



## Staff Report to the Agricultural Policy Advisory Commission

Application Number: **231264**

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**Applicant:** Land Trust of Santa Cruz County  
**Owner:** Land Trust of Santa Cruz County  
**APN:** 052-081-34, -35, -37  
**Address:** 275 Lee Road, Watsonville

**Date:** August 15, 2024  
**Agenda Item #:**  
**Time:** 1:30 p.m.

**Project Description:** Proposal to establish a community harvest program at the Watsonville Slough Farm, including parking area, restrooms, farmworker housing (4 RV pads), trails and boardwalks.

**Location:** Property located on the west side of Lee Road at 275 Lee Road in Watsonville.

**Permits Required:** Coastal Development Permit, Conditional Use Permit, Conditional Site Development Permit, and Riparian Exception.

### Staff Recommendation:

- Staff recommends that your Commission RECOMMEND the Zoning Administrator DETERMINE that the project is consistent with the agricultural protection regulations; and
- Staff recommends that your Commission RECOMMEND the Zoning Administrator APPROVE the proposed agricultural and educational uses proposed under Application 231264, based on the attached findings.

### Analysis and Discussion

This application is presented to your Commission for consideration of proposed development on CA (Commercial Agriculture) zoned land. The application is a proposal to establish a community harvest program at the Watsonville Slough Farm (a Land Trust of Santa Cruz County property).

The subject property is located on the west side of Lee Road in the Watsonville area. The parcel is located outside of the Urban Services Line, within the coastal zone, and can be characterized as an agricultural area adjacent to wetlands. The parcel is located within the AG (Agriculture) General Plan designation and the implementing zone district is CA (Commercial Agriculture). The property is comprised of three separate parcels (APNs 052-081-34, -35, -37) totaling approximately 490 acres. Of that land area, approximately 10 acres are developed or disturbed, with 243 acres of wetland and preserved areas, and 237 acres are actively used for farming purposes.

The Land Trust of Santa Cruz County is proposing to establish a community harvest program that would encourage the public to engage with the agricultural uses on the property and to learn more about farming, food production, and the natural environment.

A community harvest gateway (with a barn, educational/activity areas, and a 50 space parking area) is proposed to be accessed from Lee Road in an area of existing disturbance, including an existing barn which is proposed to be replaced. A farm stand, group picnic areas, and two restroom buildings are proposed to support the community harvest activities. The proposal also includes a small farmworker housing development (considered as an agricultural use in the County General Plan) consisting of four RV/trailer pads in two separate locations that were previously occupied by farmworker housing units that have since been removed from the property.

Walking trails are also proposed to allow visitors to view the agricultural operations and experience the wildlife on the property and the surrounding wetland areas. The trails are proposed in the vicinity of the community harvest gateway and around the edges of the wetland areas, including interpretative signage and boardwalks for access and viewing opportunities.

The intent and design of the proposed community harvest gateway, ancillary facilities, and walking/wildlife viewing trails will provide an opportunity for members of the local community to participate in local agriculture and to have access to quality food, educational experiences, and enjoyment of open space on the property. The primary proposed community harvest (consumer harvest) use is allowed as a principal permitted use on CA zoned property. The remaining proposed uses are allowed on CA zoned properties with a use permit, including elements of educational/agri-tourism events and recreational trails.

Benefits from this project include the provision of a location for the community to participate in educational experiences related to agricultural land uses along with opportunities to connect people to both agriculture and the natural environment at the same location. Additional details, describing the proposed community harvest use of the property can be found in the Land Trust's program statement for the property (Exhibit D).

## **APAC Review**

This application is before your Commission to review and consider the proposed uses on the subject property, which is zoned CA (Commercial Agriculture), with the express purpose of obtaining an APAC determination regarding project consistency with the agricultural protection regulations.

The principal permitted use of the property will continue to be agricultural production, which does not require a discretionary approval. Community harvest uses (identified as "consumer harvesting" in County Code) are allowed as permitted uses within the CA zone district and would be limited to select areas of the property. The community harvest barn would include a combination of agricultural support facility, educational facility, and administrative offices and the improvements would be located within an existing improved/disturbed area of the property. Educational and agri-tourism activities and events, as well as recreational uses (such as trails and interpretative signage), are allowed on CA zoned lands, per the recent code update.

The proposed community harvest gateway and associated improvements would be ancillary to the principal commercial agricultural use of the subject property. The existing farming operations on the subject property will not be adversely affected by the proposed uses. All intensive human activity elements (community harvest barn, parking area, picnic areas, and farmworker housing

RV pads) will be located over 200 feet from surrounding agricultural resource designated parcels. The community harvest proposal will also provide additional awareness and education to the local community regarding agriculture and natural resource management, which is an added benefit to agricultural production in the region.

The proposed trail system would be located within the interior of the property and along the edges of the wetland areas, which provide an extensive natural buffer for agricultural operations on surrounding parcels. The proposed trails would not be considered as intensive human activity areas which require an agricultural buffer setback or barrier, since passive trail use would not typically be considered as an intensive human activity area in regard to agricultural protection regulations. The proposed trail system would only be occupied in passing in the same manner as the trails along the river levee or the rail trail, none of which have agricultural buffer setbacks or barriers.

For the above listed reasons, the proposed project will not impact agricultural operations on surrounding properties.

This proposal is being presented to your Commission at this time (prior to completion of environmental review), for confirmation of the staff evaluation that the proposed uses comply with the current agricultural protection regulations. The requested policy determination from your Commission would take the form of a recommendation to the Zoning Administrator who will be the decision-maker for this application.

Findings for development on CA zoned land have been included for review and consideration by your Commission.

### **Recommendation**

- Staff recommends that your Commission RECOMMEND the Zoning Administrator DETERMINE that the project is consistent with the agricultural protection regulations; and
- Staff recommends that your Commission RECOMMEND the Zoning Administrator APPROVE the proposed agricultural and educational uses proposed under Application 231264, based on the attached findings.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Division, 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.sccoplanning.com](http://www.sccoplanning.com)**

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Report Reviewed By: Sheila McDaniel  
Principal Planner  
Development Review

**Exhibits**

- A. Findings
- B. Project plans
- C. Assessor's, Location, Zoning and General Plan Maps
- D. Watsonville Slough Farm - Community Harvest Gateway Program Statement
- E. Comments & Correspondence



**Required Findings for Development on Land Zoned Commercial Agriculture or  
Agricultural Preserve - SCCC 13.10.314(A)**

- (1) That the establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel (excepting public/quasi-public community facilities of significant benefit to public health, safety, and welfare) and will not reduce, restrict, or adversely affect agricultural activities or resources, or the economic viability of commercial agricultural operations, in the area;

This finding can be made, in that the proposed community harvest gateway and recreational trails will allow continued operation of the existing agricultural uses on the property, while promoting agriculture in the region by providing an opportunity for members of the local community to participate in local agriculture and to have access to quality food, educational experiences, and enjoyment of open space on the property. The benefits from this project can be considered as offering an educational experience and opportunity to connect people to both agriculture and the natural environment.

- (2) The use is sited on the property to avoid removing land from production and to preserve agricultural resource soils. If avoidance and preservation is not possible, remove as little land as possible from agricultural production and future production. Technical reports may be required to demonstrate conservation of farmland to the maximum extent feasible; and

This finding can be made, in that the proposed community harvest gateway (barn and parking area) will be located in an area of existing disturbance (existing barn and work area) with direct access to Lee Road. The proposed community harvest areas will continue to be in agricultural production. The proposed picnic areas and support facilities are located in areas away from ongoing agricultural production, with trails proposed along the edge of the wetlands that are not suited for farming purposes. The proposed farmworker housing sites are proposed to be located in place of prior farmworker housing units that have been removed from the site. The ongoing stewardship of the property by a non-profit organization (Land Trust of Santa Cruz County) will ensure that agricultural production on the Watsonville Slough Farm property will continue into the future.

- (3)
  - (a) That the use or structure is ancillary to the principal agricultural use of the parcel, or to parcels owned or leased by the operator where so indicated in SCCC 13.10.312(D), Agricultural Uses Chart; or

This finding can be made, in that the proposed community harvest use and associated improvements will be ancillary to the principal agricultural use of the property. All of the proposed uses and structures will be located away from ongoing agricultural operations and have been designed to be compatible with the ongoing agricultural use of the property.

The proposed farmworker housing units are considered as an agricultural use, per General Plan Policy ARC-1.4.10 (Farmworker Housing as an Agricultural Use), and will complement the ongoing and continued principal agricultural use of the property through provision of on-site housing for agricultural employees.

- (b) That no other agricultural use is feasible for the parcel; or
  - (c) That the use consists of an interim public use which does not impair long-term

**EXHIBIT A**

agricultural viability; or

- (d) The use consists of a permanent public use that will result in the production of recycled wastewater facility solely for agricultural irrigation and that limits and mitigates the impacts of facility construction on agriculture consistent with the requirements of SCCC 13.10.635 and 13.10.643; or

The use consists of a permanent discretionary community or public facility use as allowed in the Agricultural Uses Chart that the County has determined to be of significant benefit to the public health, safety, and welfare, subject to the following additional findings:

- (i) Loss of commercial agricultural land is mitigated, which may include a permanent agricultural conservation easement on land of at least equal quality and size, as partial compensation for the direct loss of agricultural land, mitigations consistent with 13.10.643(D), or other feasible mitigations;\*
- (ii) For public facility uses with a development area greater than 12,000 square feet, an analysis is provided of two alternate sites located off agricultural resource land, identifying why development on these sites is not feasible;
- (iii) The public facility use does not significantly degrade air and water quality;
- (iv) If located in the Coastal Zone, the public facility use is consistent with the California Coastal Act; and
- (v) If located on Type 3 agricultural land in the Coastal Zone, the public facility use does not impair agricultural viability through increased assessment costs to other agricultural parcels in the area.\*

\* The Pajaro River Flood Risk Management Project and other flood control projects for which environmental documentation compliant with CEQA has been prepared are exempt from findings (i) and (v).

### **Required Findings for Total Development Area on Commercial Agriculture (CA) Zoned Land - SCCC 13.10.313(E)**

#### **(1) Residential and Agricultural Support Uses.**

- (b) For proposed residential or agricultural support uses that would result a combined development area for residential and agricultural support uses on Type 1-3 soils greater than 35,000 square feet, a Conditional Use Permit and master plan shall be required, and the following findings shall apply:
  - (i) An alternative sites analysis provided by the applicant and supported by technical studies demonstrates that there are no feasible sites available on the subject parcel or on other parcels owned or leased by the applicant that are located off Type I-3 agricultural land and viable agricultural soils that could accommodate the proposed use; and

This finding can be made, in that the farmable portions of the site have been determined by the existing farm operators and the Land Trust to remove the less suitable portions of the property from active farming. The less suitable areas for farming have been set aside for restoration and natural resource preservation, including buffer areas for the adjacent wetlands. The proposed community harvest barn and associated improvements have been located in areas of existing disturbance and will not result in the removal of any active farmland from production.

- (i) There are no feasible alternatives for site design, surfacing materials, or other measures available to accommodate the proposed use that would reduce the total development area on Type 1-3 soils below 35,000 sq. ft. and substantially reduce impacts to viable agricultural land; and

This finding can be made, in that the community harvest proposal has been proposed at a scale that will allow a combination of agricultural support uses in one location, and all proposed improvements will be located within existing disturbed areas of the property that have not been actively farmed and where structures and site improvements have been historically located.

- (ii) Farmable portions on the subject parcel, or farmable areas on other sites owned by the agricultural operator equal or greater in size than the total development area of the subject parcel, have been placed in a permanent agricultural easement to protect the land for future farming use.

This finding can be made, in that the Land Trust has secured the property in order to maintain the ongoing farming operations in perpetuity.



**LAND TRUST OF SANTA CRUZ COUNTY**

## REFERENCE SYMBOLS



## ENVIRONMENTAL NOTES

- ## GENERAL NOTES

- ## AREA MAP



## SECTION G - GENERAL

## SECTION G - GENERAL

G-1.0 COVER SHEET / SHEET INDEX

## SECTION L - LANDSCAPE

L-1.0	OVERALL SITE PLAN
L-1.1	OVERALL TRAIL PLAN
L-1.2	ACCESSIBLE ROUTE
L-3.0 - L-3.4	SITE PLAN
L-4.0	RESTROOM BUILDING PLAN
L-5.0	SITE SECTIONS & ELEVATIONS
L-6.1 - L-6.2	CONSTRUCTION DETAILS

## SECTION A - ARCHITECT

A-100	PROJECT DATA
A-101	CODE ANALYSIS
A-200	FLOOR PLANS
A-300	BUILDING ELEVATIONS & SECTIONS

## SECTION C - CIVIL

C-1.0	SITE OVERVIEW PLAN
C-2.0 - C-2.2	GRADING AND DRAINAGE CONCEPT
C-2.3	DRIVEWAY OVERVIEW PLAN
C-3.4 - C-3.9	PLAN AND PROFILE
C-3.10	DRIVEWAY PLAN
C-5.0	DETAILS

## SECTION E - ELECTRICAL

E-1.0 PHOTOMETRIC ANALYSIS

PROJECT TEAM:

<b>LANDSCAPE ARCHITECT</b> SSA LANDSCAPE ARCHITECTS, INC. CONTACT: CHRISTIAN HARRIS 303 POTRERO STREET, SUITE 40-C SANTA CRUZ, CA 95060 (831) 459 - 0455	<b>ARCHITECT</b> SPECTOR CORBETT ARCHITECTS CONTACT: BRIAN SPECTOR 54-C PENNY LANE WATSONVILLE, CA 95076 (831) 319-4045
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**SPECTOR CORBETT ARCHITECTS**  
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**54-C PENNY LANE**  
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**ELECTRICAL ENGINEER**  
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305 SOUTH 11TH STREET  
SAN JOSE, CA 95112  
(408) 282-1500

## PROJECT MAP



## CALIFORNIA BUILDING CODE

2022 CALIFORNIA GREEN BUILDING STANDARDS CODE  
2022 BUILDING STANDARDS ADMINISTRATIVE CODE, PART 1, TITLE 24 C.C.R.  
2022 CALIFORNIA BUILDING CODE (CBC), PART 2, TITLE 24 C.C.R.  
2022 CALIFORNIA ELECTRICAL CODE (CEC), PART 3, TITLE 24 C.C.R.  
2022 CALIFORNIA MECHANICAL CODE (CMC), PART 4, TITLE 24 C.C.R.  
2022 CALIFORNIA PLUMBING CODE (CPC), PART 5, TITLE 24 C.C.R.  
2022 CALIFORNIA FIRE CODE (CFC), PART 9, TITLE 24 C.C.R.  
2022 CALIFORNIA REFERENCED STANDARDS CODE, PART 12, TITLE 24 C.C.R.  
2022 C.C.R. (SUBORDINATE TO THE FIRE MARSHAL'S REGULATIONS)  
2022 NFPA 72 - NATIONAL FIRE ALARM CODE WITH CALIFORNIA AMENDMENTS.

## PROJECT DESCRIPTION

THIS PROJECT IS LOCATED IN A FEMA SPECIAL FLOOD HAZARD AREA PARCEL, AND THE BFE IN THIS AREA IS 17FT (NAVD 88). THIS PROJECT INTENDS TO REPLACE AN EXISTING BARN AT WATSONVILLE SLOUGH FARM. TWO NEW PREFABRICATED RESTROOM BUILDINGS, PICNIC AREAS, AND FARMWORKER HOUSING. ADA ACCESSIBLE WALKWAYS AND PARKING FACILITIES WILL BE ADDED TO ALLOW FOR PUBLIC ACCESS. THE PROJECT WILL CONNECT TO, AND MODIFY EXISTING SITE UTILITIES. THE WORK GENERALLY INCLUDES THE FOLLOWING DISCIPLINES:

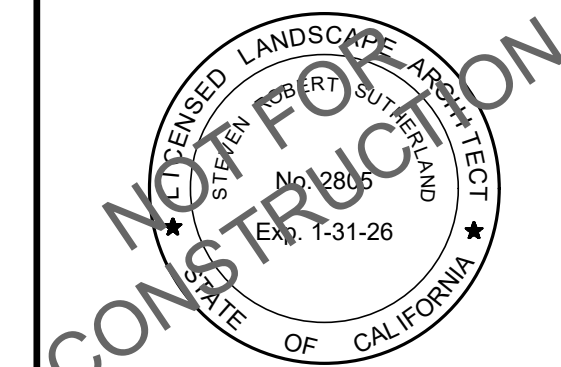
- SELECTIVE DEMOLITION
- TREE PROTECTION
- EXISTING UTILITY PROTECTION
- GRADING & EROSION CONTROL
- SITE HARDSCAPE & SOFTSCAPE
- BARN STRUCTURE
- PRE-FABRICATED RESTROOM BUILDINGS
- CURB & GUTTER



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[www.ssala.com](http://www.ssala.com)  
crla no. 2805



COVER SHEET

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
LAND TRUST OF SANTA CRUZ COUNTY  
2275 LEE ROAD - WATSONVILLE, CA 95076  
APN: 052-081-37, 052-081-35, 052-081-34

AGENCY APPROVAL

REVISIONS		
NO.	DATE	PURPOSE
1	02. 01. 24	PLANNING SUBMITTAL
2	05. 01. 24	PLANNING SUBMITTAL

DRAWN BY • JB

CHECKED • CH

SCALE •

DATE • 05. 01. 2024

JOB • 220009.00

COVER SHEET

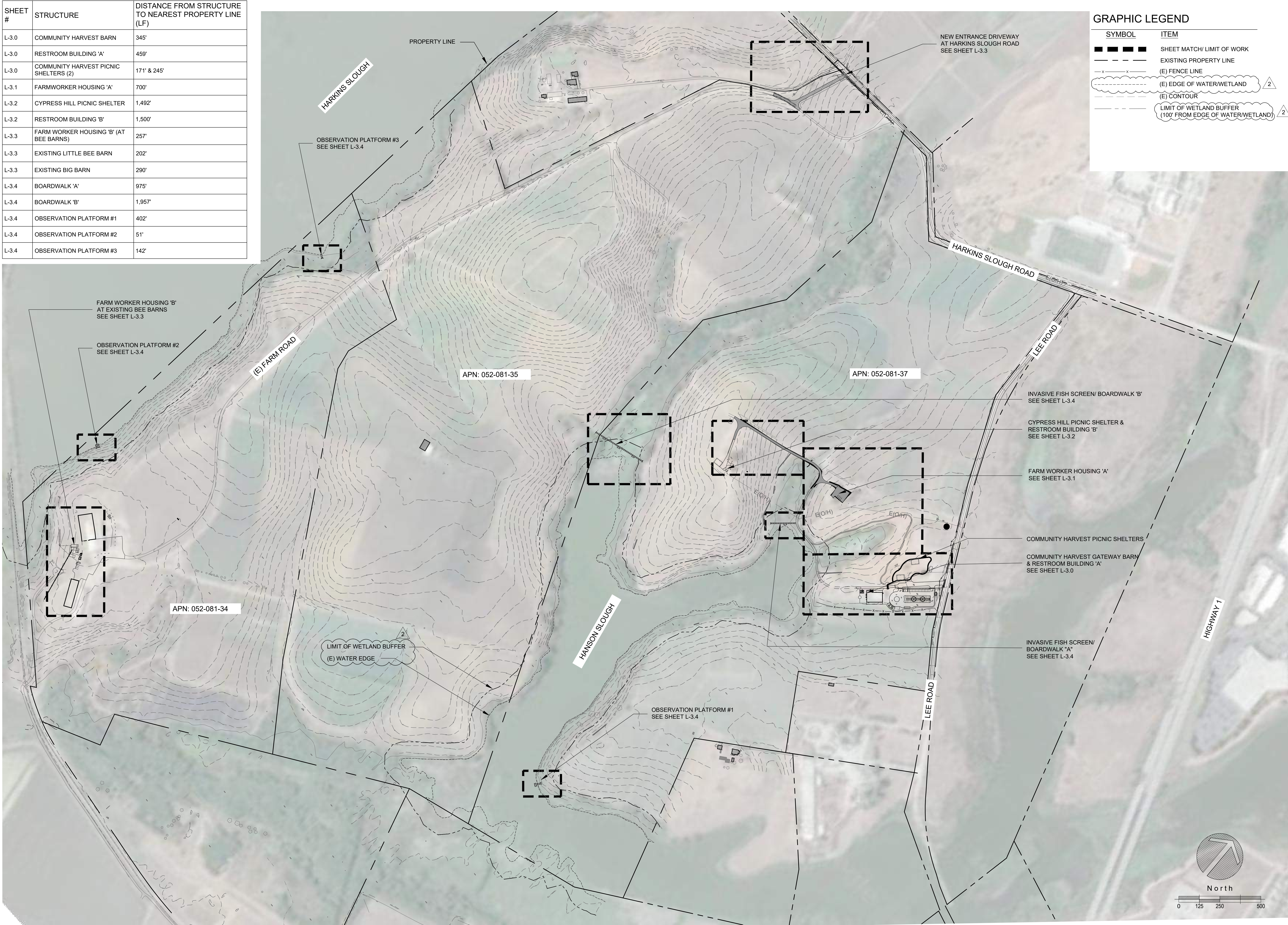
SHEET

# G-1.0

EXHIBIT B



SHEET #	STRUCTURE	DISTANCE FROM STRUCTURE TO NEAREST PROPERTY LINE (LF)
L-3.0	COMMUNITY HARVEST BARN	345'
L-3.0	RESTROOM BUILDING 'A'	459'
L-3.0	COMMUNITY HARVEST PICNIC SHELTERS (2)	171' & 245'
L-3.1	FARMWORKER HOUSING 'A'	700'
L-3.2	CYPRESS HILL PICNIC SHELTER	1,492'
L-3.2	RESTROOM BUILDING 'B'	1,500'
L-3.3	FARM WORKER HOUSING 'B' (AT BEE BARNS)	257'
L-3.3	EXISTING LITTLE BEE BARN	202'
L-3.3	EXISTING BIG BARN	290'
L-3.4	BOARDWALK 'A'	975'
L-3.4	BOARDWALK 'B'	1,957'
L-3.4	OBSERVATION PLATFORM #1	402'
L-3.4	OBSERVATION PLATFORM #2	51'
L-3.4	OBSERVATION PLATFORM #3	142'



GRAPHIC LEGEND

SYMBOL	ITEM
— — — — —	SHEET MATCH/ LIMIT OF WORK
- - - - -	EXISTING PROPERTY LINE
- x - x -	(E) FENCE LINE
~~~~~	(E) EDGE OF WATER/WETLAND
- - - - -	(E) CONTOUR
~~~~~	LIMIT OF WETLAND BUFFER (100' FROM EDGE OF WATER/WETLAND)

SSA

LANDSCAPE ARCHITECTS

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LICENSED LANDSCAPE ARCHITECT

STATE OF CALIFORNIA

NO. 2805

EXP. 7-31-26

OVERALL SITE PLAN

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
LAND TRUST OF SANTA CRUZ COUNTY  
275 LEE ROAD - WATSONVILLE, CA 95076  
APN: 052-081-37, 052-081-35, 052-081-34

AGENCY APPROVAL

REVISIONS

NO. DATE PURPOSE

1 02.01.24 PLANNING SUBMITTAL

2 05.01.24 PLANNING SUBMITTAL

DRAWN BY • JB

CHECKED • CH

SCALE • 1"=250'

DATE • 05.01.2024

JOB • 220009.00

OVERALL SITE PLAN

SHEET

L-1.0



GRAPHIC LEGEND

SYMBOL	ITEM	AREA	DETAIL
	EXISTING TRAIL	16,095 LF	
	PROPOSED TRAIL	2,580 LF	2,4/C5.0
	PROPOSED ADA TRAIL	700 LF	
	(E) PROPERTY LINE		
	(E) FENCE LINE		
	ORDINARY HIGH WATER MARK		
	EXISTING EDGE OF WATER/WETLAND		2
	LIMIT OF WETLAND BUFFER (100' FROM EDGE OF WATER/WETLAND)		2
	MIXED WILLOW FOREST BUFFER		

- NOTES
1.

ALL TRAILS (PROPOSED AND EXISTING) ARE DESIGNED TO AVOID AGRICULTURAL OPERATIONS.
2.

ALL NEW TRAIL CONSTRUCTION WITHIN THE RIPARIAN AREA AND WITHIN 100' OF WETLANDS WILL INVOLVE PRUNING OF WOODY VEGETATION ONLY, AVOIDING ANY ROOT DISTURBANCE.
3.

THE EXISTING AND PROPOSED TRAIL CORRIDORS EXIST IN DEGRADED HABITAT, MOSTLY POISON HEMLOCK AND MUSTARD VEGETATION. TRAIL CONSTRUCTION AND MAINTENANCE WILL FACILITATE VEGETATION MANAGEMENT, REPLACING NON-NATIVE SPECIES WITH NATIVE PLANTS.



SSA

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LICENSED LANDSCAPE ARCHITECT

STATE OF CALIFORNIA

NO. 2805

EXPIRATION DATE 7-31-26

NOT FOR CONSTRUCTION

OVERALL TRAIL PLAN

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
LAND TRUST OF SANTA CRUZ COUNTY  
275 LEE ROAD - WATSONVILLE, CA 95076  
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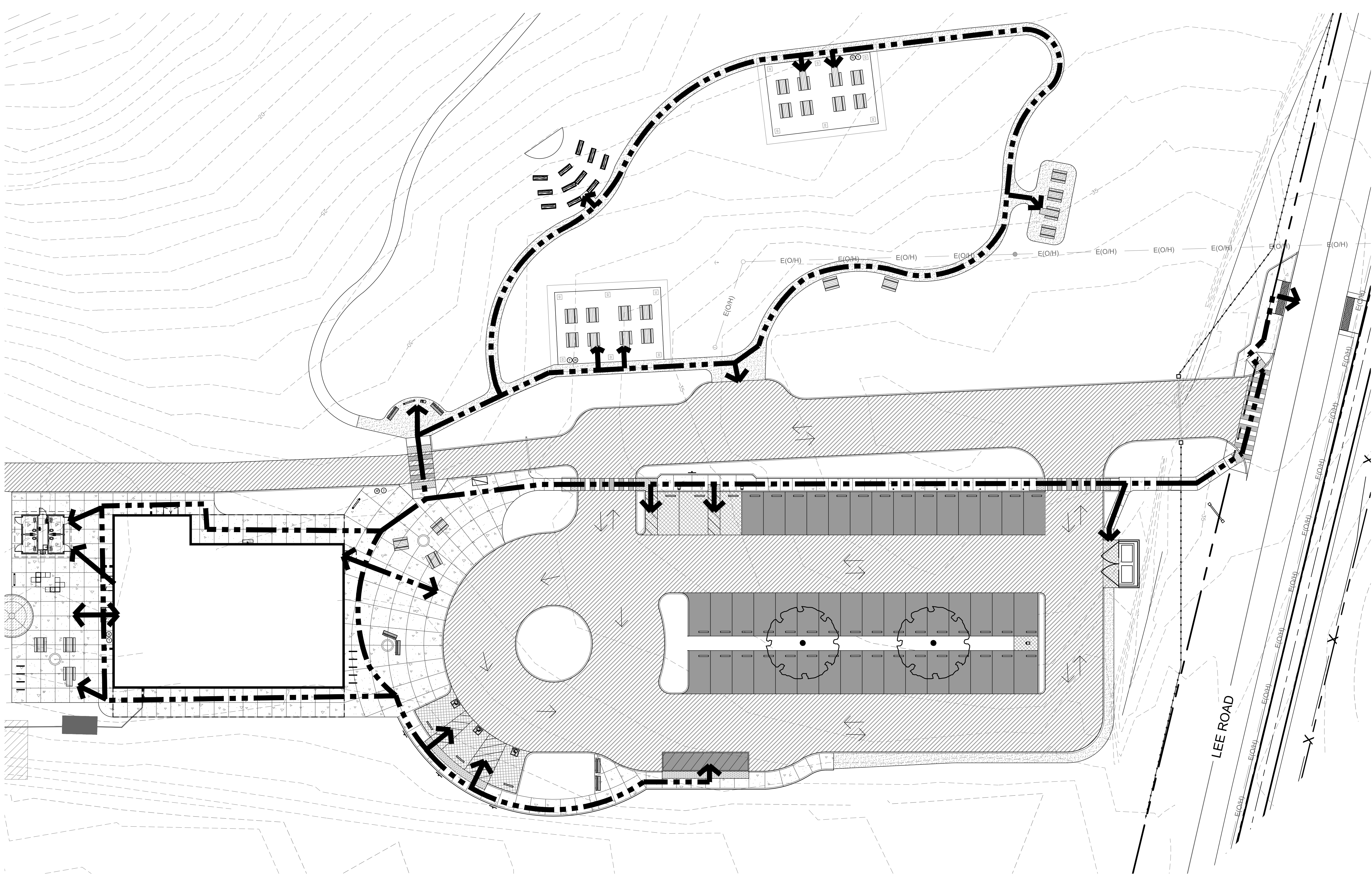
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DATE	•	05.01.2024
JOB	•	220009.00

OVERALL TRAIL PLAN

SHEET

L-1.1



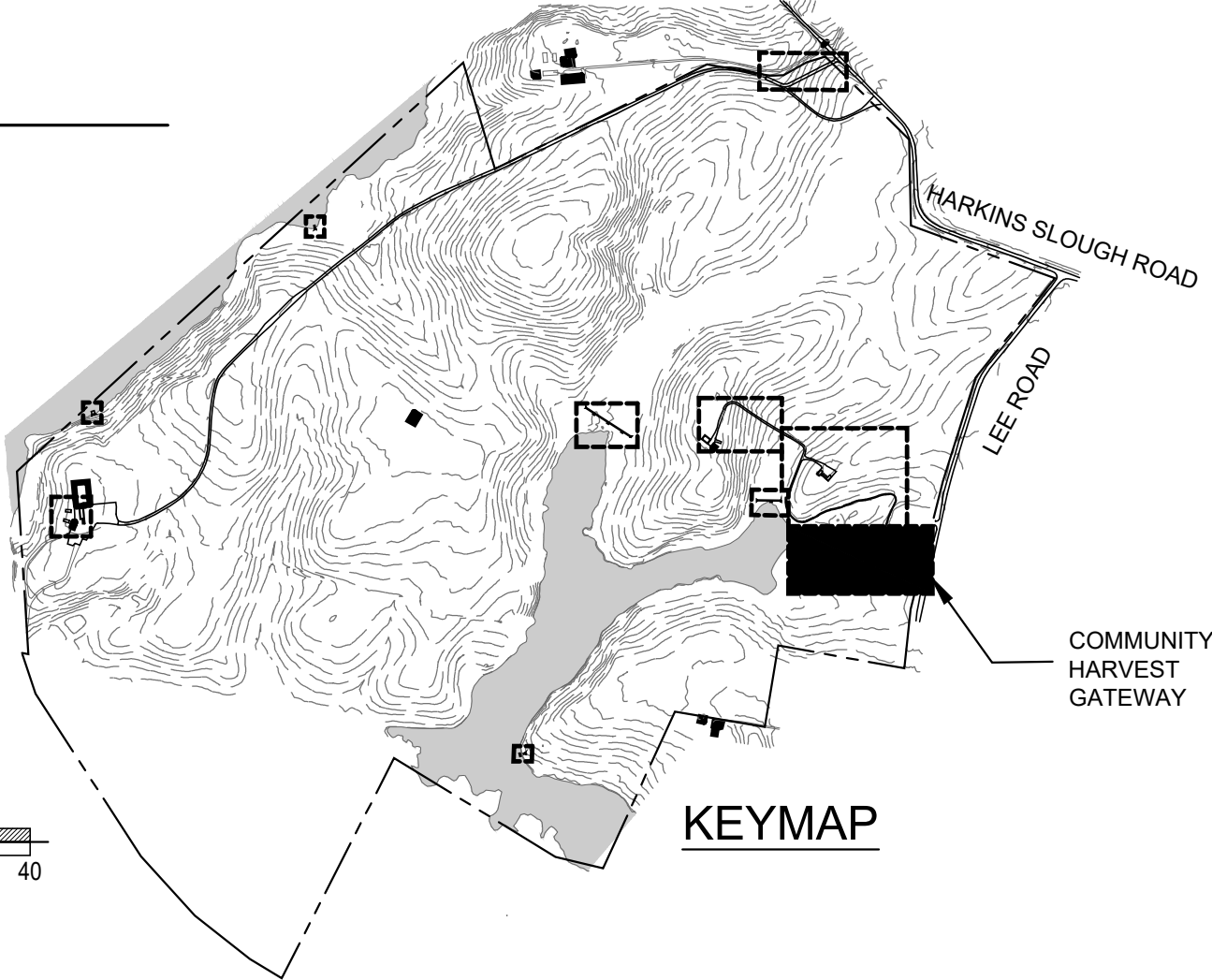
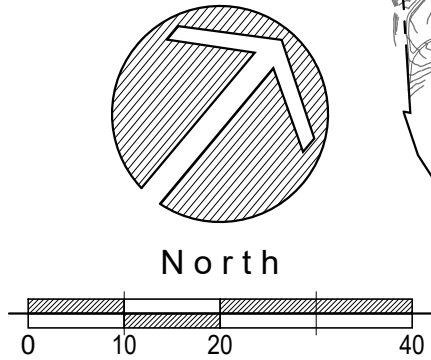


# COMMUNITY HARVEST GATEWAY

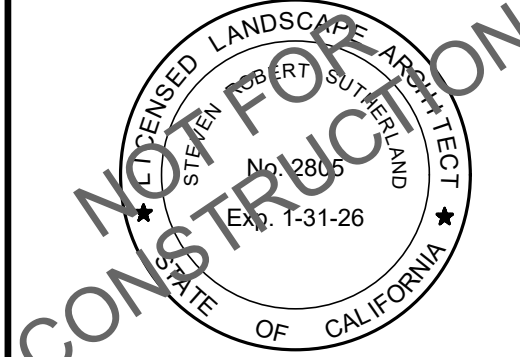
## ACCESSIBILITY AND INCLUSIVITY LEGEND

PROPOSED ACCESSIBLE PATH OF TRAVEL

NOTE: AS INDICATED ON PLAN, A BARRIER-FREE ACCESS ROUTE WITHOUT ANY ABRUPT LEVEL CHANGES EXCEEDING 1/2" IF BEVELED AT 1:2 MAX SLOPE OR VERTICAL LEVEL CHANGES EXCEEDING 1/4", AND AT LEAST 48" IN WIDTH. SURFACE IS STABLE, FIRM, AND SLIP RESISTANT AND CROSS-SLOPE DOES NOT EXCEED 2%, AND SLOPE IN THE DIRECTION OF TRAVEL IS LESS THAN 5%. ACCESSIBLE PATH OF TRAVEL SHALL BE MAINTAINED FREE OF OVERHANGING OBSTRUCTIONS TO 80" MINIMUM AND FREE OF PROTRUDING OBJECTS GREATER THAN 4" FROM A WALL ABOVE 27" AND BELOW 80".



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ACCESSIBLE ROUTE  
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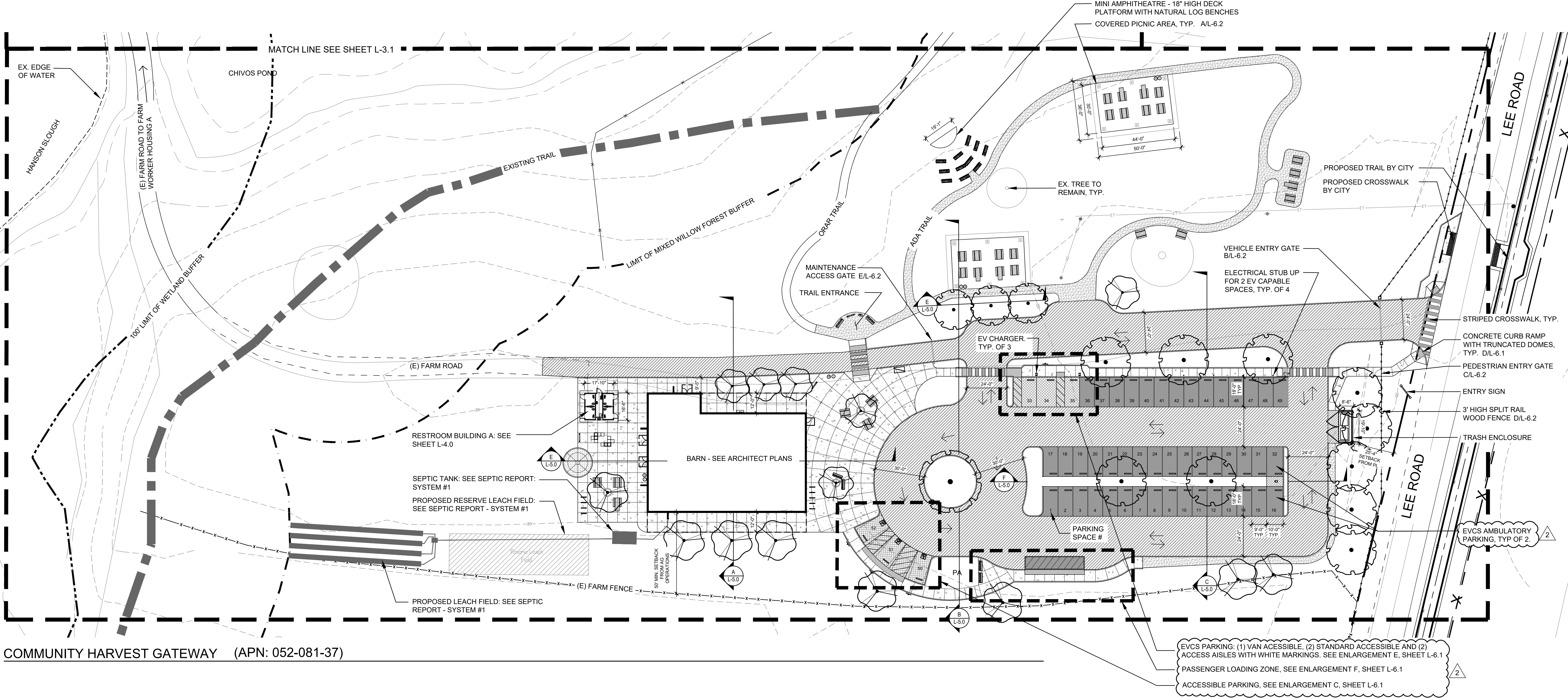
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CHECKED	•	CH
SCALE	•	1"=20'-0"
DATE	•	05.01.2024
JOB	•	220009.00

ACCESSIBLE ROUTE

SHEET

L-1.2





COMMUNITY HARVEST GATEWAY (APN: 052-081-37)

GRAPHIC LEGEND

SYMBOL	ITEM
X/L-0.0	DETAIL REFERENCE
X/L-0.0	SHEET REFERENCE
—	SHEET MATCH/LIMIT OF WORK
—	EXISTING EDGE OF WATER/WETLAND
—	LIMIT OF MIXED WILLOW FOREST BUFFER
—	LIMIT OF WETLAND BUFFER (100' FROM EDGE OF WATER/WETLAND)
—	EXISTING PROPERTY LINE
—	EXISTING TRAIL
—	CONCRETE JOINT
—	PROPOSED 3' FENCE
—	PROPOSED PERVIOUS CONCRETE PAVING: VEHICULAR RATED
—	PROPOSED STANDARD CONCRETE PAVING: TYPE 02 - PEDESTRIAN RATED
—	PROPOSED STANDARD CONCRETE PAVING: TYPE 01 - TRAFFIC RATED
—	PROPOSED INTEGRAL COLORED CONCRETE PAVING
—	PROPOSED DECOMPOSED GRANITE PAVING
—	PROPOSED ASPHALT
—	MILL & OVERLAY ASPHALT PAVING
—	CLASS II BASE ROCK FARM ROAD
—	TRUNCATED DOMES

SITE FURNISHING LEGEND

—	PROPOSED PICNIC TABLE
—	PROPOSED ADA PICNIC TABLE
—	PROPOSED BENCH
—	PROPOSED TRASH AND RECYCLING RECEPTACLE
—	PROPOSED BIKE RACKS
—	PROPOSED TRAIL MAP/COMMUNITY ANNOUNCEMENT BOARD
—	PROPOSED ENTRY SIGN
—	PROPOSED DRINKING FOUNTAIN & WATER BOTTLE FILL STATION
—	PROPOSED MAGLIN - PIXEL BENCH BLOCKS
—	PROPOSED DUAL SIDED BIKE LOCKER
—	PROPOSED EV CHARGING STATION

TREE SCHEDULE

SYMBOL	TREE TYPE	CONTAINER SIZE	QTY
—	DECIDUOUS	24" BOX	15
—	EVERGREEN	24" BOX	16
—	EXISTING TREE TO REMAIN		3

SHADE TREE CALCULATION

SPACE	SPACE AREA (SQ FT)	TREE QTY	SHADE AREA (SQ FT)	% SHADE COVERAGE
PARKING	26,422	15	14,430	55%
HARDSCAPE	37,428		15,392	49%
LANDSCAPE	11,652	2	25,974	223%

SITE PLAN NOTES

- CONTRACTOR SHALL VERIFY ALL EXISTING CONDITIONS PRIOR TO THE COMMENCEMENT OF CONSTRUCTION WORK, INCLUDING BUT NOT LIMITED TO UTILITY LOCATIONS, PROPERTY LINES, EXISTING TREE CONDITIONS, AND LIMITS OF WORK. NOTIFY THE OWNERS REPRESENTATIVE OF ANY DISCREPANCIES PRIOR TO COMMENCEMENT OF CONSTRUCTION.
- CONTRACTOR SHALL CONTACT USA UNDERGROUND SERVICE ALERT (800) 642-2444 PRIOR TO COMMENCEMENT OF CONSTRUCTION DEMOLITION, GRADING OR EXCAVATION.
- CONTRACTOR SHALL PRESERVE AND PROTECT ALL EXISTING TREES AND VEGETATION THAT IS NOT SCHEDULED FOR DEMOLITION. REFER TO TREE PROTECTION NOTES. THIS MAY INCLUDE OFF-SITE TREES WHERE THE CANOPY OR ROOT SYSTEM EXTENDS BEYOND THE PROPERTY LINE.
- ACCESS ROUTES AND STAGING AREAS ARE TO BE STRICTLY ADHERED TO.
- UPON COMPLETION OF ACCESS AND STAGING, THE SITE SHALL BE REPAIRED TO "AS WAS" OR BETTER THAN EXISTING CONDITIONS.
- THE CONTRACTOR SHALL CONTINUALLY REFER TO ALL DRAWINGS, ADDENDA, REPORTS AND SPECIFICATIONS DURING THE LIFE OF THE PROJECT FOR CONSTRUCTION INFORMATION.
- THE INTERFACE OF ALL PROPOSED IMPROVEMENTS TO THE EXISTING SITE SHALL CONFORM AND BE SMOOTH AND UNIFORM.
- ALL REINFORCING AND FORMS SHALL BE SECURED IN PLACE AND INSPECTED OWNER'S REPRESENTATIVE PRIOR TO PLACING ANY CONCRETE.
- CONTRACTOR IS SOLELY RESPONSIBLE TO ARRANGE FOR ALL SITE INSPECTIONS AND OBSERVATIONS DESCRIBED IN THE CONTRACT DOCUMENTS. MINIMUM LEAD TIME FOR INSPECTION/OBSERVATION REQUESTS IS 48 HOURS.
- REFER TO TECHNICAL SPECIFICATION AND GEOTECHNICAL INVESTIGATION REPORT FOR SUB-BASE AND COMPACTION REQUIREMENTS.

