Rezoning and General Plan Amendment to change the zoning of the parcels (then APN's 051-221-19, 052-011-58 & 052-011-60) from CA (Commercial Agriculture) to A (Agriculture) and to remove the Type 1A and Type 3 Agricultural Resource Designations.

A Development Review Group (DRG) was completed in 1988 for a proposal to create a master plan to allow for the construction of a 4,000 square foot shop, a 4,000 square foot office, an 8,000 square foot chemical warehouse, a 6,000 square foot fertilizer warehouse and associated site improvements. The DRG identified environmental constraints on the parcel associated with the riparian corridor, the floodplain, and high liquefaction as well as impacts associated with the Highway 1 scenic corridor, the storage of hazardous materials on site, and potential land use conflicts between the project and agricultural production on adjoining farmland. An application for the development was not submitted.

The existing tree service business, Williams Tree Service, located its operations at the subject property without the benefit of permits and the parcel was redtagged in 2003. The current application was submitted in 2005 to recognize the tree service business.

The Agricultural Policy Advisory Commission (APAC) granted an Agricultural Buffer Reduction to the subject parcel on October 16, 2008 to reduce the required 200 foot buffer to about 140 feet between the modular offices and the southwest adjacent Commercial Agriculture (CA) zoned parcel.

Project Setting

The properties are located on the north side of Ranport Road in Watsonville and are surrounded by Commercial Agriculture (CA) and Agriculture (A) zoned parcels to the west, south, and east. Highway 1 is adjacent to the north and the subject parcels are located within the Highway 1 scenic corridor.

A drainage path to Harkins Slough exists on the eastern portion of Assessor's Parcel Number 052-511-08 which is a mapped FEMA floodway. According to the County Geographic Information Service, over 90 percent of parcel 052-511-08 is within the FEMA mapped 100-year floodplain.

The parcel is accessed from Ranport Road which is a county maintained road that is partially located on State owned land.

The elevation of parcel 052-511-06 is about 55 feet higher than the grade of parcel 052-511-08

and it is unclear how much of the topography has been manipulated by past grading activities.

Analysis

The property owner proposes to recognize the existing tree service operation on APN's 052-511-06 and -08, to recognize existing modular offices on APN 052-511-08, and to allow for a temporary agricultural caretakers unit to be located on APN 052-511-08. There is an existing 3,300 square foot warehouse building on the parcel which appears to have been constructed prior to County permitting requirements. It is not clear when the modular office building was placed on the parcel, however, conditions of approval will require the property owner to obtain a building permit for the modular structure.

Zoning & General Plan Consistency

Assessor's Parcel Number 052-511-06 is approximately 3 acres and APN 052-511-08 is approximately 5 acres. Both parcels are located in the A-W (Agriculture zone district with the Watsonville Utility Prohibition Combining District), a designation which allows agricultural service establishments. The proposed tree service operation is consistent with the site's Agriculture (AG) General Plan designation as the primary use of the parcel is an agricultural tree chipping and hauling service on a parcel where typical crop farming could not occur given the degradation of soils from past uses, as discussed below.

Monitoring Wells

The previous owner, Western Farm Services, was a Shell Oil subsidiary that stored and distributed fertilizer and pesticides for farm use. These operations generated soil contaminations that have been under remediation since Williams Tree Service first occupied the site. Shell has full responsibility for the contamination cleanup efforts and there are currently several monitoring wells located at the site. Environmental Health Services has had the opportunity to review the proposed project with a Hazardous Materials Consulting Toxicologist and has determined that there are no immediate health threats that would result from the proposed use of the property. The clean-up effort shall continue to occur and the County should evaluate progress and impacts with subsequent applications for changes of use or development at the site.

Flood Plain and Riparian Corridor

A tributary of Harkins Slough runs through the eastern portion of APN 052-511-08 and almost the entire parcel is mapped as floodplain area. Currently, the tree service operation utilizes this portion of the site primarily as a dumping and storage area for woodchips. There are no permanent structures that have been located within the floodplain and the existing temporary agricultural caretakers mobile home is proposed to be relocated to outside of the mapped floodplain. Conditions of approval ensure that no permanent structures will be constructed within the floodplain without prior approval from the Planning Department.

The riparian corridor associated with the stream measures 50 feet onto the parcel, as shown on Exhibit A. A split rail fence will be installed at the edge of the riparian corridor to ensure that no additional disturbance occurs during the operation of the tree service business. Further, the

applicant will install restorative landscaping within the disturbed portions of the riparian corridor.

A biotic report identified the potential for three listed species to be present within the riparian habitat: Santa Cruz long-toed salamander, Western pond turtle, and the California red-legged frog. The report and associated Environmental Planning review concludes that, with the installation of the split rail fence, restorative plantings, and conditions of approval restricting further disturbance, the potential species and habitat will not be impacted by the on-site tree service operations.

Scenic

Both parcels are located within the Highway 1 scenic corridor. Due to the historic uses and previous disturbance, there is very little vegetative buffering between the parcel and Highway 1. The view of the parcel is especially clear from the southbound Highway 1 lanes and from the Airport Road- northbound Highway 1 on-ramp. Although the plans show planting within the Highway 1 right of way, CalTrans has indicated that the plantings are not feasible without CalTrans entering into maintenance agreements with the County. Conditions of approval are therefore recommended to establish a vegetative buffer located completely on site at the upper pad of APN 052-511-06 at the northern property line.

There is an existing dilapidated warehouse located on the upper pad of APN 052-511-06, which was constructed prior to permitting requirements. While this structure will be allowed to remain, conditions have been included that restrict operations to the lower portion of the site (APN 052-511-08) including truck trailer parking, dumping and storage of tree chipping by-products, and storage of large equipment and vehicles. Associated portable storage containers, the modular office structure, equipment parking, and employee parking are proposed to be located on APN 052-511-08 outside of the FEMA designated floodway, which is not as visible from the scenic corridor.

Temporary Agricultural Caretaker's Mobile Home

An existing, unpermitted trailer is currently located on APN 052-511-08, the lower portion of the parcel, within the mapped floodplain. The property owner would like to retain the trailer as a temporary agricultural caretaker's mobile home to provide security at the site, which is consistent with the regulations in County Code section 16.10.631(d) to allow for the use of travel trailers as agricultural caretaker's mobile homes. The trailer will be relocated to outside of the mapped floodplain and conditions of approval require that the property owner obtain a building permit for the trailer.

Local Coastal Program Consistency

The proposed tree service operation is in conformance with the County's certified Local Coastal Program, in that there are no new structures proposed and the surrounding land uses include commercial agricultural uses and Highway 1. Therefore, surrounding parcels will not be impacted by the agricultural operation. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local

Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

There are no new structures associated with the proposed operation and the existing modular structure to be used for offices is not visible from public vistas, viewsheds or roads. Conditions of approval are recommended to ensure that the entire facility is buffered from the Highway 1 scenic corridor by vegetation and that the most visible portion of the property, on the upper pad of APN 052-511-06, remains free of industrial and commercial equipment, vehicles, and woodchip/mulch piles.

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.

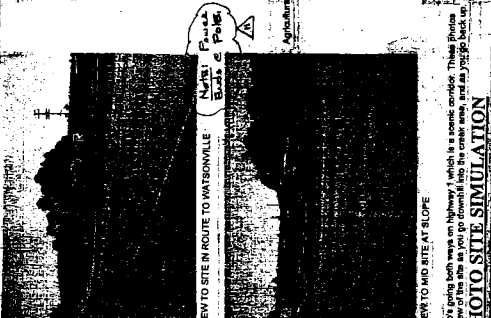
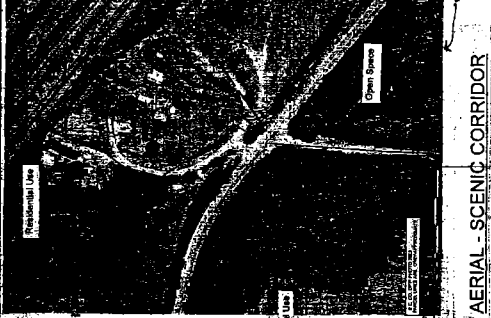
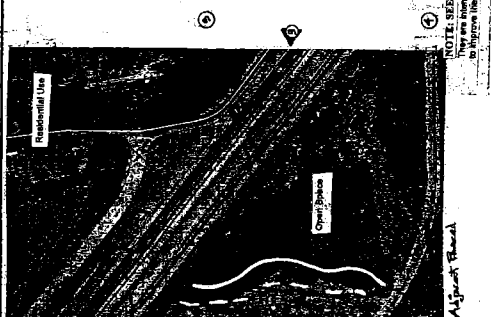
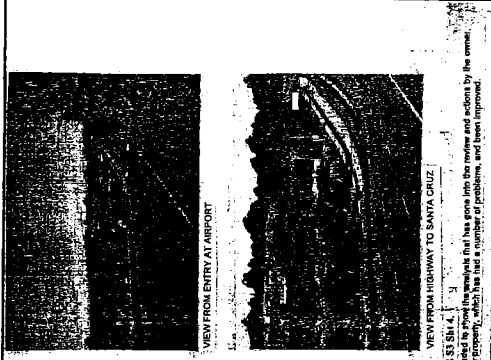
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **05-0062**, 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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Santa Cruz County Planning Department
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Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us



Williams Tree Service
"1400 Raport Road"
Watsonville, Ca.
Development Permit - "Amended"
Site Plan
Scale: 1" = 100'

REVISIONS
1. Initial Design
2. Final Design
3. Final Design
4. Final Design
5. Final Design
6. Final Design
7. Final Design
8. Final Design
9. Final Design
10. Final Design

FOR CONSTRUCTION PRINTED:
PLAN CHECK PRINTED:
FOR CONSTRUCTION PRINTED:
PLAN CHECK PRINTED:

PROJECT DATA
APN: 015-11-006
Site Area: 140,000 sq ft
Zoning: R-1
Project Name: Williams Tree Service
Project Location: 1400 Raport Road, Watsonville, CA 95076
Project Description: Development of a new building and parking lot for Williams Tree Service.

ABBREVIATIONS
A.S. ADJUSTED
A.C. ADJUSTED
A.D. ADJUSTED
A.E. ADJUSTED
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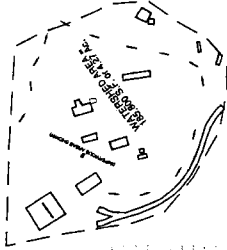
NOTES
1. The project is located on the south side of the 1400 Raport Road, Watsonville, CA 95076.
2. The project is a new building and parking lot for Williams Tree Service.
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10. The project is a new building and parking lot for Williams Tree Service.

APN MAP
The APN map shows the project location and surrounding area. The project is located on the south side of the 1400 Raport Road, Watsonville, CA 95076. The project is a new building and parking lot for Williams Tree Service.

VICINITY MAP
The vicinity map shows the project location and surrounding area. The project is located on the south side of the 1400 Raport Road, Watsonville, CA 95076. The project is a new building and parking lot for Williams Tree Service.

