



## Staff Report to the Zoning Administrator

Application Number: **131173**

**Applicant:** Bruce Gibson, Northwest  
Horticulture

**Agenda Date:** October 18, 2013

**Owner:** Anthony & Rebecca Campos

**Agenda Item #:** 1

**APN:** 051-031-47, 051-041-42 and -08

**Time:** 9:00 A.M.

**Project Description:** Proposal for two phases of agricultural development with Phase 1 being the placement of three acres of outdoor, container grown nursery crops on APN 051-041-42 in the location of a demolished greenhouse; the placement of about five acres of outdoor, container grown nursery crops on APN 051-031-47 in the location of another demolished greenhouse; and the placement of about eight acres of outdoor, container grown nursery crops on APN 051-041-08; and Phase 2 being the reconstruction within three years of the demolished greenhouses on APNs 051-031-47 and 051-041-42.

**Location:** Property located on the north side of Whiting Road about 1500 feet southwest of Casserly Road in Watsonville (110 Whiting Road).

**Supervisory District:** Fourth District (District Supervisor: Greg Caput)

**Permits Required:** Requires a Level 5 Use Permit to recognize the placement of greater than one acre of container grown nursery crops on a CA-zoned parcel, a Level 4 Use Permit to reconstruct more than 20,000 s.f. of greenhouses, a Variance to reconstruct the greenhouse on APN 051-041-42 with about a 0-foot setback from the right-of-way where 20 feet is required, and a Categorical Exemption (Classes 2 and 4) from further environmental review under CEQA.

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131173, based on the attached findings and conditions.

### Exhibits

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

## Parcel Information

Property Size:	Three parcels totaling about 35 acres
Existing Land Use - Parcel:	Agriculture
Existing Land Use - Surrounding:	Agriculture, Residential across Whiting Road
Project Access:	Whiting Road
Planning Area:	Pajaro Valley
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Soils report will be required with the reconstruction of the greenhouses.
Fire Hazard:	Not a mapped constraint
Slopes:	0-15%, individual project areas are mostly level
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed as a part of this application
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	DPW, Stormwater Management has accepted proposed drainage plan
Archeology:	Archaeology Report reviewed and accepted January 13, 1998. No evidence found of significant prehistoric cultural resources.

## Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	Well
Sewage Disposal:	Septic
Fire District:	Pajaro Valley Fire Protection District
Drainage District:	Zone 7

## History

The subject property is composed of three Commercial Agriculture (CA) parcels—APNs 051-041-08, 051-041-42 and 051-031-47—which together total about 35 acres and have been commercial greenhouse agriculture for over 30 years. The greenhouse operations gradually increased under use permits 83-1109-U for 24,000 square feet of new greenhouses, 86-506 for an additional 47,520 square feet and 88-0099 for the phased construction/reconstruction of all but two of the greenhouses on APNs 051-041-42 and 051-031-47. Permit 94-0484 allowed for the relocation of the existing 40 foot right-of-way to the easterly property line of 051-041-42 which required a Variance to the street side yard setback to recognize the existing greenhouse.

The current proposal is to allow for two phases of agricultural development. The first phase

would allow for three, five and eight acres of outdoor container grown nursery crops on APNs 051-041-42, 051-031-47 and 051-041-08. The second phase, to be completed within three years, would allow the reconstruction of some of the greenhouses approved under Master Permit 88-0099. Because of their poor condition, those greenhouses are in the process of being demolished under Permit B-131689. The lessee, Northwest Horticulture, wants to preserve the possibility of reconstructing them depending upon the success of the outdoor container crops.

### **Project Setting**

The subject property is located in southern Santa Cruz County on a terraced area above College Lake just before the topography steepens into the Mt. Madonna area of the Santa Cruz Mountains. The surrounding properties are used for commercial agriculture with rural residential properties located to the south and east.

The subject parcels are accessed from Whiting Road. At the entrance to the property is an office/packing house structure which fronts on Whiting Road. On the east side of this building, a right-of-way extends the length of parcel -42's eastern property line and terminates at parcel -47 where another internal driveway provides access to parcel -08. Greenhouses 6 and 7 (see Exhibit D) straddle the property line of parcels -08 and -42.

### **Zoning & General Plan Consistency**

The subject property is composed of three parcels totaling about 35 acres, located in the CA (Commercial Agriculture) zone district, a designation which allows agriculture uses. County Code 13.10.312 requires a Level 5 Use Permit when over an acre of outdoor-grown nursery crops in containers is proposed. The proposed nursery crops in containers and the reconstruction of the greenhouses are allowed uses within the zone district and the zoning is consistent with the site's (A) Agriculture General Plan designation. A Variance is required to allow the reconstruction of the greenhouse on APN 051-041-42 as it is located about 0 feet from the right-of-way where a 20 foot setback is required.

### **Outdoor Nursery Container Crop**

As noted above, a use permit is required for projects involving over an acre of outdoor, container-grown nursery crops. The intent of this requirement is to ensure that the County's high quality agricultural soils are not forsaken in favor of container crops. On parcels 051-041-42 and 051-031-47, no additional native soil will be taken out of production as the area has been used since the 1980s for non-soil dependent greenhouse production. The proposed change is the same type of cultivation that occurred within the greenhouses but will occur outside. No new impacts are anticipated to result from this proposal.

For APN 051-041-08, the proposed eight acres of outdoor-grown container nursery crops is a new area of production. According to the applicant, using the native soils would require massive amounts of soil amendments and intensive land grading. This indicates that the native soils and conditions are not ideal for the type of agriculture done on the subject property. In addition, the parcels' soils are designated as being Type 2 (Limited Agricultural Lands), which indicates that this is not the County's prime soil and there is a limiting factor associated with the soil (County Code 16.50.040). Finally, laying a permeable weed barrier and adding container crops does not

preclude the future use of these parcels for soil-dependant agriculture, should a grower elect to amend the soil and grade the parcels to do so.

### **Greenhouses**

The greenhouses are proposed to be reconstructed as “poly arch” greenhouses (metal-framed structures covered with plastic) in the same location as those that are currently being demolished. A Level 4 permit is required to construct more than 20,000 square feet of greenhouses. The replacement greenhouses will not encroach any further into the setbacks than the greenhouses which are in the process of being demolished. Besides the requested setback variance, the reconstructed greenhouses will meet the 20-foot setbacks required for all yards in the CA zone district. In addition, the greenhouses meet the requirements of County Code 13.10.636(b).