BIKE PARKING CALCULATION

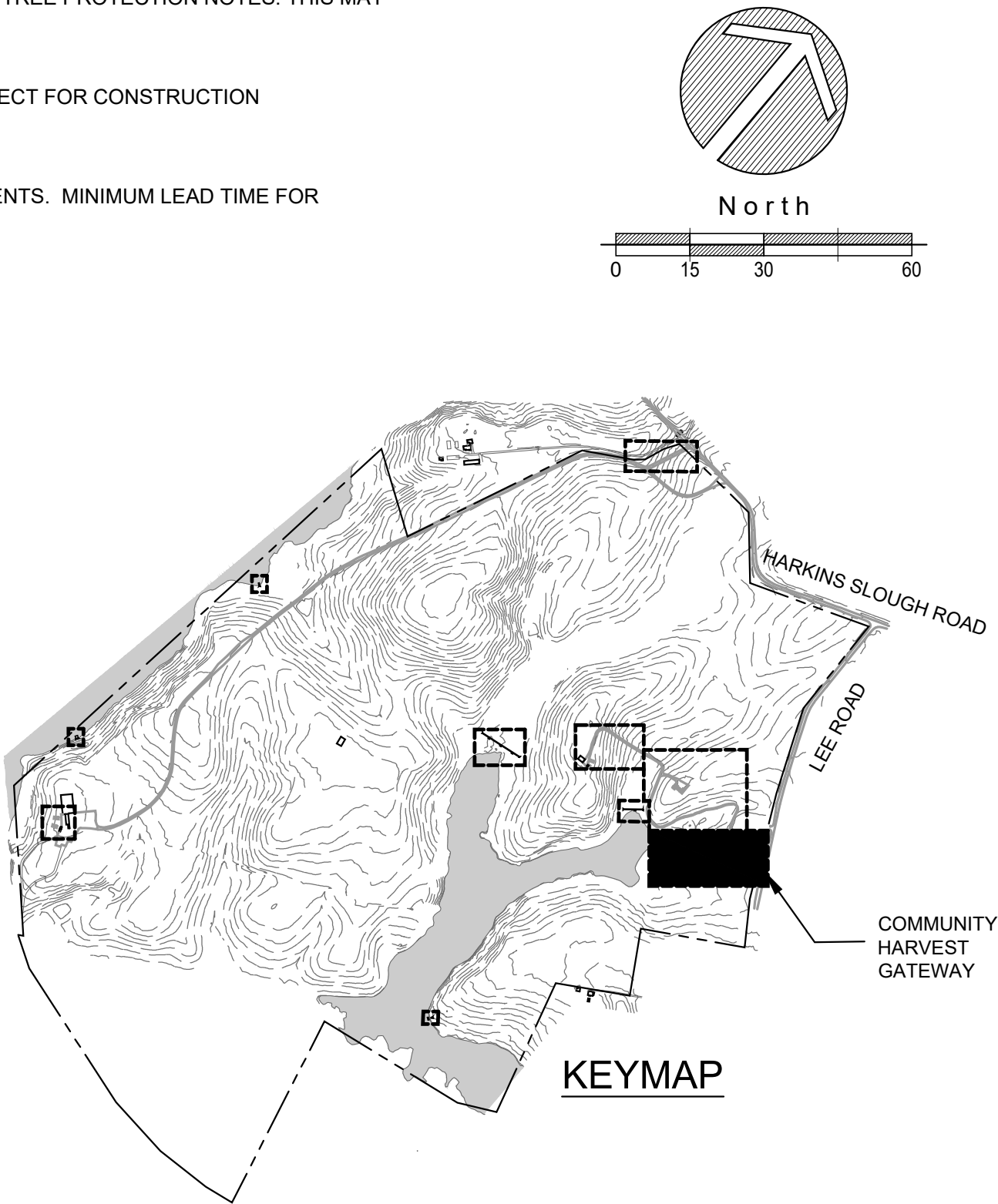
TOTAL # OF BIKE PARKING SPACES	# OF CLASS II BIKE PARKING	# OF CLASS I BIKE PARKING (BIKE LOCKER)
11	9	2

ADA PARKING CALCULATION

TOTAL # OF PARKING SPACES	# OF VAN ACCESSIBLE SPACES	# OF STANDARD ACCESSIBLE SPACES
52	1	2

EV CHARGING CALCULATION

TOTAL # OF ACTUAL PARKING SPACES	# OF EV CAPABLE SPACE PROVIDED (PER CGBC 5.106.5.3.1)	# OF EVCS PROVIDED (PER CGBC 5.106.5.3.1)	# OF EVCS PROVIDED BY TYPE (PER CBC TABLE 11B-228.3.2.1)
52	14 TOTAL: 3 CHARGERS = 6 EVCS 4 STUB UPS = 8 CAPABLE	6	1 VAN ACCESSIBLE (PARKING SPACE #34) 2 STANDARD ACCESSIBLE (PARKING SPACE #33 & #35) 2 AMBULATORY (PARKING SPACE #16 & #32)



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cra no. 2805

LANDSCAPE ARCHITECT  
STATE OF CALIFORNIA  
No. 12805  
Exp. 1-31-26

**SITE PLAN - COMMUNITY HARVEST GATEWAY**

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
LAND TRUST OF SANTA CRUZ COUNTY  
275 LEE ROAD - WATSONVILLE, CA 95076  
APN: 052-081-37, 052-081-35, 052-081-34

AGENCY APPROVAL

REVISIONS	NO.	DATE	PURPOSE
1	02.01.24	PLANNING SUBMITTAL	
2	05.01.24	PLANNING SUBMITTAL	

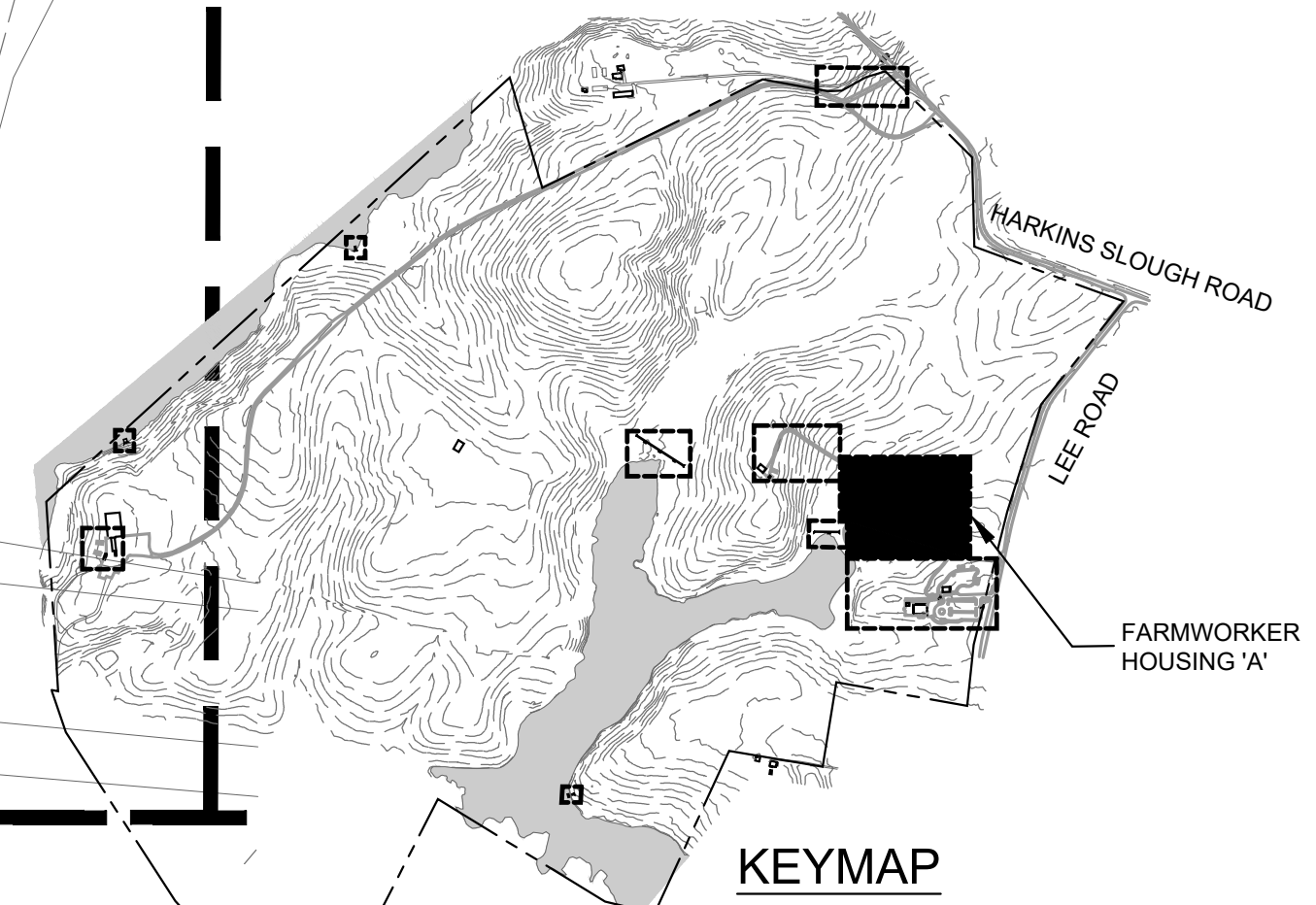
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CHECKED: CH  
SCALE: 1"=30'-0"  
DATE: 05.01.2024  
JOB: 220009.00

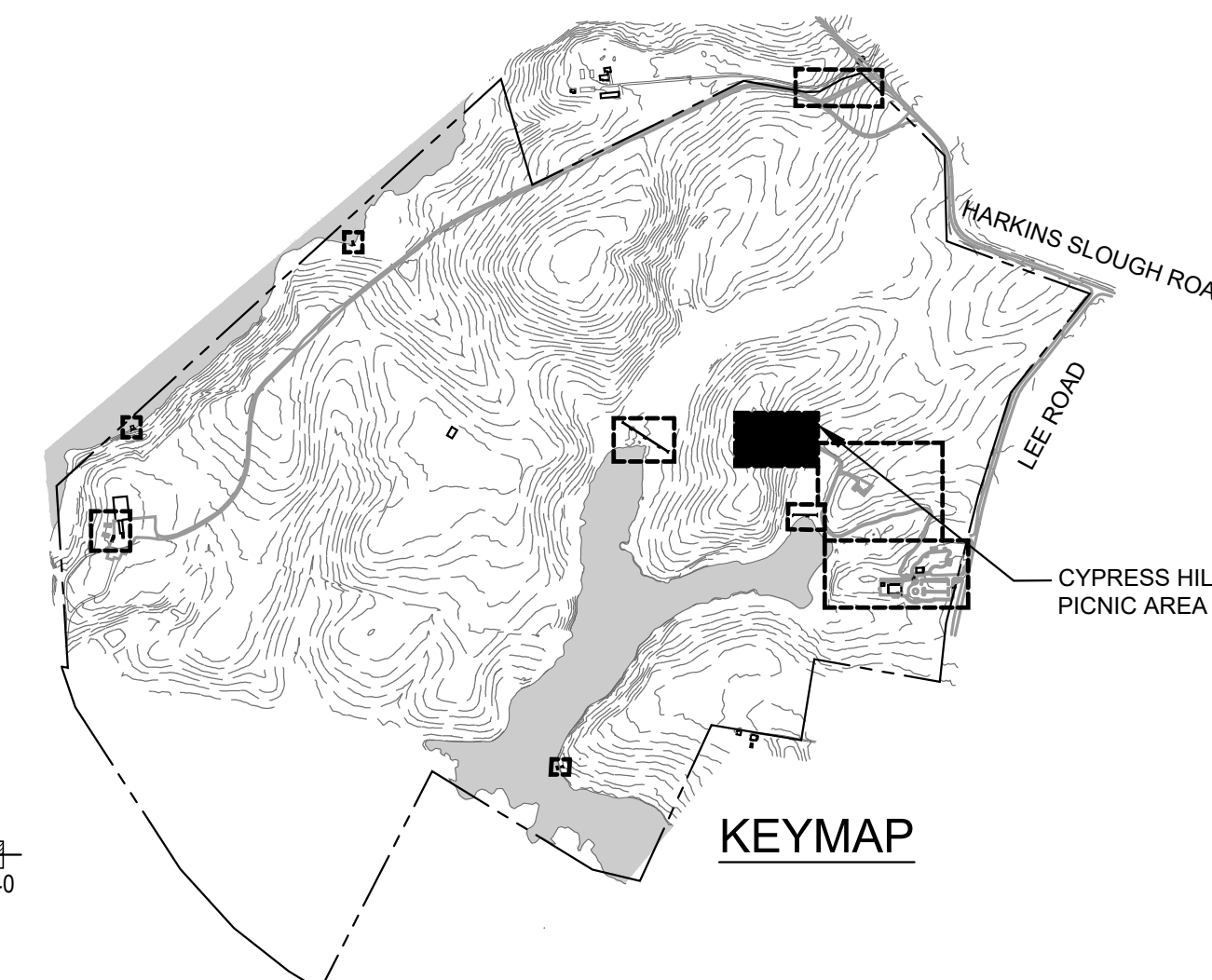
**SITE PLAN**

SHEET

L-3.0





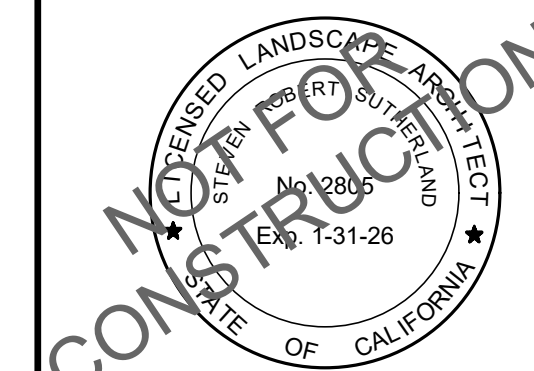


WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
LAND TRUST OF SANTA CRUZ COUNTY  
2775 LEE ROAD - WATSONVILLE, CA 95076  
APN: 052-081-37, 052-081-35, 052-081-34

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1	02. 01. 24	PLANNING SUBMITT
2	05. 01. 24	PLANNING SUBMITT

DRAWN BY: JR

CHECKED • CH

SCALE • 1"=20'-0"

DATE • 05.01.2024

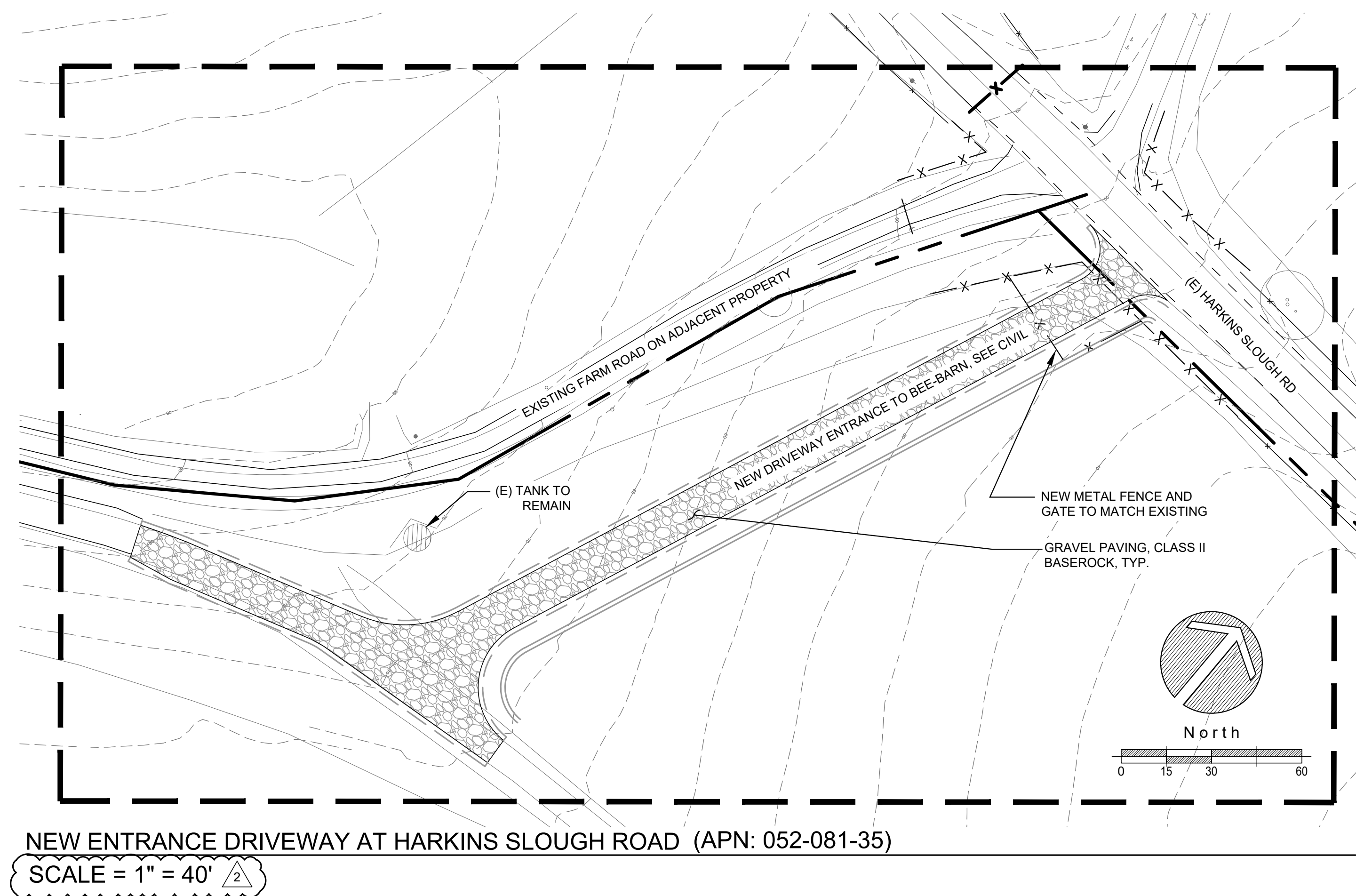
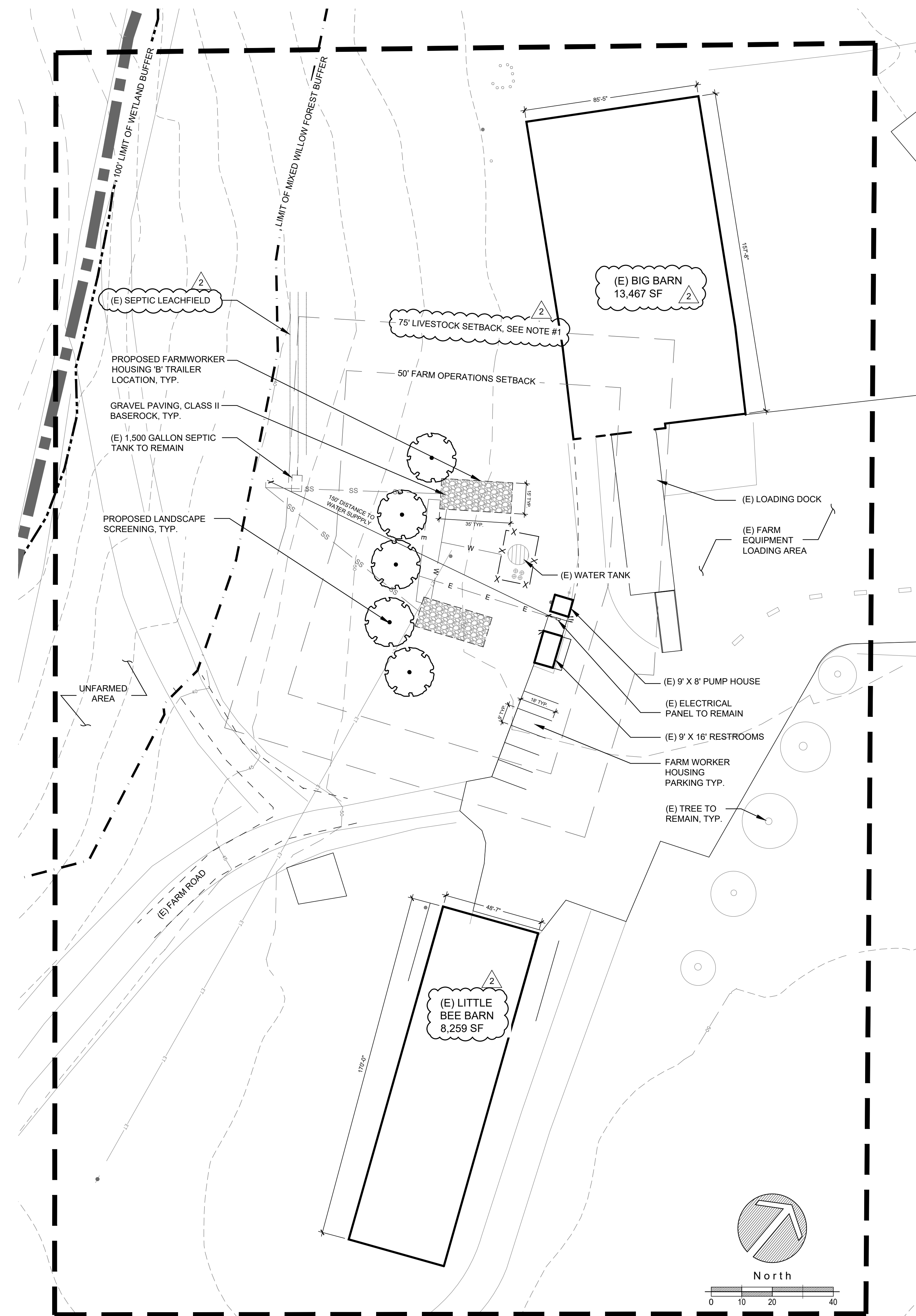
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## SITE PLAN

SHEET

## L-3.2

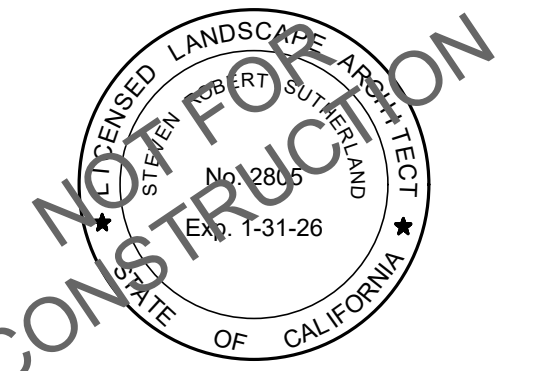
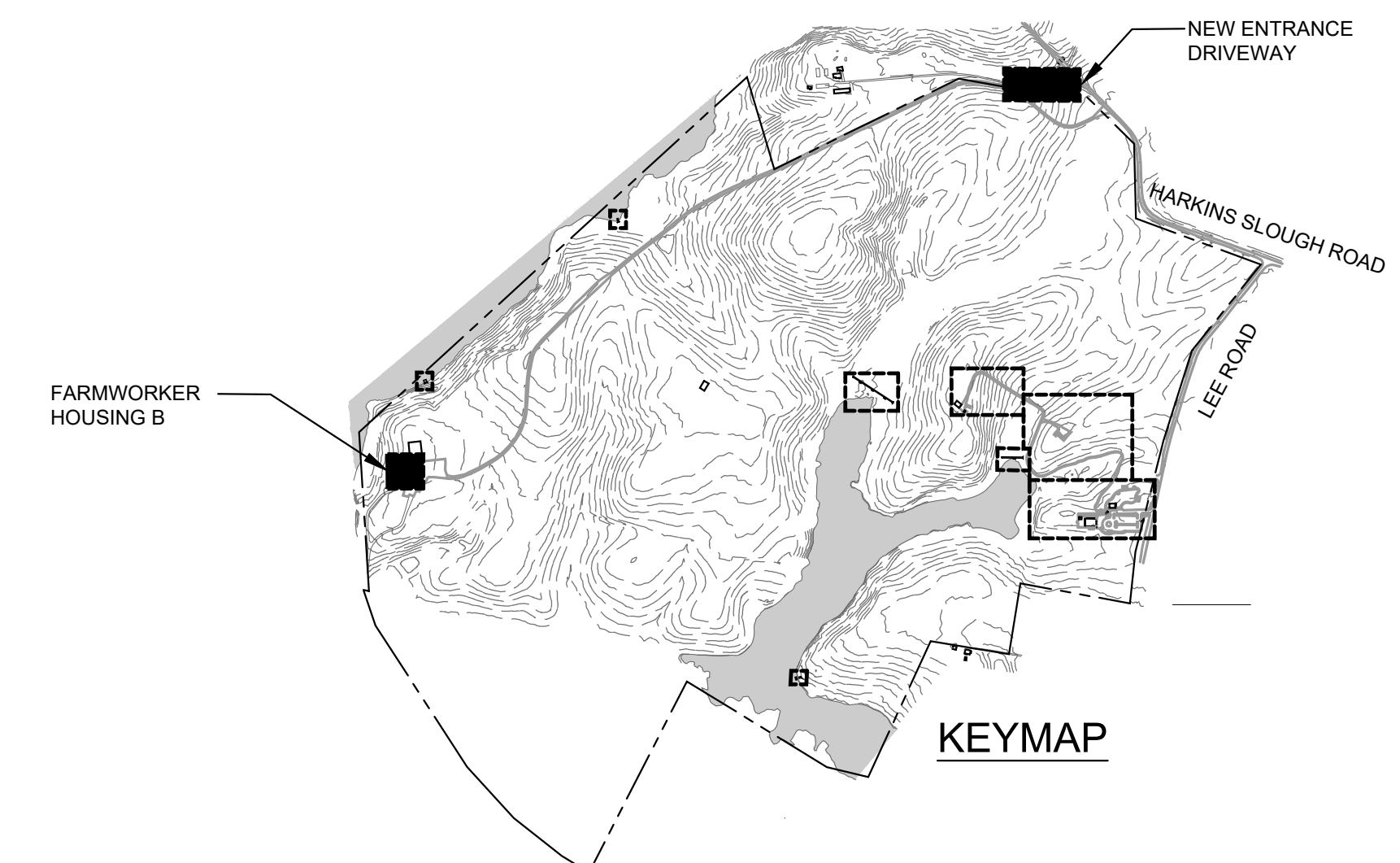




GRAPHIC LEGEND	
SYMBOL	ITEM
	DETAIL REFERENCE
	SHEET REFERENCE
	SHEET MATCH/ LIMIT OF WORK
	EXISTING EDGE OF WATER/WETLAND
	LIMIT OF MIXED WILLOW FOREST BUFFER
	LIMIT OF WETLAND BUFFER (100' FROM EDGE OF WATER/WETLAND)
	EXISTING PROPERTY LINE
	EXISTING TRAIL
	CONCRETE JOINT
	PROPOSED 3' FENCE
	PROPOSED PERVIOUS CONCRETE PAVING: VEHICULAR RATED
	PROPOSED STANDARD CONCRETE PAVING: TYPE 02 - PEDESTRIAN RATED
	PROPOSED STANDARD CONCRETE PAVING: TYPE 01 - TRAFFIC RATED
	PROPOSED INTEGRAL COLORED CONCRETE PAVING
	PROPOSED DECOMPOSED GRANITE PAVING
	PROPOSED ASPHALT
	MILL & OVERLAY ASPHALT PAVING
	CLASS II BASE ROCK FARM ROAD
	TRUNCATED DOMES

SITE PLAN NOTES 

1. THIS BUFFER AREA SHALL BE KEPT FREE OF ANY LIVESTOCK BARN, OUTDOOR LIVESTOCK PENS, CORRALS, FEEDLOTS, OR SIMILAR QUARTERS OF LIVESTOCK OR POULTRY, CONSISTENT WITH STATE REGULATIONS.
2. EACH FARMWORKER HOUSING UNIT SHALL BE OCCUPIED BY AT LEAST ONE FARMWORKER AT ANY POINT IN TIME. IF ANY FARMWORKER OCCUPYING A UNIT ALLOWS ANOTHER OCCUPANT (FAMILY MEMBER, ROOMMATE, ETC.) TO LIVE IN THE UNIT WITH THEM, WHO IS ALSO A FARMWORKER, SUCH THAT A TOTAL OF 5 OR MORE FARMWORKERS ARE RESIDING ON THE PROPERTY (INCLUDING ALL 3 PARCELS) AT ANY TIME, PROPERTY OWNER SHALL, WITHIN 15 BUSINESS DAYS OF BECOMING AWARE OF THE 5TH FARMWORKER RESIDING ON THE PROPERTY, FILE AN EMPLOYEE HOUSING APPLICATION WITH THE ENVIRONMENTAL HEALTH (EH) DEPARTMENT AND SHALL OBTAIN AN EMPLOYEE HOUSING FACILITY PERMIT TO OPERATE FROM EH WITHIN 30 DAYS OR AS SOON AS POSSIBLE. FROM THE DATE THEREAFTER, CONSISTENT WITH SCCC 13.0631(F)(1)(A) OR SUCCESSOR CASE SECTION.



**SITE PLAN - FARMWORKER HOUSING 'B'  
& NEW DRIVEWAY**  
WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
LAND TRUST OF SANTA CRUZ COUNTY  
27275 LEE ROAD - WATSONVILLE, CA 95076  
APN: 052-081-37, 052-081-35, 052-081-34

AGENCY APPROVAL

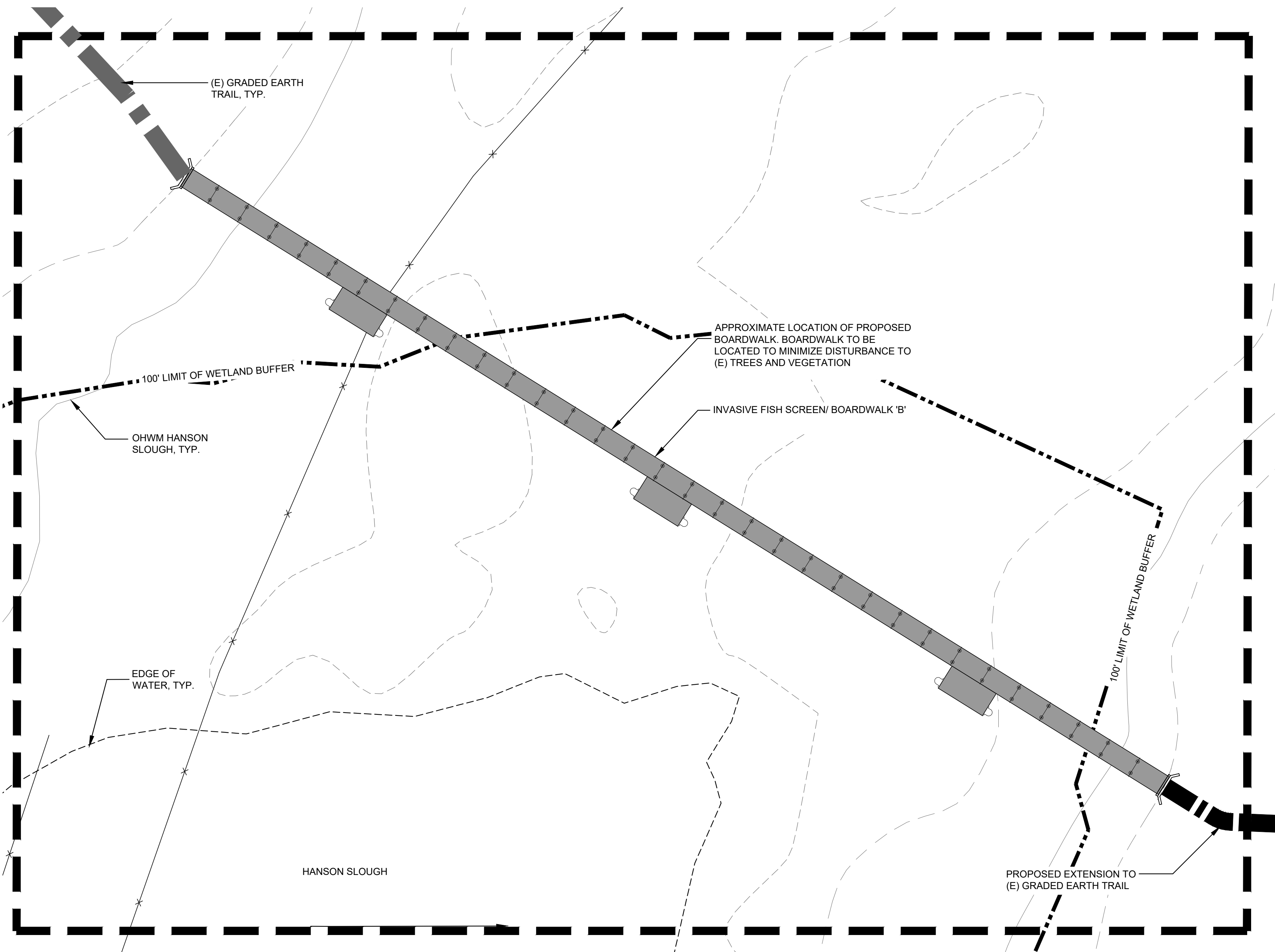
REVISIONS		PURPOSE
NO.	DATE	
1	02. 01. 24	PLANNING SUBMITTAL
2	05. 01. 24	PLANNING SUBMITTAL

DRAWN BY	•	JB
CHECKED	•	CH
SCALE	•	SEE PLANS
DATE	•	05. 01. 2024
JOB	•	220009.00

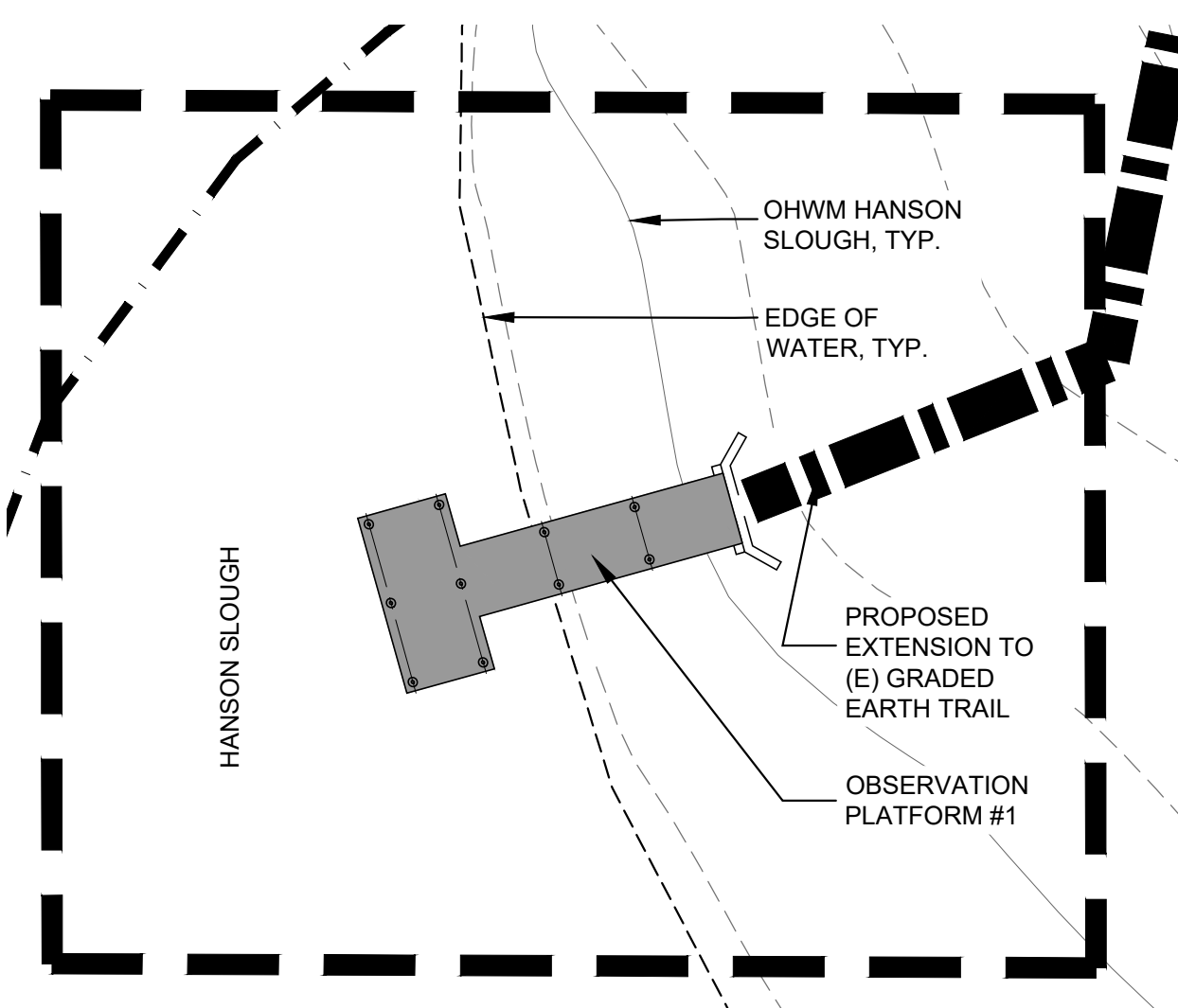
## SITE PLAN

SHEET

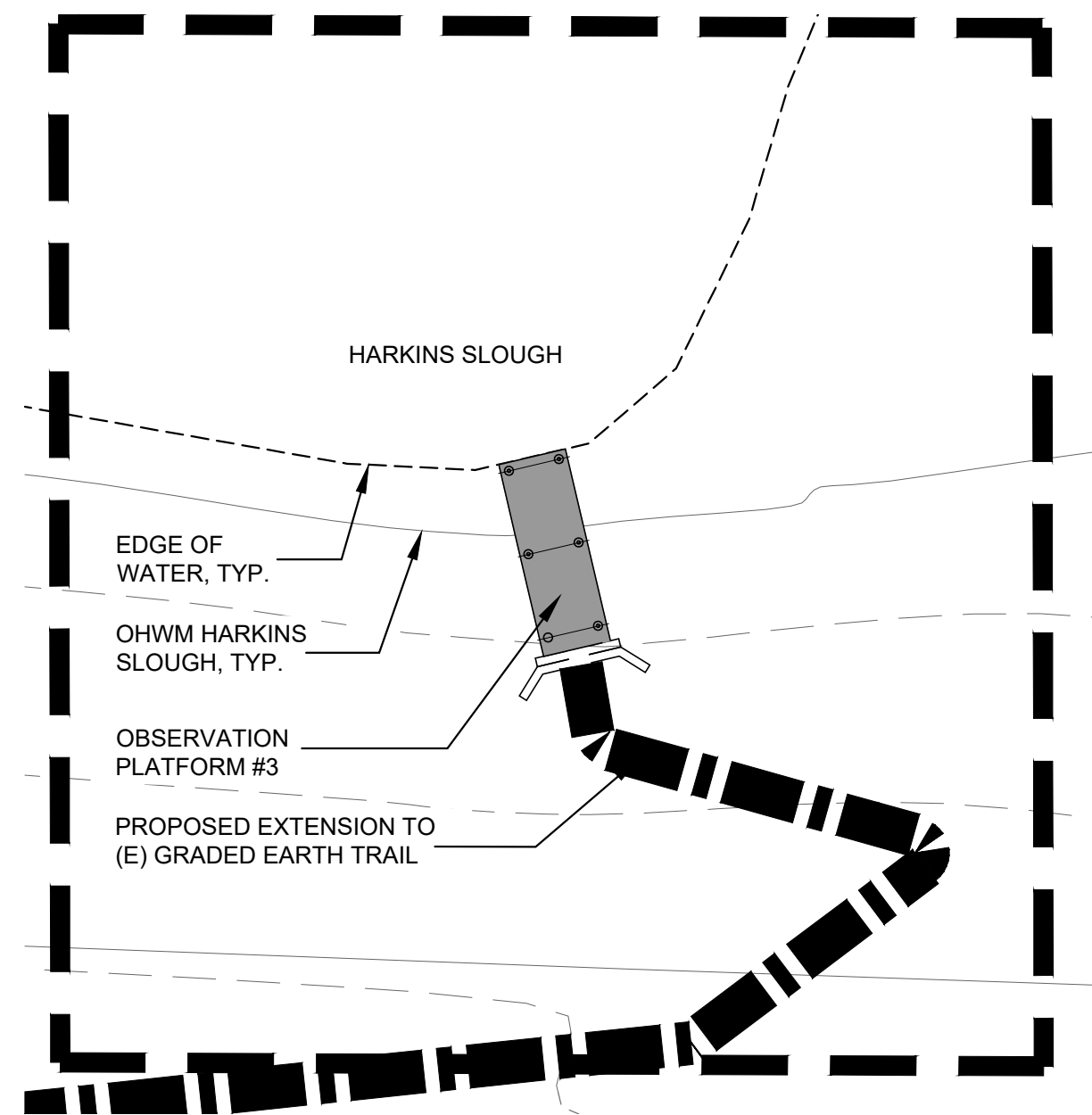
### L-3.3



**INVASIVE FISH SCREEN / BOARDWALK 'B' PLAN**  
(APN: 052-081-37)



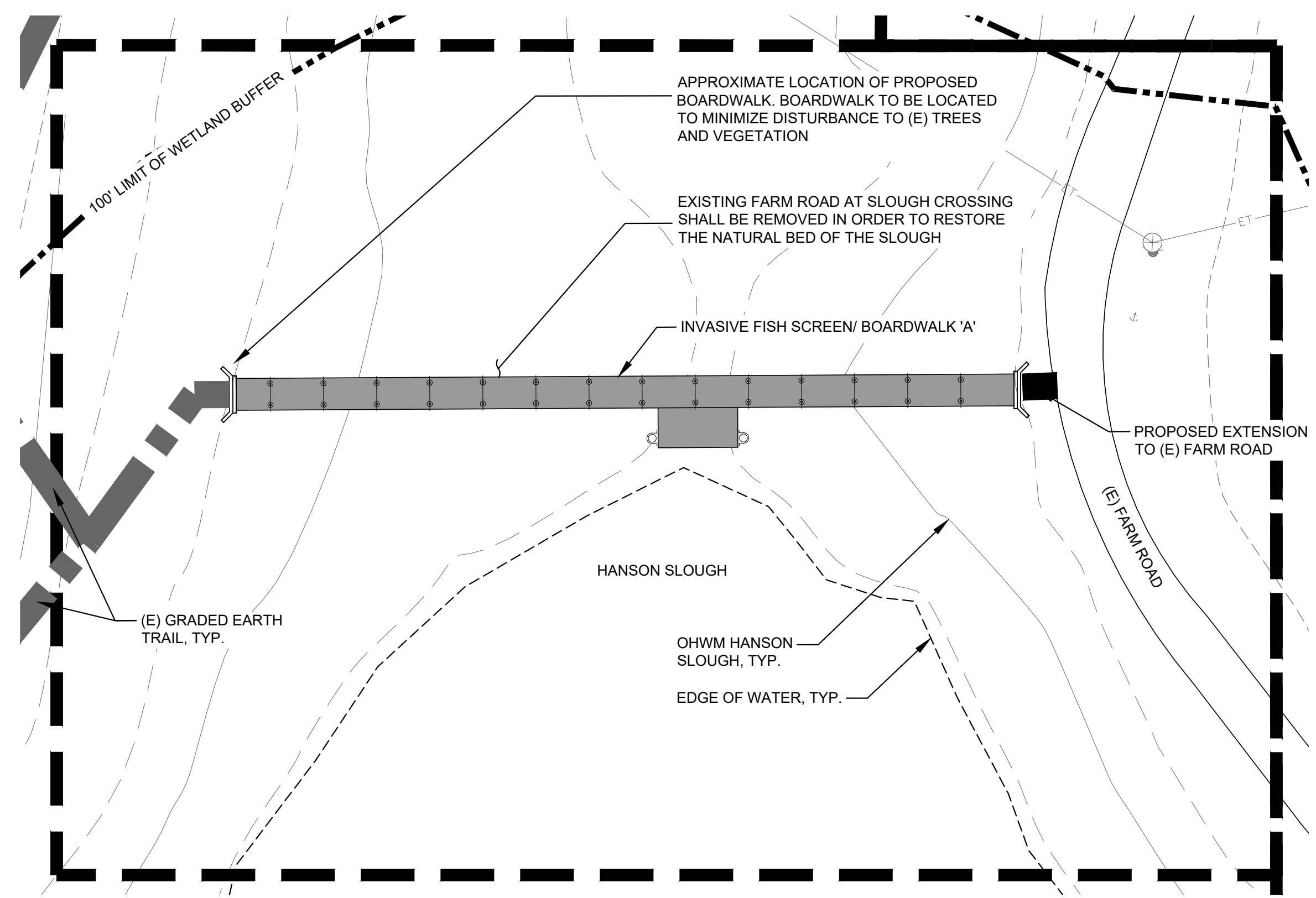
**OBSERVATION PLATFORM #1 (HANSON SLOUGH)**  
(APN: 052-081-37)