SHEET INDEX
The sheet index shows the project location and surrounding area. The project is located on the south side of the 1400 Raport Road, Watsonville, CA 95076. The project is a new building and parking lot for Williams Tree Service.

IMPERVIOUS AREAS	
A BUILDINGS, SLABS	
3,506.9	
1,288	
30	
398	
917	
626	
141	
72	
684	
542	
146	
132	
173	
	8,639 S.F.
B DRIVEWAY PAVING	
1,504.5	



WATERSHED DIAGRAM
ONE INCH

NAME: J. D. DAVIS & Associates, Inc.
 ADDRESS: 10000 Wilshire Blvd., Suite 1000
 City: Los Angeles, California 90024
 PHONE: (213) 477-1000
 FAX: (213) 477-1001
 E-MAIL: jddavis@earthlink.net

DATE: 11/11/03
 TIME: 10:00 AM
 TO: Mr. J. D. Davis
 FROM: Mr. J. D. Davis
 SUBJECT: 10000 Wilshire Blvd., Suite 1000
 10000 Wilshire Blvd., Suite 1000
 Los Angeles, California 90024

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 10. 10000 Wilshire Blvd., Suite 1000

1. PRE-DEVELOPMENT AND POST-DEVELOPMENT RUNOFF ARE THE SAME - NO NEW IMPROVEMENTS PROPOSED.
2. DRAINAGE STUDY AREA INCLUDES A PORTION OF THE SITE UPON WHICH IMPROVEMENTS ARE BEING.
3. RUNOFF PATTERN IS INDICATED BY THE DRAINAGE ARROWS.
4. A ROCK CHECK DAM IS PROPOSED AT THE POINT OF DISCHARGE OF THE SITE RUNOFF TO HARKINS' SLOUGH. N/E
5. USE 6" - 12" ROCK AND EMBED "MIRAFI" GEOTEXTILE FABRIC AS SHOWN
6. SITE RUNOFF FROM UNDEVELOPED STOCKPILE AREA WEST OF STRIVE SLOUGH TO BE MAINTAINED AS SHEET RUNOFF TOWARD SLOUGH, A CONTINUATION OF THE EXISTING RUNOFF PATTERN.

AERIAL DATA INC.		Depth & Associates		1979	
Aerial Photography 694 Jay Pkwy., Gt. Falls Fla. 32441		Harkins Slough Harkins Slough Logansport		1978	
Phone: (304) 438-0743				1977	
Fax: (304) 438-0743				1976	
E-mail: info@adainc.com				1975	
Web: www.adainc.com				1974	
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CONSTRUCT ROCK CHECK DAM IN EXISTING CHANNEL

EMBED "MIRAFI" GEOTEXTILE FABRIC WITHIN ROCK
CHECK DAM TO PROVIDE FILTERING OF SURFACE
RUNOFF

3

SECTION A - A

(NO SCALE)

(NO SCALE)

ROBERT L. DEWITT

SITE TOPOGRAPHY AND DRAINAGE - EXISTING

PREPARED AT THE REQUEST OF
WILLIAMS TREE SERVICE
LOCATED AT
1400 RAMPART ROAD, WATSONVILLE

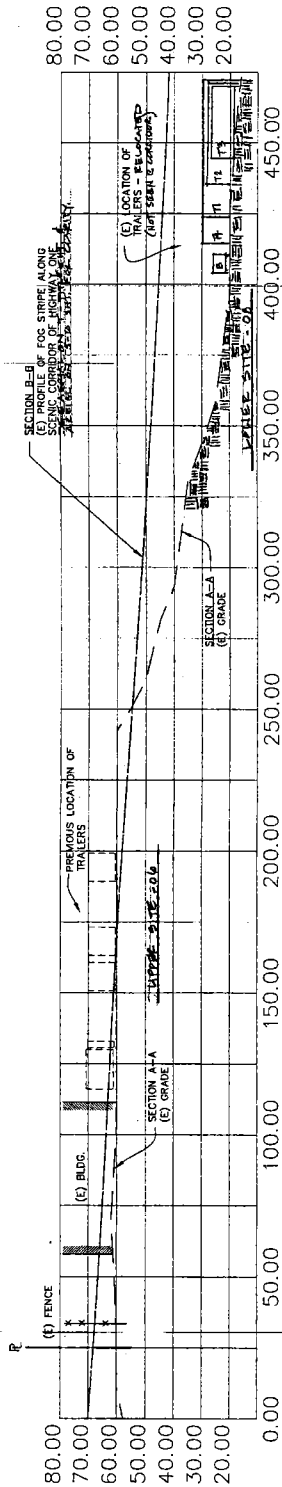
NEW HARBURTON ROAD, WATSONVILLE
County of Santa Cruz, California

DATE _____

see Rev (a)
Rear

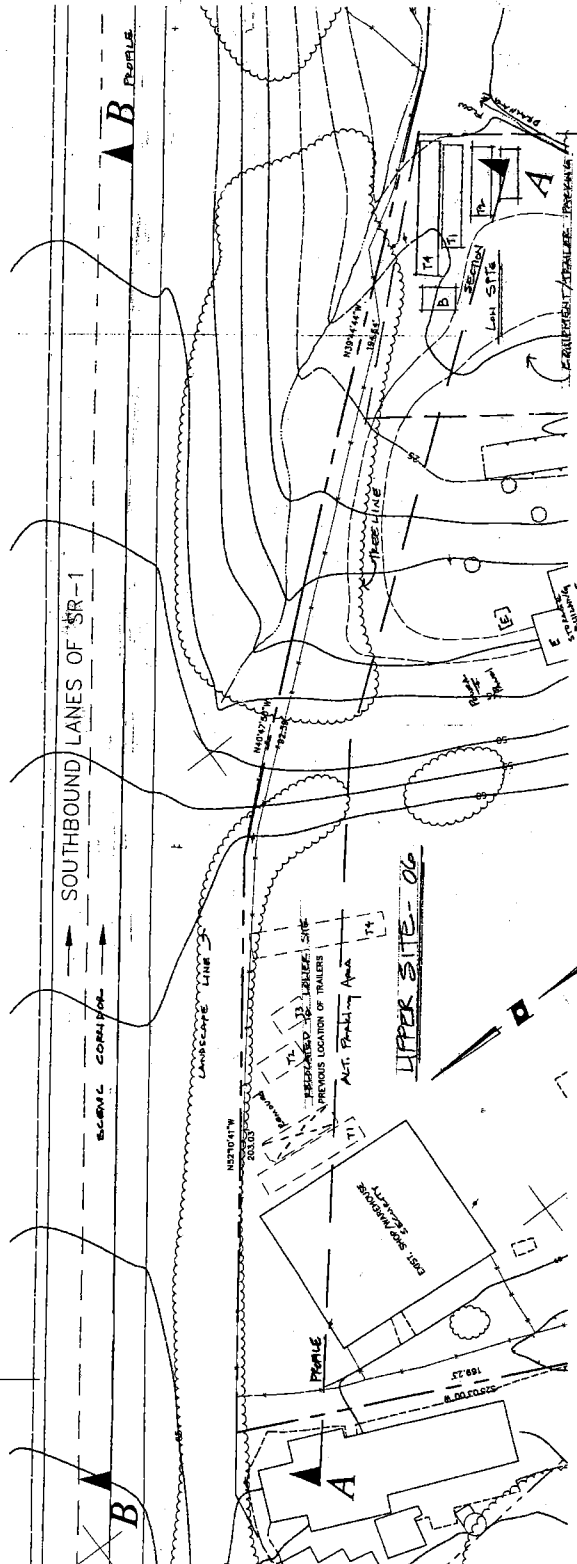
- 9 -

EXHIBIT A



SECTIONS (PROFILE)

SCALE: 1" = 20' HORIZ. & VERT.



PARTIAL SITE PLAN

SCALE: 1" = 20'

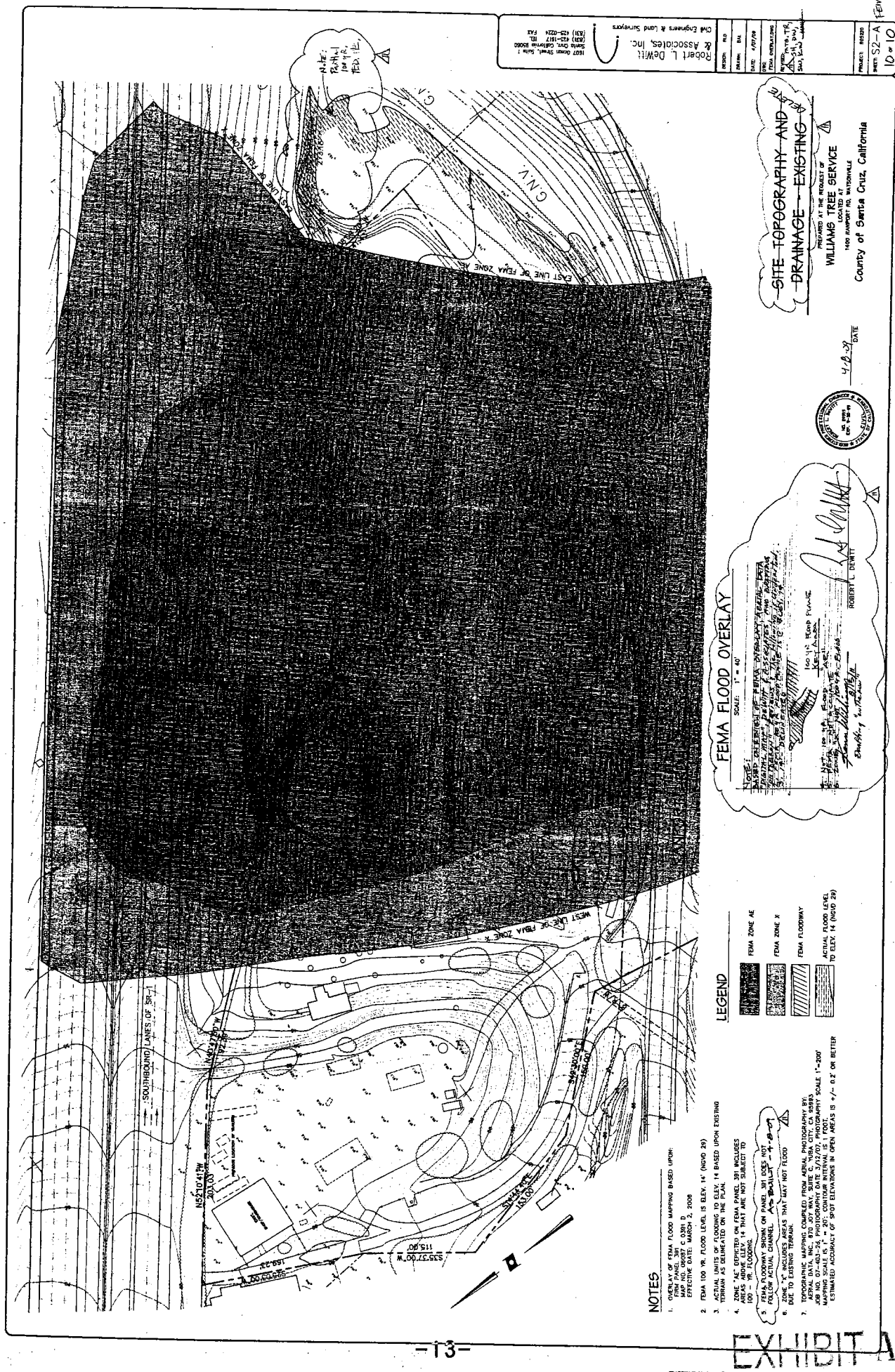
Graphic Site Simulation
Williams Tree Service