### **Variance**

A Variance is required to reconstruct the greenhouse on APN 051-031-47 because it is located about 0 feet from a right-of-way when the County Code requires a 20-foot setback. Permit 94-0484 authorized a 20-foot wide driveway located along the eastern edge of APN 051-041-42 to be used as the primary access for APN 051-031-47.

Structures on CA-zoned land are required to be set back 20 feet from vehicular rights-of-way. Before the 20-foot right-of-way was approved to be the primary access for parcel -47, it functioned as an internal driveway and no setback from the driveway was required. However, when the driveway was formalized as a right-of-way, the setback became required and the greenhouse was then out of compliance. Because of this, a Variance was included in Permit 94-0484 to recognize the reduced setback. Several special circumstances apply to the subject property which warrant a setback variance (see Exhibit B Variance Findings).

### **California Environmental Quality Act**

The first phase of the project, the placement of over an acre of outdoor container-grown nursery crops, qualifies for a Class 4 (Minor Alterations to Land) Categorical Exemption under the California Environmental Quality Act (CEQA). Projects qualify for this exemption when the proposal is a minor alteration to land, water, and/or vegetation where there is no removal of healthy, mature, scenic trees. For this project, no trees are proposed to be removed and the laying down of permeable cloth and container plants is a minor alteration to land.

The reconstruction of the greenhouses qualifies for a Class 2 Categorical Exemption under CEQA. Class 2 Exemptions are appropriate when a project involves the reconstruction or replacement of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. In this case, the new greenhouses will occupy the same area of the greenhouses being demolished and serve the same function. The CEQA Guidelines do not specify a timeframe during which a project can be considered a reconstruction versus new construction. Because the County’s cessation of use ordinance specifies that a use is retained if it has been in use for three or more of the previous five years (13.10.261), it is reasonable to call the subject project a reconstruction if construction commences within the three years or for a longer period if it is found to be consistent with the permit renewal provisions of County Code 18.10.

## **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 **131173**, 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](http://www.co.santa-cruz.ca.us)**

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# 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: 131173

Assessor Parcel Number: 051-031-47, 051-041-42, & 051-041-08

Project Location: 110 Whiting Road, Watsonville

**Project Description:** Proposal for two phases with Phase 1 being the placement of three acres of outdoor, container grown nursery crops on APN 051-041-42 in the location of a demolished greenhouse; and the placement of about five acres of outdoor, container grown nursery crops on APN 051-031-47 in the location of another demolished greenhouse; and the placement of about eight acres of outdoor, container grown nursery crops on APN 051-041-08; and Phase 2 being the reconstruction within three years of the demolished greenhouses on APNs 051-031-47 and 051-041-42.

**Person or Agency Proposing Project:** Bruce Gibson, Northwest Horticulture

**Contact Phone Number:** (831) 424-8555

- 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).  
E. ☒ Categorical Exemption

Specify type: Class 2

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

Class 2 Categorical Exemption under CEQA. Class 2 Exemptions are appropriate when a project is the reconstruction or replacement of an existing structure where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. In this case, the new greenhouses will occupy the same area of the greenhouses being demolished and serve the same function.

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

  
Annette Olson, Project Planner

Date: 10/9/13

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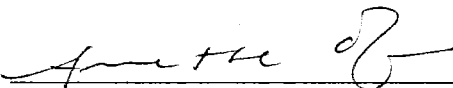
- A. \_\_\_\_\_ The proposed activity is not a project under CEQA Guidelines Section 15378.  
B. \_\_\_\_\_ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).  
C. \_\_\_\_\_ Ministerial Project involving only the use of fixed standards or objective measurements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

Specify type: Class 4

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

Class 4 (Minor Alterations to Land) Categorical Exemption under the California Environmental Quality Act (CEQA). Projects qualify for this exemption when the proposal is a minor alteration to land, water, and/or vegetation where there is no removal of healthy, mature, scenic trees. For this project, no trees are proposed to be removed and the laying down of permeable cloth and container plants is a minor alteration to land.

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



Date: 10/9/13

**Findings Santa Cruz County Code Section 13.10.314(a)**

All Uses. For parcels within the "CA" Commercial Agriculture, the following special findings must be made in addition to the findings required by Chapter 18.10 in order to approve any discretionary use listed under Section 13.10.312 which requires a Level V or higher approval except Agricultural Buffer Determinations:

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

This finding can be made in that the proposed outdoor container crop areas on the three subject parcels and the reconstruction of the greenhouses on parcels 051-031-47 and 051-041-42 will facilitate the operations of a commercial agriculture enterprise that grows nursery crops for sale to retailers. No agricultural resource will be reduced, restricted or adversely affected by this proposal in that both the greenhouses and container crops will not diminish the native soils which could be used with the removal of the greenhouses and outdoor container crops. The subject property has been used as a commercial greenhouse operation since the 1980s and is an important piece of the local commercial agriculture economy.

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

This finding can be made in that the proposed use and greenhouse structures facilitate the use of the parcel as a commercial agricultural operation. The greenhouses and container crops are integral to the use of the property as a commercial agricultural operation.

3. That the use consists of an interim public use which does not impair long-term agricultural viability; and

Not applicable as no public use is proposed.

4. That single-family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

Not applicable as no single-family residential use is proposed.

5. That the use will be sited to remove no land from production (or potential production) if any nonfarmable potential building site is available, or if this is not possible, to remove as little land as possible from production. (Ord. 4094, 12/11/90)

The intent of this application is to facilitate a commercial agriculture operation. Although this proposal is not native soil-dependant, this area could be farmed in the future with the removal of the greenhouses and container crops.



## **Development Permit Findings**

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

This finding can be made, in that the project is located in an area designated for agriculture uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed container nursery crops and greenhouses will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the greenhouse structures will meet all current setbacks to the property line that ensure access to these amenities and the container crops are not required to meet setbacks.