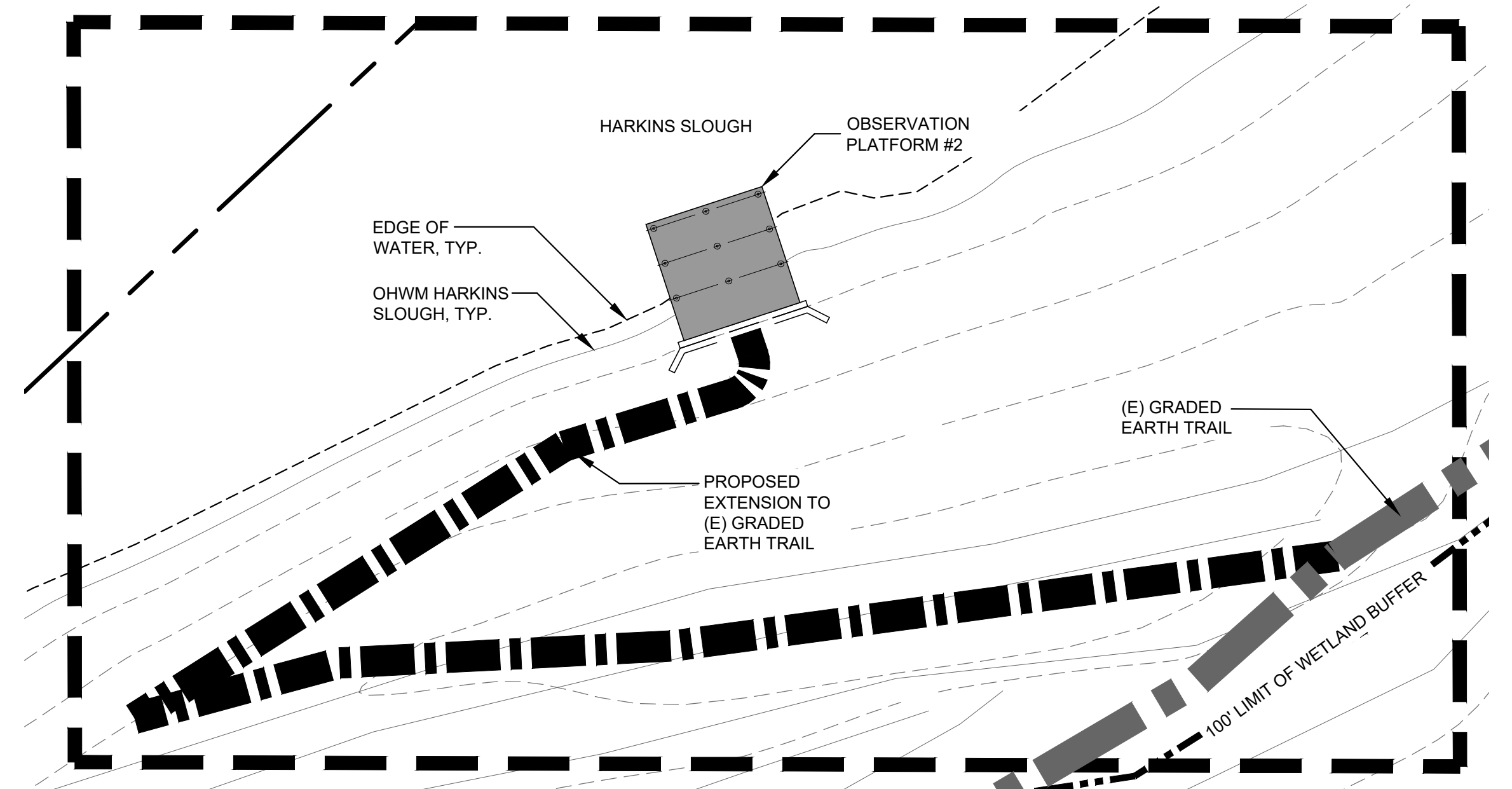
**OBSERVATION PLATFORM #3 (HARKINS SLOUGH)**  
(APN: 052-081-34)

#### NOTES

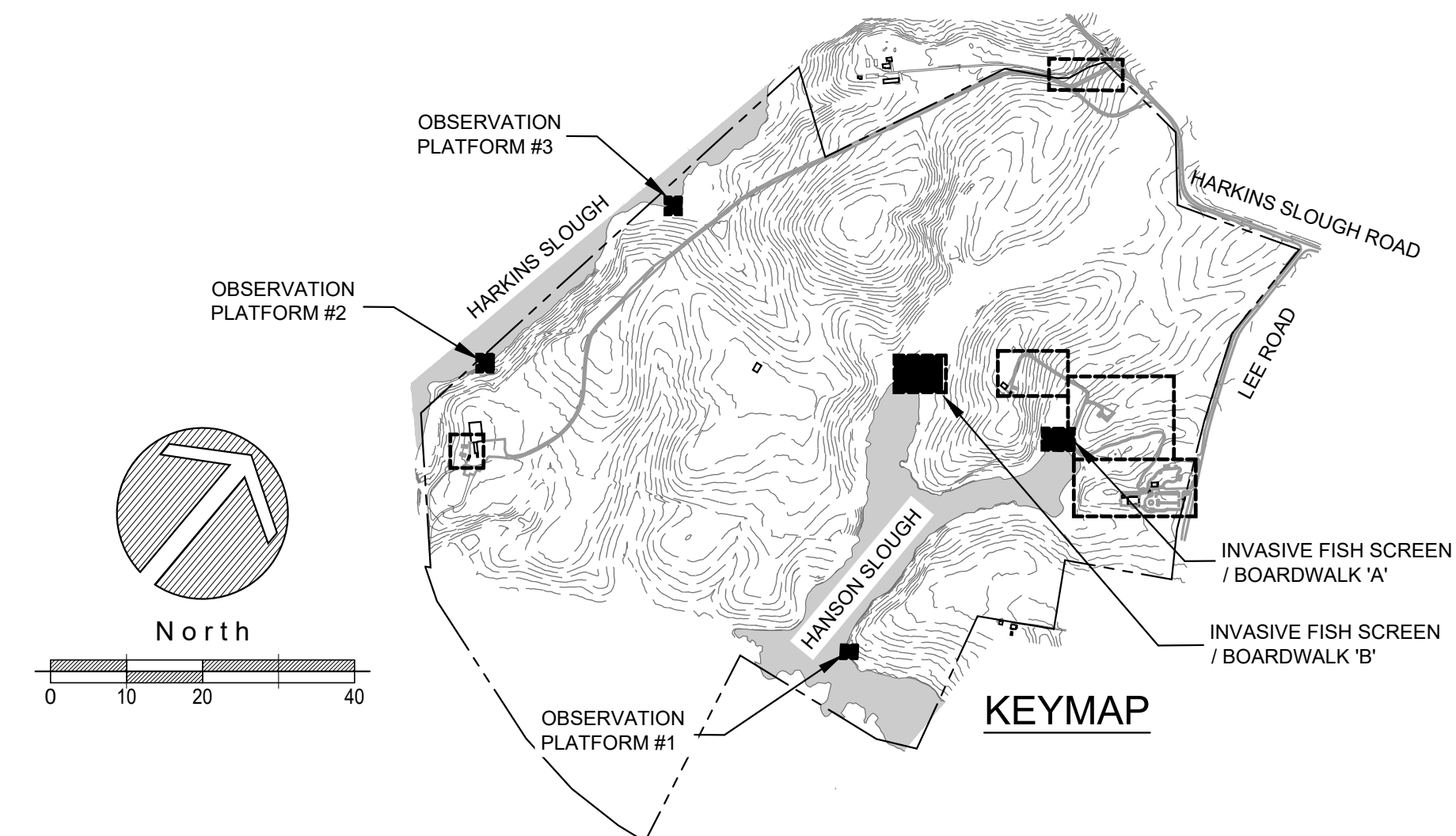
1. BOARDWALK AND OBSERVATION PLATFORM CONSTRUCTION METHODS SHALL CONSIST OF DRIVEN PILES AND/OR HELICAL ANCHORS, AVOIDING EXCAVATION AND EXCESS GRADING.



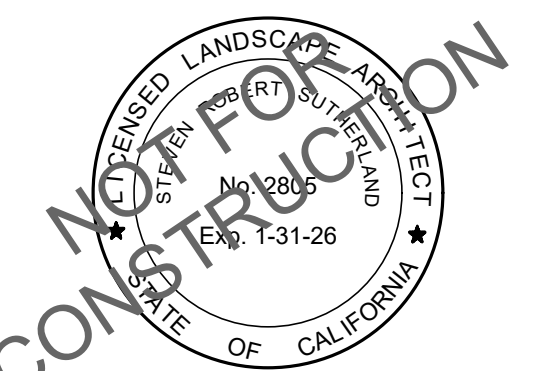
**INVASIVE FISH SCREEN / BOARDWALK 'A' PLAN**  
(APN: 052-081-37)



**OBSERVATION PLATFORM #2 (HARKINS SLOUGH)**  
(APN: 052-081-34)



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**SITE PLAN - BOARDWALKS & OBSERVATION PLATFORMS**  
**WATSONVILLE SLOUGH FARM**  
**COMMUNITY HARVEST PROJECT**  
LAND TRUST OF SANTA CRUZ COUNTY  
275 LEE ROAD - WATSONVILLE, CA 95076  
APN: 052-081-37, 052-081-35, 052-081-34

AGENCY APPROVAL

REVISIONS	NO.	DATE	PURPOSE
1	02.01.24	PLANNING SUBMITTAL	
2	05.01.24	PLANNING SUBMITTAL	

DRAWN BY \* JB

CHECKED \* CH

SCALE \* 1"=20'-0"

DATE \* 05.01.2024

JOB \* 220009.00

**SITE PLAN**

SHEET

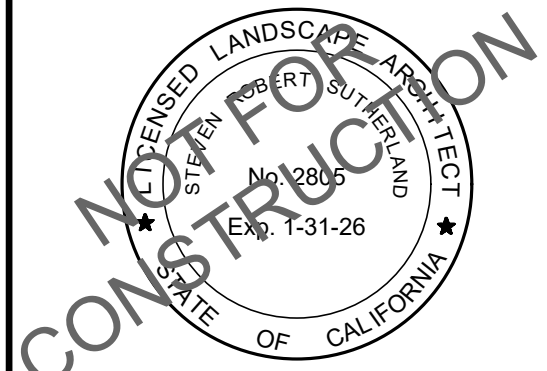
**L-3.4**





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RESTROOM BUILDING PLAN  
WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
LAND TRUST OF SANTA CRUZ COUNTY  
275 LEE ROAD - WATSONVILLE, CA 95076  
APN: 052-081-37, 052-081-35, 052-081-34

AGENCY APPROVAL

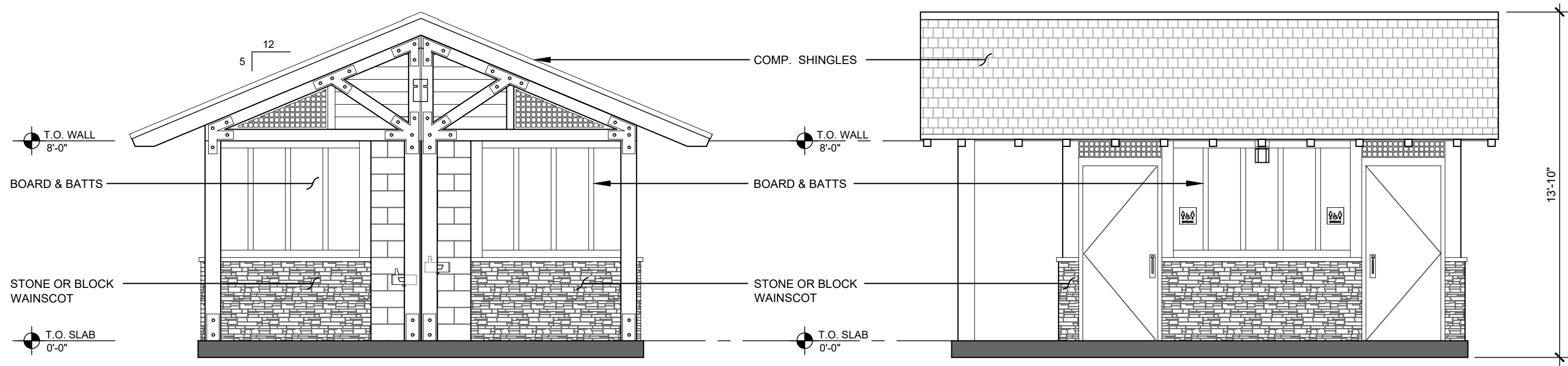
REVISIONS	NO.	DATE	PURPOSE
△	02	01.24	PLANNING SUBMITTAL
△	05	01.24	PLANNING SUBMITTAL

DRAWN BY	*	JB
CHECKED	*	CH
SCALE	*	AS SHOWN
DATE	*	05.01.2024
JOB	*	220009.00

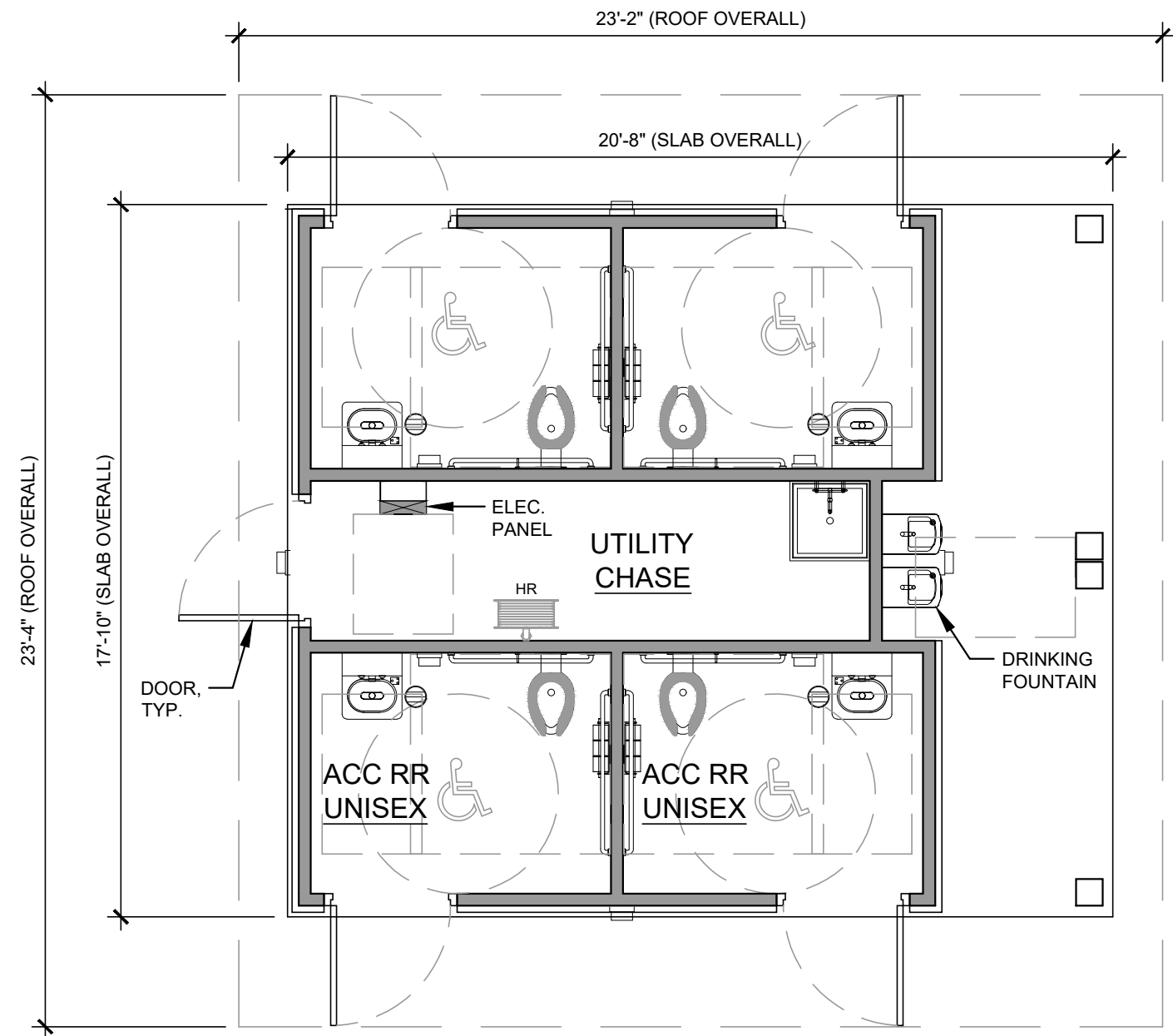
RESTROOM BUILDING PLAN

SHEET

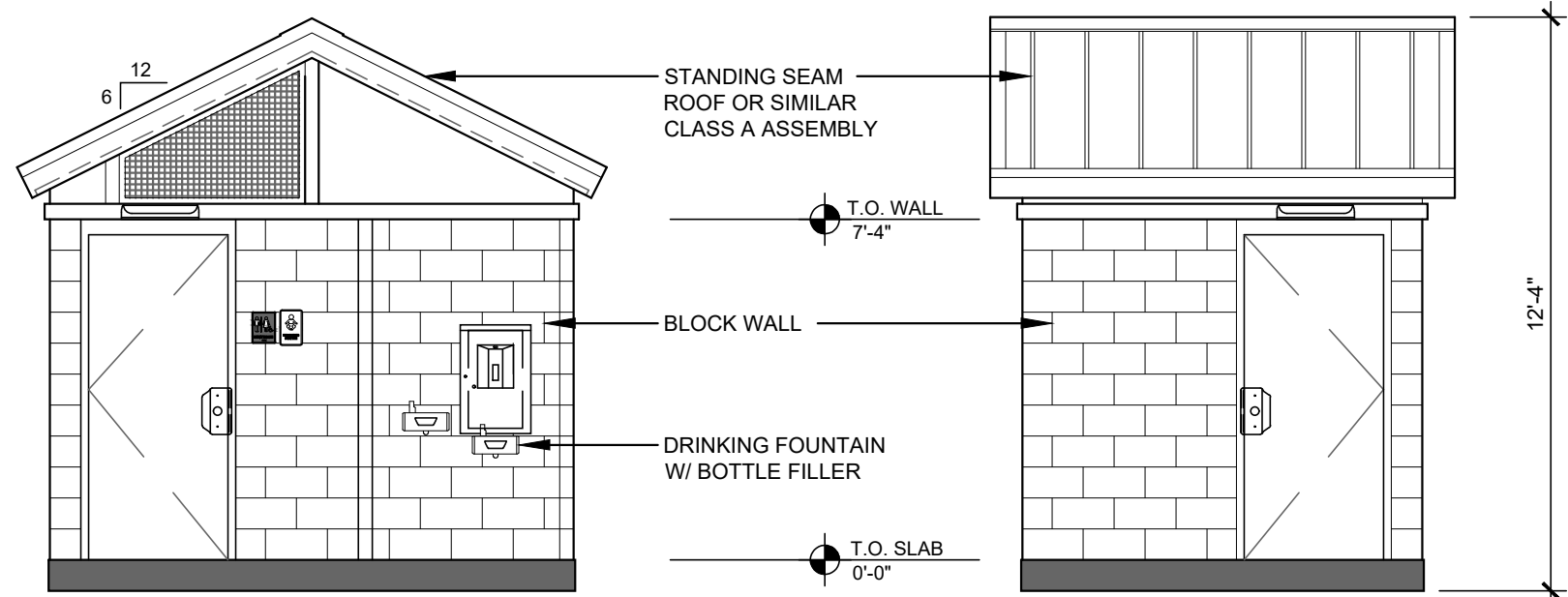
L-4.0



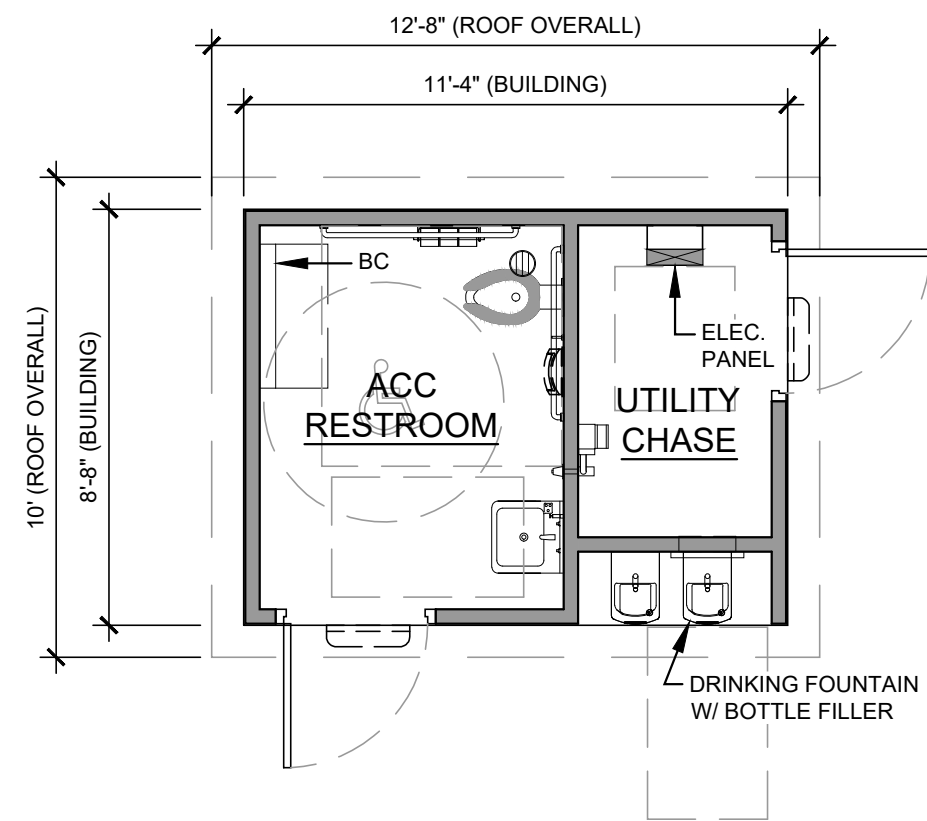
D RESTROOM BUILDING A - ELEVATION  
SCALE:1/4" = 1'-0"



A RESTROOM BUILDING A - PLAN VIEW  
SCALE:1/4" = 1'-0"



E RESTROOM BUILDING B - ELEVATION  
SCALE:1/4" = 1'-0"



B RESTROOM BUILDING B - FLOOR PLAN  
SCALE:1/4" = 1'-0"

### GENERAL CONTRACTOR AND RESTROOM COMPANY RESPONSIBILITIES

#### GENERAL SITE CONDITION LIABILITY NOTE:

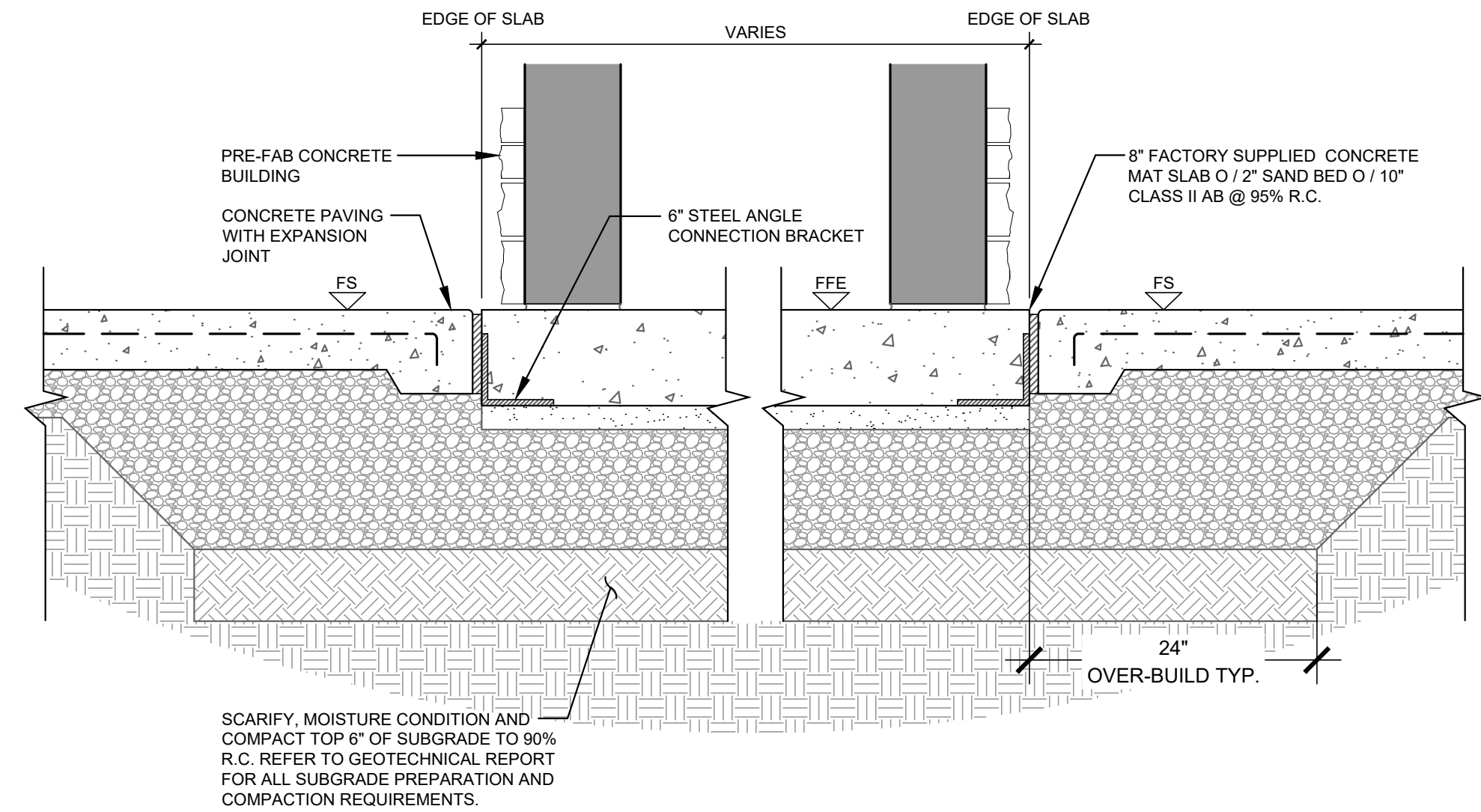
THE FOLLOWING NOTES DEFINES TYPICAL CONTRACTOR RESPONSIBILITIES AND DUTIES REQUIRED FROM THE BUILDING MANUFACTURER FOR SITE PLACEMENT OF THE PREFABRICATED RESTROOM BUILDING. THESE NOTES ARE INTENDED TO BE USED AS AN AID FOR BIDDING PURPOSES ONLY. ACTUAL RESPONSIBILITIES WILL BE NEGOTIATED BETWEEN THE GENERAL CONTRACTOR AND THEIR BUILDING VENDOR/MANUFACTURER.

#### RESTROOM MANUFACTURER:

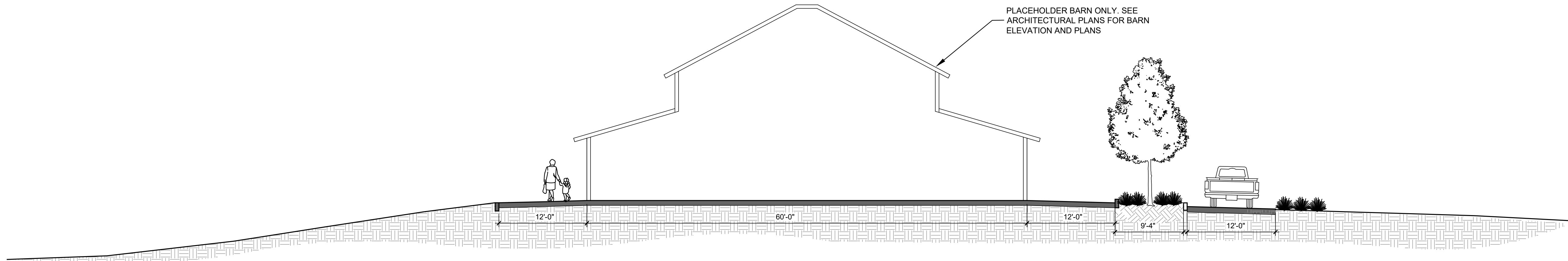
1. RESTROOM MANUFACTURER WILL PROVIDE FULL ARCHITECTURAL PLANS AND ENGINEERING CALCULATIONS, STAMPED BY STATE GOVERNING AGENCY SUITABLE FOR GENERAL CONTRACTOR TO FILE FOR REQUIRED BUILDING PERMIT.
2. RESTROOM MANUFACTURER WILL FURNISH AND INSTALL UNDERGROUND UTILITIES (UNDER SLAB EXTENDING 6 FEET (MAX) BEYOND THE BUILDING LINE, MIN. OF 24" - MAX. OF 36" BELOW GRADE.

#### GENERAL CONTRACTOR:

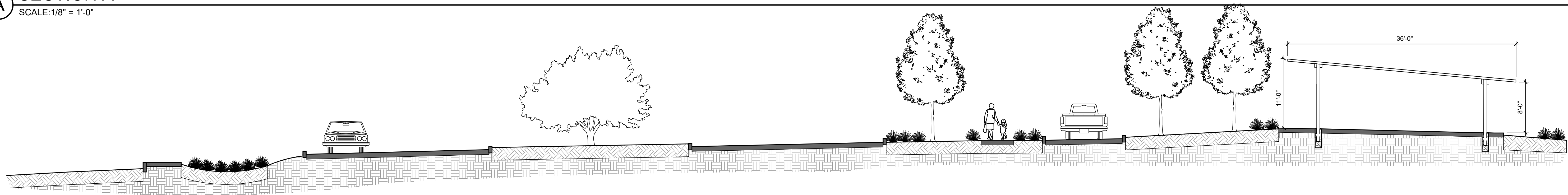
1. GENERAL CONTRACTOR SHALL CONSTRUCT BUILDING PAD PER DETAILS ON THIS SHEET AND SCOPE OF WORK. GENERAL CONTRACTOR SHALL INSTALL UTILITIES PER CIVIL, ELECTRICAL AND LANDSCAPE DRAWINGS AND THIS SHEET.
2. GENERAL CONTRACTOR IS RESPONSIBLE FOR UTILITY CONNECTIONS AND WILL MAKE FINAL CONNECTIONS TO SEWER, WATER AND POWER AT STUB LOCATION 6 FEET FROM BUILDING.
3. GENERAL CONTRACTOR TO PREPARE SITE FOR MINIMUM ALLOWABLE SOIL BEARING PRESSURE OF 1,500 PSF. WITH SUB-GRADE COMPACTED TO 90% M.D.D. REFER TO DRAWINGS, SPECIFICATIONS AND GEOTECHNICAL REPORT FOR SITE SPECIFIC SUBGRADE AND PAD PREPARATION REQUIREMENTS.
4. GENERAL CONTRACTOR TO SUPPLY AND STOCK PILE REQUIRED QUANTITY OF COARSE SAND WITHIN BUILDING PROXIMITY FOR USE BY BUILDING MANUFACTURER. (ELEVATION OF BASE TO BE DETERMINED AND VERIFIED BY THE GENERAL CONTRACTOR) PAD ELEVATION MUST BE LEVEL WITHIN 2% (+/-) AND COMPLY WITH ALL PERMISSIBLE CODES OF ACCESSIBILITY AND SAFETY. BEFORE BUILDING SET WET SAND FILL TO CONSOLIDATE AND/OR VIBRATE.



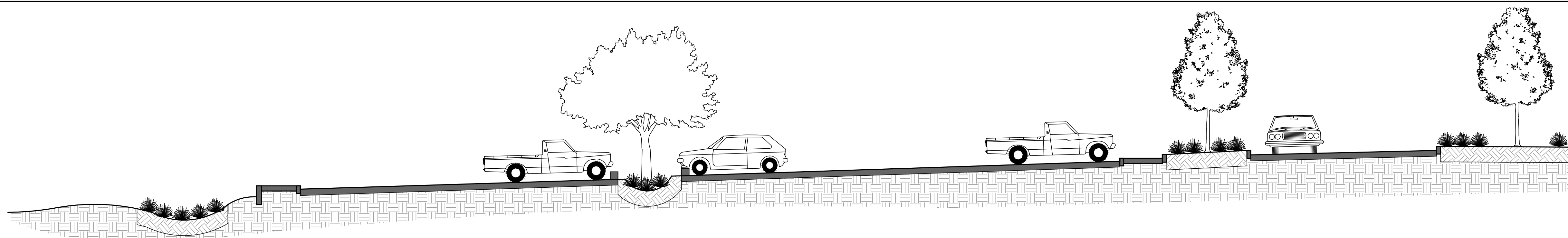
C RESTROOM PAD SECTION  
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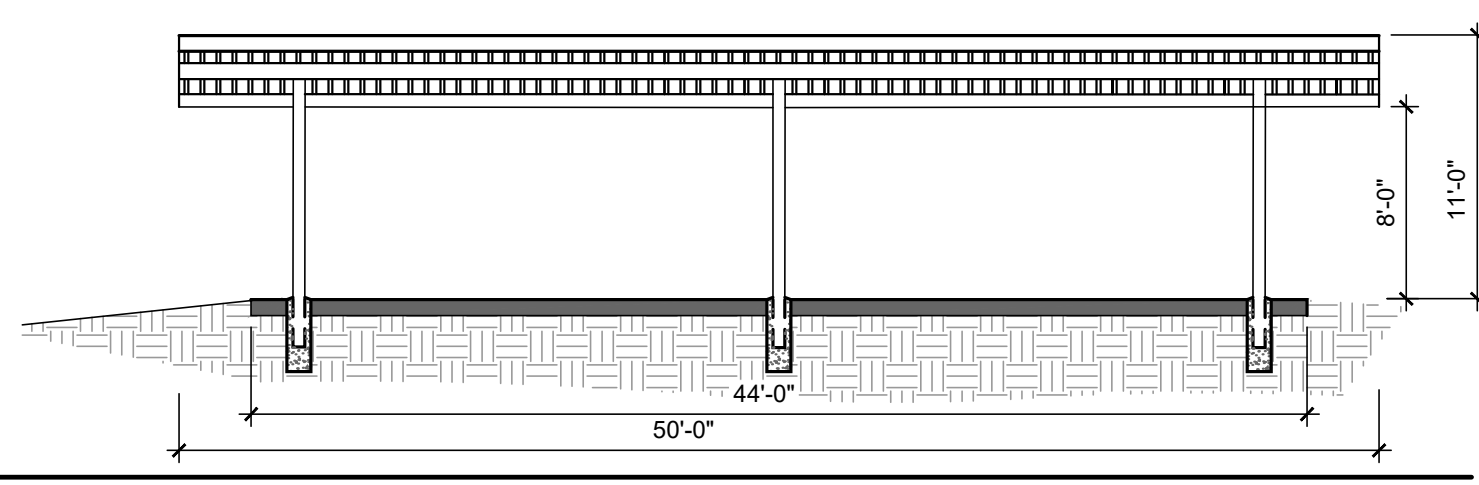
**A** SECTION A  
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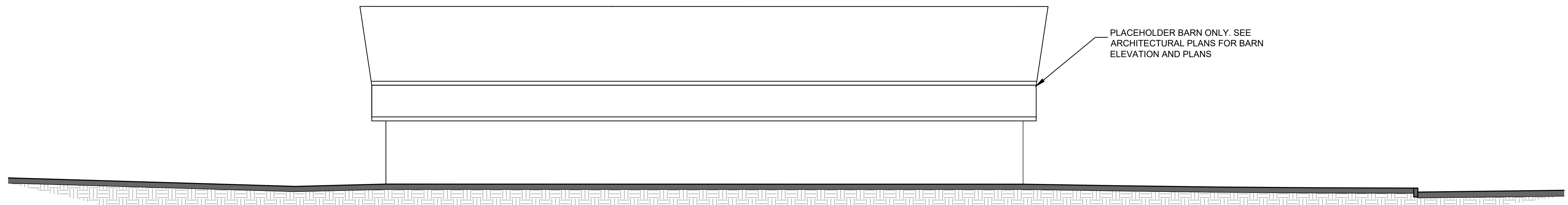
**B** SECTION B  
SCALE: 1/8" = 1'-0"



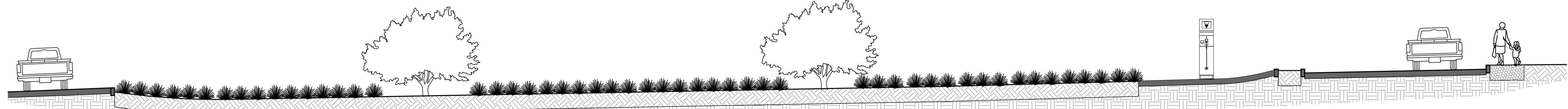
**C** SECTION C  
SCALE: 1/8" = 1'-0"



**D** SECTION D  
SCALE: 1/8" = 1'-0"



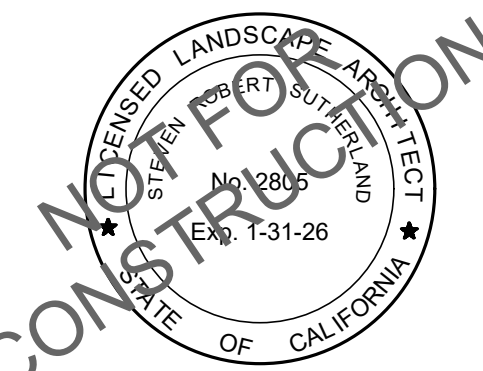
**E** SECTION E  
SCALE: 1/8" = 1'-0"



**F** SECTION F  
SCALE: 1/8" = 1'-0"



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# SECTIONS AND ELEVATIONS

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
LAND TRUST OF SANTA CRUZ COUNTY  
275 LEE ROAD - WATSONVILLE, CA 95076  
APN: 052-081-37, 052-081-35, 052-081-34

AGENCY APPROVAL

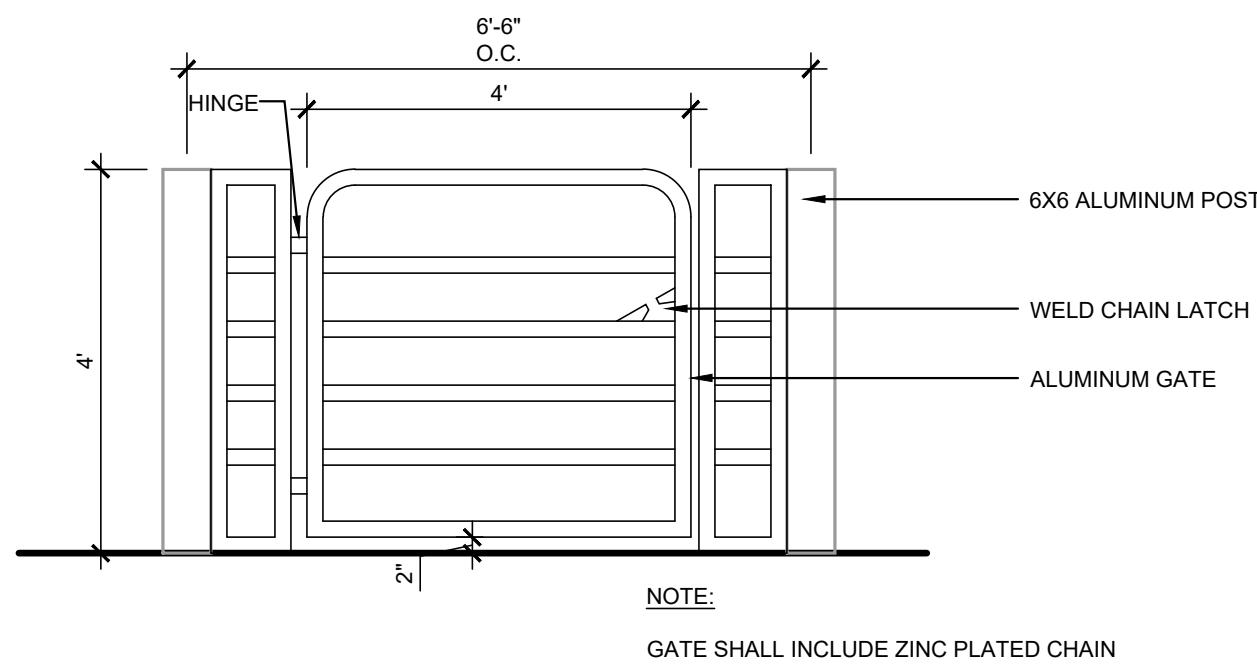
REVISIONS		PURPOSE
NO.	DATE	
1	02. 01. 24	PLANNING SUBMITTA
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DRAWN BY	•	JB
CHECKED	•	CH
SCALE	•	AS SHOWN
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JOB	•	220009.00

