



# Staff Report to the Zoning Administrator

Application Number: **231194**

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**Applicant:** Judy Miller

**Owner:** Luis Padilla

**APN:** 049-081-15

**Site Address:** 2869 Freedom Blvd, Watsonville

**Agenda Date:** November 7, 2025

**Agenda Item #:** 1

**Time:** After 9:00 a.m.

**Project Description:** Proposal to demolish an existing building (Corralitos Feed) and warehouse building and construct a new approximately 5,000 square foot agricultural service establishment consisting of a feed store and warehouse.

**Location:** Property located on the south side of Freedom Blvd, approximately 150 south of the intersection with Corralitos Road (2869 Freedom Blvd).

**Permits Required:** Conditional Use Permit and Minor Site Development Permit

**Supervisory District:** Second District (District Supervisor: Kim De Serpa)

## **Staff Recommendation:**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 231194, based on the attached findings and conditions.

## **Project Description & Setting**

The subject property is approximately 17 acres in size and developed with a mix of agricultural, residential, and commercial uses. The majority of the parcel (approximately 10 acres) consists of agricultural fields which are actively being farmed. Three residential dwelling units exist on site including a commercial feed store with associated warehouse and storage structures. An additional outbuilding was constructed in 2021 for the storage of hay.

The feed store and associated storage structures are situated in the northern corner of the property at the intersection of Freedom Blvd and Johnsen Lane. Originally constructed in the 1940's, the existing feed store is located approximately one to two inches from the edge of the Freedom Blvd right of way. The existing dwellings on the project site are relatively clustered in the northern portion of the site as well. The project site encompassed a separate parcel of approximately 12,000 square feet in size which is developed with an existing single family dwelling. The surrounding pattern of development consists primarily of agricultural and residential uses.

This is a proposal to demolish an existing 2,500 square foot retail feed store including 2,600 square

feet of warehouse/bulk storage and construction of a new feed store containing 2,580 square feet of retail area and 2,234 square feet of detached warehouse/bulk storage. The project would result in a consolidation of the existing detached retail and warehouse components into a single structure thereby reducing overall site disturbance.

The project does not propose any changes to the existing hours of operation or number of employees associated with the feed store. No signage is proposed at this time; however, the project has been conditioned such that future signage would be allowed with a building permit only, provided the signage complies with the parameters outlined in County Code. Specifically in the CA zone district, one identification or informational sign, not directly illuminated, not larger than 12 square feet in area shall be allowed. A Sign Exception (pursuant to SCCC 13.10.587) shall be required for any sign larger than 12 square feet or increased number of signs.

Parking commensurate with SCCC 13.16 is provided onsite which includes a total of 15 parking spaces consisting of two accessible spaces (ADA compliant), two vanpool spaces, two spaces capable of accommodating clean air vehicles, and nine standard parking spaces. In addition, the project includes installation of an ADA compliant path and crosswalk striping from the proposed feed store, through the parking lot, terminating at an existing bus stop north of Johnsen Lane.

The project requires a Conditional Use Permit for reconstruction of an existing Agricultural Support Establishment and Minor Site Development Permit for construction of an Agricultural Support Facility between 1,000 and 10,000 square feet in size.

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

The subject property is a 17-acre lot, located in the CA (Commercial Agriculture) zone district, a designation which allows commercial agricultural and agricultural support uses. The proposed feed store is an allowed use within the zone district provided the necessary approvals are obtained and the zoning is consistent with the site's AG (Agriculture) General Plan designation.

#### *Agricultural Resources*

In the CA zone district, Agricultural Service Establishments (Ag Support Facilities) are limited to a total development area of 10,000 square feet as specified in the Agricultural Use chart (SCCC 13.10.312-1) however, a greater amount of development area can be authorized in conjunction with a residential use not to exceed 60,000 square feet or 10% of the gross parcel area (SCCC 13.10.313). In this case, 10% of the parcel area is greater and the threshold for maximum development area associated with Residential and Agricultural Support Uses.

