



Staff Report to the Zoning Administrator

Application Number: **151226**

Applicant: Dee Murray
Owner: Melvin & Carolyn Larussa
APN: 049-481-03 & -05

Agenda Date: February 5, 2016
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: Proposal to process and sell apple products from on-site orchard on a property located in the Residential Agriculture zone district.

Location: Property located on the north side of Trabing Road approximately 1/2 mile from Buena Vista Drive. (646 Trabing Road)

Supervisory District: 2nd District (District Supervisor: Zach Friend)

Permits Required: Residential Development Permit

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 151226, 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 | |
| D. Project plans | |

Parcel Information

Parcel Size:	6.85 acres (049-481-03 & -05 are combined as one parcel)
Existing Land Use - Parcel:	Residence, second unit, apple orchard, accessory buildings
Existing Land Use - Surrounding:	Rural residential neighborhood
Project Access:	Trabing Road
Planning Area:	Aptos Hills
Land Use Designation:	R-R (Rural Residential)
Zone District:	RA (Residential Agriculture)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	5-15%
Env. Sen. Habitat:	No physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Mapped scenic resource - Highway 1 viewshed
Drainage:	Drainage to be reviewed at building permit stage
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<u> </u> Inside	<u> X </u> Outside
Water Supply:	Well	
Sewage Disposal:	Septic	
Fire District:	Pajaro Valley Fire Protection District	
Drainage District:	None	

Project Setting

This subject property is located in a rural residential neighborhood accessed by Trabing Road in the Aptos Hills planning area. The property is comprised of APNs 049-481-03 & -05, which was bisected by the Trabing Road right of way at the time that Highway 1 was constructed. The property is developed with a main house and a second unit (one on each side of Trabing Road) and an apple orchard with existing outbuildings on the north side of Trabing Road. Highway one is located across Trabing Road to the south of the property.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 6.85 acres, located in the RA (Residential Agriculture) zone district, a designation which allows residential and agricultural uses. The existing residential development is a principal permitted use within the zone district and the RA zoning is consistent with the site's R-R (Rural Residential) General Plan designation.

The proposed retail sales of agricultural products produced on site is consistent with the allowed uses in the RA zone district, with the approval of a Residential Development Permit (as specified in County Code section 13.10.322(B) - Allowed Uses).

Residential Development Permit

The proposed retail sales of agricultural products produced on site is an allowed use in the RA zone district where the property is located, with the approval of a Residential Development Permit.

The subject property contains an established apple orchard and the property owner has been selling apples and apple products on site for a number of years. This application is to recognize the existing on site retail sales.

Retail sales are proposed to occur within an existing barn structure at the southern portion of the property on the northeast side of Trabing Road. A 200 square foot addition to the barn is proposed, including a restroom for customer and employee use. Sales would be limited to apples and apple products produced on site.

Parking

A parking area is proposed adjacent to the barn to allow parking for customers, with 16 parking spaces provided at the barn and 6 additional spaces within the apple orchard. Parking within the right of way of Trabing Road is not proposed and would not be authorized as a result of this application. Sufficient parking has been provided for the 800 square feet of retail area located in the existing barn. County Code (Section 13.10.552(B)) requires 1 parking space per each 300 square feet of retail area, for a total of 3 parking spaces required. The proposed parking area exceeds Code requirements by a substantial amount, but it is considered as appropriate due to the seasonal nature of the retail sales of agricultural products (which may result in a higher volume of customers concentrated on the weekends during a single time of year).

Apple Storage

An additional yurt structure is located on the lower portion of the subject property. Per information provided by the applicant, this structure is not heated and is not used for human habitation. The primary use of the structure is proposed to be for the storage of apples and related containers. A Building Permit would be required to recognize this structure, and the use of the structure would be limited as specified in County Code (Section 13.10.611(C)) for non-habitable accessory structures.

Weddings & Events

This application does not include a proposal to allow commercial events (such as weddings or similar types of paid group activities). No such events or activities have been considered or would be authorized as a component of this application.

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

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **151226**, based on the attached findings and conditions.

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

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

Report Prepared By: Randall Adams
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3218
E-mail: randall.adams@santacruzcounty.us

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: 151226

Assessor Parcel Number: 049-481-03

Project Location: 525 Trabing Road

Project Description: Retail sales of agricultural produce produced on site

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) 475-5334

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

Specify type(s): Class 4 - Minor Alterations to Land (Section 15304)
 Class 11 - Accessory Structures (Section 15311)

F. Reasons why the project is exempt:

Operation of a retail sales stand for agricultural products produced on site, in an area designated for residential and agricultural uses.

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

Randall Adams, Project Planner

Date: _____

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 residential and agricultural uses. 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.

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 retail sales of agricultural products produced on site will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district. The proposed retail sales of agricultural products produced on site is consistent with the allowed uses in the RA zone district, with the approval of a Residential Development Permit (as specified in County Code section 13.10.322(B) - Allowed Uses).

The proposed retail sales of agricultural products will occur within an existing structure with minor additions that will conform to all site standards required within 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 current RA zoning (and the existing residential and agricultural uses) is consistent with the use and density requirements specified for the R-R (Rural Residential) land use designation in the County General Plan.

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

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

This finding can be made, in that the proposed retail sales of agricultural products is to be constructed at an existing apple orchard that is accessed via Trabing Road. The use is not anticipated to require any upgrades to existing utilities and the roadway access on Trabing Road is adequate for the existing and proposed residential and agricultural use of the property.

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.

Application #: 151226
APN: 049-481-03
Owner: Melvin & Carolyn Larussa

This finding can be made, in that the proposed retail sales will occur within an existing structure that is visually compatible with the rural residential and agricultural character of the surrounding neighborhood. The retail sales of apple products compliments the existing agricultural orchard use on the subject property.

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 scale and design of the modifications to the existing barn will not result in a visual impact within the neighborhood or to the Highway 1 scenic corridor.

Conditions of Approval

Exhibit D: Project plans, "Barn Addition", prepared by Anderson-McKelvey Architects, revised 10/2/15.

- I. This permit authorizes the on site retail sale of agricultural products produced on the property; and the construction of additions and site improvements as indicated on the approved Exhibit "D" for this project. 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 for the proposed barn addition and for the existing non-habitable accessory structure (yurt).
 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. Obtain a Grading Permit from the Santa Cruz County Building Official, if required.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. 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.
- 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 "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. A copy of the text of these conditions of approval incorporated into the

full size sheets of the architectural plan set.

2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.
 3. Grading, drainage, and erosion control plans.
 4. 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.
- B. Meet all requirements of, and pay drainage fees to, the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- D. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
- E. Provide required off-street parking as indicated on the approved Exhibit "D" for this permit. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- F. Complete and record a Declaration of Restriction to construct a Non-Habitable Accessory Structure (Yurt). **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. 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.

IV. Operational Conditions

A. This approval is for the on site retail sales of agricultural products produced on the project site only.

1. Processing of agricultural products for retail sale shall comply with all applicable health and safety requirements, including all requirements of the County Department of Environmental Health Services.
2. This approval does not authorize commercial use of the property for weddings, special events, or other similar group activities involving a fee for services or use of the property to hold gatherings of any kind.

B. Hours of operation

1. The hours of operation are limited to Friday, Saturday, and Sunday from 10 AM to 5 PM, as stated in the program statement provided by the property owner.

C. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

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

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

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

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

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

Approval Date: _____

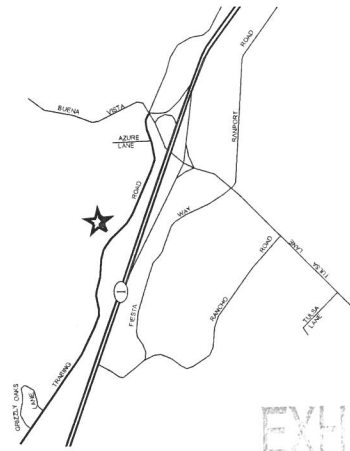
Effective Date: _____

Expiration Date: _____

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.