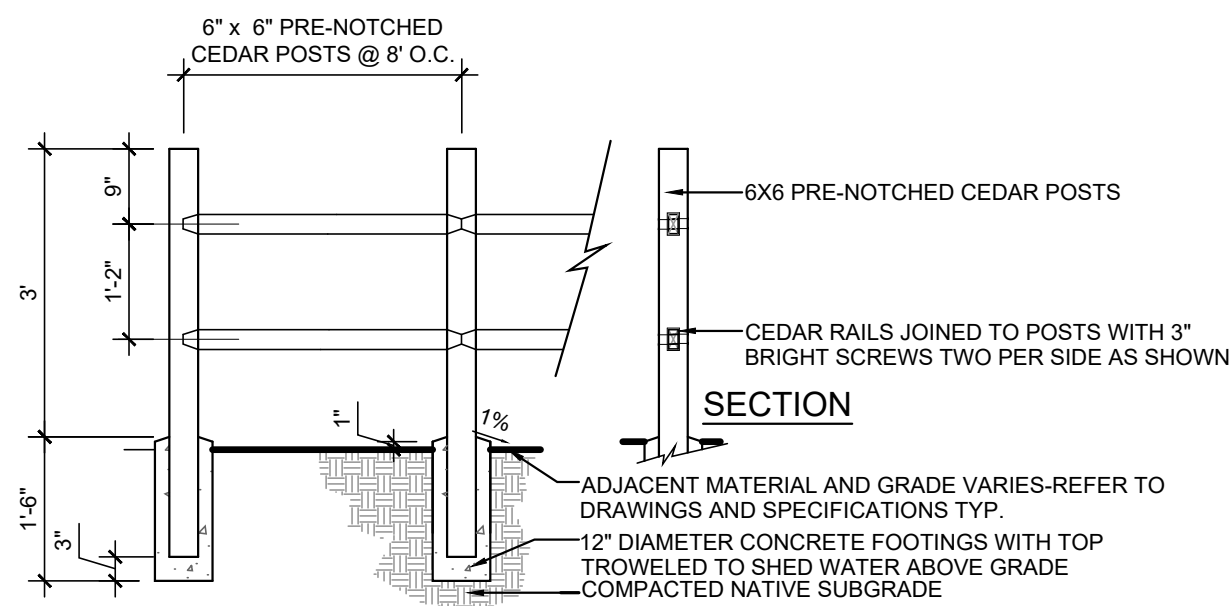
# SECTIONS AND ELEVATIONS

SHEET  
**L-5.0**





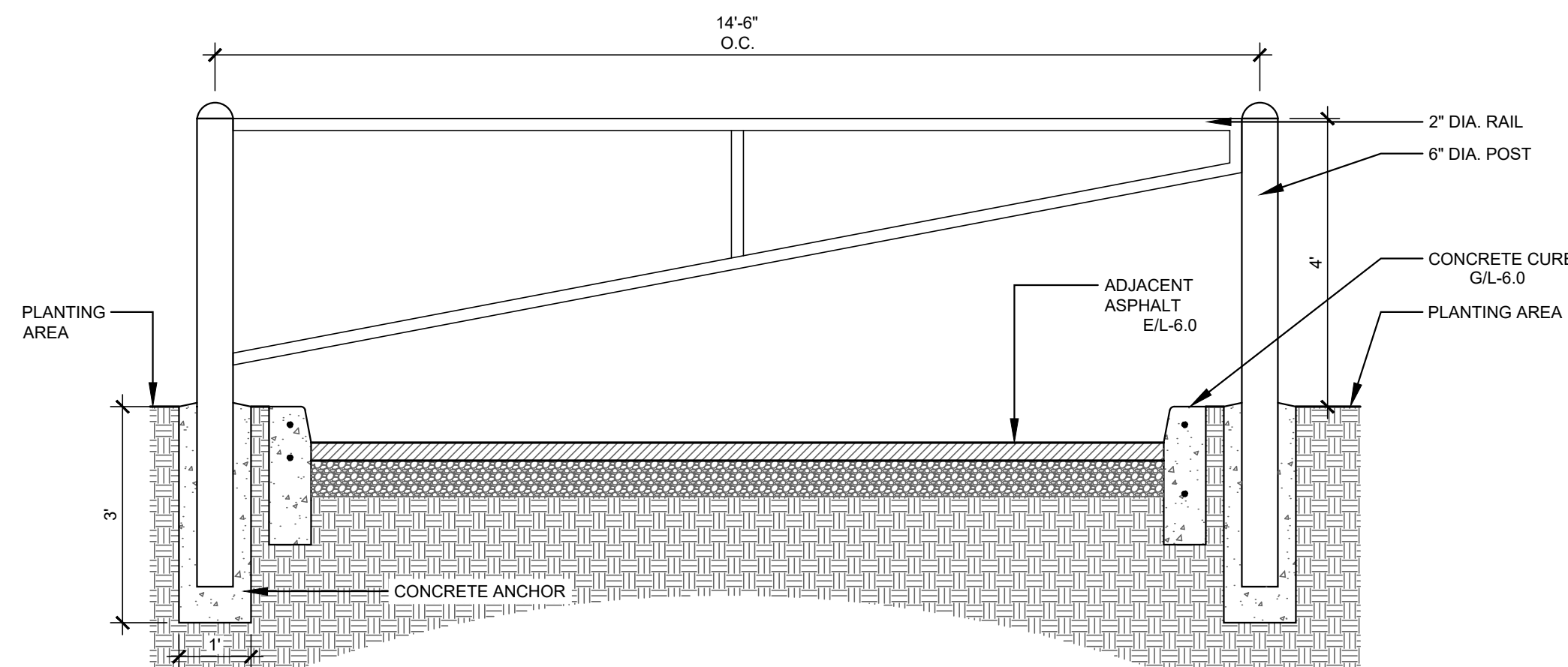
**C SINGLE GATE**  
SCALE: 1/2" = 1'-0"



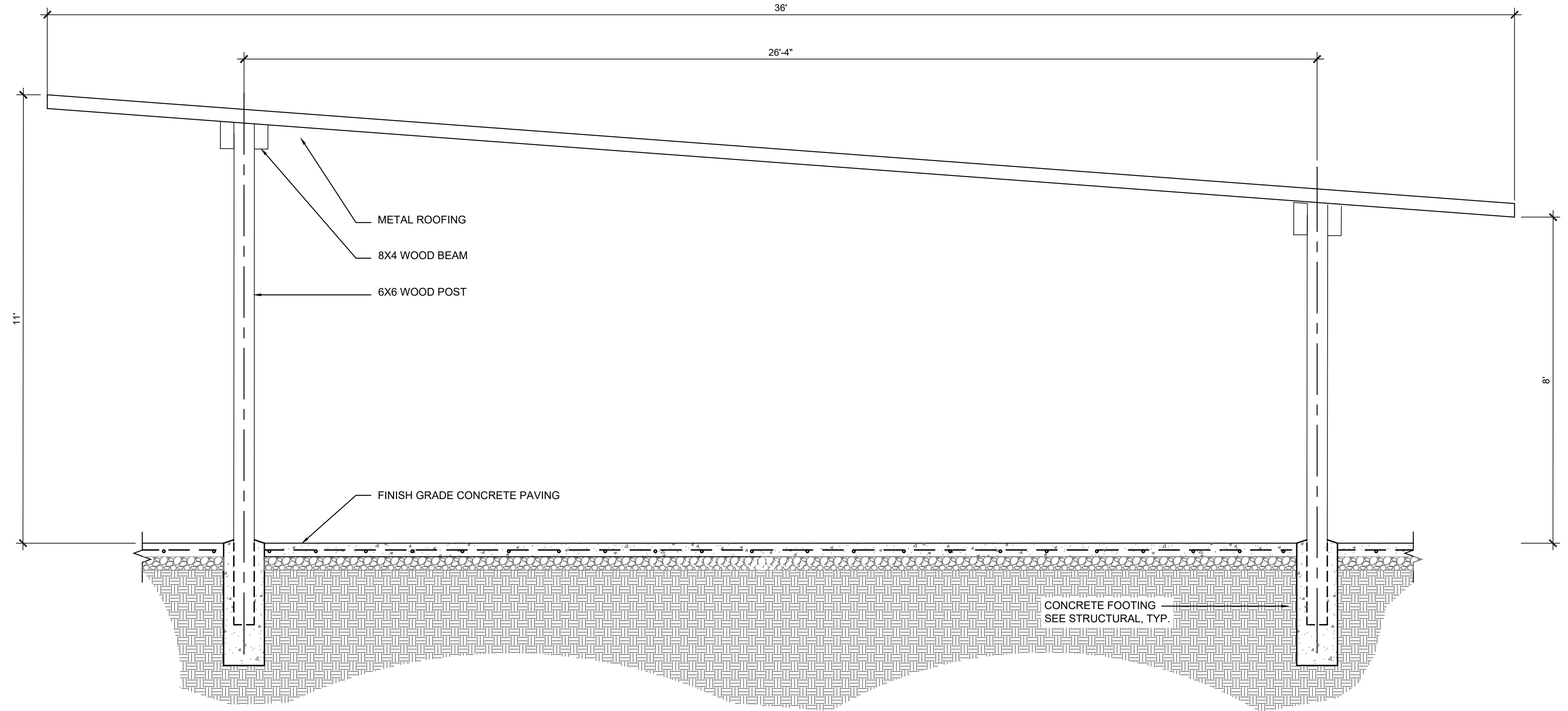
**SECTION/ELEVATION**

- NOTES:
1. ALL WOOD SHALL BE "SPLIT RAIL AND POST" TYPE CEDAR. POSTS ARE APPROX. 6"x6", RAILS ARE APPROX. 3"x4".
  2. CONFIRM POST LOCATION AND SPACING WITH OWNERS REPRESENTATIVE PRIOR TO COMMENCING WORK.
  3. REFER TO DRAWINGS AND SPECIFICATIONS FOR ADDITIONAL INFORMATION.

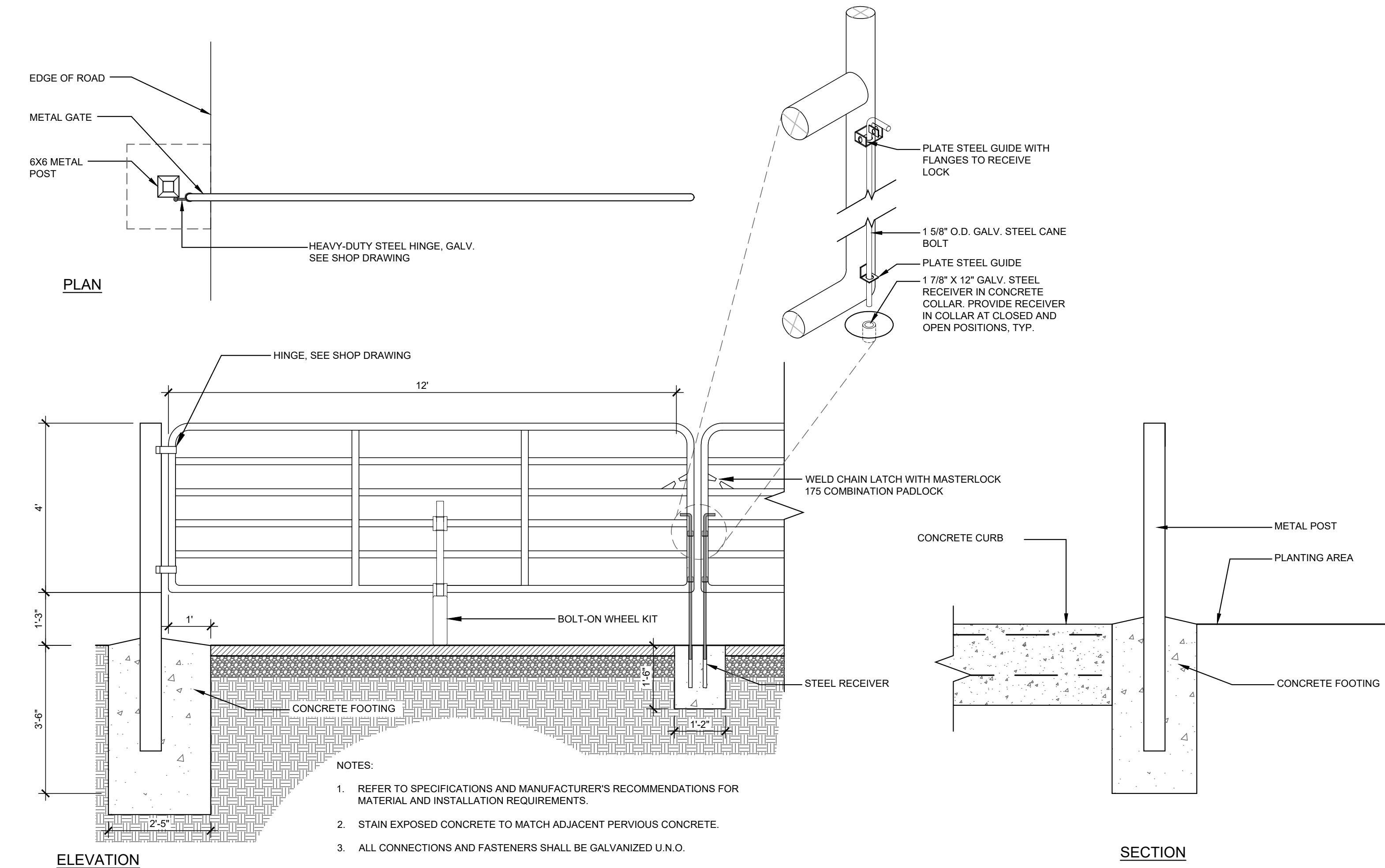
**D SPLIT RAIL FENCE**  
SCALE: 1/2" = 1'-0"



**E MAINTENANCE ACCESS GATE**  
SCALE: 1/2" = 1'-0"



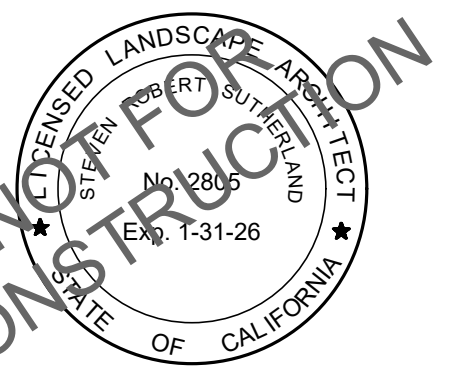
**A COVERED PICNIC AREA**  
SCALE: 1/2" = 1'-0"



**B VEHICULAR ENTRANCE GATE**  
SCALE: 1/2" = 1'-0"



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**CONSTRUCTION DETAILS**  
WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
LAND TRUST OF SANTA CRUZ COUNTY  
275 LEE ROAD - WATSONVILLE, CA 95076  
APN: 052-081-37, 052-081-35, 052-081-34

AGENCY APPROVAL

REVISIONS NO.	DATE	PURPOSE
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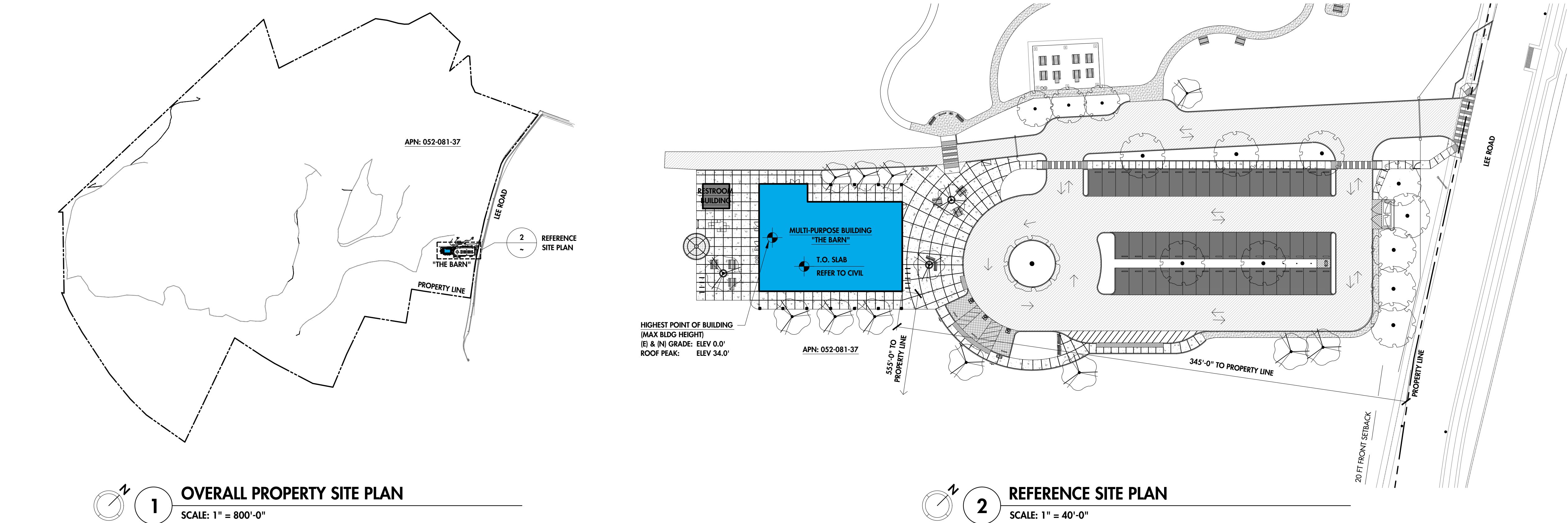
DRAWN BY \* JB  
CHECKED \* CH  
SCALE \* AS SHOWN  
DATE \* 05.01.2024  
JOB \* 220009.00

**CONSTRUCTION DETAILS**

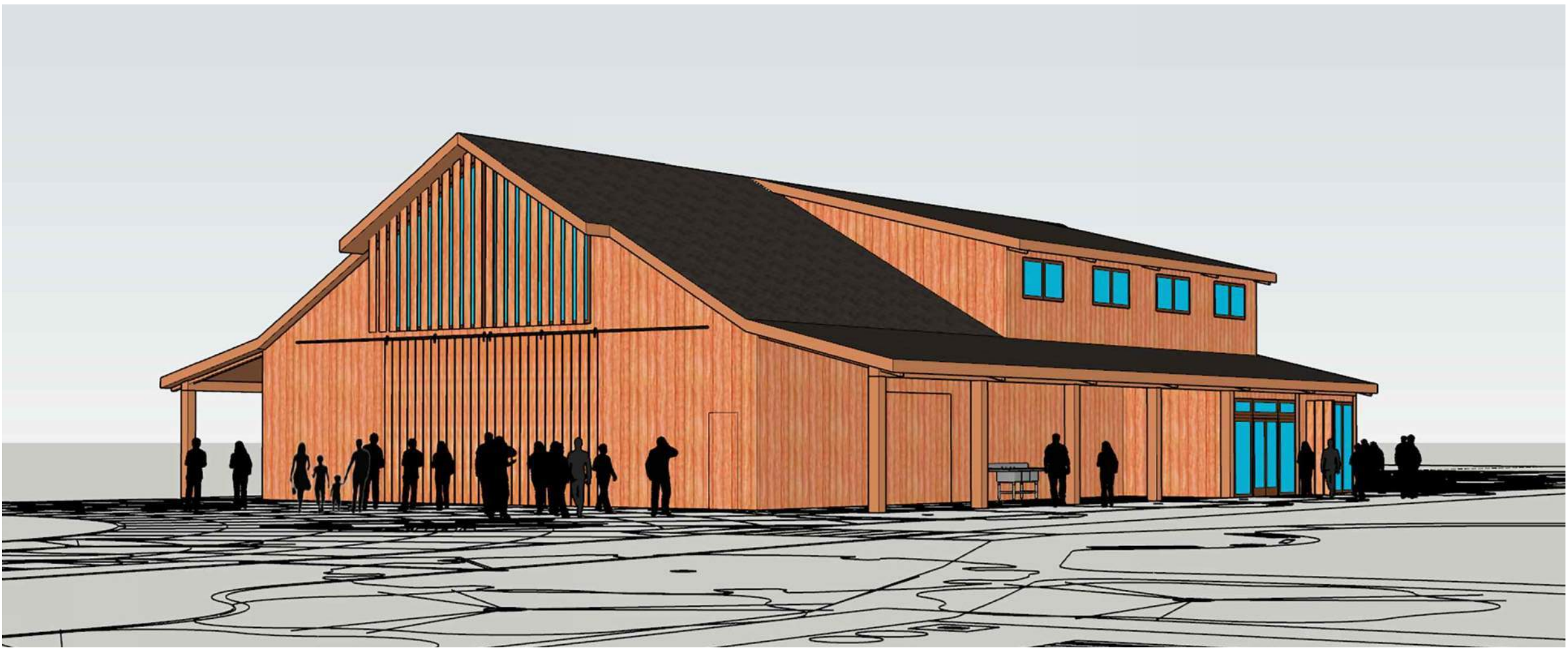
SHEET

**L-6.2**

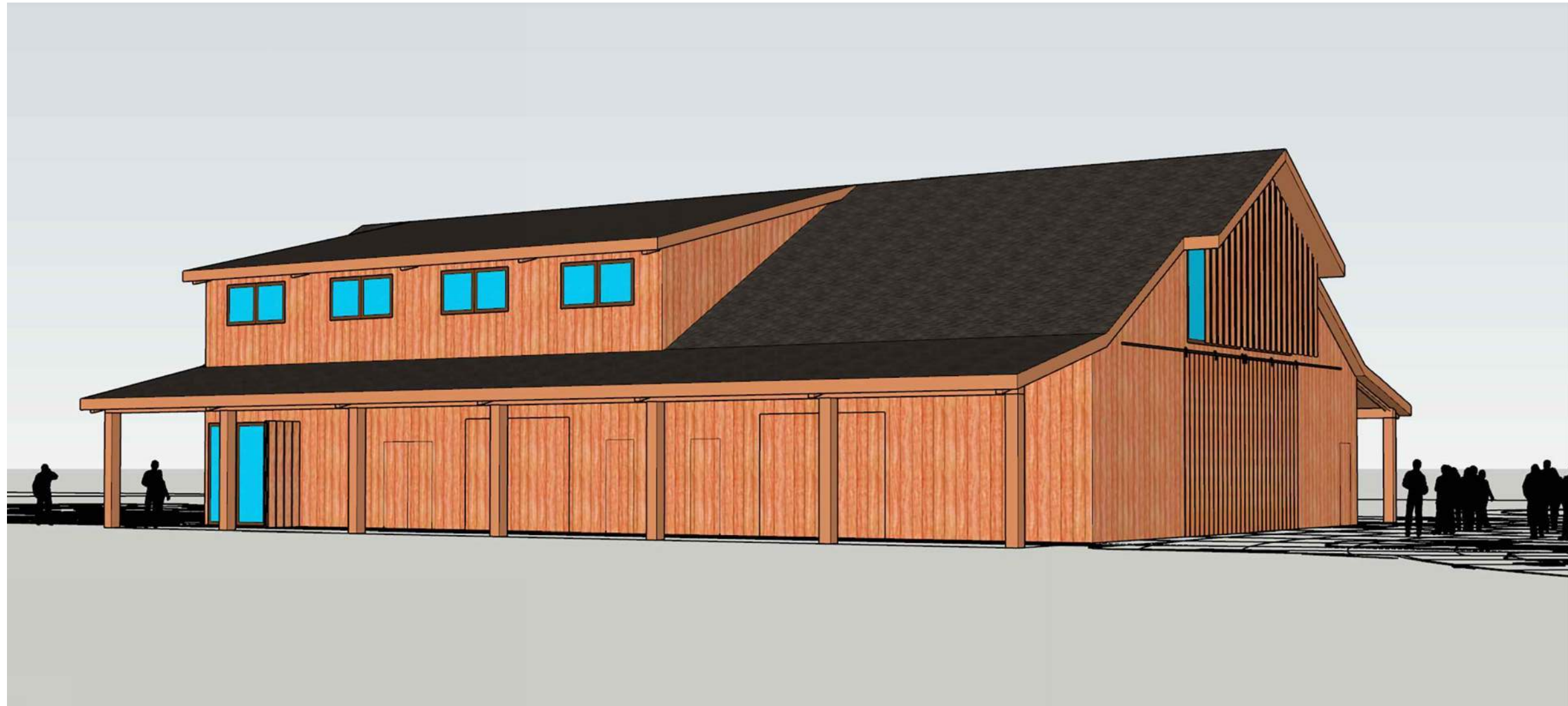




2: VIEW FROM NORTHWEST



1: VIEW FROM NORTHEAST - SITE ENTRY APPROACH




4: VIEW FROM SOUTHEAST



3: VIEW FROM SOUTHWEST

3 BUILDING VISUALIZATIONS  
SCALE: N.T.S.

PROJECT INFORMATION	
PROJECT NAME:	WATSONVILLE SLOUGH FARM COMMUNITY HARVEST PROJECT MULTI-PURPOSE BUILDING - "THE BARN"
OWNER.:	LAND TRUST OF SANTA CRUZ COUNTY CONTACT: BRYAN LARGAY, CONSERVATION DIRECTOR 617 WATER STREET, SANTA CRUZ, CA 95069 831-234-1177   BRYAN.LARGAY@LANDTRUSTSANTACRUZ.ORG
ARCHITECT:	SPECTOR CORBETT ARCHITECTS INC CONTACT: BRIAN SPECTOR, PRINCIPAL ARCHITECT 54-C PENNY LANE, WATSONVILLE, CA 95076 (831) 319-4045   BRIANS@SPECTORCORBETT.COM
PROJECT ADDRESS:	275 LEE ROAD, WATSONVILLE, CA 95076
A.P.N.:	052-081-37
VICINITY MAP:	 VICINITY MAP NOT TO SCALE
PROJECT DESCRIPTION:	PROPOSED NEW CONSTRUCTION OF A MULTI-PURPOSE BUILDING - "THE BARN". THIS IS A COMPONENT OF THE OVERALL DEVELOPMENT PROJECT.  THE OVERALL PROJECT MASTER PLAN AND SITE DESIGN IS BY SSA LANDSCAPE ARCHITECTS, REFER TO THEIR DRAWINGS FOR INFORMATION.  DESCRIPTION OF USE: REFER TO OWNER'S OPERATIONS AND PROGRAM STATEMENT.
PARCEL AREA:	169.2 ACRES (PER ASSESSOR)
OCCUPANCY & GROUP:	A-3 ASSEMBLY ASSEMBLY / TRAINING AREA B BUSINESS OFFICE AND SUPPORT AREAS U UTILITY BARN AREAS MIXED OCCUPANCY: YES
TYPE OF CONSTRUCTION:	V-B
FIRE SPRINKLERS:	YES, FULLY SPRINKLERED, NFPA 13 FIRE SPRINKLER SYSTEM
BUILDING HEIGHT:	34'-0", 2-STORY
BUILDING AREA:	1ST FLOOR 6,150 SF 2ND FLOOR 3,360 SF TOTAL: 9,510 SF
JURISDICTION:	SANTA CRUZ COUNTY
GENERAL PLAN (GP) DESIGNATION:	AG - AGRICULTURE
ZONING DESIGNATION:	CA-W-AIA CA-COMMERCIAL AG W - WATSONVILLE UTILITY PROHIBITION, AIA - AIRPORT
ZONING ELEMENT:	ALLOWABLE/REQUIRED: PROPOSED:
SETBACK - FRONT	20 FT 345 FT
SETBACK - SIDE	20 FT > 20 FT
SETBACK - REAR	20 FT > 20 FT
HEIGHT:	40 FT 34 FT
FLOOR AREA RATIO	1.5 FAR = 19,017 SF MAX 0.55 FAR (6,988/12,676)
PARKING CALCULATIONS (PER SCC TABLE 13.16.050-1):	
USE:	AREA / #:
BARN, GARAGE, STORAGE	3,012 SF WAREHOUSE, 1:1,000 GSF 3 SPACES
ASSEMBLY SPACES	104 SEATS 1 PER 3 SEATS 35 SPACES
OFFICE & SUPPORT SPACES	4,209 SF 1 PER 300 SF 14 SPACES
	TOTAL REQUIRED: 52 SPACES
	TOTAL PROVIDED: 52 SPACES
ADDITIONAL SITE NOTES:	1) REFER TO SITE DESIGN DRAWINGS BY SSA LANDSCAPE ARCHITECTS FOR PARKING CALCULATION, ADA PARKING SPACES, BICYCLE PARKING, AND EV CHARGING STATIONS 2) REFER TO SITE DESIGN DRAWINGS BY SSA LANDSCAPE ARCHITECTS FOR SITE ADA/ACCESSIBILITY INFORMATION.
COLORS & MATERIALS	
REFER TO VISUALIZATIONS	
.SIDING:	REDWOOD TONGUE & GROOVE SIDING METAL SIDING ACCENT FEATURE
ROOFING:	COMPOSITE ROOF SHINGLE PHOTOVOLTAIC ARRAY
DOORS:	ALUMINUM THERMALLY BROKEN DOORS ALUMINUM THERMALLY BROKEN FOLDING/SLIDING DOORS OVERHEAD COILING DOORS SLIDING DOORS
WINDOWS:	ALUMINUM THERMALLY BROKEN WINDOWS
SHEET INDEX	
SHEET NUMBER	SHEET TITLE
A100	PROJECT DATA & SITE PLAN
A101	CODE ANALYSIS
A200	FLOOR PLANS
A300	BUILDING ELEVATIONS & SECTION

SCA

SPECTOR CORBETT ARCHITECTS

SANTA CRUZ | WATSONVILLE

relocating 54 Penny Lane  
Office Suite C  
95060195076  
831-319-4045  
SPECTORCORBETT.COM

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SCHEMATIC DESIGN FOR:  
WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
MULTI-PURPOSE BUILDING - "THE BARN"  
275 LEE ROAD, WATSONVILLE, CA 95076 A.P.N.: 052-081-37

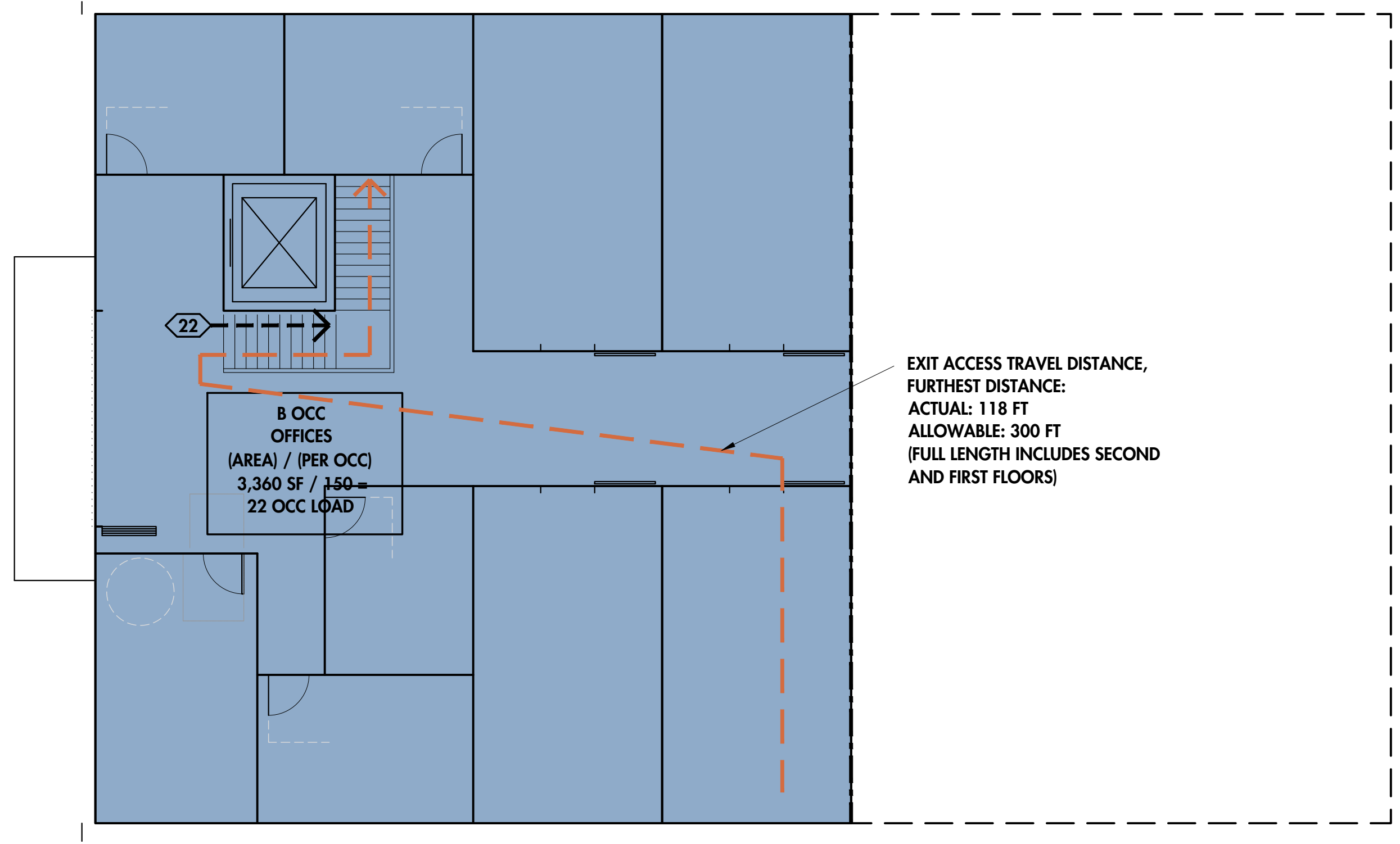
SCA PROJECT NUMBER:  
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SET ISSUED:  
PLANNING APPL 01/11/2024  
PLN RESUBMITTAL 05/01/2024

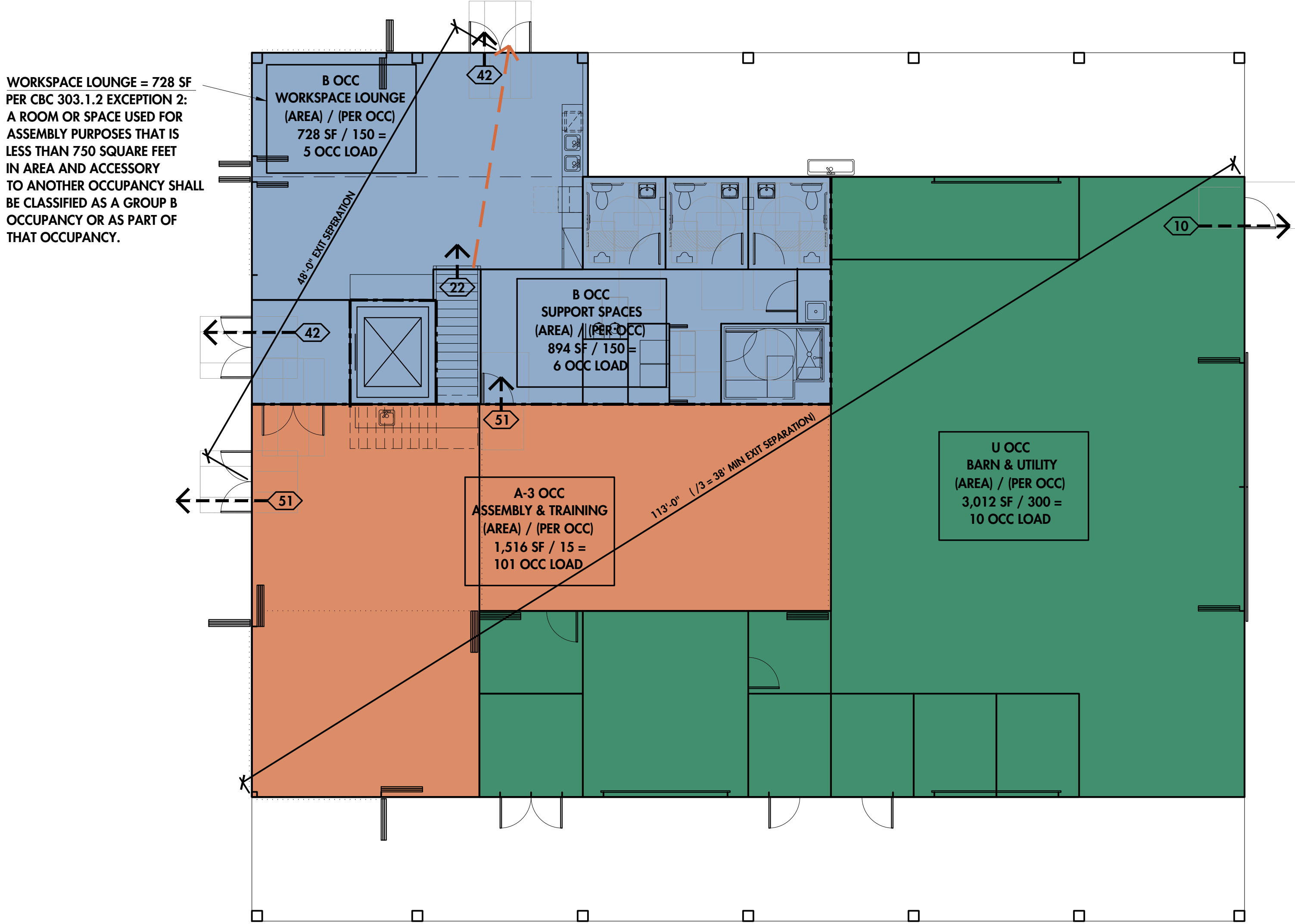
SHEET NAME:  
PROJECT DATA  
& SITE PLAN

SHEET NUMBER:  
A100





**2 SECOND FLOOR - CODE ANALYSIS DIAGRAM**  
SCALE: 1/8" = 1'-0"



**1 FIRST FLOOR - CODE ANALYSIS DIAGRAM**  
SCALE: 1/8" = 1'-0"

**LEGEND**

OCCUPANT LOAD / EGRESS  
# - - - - ->

EXIT ACCESS TRAVEL DISTANCE  
FURTHEST DISTANCE  
- - - - ->

1-HOUR RATED WALL - FIRE BARRIER  
- - - - -

## CODE ANALYSIS

**APPLICABLE CODES:** 2022 TITLE 24 CALIFORNIA BUILDING STANDARDS CODE:  
PART 1 - CALIFORNIA ADMINISTRATIVE CODE (CAC)  
PART 2 - CALIFORNIA BUILDING CODE (CBC)  
PART 3 - CALIFORNIA ELECTRICAL CODE (CEC)  
PART 4 - CALIFORNIA MECHANICAL CODE (CMC)  
PART 5 - CALIFORNIA PLUMBING CODE (CPC)  
PART 6 - CALIFORNIA ENERGY CODE (CEC)  
PART 9 - CALIFORNIA FIRE CODE  
PART 11 - CALIFORNIA GREEN BUILDING STANDARDS CODE (CALGREEN)  
PART 12 - CALIFORNIA REFERENCED STANDARDS CODE

**OCCUPANCY & GROUP:** A-3 ASSEMBLY / TRAINING AREA  
B BUSINESS OFFICE AND SUPPORT AREAS  
U UTILITY BARN AREAS  
MIXED OCCUPANCY: YES

**TYPE OF CONSTRUCTION:** V-B

**FIRE SPRINKLERS:** YES, FULLY SPRINKLERED, NFPA 13 FIRE SPRINKLER SYSTEM

BUILDING HEIGHT:		OCC	SPRINKLERED	HEIGHT	STORIES
	<u>ALLOWABLE</u>	A-3	S (W/O INC)	60 FT	2
		B	S	60 FT	3
		U	S	60 FT	2
	<u>PROPOSED</u>			34 FT	2

BUILDING AREA:	OCC	SPRINKLERED	AREA
	ALLOWABLE		
	A-3	SM (W/O INC)	18,800 SF
	B	SM	27,000 SF
	U	SM	16,500 SF

(AREA INCREASE NOT NECESSARY)

LEVEL 1:	OCC	AREA	RATIO AREA	RATIO
LEVEL 1:	A-3	2,282	18,800	0.12
	B	849	27,000	0.03
	U	3,012	16,500	0.18
LEVEL 1 RATIO TOTAL:				0.33 <1 OK
LEVEL 2:	B	3,360	27,000	0.12
		3,360	27,000	0.12 <1 OK

BUILDING AREAS:	1ST FLOOR	6,150 SF
	2ND FLOOR	3,360 SF
TOTAL:		9,510 SF

SEPARATED OCCUPANCIES:	OCCUPANCY	A-3	B	U	N
B	A-3	1	1	1	N = NO SEPARATION REQ'D
	B	1	1	1	1 = 1-HOUR SEPARATION
	U	N	1	N	

FIRE-RESISTANCE RATING REQUIREMENTS FOR EXTERIOR WALLS BASED ON FIRE SEPARATION DISTANCE:	WALL	FIRE SEPARATION DISTANCE	OCC GROUPS A, B, U
NORTH	EAST	>10 FT	NON-RATED
		>10 FT	NON-RATED
		>10 FT	NON-RATED
		>10 FT	NON-RATED

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION:	WALL	FIRE SEPARATION DISTANCE	ALLOWABLE AREA
NORTH	EAST	>20 FT, UNPROTECTED, SPRINKLERED	NO LIMIT
		>20 FT, UNPROTECTED, SPRINKLERED	NO LIMIT
		>20 FT, UNPROTECTED, SPRINKLERED	NO LIMIT
		>20 FT, UNPROTECTED, SPRINKLERED	NO LIMIT

EGRESS	OCCUPANCY	AREA	LOAD FACTOR	OCCUPANTS
1ST FLR:	A-3	2,282 SF	15 NET	152
	B	849 SF	150 GROSS	6
	U	3,012 SF	300 GROSS	10
	B	3,360 SF	150 GROSS	22
TOTAL BUILDING OCCUPANT LOAD:				190 OCCUPANTS

**REQUIRED EXITS (CBC 1006.3.3)**  
OCCUPANT LOAD: 190 MIN 2 EXITS REQUIRED

**MEANS OF EGRESS SIZING (CBC 1005)**  
OCCUPANT LOAD = 190  
2 EXITS MIN, EACH EXIT = 95  
ALLOWABLE MIN WIDTH = 95 X 0.2" = 1.9"

EXIT ACCESS TRAVEL DISTANCE (CBC 1017)	OCCUPANCY	MAX DISTANCE (W/ SPRINKLERS)
A-3	B	250 FT
		300 FT
		400 FT

**PLUMBING CALCULATIONS - PER 2022 CALIFORNIA PLUMBING CODE 422.1**

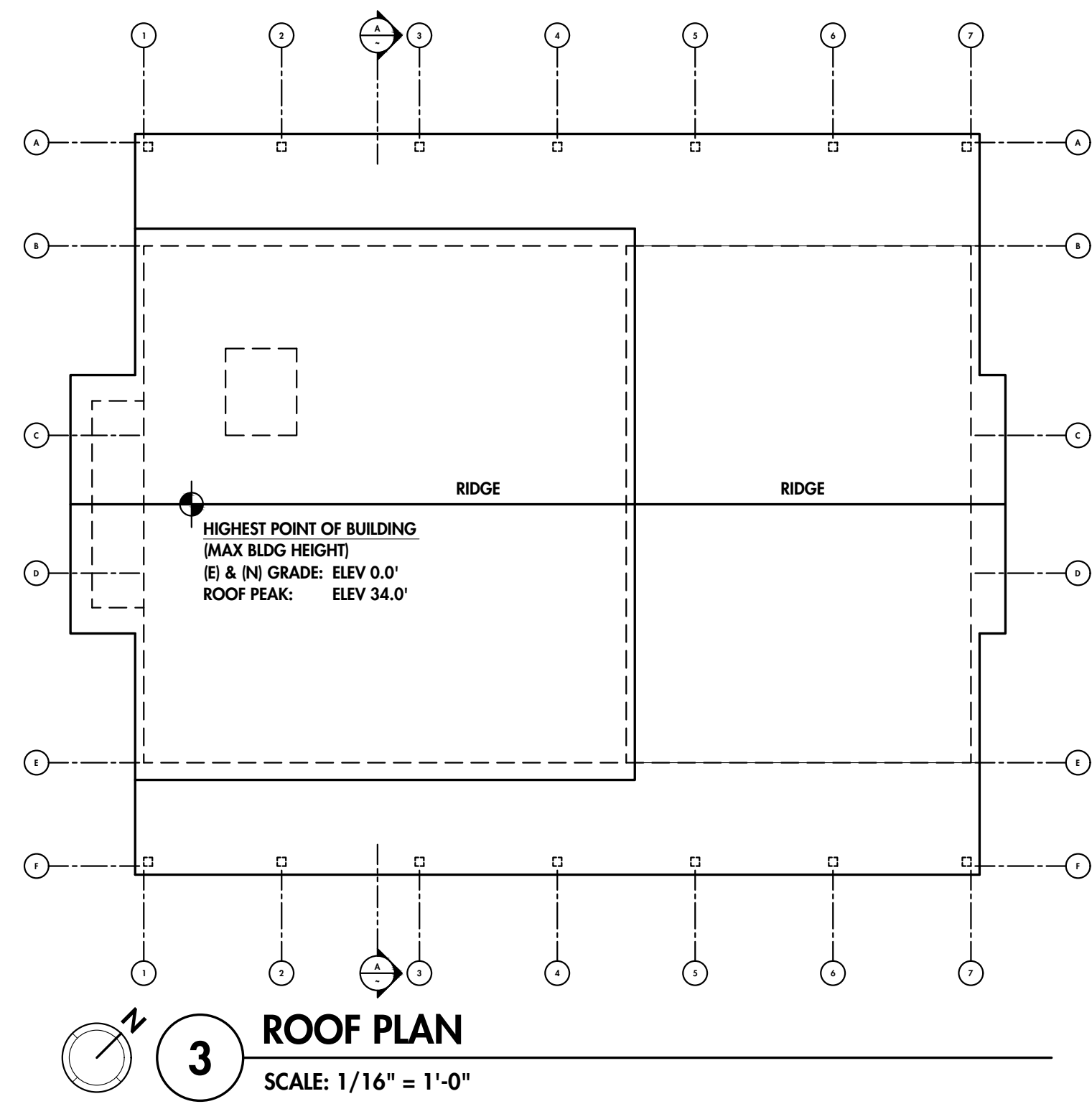
OCCUPANT LOAD FACTOR:	FUNCTION OF SPACE	AREA	LOAD FACTOR	OCCUPANT COUNT
ASSEMBLY, CONFERENCE	BUSINESS & SUPPORT	2,282	30	76 OCC / 2 = 38.0
		4,209	150	28 OCC / 2 = 14.0
		3,012	4,000	1.3 OCC / 2 = 0.66