The project site is zoned CA and identified as an Agricultural Resource having Type 1A agricultural lands. The amount of existing site disturbance predates current codes and polices which limit site disturbance on CA zoned parcels. The project would not result in a greater amount of site disturbance nor would additional land currently used for agricultural production be converted. The project is therefore not in conflict with current regulations designed to preserve agricultural land in that the proposed design avoids additional site disturbance by siting the proposed development within an existing disturbed area situated amongst other existing structures adjacent to the primary access road.

The project site is bordered to the east and south by properties zoned Commercial Agriculture however the proposed Agricultural Service Establishment would not be located closer to adjacent agricultural parcels therefore preserving any previously established buffer from adjacent Commercial Agricultural operations and reducing potential conflicts with Agricultural operations in the vicinity.

### *Biotic Resources*

The subject parcel is mapped within a biotic resources area (CNDDDB) for Woodland Woolly Threads (plant). Based on site reconnaissance, Environmental Planning staff determined site conditions and scope of the proposed project do not warrant further biotic review with respect to Woodland Woolly Threads. In particular, the area proposed for development has already been disturbed and therefore would not include additional site disturbance.

The project is also within migrating distance for Santa Cruz Long-Toed Salamander (SCLTS) which is a Federally listed Endangered Species. While the current site does not provide suitable habitat for the SCLTS, this species could possibly move through the area during the winter season. For this reason, winter grading is discouraged; however, the project has been conditioned such that if winter grading is anticipated or proposed, a full biotic report shall be required in order to evaluate potential impacts to the SCLTS and the project shall comply with biotic report acceptance recommendations.

### **Design Review**

The proposed feed store complies with the requirements of the County Design Review Ordinance, in that the proposed project will cure an existing structural encroachment into the front yard and result in a structure that is in conformance with all applicable site and development standards. The project will result in new frontage improvements including access drives meeting the requirements of the Department of Public works which incorporate landscaping to enhance the streetscape. The proposed red finish color would compliment the surroundings and mimic a traditional barn aesthetic, characteristic of agricultural support structures.

### **Conclusion**

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

### **Staff Recommendation**

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **231194**, based on the attached findings and conditions.

**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning 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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**Exhibits**

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Report review letters

# CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

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

Application Number: 231194  
Assessor Parcel Number: 049-081-15  
Project Location: 2869 Freedom Blvd, Watsonville

**Project Description:** Proposal to demolish an existing building (Corralitos Feed) and warehouse building and construct a new approximately 5,000 square foot agricultural service establishment consisting of a feed store and warehouse. Project requires a Conditional Use Permit and Minor Site Development Permit.

**Person or Agency Proposing Project: Judy Miller**

**Contact Phone Number: (831)724-1332 or judy@catalyst2001.com**

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

Specify type: Class 1 - Existing Facilities (Section 15301), Class 2 - Replacement or Reconstruction (Section 15302), Class 3 - New Construction or Conversion of Small Structures (Section 15303)

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

Proposal to reconstruct an existing agricultural feed store/warehouse with no increase in square of the original structure in an area designated for agricultural uses

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

\_\_\_\_\_  
Nathan MacBeth, Project Planner

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

## **Agricultural Findings – Nonresidential**

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 feed store will replace an existing feed store and detached warehouse structure. The project would result in a modernization of a well-established use on the project site which has provided agricultural supplies for benefit of the agricultural uses in the vicinity since its original construction in the 1940's. The project includes parking lot and circulation improvements to ensure same ingress and egress from the project site, compliance with Department of Public Works Road Engineering standards and ADA requirements. The project is sited in an existing disturbed (paved) area of the 17-acre project site and would result in a consolidation of existing buildings to reduce overall site disturbance.

2. The use is sited on the property to avoid removing land from production and to preserve agricultural resource soils. If avoidance and preservation are 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.

This finding can be made, in that the proposed location of the feed store would be in substantially the same location as the structures being replaced. Being situated in the northeast corner of a 17-acre parcel, within an existing disturbed (paved) area and adjacent to Freedom Boulevard and Johnsen Lane, the proposed project would not remove existing farmland from production. The project to reconstruct an existing feed store is anticipated to support agricultural production and agricultural uses on the project site and vicinity.

3. 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.