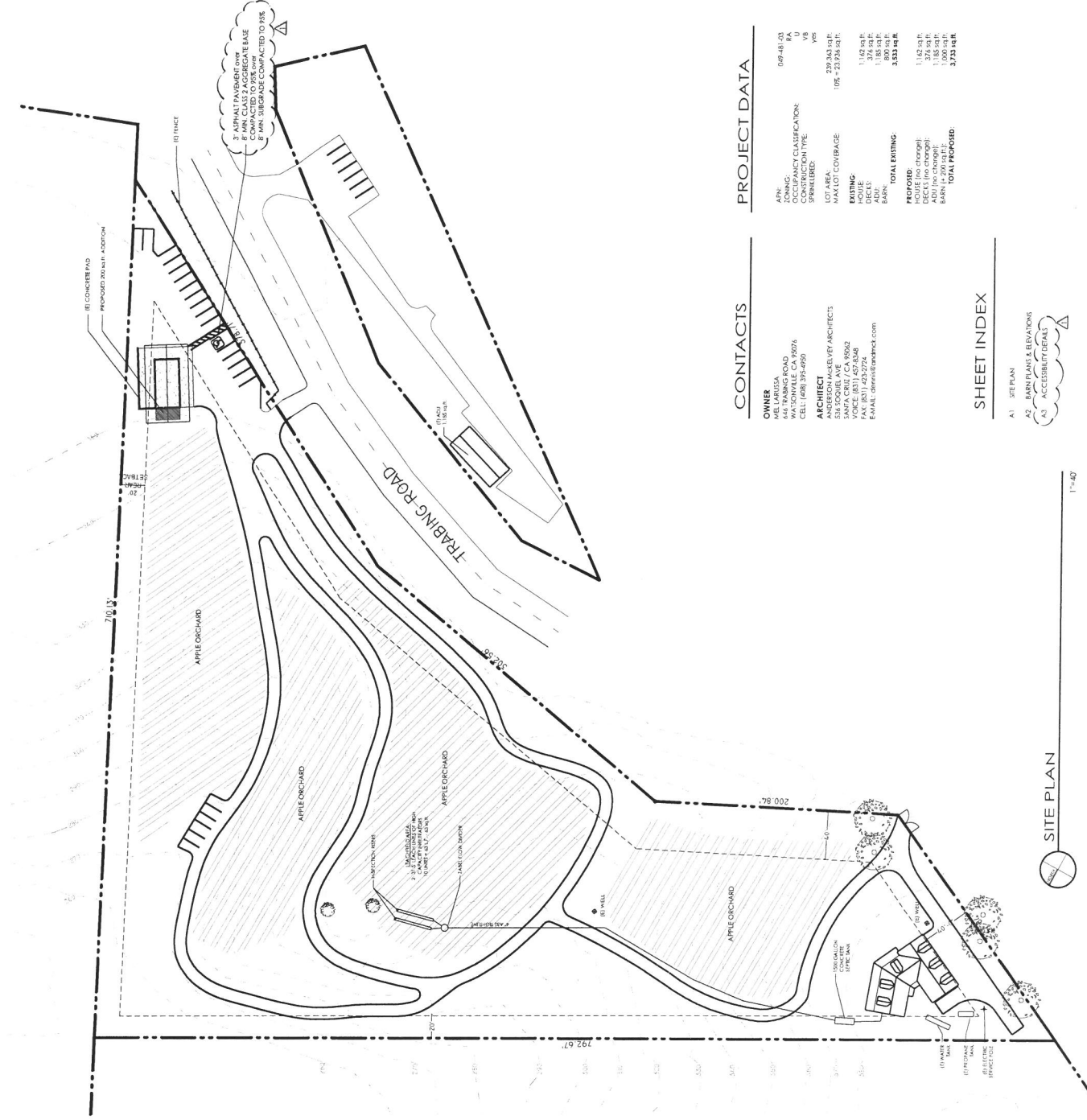
GENERAL NOTES

- ALL WORK SHALL BE PERFORMED IN CONFORMANCE WITH CALIFORNIA BUILDING & FIRE CODES AND PLUMBING PROTECTION DETECT AMENDMENTS AND REGULATIONS APPLICABLE AS FOLLOWS:
 - 2013 CALIFORNIA BUILDING CODE
 - 2013 CALIFORNIA MECHANICAL CODE
 - 2013 CALIFORNIA PLUMBING CODE
 - 2013 CALIFORNIA ELECTRICAL CODE
 - 2013 CALIFORNIA GREEN BUILDING STANDARDS
 - 2013 CALIFORNIA ENERGY EFFICIENCY STANDARDS
- NOTHING IN THE CONTRACT DOCUMENTS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES, LAWS, ORDINANCES AND REGULATIONS.
- ALL WORK LISTED, SHOWN OR IMPLIED ON ANY CONSTRUCTION DOCUMENTS SHALL BE SUPPLIED AND INSTALLED BY THE GENERAL CONTRACTOR EXCEPT WHERE NOTED OTHERWISE THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OTHER CONTRACTORS OR VENDORS TO ASSURE THAT ALL SCHEDULES ARE MET AND THAT ALL WORK IS DONE IN CONFORMANCE TO MANUFACTURER'S REQUIREMENTS.
- CONTRACTOR SHALL FIELD VERIFY EXISTING SITE CONDITIONS PRIOR TO COMMENCING WITH COST ESTIMATE.
- ALL DIMENSIONS AND ELEVATIONS SHALL BE CHECKED AND VERIFIED ON PROJECT SITE BY THE CONTRACTOR PRIOR TO BEGINNING OF CONSTRUCTION. ANY DISCREPANCIES OR DISCREPANCIES SHALL BE BROUGHT TO THE ARCHITECT'S ATTENTION BEFORE CONSTRUCTION BEGINS.
- ALL DIMENSIONS ARE FROM FACE OF STUD OR CENTERLINE OF COLUMN OR CENTERLINE OF DOOR OR OTHER AGREED OPENING.
- COORDINATION:
 - THE CONTRACTOR SHALL COORDINATE LAYOUT DIMENSIONS INDICATED ON THE LANDSCAPE AND ELECTRICAL DRAWINGS WITH THOSE INDICATED ON THE ARCHITECTURAL DRAWINGS. ALL DISCREPANCIES SHALL BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
 - SEE ARCHITECTURAL DRAWINGS FOR LAYOUT DIMENSIONS, ELEVATIONS, DEPRESSIONS IN SLAB OPENINGS IN WALLS AND ROOF, ROOF SLOPE, CROCKERS, AND ROOF DRAINS.
 - IN THE EVENT CERTAIN FEATURES OF THE CONSTRUCTION ARE NOT FULLY SHOWN ON THE CONSTRUCTION DOCUMENTS, THEN THE CONSTRUCTION SHALL BE OF THE SAME CHARACTER AND FOR SIMILAR CONDITIONS THAT ARE SHOWN.
 - THE CONTRACTOR SHALL MAINTAIN ALL ELECTRICAL, MECHANICAL, TELEPHONE AND SECURITY REQUIREMENTS. ALL WORK SHALL BE COMPLETED WITHIN THE SPECIFIED TIME FRAME.
 - THE CONTRACTOR SHALL COORDINATE THE LOCATION OF ALL UTILITIES, HVAC OUTLET AND INLET REGISTERS, AND SMOKE DETECTOR BEFORE CONSTRUCTION BEGINS.
 - ON ALL CONTIGUOUS SURFACES WHERE CONSTRUCTION INVOLVES MORE THAN ONE MATERIAL FINISH OR MATERIAL THICKNESS, MATCH FACE OF FINISH IN JOINTS.
 - THE CONTRACTOR SHALL REPLACE OR REPAIR, AT CONTRACTOR'S EXPENSE, ALL DAMAGED OR OTHERWISE DISTURBED EXISTING UTILITIES, IMPROVEMENTS OR FEATURES OF WHATEVER NATURE, TO THEIR ORIGINAL CONDITION WHETHER SHOWN ON THE DRAWINGS OR NOT.
 - VERIFY MOUNTING HEIGHTS OF BACKING PLATES AND SPECIAL STRUCTURAL SUPPORT REQUIREMENTS WITH EQUIPMENT MANUFACTURERS BEFORE INSTALLING BACKING PLATES AND SUPPORT.
 - THE USE OF THE WORD "PROVIDED" IN CONNECTION WITH ANY ITEM OFFERED IS INTENDED TO MEAN THAT SUCH ITEM SHALL BE FURNISHED, INSTALLED AND CONNECTED WHERE REQUIRED UNLESS THE GENERAL CONTRACTOR SHALL MAINTAIN A CURRENT AND COMPLETE LIST OF CONSTRUCTION DOCUMENTS ON THE JOB SITE DURING ALL PHASES OF CONSTRUCTION FOR USE OF ALL TRADES. PROVIDE ALL SUBCONTRACTORS WITH CURRENT CONSTRUCTION DOCUMENTS AS REQUIRED.
 - THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST BE ON SITE DURING INSPECTIONS.