**FRACTIONAL METHOD [ MIXED USE ]**

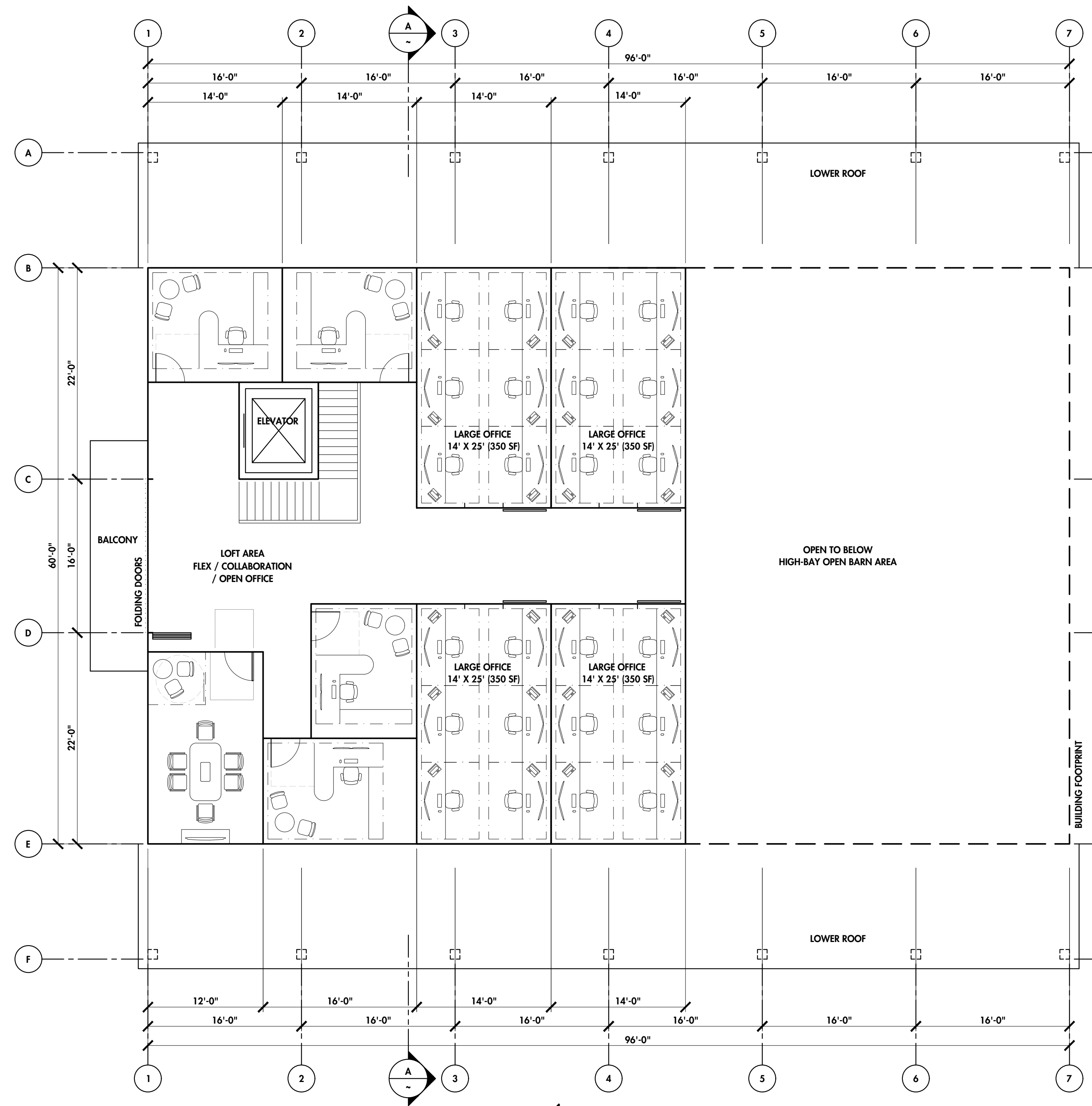
<b>A. ASSEMBLY - A-3 (NO FIXED SEATS)</b>			
1. WATER CLOSET (IM):	38 OCCUPANT X 1/100 =	0.38	TOILET
2. WATER CLOSET (F):	38 OCCUPANT X 1/25 =	1.52	TOILET
3. URINALS:	38 OCCUPANT X 1/100 =	0.38	URINAL
4. LAVATORY (IM):	38 OCCUPANT X 1/200 =	0.19	SINK
5. LAVATORY (F):	38 OCCUPANT X 1/100 =	0.38	SINK
<b>B. BUSINESS - B</b>			
1. WATER CLOSET (IM):	14 OCCUPANT X 1/50 =	0.28	TOILET
2. WATER CLOSET (F):	14 OCCUPANT X 1/15 =	0.93	TOILET
3. URINALS:	14 OCCUPANT X 1/100 =	0.14	URINAL
4. LAVATORY (IM):	14 OCCUPANT X 1/75 =	0.18	SINK
5. LAVATORY (F):	14 OCCUPANT X 1/50 =	0.28	SINK
<b>C. BARN - U [ CLOSET TO STORAGE 5-2 ]</b>			
1. WATER CLOSET (IM):	1 OCCUPANT X 1/100 =	0.01	TOILET
2. WATER CLOSET (F):	1 OCCUPANT X 1/100 =	0.01	TOILET
3. URINALS:	1 OCCUPANT X 1/100 =	N/A	
4. LAVATORY (IM):	1 OCCUPANT X 1/200 =	0.005	SINK
5. LAVATORY (F):	1 OCCUPANT X 1/200 =	0.005	SINK

<b>SUM OF ALL REQUIRED FIXTURES</b>			
1. WATER CLOSET (IM):	0.38+0.28+0.01 = 0.67 =	1	TOILET
2. WATER CLOSET (F):	1.52+0.93+0.01 = 2.46 =	3	TOILET
3. URINAL:	0.38+0.14+0 = 0.66 =	1	URINAL
4. LAVATORY (IM):	0.19+0.18+0.005 =	1	SINK
5. LAVATORY (F):	0.38+0.28+0.005 =	1	SINK
6. DRINKING FOUNTAIN:		1	DRINK FTN
7. SERVICE SINK:		1	SERVICE SINK

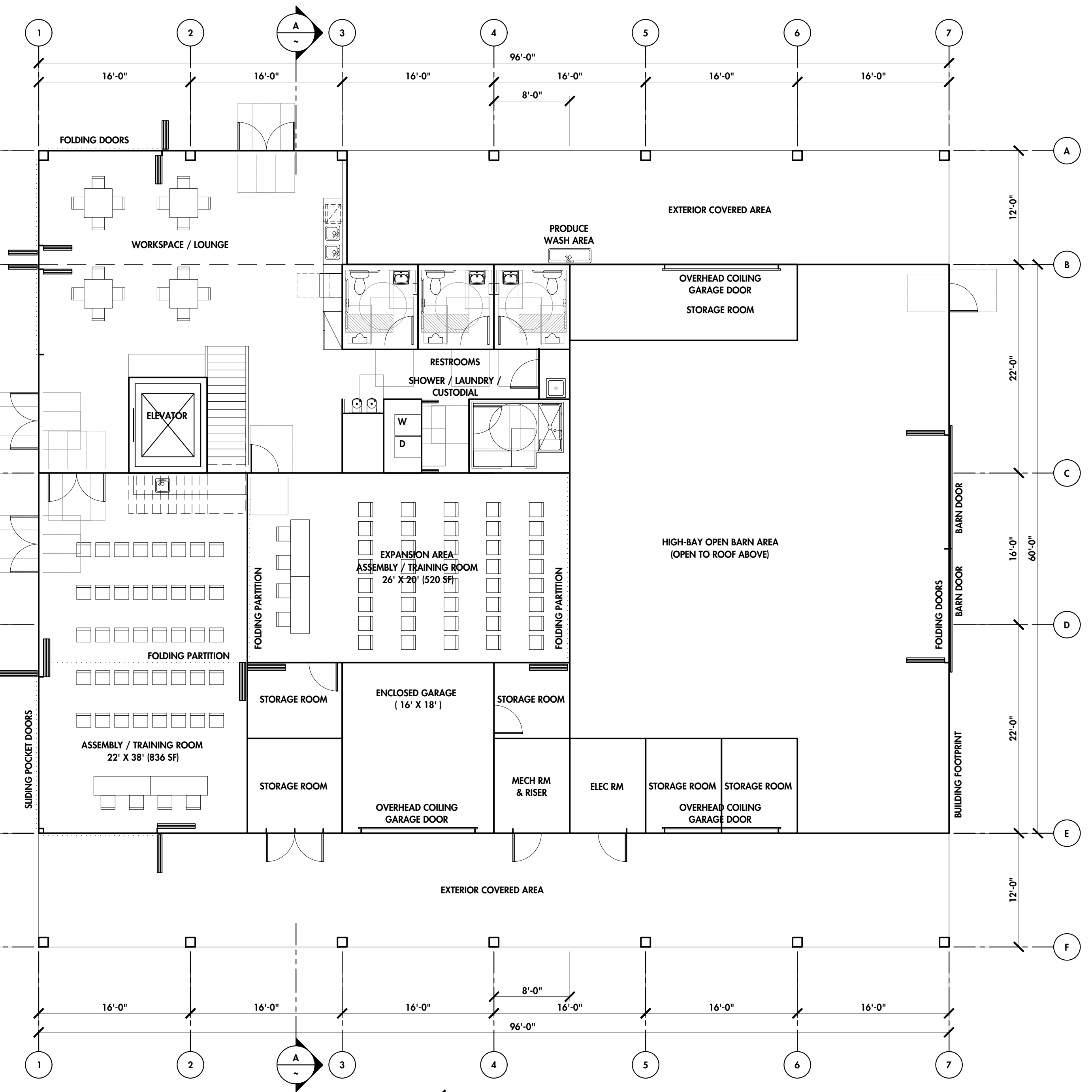
<b>PROVIDED FIXTURE COUNTS:</b>			
<b>IN MULTIPURPOSE BUILDING:</b>			
TOILET:		3	
URINAL:		3	
SINKS:		3	
DRINK FTN:		1	HI-LO
SERVICE SINK:		1	
<b>IN ADJACENT RESTROOM BUILDING:</b>			
TOILET:		4	
SINKS:		4	



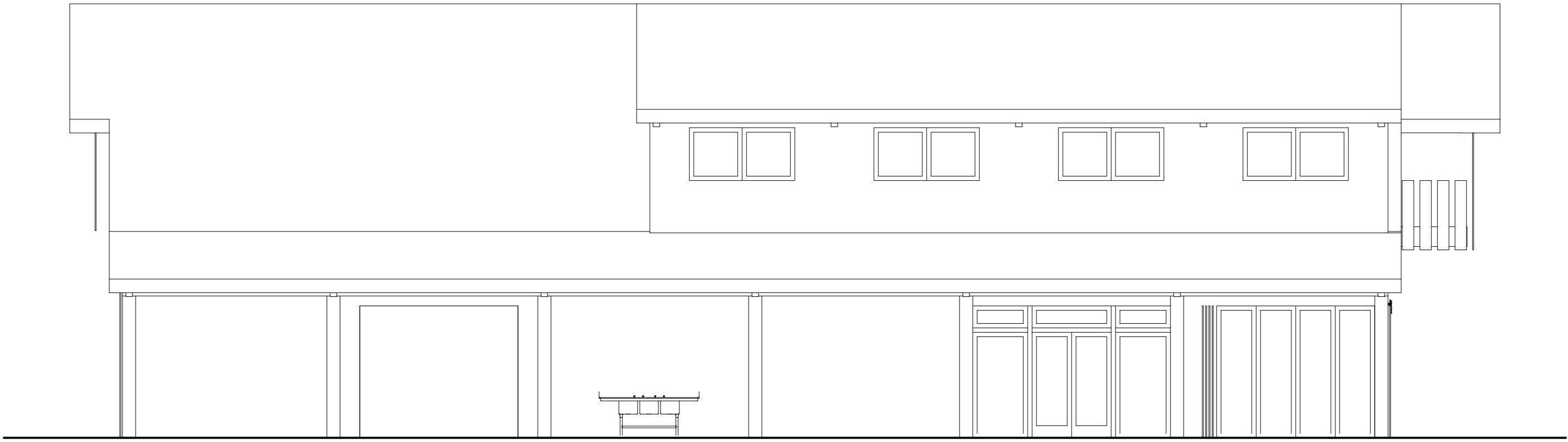
**3 ROOF PLAN**  
SCALE: 1/16" = 1'-0"



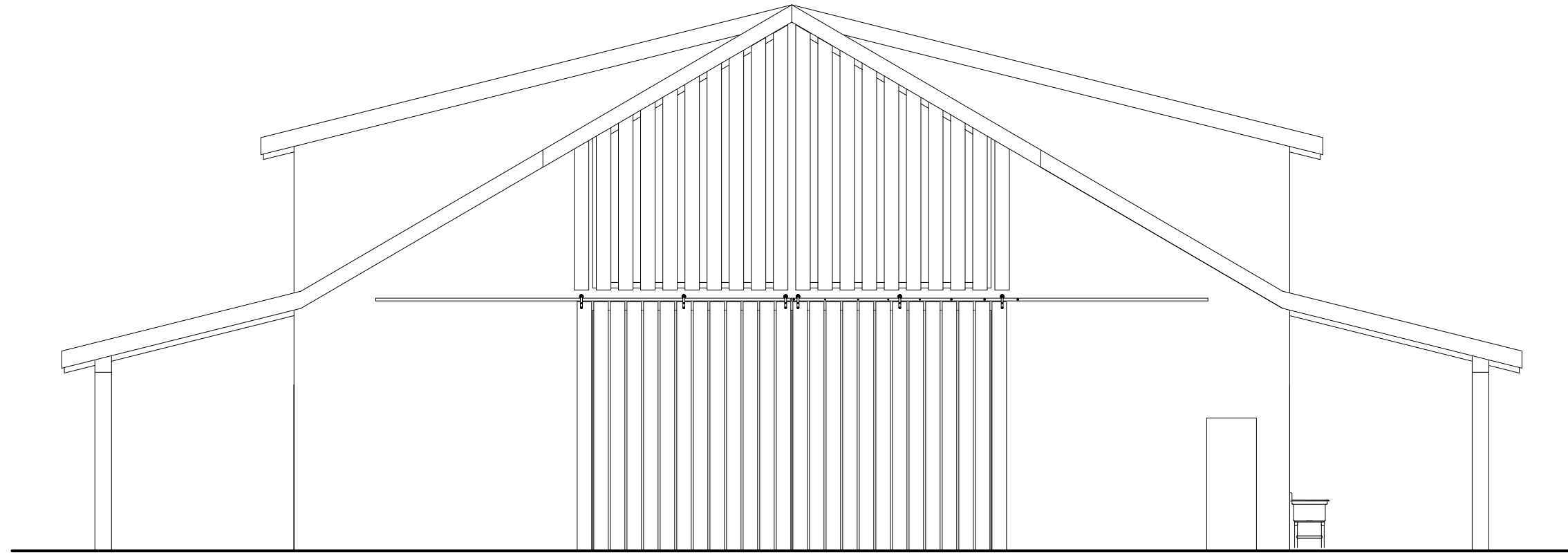
**2 SECOND FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



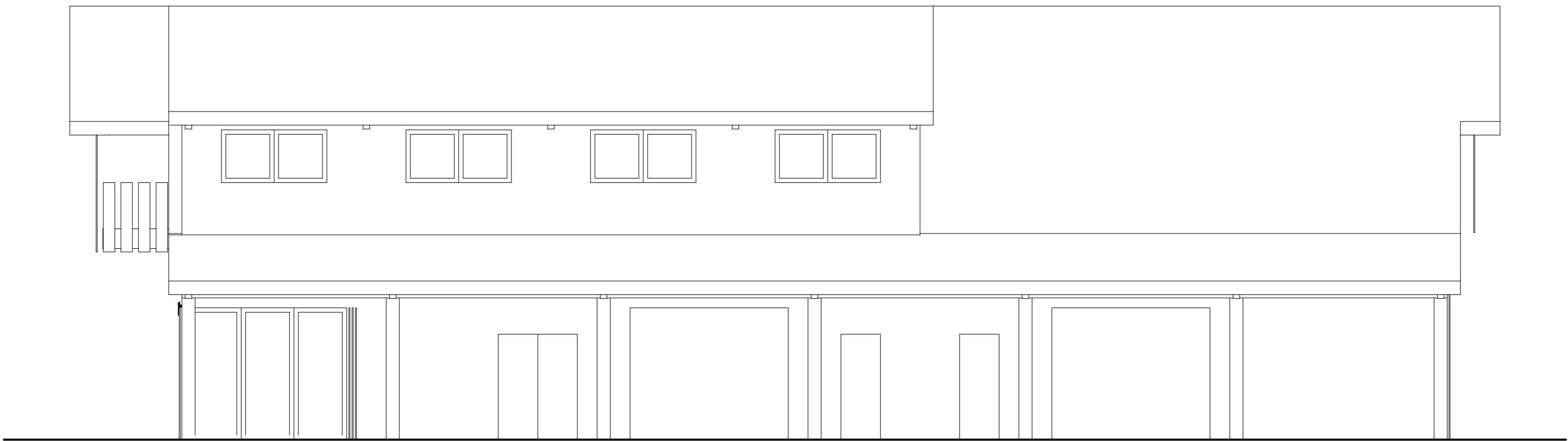
**1 FIRST FLOOR PLAN**  
SCALE: 1/8" = 1'-0"



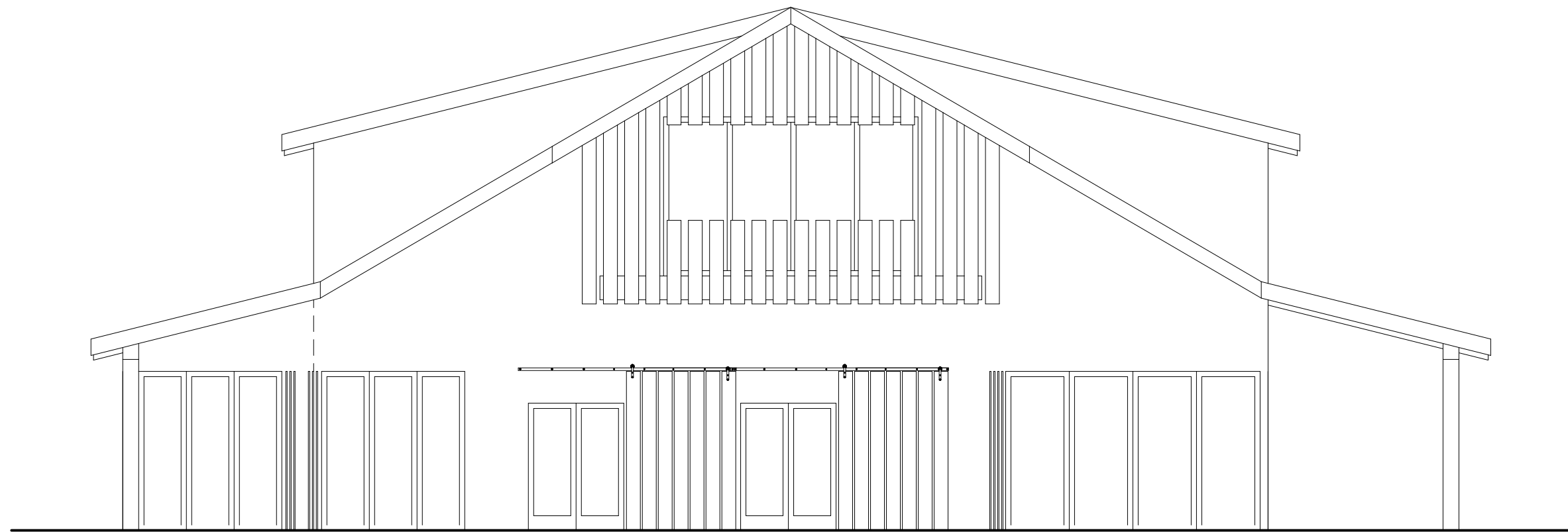
**2 NORTH ELEVATION**  
SCALE: 1/8" = 1'-0"



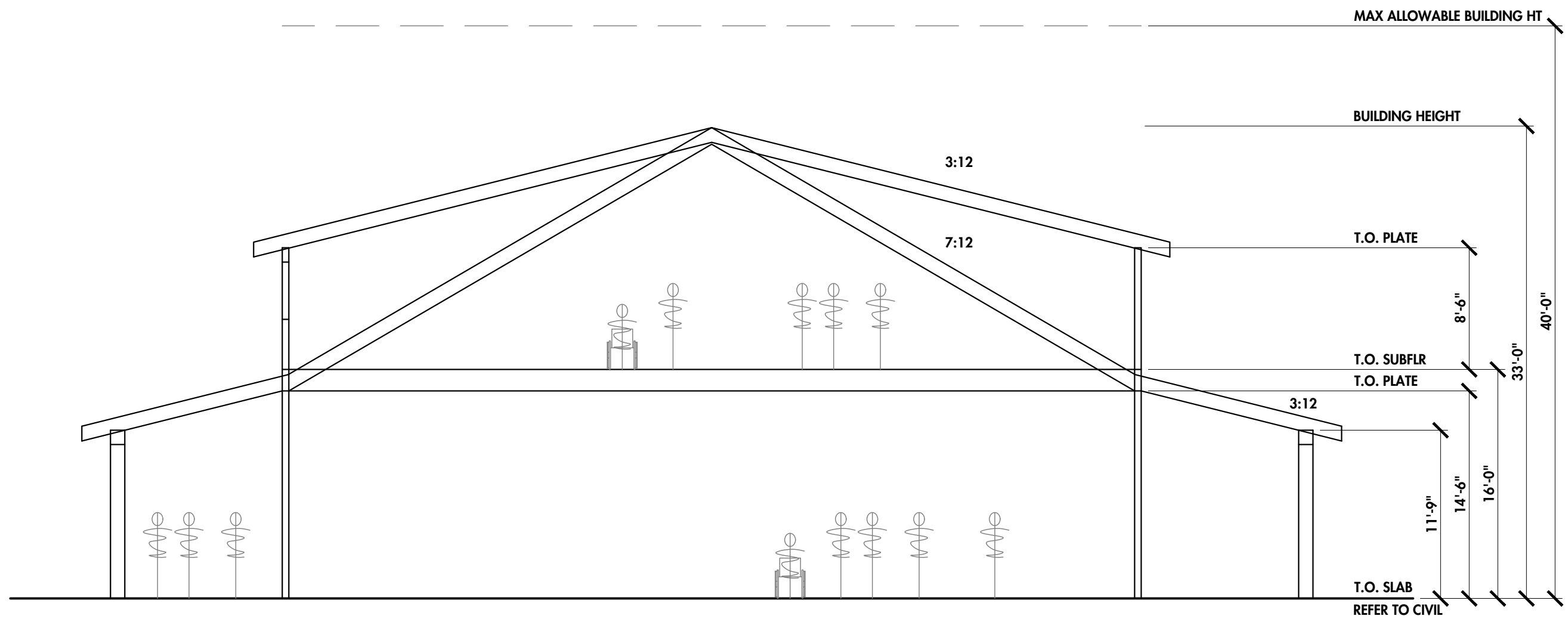
**1 EAST ELEVATION**  
SCALE: 1/8" = 1'-0"



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



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



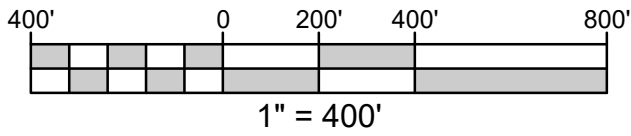
**5 BUILDING SECTION - A**  
SCALE: 1/8" = 1'-0"





SITE OVERVIEW PLAN

SCALE: 1" = 400'



CIVIL SHEET LIST

- C1.0 SITE OVERVIEW PLAN
- C2.0 GRADING AND DRAINAGE PLAN
- C2.2 GRADING AND DRAINAGE PLAN
- C2.3 DRIVEWAY OVERVIEW PLAN
- C3.4 PLAN AND PROFILE
- C3.5 PLAN AND PROFILE
- C3.6 PLAN AND PROFILE
- C3.7 PLAN AND PROFILE
- C3.8 PLAN AND PROFILE
- C3.9 PLAN AND PROFILE
- C3.10 PLAN AND PROFILE
- C5.0 DETAILS

GRADING VOLUME ESTIMATE SUMMARY				
AREA	ROADWAY EXCAVATION (CY)	EMBANKMENT (CY)	15% COMPACTION (CY)	EXPORT (CY) <sup>1</sup>
ACCESS ROAD	500	50	8	443
HSR DRIVEWAY	1450	750	113	588
MAIN ENTRANCE	7450	650	98	6703
EX CONCRETE DRIVEWAY FILL	100	200	30	-130
ADA TRAILS	150	0	0	150
MOW TRAIL	200	0	0	200
TOTAL=	9850	1650		7953

<sup>1</sup> EXPORT NET CUBIC YARDS = CUT - FILL  
POSITIVE NUMBER = EXPORT NEEDED  
NEGATIVE NUMBER = IMPORT NEEDED


NOTES:  
CUT AND FILL VOLUME ESTIMATES WERE MEASURED USING THE AVERAGE END AREA METHOD. GRADING ESTIMATES WERE FACTORED TO ALLOW FOR 15% SHRINKAGE OF ON-SITE MATERIALS WHEN USED IN FILLS. NO ALLOWANCES WERE MADE FOR OVER-EXCAVATION OF UNSUITABLE MATERIALS, CONTAMINATED SOILS, TRENCHING, SUB-SURFACE UTILITIES, SAFETY SURFACING, FOUNDATIONS, STRUCTURES OR BUILDINGS UNLESS NOTED OTHERWISE. DRILLING SPOILS, STRUCTURE EXCAVATION, AND STRUCTURE BACKFILL EXCLUDED. EXCAVATION AND EMBANKMENT ARE ROUNDED FOR PRELIMINARY ESTIMATING PURPOSES.

CONTRACTOR SHALL VERIFY QUANTITIES PRIOR TO BID SUBMITTAL. CROSS SECTIONS ARE SHOWN FOR REFERENCE ONLY. THESE VOLUMES PROVIDED FOR OWNER'S BUDGET ESTIMATING ONLY.

GRADING SHALL BE IN ACCORDANCE WITH GEOTECHNICAL INVESTIGATION BY PCE, DATED OCTOBER 2020. WINTER GRADING IS NOT PROPOSED.

CONTOURS SHOWN FOR ROUGH GRADING INTENT ONLY. FUTURE PHASE CONSTRUCTION DOCUMENTS WILL PROVIDE FINE GRADING PLAN SPOT ELEVATIONS AND SLOPES FOR FINISHED GRADES.

REV	DESCRIPTION	BY	DATE
1	SCHEMATIC PLANS (30%)	RC	1/22/2022
2	REVISED PLANNING SUBMITTAL	RC	1/18/2024
3	REVISED PLANNING SUBMITTAL	RC	5/1/2024
4			
5			



**MME**  
CIVIL-STRUCTURAL ENGINEERING  
224 Walnut Ave. Suite B Santa Cruz, CA 95060  
Phone (831) 426-3186

PRELIMINARY  
NOT FOR  
CONSTRUCTION

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT

PREPARED AT THE REQUEST OF  
SANTA CRUZ COUNTY FOR THE  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

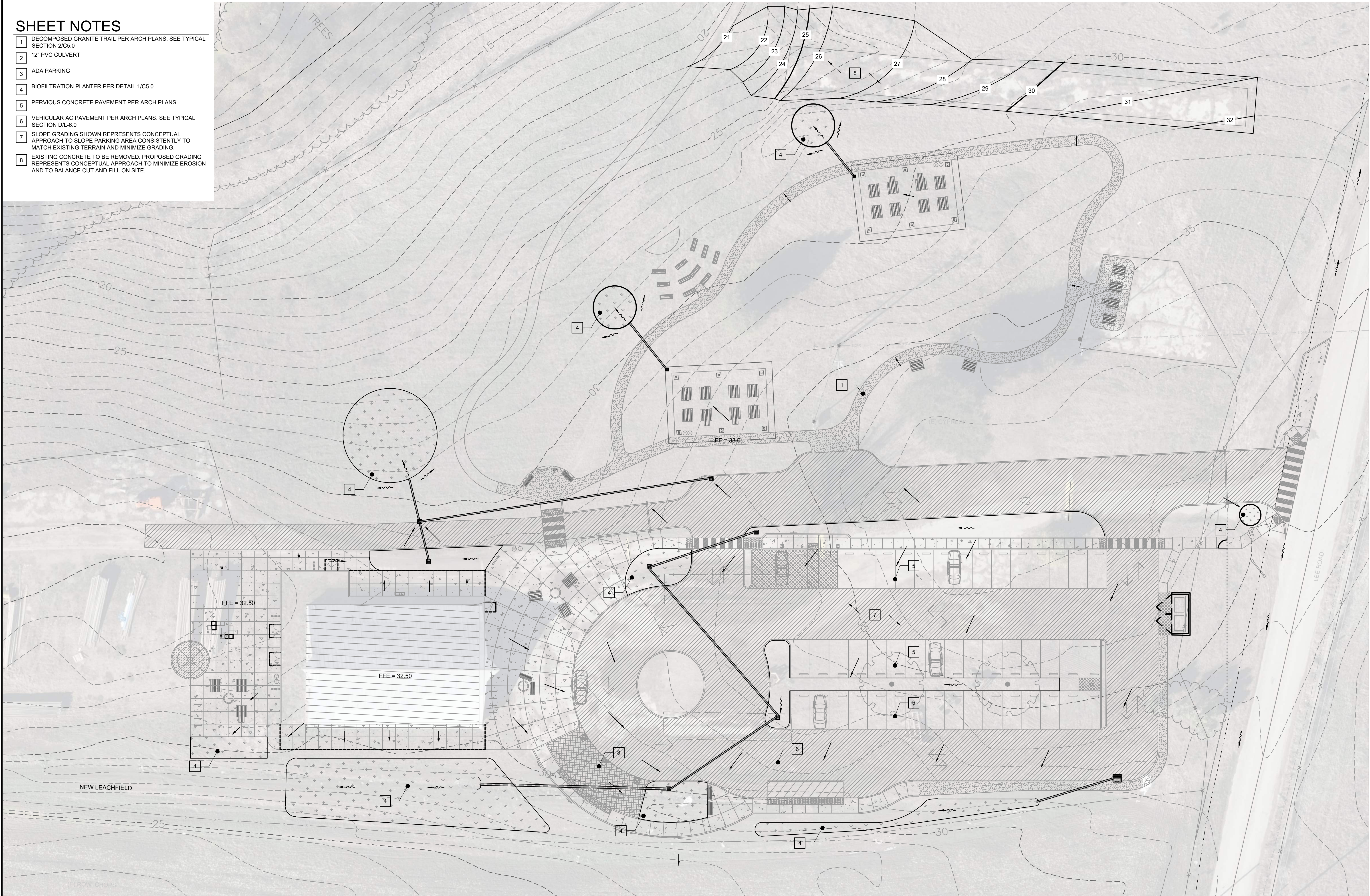
SITE OVERVIEW PLAN
DRAWN BY: AH
CHECKED BY: RC
JOB NUMBER: 20133
SHEET

C1.0



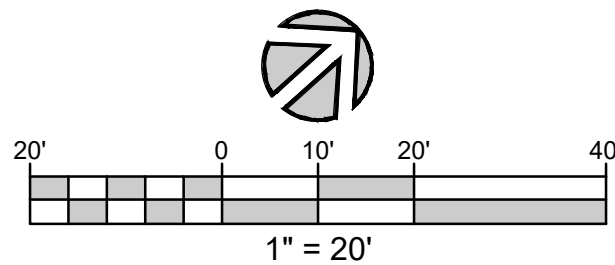
SHEET NOTES

- 1 DECOMPOSED GRANITE TRAIL PER ARCH PLANS. SEE TYPICAL SECTION 2/C5.0
- 2 12" PVC CULVERT
- 3 ADA PARKING
- 4 BIOFILTRATION PLANTER PER DETAIL 1/C5.0
- 5 PERVIOUS CONCRETE PAVEMENT PER ARCH PLANS
- 6 VEHICULAR AC PAVEMENT PER ARCH PLANS. SEE TYPICAL SECTION D/L-6.0
- 7 SLOPE GRADING SHOWN REPRESENTS CONCEPTUAL APPROACH TO SLOPE PARKING AREA CONSISTENTLY TO MATCH EXISTING TERRAIN AND MINIMIZE GRADING.
- 8 EXISTING CONCRETE TO BE REMOVED. PROPOSED GRADING REPRESENTS CONCEPTUAL APPROACH TO MINIMIZE EROSION AND TO BALANCE CUT AND FILL ON SITE.

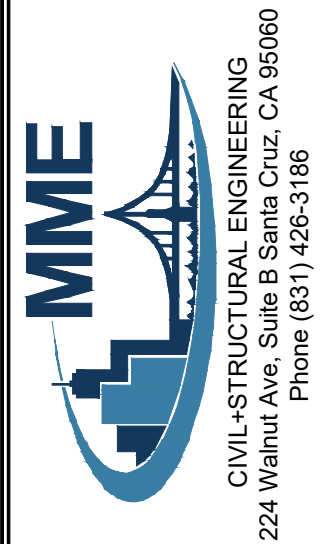


GRADING AND DRAINAGE CONCEPT

SCALE: 1" = 20'



REV	DESCRIPTION	BY	DATE
1	SCHEMATIC PLANS (30%)	RC	1/12/2022
2	REVISED PLANNING SUBMITTAL	RC	1/10/2024
3	REVISED PLANNING SUBMITTAL	RC	5/1/2024
4			
5			



PRELIMINARY  
NOT FOR  
CONSTRUCTION

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT

PREPARED AT THE REQUEST OF:  
SSA LAND MANAGEMENT FOR THE  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

GRADING AND DRAINAGE CONCEPT

DRAWN BY: JP

CHECKED BY: RC

JOB NUMBER: 20133

SHEET

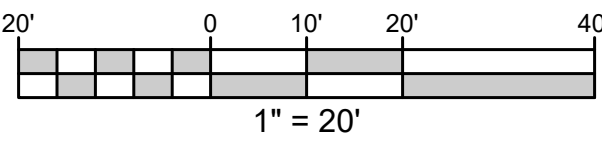
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**GRADING AND DRAINAGE CONCEPT**

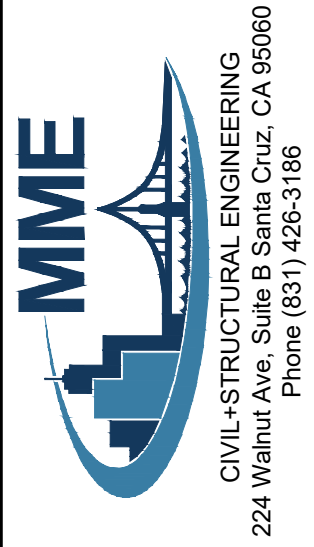
SCALE: 1" = 20'



**SHEET NOTES**

- 1 DECOMPOSED GRANITE TRAIL PER ARCH PLANS. SEE TYPICAL SECTION 2/C5.0
- 2 12" PVC CULVERT
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REV	DESCRIPTION	BY	DATE
A	SCHEMATIC PLANS (30%)	RC	1/12/2022
B	REVISED PLANNING SUBMITTAL	RC	1/18/2024
C	REVISED PLANNING SUBMITTAL	RC	5/1/2024
D			
E			



PRELIMINARY  
NOT FOR  
CONSTRUCTION

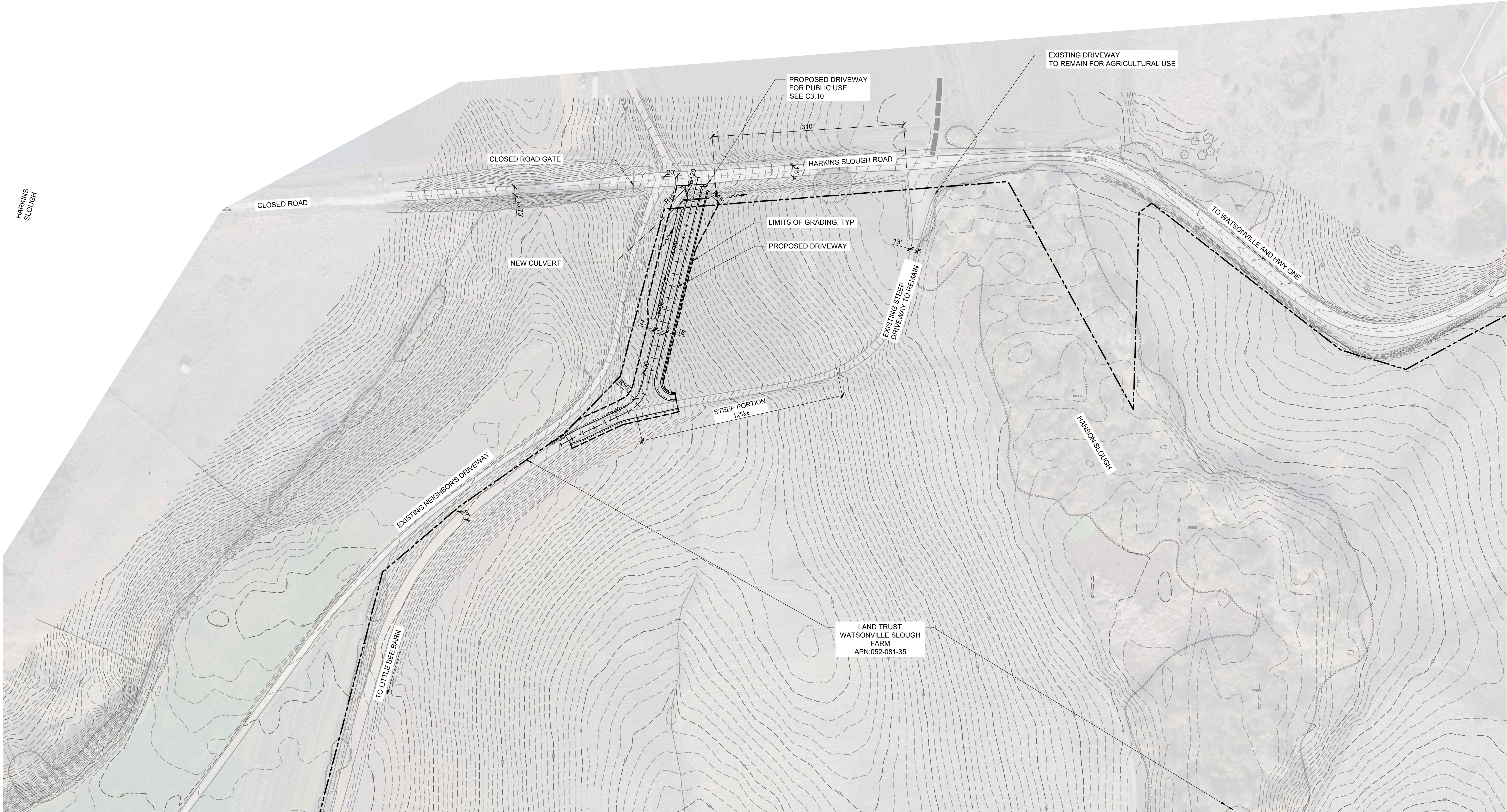
WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT

PREPARED AT THE REQUEST OF:  
SLOUGH FARM COMMUNITY HARVEST  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

GRADING AND DRAINAGE CONCEPT
DRAWN BY: JP
CHECKED BY: RC
JOB NUMBER: 20133
SHEET

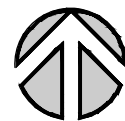
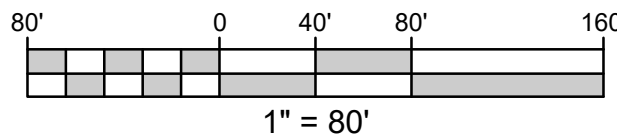
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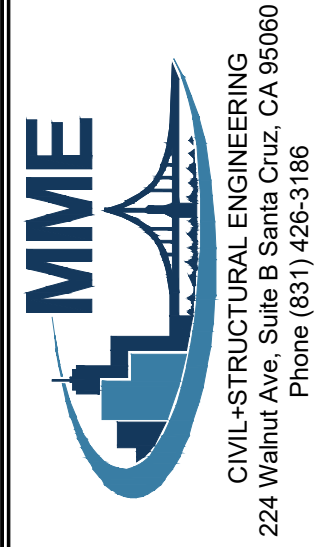


DRIVEWAY OVERVIEW PLAN

SCALE: 1" = 80'



REV	DESCRIPTION	BY	DATE
1	SCHEMATIC PLANS (30%)	RC	1/12/2022
2	REVISED PLANNING SUBMITTAL	RC	1/18/2024
3	REVISED PLANNING SUBMITTAL	RC	5/1/2024



PRELIMINARY  
NOT FOR  
CONSTRUCTION

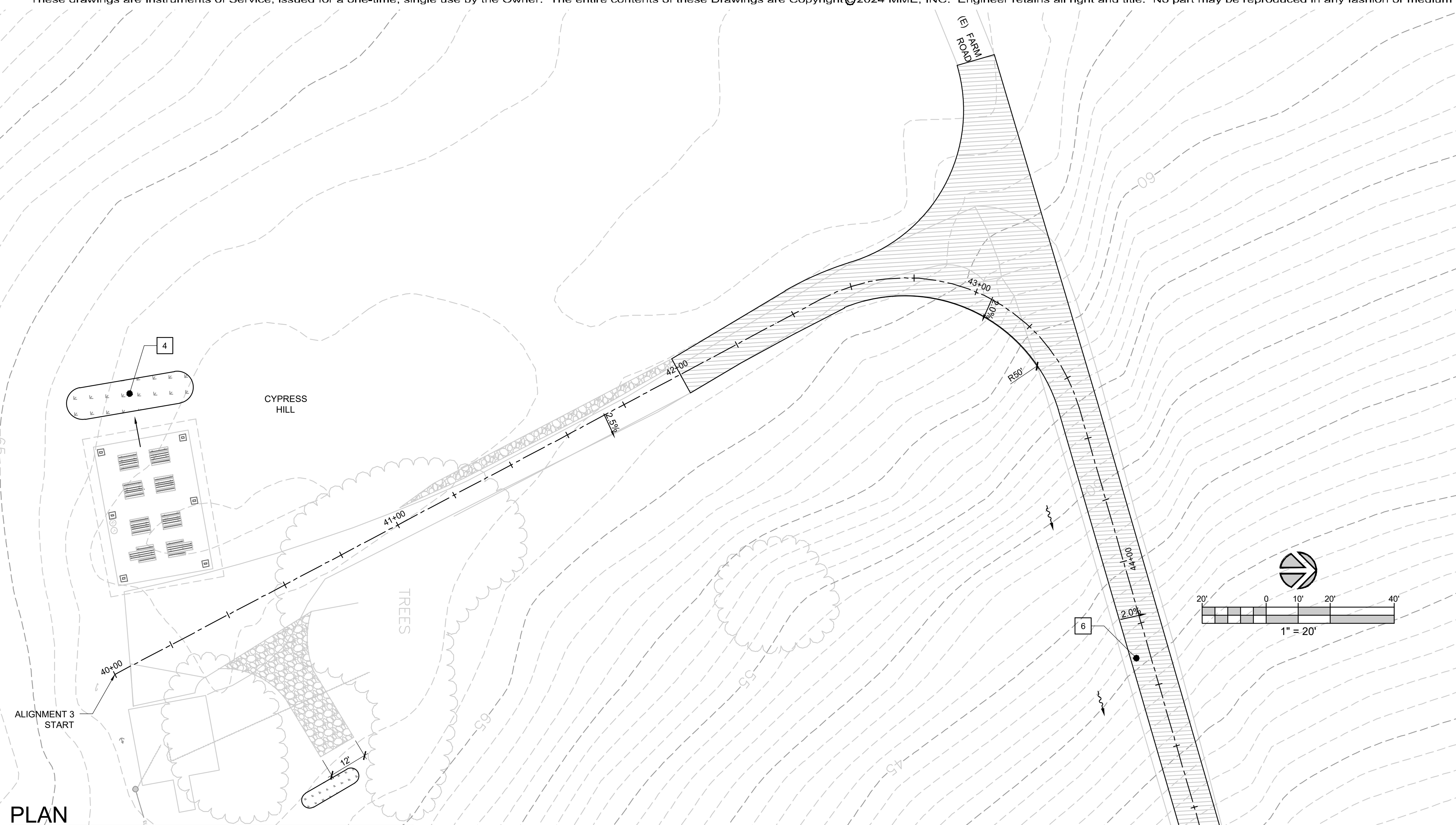
WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT  
PREPARED AT THE REQUEST OF  
SANTA CRUZ LAND TRUST FOR THE  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