This finding can be made, in that the project site is developed with Agricultural and residential uses. The majority of the 17-acre site consists of agricultural fields that are actively being farmed. The site is also developed with three existing single family residences, including feed store and associated warehouse/storage structures. The project would reconstruct the existing feed store and warehouse use which is ancillary to the primary agricultural use on the project site. The proposed agricultural service establishment would be of the same size as the structures (uses) being replaced. Further, the proposed use supports agricultural production and uses in the vicinity, including properties to the east which are in common ownership with the project site.

## Discretionary Permit Findings

- (a) Health and Safety. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for commercial uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not be materially injurious to properties or improvements in the vicinity.

- (b) Zoning Conformance. The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the feed store and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district as the primary use of the property will be a feed store that meets all current site standards for the zone district.

- (c) General Plan Conformance. The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed commercial agricultural use is in substantial conformance with the use and density requirements specified for the AG (Agriculture) land use designation in the County General Plan.

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

- (d) CEQA Conformance. The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) Utilities and Traffic Impacts. The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed feed store will not result in an intensification of the existing use of the site. The project is currently developed with an existing feed store and

warehouse /storage structure. The project proposes no change to the existing hours of operation or number of employees. Further, the proposed structure would result in a slight reduction of the existing square footage. The project would include construction of new roadside improvements including access driveway, ADA compliant parking and path of travel from the proposed structure to the nearest bus stop. No adverse impacts to existing roads or intersections in the surrounding area are anticipated. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy. The project has been conditioned to comply with all requirements of the County Department of Environmental Health Services.

- (f) **Neighborhood Compatibility.** The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed feed store is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances. As proposed, the replacement structure will cure existing non-compliance with current setbacks, specifically the front yard setback where the existing feed store is situated one or two inches from the Freedom Blvd right of way. The project will comply with all other applicable site and development standards for the CA zone district.

- (g) **Local Coastal Program Consistency.** For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding is not required, in that the project site is not located within the coastal zone.

### **Site Development Permit Findings**

- (a) **Siting and Neighborhood Context.** The proposed development is designed and located on the site so that it will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed feed store is designed and located on the site in a manner that will complement and harmonize with the physical design aspects of existing and proposed development in the neighborhood. The proposed project would cure an existing structural encroachment into the front yard and result in a structure that is in conformance with all applicable site and development standards. The project will result in new frontage improvements including sidewalk and landscaping which will enhance the streetscape. The proposed red finish color would compliment the surroundings and mimic a traditional barn aesthetic, characteristic of agricultural support structures.

- (b) **Design.** The proposed development is in substantial conformance with applicable principles in the adopted Countywide Design Guidelines, except as prohibited by site

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constraints, and any other applicable requirements of SCCC 13.11 (Site Development and Design Review). If located in the Coastal Zone, the site plan and building design are also in substantial conformance with the policies of the Local Coastal Program and coastal regulations of SCCC 13.20.

This finding can be made, in that the proposed feed store is in substantial conformance with the requirements of the County Design Review Ordinance. The proposed project will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the subject property and reduce the visual impact of the proposed development on surrounding land uses.

## Conditions of Approval

Exhibit D: Project plans, prepared by Wayne Miller Designs, revised 03/15/25.

- I. This permit authorizes the construction of a feed store as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
    1. Any outstanding balance due to Santa Cruz County Planning must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
  - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
  - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
    2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Santa Cruz County Planning review and approval.

3. Grading, drainage, and erosion control plans completed by a licensed civil engineer is required to be submitted with the building permit application.
  4. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure. Maximum height is 28 feet.
  5. Details showing compliance with fire department requirements.
  6. A Water Efficient Landscape Plan prepared in accordance with the requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.
    - a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. Project Information: Provide documentation that the figures used in Appendix A regarding permitted impervious and semi impervious areas is accurate. Provide an updated copy of the Stormwater Control Plan (SWP) – Project Information & Threshold Form (Appendix A) as needed.
  2. Final Stormwater Management/Civil Improvement Plans (SWP). Provide final SWP/Civil plans updated to include:
    - a. This plan/s shall be consistent with the Final Stormwater Management Report and Watershed Area Maps. The location of the north retention trench, the dimensions of both retention trenches and the total proposed impervious areas evaluated and shown in the report are different than those shown in civil plans dated July 17, 2024. Please provide updated plans consistent with the analysis, safe overflow, and impervious area description.
    - b. Plans shall show the distance between the proposed retention