VICINITY MAP

N15



SITE PLAN

1"=40'

CONTACTS

OWNER
MEL LA RUSSA
444 TRABING ROAD
SAN JOSE, CA 95128
CELL: (408) 385-4920

ARCHITECT
ANDERSON MEKEVEY ARCHITECTS
535 COOKE AVE
SAN JOSE, CA 95128
VOICE: (408) 423-2724
FAX: (408) 423-2724
EMAIL: dm@andersonmekevey.com

PROJECT DATA

APN: 069-481-03
 zoning: RA
 lot area: 239,363 sq ft
 max lot coverage: 10% = 23,936 sq ft
 existing: 1,142 sq ft
 house: 1,142 sq ft
 barn: 1,142 sq ft
 total existing: 3,233 sq ft
 proposed: 1,142 sq ft
 house (no change): 1,142 sq ft
 barn (no change): 1,142 sq ft
 total proposed: 3,233 sq ft

SHEET INDEX

- A1 SITE PLAN
- A2 BARN PLANS & ELEVATIONS
- A3 ACCESSIBILITY DETAILS

A1



ANDERSON
MEKEVEY
3540 COTUIT AVENUE
SAN JOSE, CA 95135
TEL: (408) 423-2724
FAX: (408) 423-2724



MEL LA RUSSA
BARN ADDITION
444 TRABING ROAD
SAN JOSE, CA 95128
APN: 069-481-03

DATE: 03/10/2015

SITE PLAN

DRAWN: RCB
SCALE: 1"=40'
DATE: 3/10/2015
2 October 2015



ANDERSON
MC CREVEL
55A SOMER AVENUE
SANTA CRUZ, CA 95062
TEL 831-421-7774
FAX 831-421-7774



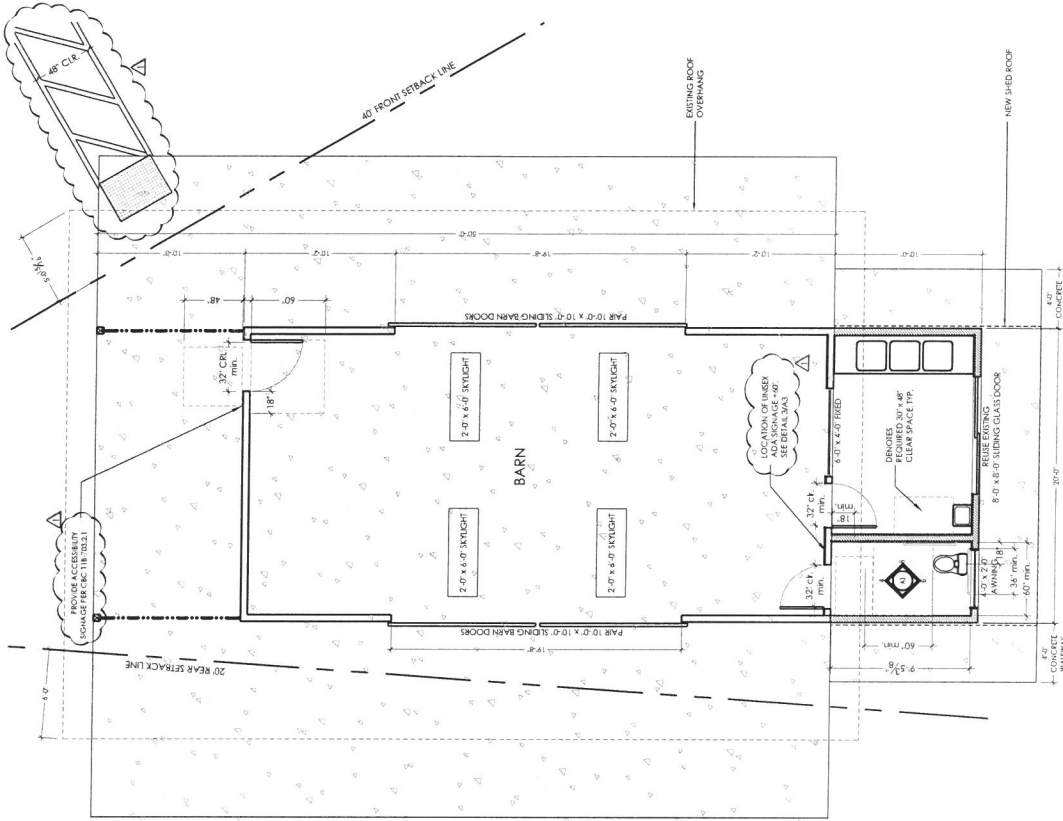
MEL LA RUSSA
BARN ADDITION
APN: 069-481-03
666 TRAILING ROAD
WATSONVILLE, CA 95095



BARN

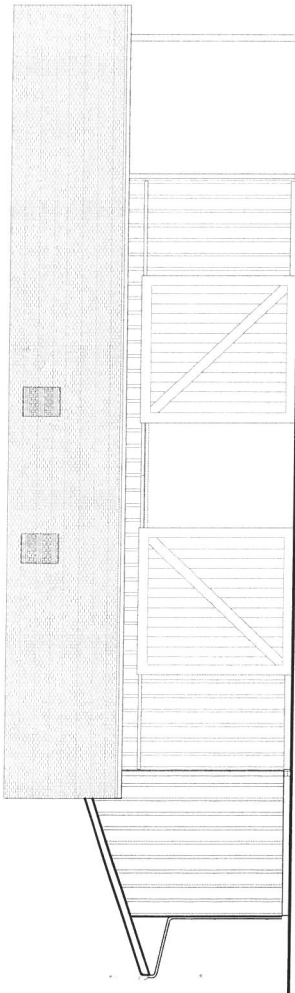
DATE 3 July 2015
SCALE 1/8" = 1'-0"
DRAWN RCR
2 October 2015

A2

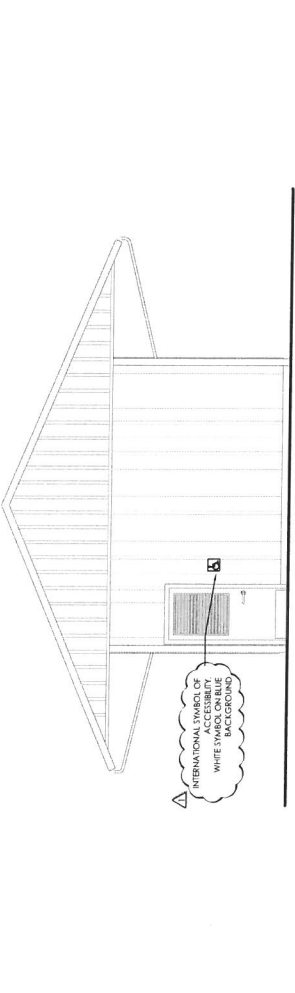


WALL LEGEND
[Symbol] INT'L HEIGHT 3'-8 1/8" O.C. WALL
[Symbol] 2x4 WALL
[Symbol] WALL TO BE REMOVED
[Symbol] CHANGE IN CEILING HEIGHT

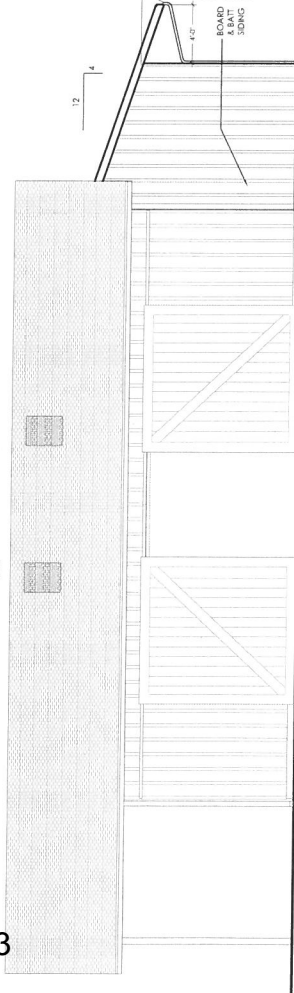
1 BARN PLAN
Scale: 1/8" = 1'-0"