DRIVEWAY OVERVIEW PLAN  
DRAWN BY: AH  
CHECKED BY: RC  
JOB NUMBER: 20133  
SHEET

C2.3

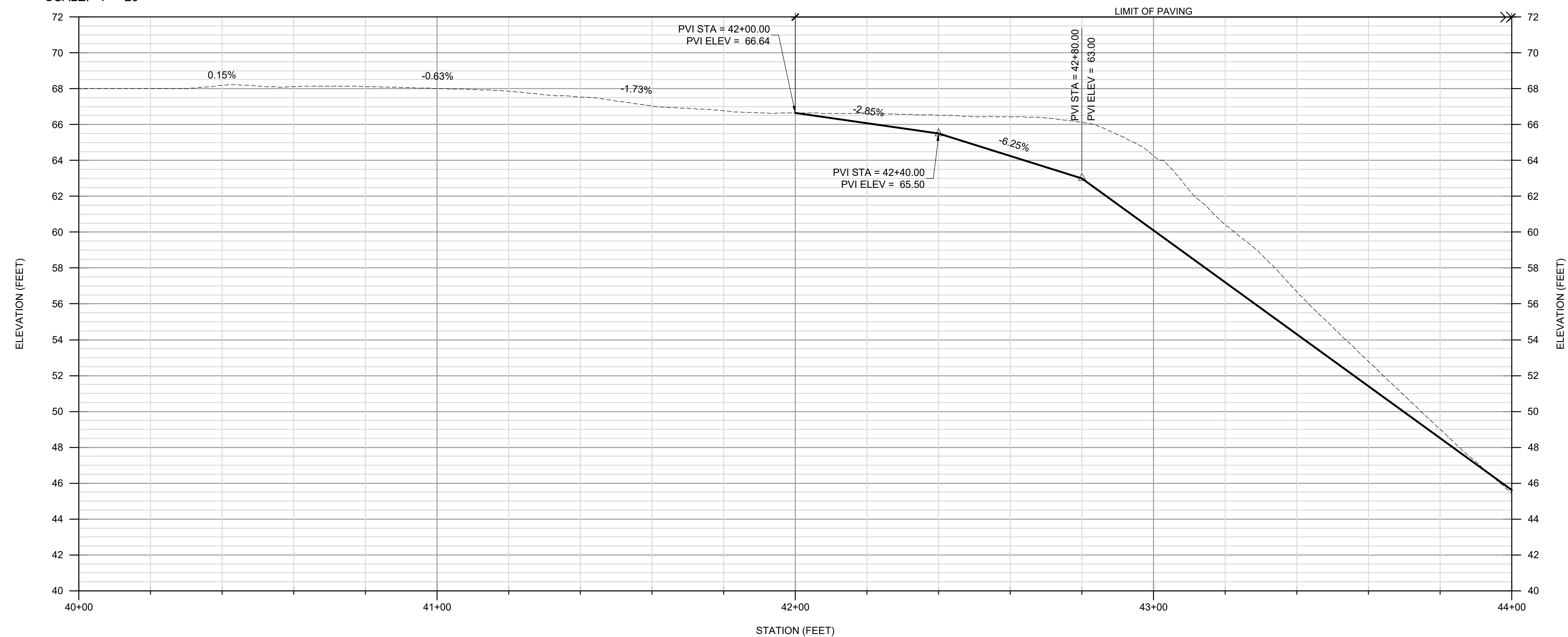


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## PLAN

SCALE: 1" = 20'



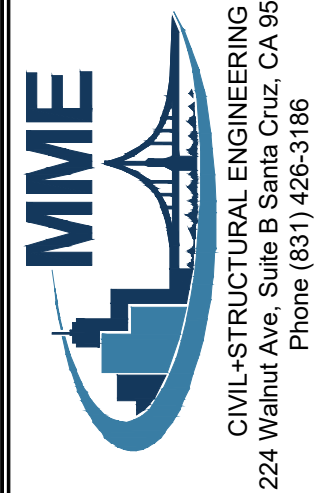
## PROFILE 3-A

SCALE: V: 1" = 4' H: 1" = 20'

## SHEET NOTES

- |   |  |
|---|--|
| 1 | DECOMPOSED GRANITE TRAIL PER LANDSCAPE ARCH PLANS.<br>SEE TYPICAL SECTION 2/C5.0 |
| 2 | 12" PVC CULVERT  |
| 3 | ADA PARKING  |
| 4 | BIOFILTRATION PLANTER PER DETAIL 1/C5.0. PIPELINE NOT<br>SHOWN FOR CLARITY.      |
| 5 | PERVIOUS CONCRETE PAVEMENT PER ARCH PLANS  |
| 6 | VEHICULAR AC PAVEMENT PER LANDSCAPE ARCH PLANS. SEE<br>TYPICAL SECTION E/L-6.0   |
| 7 | PLACE FILL TO MATCH NATURAL CONTOURS   |
| 8 | GRADED EARTH TRAIL   |

REV.	DESCRIPTION	BY	DATE
△	SCHEMATIC PLANS (30%)	RC	11/22/2022
△	REVISED PLANNING SUBMITTAL	RC	1/19/2024
△	REVISED PLANNING SUBMITTAL	RC	5/1/2024
△			
△			



PRELIMINARY  
NOT FOR  
CONSTRUCTION

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT

PREPARED AT THE REQUEST OF  
SSA LANDSCAPE ARCHITECTS FOR THE  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

## PLAN AND PROFILE

DRAWN BY: JP

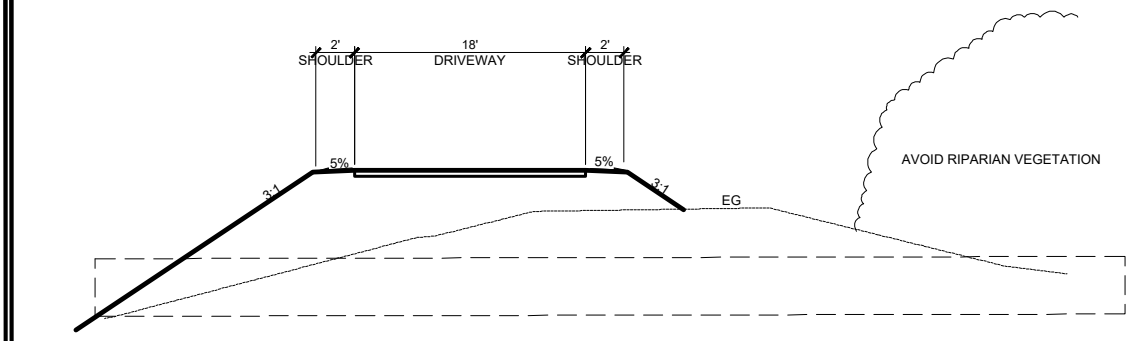
CHECKED BY: RC

JOB NUMBER: 20133

SHEET

### C3.4



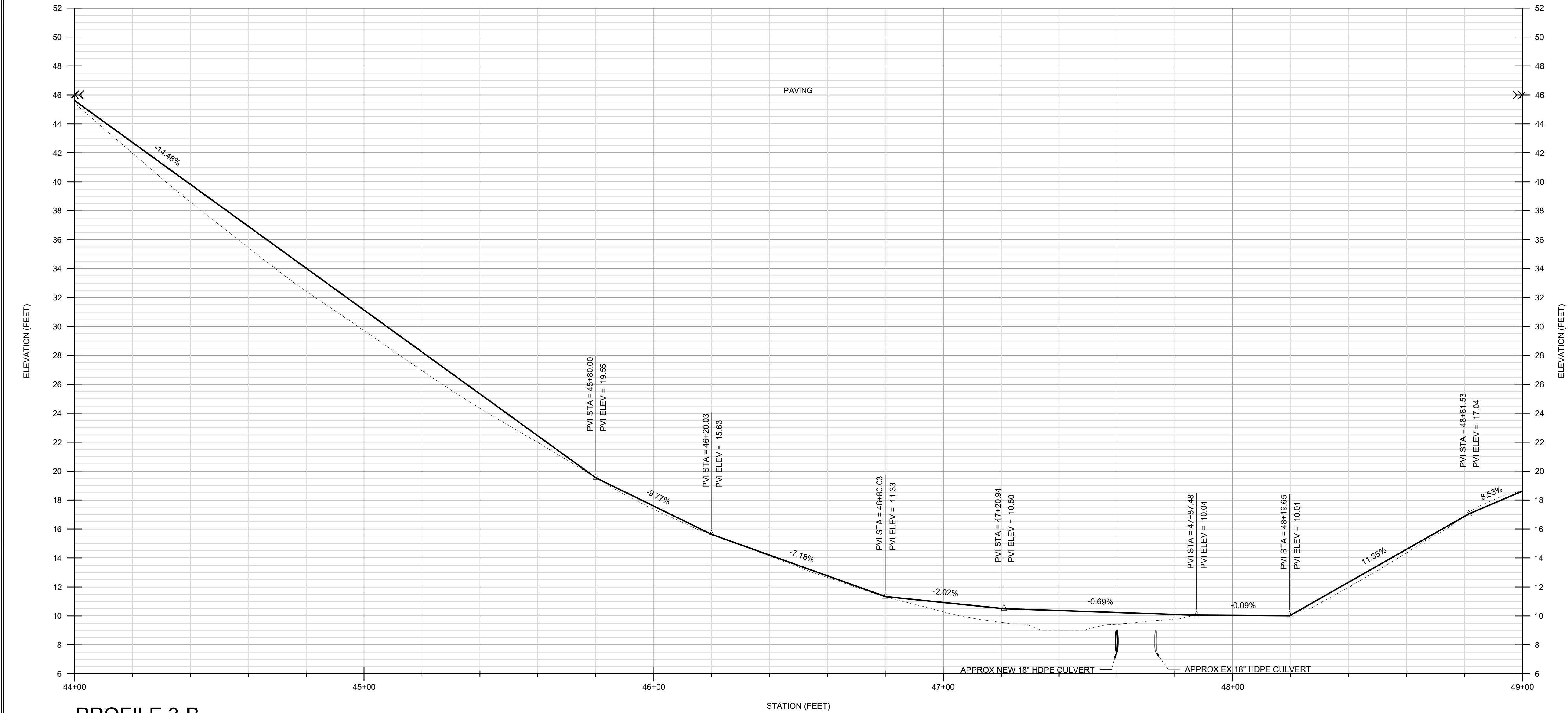


## TYPICAL SECTION

SCALE: N/A

## PLAN

SCALE: 1" = 20'



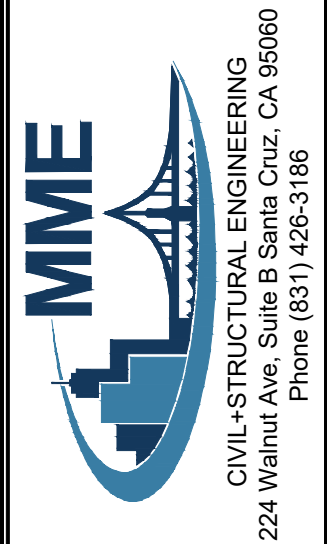
## PROFILE 3-B

SCALE: V: 1" = 4' H: 1" = 20'

## SHEET NOTES

- 1 DECOMPOSED GRANITE TRAIL PER LANDSCAPE ARCH PLANS. SEE TYPICAL SECTION 2/C5.0
- 2 12" PVC CULVERT
- 3 ADA PARKING
- 4 BIOFILTRATION PLANTER PER DETAIL 1/C5.0. PIPELINE NOT SHOWN FOR CLARITY.
- 5 PERVIOUS CONCRETE PAVEMENT PER ARCH PLANS
- 6 VEHICULAR AC PAVEMENT PER LANDSCAPE ARCH PLANS. SEE TYPICAL SECTION E/L-6.0
- 7 PLACE FILL TO MATCH NATURAL CONTOURS
- 8 GRADED EARTH TRAIL

REV	DESCRIPTION	BY	DATE
1	SCHEMATIC PLANS (30%)	RC	11/22/2022
2	REVISED PLANNING SUBMITTAL	RC	1/16/2024
3	REVISED PLANNING SUBMITTAL	RC	5/1/2024
4			
5			



PRELIMINARY  
NOT FOR  
CONSTRUCTION

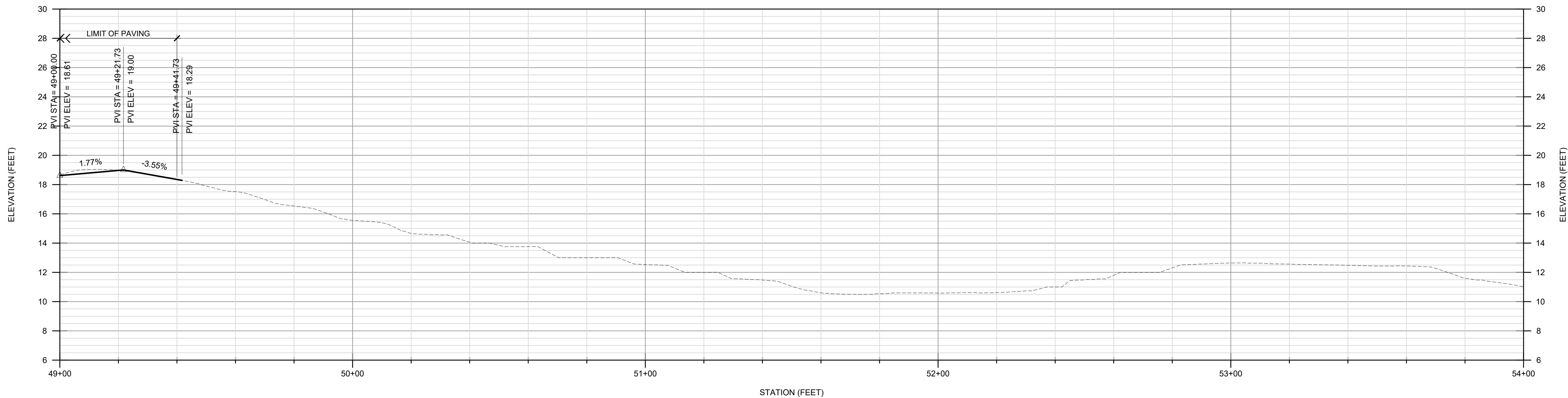
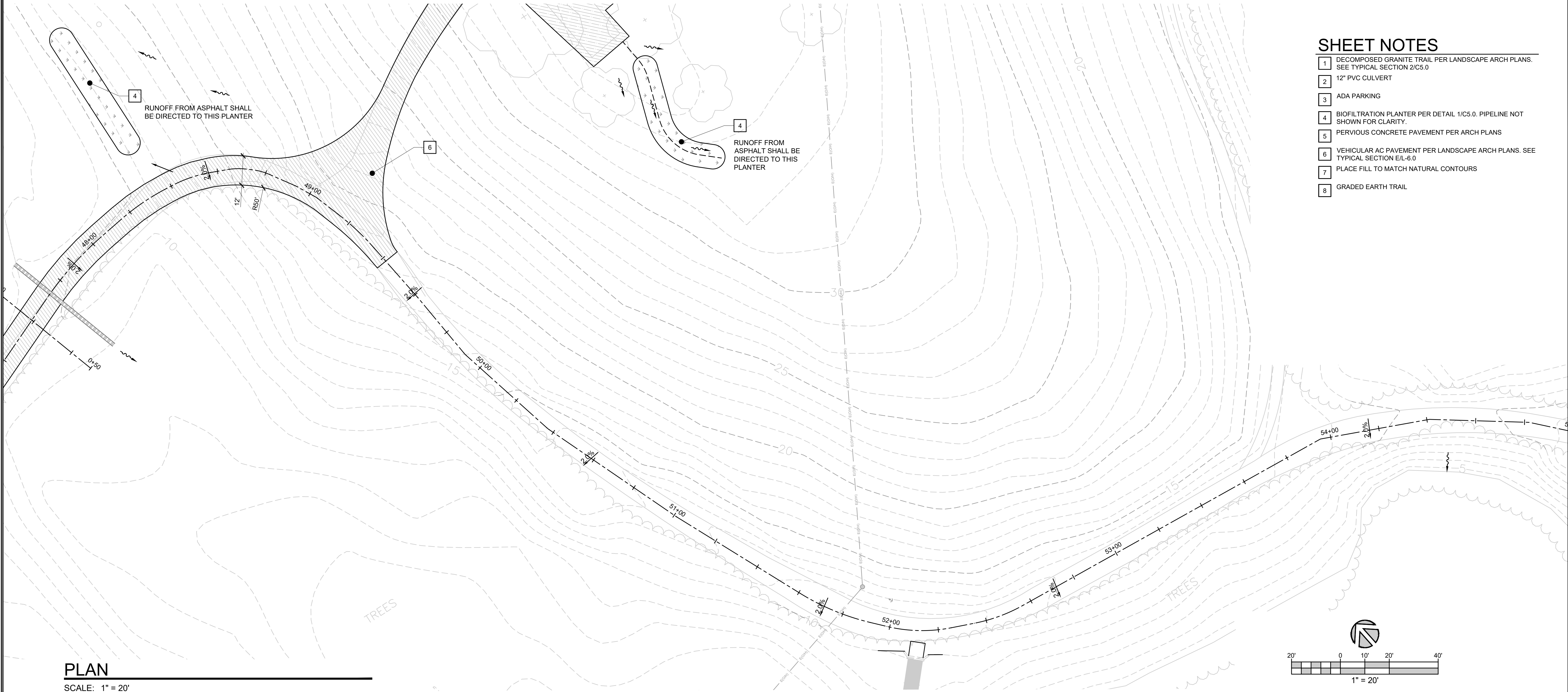
WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT

PREPARED AT THE REQUEST OF:  
SLOUGH FARM COMMUNITY HARVEST  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

DRAWN BY: JP  
CHECKED BY: RC  
JOB NUMBER: 20133  
SHEET

C3.5





### SHEET NOTES

- 1 DECOMPOSED GRANITE TRAIL PER LANDSCAPE ARCH PLANS. SEE TYPICAL SECTION 2/C5.0
- 2 12" PVC CULVERT
- 3 ADA PARKING
- 4 BIOFILTRATION PLANTER PER DETAIL 1/C5.0. PIPELINE NOT SHOWN FOR CLARITY.
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- 7 PLACE FILL TO MATCH NATURAL CONTOURS
- 8 GRADED EARTH TRAIL

REV	DESCRIPTION	BY	DATE
1	SCHEMATIC PLANS (30%)	RC	1/12/2022
2	REVISED PLANNING SUBMITTAL	RC	1/10/2024
3	REVISED PLANNING SUBMITTAL	RC	5/1/2024
4			
5			

**MME**  
CIVIL+STRUCTURAL ENGINEERING  
224 Walnut Ave. Suite B Santa Cruz, CA 95060  
Phone (831) 226-3186

**WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT**

PREPARED AT THE REQUEST OF:  
SANTA CRUZ COMMUNITY FARM  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

PRELIMINARY  
NOT FOR  
CONSTRUCTION

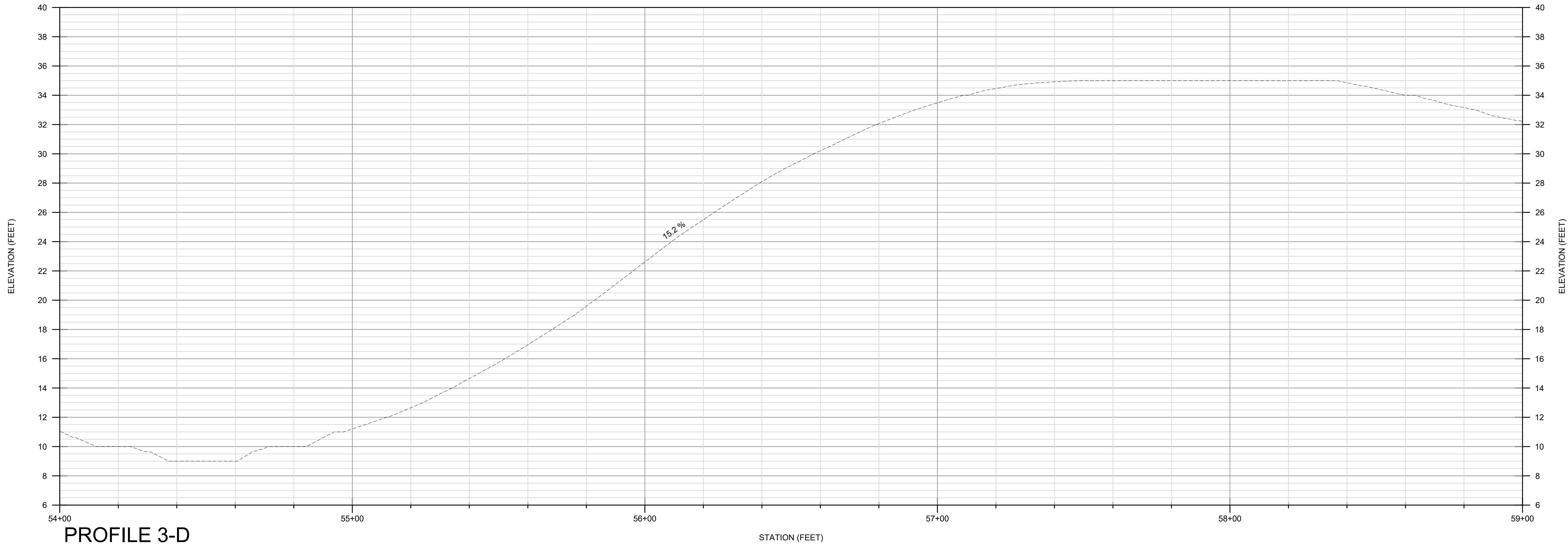
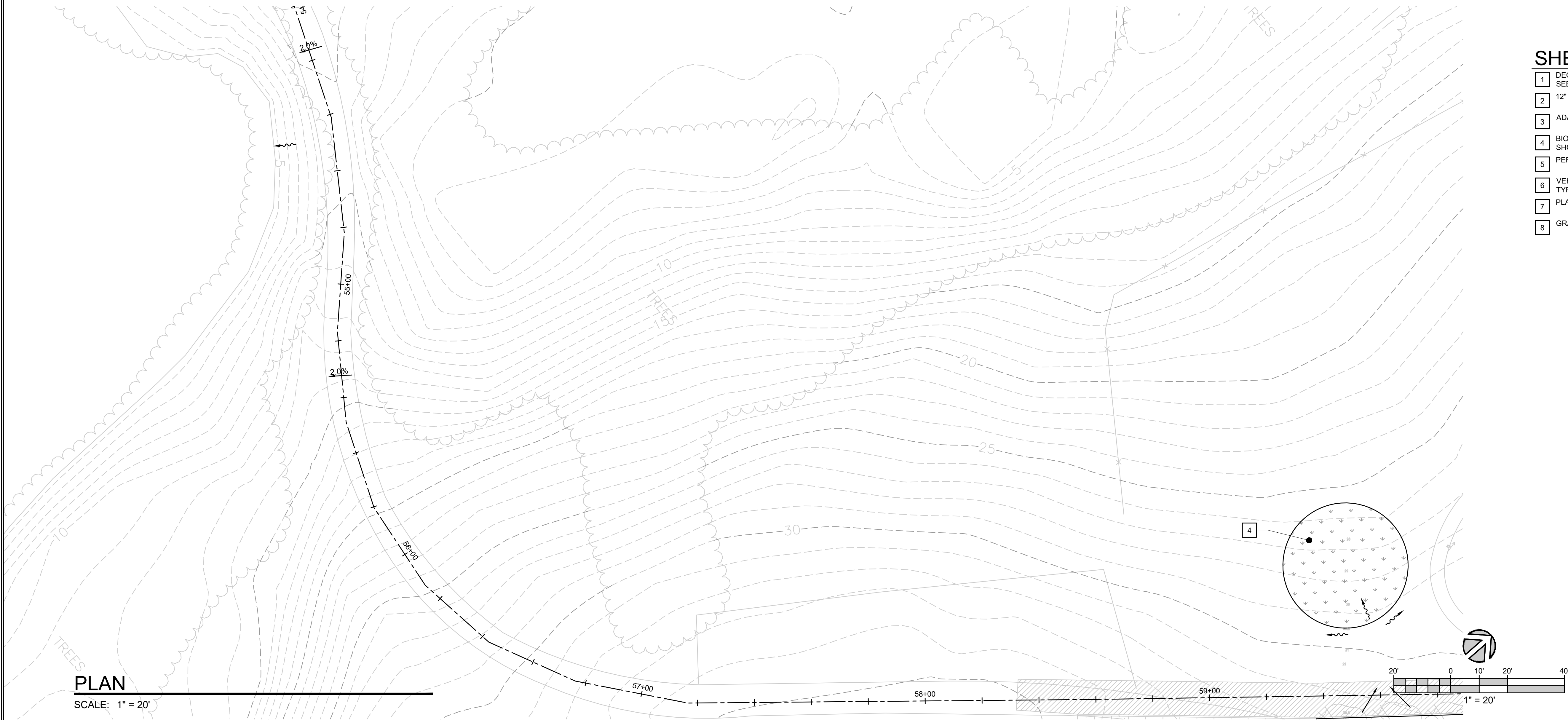
PLAN AND PROFILE

DRAWN BY: JP  
CHECKED BY: RC  
JOB NUMBER: 20133  
SHEET

**C3.6**



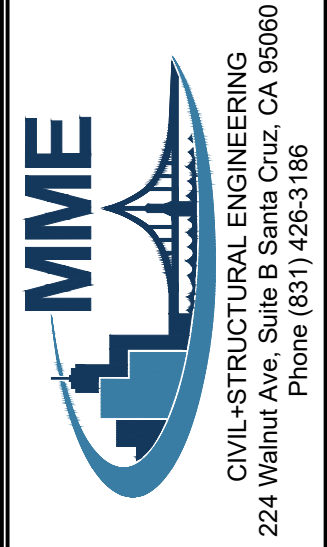
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### SHEET NOTES

- 1 DECOMPOSED GRANITE TRAIL PER LANDSCAPE ARCH PLANS. SEE TYPICAL SECTION 2/C5.0
- 2 12" PVC CULVERT
- 3 ADA PARKING
- 4 BIOFILTRATION PLANTER PER DETAIL 1/C5.0. PIPELINE NOT SHOWN FOR CLARITY.
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- 7 PLACE FILL TO MATCH NATURAL CONTOURS
- 8 GRADED EARTH TRAIL

REV	DESCRIPTION	BY	DATE
1	SCHEMATIC PLANS (30%)	RC	1/12/2022
2	REVISED PLANNING SUBMITTAL	RC	1/10/2024
3	REVISED PLANNING SUBMITTAL	RC	9/1/2024
4			
5			



PRELIMINARY  
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CONSTRUCTION

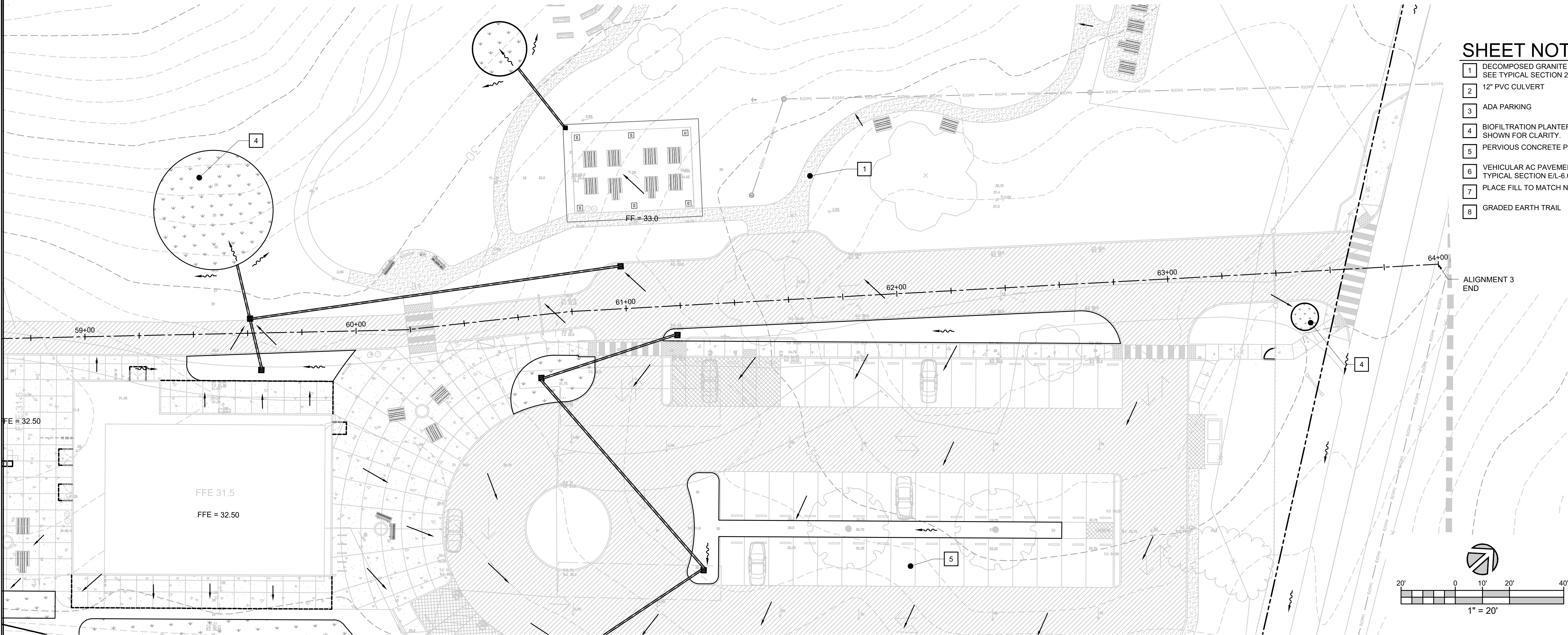
WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT

PREPARED AT THE REQUEST OF:  
SLOUGH FARM COMMUNITY HARVEST  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

PLAN AND PROFILE	DRAWN BY: JP
	CHECKED BY: RC
	JOB NUMBER: 20133
	SHEET

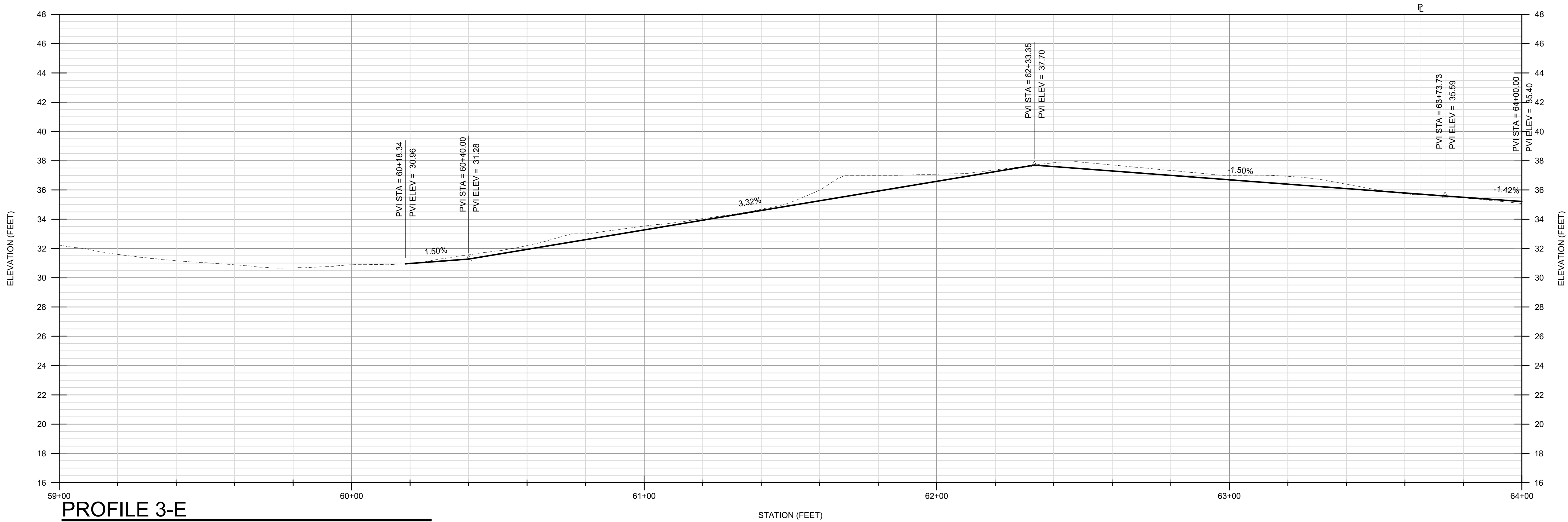
C3.7





PLAN

SCALE: 1" = 20'



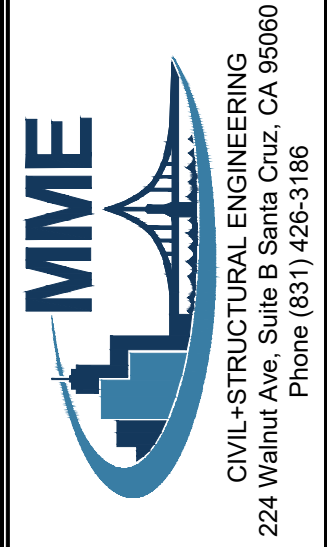
PROFILE 3-E

SCALE: V: 1" = 4' H: 1" = 20'

SHEET NOTES

- 1 DECOMPOSED GRANITE TRAIL PER LANDSCAPE ARCH PLANS. SEE TYPICAL SECTION 2/C5.0
- 2 12" PVC CULVERT
- 3 ADA PARKING
- 4 BIOFILTRATION PLANTER PER DETAIL 1/C5.0. PIPELINE NOT SHOWN FOR CLARITY.
- 5 PERVIOUS CONCRETE PAVEMENT PER ARCH PLANS
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- 7 PLACE FILL TO MATCH NATURAL CONTOURS
- 8 GRADED EARTH TRAIL

REV	DESCRIPTION	BY	DATE
1	SCHEMATIC PLANS (30%)	RC	11/22/2022
2	REVISED PLANNING SUBMITTAL	RC	1/16/2024
3	REVISED PLANNING SUBMITTAL	RC	5/1/2024



PRELIMINARY  
NOT FOR  
CONSTRUCTION

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT

PREPARED AT THE REQUEST OF  
SANTA CRUZ COMMUNITY HARVEST  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

PLAN AND PROFILE

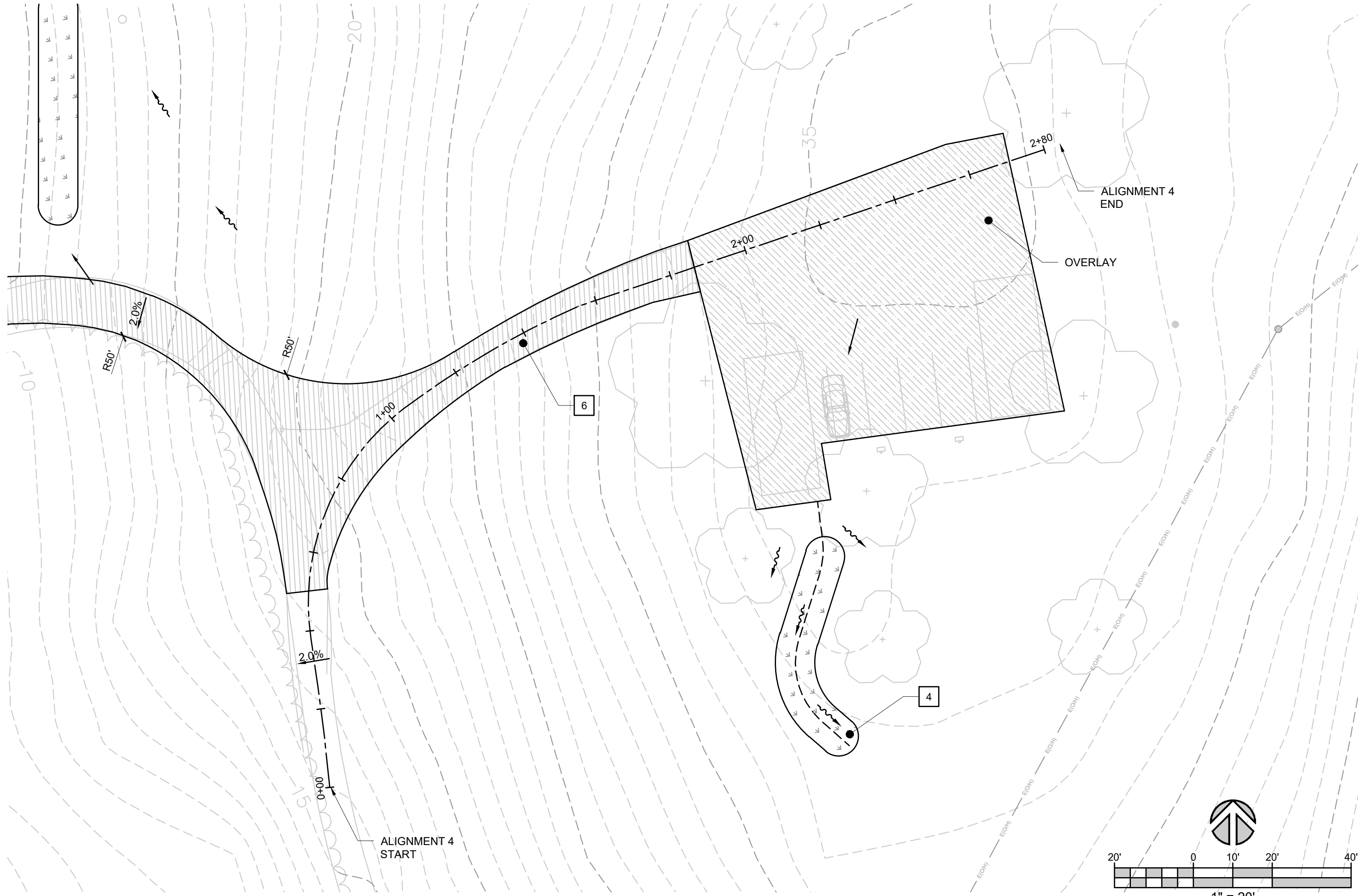
DRAWN BY:	JP
CHECKED BY:	RC
JOB NUMBER:	20133

SHEET

C3.8

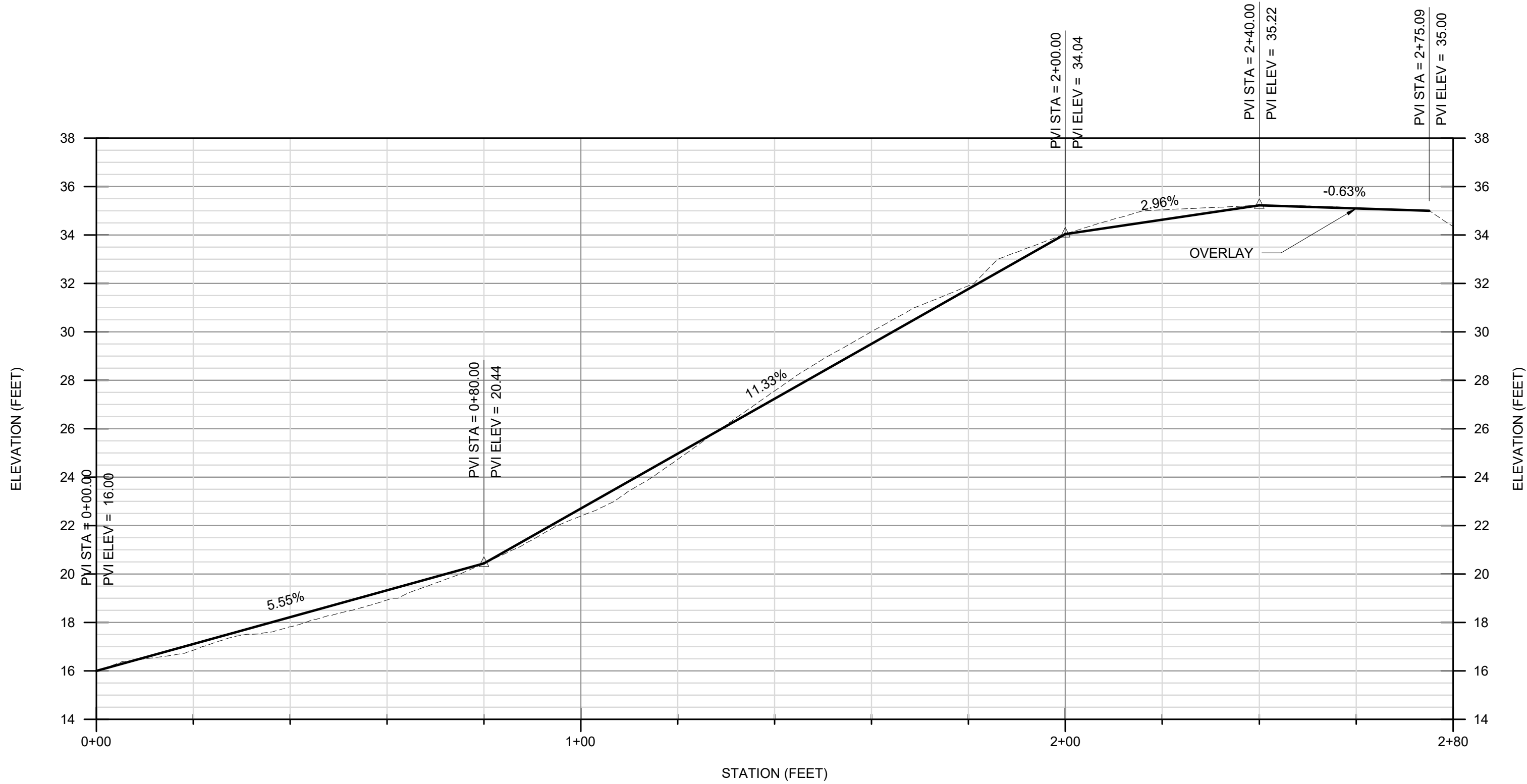


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PLAN

SCALE: 1" = 20'



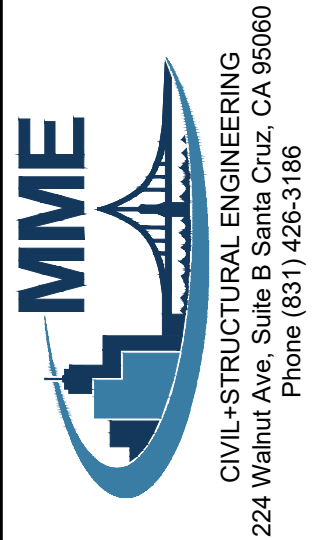
PROFILE 4

SCALE: V: 1" = 4' H: 1" = 20'