1400 MacArthur Blvd.
Beverly Hills, CA 90210-1144
Tel: (310) 276-1144
Fax: (310) 276-1145

PROJECT	DATE	BY	CHKD	APP'D
Williams Tree Service	10/1/00	J. Williams	J. Williams	J. Williams
Williams Tree Service	10/1/00	J. Williams	J. Williams	J. Williams
Williams Tree Service	10/1/00	J. Williams	J. Williams	J. Williams
Williams Tree Service	10/1/00	J. Williams	J. Williams	J. Williams

PROJECT	DATE	BY	CHKD	APP'D
Williams Tree Service	10/1/00	J. Williams	J. Williams	J. Williams
Williams Tree Service	10/1/00	J. Williams	J. Williams	J. Williams
Williams Tree Service	10/1/00	J. Williams	J. Williams	J. Williams
Williams Tree Service	10/1/00	J. Williams	J. Williams	J. Williams





REVISIONS BY

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COMPANIES

THESE DRAWINGS AND RELATED SPECIFICATIONS ARE THE PROPERTY OF WILLIAMS TREE SERVICE. THEY ARE TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN. ANY REUSE OR MODIFICATION OF THESE DRAWINGS WITHOUT THE WRITTEN CONSENT OF WILLIAMS TREE SERVICE IS PROHIBITED. WILLIAMS TREE SERVICE, 108 KALIA LANE, BOULDER CREEK, CO 80506.

831-234-1804 C NO VOICED

DATE: 5/2/76

BY: W


SCALE: AS SHOWN

PROJECT: F&W


NO. 55

7 of 7

(E) Well, Pressure Tank, Mutch, Fence



(E) Security, Warehouse, Shop, Rear Elevation




(E) Security, propane, Front & Side Elevations



(E) Security, Warehouse, Shop, Front Elevation



(E) Storage Building, Deck, Wall



Notes are photos on this sheet that relate to the existing site, and the existing conditions at the time the owner bought the property.

1. Photo Description - Existing

2. The photo shows the downhill side of the Security Building. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway.

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14. The photo shows the downhill side of the Security Building. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway.


15. The photo shows the downhill side of the Security Building. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway.

16. The photo shows the downhill side of the Security Building. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway. The existing site is a gravel, a concrete curb, a concrete sidewalk, and a concrete driveway.


(E) Notice Sign & Parking



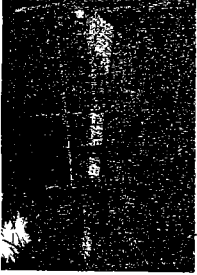
(E) Uphill Rampart & Driveway




(E) Downhill Rampart Road



(E) Main Entry Gate / Trees



(E) Parking @ Office w/ Light Poles



Williams Tree Service

108 Kalia Lane, Boulder Creek, CO 80506

831-234-1804



Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned A-W (Agriculture with the Watsonville Utility Prohibition Combining District), a designation which allows agricultural service establishments including hauling of agricultural products. The proposed tree service operation is a permitted use within the zone district, and the zoning is consistent with the site's Agriculture (AG) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easements or development restrictions such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site. A split rail fence shall be installed as a part of the project to delineate the riparian corridor and to ensure that ongoing operations associated with the tree service do not impact potential protected species.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that, with the exception of the modular office structure, no new permanent structures are proposed and all existing structures were constructed prior to permitting requirements. The modular office structure is not visible from the Highway 1 scenic corridor or from Ranport Road. The use is consistent with the surrounding commercial agricultural land uses and conditions of approval will ensure that the use is buffered from view of the Highway 1 scenic corridor.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the tree service operation will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the tree service business is consistent with the surrounding commercial agricultural land uses. Agricultural service establishments are permitted uses in the

Application #: 05-0062
APN: 052-511-06 & 08
Owner: Dennis Williams

A-W (Agriculture with the Watsonville Utility Prohibition Combining District) zone district and within the AG (Agriculture) General Plan/Local Coastal Program designation.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for agriculture uses and the parcel was previously used as an agricultural service establishment. Assessor's parcel number 052-511-08 is bisected by a tributary of Harkins Slough that runs through the eastern portion of the property and is constrained by the floodplain and riparian area associated with this watercourse. The tree service operation will not encroach into the designated 50' riparian corridor and no permanent structures will be placed or will remain within the floodplain or floodway. The existing modular office structure and caretaker's trailer 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.

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 tree service operation will be consistent with all pertinent County ordinances and the purpose of the A-W (Agriculture with the Watsonville Utility Prohibition Combining District) zone district, as an agricultural service establishment will be the primary use of the property which is an allowed use in the zone district. The parcel was previously rezoned out of the Commercial Agricultural (CA) zone district based on verification that the soils type is not viable for farming; therefore, the use is appropriate for the parcel and 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 service establishment is consistent with the requirements specified for the Agriculture (AG) land use designation in the County General Plan. The proposed operation is a commercial business that supports farming operations in the area by providing tree removal services and will not conflict with adjacent and surrounding commercial agricultural operations, in that the parcel is buffered from surrounding parcels to the east, south, and west by dense vegetation and steep topography. The parcel's agricultural resource designated was previously removed as a result of a determination that the soils on the parcel are not viable to support agriculture; therefore the proposed agricultural service establishment is appropriate for the parcel and the Agricultural zone district.

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 fleet of woodchipping trucks associated with the tree

service operation will only leave and arrive at the site once per day and the business has been operating at the site for over 6 years without impacting traffic on the surrounding road network. Intensification of the existing use is not permitted without prior approval from the Planning Department.

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 tree service operation is a use that is compatible with the surrounding commercial agricultural and residential uses, as the noise associated with the use is compatible with and comparable to the noise generated by agricultural machinery. In addition, the property is buffered from the view of surrounding parcels by dense vegetation to the east, south, and west and conditions of approval require a landscape buffer of the operation from the Highway 1 scenic corridor.

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 existing modular office structure is not visible from Highway 1 or Ranport Road and therefore, will not impact any public viewsheds. There are no additional new permanent structures proposed as a part of the project.

Conditions of Approval

Exhibit A: Exhibit A, 10 sheets, prepared by Drafting "on the Run" & Robert DeWitt.

- I. This permit recognizes an existing tree service operation, a modular trailer to be used as an office structure, and authorizes the relocation of an existing trailer to be used as a temporary agricultural caretaker's mobile home. 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, the use of the site as a tree service operation, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the permit to indicate acceptance and agreement with the conditions thereof.
 - B. The project shall comply with all conditions of approval of the approved Agricultural Buffer Reduction.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official for the modular office building and the temporary agricultural caretaker's trailer.
 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.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way, including plantings.
 - E. Meet all permitting requirements of the Monterey Bay Unified Air Pollution Control District (MBUAPCD) for stationary and portable equipment and fugitive dust from project activities.
 - F. Within 90 days of the effective date of this permit, the property owner shall complete the following:
 1. Submit landscaping plans with one copy of these conditions of approval to the Project Planner which include details for a vegetative visual buffer to be planted on site and outside of the Highway 1 right of way at the north property line of APN 052-511-06. The plans shall specify the size, species, and quantity of each planting and shall include detailed irrigation and maintenance plans. Previous planting which occurred within the Highway One right of way does not replace the requirement to plant a vegetative buffer on site.
 2. Submit restoration plans with one copy of these conditions of approval to the Project Planner which include details of the riparian restoration to take

place including the following requirements:

- a. All woodchip mulch and imported soil shall be removed from the riparian corridor prior to planting.
 - b. Native plants, preferably grown from native stock propagated from on-site vegetation shall be utilized.
 - c. Outside of the 50-foot riparian corridor, a minimum 3 foot tall berm shall be created to ensure that woodchip mulch and other soils do not migrate into the riparian corridor. The berm shall have gaps to ensure proper drainage of the operational area.
 - d. Details of a 5-year annual monitoring plan to be submitted to the Environmental Coordinator. The plan shall include success criteria and a five year monitoring plan with a provision for submission of annual monitoring reports to the Environmental Coordinator.
 3. Submit a building permit application to the County Planning Department Building Division to recognize the existing modular office structure. Please note that a soils report will be required to be submitted with the building permit application.
 4. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 5. Complete and record a Declaration of Restriction to maintain a non-habitable warehouse. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
 6. Complete and record a Declaration of Restriction acknowledging the “no disturbance biotic resource protection area”. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
 7. Pay the required drainage impact fee of \$725.76 to the Department of Public Works Drainage Division. Drainage impact fees are assessed on the net increase in impervious area (modular office structure- 672 sq.ft.) at \$1.08 per square foot.
- II. Prior to building permit issuance for the temporary agricultural caretaker’s trailer and/or the modular office structure, the applicant/owner must meet the following conditions:
- A. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - B. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.

- C. Submit and obtain approval of a soils report from the Environmental Planning Section of the Planning Department.
- III. Prior to final building inspection of the temporary agricultural caretaker's trailer and the modular office, the applicant/owner must meet the following conditions:
- A. No structures shall be located within the mapped floodplain.
 - B. All recommendations of the approved soils reports shall be met.
 - 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. Within one (1) year of the effective date of this permit, the approved restoration plan and the visual buffer landscape plan (Conditions D.1 & 2) shall be fully implemented on site and the property owner shall contact the Project Planner to schedule an inspection to confirm compliance.
- V. Operational Conditions:
- A. As indicated on the approved Exhibit A, the tree service operation shall only operate between the hours of 7 a.m. and 5 p.m.
 - B. The tree service operation shall not conflict with any existing or future monitoring wells on site.
 - C. Trucks, portable storage containers, associated equipment, and employee vehicles shall only be located/parked on the northern portion of parcel 052-511-06, as indicated on the approved Exhibit A, in a location that is not visible from the Highway 1 scenic corridor.
 - D. The mobile home/temporary agricultural caretaker's unit shall be removed from the property if the permit is not renewed prior to the expiration date listed below.
 - E. Plantings within the Ranport Road right of way must be maintained in perpetuity by the property owner and shall be removed at the expense of the property owner at the County's request.