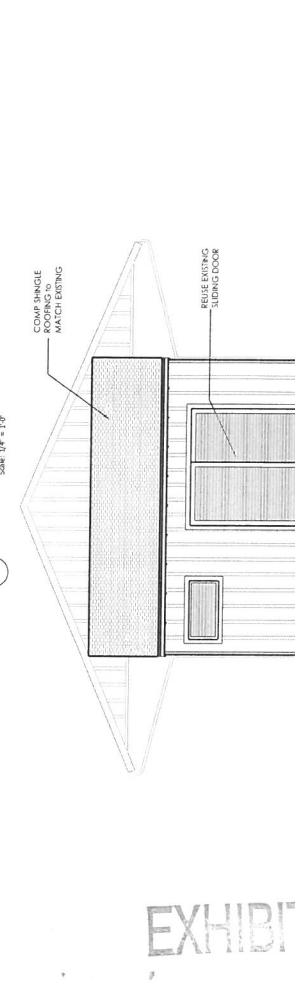
3 WEST ELEVATION
Scale: 1/8" = 1'-0"



4 SOUTH ELEVATION
Scale: 1/8" = 1'-0"



5 EAST ELEVATION
Scale: 1/8" = 1'-0"

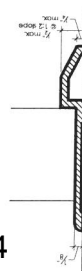


6 NORTH ELEVATION
Scale: 1/8" = 1'-0"

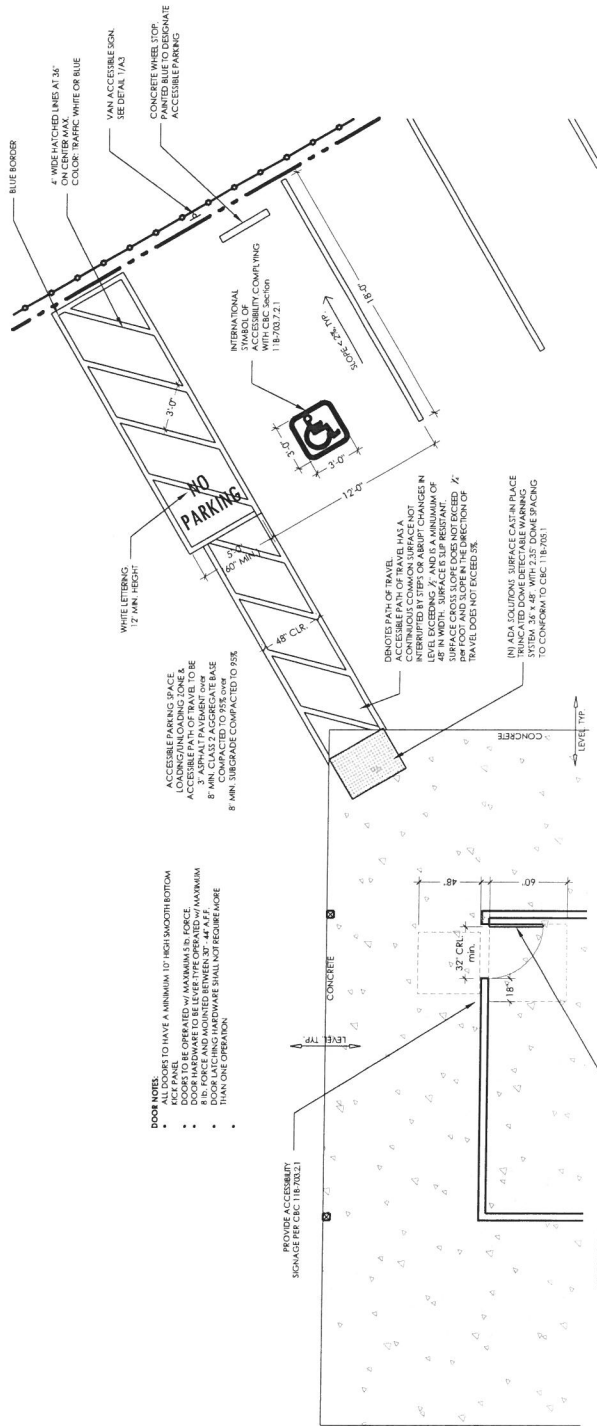
DRAWN	RCR
SCALE	As Noted
DATE	3 July 2015

2 October 2015

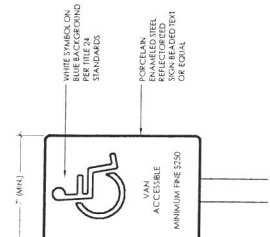
TRESHOLD DETAIL



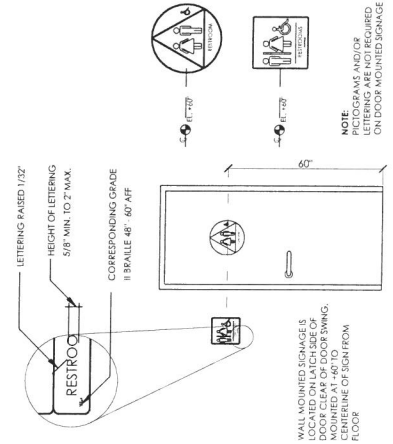
1 PARTIAL FLOOR PLAN & ACCESSIBLE PARKING SPACE



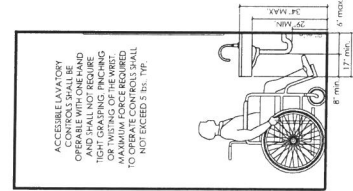
Scale: 3" = 1'-0"



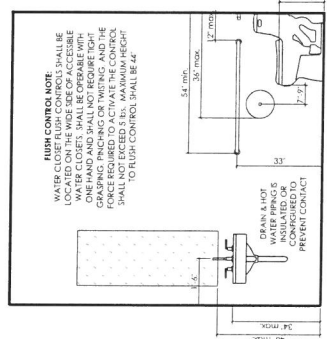
UNISEX RESTROOM DOOR SIGNAGE



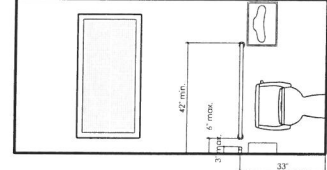
RESTROOM ELEVATION



5 RESTROOM ELEVATION



RESTROOM ELEVATION



FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

SAN ANDREAS RANCHO

POR. SECS. 26, 35 & 36, T.11S., R.1E., M.D.B. & M.