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

This finding can be made, in that the proposed location of the container nursery crops and greenhouses, and the conditions under which they will be operated or maintained, will be consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district as the primary use of the property will continue to be an agricultural operation that meets the current site standards for the zone district, except for the required 20-foot setback from the right-of-way located along the eastern boundary of APN 051-041-42.

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

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

General Plan Objective 5.13 states the goal of maintaining lands— such as the subject parcels— exclusively for agriculture use to prevent the conversion of agricultural land to non-agricultural use. In this case, the proposed reconstruction of the greenhouses and the placement of more than an acre of outdoor container-grown nursery crops is integral to the maintenance of the subject property as a commercial agriculture operation. This proposal will facilitate these lands remaining in agriculture.

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 outdoor container crop areas on APNs 051-041-42 and 051-031-47, until recently, were covered with greenhouses. Since these areas are substantially the same square footage, no additional trips are anticipated to result from this portion of the project. The new area of container crops on -08 will be cared for by existing employees; therefore no

significant increase in daily trips is anticipated to result from this portion of the project. Phase 2 proposes the reconstruction of the greenhouses. Since these reconstructed greenhouses would also be of substantially the same area and intensity of use as the now demolished greenhouses, no additional trips are anticipated to result from this phase of the project. In aggregate, then, this project is not anticipated to generate a significant number of additional trips.

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, although there are some residential properties and one school in the area, the proposed project is located in an area that is primarily used for commercial agriculture. Given that the project is the reconstruction of existing greenhouses and the placement of outdoor container crops, no significant new impacts are anticipated to affect the neighborhood relative to the physical design and land use intensity of the project. This project will have no impact on the dwelling unit densities of the neighborhood as no residential units are proposed.

## Variance Findings

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

This finding can be made, in that several special circumstances apply to the subject property which warrant a setback variance. The first is that all three of the parcels which comprise the subject property are zoned for Commercial Agriculture and have been actively used together as a commercial greenhouse operation since the 1980s. Despite being formalized as a right-of-way to meet the requirements of the County Code under Permit 94-0484, the 20-foot wide right-of-way continues to function as an interior driveway and structures are not required to be setback from driveways. The zone district setback from side property lines is 20 feet, which the greenhouses will meet, so no impacts to the neighbor's light, air or open space are anticipated. In addition, a topographic difference between the subject property and neighboring parcel to the east will further buffer the adjacent property.

The second special circumstance is that since this is a private right-of-way, the property owner controls access to it, and it serves only the subject property. The only traffic anticipated on this right-of-way are vehicles associated with agricultural operation, i.e. not the general public. Those drivers will be well aware of the location of improvements such that a reduced setback to the greenhouses is unlikely to pose a hazard. Vehicular / structure conflicts have not been a problem in the past decades and are not anticipated to be one in the future. In addition, this right-of-way will never be extended to serve additional parcels and therefore the number of vehicles travelling on this road is unlikely to increase significantly in the future.

Finally, the reduced setback avoids removing agricultural land from production. If the 20-foot setback were required when each greenhouse is reconstructed, the grower would lose about half an acre of production area. General Plan Objective 5.13 seeks to maintain agricultural lands under agricultural production so removing productive agricultural land to meet setback requirements would be inconsistent with this objective.

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

This finding can be made, in that the greenhouse has been located in this location adjacent to the right-of-way since the 1980s with no known negative impacts to public health, safety, or welfare or injurious to property or improvements in the vicinity. The reconstructed greenhouses will be no closer than 20 feet to the property line on APN 051-041-42, and therefore will meet the CA zone district setback requirement to property lines. As such, no negative impacts to the adjacent neighbor are anticipated.

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

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Owner: Anthony & Rebecca Campos

This finding can be made, in that because the subject property is composed of three parcels but functions as one agricultural operation, the right-of-way functions as an internal driveway. It has functioned as a driveway for over thirty years with no known negative consequences resulting from it. Other parcels in the area would be eligible for a variance given the same circumstance.

## Conditions of Approval

Exhibit D: Sheet S1, one sheet, by Jeff Roper, Registered Professional Engineer, of Roper Engineering, revised to 9/13. 8 Sheets of greenhouses design, by Rough Brothers, Inc., dated 1/2/13.

- I. This permit authorizes the placement of more than one acre of outdoor container grown nursery crops on APNs 051-031-47, 051-041-42 & -08 and the reconstruction of the greenhouses shown as "Greenhouse 2" and "Greenhouse 5b" on Exhibit D. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
    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.
  - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
  - D. Complete the County Environmental Health Department's requirements:
    1. Obtain an Environmental Health Hazardous Materials Permit. Contact Environmental Health Hazardous Materials Specialist R. Supplee (831-454-2738).
    2. Provide evidence within 90 days of the discretionary permit approval that pesticides, herbicides and fertilizers, if used, will not enter the existing stormwater drainage system.
    3. Obtain a passing septic pumper's report, within 30 days or fewer after the discretionary permit approval, for the septic system serving the existing employee restroom facility.
  - E. Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale, must obtain the Construction Activities Storm Water General NPDES Permit from the State Water Resources Control Board. Construction activity includes clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement.

- II. Prior to the placement of the outdoor container crops:
  - A. No grading is allowed, including gravel or other fill, unless approved under another permit.
  - B. The cloth on which the containers are placed must be permeable.
- III. Prior to issuance of a Building Permit for the reconstruction of the greenhouses 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 "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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. Grading, drainage, and erosion control plans.
    - 2. Details showing compliance with California accessibility.
    - 3. Details showing compliance with fire department requirements. If the proposed structure(s) are located within the State Responsibility Area (SRA) the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
    - 4. The reconstructed greenhouses must be setback 20 feet from all property lines. A variance is granted for Greenhouse 2 to reduce the setback from the right-of-way located along the eastern property line of 051-041-42 to about 0 feet.
  - B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - C. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Stormwater Management, if required. Drainage fees will be assessed on the net increase in impervious area. Any future expansion of impervious area will require a drainage impact fee. The fees are currently \$1.11 per square foot.
  - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

- E. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
  - F. Submit 3 copies of a soils report prepared and stamped by a licensed geotechnical engineer.
- IV. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, shall be observed.
- V. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- 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.

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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.