- F. On-site landscaping installed to provide a buffer of the property from the Highway scenic corridor shall be maintained in good condition in perpetuity.
- G. Chipping and grinding of wood material is not permitted to occur on-site at any time without prior approval from CalRecycle (Department of Resources Recycling and Recovery).
- H. Woodchips from trees infected with "Sudden Oak Death Fungus" shall not be stored on-site at any time.
- I. The temporary agricultural caretaker's unit shall not be located within the mapped floodplain.
- J. No temporary or permanent structures, recreational vehicles, or travel trailers, other than those that are clearly shown on the approved Exhibit A, may be located on the site without prior approval from the Planning Department.
- K. The existing warehouse structure may not be used as habitable space.
- L. The area within the riparian corridor shall be maintained free of non-native vegetation and the split rail fence shall be permanently maintained in the approved location to identify the riparian buffer.
- M. 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.
- N. Signage is not included in this permit. No signage may be placed on the parcel without prior approval from the Planning Department.
- O. Maintain off-street parking for 3 employee vehicles and 10 vehicles associates with the operation (pick-up trucks, woodchipping trucks, etc.). Parking spaces must be located on-site and entirely outside of vehicular rights-of way.
- P. No additional drainage facilities shall be installed or constructed on-site without prior approval from the Department of Public Works Stormwater Management Division.
- Q. Changes in use or operation that intensify the use of the site, such as the addition of chipping trucks, employees, or additional use of the site, is not permitted without prior approval from the Planning Department.
- R. Operations shall comply with all requirements of the Monterey Bay Unified Air Pollution Control District (MBUAPCD).

- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Temporary Agricultural Caretaker's Trailer: The permit for the agricultural caretaker's trailer expires five (5) years from the effective date listed below unless an extension is obtained.

Restoration and Landscape Buffer: This permit expires one (1) year from the effective date listed below unless the on-site restoration and visual landscape buffer required under conditions of approval D.1 and D.2 are implemented on-site to the satisfaction of Planning Department Staff.

Application #: 05-0062
APN: 052-511-06 & 08
Owner: Dennis Williams

Agricultural Use and Modular Office: This permit expires 90 days from the effective date listed below unless items 1-6 under condition of approval I.D are completed. Once the above referenced items are completed, as determined by Planning Department Staff, the permit shall expire three years from the effective date listed below unless building permits are 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: _____

Timeline for action from Effective Date of Permit, listed above.	EXPIRATION DATES	Conditions of Approval to be completed by Property Owner
Within 90 Days		I.F.1 – I.F.7
Within 1 Year		IV
Within 3 Years		Obtain a building permit for the modular office and the temporary agricultural caretakers unit.
5 Years		Prior to the expiration date for the agricultural caretakers unit, apply for a Permit Extension to keep the agricultural caretakers unit on site or remove the trailer from the site.

Steven Guiney, AICP
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: 05-0062

Assessor Parcel Number: 052-511-06 & 08

Project Location: 1400 Ranport Road

Project Description: Proposal to recognize a tree service operation and a temporary agricultural caretakers mobile home.

Person or Agency Proposing Project: Kenn Williams

Contact Phone Number: (408) 395-0104

- 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 1 – Existing Facilities (Section 15301) & Class 3 – New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Recognition of a tree service operation within existing facilities and the location of a trailer for use as an agricultural caretaker's structure on a parcel designated for agricultural support uses.

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

Samantha Haschert, Project Planner

Date: _____

FOR TAX PURPOSES ONLY
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POR. SAN ANDREAS & CORRALITOS RANCHOS
SEC. 36, R.1E., SEC. 31, R.2E., T.11S., SEC. 1, R.1E.,
SEC. 6, R.2E., T.12S., M.D.B. & M.

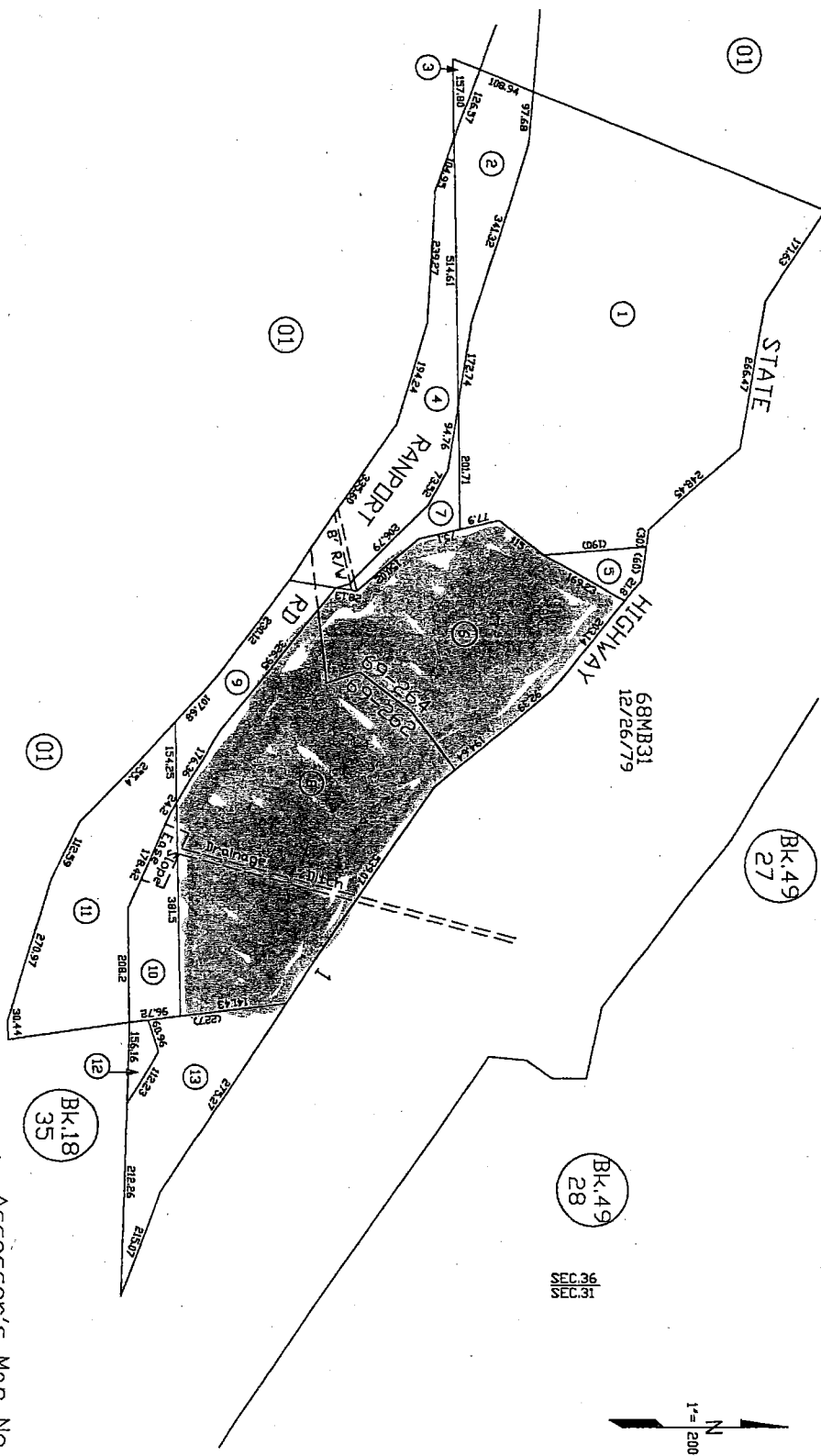
Tax Area Code
69-262 69-264

52-51

SEC. 36
SECT.

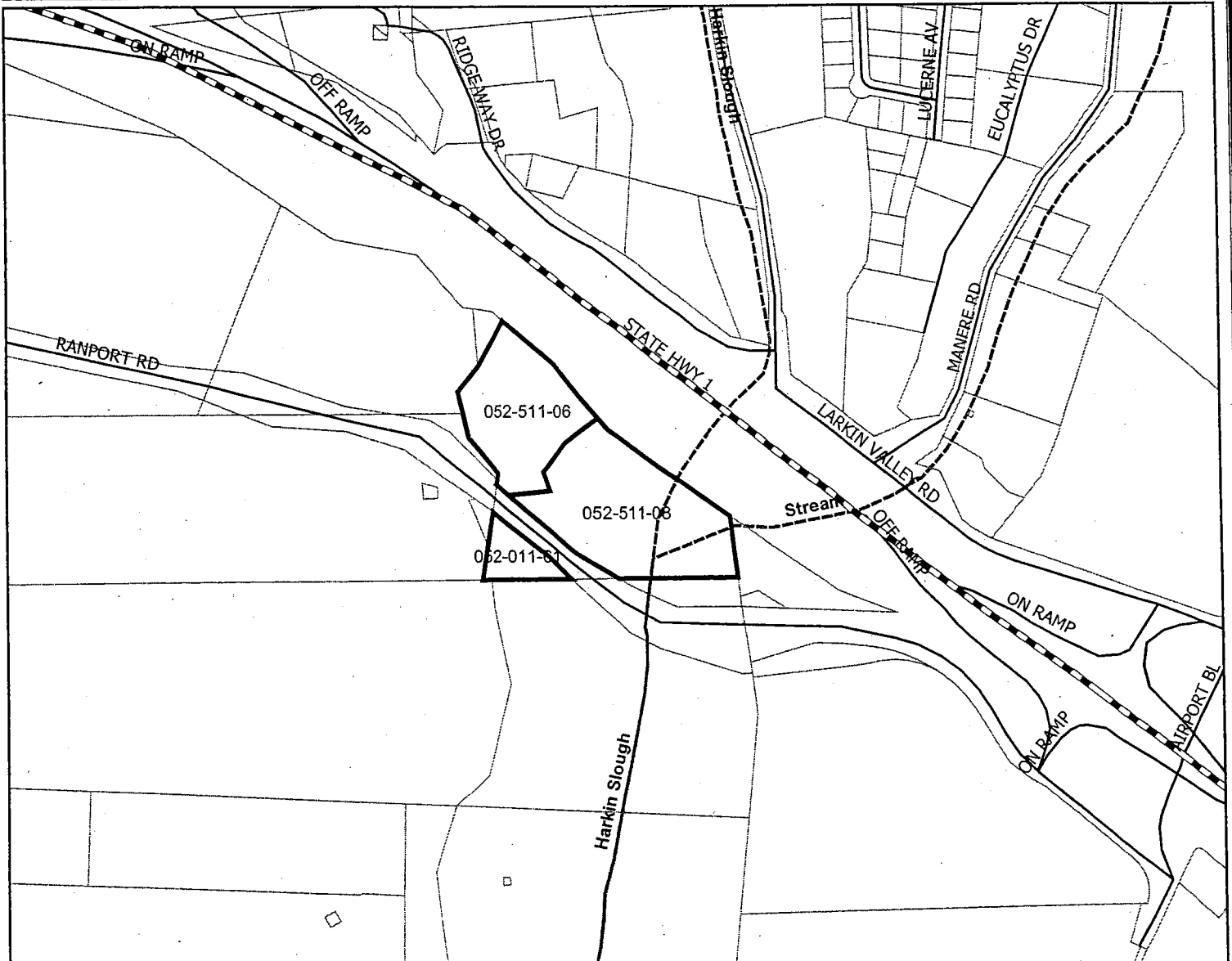
Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 52-51
County of Santa Cruz, Calif.
Oct. 1956