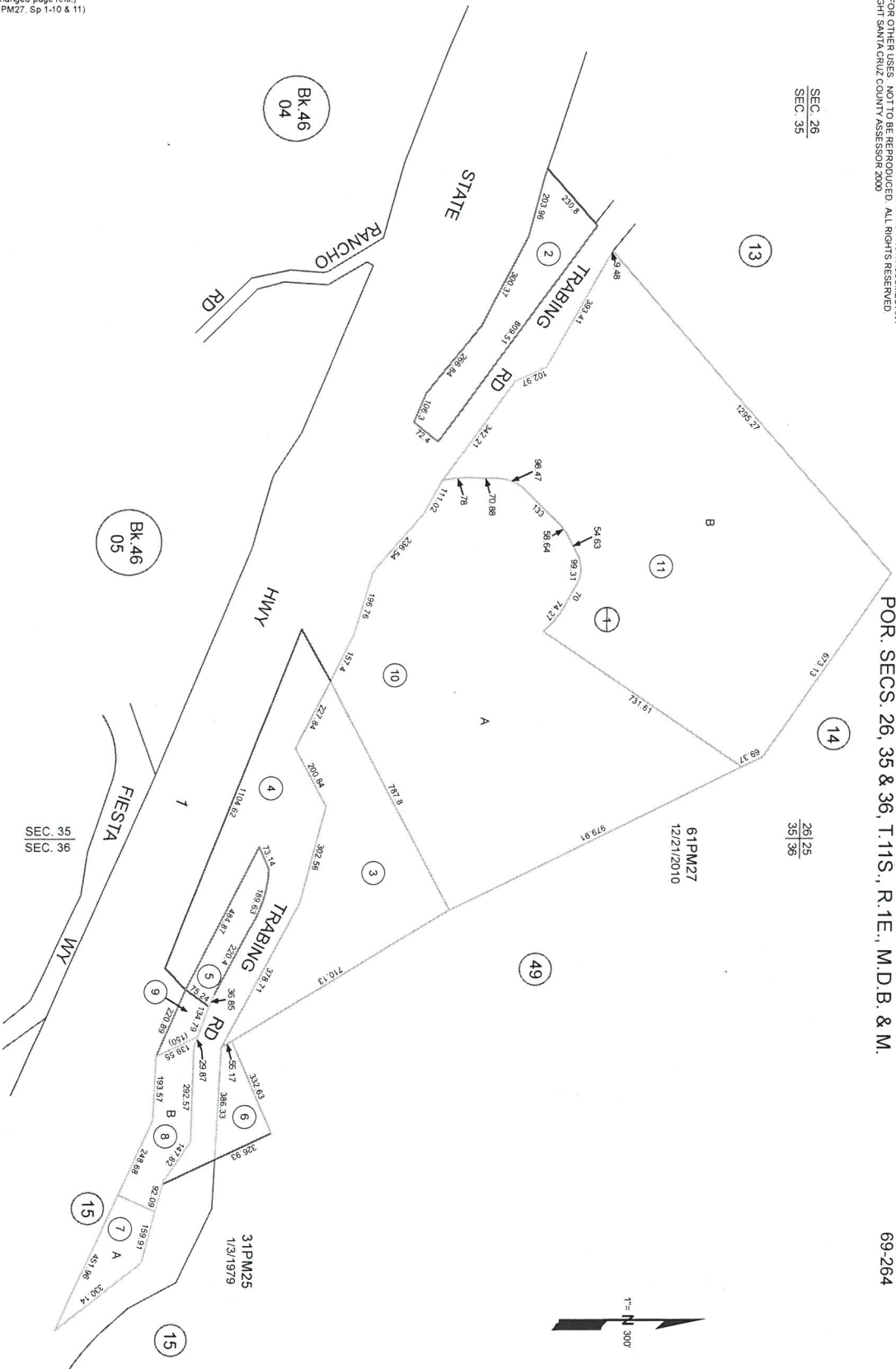
Tax Area Code

69-264

49-48

SEC. 26
SEC. 35

26/25
35/36



Electronically redrawn 3/19/00 KSA
Rev. 3/19/00 KSA (Por. from Pg. 13)
Rev. 5/4/01 mvm (changed page refs.)
Rev. 2/21/11 CB (61PM27, Sp 1-10 & 11)

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

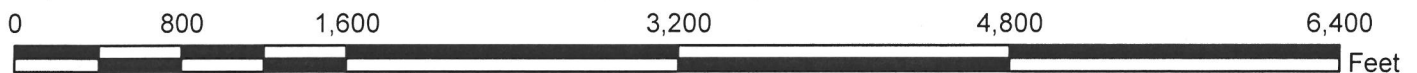
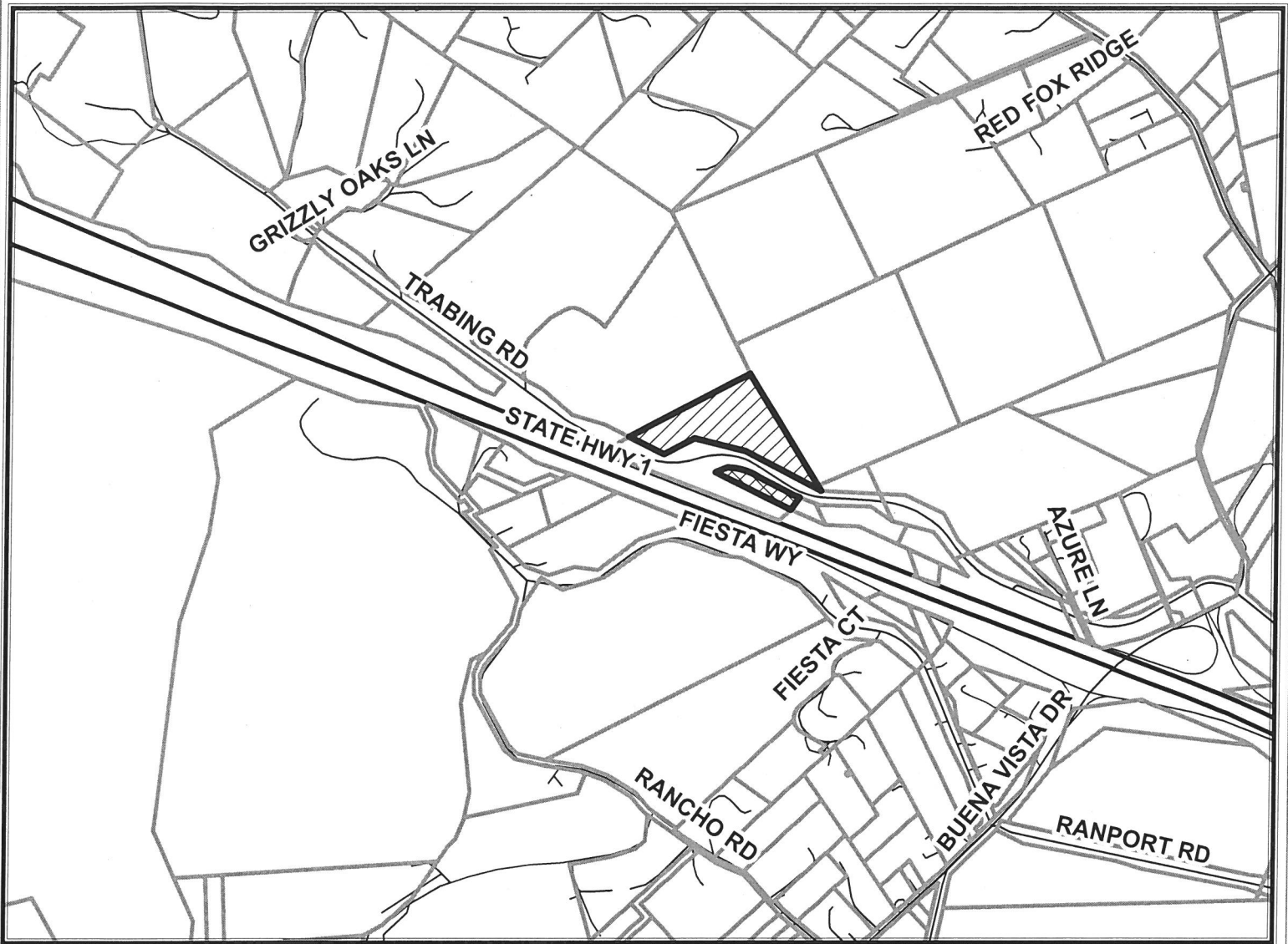
SEC. 35
SEC. 36

Assessor's Map No. 49-48
County of Santa Cruz, Calif.
March 2000






EXHIBIT E



Location Map



LEGEND

-  APN: 049-481-05
-  APN: 049-481-03
-  Assessors Parcels
-  Street
-  State Highways