Application #: 131173  
APN: 051-031-47, 051-041-42, & -08  
Owner: Anthony & Rebecca Campos

**For Phase 1 (outdoor container crops): This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.**

**For Phase 2 (reconstruction of the greenhouses): This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

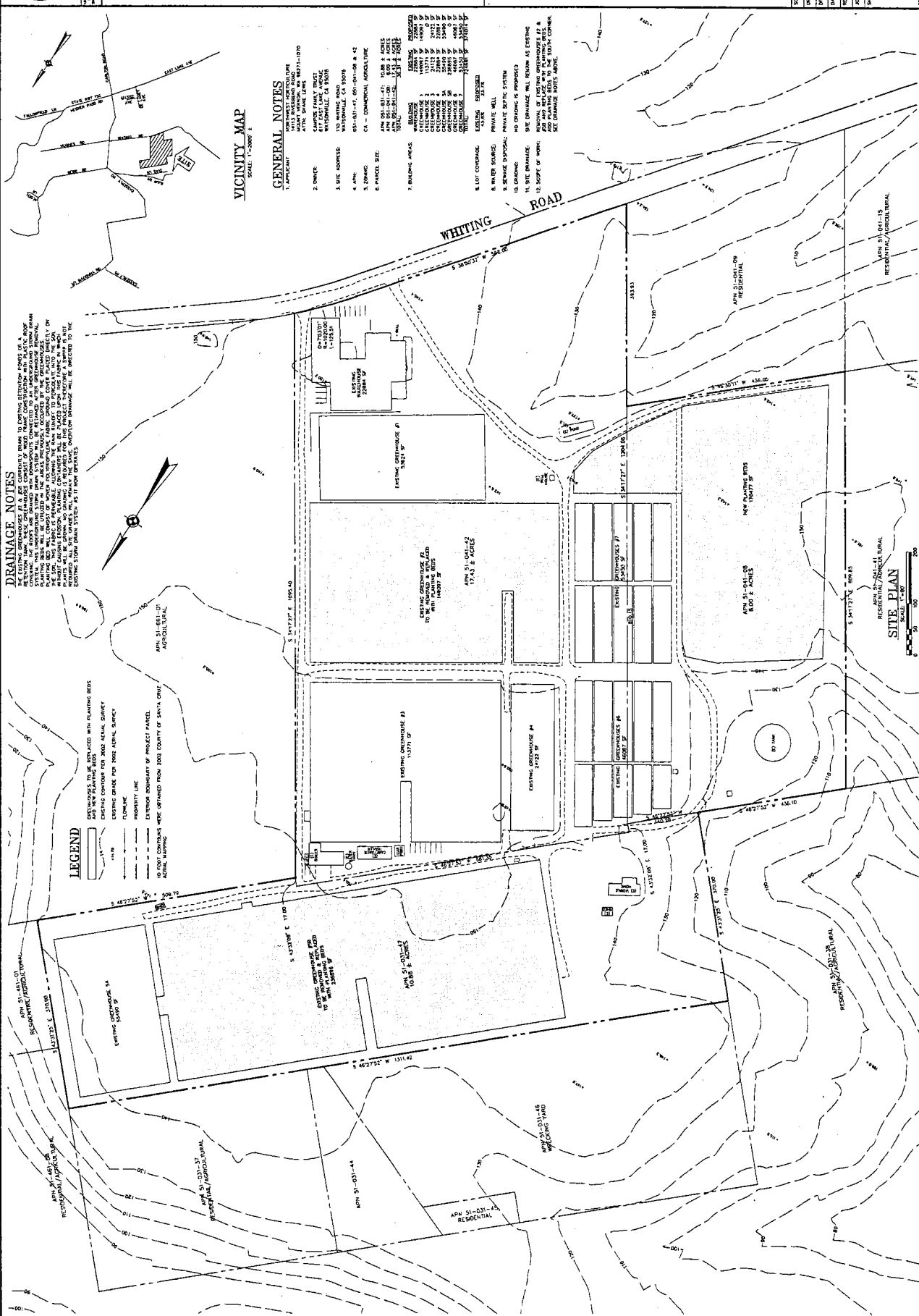
Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Annette Olson  
Project Planner