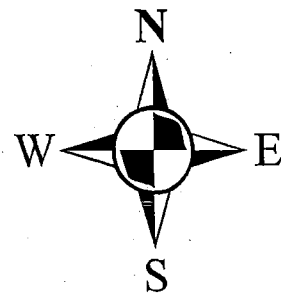
Location Map



1,750 875 0 1,750 Feet

Legend

-  Parcels
-  State Highways
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM

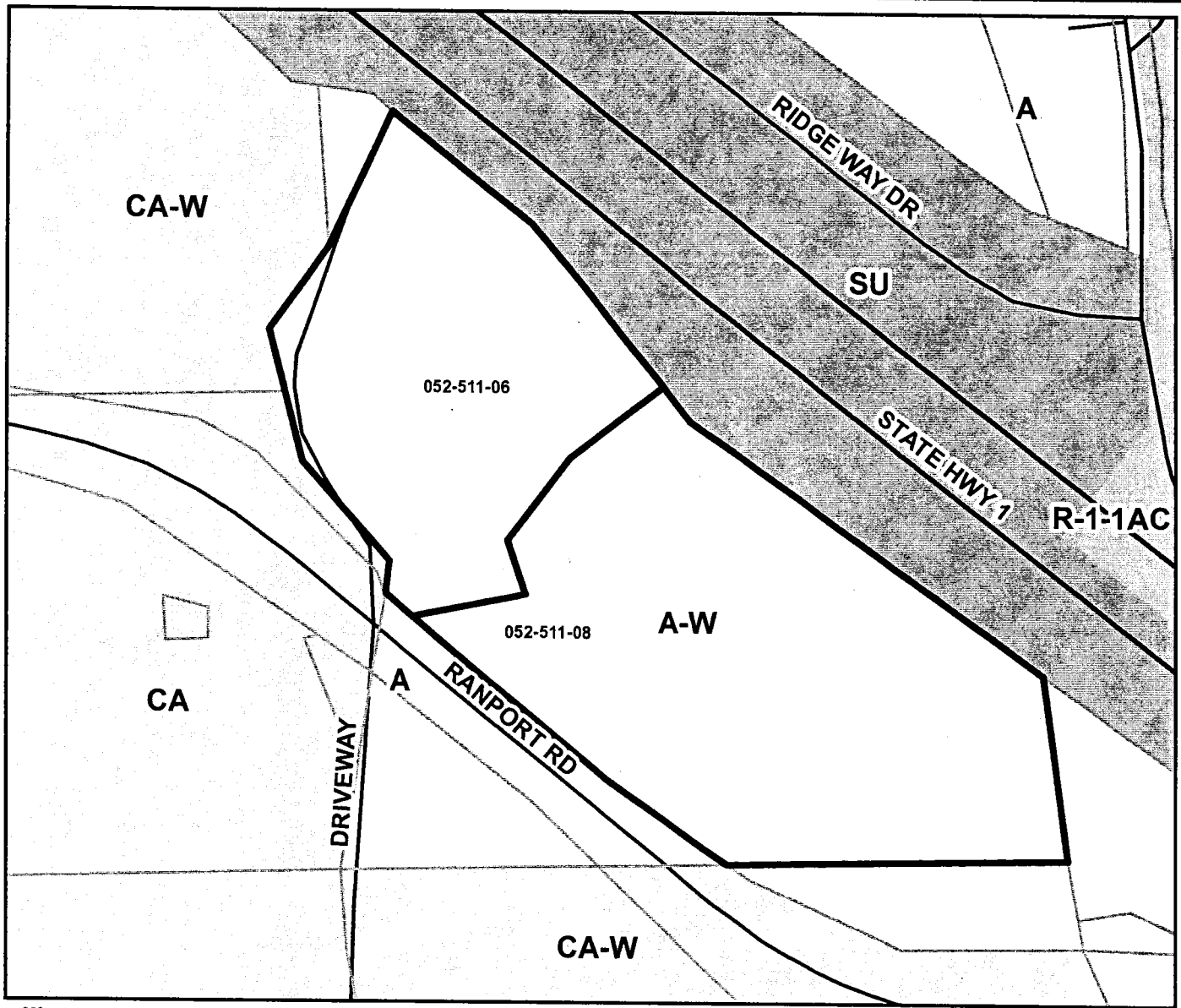


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Planning Department
February 2005

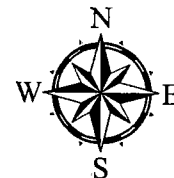
EXHIBIT E



Zoning Map



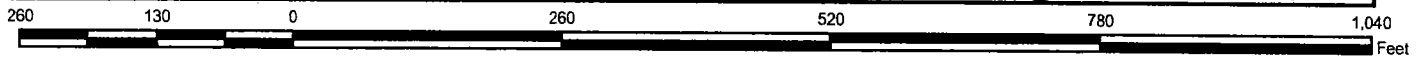
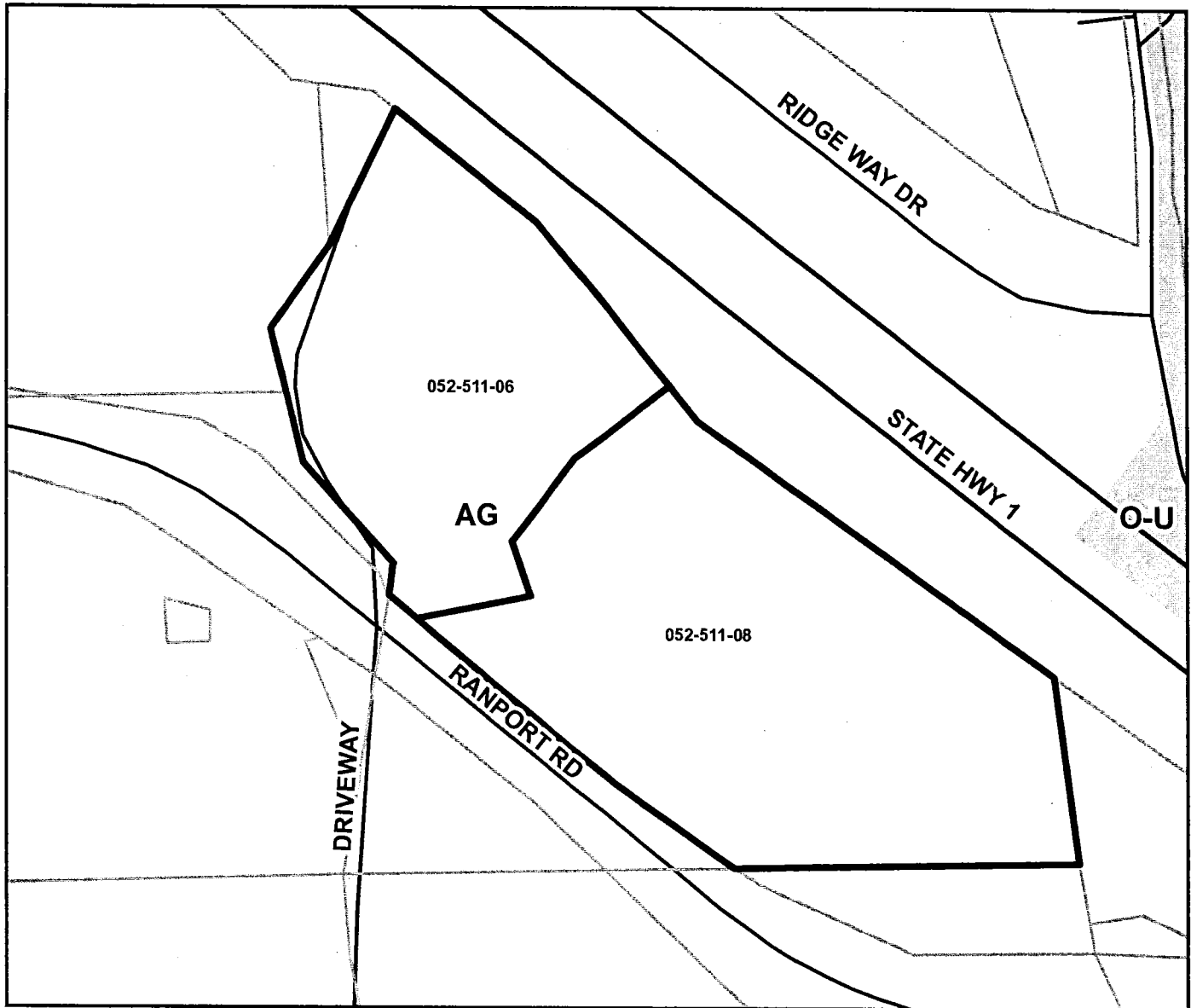
- LEGEND**
- APN: 052-511-08
 - APN: 052-511-06
 - Assessors Parcels
 - Streets
 - State Highways
 - AGRICULTURE
 - AGRICULTURE COMMERCIAL
 - RESIDENTIAL-SINGLE FAMILY
 - SPECIAL USE










Map Created by
County of Santa Cruz
Planning Department
October 2011

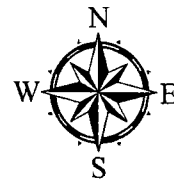


General Plan Designation Map



LEGEND

-  APN: 052-511-08
-  APN: 052-511-06
-  Assessors Parcels
-  Streets
-  State Highways
-  Agriculture
-  Urban Open Space



Map Created by
County of Santa Cruz
Planning Department
October 2011



COUNTY OF SANTA CRUZ

Planning Department

AGRICULTURAL BUFFER DETERMINATION

Owner: DENNIS WILLIAMS
Address: 1033 LIVE OAK AVENUE
SANTA CRUZ, CA 95062

Permit Number: 05-0062
Parcel Number(s): 052-011-61
052-511-06 and -08

PROJECT DESCRIPTION AND LOCATION

Permit to establish a tree service operation. Requires an Agricultural Buffer Determination to recognize an office within the 200-foot agricultural buffer setback from the southwest adjacent Commercial Agriculture zoned parcel. Property located on Ranport Road, about 1,000 feet north of the Airport Blvd. Exit in Watsonville.

SUBJECT TO ATTACHED CONDITIONS

APAC Approval Date: 10/16/08

Effective Date: 10/30/08

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

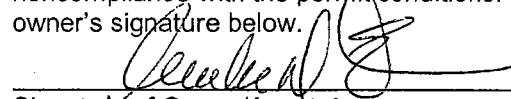
— This project requires a Coastal Zone Permit, which is not appealable to the California Coastal Commission. It may be appealed to the Board of Supervisors. The appeal must be filed within 14 calendar days of action by the decision body.