SHEET NOTES

- 1 DECOMPOSED GRANITE TRAIL PER LANDSCAPE ARCH PLANS. SEE TYPICAL SECTION 2/C5.0
- 2 12" PVC CULVERT
- 3 ADA PARKING
- 4 BIOFILTRATION PLANTER PER DETAIL 1/C5.0. PIPELINE NOT SHOWN FOR CLARITY.
- 5 PERVIOUS CONCRETE PAVEMENT PER ARCH PLANS
- 6 VEHICULAR AC PAVEMENT PER LANDSCAPE ARCH PLANS. SEE TYPICAL SECTION E/L-6.0
- 7 PLACE FILL TO MATCH NATURAL CONTOURS
- 8 GRADED EARTH TRAIL

REV	DESCRIPTION	BY	DATE
△	SCHEMATIC PLANS (30%)	RC	1/12/2022
△	REVISED PLANNING SUBMITTAL	RC	1/16/2024
△	REVISED PLANNING SUBMITTAL	RC	5/1/2024
△			
△			



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NOT FOR  
CONSTRUCTION

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT

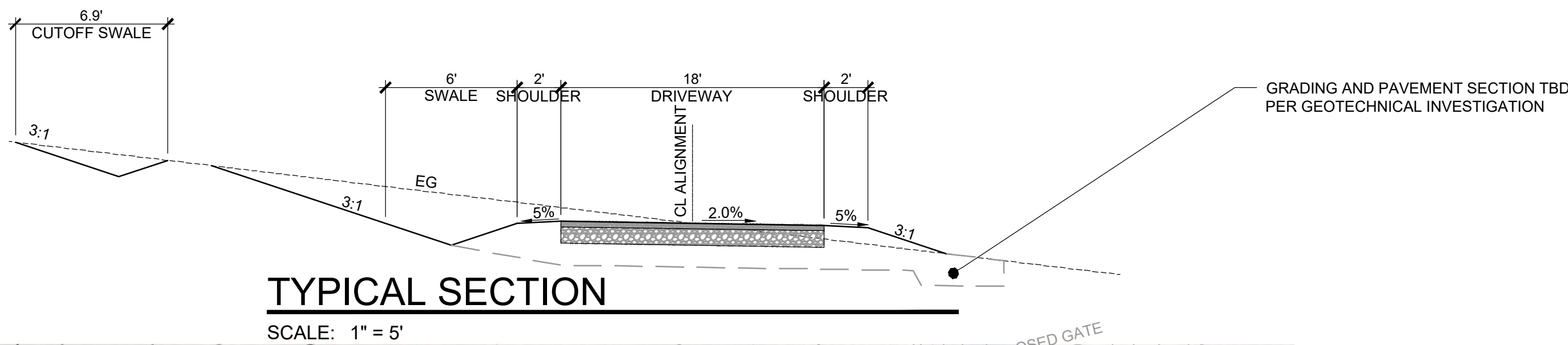
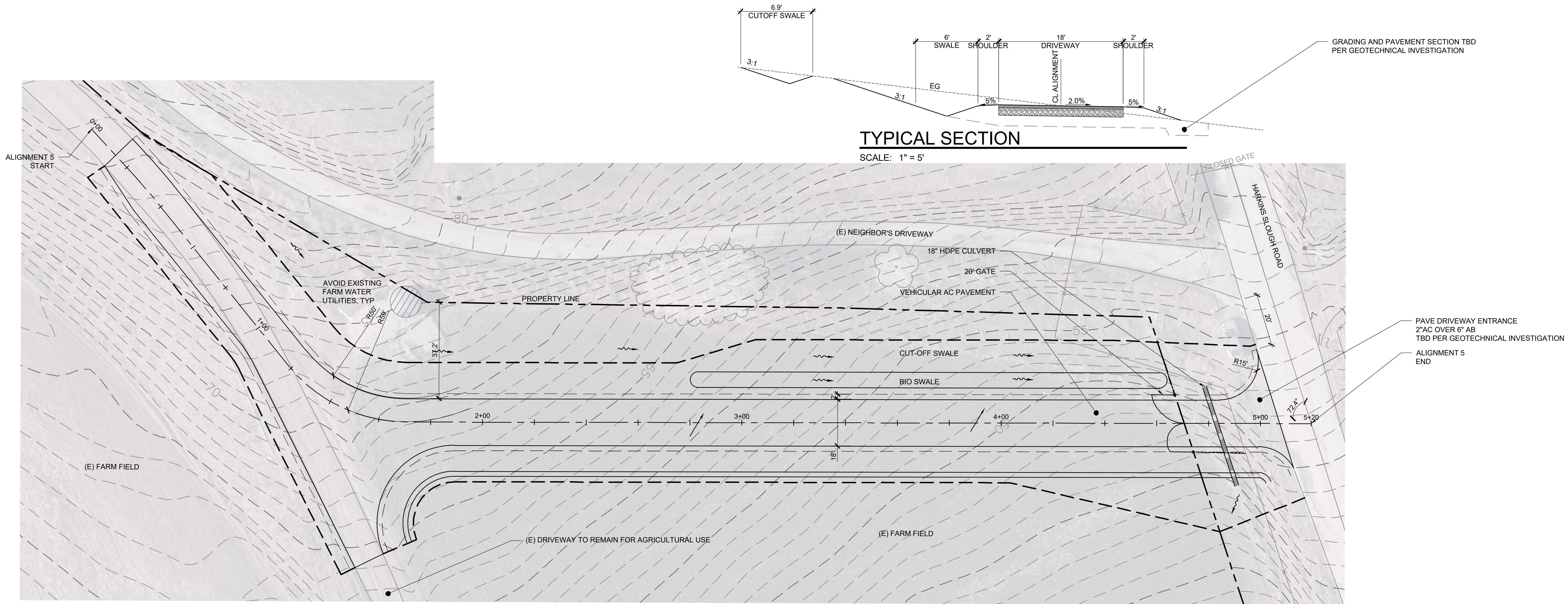
PREPARED AT THE REQUEST OF:  
SLOUGH FARM COMMUNITY HARVEST  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

PLAN AND PROFILE

DRAWN BY:	JP
CHECKED BY:	RC
JOB NUMBER:	20133
SHEET	

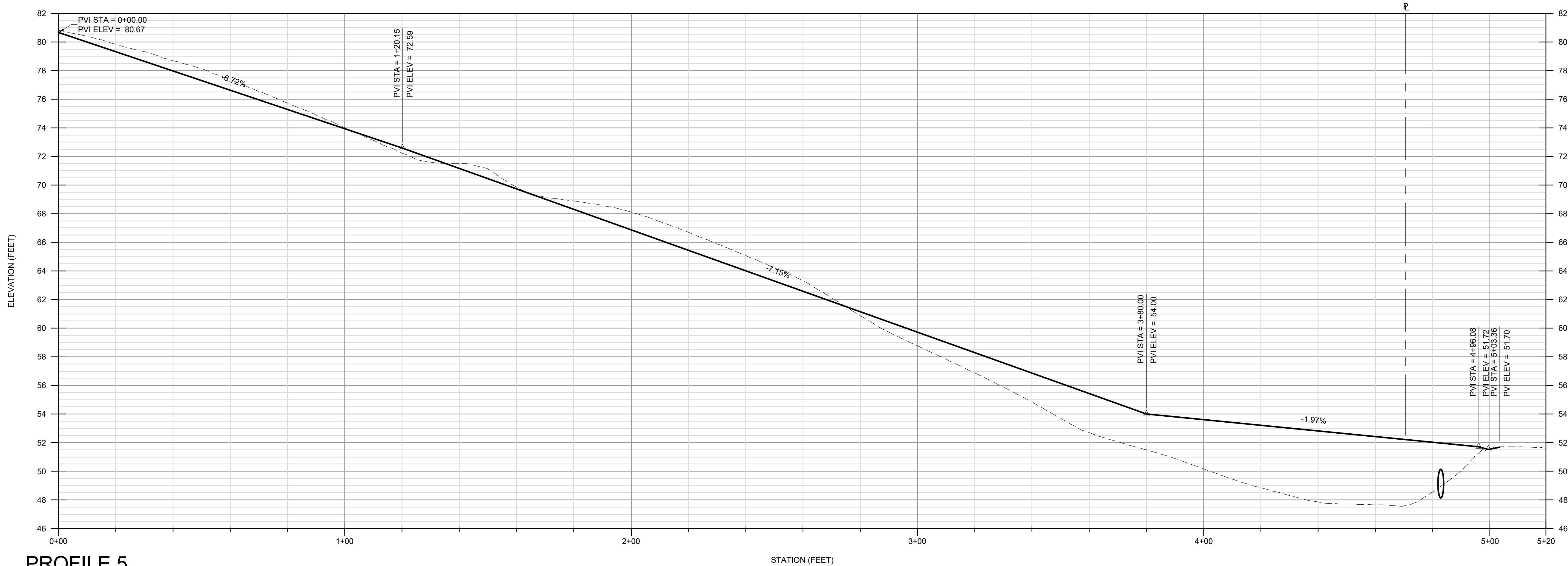
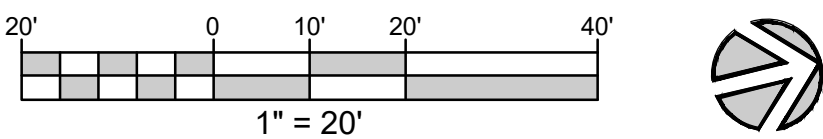
C3.9





## PLAN

SCALE: 1" = 20'



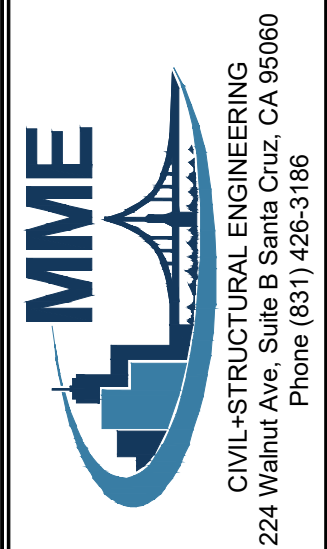
## PROFILE 5

SCALE: V: 1" = 4' H: 1" = 20'

NOTE: VERTICAL CURVES TBD

STATION (FEET)

REV	DESCRIPTION	BY	DATE
1	SCHEMATIC PLANS (30%)	RC	1/22/2022
2	REVISED PLANNING SUBMITTAL	RC	1/10/2024
3	REVISED PLANNING SUBMITTAL	RC	5/1/2024
4			
5			



PRELIMINARY  
NOT FOR  
CONSTRUCTION

WATSONVILLE SLOUGH FARM  
COMMUNITY HARVEST PROJECT

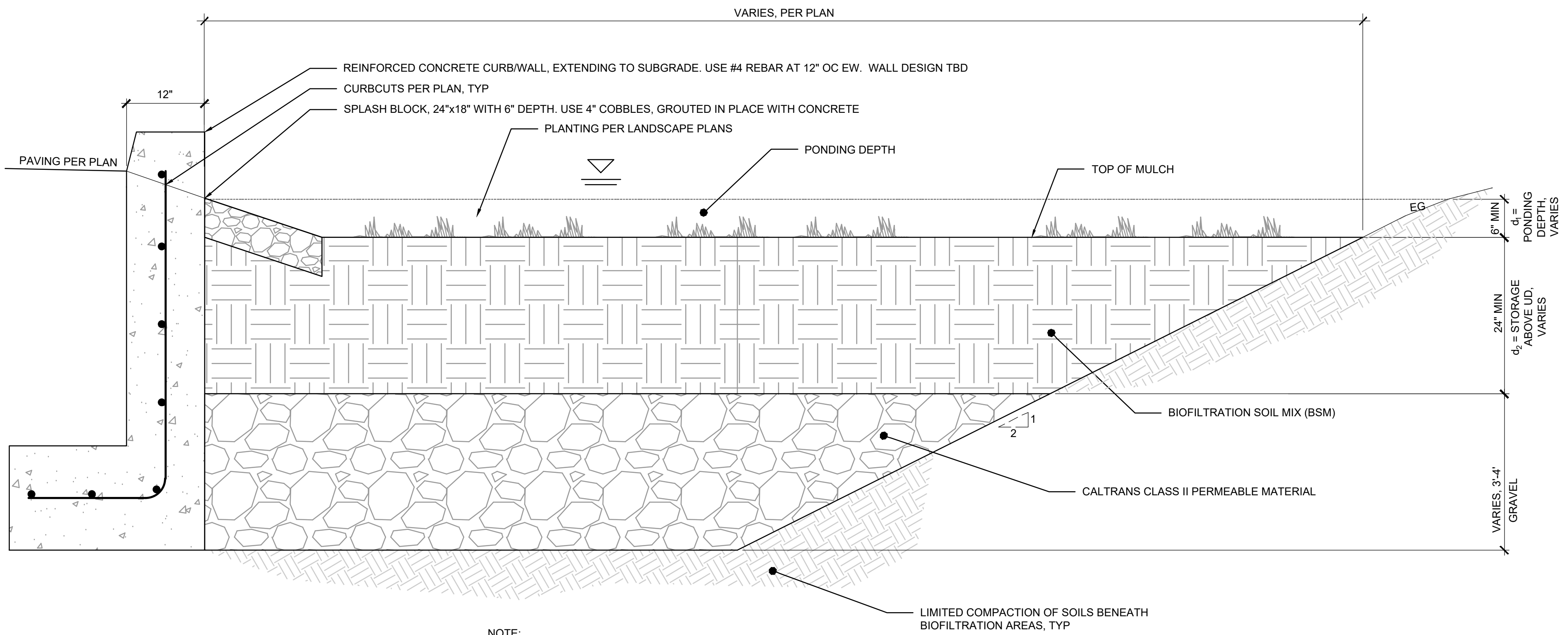
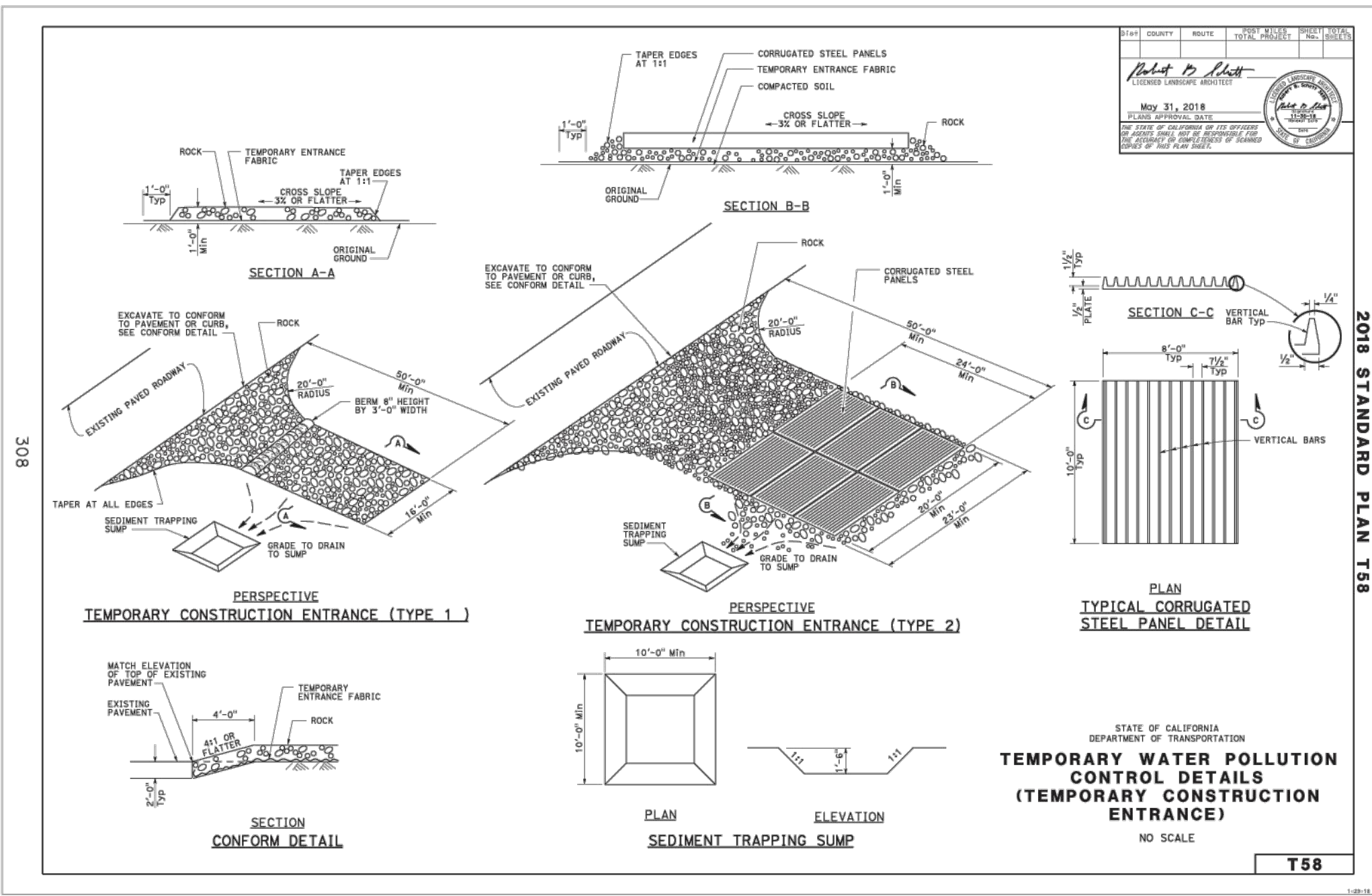
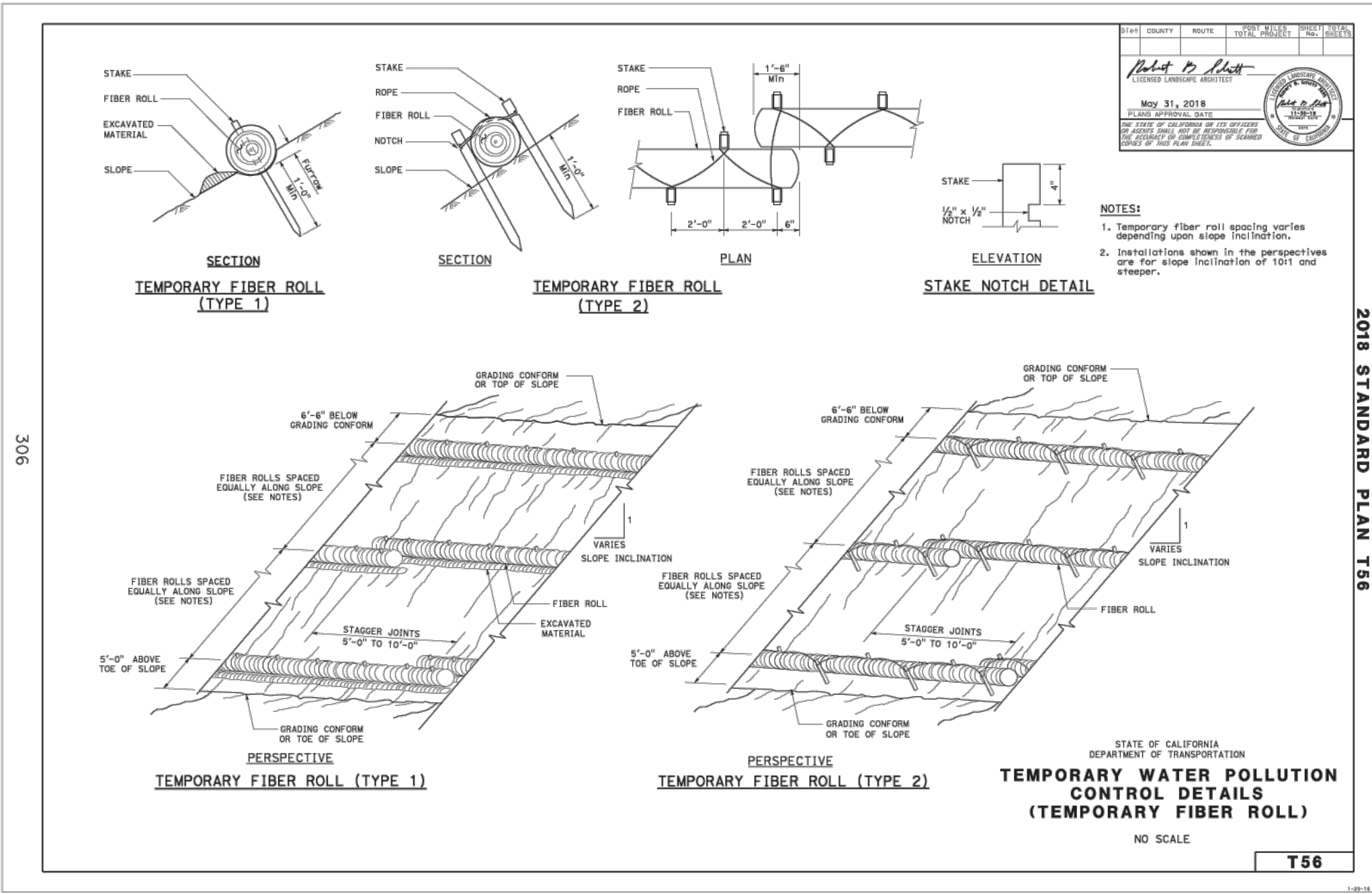
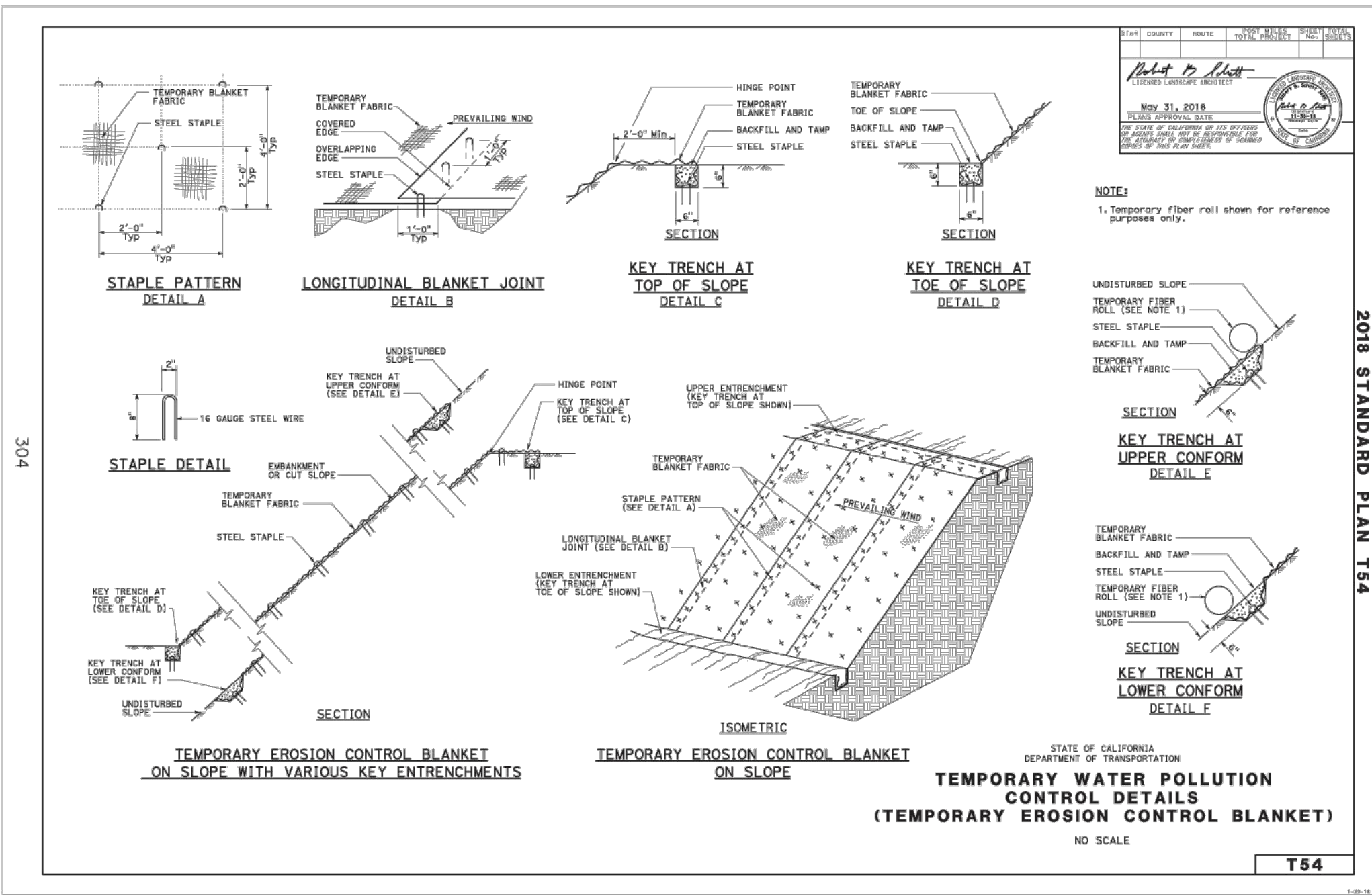
PREPARED AT THE REQUEST OF  
SANTA CRUZ COMMUNITY HARVEST  
LAND TRUST OF SANTA CRUZ COUNTY  
617 WATER STREET  
SANTA CRUZ, CA 95060

DRIVEWAY PLAN

DRAWN BY:	AH
CHECKED BY:	RC
JOB NUMBER:	20133
SHEET	

C3.10

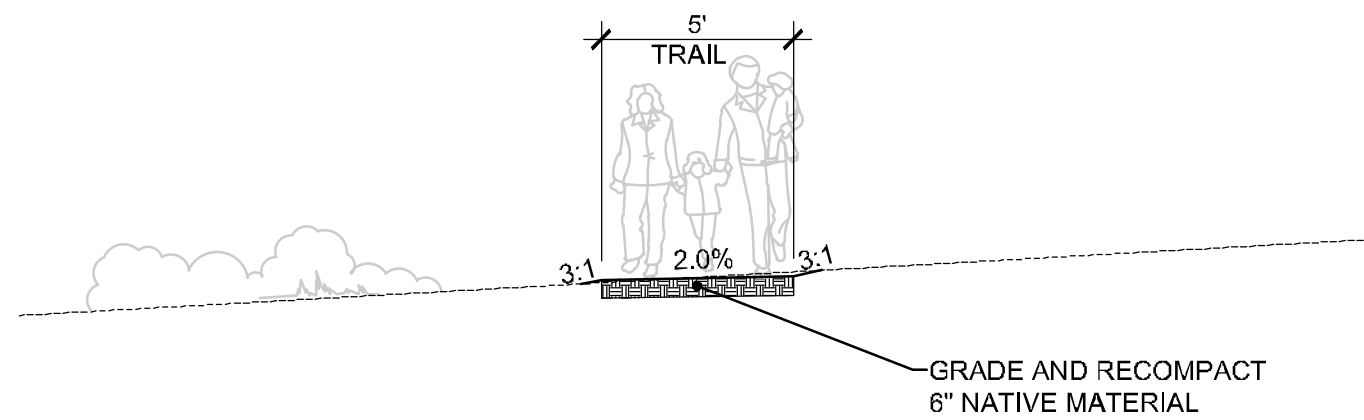




NOTE:  
BIOFILTRATION SOIL MIX SHALL USE A MIXTURE OF SAND (60%-70%) MEETING THE SPECIFICATIONS OF AMERICAN SOCIETY FOR TESTING AND MATERIALS (ASTM) C33 AND COMPOST (30%-40%) SHALL BE USED. THE MIX SHALL SUSTAIN A MINIMUM INFILTRATION RATE OF 5 INCHES/HOUR AND SHALL BE TESTED PRIOR TO COMPLETION PER SANTA CRUZ COUNTY APPROVED METHODS.

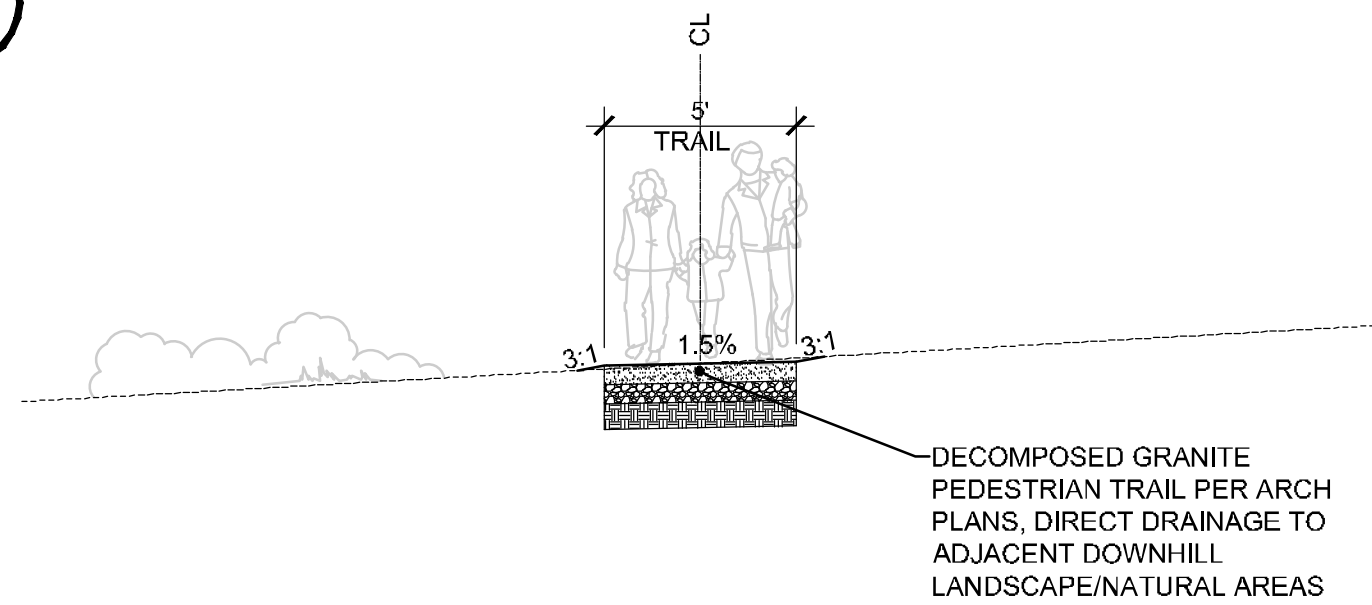
## TYPICAL BIOFILTRATION PLANTER SECTION 1

SCALE: 1" = 1'-0"



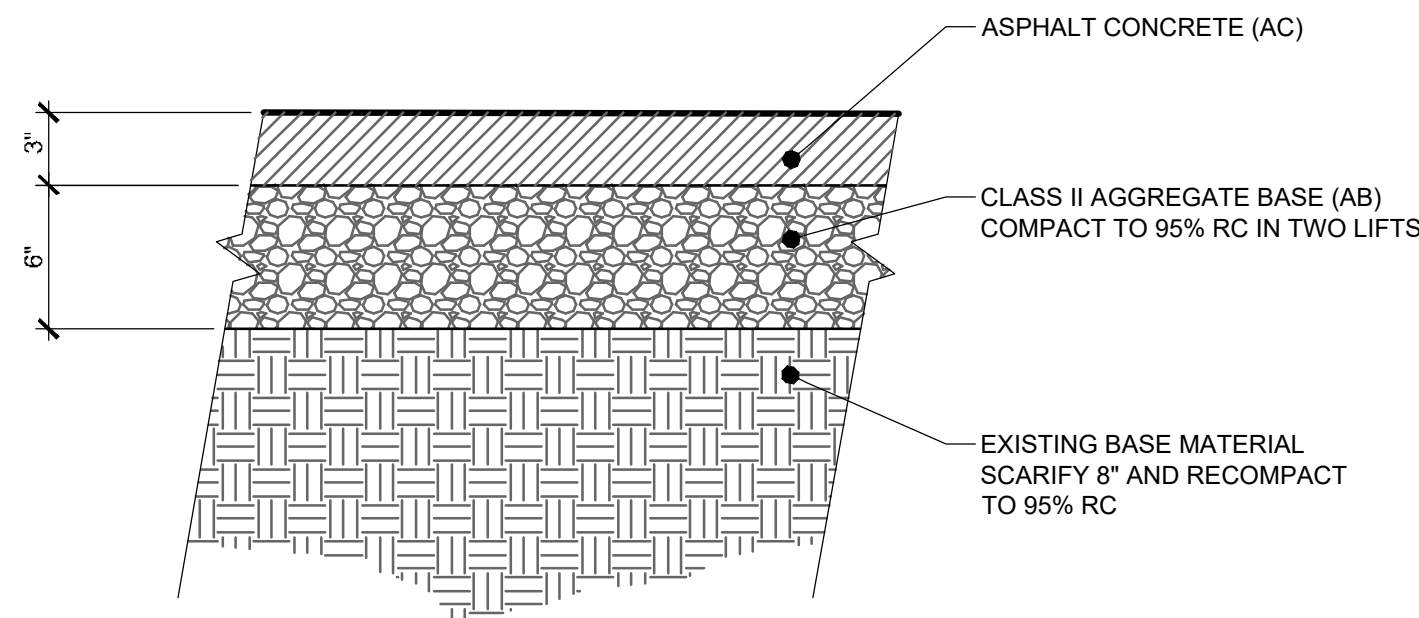
## TYPICAL GRADED EARTH TRAIL 4

SCALE: 1" = 5'



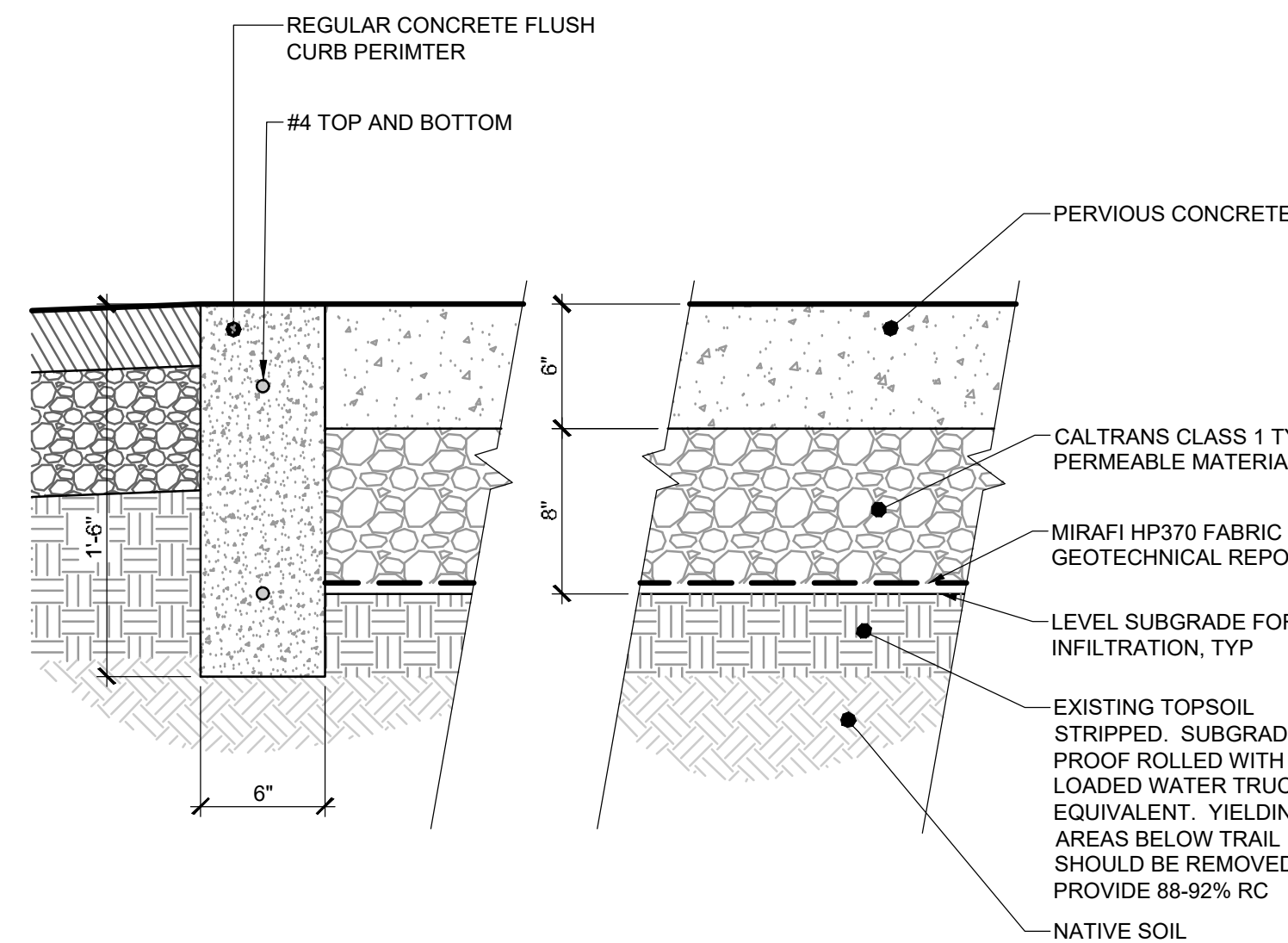
## TYPICAL TRAIL SECTION 2

SCALE: 1" = 5'



## VEHICULAR AC PAVEMENT 6

SCALE: 1 1/2" = 1'-0"



## VEHICULAR - PERVIOUS CONCRETE PVMT 5

SCALE: 1 1/2" = 1'

DATE	11/22/2022
BY	RC
DESCRIPTION	SCHEMATIC PLANS (30%)
REV	1/18/2024
DESCRIPTION	REVISED PLANNING SUBMITTAL
REV	5/1/2024
DESCRIPTION	REVISED PLANNING SUBMITTAL
REV	
DESCRIPTION	
<b>MME</b> CIVIL-STRUCTURAL ENGINEERING 224 Walnut Ave, Suite B Santa Cruz, CA 95060 Phone (831) 226-3186	
<b>PRELIMINARY NOT FOR CONSTRUCTION</b>	
<b>WATSONVILLE SLOUGH FARM COMMUNITY HARVEST PROJECT</b>	
PREPARED AT THE REQUEST OF SANTA CRUZ COUNTY FOR THE LAND TRUST OF SANTA CRUZ COUNTY 617 WATER STREET SANTA CRUZ, CA 95060	
<b>DETAILS</b>	
DRAWN BY:	AH
CHECKED BY:	RC
JOB NUMBER:	20133
SHEET	
<b>C5.0</b>	





\* UDF FACTOR PRORATED TO SIMULATE 2700K. PHOTOMETRY BASED ON 4000K; PHOTOMETRY FOR 2700K NOT AVAILABLE AT THE TIME OF THIS ANALYSIS. FIELD RESULTS MAY VARY.

( ALL VALUES SHOWN ARE MAINTAINED HORIZONTAL FOOTCANDLES AT FINISHED GRADE, U.O.N. )

PROJECT DESCRIPTION		REPORT FOR:			
WATSONVILLE SLOUGH FARM - SITE WATSONVILLE, CA		SSA LANDSCAPE ARCHITECTS, INC.			
DRAWING NO. / PRINT FILE		SALER REPRESENTATIVE:			
2280BHOAL-RV-DWGAGI32		ASSOCIATED LIGHTING REPRESENTATIVES, INC.			
REV	DATE	SCALE			
2	01/30/2024	AS NOTED			
		APPROVED FOR CONSTRUCTION:			
		ASSOCIATED LIGHTING REPRESENTATIVES, INC.			