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



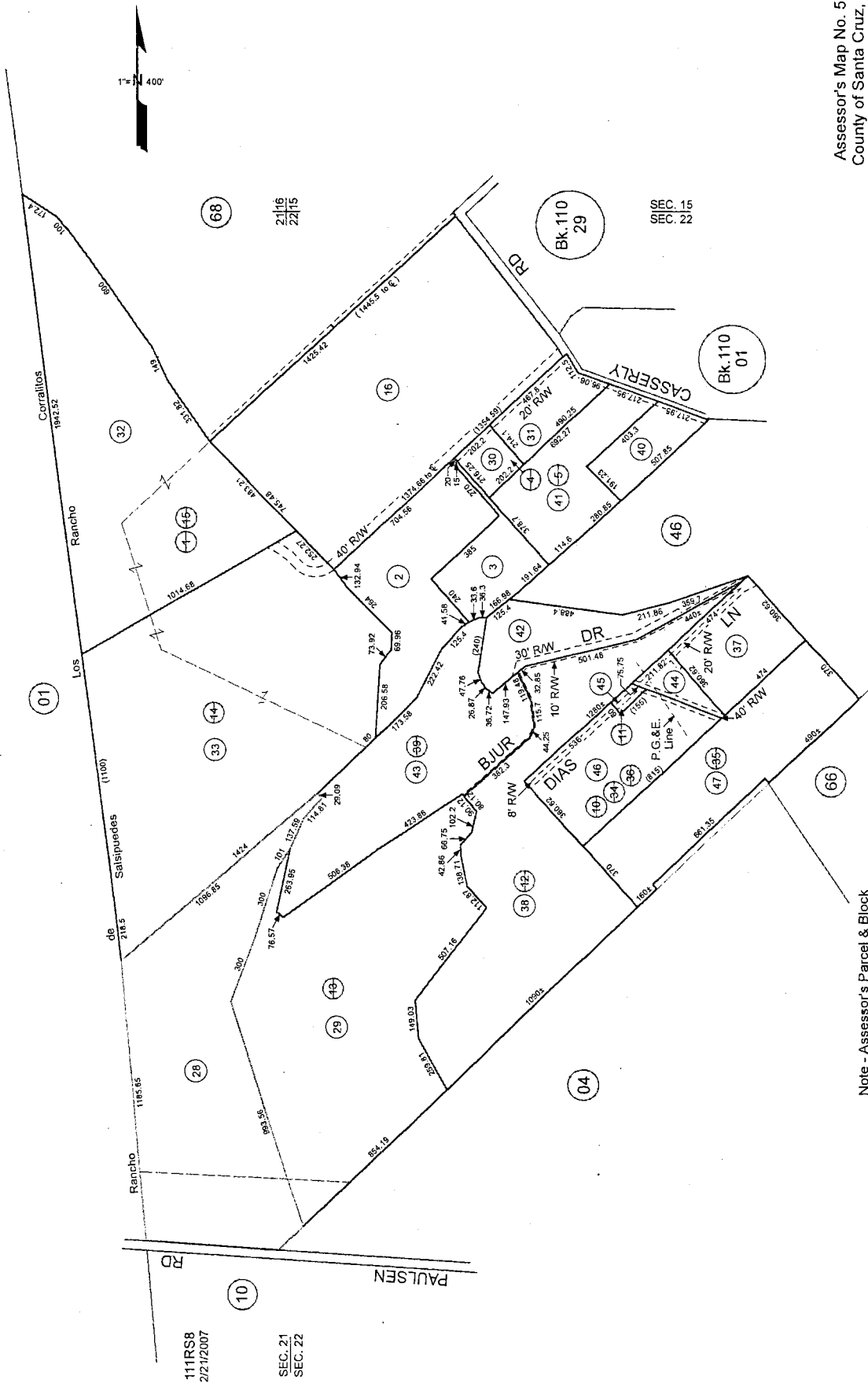
# FOR TAX PURPOSES ONLY

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**POR. SALSIPUEDES RANCHO**  
SECS. 21 & 22, T.11S., R.2E., M.D.B. & M.

Tax Area Code  
69-258

51-03



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

Assessor's Map No. 51-03  
County of Santa Cruz, Calif.  
June 2000

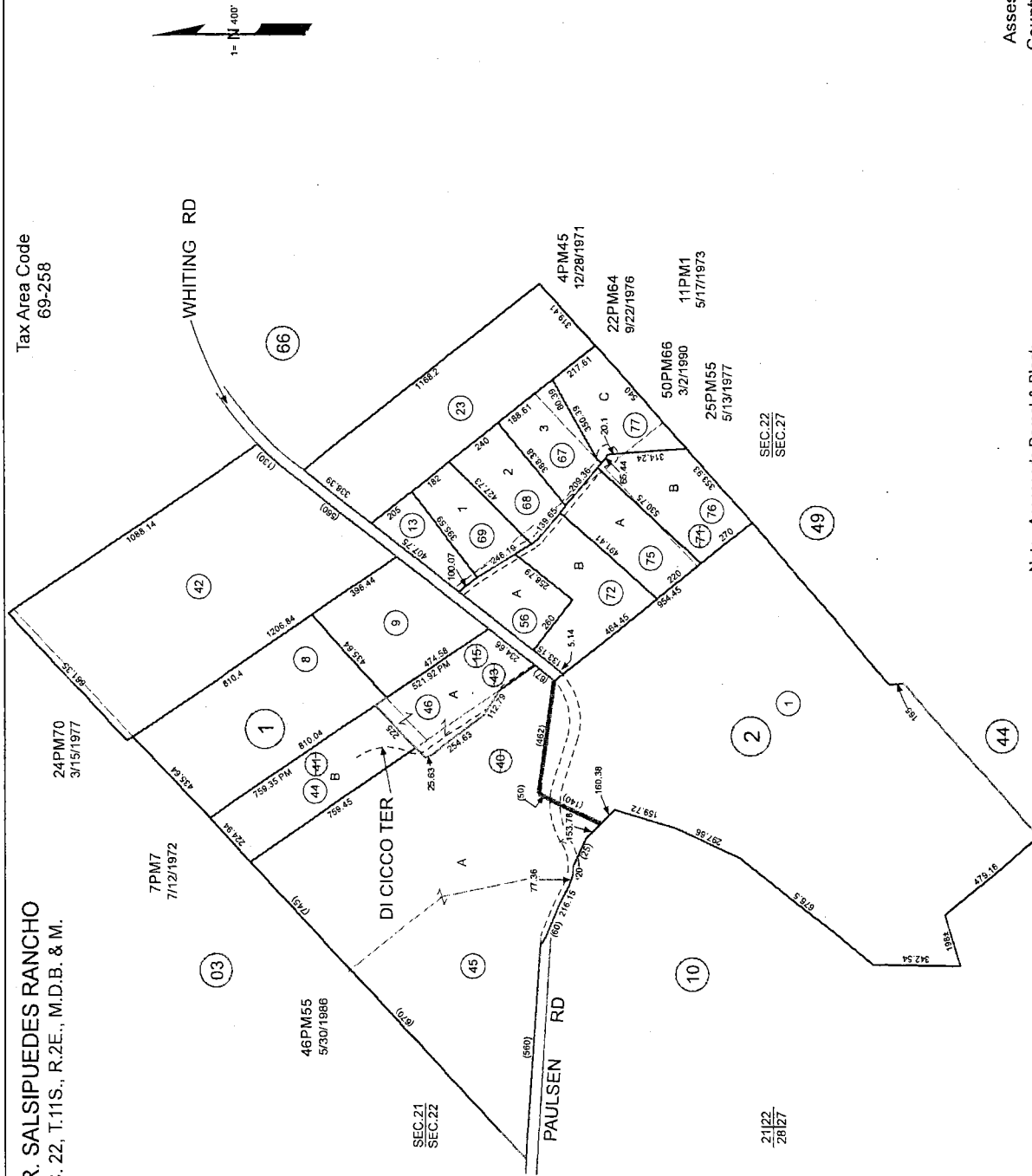
Electronically redrawn 8/10/00 KSA  
Rev. 7/19/07 id (111RS8)  
Rev. 10/6/08 CB (Spatial Adjustment)

51-04

Tax Area Code  
69-258

POR. SALSIPUEDES RANCHO  
SEC. 22, T.11S., R.2E., M.D.B. & M.