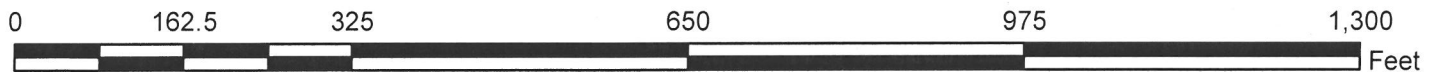
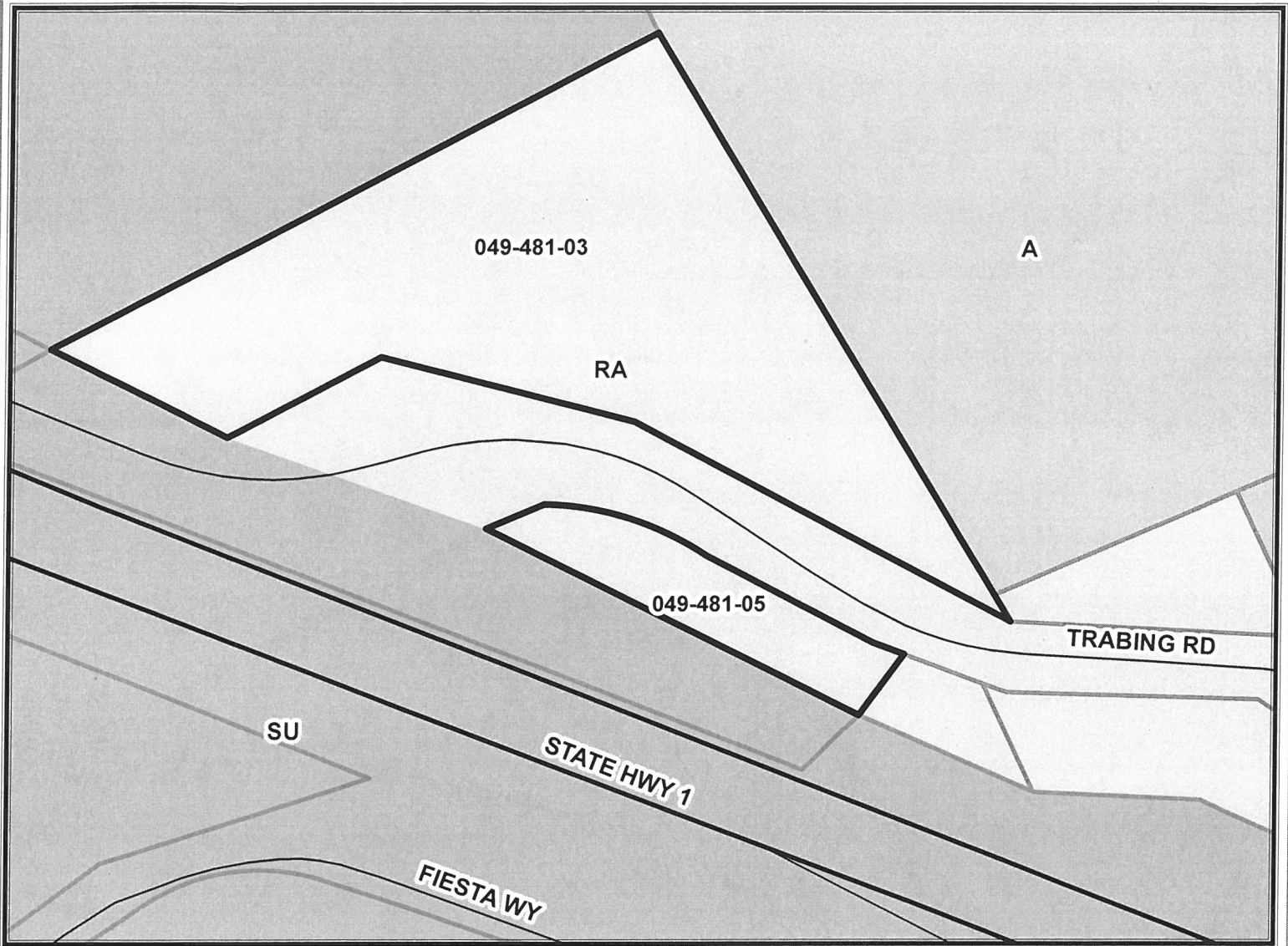


Map Created by
County of Santa Cruz
Planning Department
August 2015



EXHIBIT E



Zoning Map



LEGEND

-  APN: 049-481-05
-  APN: 049-481-03
-  Assessors Parcels
-  Street
-  State Highways
-  AGRICULTURE RESIDENTIAL
-  AGRICULTURE
-  SPECIAL USE

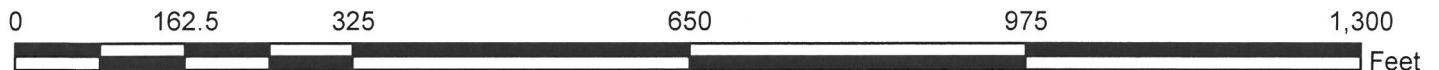
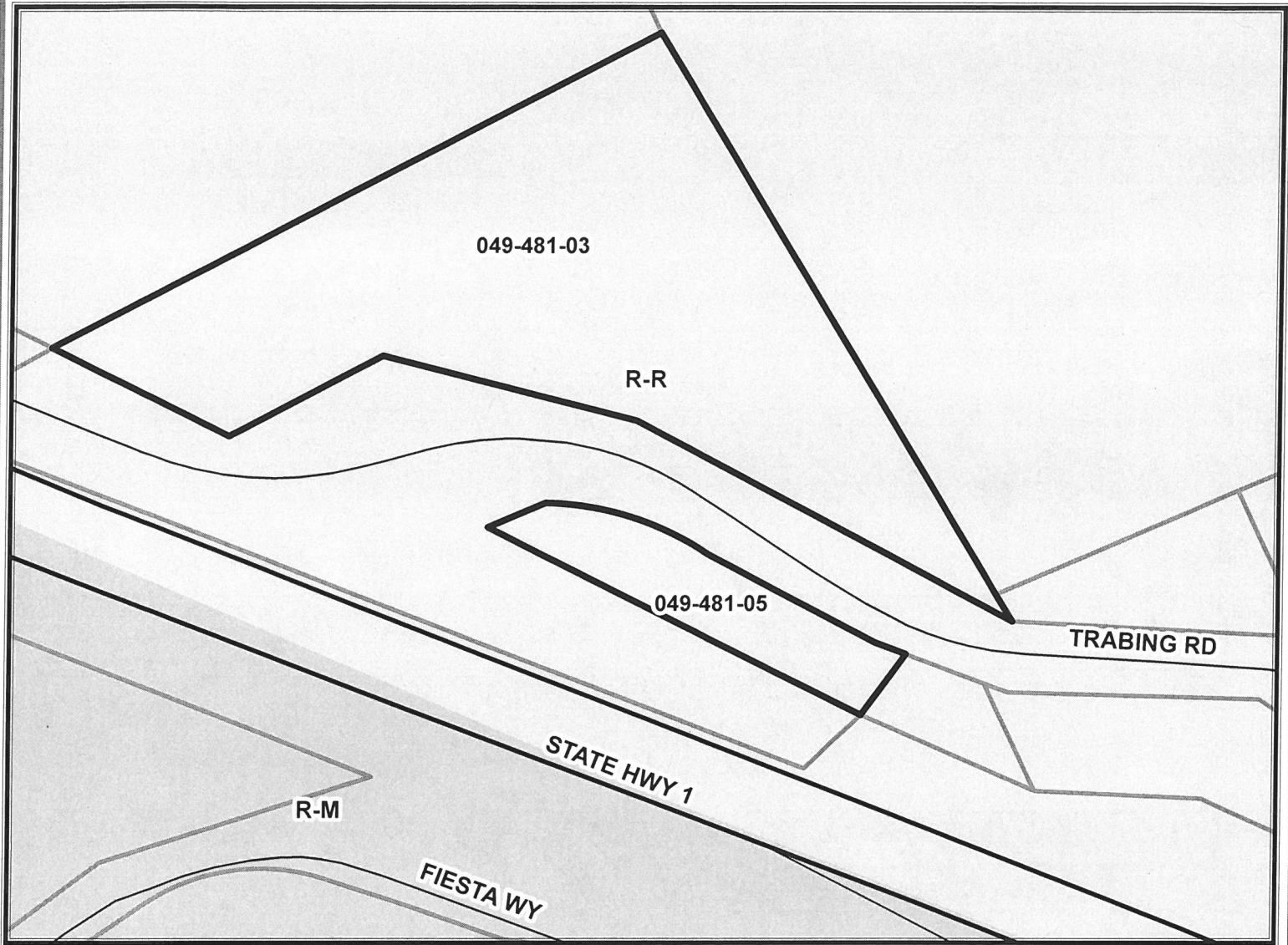


Map Created by
County of Santa Cruz
Planning Department
August 2015

EXHIBIT E



General Plan Designation Map



- LEGEND**
- APN: 049-481-05
 - APN: 049-481-03
 - Assessors Parcels
 - Street
 - State Highways
 - Residential-Rural
 - Residential-Mountain



Map Created by
County of Santa Cruz
Planning Department
August 2015

EXHIBIT E

August 07. 2015

PROJECT PLANNER:

The property a 646 Trabing Road, APN: 049-481-03 has 6+ acres with 2750 apple trees, various variety. The orchard is certified organic by CCOF. The property has 20 avocado trees and two bee hives. The property is kept very clean. Apples are sold to the public, and also sold Martinelli Juice Co. A u-pick orchard is open the first week of September thru the end of October each year. The u-pick has been very successful with families because it is unique. The trees are small and there is mowed grass in the rows between the trees. We have sufficient parking, however, people were bringing picnics and staying many hours so we had a parking problem. We are not going to allow picnics any longer, so being open on Fridays will take care of the parking problem that existed with the picnickers .