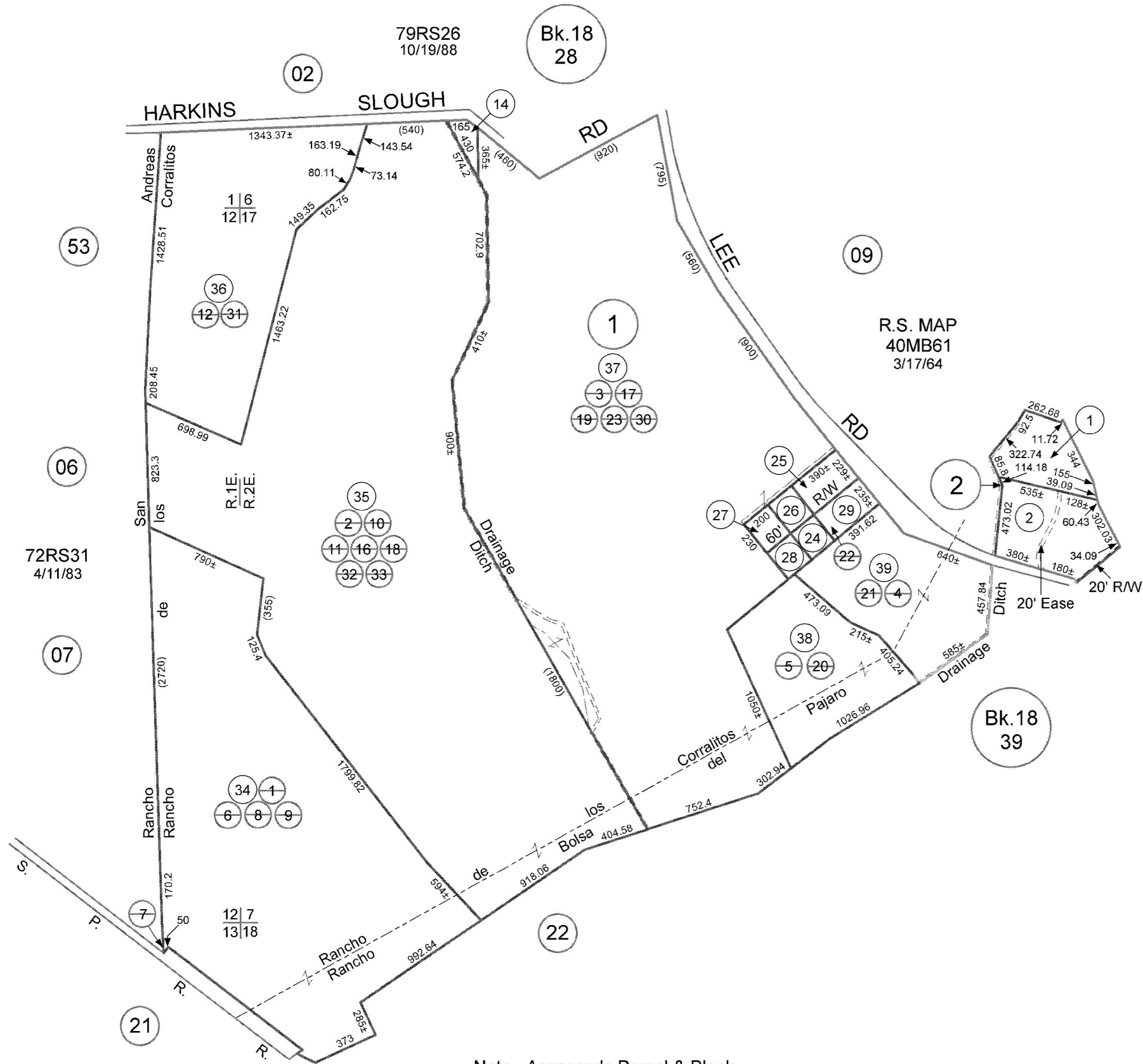
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POR. PAJARO & CORRALITOS RANCHOS  
SECS. 1 & 12, T.12S., R.1E.,  
SECS, 6,7 & 18, T.12S., R.2E., M.D.B. & M

Tax Area Code  
69-262

52-08



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

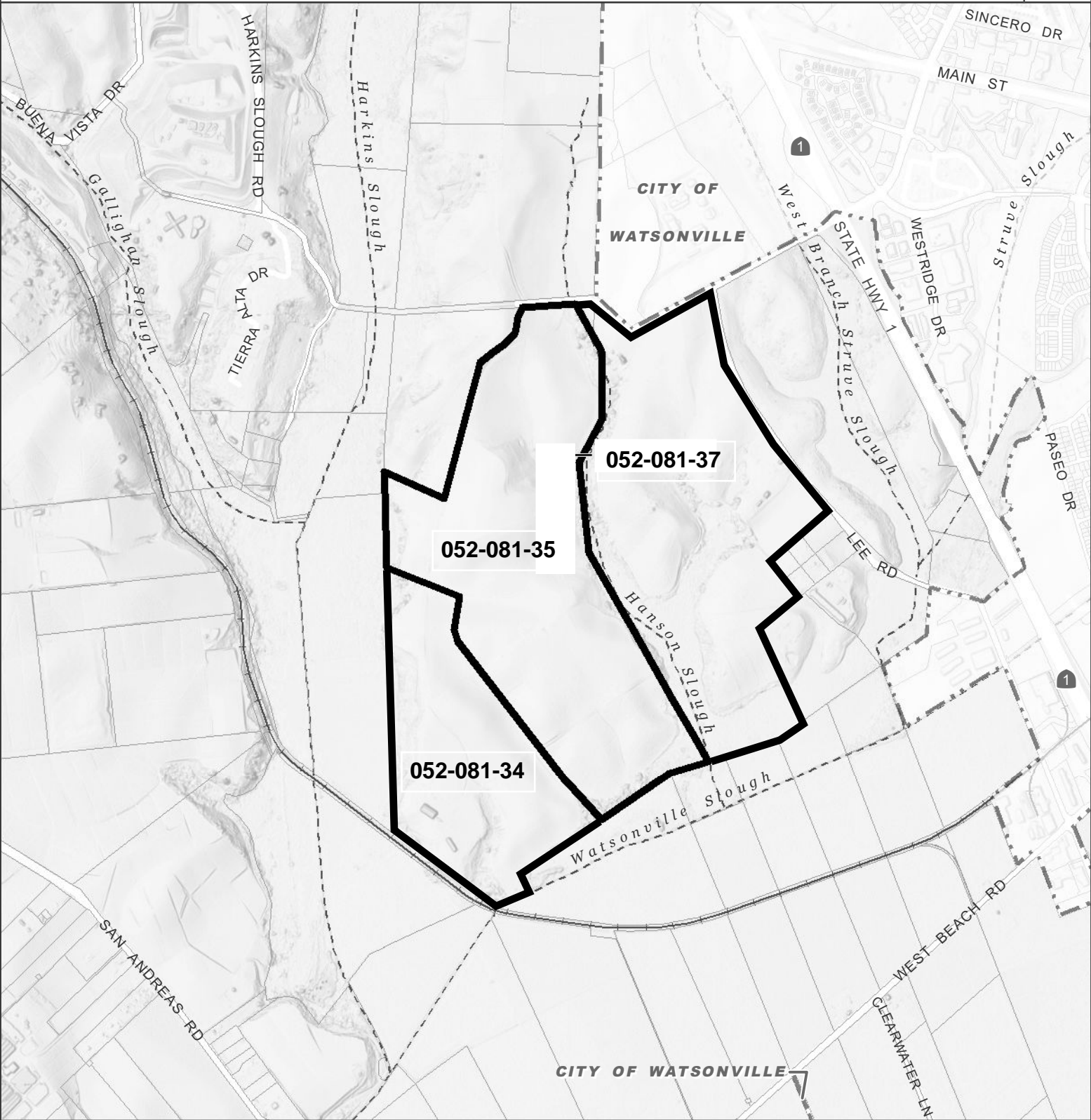
**EXHIBIT C**  
Assessor's Map No. 52-08  
County of Santa Cruz, Calif.  
Aug. 1951

Electronically drawn 11/13/95 KSA  
Rev. 1/8/97 GG (Corr. APN 14, 39 & PG Ref.)  
Rev. 6/2/98 (TCA CONSOLIDATION) rw  
Rev. 6/12/01 mvm (changed page refs.)  
Rev. 5/31/07 td (Por. of 52-10)



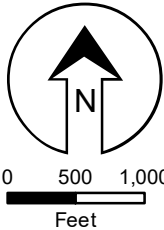


# Parcel Location Map



**Parcel: 05208135**

- Study Parcel
- City Limits
- Assessor Parcel Boundary
- Existing Park

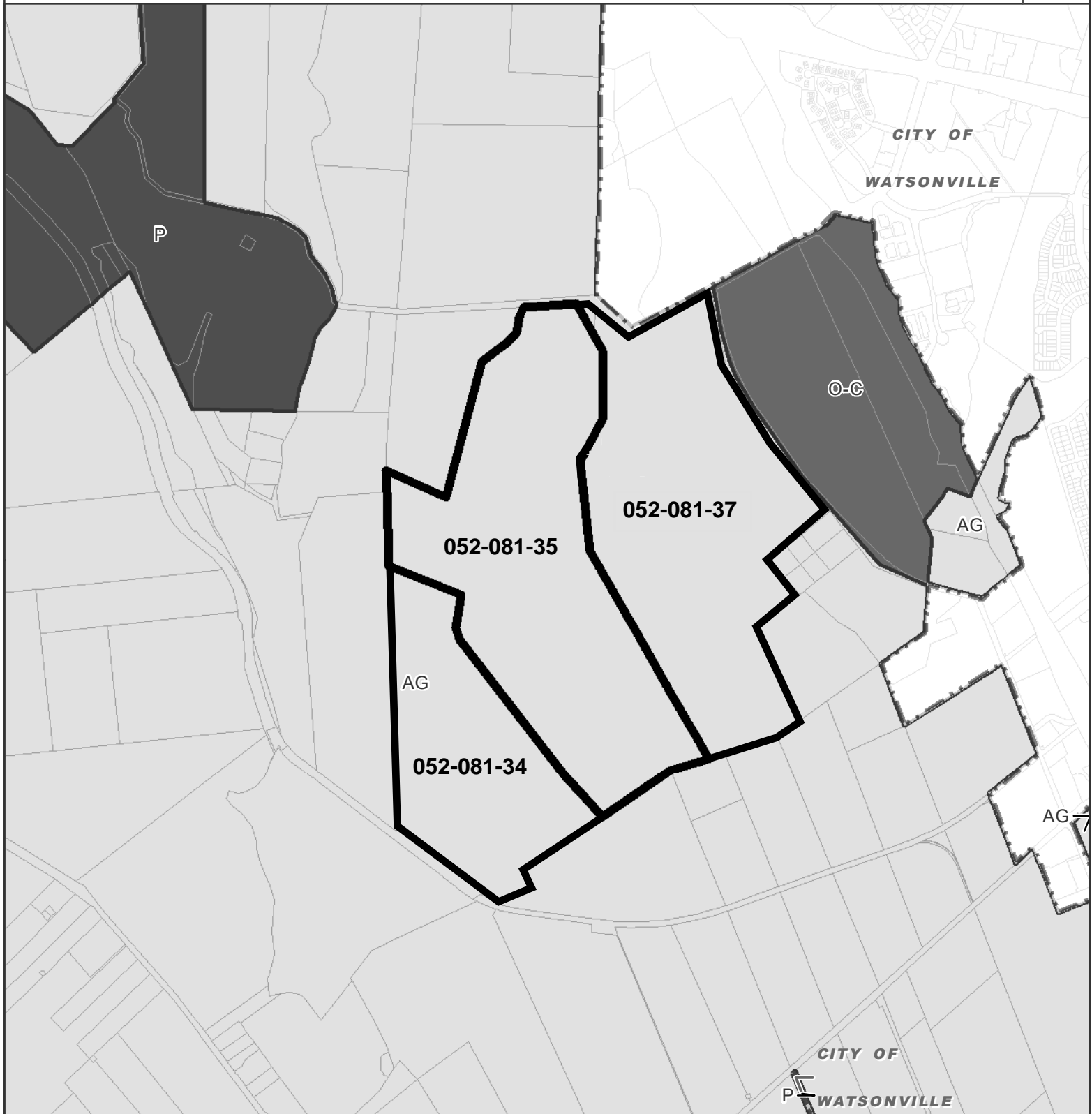




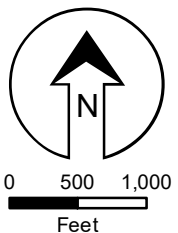
# Parcel General Plan Map



Mapped  
Area



- AG Agricultural
- O-C Resource Conservation
- P Public Facilities







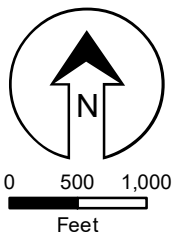
# Parcel Zoning Map



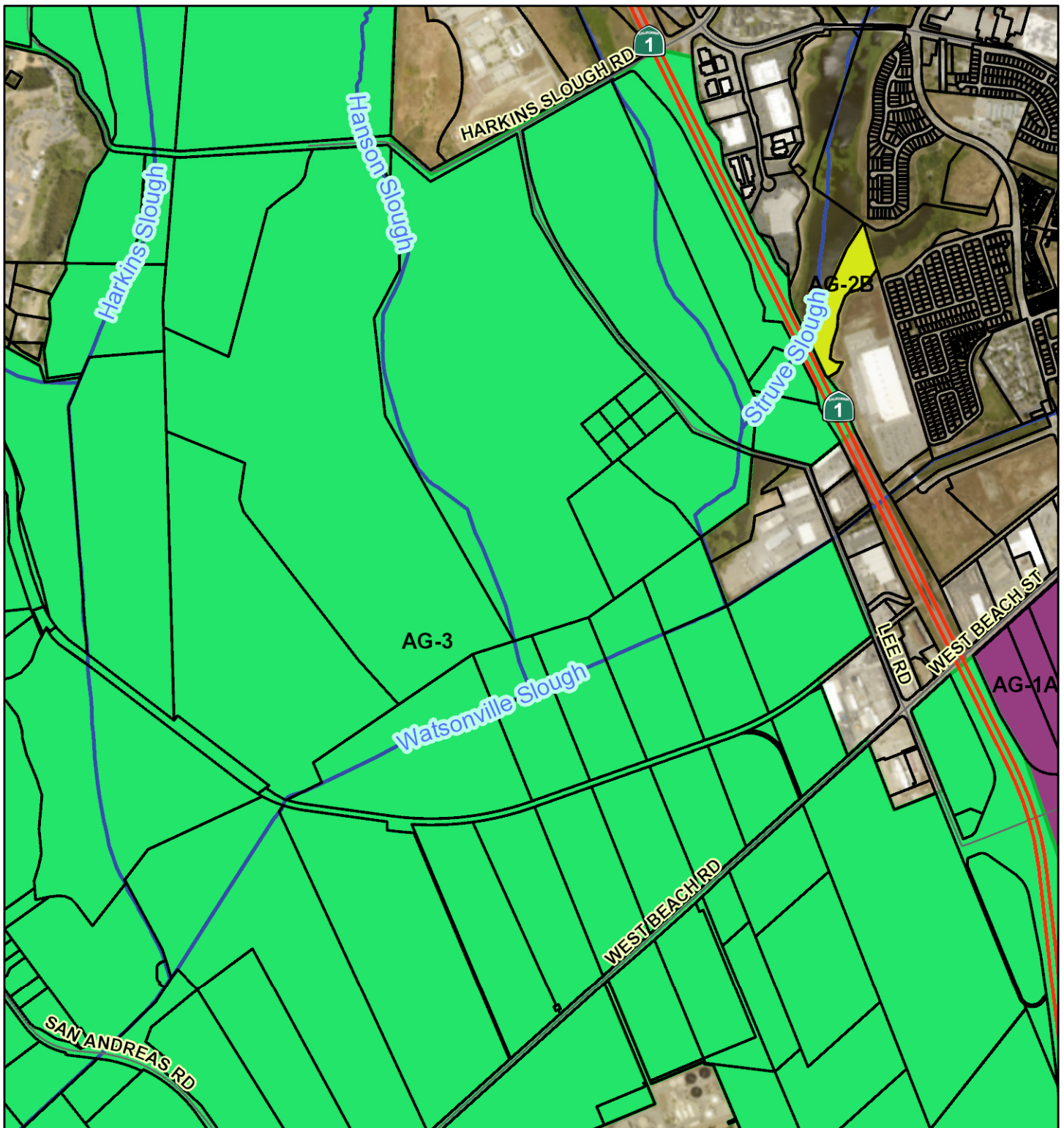
Mapped  
Area



-  A Agriculture
-  CA Commercial Agriculture
-  PF Public/Community Facilities
-  PR Parks, Recreation, & Open Space
-  SU Special Use



# Agricultural Resources



June 17, 2024

1:16,200

## Parcels

Parcels

## State Highways

State Highways

## Major Roads

Major Roads

## Streams

INTERMITTENT

PERENNIAL

## Ag Resource Area

AG-1A

AG-1B

AG-2A

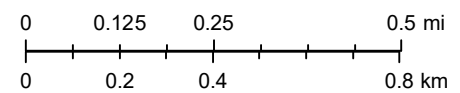
AG-2B

AG-2C

AG-2D

AG-3

AG-PRES



County of Santa Cruz





# WATSONVILLE SLOUGH FARM COMMUNITY HARVEST PROGRAM STATEMENT

LAND TRUST OF SANTA CRUZ COUNTY

May 1, 2024

## CONTENTS

---

1 INTRODUCTION

2 WATSONVILLE SLOUGH FARM OVERVIEW

3 VISION

4 COMMUNITY HARVEST PROGRAM STATEMENT

5 IMPLEMENTATION APPROACH



## INTRODUCTION

### PURPOSE

This document lays out a vision and program features for the “Community Harvest” program at the Land Trust of Santa Cruz County’s Watsonville Slough Farm property. The purpose of this document is to characterize the uses that are subject to regulatory review, describe the built elements proposed to support those uses, and to describe operational elements planned to avoid or minimize impacts to agricultural and natural resources. Other considerations, such as the phasing of implementation or details of operations, will be developed in a manner consistent with commercial agricultural operations at the time.

### COMMUNITY HARVEST

Throughout Santa Cruz County, farmers and agricultural landowners are taking advantage of the growing market for ‘Consumer Harvest’, a principal permitted land use for commercial agricultural land such as Watsonville Slough Farm, to connect to new customers, grow their business and meet their program goals. More and more people want to connect with the food that ends up on their dining room table. They want to know where their food is grown, form relationships with their farmers, shop for locally sourced products, or go directly to the source and harvest crops themselves. There is a steady growth in the demand for Community Supported Agriculture, where customers sign up for a regular “food share” from one or a collection of local farms, and “U-pick” programs, where consumers pick their own produce and pay farmers onsite.

The Land Trust plans to leverage this growing desire for a closer relationship to our food by inviting people to our Watsonville Slough Farm to harvest our bounty themselves. At the Land Trust, one of the core elements of our mission is to connect people to the land that makes Santa Cruz County special. We believe that through adequate planning and best management practices the public and the commercial farmer can both benefit from a more community-based agricultural model. We refer to the program as “Community Harvest” because the primary goal for this program is to increase access to and understanding about healthy food and our target audience is largely







members of the local community.

This is a long-term initiative with specific goals and identified milestones. However, as a working ranch, we recognize that the property is a dynamic place, and the program is likely to adapt over time as site conditions, farmer practices, community partnerships and other factors change. Our intent is to anticipate the needs of the ranch, our farmers and the programming by building the facilities that can best serve the potential uses in the future.

## COMMUNITY OUTREACH AND NEED

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While recently engaging with the community in an extensive public outreach effort during 2020, we learned that access to healthy food is a priority for many, alongside participating in the production and harvesting of healthy food for personal consumption.

We know from our public outreach that food security is a concern in the community near the ranch. Food security is defined by the USDA as “a situation in which all people at all times have access to adequate quantities of safe and nutritious food to lead a healthy and active life.” The Watsonville community meets the low-income and low-access thresholds of a food desert as defined by the USDA. This means at least 33% of the population live more than one mile from a supermarket or large grocery store. Limited access to healthy, affordable food choices often leads to poor diets and high levels of diet-related diseases, including diabetes and heart disease. Watsonville Slough Farm is within ½ mile of the residences in northwest Watsonville making it a short drive, bike ride or walk for many area residents and a viable source of fresh, healthy food for the community to easily access. The Land Trust sees Watsonville Slough Farm as a small part of the solution to the problem of food insecurity in this community.

## WATSONVILLE SLOUGH FARM OVERVIEW

### HISTORY

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The Land Trust acquired Watsonville Slough Farm in 2010 for \$12 million with the support of 10 partner organizations and funding from the State Coastal Conservancy and the Wildlife Conservation Board. The property is now managed to advance the Land Trust’s goals of preserving agricultural land, restoring coastal ecosystems, and connecting people with nature. We evaluate our return on this investment using a triple bottom line. We consider revenue generation, environmental sustainability, and how our operations affect community health. We lease blocks of cropland to professional growers that sell to local and national markets and donate to local food aid programs. We reinvest the lease proceeds in land conservation, habitat restoration, and other public benefit purposes that advance the mission of the Land Trust. Since acquisition, we have reinvested approximately \$3 million in upgrading agricultural infrastructure and restoring natural habitats on the property.



Our goals include advancing the economic and environmental sustainability of agricultural lands in the County. Sustaining the viability of agricultural operations is a top priority for this property. The ranch produces enough food to provide about 90,000 servings of vegetables a day and supports about 100 jobs. Demonstrating agricultural sustainability is another priority. We have replaced thousands of feet of leaking irrigation pipelines, upgraded wells, and constructed four stormwater sediment basins, 14 acres of native grassland filters, and eight restored breeding areas for California red-legged frogs.



We forgo some lease revenue to dedicate a portion of the ranch to producing healthy food at reduced cost for economically disadvantaged community members through our partnership with Esperanza Community Farms, a local non-profit food-justice organization that provides free and low-cost produce deliveries to local families in need. We host occasional events for community members to visit the ranch to learn about the Land Trust's management practices, organic agriculture, and the important and unique slough ecosystem. During those visits, there are ample opportunities to appreciate the natural beauty of the farm and the interplay between wildlife habitat and commercial agriculture.

## SITE DESCRIPTION

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Watsonville Slough Farm is located at 275 Lee Road in the unincorporated area of Santa Cruz County adjacent to the city limits of Watsonville - APN 052-081-34, 052-081-35, 052-081-37. The farm hosts 10 acres of hardscaping and disturbed land associated with former residences and outbuildings, 243 acres of wetland, grassland, forest and agricultural fields retired for sustainability reasons, and 237 acres presently in agricultural production. Among the acreage leased for production, a few fields are less productive in quality due to steep slopes, soil pathogens, and loss of fertility. Despite extensive efforts to restore productivity and marketing to prospective tenants, these agricultural blocks have not been successfully leased for multiple years. Residential and other buildings that were located near the Lee Road entrance were removed in 2019 with a County demolition permit, but the utilities (water, septic, power) were retained at multiple locations. The property is adjacent to the Pajaro Valley High School campus and is one-half mile from the homes and businesses in the northern part of the City of Watsonville.

*A winter cover crop of mustard rejuvenates the soil at Watsonville Slough Farm*





## VISION

We envision a place where our guests, from local families to far flung visitors, may harvest fruits and vegetables for their own consumption while learning about healthy food and healthy land. Our guests will visit designated harvest areas and gather food in season. Guests could enjoy food that they harvest on the property and have the opportunity to observe nearby habitats that are vibrant as a result of sustainable agricultural practices on the ranch.

Through this program, the Land Trust will also be able to build awareness about the unique farmland of Santa Cruz County, the economic and environmental sustainability of these lands, and the importance of conserving them. Informed consumers will observe the cycles of crop production and nature, and harvest food as it ripens throughout the year in our coastal Mediterranean climate. Community Harvest events will highlight the success of the sustainable and health-oriented agricultural practices that the Land Trust implements through our management of the property.

## PROGRAM STATEMENT

### COMMUNITY HARVEST AREAS

The Land Trust will establish Community Harvest Areas, agricultural growing areas located strategically on the property to limit impacts to the commercial growing areas. These areas will take advantage of less productive agricultural fields and provide the best access for visitors to harvest. Community harvest areas will generally be established in unleased areas such as the former residential area off Lee Road, retired farm fields and along ranch roads. These areas will be planted with crops such as orchard trees, berry bushes, *nopales*, flowers and perennial herbs as well as some row crops as grower operations allow. These plantings may be operated by a commercial grower, staff, volunteers, or some combination thereof. Community harvest may also be offered in parts of less productive fields and in highly productive fields where commercial growers are interested in the market opportunity. These designated areas will typically be planted with vegetables or fruit in collaboration with a commercial grower or other expert.

Plants that are culturally significant for the Native American community may also be grown in appropriate areas. At some point integrated animal agriculture (ley farming), agroforestry or silvopasture practices may be considered as showcases for innovative agricultural practices that stress biodiversity, food crop sustainability and healthy ecosystems.

Community harvest areas will be placed in various parts of the ranch to match crops with appropriate soils, microclimate, and operational considerations. Since operational considerations may vary from year to year, community harvest areas will change over time. As conditions change or new factors arise, the locations and crop types for community harvest will also be adapted to meet the needs and preferences of our professional growers, community members and land managers.

Examples of Community Harvest Areas are shown on the attached map (Exhibit A). Areas will be planted and opened to Community Harvest activities as determined by the capacity of Land Trust staff, volunteers, partner organizations or farm lessees to manage the growing areas. Some ideal growing areas







are described below.

#### Area 1: Gateway Field 1

An area around the Gateway entrance to the property on Lee Road adjacent to the proposed parking area, ADA pathways and farm stand and nearby to the proposed restroom facilities and barn rebuild. Optimal for a community garden and community orchard space.

#### Area 2: Gateway Field 2

An area around the Gateway entrance to the property on Lee Road near the proposed parking area, ADA pathways and farm stand and adjacent to the proposed restroom facilities and barn rebuild. Optimal for a community garden and community orchard space.

#### Area 3: Chivos Field

An area approximately 1/8 mile from the Community Harvest Gateway entrance. Ideal for orchard trees, nopales or berry canes.

#### Area 4: Cypress Hilltop Field

An area adjacent to the proposed single stall restroom and picnic structure that could be planted in a small orchard.

#### Area 5: Hanson Slough Block 1

This area is steep and adjacent to a road and could be planted with some edible hedgerow such as Pineapple Guava or Pomegranate.

#### Area 6: Hanson Slough Block 12

This area is a recently retired farm field that could support any number of different crops from berries to flowers.

#### Area 7: Bee Barn Field

An area that recently served as a native seed production facility and greenhouse. The site is very level and has been tilled in the recent past. Ideal for flower growing, small diverse row crop operation or perennial crop installation.



#### Area 8: Harkins Slough Block 9

This area is a less productive field currently under lease that could be converted to a Community Harvest area. The area has been cultivated in strawberries, tomatoes and greens in the recent past.

### TARGET AUDIENCE AND HOURS OF OPERATION

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The community we aim to serve includes those who live near the ranch in Watsonville and surrounding communities. We will strive to define 'guests' as broadly as possible. To the extent feasible, this initiative will provide access to the general public, including all people who visit in a respectful manner, and whose visitation





can be effectively managed by our staff and volunteer caretakers. When resources are limited, priority will be provided to school groups, health partners, and land trust members.

The hours, days, and seasons of operation at each portion of the ranch will be determined based on harvest timing, the capacity of the Land Trust to manage visitors, commercial agricultural operations, and habitat management activities underway at the time, as well as other considerations for safety, property operations and resource protection. In determining when the ranch is open, we will consider both the harvest season and the opportunity to educate the community about the different phases of the production cycle. Considerations related to hours of operation and impacts to wildlife are described below under Design, Maintenance and Operations.

## PROJECT ELEMENTS AND SUPPORT FACILITIES

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Community harvest activities and facilities will be centered in two parts of the ranch. The primary location will be at the Community Harvest Gateway, which is accessed off Lee Road. The secondary location will be at the Little Bee Barn, which is presently accessed off Harkins Slough Road and may be accessed from the Rail Trail in the future. With the exception of transportation to the property, and limited exceptions for people with accessibility challenges, all access on the property will be on foot. Recreational activities including dog walking, horseback riding, and bicycle riding will not be allowed as these are incompatible with agricultural operations and stewardship of wildlife habitat.

The designs developed by SSA Landscape Architects and the elements they contain reflect the feedback received from the community about their priorities during our 2020 public outreach efforts and stakeholder interviews. Significant staff research was conducted on considerations for achieving not only a balance between farm operations and Community Harvest programming, but a net benefit and enhancement of the farm programming as a whole in the introduction of an expanded commercial agricultural use.

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### COMMUNITY HARVEST GATEWAY

Most activity will be centered on the Community Harvest Gateway, a 10-acre area with a driveway located at 275 Lee Road, which was formerly occupied by residential uses, and which includes the Cypress Hilltop. Improvements proposed for this area include a farm stand, a small covered gathering space and several picnic areas. The project will include restrooms, which may consist of vault toilets, chemical toilets or flush toilets. Flush toilets, if provided, would use existing septic systems that would be upgraded as required by Santa Cruz County County Environmental Health.



Sufficient parking - approximately 50 spaces - will be provided in previously hardscaped portions of the former residential area.

We anticipate the requirement for electric vehicle charging stations and parking area lighting and have included those in the design. Existing septic systems will be expanded or rebuilt to serve these new uses. The restroom in the core Gateway will see a peak use of approximately 250 uses a day.

The project includes rebuilding an existing 80-foot by 60-foot steel barn located near the Lee Road entrance. The barn is in poor condition and will be rebuilt to include uses such as offices for site managers, including partner organizations in managing community harvest activities, and an operations area for storage of ranch management equipment and materials. The anticipated occupancy of the barn for office workers is 20. The new barn will be located in the same position with a similar footprint of up to 100-feet by 60-feet. Water storage tanks with a combined capacity of approximately 50,000 gallons will be built in the gateway area for



firefighting purposes. If the County code is updated in a manner that allows for events and educational uses at the property, the barn may be used in a manner consistent with the allowed uses. The design for the rebuilt barn will be intended to accommodate those uses when they are allowed, and to support consumer harvest and other ranch operations until that time.

Fencing, gates, and signage will be provided to secure the property when it is not open and enable guests to participate in various programs and activities without affecting the robust production agriculture on the ranch.

Guests will walk on existing roads and paths, including a few new footpaths that require county and regulatory review due to their proximity to riparian and wetland resources. Gates, fencing and vegetated buffers will be used to separate guests from agricultural areas not involved in community harvest. In the Community Harvest Gateway area, we envision an accessible path for guests who face mobility challenges. That path will lead to community harvest areas nearby and to vista points near Hanson Slough.

The Cypress Hilltop, a short walk from the Lee Road entrance, will host a picnic area and restroom. The existing driveway to this location will be improved and gated to provide greater accessibility at the request of guests with mobility challenges.

#### LITTLE BEE BARN

The Little Bee Barn is located at the end of a 1-mile long driveway off Harkins Slough Road and close to the alignment of the Rail Trail. The project will realign the entrance to this part of the property to avoid a steep hill which becomes inaccessible during the rainy season. The new entrance road will connect to the County right-of-way and will require an encroachment permit.



Access to this area by vehicle will be provided for occasional Community Harvest gatherings on the grounds in the vicinity of the barn. Pedestrian access to this area will be provided by walking from the Gateway area through non-cropped areas on existing ranch roads and a few new footpaths. In the future access to this area may be provided by the Rail Trail.

Modest improvements will be made to the entrances at Lee Road and Harkins Slough Road for vehicle circulation and security, including signage, fencing and driveway transitions.

#### SUPPORT AND RELATED FACILITIES

Due to the nature of the property and the habitat of the sloughs, the project includes facilities to enhance wetland habitat for California red-legged frogs that will be combined with facilities for pedestrians crossing the sloughs between Community Harvest areas. Invasive fish screens combined with boardwalks will enhance 10 acres of wetlands for California red-legged frogs and allow guests to traverse from one part of the property to the other without impacting agricultural production. While they take advantage of the various Community Harvest opportunities at the ranch, visitors can benefit from the study and appreciation of nature, observing it thriving in close proximity to agriculture. They will be able to see sustainability with their own eyes.

These facilities will include two invasive fish screens/boardwalks and three observation platforms. They are proposed for areas where it is infeasible to farm. These facilities will require county regulatory review and approval by state and federal agencies due to their proximity to wetland and riparian resources.

The first invasive fish screen/boardwalk will be built over an existing road that is frequently submerged. It will





allow guests to reach the Cypress Hill area during the winter, while avoiding ranch roads that are used by growers or by guests who require vehicle access for accessibility purposes.

The second invasive fish screen/boardwalk will cross another branch of Hanson Slough, which has no alternative crossing on the ranch. A ranch road previously crossed this branch of Hanson Slough, but it was retired over 10 years ago because it was frequently flooded and interfered with wetland hydrology. To enhance wetland habitat, the invasive fish screens/boardwalks will prevent invasive non-native fish from entering the parts of the slough upstream of these structures.

These areas support potential breeding habitat for California red-legged frogs. Although no breeding in these areas has been observed, fish-free wetlands within 2500 feet of these sites support California red-legged frog breeding. Asian carp and mosquito fish occur throughout perennially inundated wetlands in the Watsonville Sloughs, significantly impairing California red-legged frog breeding. The fish screens will prevent fish from moving upstream of the structures. This will create two areas of fish-free wetlands, 1.1 acres and 9.0-acres in extent, when inundation occurs during the winter frog breeding season. The fish screens will also allow the upstream portions of the sloughs to dry down completely in years with average or low rainfall, which will eliminate fish that become established. The structures around the screens will protect them from damage from falling trees and differential settlement, increasing their reliability.



Additionally, a one-acre area next to the second boardwalk will be restored to wetland habitat by removing soil inadvertently deposited in this area by decades of farming the steep adjacent hillside.

We are also planning three observation platforms to allow guests to make observations of nature and agriculture side-by-side in different parts of the ranch. These platforms will allow small groups (perhaps five people at a time) to gather near the water's edge without trampling wetland vegetation.

To build a community of educated consumers and a culture of environmental stewardship, we are also planning for signage to provide guests the opportunity to learn about how the food on the ranch was grown, the importance of preserving the world class agricultural lands of Santa Cruz County, and the deliberate land stewardship that allows farming and nature to thrive side by side. All signage will be bilingual.

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### DESIGN, MAINTENANCE AND OPERATIONS

The trails and farm roads used for visitor travel will be thoughtfully designed and managed to strike a balance between providing visitors a positive nature experience, while avoiding production agricultural operations and minimizing impacts to sensitive wildlife. Strategies include use designations, hours of operation, trail design, using vegetation for screening, bypass trails to allow for seasonal trail closures, and education.

Trails will be designed and managed for walking. No use by dogs, bikes, motor vehicles, or horses is under consideration, except to accommodate people with disabilities.

The hours of operation will be to open at least 30 minutes after sunrise and to close at least 30 minutes before sunset, to minimize disturbance of wildlife during the early and late hours of the day. Early morning or evening access to trails may be occasionally provided for special events.

Farm roads and natural surface trails used by this program will be regularly maintained to prevent erosion. New natural surface trails will be designed with frequent grade reversals and related design details to





disperse stormwater and prevent erosion. Trail construction and maintenance will avoid the development of over-steepened banks that could impede the cross-slope movement of turtles or other wildlife.

Vegetated buffers will be retained between farm roads and trails used by this program and adjacent wetlands, with the exception of boardwalks and wildlife viewing platforms where the intention is to bring visitors to the water's edge as part of a nature connection and education experience.

Boardwalks and wildlife platforms will be designed for construction using driven piles and/or helical anchors, which avoid excavation and earth moving. The intention is to avoid excavation and the placement of fill dirt in or adjacent to wetlands.

Most roads and trails will be established with a distance of at least 50 feet from the water's edge to reduce the disturbance to wildlife. Where trails are within 50 feet of the water's edge, native vegetation between the trail and the wetland will be allowed to grow in patches along at least half of the trail length to form a screen that will reduce the disturbance of wildlife, principally birds, that occupy the wetlands. Trail layout will include bypass trails so trails located within 50 feet of the water's edge can be seasonally closed to minimize disruption to migratory waterfowl. The response of waterfowl to visitors will be observed, and if the birds do not acclimatize to the presence of people, visitors will be directed to bypass trails during periods when large numbers of migratory waterfowl are present.

Trail layout and construction will avoid tree removal, except where trees are hazardous to visitors or have fallen across a trail alignment. Tree removal will leave branches and roots intact, to the extent feasible, with pruning to direct regrowth away from the trail as needed for visitor safety and comfort.

Existing and proposed trail corridors generally pass through areas of degraded habitats which are dominated by poison hemlock and mustard. Vegetation management associated with trail construction and maintenance will facilitate the conversion of these non-native species to native plants such as blackberry and coyote brush.



Extensive use of interpretive signs is planned to establish a culture of stewardship, educate visitors about sharing the land with wildlife and acting as a steward of the resource.

The trails and facilities will be designed and operated with a 'dark sky' approach to minimize exterior lighting, only illuminating facilities to the minimum requirements of the County Code. Lights will only be used where needed. Illumination will be targeted to specific necessary locations. The intensity of light will be as low as possible while achieving goals of safety and comfort. The lighting colors will be warm. Timers will be used to turn off lights after a certain hour. The design will avoid motion sensors that could be triggered by wildlife.

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## FARMWORKER HOUSING

As a part of facility and operational renovations to the property as described in the program statement, the Land Trust has proposed the construction of a Small Farmworker Housing Development as described in the County Code. The development will include one designated caretaker's quarters and three dwelling units housing no more than 4 total farmworkers and their households. The Land Trust has identified this housing development and establishment of a caretaker's quarters as an essential component of the management of the ranch. We want to provide affordable housing to farmworkers due to substantial ranch operations and





maintenance needs which require on-site presence to manage the property which already experiences elevated levels of impacts due to trespass and vandalism.

The farmworker housing and caretaker site as proposed will be split between two parcels (APN 052-081-34, and 052-081-37) which are considered the same "farm parcel" under the county's implementation of state law. The housing units will be RV trailer-type single bedroom units with wheels and trailer hitch. The developments will be located on a former homesite near the Lee Road entrance and a previously permitted travel trailer site on the west side of the farm. These facilities will repurpose existing hardscaped parking areas, electrical and septic service formerly used for the residences on the site. Fencing, screening, and landscaping will be used to ensure these facilities are aesthetically appealing while still providing the caretakers the ability to overlook the Gateway area.

The Caretaker will be engaged in a full-time role providing work principally for the security needs and/or farming related activities on the ranch. The other residents of the farmworker housing units will be agricultural employees as defined in the County Code. Those residents will be earning their primary income through permanent or seasonal agricultural labor on the property or on property owned or operated by the Land Trust or their growers, as defined in the County Code. In exchange for rent, the residents may work approximately 30% of their normal work hours on ranch-related work trade such as mowing, facilities maintenance and repair, and security services.

The Small Farmworker Housing Development will be approved by the Agricultural Policy Advisory Committee, the Santa Cruz County Housing Department and a deed restriction shall be placed upon the property ensuring compliance with the County Code as long as the dwelling units are occupied.

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## FACILITIES SUMMARY

### Community Harvest Gateway and Cypress Hilltop Area (APN 052-081-37)

- Parking area (~50 spaces) including bus drop-off area, vehicle charging stations, lighting, stormwater management structures, sidewalks, pervious concrete walking surfaces
- Redesigned entrance from Lee Road with fence, gate, signage
- Group picnic area with shade structures (1)
- Small picnic pads with single ADA table (~7)
- Accessible trail and new natural surface footpaths
- Some of these may be integrated into a rebuilt barn or may be free standing
  - Equipment storage
  - Farm stand
- Restroom
- Caretaker sites (1)
- Farmworker Housing Site (1)
- Boardwalk 1
- Boardwalk 2
- Observation platform
- Interpretive signage
- Cypress Hilltop ranch overlook with
  - Picnic area
  - Restroom
  - Shade structure
  - Limited accessible road access improvements







### Little Bee Barn Area (APN 052-081-34, 052-081-35)

- Farmworker sites (2)
- Redesigned entrance from Harkins Slough Road with fence, gate, signage
- New footpaths
- Observation platforms (2)

## IMPLEMENTATION APPROACH

### PHASE 1

The first phase of the project will be focused on the elements in the Community Harvest Gateway accessed off Lee Road including the parking area, restroom, picnic areas, accessible trail, small farmworker housing development and other visitor serving facilities.

### PHASE 2

The second phase of the project will include the Gateway area barn rebuild, boardwalk crossings, observation platforms and associated infrastructure. Phase 2 construction is dependent on the availability of funding and considerations of programming after the implementation of Phase 1.

### PROGRAMS

As a part of the program goals of providing healthy food to the community and creating partnerships, the Land Trust has explored the possibility of collaborative relationships with organizations and institutions in the region to expand the impact of the Community Harvest vision.

The Land Trust currently has two highly active community organization partners with operations on the ranch, Esperanza Community Farms and Watsonville Wetlands Watch. Esperanza Community Farms grows food at Watsonville slough farm for distribution to local low income families. The Land Trust provides free use of the land to the organization to subsidize the cost of the food, increasing the impact of the program. Watsonville Wetlands Watch, aside from providing wetland and wildlife education programming and ecological restoration services on and off the ranch, also runs a fruit tree distribution program in the City of Watsonville where residents are gifted fruit trees and instructed on fruit tree installation and maintenance. We anticipate the expansion of the collaborative relationship with both of these programs and an increase in the positive impact of their work as a result of the Community Harvest program.

We are excited by the possibility of partnering with one or more of the local school districts to create a direct pipeline of healthy, local, organic food from Watsonville Slough Farm to cafeterias around the county. The Land Trust will identify interested school programs, establish relationships with administrators and program officers, identify the needs of the program and connect appropriate programs directly with our professional growers. Students could also visit the property to see where their cafeteria food is grown, to learn about organic agriculture from our growers at the ranch and harvest their own organic produce to share with their families. We are excited at the prospect of school children acting as ambassadors, sharing connection with the property with their families, so all members of the community feel welcome visiting the property and know they belong here.

Another potential program opportunity is partnering with a local agricultural advocacy and educational organization to host agricultural workshops, community garden programming, youth gardening and farming programming. Collaborations with the local school district's Agriculture and Natural Resource signature



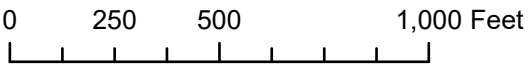


pathways for Agricultural Business program or the Farm Bureau's young farmer and rancher program could provide great opportunities for agricultural vocational experiences for youth on the farm. The presence of the proposed facilities at the property will make collaborations and exciting partnership opportunities such as these possible.





Watsonville Slough Farm Community Harvest Project



- Property Boundary
- Trails (Existing)
- Trails (Proposed)
- Hilltop Picnic Area (Proposed)
- Observation Platform (Proposed)
- Farm Roads (Existing)
- Road Realignment (Proposed)
- Community Harvest Areas
- Boardwalks (Proposed)



LAND TRUST  
SANTA CRUZ COUNTY





BATHROOM AT BARN PLAZA - 4 ADA/ FAMILY STALLS, OPTIONS FOR SIDING TO MATCH BARN



DUMOR BIKE RACK - BLACK



COMMUNITY ANNOUNCEMENT BOARD



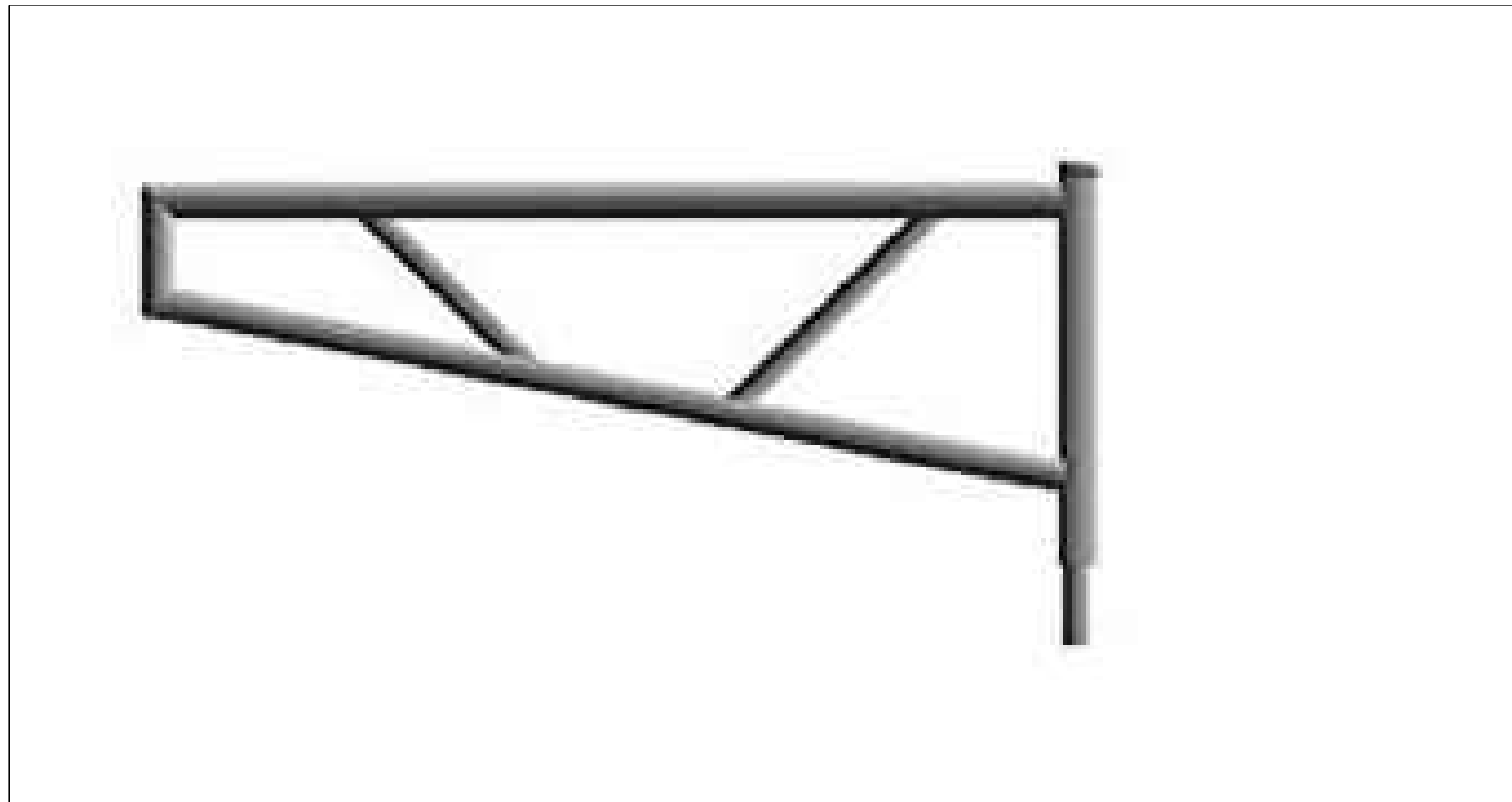
PLAZA SITE FURNISHINGS



SPLIT RAIL FENCE PARALLEL TO LEE ROAD



AFTER-HOURS METAL GATE AT DRIVEWAY ENTRANCE



ALUMINUM TRIANGLE GATE BETWEEN PARKING LOT AND FARM ROAD



PARKING LOT WITH BIOSWALES TO TREAT ONSITE RUNOFF



PARKING LOT LIGHTING



LEVEL 2 (208/240V) EV CHARGING STATION



TRASH ENCLOSURE, ADD VINE TO THE EXTERIOR WALL

# INSPIRATION IMAGES - BARN PLAZA & PARKING LOT AMMENITIES





TRAIL HEAD SIGN



BOTTLE FILLING & FOUNTAIN



LARGE COVERED PICNIC AREA



CYPRESS HILL PICNIC AREA RESTROOM



DECOMPOSED GRANITE ACCESSIBLE PATHS WITH SIGNAGE



MINI AMPITHEATRE WITH NATURAL LOGS ON GRADE



BOARDWALK OVER SLOUGH (MATERIAL TBD)



RETIRED TRACTOR EQUIPMENT ON DISPLAY



LEARNING GARDEN



ORCHARD TRAILS

## INSPIRATION IMAGES - TRAIL AMMENITIES

WATSONVILLE SLOUGH FARM COMMUNITY HRAVEST PROJECT

275 LEE RD  
WATSONVILLE CA 95076