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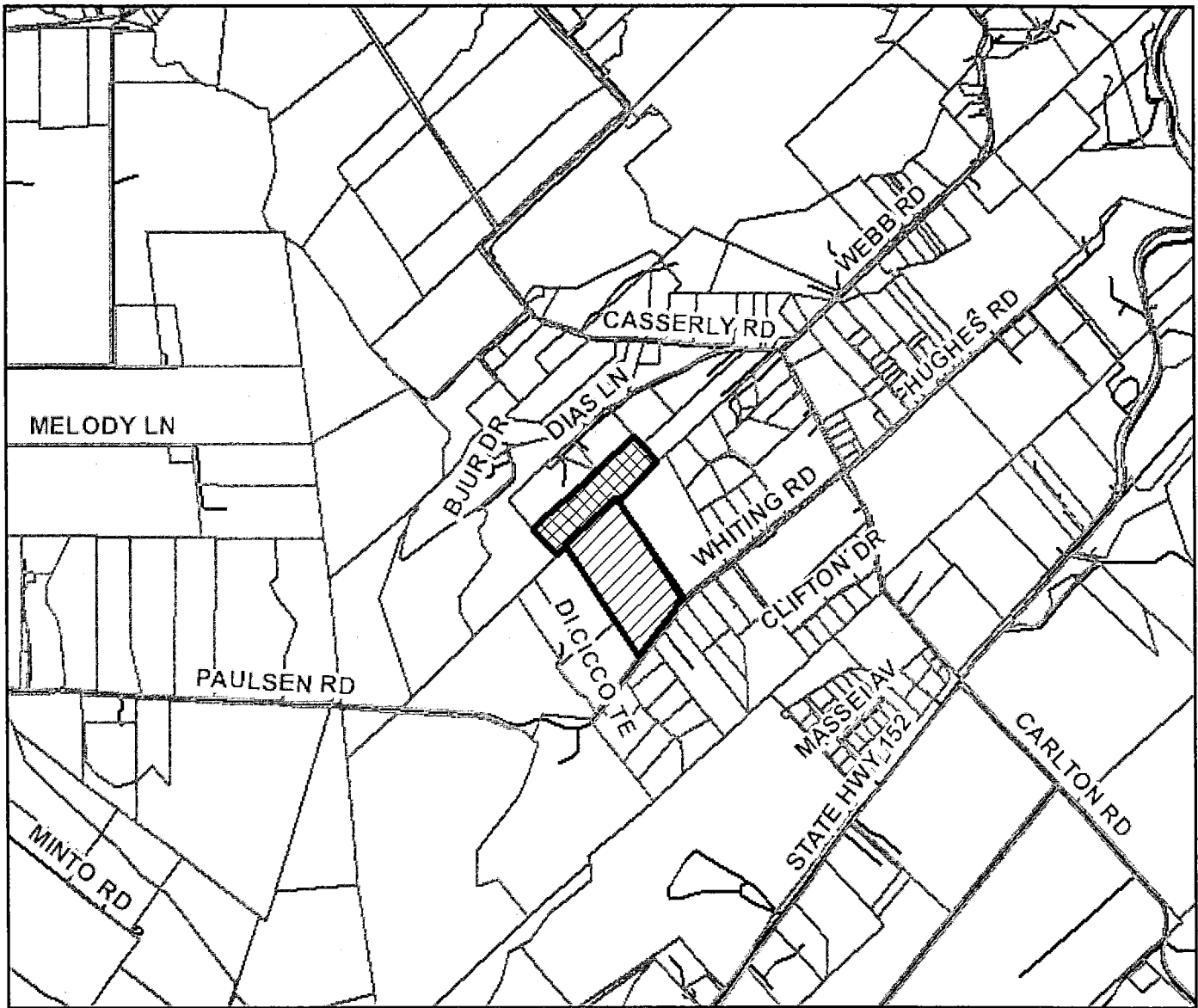
Assessor's Map No. 51-04  
County of Santa Cruz, Calif.  
Feb. 1997

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

Electronically drawn 2/7/97 KSA  
Rev 2/7/97 KSA (for 51-04)  
Rev 4/15/98 C3 (for 51-04)  
Rev 11/21/00 C3 (for 51-04)  
Rev 10/5/08 C3 (Special Adjustment)