We are proposing to use some of the apples we take to Martinelli Juice Co. to make our own juice and sell it by the glass, also make frozen apple pops for the children. We are proposing to sell apple turnovers that are made at a commercial bakery using our organic apples. We also will be selling honey from our bees, growing lavender, pumpkins, and winter squash during the two months and selling it at this facility.

We will be open Friday, Saturday and Sunday of each week from 10 AM to 5 PM. There will be one full time employee and two part time employees to help with pruning and thinning. The sales at the barn are conducted by myself, my wife and our family (5 children and 9 grand children).

We received a Building Permit and built the barn two years ago to conduct the use as described above. We are requesting the proper permits to sell the above items, produce the juice in a proper inspected facility by the Environmental Health and Building Depts., and install a restroom for the families.

Thank you for your consideration.

Very truly yours,

Mel & Carol LaRussa
Clearview Orchards

Handwritten signatures of Mel and Carol LaRussa in cursive script.

DEE MURRAY
LAND USE CONSULTANT
2272 KINSLEY STREET
SANTA CRUZ, CA. 95062
(831) 475-5334
NOVEMBER 10, 2015

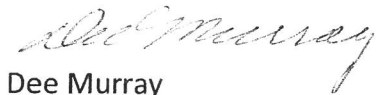
Randall Adams
Project Planner
County Planning Dept.
701 Ocean Street, Room 400
Santa Cruz, Ca. 95060

RE: Development Application No. 151202
APN: 049-081-03

Dear Randall,

Enclosed please find 5 letters from neighbors in support of the above referenced application. I am also enclosing pictures of the yurt which is 400 sq. ft. with no habitable features. It is strictly used for storing of apple boxes.

Sincerely,



Dee Murray
Land Use Consultant
Cc: Melvin Larussa

September 15, 2015

Santa Cruz County Planning Commission

701 Ocean Street

Santa Cruz, CA 95060

To whom it may concern,

The purpose of this letter is to confirm that Clear View Orchards, located at 646 Trabing Road in Watsonville, brings added character, and is a welcomed integral part of our neighborhood. This family-owned business maintains appeal that is indicative of the origins of the Pajaro Valley community.

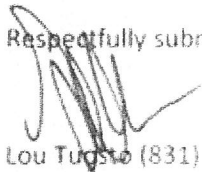
My wife and I are new to this neighborhood and have chosen to live out our "golden years" in the spectacular surroundings of Larken Valley/ Pajaro Valley. We would be disappointed if Clear View Orchards, owned and operated by Mel and Carol LaRussa, was not allowed to continue in the fashion in which they have conducted their business for decades. It would be sad if one "trouble-maker" resident would be allowed to ruin the unique makeup of our neighborhood through unfounded complaints. I understand this individual continually criticizes many things that are simply untrue. She has unsuccessfully tried to get a group of us to join her in her effort to ruin the quality of life in our neighborhood. She does not carry the majority of the consensus of our community.

I have been a resident of Santa Cruz County since 1979 and have raised my family in our beautiful county. I have served on the Capitola City Finance Committee, chaired the SUESD Board of Trustees, served on the Bethany University Board of Trustees, and vice-chaired the Cabrillo College Citizens Oversight Committee. I currently serve on the Board of Trustees for Community TV of Santa Cruz County, and host a show called "Let's Talk with Lou".

In my years serving our community, I can wholeheartedly attest to the many benefits that Clear View Orchards offers to our county in growing the finest certified organic (CCOF) apples. Please do all that can be done to allow this establishment to continue to serve our community, as it has been allowed to do for decades.

If I can be of any additional assistance to further elaborate my opinion, I am delighted to do so.

Respectfully submitted,



Lou Tugito (831) 234-1359

1121 Trabing Road

Watsonville, CA 95073

To whom it may concern,

Mel Larussa is an outstanding neighbor who is always willing to help out his fellow neighbors. I have found him to be very approachable, accessible, and he is always concerned with the well-being and happiness of his neighbors. Mel is really just an all-around nice guy.

When it comes to running his farm, Mel is extremely thoughtful and considerate and takes his neighbors as well as the environment in to consideration when making farming / business decisions.

Mel and Carol are wonderful to the residents of Trabing Road and as a 20+ year resident homeowner, I am delighted to have them as my next door neighbor.

Tara Troyer
498 Trabing Road
Watsonville, CA 95076
831-332-3647

October 11, 2015

to whom it may concern,

For over a decade we have been neighbors and friends of Clearview Orchards and the Larussa family. They are a local treasure to the community. We fully support their use of this great agricultural land and have confidence in their future endeavors.

Sincerely,

John Kaufman & Maia Cahill

John Kaufman Maia Cahill

*505 Broadway
Accord, N.Y. 12018*

October 16, 2015

To: Santa Cruz County Planning Department
From: Brian & Susan Cecy
Re: Mel & Carol LaRussa / Clearview Orchards

To Whom It May Concern:

I am writing in support of Mel & Carol LaRussa and their business known as Clearview Orchards.

The Cecy family has lived at 820 Trabing Road in Watsonville since 2004. Our property adjoins Clearview Orchards.

We have nothing but good things to say about the Mel & Carol, the entire LaRussa family and their business. They are wonderful neighbors and have always been thoughtful & courteous.

In our opinion, Clearview Orchards is a welcome addition to the neighborhood. Please feel free to contact me if you have any questions.

Respectfully,



Brian Cecy
831 359-2103

10.01.2015

This letter is to inform anyone whom may inquire about Clearview Orchards that we the Christies of 515 Trabing road Watsonville Ca 95076 fully support the great things they are proposing to the community. I Eric Christie have brought my family including my wife Julie Christie and our 3 kids ages 7, 9, and 15 to enjoy the great setting that they have provided for us as members of the community. After learning about what ideas and experiences they are attempting to provide in our neighborhood and make available to the public I wish to help in any way that I can to ensure these Dreams are realized. This is a place where memories are made and traditions are started. I was also very impressed with the knowledge I left with after a great tour from the Owner and his family. Children and adults alike will learn the importance of Organic farming and its impact on our direct community as well as how these age old skills and business practices can live on in a world geared towards modern technology and disposable life.