— 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.

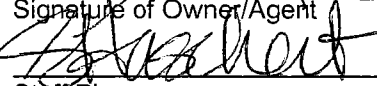
By signing this permit below, the owner agrees to accept the terms and conditions of this permit and to accept responsibility for payment of the County's costs for inspections and all other actions related to noncompliance with the permit conditions. This permit shall be null and void in the absence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



Signature of Owner/Agent

10/16/08

Date



Staff Planner

10/16/08

Date

Distribution: Applicant, File, Clerical

EXHIBIT F

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed commercial structure to APN 052-511-07. 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 all required discretionary and building permits for the proposed use.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A development setback of a minimum of 140 feet from the commercial office building to the adjacent Commercial Agriculture zoned parcel APN 052-011-07.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. All inspections required by the building permit shall be completed to the

satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

- A. All required Agricultural Buffer Setbacks shall be maintained.
- B. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.

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

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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 two years from the effective date listed below or if additional discretionary permits are required for the above permitted project then this permit shall expire on the same date as any subsequent approved discretionary permit(s) unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: 10/16/08
Effective Date: 10/30/08
Expiration Date: 10/30/10

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



clean
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

February 23, 2005

Hamilton Swift Land Use
1509 Seabright Avenue, Suite A1
Santa Cruz, CA 95060

**SUBJECT: Archaeological Reconnaissance Survey for APNs 052-011-61,
052-511-06, and 052-511-08**

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcels referenced above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-3372 if you have any questions regarding this review.

Sincerely,

Elizabeth Hayward
Planning Technician

Enclosure

Santa Cruz County Survey Project

Exhibit B

Santa Cruz Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources Reconnaissance Report

Parcel APN: 052-011-61;
052-511-06; -08 SCAS Project number: SE-05-1012

Development Permit Application No. 05-0062 Parcel Size 8.8616 AC (EMIS)

Applicant: HAMILTON SWIFT

Nearest Recorded Cultural Resource: CA-SCR-152 ~1.3 mi SW

On 2/21/05 (date) 13 (#) members of the Santa Cruz Archaeological Society spent a total of 1.0 hours on the above described parcel for the purpose of ascertaining the presence or absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of cultural resources where soil was obscured by grass, underbrush, or other obstacles. No core samples, test pits or any subsurface analysis was made. A standard field form indicating survey methods, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, Aptos, CA 95003, (831) 479-6294, or email redwards@cabrillo.edu.

Biotic Resources Group

Biotic Assessments ♦ Resource Management ♦ Permitting

July 19, 2007

Dennis Williams
Williams Tree Service
1485 Ranport Road
Watsonville, CA 95076

**RE: Results of Rare Plant Surveys, William Tree Service Yard, Ranport Road,
Watsonville (APN's 052-011-61, 052-511-06 and 08)**

Dear Mr. Williams,

The Biotic Resources Group has conducted a survey of the Williams Tree Service property on Ranport Road in Watsonville. The survey was focused on the presence of special status plant species, in particular San Francisco popcorn flower (*Plagiobothrys diffusus*), Santa Cruz tarplant (*Holocarpha macradenia*), robust spineflower (*Chorizanthe robusta* var. *robusta*) and Monterey spineflower (*C. pungens* var. *pungens*), as requested. The findings of this survey are described herein.

Survey Methods

Site surveys were conducted periodically during spring 2007. Site visits were made in April, May, June and July 2007 to assess the proposed development area for potential rare plant habitat and presence/absence of special status plant species. The proposed development area (service yard and associated use areas) was traversed on foot to identify botanical resources and habitat conditions. In addition, the California Natural Diversity Database, RareFind 2 (CNDDB 2007) and the California Native Plant Society's (CNPS) Electronic Inventory (2007) were searched for records of special status species in the project vicinity.

The field surveys were conducted during the blooming period for the four special status species, as well as most other plant species. Individuals of San Francisco popcorn flower, Santa Cruz tarplant, Monterey spineflower, and robust spineflower from known locations were field checked prior to the surveys to confirm each species was in flower and readily identifiable.

Existing Habitat Types

The property supports willow riparian woodland along the property line that abuts Highway 1, the eastern portion of the property, and on lands to the south of Ranport Road. The riparian woodland, including in-stream wetlands, is associated with two arms of Harkins Slough. The property also supports groves of non-native landscape trees, ruderal (weedy) scrub, scattered oaks and non-native grassland.

The ruderal scrub, tree groves, and grassland areas were the focus of the assessment for special status plant species. These areas are dominated by non-native grasses, including wild oat (*Avena* sp.), ripgut brome (*Bromus diandrus*), Italian ryegrass (*Lolium multiflorum*), rattail fescue (*Vulpia myuros*), Bermuda grass (*Cynodon dactylon*), and soft chess (*Bromus hordeaceus*). Non-native

forbs were also observed and include English plantain (*Plantago lanceolata*), red-stemmed filaree (*Erodium cicutarium*), wild radish (*Raphanus sativa*), narrow-leaved clover (*Trifolium angustifolium*), long-beaked filaree (*Erodium botrys*), hairy cat's ear (*Hypochaeris radicata*), bur clover (*Medicago polymorpha*), slender vetch (*Vicia sativa* var. *nigra*), poison hemlock (*Conium maculatum*), mallow (*Malva* sp.), wild mustard (*Brassica* sp.), ice plant (*Carpobrotus edulis*), and bristly ox-tongue (*Picris echioides*). Native plant species are limited; deerweed (*Lotus scoparius*), bracken fern (*Pteridium aquilinum*), coyote brush (*Baccharis pilularis*), and coast live oak (*Quercus agrifolia*) were observed.

Special Status Species

San Francisco popcorn flower grows in mesic areas on coastal terraces. An early blooming species, this species would have been detected at the April 2007 field visit. No individuals were detected.

The two spineflower species (robust and Monterey) prefer open, sandy substrate areas. As annual species, they require relatively open areas for successful seed germination and plant growth. Occurrences of these two species are known from the greater Aptos area. No individuals of spineflower were observed within the survey area during the April, May or June 2007 surveys.

The Santa Cruz tarplant grows on coastal terraces, preferring relatively open and short-grass conditions. The July 2007 survey period was conducted during the blooming season of this summer-blooming annual species. No individuals were detected.

No other special status plant species were observed, nor are predicted, to occur on the subject property.

Summary of Potential Impacts to Special Status Species

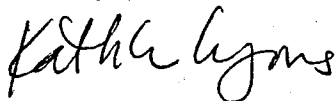
☒ None identified.

Recommendations

☒ None identified.

Please call me if you have any questions on these findings.

Sincerely,



Kathleen Lyons
Principal/Plant Ecologist

CC: Charlie Eadie, Hamilton – Swift Land Use and Development, Inc.

Biotic Resources Group

Biotic Assessments ♦ Resource Management ♦ Permitting

Williams Tree Service Property
(APN 052-51106, 08 and 052-011-61)
1400 Ranport Road
Watsonville, CA

Biotic Report

Prepared for
Williams Tree Service

Prepared by:
Biotic Resources Group
Kathleen Lyons, Plant Ecologist

With

Dana Bland & Associates
Dana Bland, Wildlife Biologist

November 14, 2008

INTRODUCTION

The Williams Tree Service project site encompasses three parcels (APN 052-511-06, 08 and 051-011-61) in the southern portion of Santa Cruz County. The parcels are accessed from Ranport Road, a public roadway located between Buena Vista Drive and Airport Boulevard. The three parcels encompass approximately 10.5 acres and are located in an unincorporated portion of the County that is within the Highway 1 scenic corridor and the coastal zone (Figure 1).

Williams Tree Service proposes to obtain a current development permit from the County for the property to include the use of two parcels for their tree company business. The tree company business has existed at the site for five years, and the site was previously used for agricultural support services for over 30 years. Presently, the upper portion of the site (APN 052-511-06) supports a shop/warehouse and storage buildings. Current activities on the lower portion of the site (APN 052-511-08) include downed tree storage, mulching activities and mulch storage. Residential trailers and animal husbandry (i.e., geese and dog pens) also occur on this parcel. Parcel APN 052-011-61 is a small triangular parcel located west of Ranport Road. It is undeveloped.

The purpose of this report is to evaluate potential impacts to sensitive habitats, plants and wildlife of the current land use and continuation of this current land use.

Project Description

The two parcels east of Ranport Road consist of 9.8 acres in an upper and lower area. The site is completely surrounded by existing chain link fence, with three gates. The existing asphalt and gravel roads and parking encompass approximately 3,000 linear feet. There are monitoring wells that belong to Shell Oil Company pursuant to a completed toxic clean-up and closure plan. Tree service activities (i.e., wood storage and chipping) occur in the lower area, while the upper area is utilized primarily for equipment storage, with some storage of chip material. The upper area includes a 3,000 square foot structure that once was used for light manufacturing, which now serves as a warehouse, workshop and storage area for equipment and materials. There are several portable sea/land containers, also used for storage. There is an out-building on the sloped portion of the site for storage that is 1,230 square feet. The lower area includes the small office building, which is 672 square feet, and gravel parking areas.

A 5,000 gallon water tank is located on the upper portion of the property and is used primarily as supplemental water storage for fire suppression purposes and is connected to a fire hydrant located downhill at the gate. Water is provided by a well on the upper parcel, located near the asphalt driveway to the warehouse building, and the site is served by a pre-existing septic system.

The two parcels support existing landscaping. Williams Tree Service has received verbal permission from Caltrans to plant redwoods within the Caltrans right-of-way. To date, approximately 60 redwoods have been planted to screen the site and enhance views from Highway 1; more trees will be planted in the future. Additional redwood plantings occur along Ranport Road as a replacement for dying cypress trees. In addition, tree and shrub plantings will occur within the 50-foot creek setback area. These plan features are depicted on Sheets T and S1-6, as prepared by Drafting on the Run, April 2007.

The proposed project establishes a 50-foot riparian setback between tree company activities and the main stem of the creek (upper portion of Harkins Slough) that traverses the lower parcel (052-511-08). The

project area also encompasses a small creek that enters Harkins Slough near the lower parcel's southern property line.

The Biotic Resources Group and Dana Bland & Associates assessed the biotic resources of the project site in 2005, 2007 and 2008. The focus of the assessment was to identify sensitive biotic resources on the parcels and evaluate the proposed activities relative to such resources.

Specific tasks conducted for this study include:

- Characterize and map the major plant communities on the three parcels;
- Identify sensitive biotic resources, including plant and wildlife species of concern, on the parcels and within areas proposed for development activities,
- Evaluate the potential effects of the proposed project activities on sensitive biotic resources and recommend measures to avoid or reduce such impacts.