- trenches and existing and proposed structures and septic system facilities. Demonstrate that the trenches are located at least 25 feet from any septic leach field (see CDC Part 3 Section H.2.h). The distance between the trenches and structures shall meet recommendations by the project geotechnical engineer.
- c. The geotechnical investigation describes encountering groundwater at 10 foot depths during the investigation. The trench design shall be updated to be consistent with the requirement to provide a minimum 5-foot separation between the bottom of the detention/retention facility and high groundwater levels (see CDC Part 3 Sections G.2.f and H.8.b.3).
  - d. Update plans to include measures for protection of the infiltration trenches from compaction to ensure infiltration capacity is retained over time.
  - e. Provide a detail for the proposed landscape swale southeast of the proposed agricultural building.
  - f. Provide details for the trash enclosure area along with pollution prevention BMPs consistent with CASQA Handbooks.
3. Final Stormwater Management Report. Provide a final signed and stamped report updated to include:
- a. The report shall address the methods for complying with these items: Site Design and Runoff Reduction Requirements and Source Control Measures.
  - b. Provide updated analysis for the retention trenches with maximum depths that will provide for a minimum 5 foot separation between the bottom of the trench and high groundwater levels (see comment No. 2.c above).
4. Maintenance: A recorded stormwater management maintenance agreement that establishes who is responsible for the operation and maintenance of the stormwater facilities, source control measures, mitigation features, storm drain markings/signage, drainage patterns, and impervious area limits established with the project and which is consistent with all of the required attachments as specified in Part 3 Section C.3 of the CDC is required. Please provide a draft document with attachments for review with the building permit application. A hold will be placed on the building permit for the submittal of the recorded document prior final of the permit.
5. Impact Fees: The project may be eligible for fee credits for existing impervious areas previously permitted or built prior to the establishment of the flood control zone. To establish credit eligibility, documentation should

be submitted with the building permit. Documentation such as assessor's records, survey records, permit records, dated aerial photographs or other official records that will help establish and determine the construction date, structure/impervious area footprint, or to confirm that a permit was previously issued is acceptable. Zones 7A was established in 2005.

6. Construction Inspection: Public Works staff will inspect the construction of the drainage related items. Please provide engineer's estimate for the construction of the drainage items (there is a 3% inspection fee, \$1,460 minimum). A hold will be placed on the building permit for a preconstruction meeting with the Public Works Construction Engineer (please call at least 48 hours prior to construction to schedule the preconstruction meeting at 831.454.2160). A second hold will be made for approval of the final construction by the Public Works Construction Inspector.
- C. Meet all requirements of the Watsonville Water District. Proof of water service availability is required prior to application for a Building Permit.
  - D. Meet all requirements of the County Department of Environmental Health Services.
    1. Apply for and obtain approval for an onsite wastewater treatment system upgrade permit to serve the proposed new structure.
    2. An Environmental Health Building Clearance must be obtained prior to building permit application submittal.
    3. OWTS design must meet current code standards and comply with site evaluation work performed in 2016 for this project.
  - E. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
    1. A soils report completed by a California licensed geotechnical engineer is required to be submitted with the building permit application. NOTE: The report shall include a liquefaction analysis.
    2. Grading and foundation work shall be done during normal grading season (April 15th- October 15th). The reason for this is that the parcel lies within migrating distance for Santa Cruz long-toed salamander (Federally listed Endangered Species). The current site does not provide suitable habitat for the species, but they could possibly move through the area during the winter season. NOTE: If winter grading is anticipated or proposed then a full biotic report would be required and the project shall comply with biotic report acceptance recommendations. The biologist would need to be selected from the County's approved list.
  - F. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley

Fire Protection District.