Please feel free to contact me at any time for questions or endorsements about Clearview Orchards



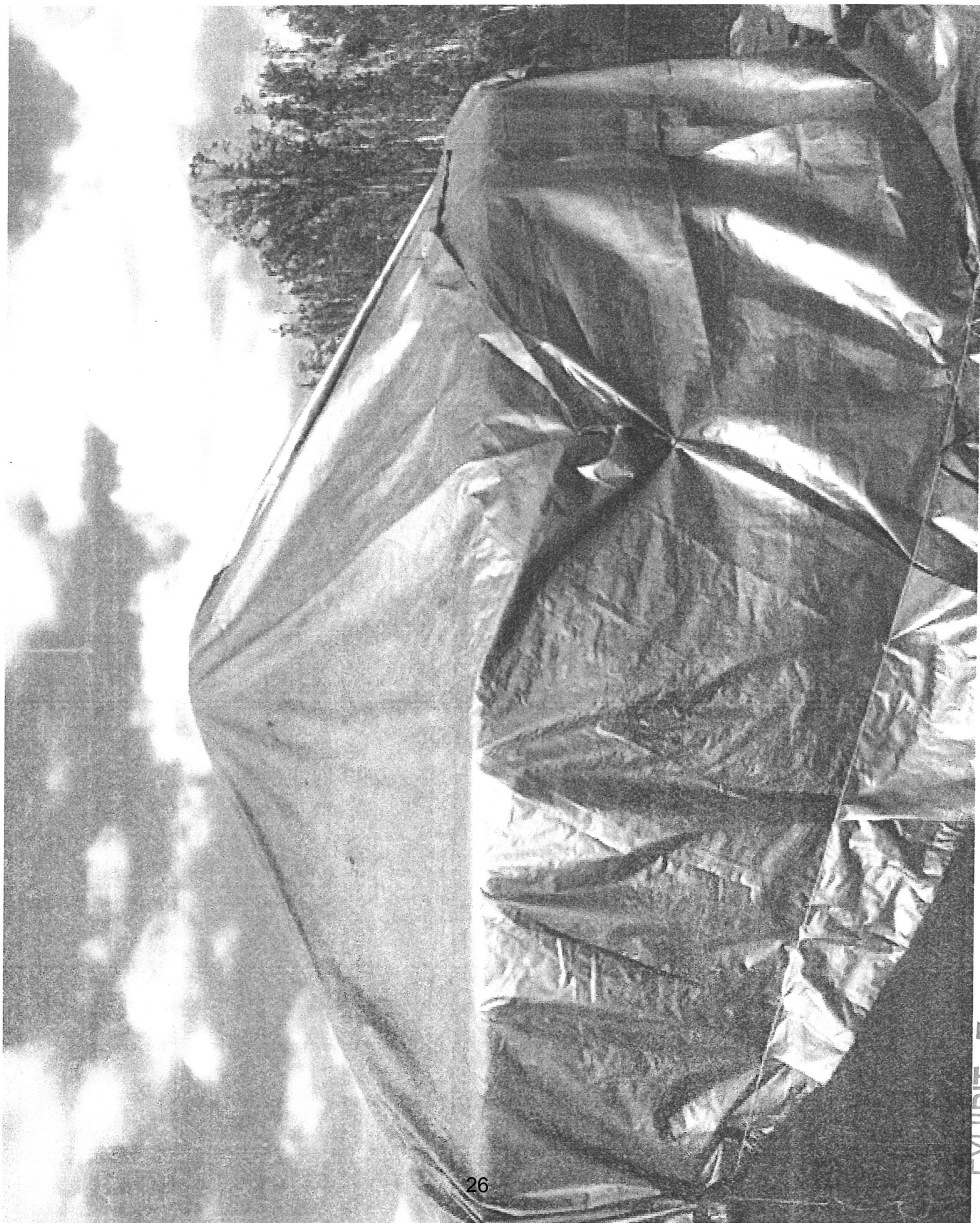
Eric Christie

515 Trabing Rd

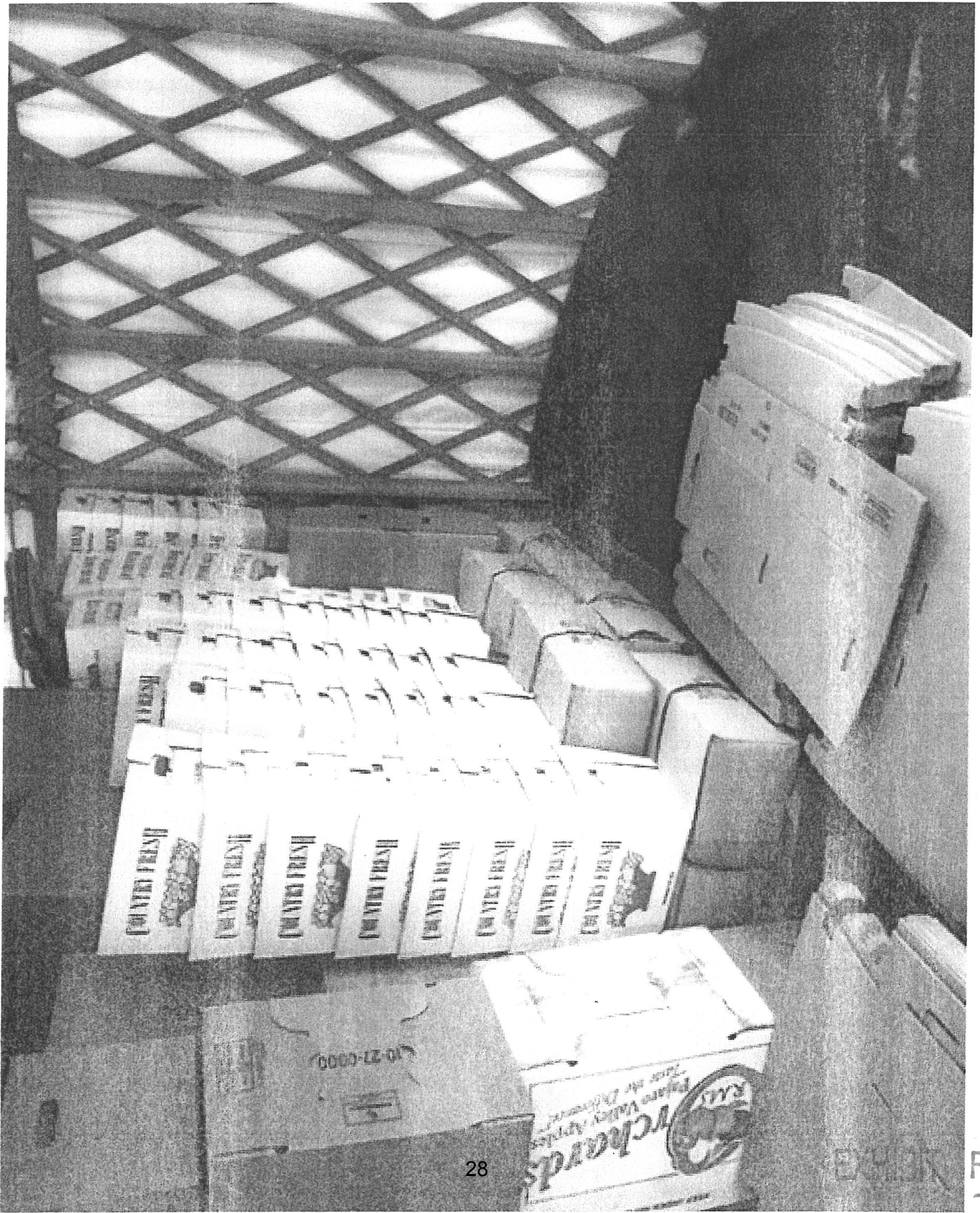
Watsonville ca 95076

831-535-2206

mixturemotorco@yahoo.com











November 11, 2015

Mr. Mel and Carol LaRussa

646 Trabing Road

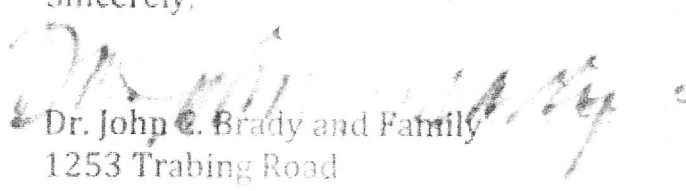
Watsonville, CA RE: Clear View Orchards

Dear Mel:

As you are aware living in a semi-rural area has many advantages. One of them is the preservation of our enchanting naturalistic environment affording great views to the mountains and, of course, to the ocean. What a place! With the addition of your wonderful orchard you have enhanced the entire area by literally the creation of something beneficial to all from almost nothing. In short, you and you're your charming wife have created something special in our region and I'm sure you're proud of the fruits of your labor.

An additional aspect offered during your limited sales season is the family-oriented atmosphere that I've noticed providing a venue where neighbors can meet (sometime for the first time) and share experiences of living in such a blessed area. As I've talked to many of them they like my family enjoy, once again, the milieu that you've developed from a simple orchard to a meaningful part of our street. Expansion or increased development of your enterprise can only further increase the quality of life that many of us who live here sometimes take for granted. And, by the way, your apple turnovers are only rived by those we've enjoyed in Germany! I wish you much success in your effort to make an even more gracious venue for all of us to enjoy.

Sincerely,


Dr. John C. Brady and Family
1253 Trabing Road