Intended Use of this Report

The findings presented in this biological report are intended for the sole use of Williams Tree Service, their representatives, and the County of Santa Cruz in evaluating the proposed development activities for the three parcels. The findings presented by the Biotic Resources Group in this report are for information purposes only; they are not intended to represent the interpretation of any State, Federal or County law or ordinance pertaining to permitting actions within sensitive habitat or endangered species. The interpretation of such laws and/or ordinances is the responsibility of the applicable governing body.

IMPACT AND MITIGATION DISCUSSION

IMPACT CRITERIA

The thresholds of significance presented in the California Environmental Quality Act (CEQA) were used to evaluate project impacts and to determine if the proposed development of the single-family residence poses significant impacts to biological resources. In addition, Santa Cruz County Code was also used to develop the significance criteria. For this analysis, significant impacts are those that substantially affect either:

- A species (or its habitat) listed or proposed for listing by State or Federal governments as rare or endangered;
- Breeding/nesting habitat for a State species of special concern;
- Substantially effect wildlife movement corridors;
- A plant considered rare (i.e., List 1B) by CNPS (none identified on site);
- A habitat regulated by State or Federal law (e.g., riparian woodland);
- A habitat recognized as sensitive by Santa Cruz County (e.g., riparian woodland);
- A habitat recognized as sensitive by CDFG (e.g., riparian woodland).

POTENTIAL IMPACTS AND RECOMMENDED MITIGATION MEASURES

The proposed continuation of tree service activities on the project site which have existed for the past five years was evaluated for its potential direct and indirect impacts to biotic resources. Impacts to sensitive habitats/resources were considered potentially significant.

Impacts to Sensitive Habitats. The project proposes continued use of two of the three parcels for tree company operations, as well as improvements to an existing man-made drainage swale. The project proposes to maintain a 50-foot setback from Harkins Slough and proposes that this buffer be revegetated with native trees and shrubs. The project also includes preservation of the riparian woodland that occupies the Harkins Slough floodplain and the parcel west of Ranport Road. The proposed project is not expected to directly or indirectly affect the riparian woodland along this portion of Harkins Slough with implementation of the following measures:

Measure BIO-1. Install a permanent fence along the 50-foot riparian setback line. The fencing shall be maintained and inspected periodically for damage and proper functioning. The existing paved access road and gate at Ranport Road can be retained within the 50-foot setback area. All existing tree services equipment, tree logs and other debris should be removed from the setback area. Wood chips can be retained only where they are used as mulch between plantings (see BIO-2). As per County Code the setback should be measured from the bank full flow line of the creek; the location of this line is depicted on the plan by DeWitt and Associates, October 2007.

Measure BIO-2. Plant riparian trees and shrubs within the 50-foot riparian setback to provide a buffer between the creek and the nearby tree service activities. The planting should consist of locally native plant materials that are compatible with the adjacent riparian woodland vegetation. Tree and shrub plantings shall be limited to native species already present at the project site or those growing within the Harkins Slough watershed. The plantings should be irrigated and

maintained during a 5-year maintenance and monitoring period. During Years 1-5, tree and shrub plantings shall achieve a minimum 80% survival rate with a health rating of "good" or better for the revegetation to be deemed successful. Table 4 lists species suitable for the setback area and the approximate spacing. All planting stock should be derived from local sources and grown at a native plant nursery that carries stock from the Harkins Slough or Watsonville Slough watershed; plants can also be contract grown for the project site by a native plant nursery.

Prior to planting native trees and shrubs, the occurrences of invasive, non-native plant species that occur within the riparian setback area should be removed. These species will need to be periodically removed/controlled during the life of the project. Species to be removed include, but are not limited to: poison hemlock, bull thistle, Italian thistle, Bermuda grass, French broom, periwinkle, acacia, and Himalaya berry.

The progress of the revegetation should be monitored annually for five years, with monitoring results submitted to the County by December 31 of each monitoring year. Monitoring results should include plant survival rates (by species), photographs of the buffer area that document the progress of the revegetation, and identification of any remedial measures needed (i.e., re-planting to meet 80% plant survival rate, modifications to irrigation program, additional removal of invasive species.).

Table 4. Recommended Planting List for Riparian Setback Area, Williams Tree Service

Common Name	Scientific Name	Average Spacing
Coast Live Oak	<i>Quercus agrifolia</i>	15' o.c.
Blue Elderberry	<i>Sambucus mexicana</i>	15' o.c.
California Buckeye	<i>Aesculus californica</i>	15' o.c.
Box Elder	<i>Acer negundo</i>	15' o.c.
California Rose	<i>Rosa californica</i>	8' o.c.
Flowering Currant	<i>Ribes sanguineum</i>	8' o.c.
Toyon	<i>Heteromeles arbutifolia</i>	8' o.c.
Coffee Berry	<i>Rhamnus californica</i>	8' o.c.
Coyote Brush	<i>Baccharis pilularis</i>	8' o.c.
Snowberry	<i>Symphoricarpos albus</i>	8" o.c.
Mugwort	<i>Artemisia douglasiana</i>	8" o.c.
California Figwort	<i>Scrophularia californica</i>	4' o.c.

Measure BIO-3. Voluntarily implement measures to prevent/control the spread of Sudden Oak Death. If evidence of the fungus responsible for Sudden Oak Death (*Phytophthora* sp.) is detected on the property or on wood brought to the site, Williams Tree Service will voluntarily implement measures to prevent/control the spread of this fungus both on and off-site. Williams Tree Service will be responsible for implementing the most current disease-preventing measures for the use, storage and/or transporting of oak firewood as a means of minimizing the spread of the disease with the County and the State of California. Preventative and treatment measures will also be implemented as recommended. Current information on this disease and recommended treatments is available through the University of California Cooperative Extension, Sudden Oak Death website (<http://cemarin.ucdavis.edu>).

Measure BIO-4. Do not use invasive, non-native plant species for landscaping. Williams Tree Service should not utilize invasive, non-native plant species for landscaping. Plant species that should not be used on the site include all plants recognized by California Invasive Plant Council (Cal-IPC). This list includes: all brooms (i.e., French broom, Spanish broom and Scotch broom), periwinkle (*Vinca* sp.), Cape (or German) ivy, English ivy, Algerian ivy, acacia (all kinds), eucalyptus (all kinds), cotoneaster, and pyracantha. A full list of prohibited species is found on www.cal-ipc.org.

Impacts to Sensitive Wildlife Resources. The area currently occupied by the Williams Tree Service company has been in operation for the past five years, and prior to that was used for agricultural support services, such as equipment and chemical storage areas, for at least 30 years. This site has been in constant use for decades, and as such, has provided no or very little habitat for native wildlife within the operational areas. The highest value wildlife habitat on site is the riparian corridor and open water of this portion of Harkins Slough, as shown on Figure 2. As discussed above, the riparian canopy provides valuable habitat for migrating birds and the waters of the Harkins Slough provide valuable habitat to both aquatic and terrestrial species. This project includes establishment of a minimum 50-foot wide vegetated buffer between the tree service activities and the riparian area of Harkins Slough. This would provide a beneficial effect to wildlife compared to existing and previous conditions at the site.

The landscaped, ruderal, and small oak groves habitats on the Williams Tree Service property do not provide habitat for special status wildlife species. The soils are compacted from decades of equipment use and materials storage. The bare areas, wood chip piles, storage buildings, roads, and other facilities do not provide suitable habitat for any special status wildlife species.

The riparian habitat on the property may provide occasional forage and movement corridor California red-legged frog and western pond turtle, as well as nesting habitat for several special status birds as described in Table 3. However, these species are not expected to reside in the operational areas of the property. Both the frog and turtle are capable of traversing openings within the operational area during seasonal movements between suitable habitat areas, but it is considered unlikely that they would traverse the site on any regular basis because the riparian corridor along Harkins Slough provides these species suitable cover and there are no ponds on adjacent areas that would attract the frog or turtle causing them to cross this property. If special status birds nest in the riparian corridor, it is reasonable to expect that they choose nest sites with enough visual screening from the adjacent site use, and that they can tolerate the operation noise. Providing the 50 foot buffer as described above would help protect the riparian habitat along Harkins Slough that traverses this property, and would be beneficial to protecting water quality of this portion of the slough, an additional screening for the riparian habitat, and any special status species that may occur there.

The continued use of the Williams Tree Service property is not expected to cause significant impacts to any special status wildlife species.

LITERATURE CITED AND REFERENCES

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- California, State of, Department of Fish & Game. 2003. The Vegetation Classification and Mapping Program, List of California Terrestrial Natural Communities Recognized by the CNDDB. September 2003.
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- USDA, 1974. Soil Survey of Santa Cruz County, California. United States Department of Agriculture, Soil Conservation Service in cooperation with University of California Agricultural Experiment Station.
- USGS. 1980. Watsonville West, California 7-1/2 minute topographic quadrangle.



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

April 19, 2011

NAME Dennis Williams
ADDRESS 1485 Rampart Road
CITY Watsonville, CA 95076

APN: 052-011-06
Situs: 1485 Rampart Road
App #: 05-0062

Dear: Mr. Williams

The review of your biotic report by Biotic Resource Group, dated November 14, 2008, has been completed. Regarding listed plant species, the County concurs with the report regarding special status plant species and finds that there is no concern for potential impacts due to the continued use of the subject parcel.

Regarding listed animal species, the report identifies the potential for three listed species to be present in within the riparian habitat adjacent to the operational area; Santa Cruz long-toed salamander (SCLTS), western pond turtle (WPT), and California red-legged frog (CRLF). The salamander is least likely to be present, while the pond turtle and red legged frog may use the riparian habitat for foraging and refuge. The County concurs with the report presumption that WPT and CRLFs are present in the riparian habitat, that the riparian habitat hosts special status bird species, and that SCLTS are not presumed to be on site.

Regarding the habitat on site, the County is in general concurrence with the report, with the noted exception that the report identifies the area within 50 feet of the slough as a riparian set-back. The county code defines lands within 50 feet of a perennial stream as riparian corridor.

Biotic Report Approval:

The primary purpose of this report is to help rectify a violation recorded on the subject parcels in 2003 for the use of a contractor's yard without a permit. During the principal application review, County staff noted the presence of the riparian corridor and potential wetland on site. On April 4, 2011, Robert Loveland and I visited the site in preparation for this biotic report review. At that time we determined that the operational area of the site was not wetland, and that the 50-foot riparian corridor on the operational side of the channel was devoid of most native vegetation. We discussed with the property owner and his agent the restoration of the 50-foot corridor. While the Williams Biotic Report Review

clearing of vegetation to the edge of a stream is a violation of the county code section 16.30.080 of the riparian and wetland protection ordinance, the site was not red tagged for this disturbance. The area within the 50-foot riparian corridor was also covered in at least 6-inches of woodchip mulch. This is also a violation of county code section 16.22.070, runoff control. This code section states that no earth or organic material shall be deposited or placed where it may be directly carried into a stream, marsh, slough, lagoon, or body of standing water. The submitted biotic report recommends replanting with native riparian species the 50-foot riparian corridor. Restoration of this reach, following the recommendations of the report, and the following conditions, will resolve these issues.