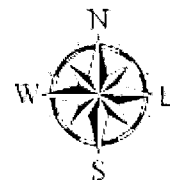


# Location Map



## LEGEND

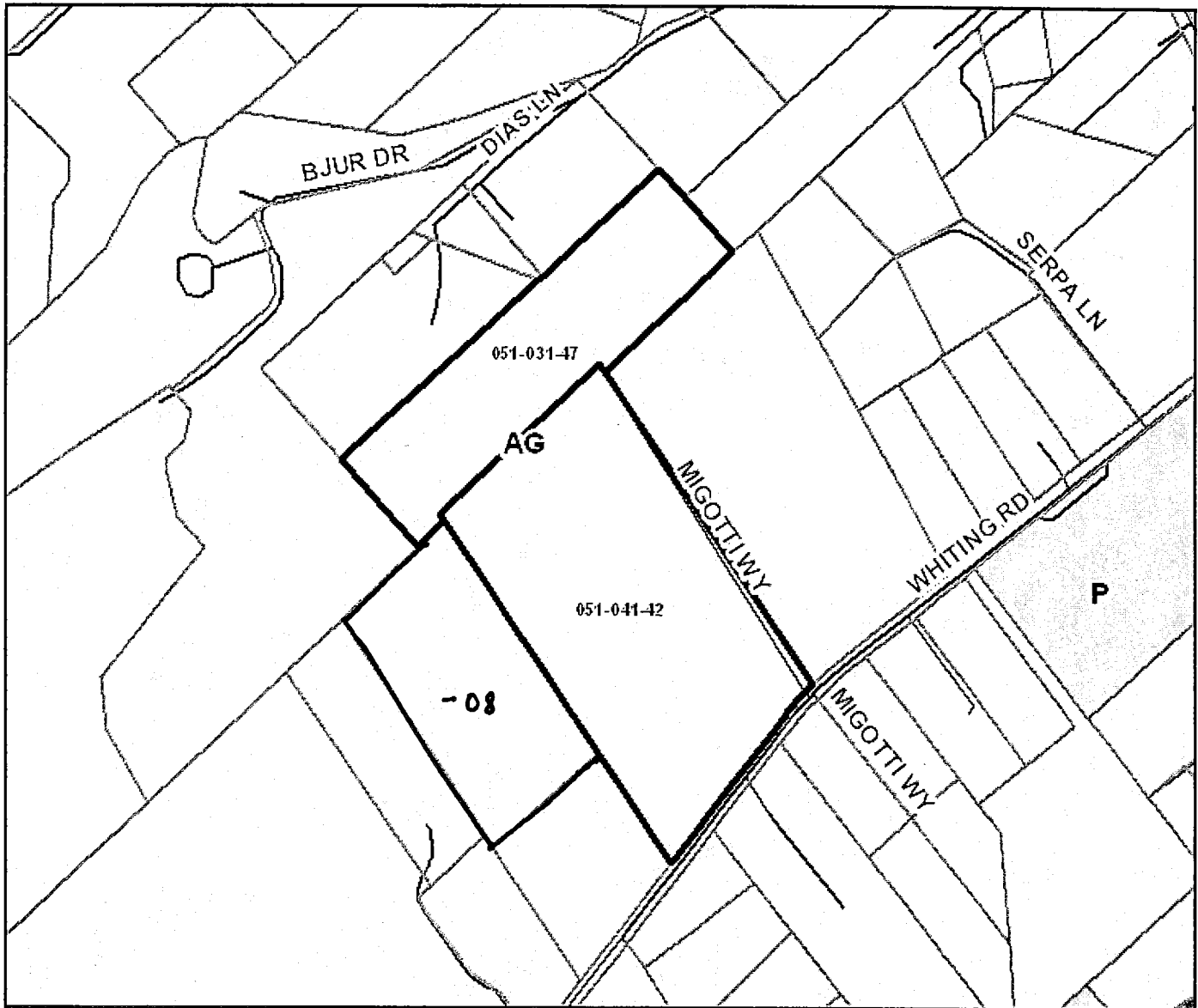
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-  APN: 051-031-47
-  Assessors Parcels
-  Streets
-  State Highways









Map Created by  
County of Santa Cruz  
Planning Department  
July 2013

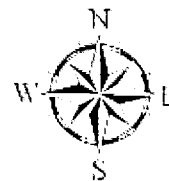


# General Plan Designation Map



## LEGEND

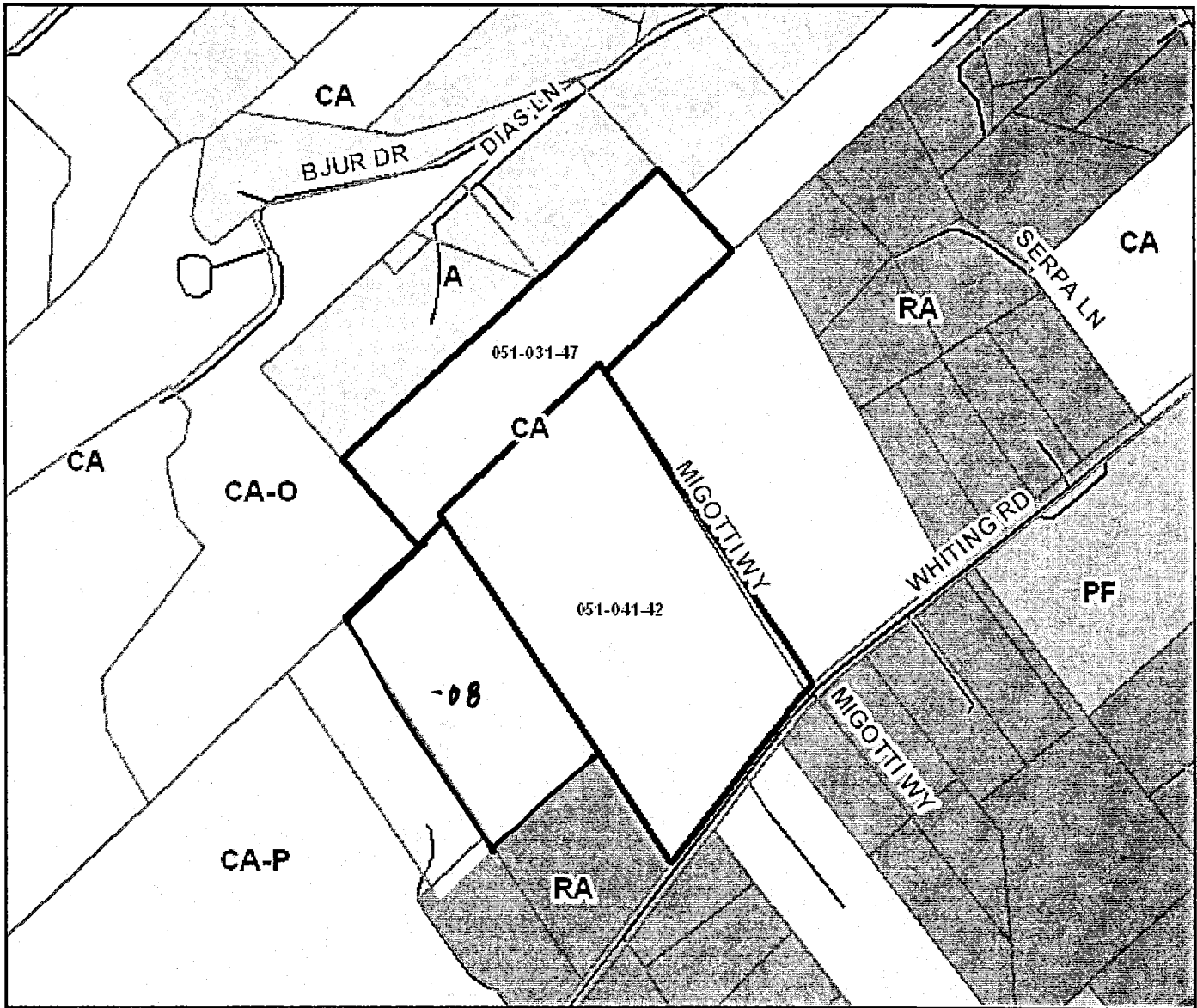
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-  APN: 051-031-47
-  Assessors Parcels
-  Streets
-  Agriculture
-  Public Facilities