Prior to consideration of the use permit:

1. The applicant shall submit a restoration plan that incorporates the four recommendations of the biotic report, and includes the following additional measures:
 - A. Prior to planting, all woodchip mulch and imported soil shall be removed from the riparian corridor.
 - B. Outside of the 50-foot riparian corridor, a berm shall be created to ensure woodchip mulch and other soils do not migrate into the riparian corridor. The berm shall have gaps to ensure proper drainage of the operational area.
 - C. The annual monitoring reports shall be submitted care of the Environmental Coordinator.
2. The site plans shall indicate an open type fence along the boundary of the riparian corridor that will allow free access by wildlife but that will prevent accidental incursion. The property owner shall install the fence prior to exercising any approvals and shall maintain it over time;
3. The applicant shall submit a map at the scale of 1" = 20' or better that shows the area to be restored. The map shall designate all property within the restoration area and the established riparian corridor to be a "no disturbance biotic resource protection area". The map shall be approved by Environmental Planning staff;
4. Landscaping shall be with native plants, preferably grown from native stock propagated from on site vegetation. A landscape plan shall be included in the restoration plan to be reviewed and approved by Environmental Planning staff;

Once the use permit has been granted, the following conditions must be met:

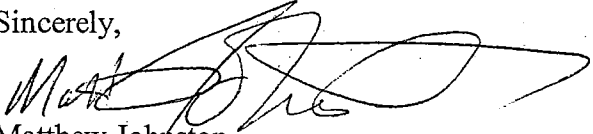
1. A Declaration of Restriction acknowledging the above listed conditions, including an exhibit showing the "no disturbance biotic resource protection area", shall be recorded on the property deed. A copy of the Declaration will be provided to you once the use permit has been approved. The owner shall have 30 days to submit proof of recordation of the Declaration.
2. It shall be made a condition of the use permit that the property owner shall have one year to fully implement the restoration plan. If the restoration plan is not fully implemented

Williams Biotic Report Review

within one year of the issuance of the use permit, that permit shall go void.

Please call me if you have any questions about this letter. A copy will also be sent to the project planner so that the conditions can be properly incorporated into the use permit.

Sincerely,

A handwritten signature in black ink, appearing to read 'Matthew Johnston', with a long horizontal flourish extending to the right.

Matthew Johnston
Environmental Coordinator

CC: Samantha Haschert, Project Planner
Robert Loveland, Resource Planner

From: Kent Edler
Sent: Tuesday, August 16, 2011 1:49 PM
To: 'kwilli4468@aol.com'
Cc: Robert Loveland; Samantha Haschert
Subject: Williams Tree Service

Hi Kenn,

After our conversation this morning I spoke with Bob and Samantha. Bob, Samantha and I all agree that if the care taker's unit is moved out of the 100-year floodplain (AE Zone) then that resolves the FEMA issues with that structure.

Additionally, if the pavement area that we spoke about has existing pavement then it does not need to be removed. You indicated that you would provide a picture of that area. If it's easier, Bob can revisit the site to confirm the asphalt is existing.

Thanks,

Kent Edler, P.E.
Senior Civil Engineer
County of Santa Cruz Planning Department
kent.edler@co.santa-cruz.ca.us
831-454-3168

MEMORANDUM

Date: January 13, 2011

To: Samantha Haschert

From: Bob Loveland (Environmental Planning)

Re: Application 05-0062 (William's Tree Service)

Completeness Comments:

- A. A biotic report, dated 11/14/08, was submitted on the 3rd Routing but payment to review the report was never provided. The fee to review the report is approximately \$1,541. The report will not be formally reviewed until payment is made.

NOTE: Additional "Completeness" or "Misc" comments may be forthcoming after the biotic report has been reviewed.

- B. A wetland determination/delineation may be required for this site. The County Biologist will make the final decision on whether one is required or not.

Misc. Comments:**Conditions of Approval:**

- A. Portable trailers, dumpsters and equipment shall be placed outside the Federal Emergency Management Agency (FEMA) flood mapped areas at all times.
- B. Split rail fencing shall be placed and maintained near the riparian corridor to clearly identify the riparian buffer. The area within the protected riparian zone shall be maintained free of non-native vegetation.
- C. No trees shall be processed on-site that are infected with "Sudden Oak Death Fungus"

COUNTY OF SANTA CRUZ

INTER-OFFICE MEMO

DATE: 1/14/2011

TO: Samantha Haschert, Planning Department

FROM: Gerry Vargas, Storm Water Management Section

SUBJECT: Application 05-0062

Application has been approved for the discretionary stage in regards to drainage. The approval is conditioned upon no modifications to the existing drainage system.

Conditions of approval:

\$1.08

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.07 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, surveys records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.

A recorded maintenance agreement ~~will~~ be required for the proposed retention system. Please contact the County of Santa Cruz Recorder's office for appropriate recording procedure. The maintenance agreement form can be picked up from the Public Works office or can be found online at: <http://www.dpw.co.santa-cruz.ca.us/Storm%20Water/FigureSWM25.pdf>

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

FEES REQ'D FOR 6721 MODULAR OFFICE.



DEPARTMENT OF RESOURCES RECYCLING AND RECOVERY

801 K STREET, MS 19-01, SACRAMENTO, CALIFORNIA 95814 • (916) 322-4027 • WWW.CALRECYCLE.CA.GOV

June 2, 2011

Dennis Williams
Williams Tree Service
1033 Live Oak Avenue
Santa Cruz, CA 95062

Subject: Site Inspection, Williams Tree Service Chipping and Grinding Operation

Dear Mr. Williams:

Department of Resource Recycling and Recovery (DRRR or CalRecycle), formerly the California Integrated Waste Management Board (CIWMB), visited your property located at 1400 Rampart Road, Watsonville, on May 11, 2011. The purpose of the site visit was to determine if the site meets the regulatory definition of either a "compostable materials handling operation" or a "chipping and grinding operation". Thank you for your cooperation and assistance during the inspection.

The property is currently used as the business location for Williams Tree Service Inc (WTS), including stockpiling of woodchips and logs and storage of trucks, tractors, and other ancillary equipment associated with the tree service business. Chipping and grinding of green material and wood waste is apparently no longer taking place at this location and storage of woodchips appears to be incidental to the tree service business.

On September 14, 2010, I returned your original November, 2006 Enforcement Agency notification form submitted to our agency because I was notified by the County of Santa Cruz that the Planning Department had abandoned the pending land use permit application and ordered WTS to immediately cease operation of any business activity.

On the day of my inspection, I took temperatures of the five piles of wood chips stored on site. Each stockpile was measured at 82 degrees F. or less. The operator and I estimated that between 500 and 800 cubic yards of wood chips are currently stored on site.

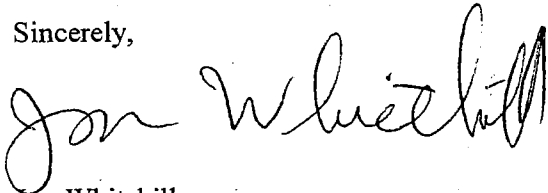
Therefore, whereas material is currently not processed on site; and whereas the temperature of the material is maintained at below 122 degrees F.; and whereas, the stored material is incidental to the tree service business; your operation is not subject to CalRecycle regulations at this time. This determination does not preclude or supersede any other State or local requirements, including any orders, permits, or enforcement actions by the County of Santa Cruz.

Please continue to maintain stockpiled woodchips and other organic material below 122 degrees F. Contact me immediately if you plan to resume operation of a "chipping and grinding operation" at this location. You will need to complete and resubmit a new Notification form (attached) if you plan to process, handle, or store wood chips or other "compostable materials" on your property.

Also, please be aware that stockpiling of wood chips or other "compostable material" onto land for a combined period of time greater than six months may be considered "disposal" [Title 14 Section 17852(a)(15)].

If you have any questions, please call or email me at (916) 341-6403 or jon.whitehill@calrecycle.ca.gov.

Sincerely,



Jon Whitehill
Compliance and Enforcement Division

Please note that correspondence for staff of the Waste Compliance and Mitigation Program should continue to be sent to 1001 I Street, P.O. Box 4025, Sacramento, CA 95812. Correspondence specifically for the attention of the Director of CalRecycle should be sent to the address in the letterhead of this letter.

Attachments:

Title 14 Regulations, Sections 17852 (applicable definitions)
Blank EA Notification Form No. CIWMB 169

cc (w/ attachments):

County of Santa Cruz - Planning Department
Attn: Samantha Haschert, Project Planner, Development Review
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

County of Santa Cruz - Planning Department
Attn: Jacob Rodriguez, Code Compliance
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060



MONTEREY BAY

Unified Air Pollution Control District
serving Monterey, San Benito, and Santa Cruz counties

AIR POLLUTION CONTROL OFFICER
Douglas Quetin

24580 Silver Cloud Court • Monterey, California 93940 • 831/647-9411 • FAX 831/647-8501

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County Cities

George Worthy
South Monterey
County Cities

April 29, 2008

Mr. Steve Guiney, Project Planner
County of Santa Cruz Planning Dept.
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Sent Electronically to:
pln950@co.santa-cruz.ca.us
Original Sent by First Class Mail.

SUBJECT: WILLIAMS NURSERY AND LUMBER MILL

Dear Mr. Guiney:

The Air District submits the following comments for your consideration:

Stationary and Portable Equipment

Please contact Lance Ericksen, Engineering Manager, to determine if any equipment to be used in the project is subject to District permitting or registration requirements. Mr. Ericksen may be reached by calling 647-9411.

Fugitive Dust from Project Activities

- ♦ Haul trucks shall maintain at least 2'0" of freeboard.
- ♦ Cover all trucks hauling dirt, sand, or loose materials.
- ♦ Plant vegetative ground cover in disturbed areas as soon as possible.
- ♦ Cover inactive storage piles.

Thank you for the opportunity to comment.

Sincerely,

Jean Getchell
Supervising Planner
Planning and Air Monitoring Division

cc: Lance Ericksen, Engineering Division

Joan Vanderhoeven

From: Dan Carl [dcarl@coastal.ca.gov]
Sent: Monday, February 07, 2005 11:26 AM
To: Joan Vanderhoeven
Subject: 05-0062 (williams)

Hi Joan,
Just took a quick peek at this. Wondering if this is the site that is currently occupied with what appears to be some similar type of development (lumber, storage, etc.). Is this a request for full or partial after-the-fact recognition? My bearings may be off, but my recollection is that there is an existing operation in the viewshed at that location. In any case, if you are sending a filing letter, and you haven't already requested, it would be good to get some photo or perspective drawing simulations of what is being proposed as seen from the Highway (if you do, please ask them to send a copy here). Will try and look at this more closely in near term future.
Thanks...
Dan