Map Created by  
County of Santa Cruz  
Planning Department  
July 2013







# Zoning Map



680 340 0 680 1,360 2,040 2,720 Feet

## LEGEND

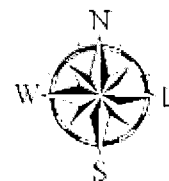
-  APN: 051-041-42
-  APN: 051-031-47
-  Assessors Parcels
-  Streets

AGRICULTURE COMMERCIAL

AGRICULTURE

 PUBLIC FACILITY

 AGRICULTURE RESIDENTIAL



Map Created by  
County of Santa Cruz  
Planning Department  
July 2013



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## Drainage Review

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**Routing No: 1 | Review Date: 07/08/2013**

GERARDO VARGAS (GVARGAS) : Incomplete

Application No.: 131173

G\_V

7/8/13

1. Please clarify how runoff from the existing greenhouse(s) is being handled, and note any changes as a result from the proposed project. The existing and proposed drainage patterns should be clear on the plans.

### Compliance Items:

For Stormwater Management purposes, redevelopment means land disturbing activity that results in the creation, addition, or replacement of exterior impervious surface area on a site on which some past development has occurred. Where a redevelopment project results in an alteration of more than 50 percent of the impervious surface of a previously existing permitted development, runoff from the entire project, consisting of all existing, new, and/or replaced impervious surfaces, must be included in the mitigation design. Where a redevelopment project results in an alteration of less than 50 percent of the impervious surface of a previously existing permitted development, only runoff from the new and/or replaced impervious surface of the project must be included in the mitigation design.

Construction activity resulting in a land disturbance of one acre or more, or less than one acre but part of a larger common plan of development or sale must obtain the Construction Activities Storm Water General NPDES Permit from the State Water Resources Control Board. Construction activity includes clearing, grading, excavation, stockpiling, and reconstruction of existing facilities involving removal and replacement.

### Permit conditions:

Please note that any feature expansion of impervious area(s) will necessitate a drainage impact fee. The fees are currently \$1.11 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.

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

**Routing No: 2 | Review Date: 09/09/2013**

GERARDO VARGAS (GVARGAS) : Complete

Application No.: 131173

Approved

G\_V

9/9/13





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## Drainage Review

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**Routing No: 2 | Review Date: 09/09/2013**

GERARDO VARGAS (GVARGAS) : Complete

Application has been approved for the discretionary stage in regards to drainage.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$285.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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

## Environmental Health Review

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**Routing No: 1 | Review Date: 06/18/2013**

JIM SAFRANEK (JSafranek) : Complete

The applicant may need to obtain an EH HazMat permit for the proposed onsite use of hazardous materials (as stated on the property disclosure statement). Contact the county EH HazMat Specialist to discuss types and quantities of materials and any permit requirements--R. Supplee (831- 454-2738). Complete in 90 days or less after Discretionary permit approval.

Provide evidence that pesticides, herbicides, and fertilizers (if used) will not enter the existing stormwater drainage system. Complete in 90 days or less after Discretionary permit approval.

A passing septic pumper's report will be required for the septic system serving the existing employee restroom facility. Submit to EHS in 30 days or less after Discretionary permit approval.

## Project Review

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**Routing No: 1 | Review Date: 07/08/2013**

ANNETTE OLSON (AOLSON) : Incomplete

See drainage comments.

**Routing No: 2 | Review Date: 09/11/2013**

ANNETTE OLSON (AOLSON) : Complete

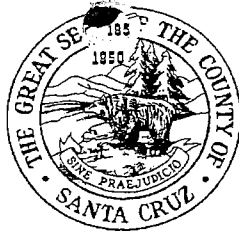
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PLANNING DEPARTMENT

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GOVERNMENTAL CENTER

January 13, 1998



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COUNTY OF SANTA CRUZ

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701 OCEAN STREET, ROOM 400, SANTA CRUZ, CALIFORNIA 95060  
(408) 454-2580 FAX: (408) 454-2131 TDD: (408) 454-2123

Mr Eric Streig  
405 Edenvale Lane  
Watsonville, CA 95076

SUBJECT: ARCHAEOLOGICAL RECONNAISSANCE SURVEY, APN 051-041-08,-42  
APPLICATION NO. 97-0827

Dear Mr. Strieg:

The County's archaeological survey team has completed the archaeological reconnaissance and archival search for the property listed above. The results show no evidence of significant prehistoric cultural resources at that location. Therefore, no further archaeological review will be required for the proposed development. Attached for your records is "Exhibit B" of the survey team's report.

Please call me at 454-3162 if you have any questions.

Sincerely,

Suzanne Smith  
Resource Planner

*Perennials   Grasses   Groundcovers   Roses*

**Description of use:**

The size of the proposed outdoor container growing area will be 3, 5 and 8 acres, respectively. The general use of the area will be for growing container crops to a finished marketable product.

These areas will be divided into beds; either 30' wide by 150' long or 60' wide by 150' long. A Permeable Landscape Fabric material will be placed on the ground to improve the growing environment prior to placing containers on the beds. We will install an irrigation system, utilizing as much of the preexisting irrigation system as we can.

We will place newly planted containers on the beds, then maintain the containers until they are of required market size. Maintenance of the containers consists of: water, weeding, disease control, spacing and overall general care of the product.

Physical maintenance will happen in these areas when required, consisting of irrigation and tarp repair and overall physical operation of the container growing area.

Depending on the season there will be 2 – 11 employees working in each area at any given time.

The employees will utilize the preexisting parking and restroom facility already located onsite.

Hours of operation will also depend on the season, but normal operation will be Monday thru Friday 7:30am to 4:00pm.

Delivery schedule will be internal facility deliveries only and can happen at any time during normal operation hours. Product is moved around depending on the plant size, environmental conditions (weather) and market ship dates.

Under California State definition there will be use of hazardous material, however, there will be no storage or disposal of material in these areas.

Northwest Horticulture would consider rebuilding the greenhouses in these areas no sooner than 3 years from application date of the container growing areas.