- G. Meet all requirements of the Department of Public Works Road Engineering, and Encroachments Divisions.
  - H. Provide required off-street parking for 14 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - I. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
  - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
  - C. The project must comply with all recommendations of the approved soils reports.
  - D. A Landscape Installation Certificate prepared in accordance with the Water Efficient Landscape Ordinance (County Code Chapter 13.13) shall be provided.
  - E. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080, shall be observed. Contact information for the archaeologist of record shall be provided.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. Indemnification

The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

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

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

**Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site**

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**preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.**

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

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

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

\_\_\_\_\_  
Deputy Zoning Administrator

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



**PROJECT INFORMATION**

**OWNER:** LUIS PADILLA  
**ADDRESS:** 2869 FREEDOM BLVD  
 WATSONVILLE, CA 95076  
 (830) 722-7884  
 APN 049-05H5

**PROJECT DESIGN:** BELKNAP & ASSOC  
**PROJECT DESIGNER:** WAYNE MILLER  
 15 BROWNS VALLEY ROAD  
 WATSONVILLE, CA 95076  
 (830) 724-1932

**CIVIL ENGINEER:** JEFF ROPER  
 64 PENNY LANE  
 WATSONVILLE, CA 95076

**GEOTECHNICAL:** DEES & ASSOC  
 501 MISSION ST, SUITE 6A  
 SANTA CRUZ, CA 95060

**STRUCTURAL:** RON BELKNAP  
 2480 ROAD 2017  
 COARSEGOLD, CA 93641

**TITLE 24 ENERGY:** A PLUS GREEN ENERGY SERVICES  
 JAMES G. BLONKUST  
 410 HANGER WAY  
 WATSONVILLE, CA 95076

**LANDSCAPING:** ELLEN COOPER  
 LANDSCAPE ARCHITECT  
 CA LIC.#2937  
 (830) 426-6845

**ARCHAEOLOGY:** JOHN P. SCHLAGHECK  
 4300 SOQUEL DRIVE #202  
 SANTA CRUZ, CA 95073  
 831-259-0338

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- C3 CIVIL ENGINEERING



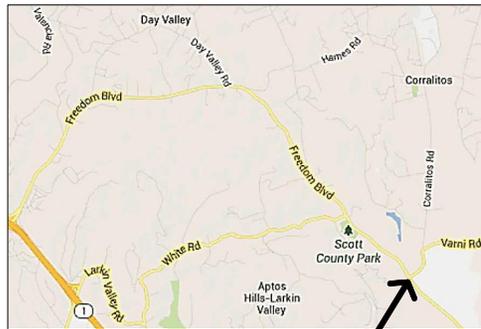
**Belknap & Associates**  
 2470 Road 2017, Coarsegold, CA 93641  
 Wayne Miller, Designer  
 License No. 19130, State of California

**REVISION TAGS**

- 10-07-24
- 1
- 2
- 3
- 4
- 5
- 6

**DESIGN & SITE STATISTICS**

PARCEL AREA	17,053 ACRES
BUILDING TYPE	M
BUILDING AREA	4904 SQFT
RETAIL AREA	2580 SQFT
PUBLIC SALES OF BOXED AND BAGGED ANIMAL & PET FEED, RELATED EQUIPMENT.	
WARE-HOUSE AREA	2234 SQFT
STORAGE OF BOXED AND BAGGED ANIMAL & PET FEED, RELATED EQUIPMENT BULK SUPPLIES FOR RESTOCKING AND DELIVERY, EMPLOYEES ONLY.	
<b>PARKING</b>	<b>REQUIRED PROPOSED</b>
RETAIL-4/300 SQFT	9 SPACES - 10 SPACES
WARE-HOUSE 1/1000 SQFT	2 SPACES- 2 SPACES
VAN SPACE ACCESS	2 SPACES- 2 SPACES
CLEAN AIR SPACES	2 SPACES (INCLUDED)
TOTAL	13 SPACES-14 SPACES
BIKE SPACES	2 SPACES



VACINITY MAP SITE

**DESIGN PROPOSAL**

THIS IS A PROPOSAL TO DEMOLISH AND REMOVE THE EXISTING RETAIL FEED STORE BUILDING AND STORAGE BUILDING AT 2869 FREEDOM BLVD TOTALING 5129 SQFT AND REPLACING THEM WITH A NEW 4904 SQFT BUILDING WITH COVERED USE OF RETAIL AND STORAGE.

THE NEW BUILDING WILL BE LOCATED FULL DISTRICT SETBACKS AS THE CORNER OF THE EXISTING STRUCTURES ARE AS CLOSE AS AN INCH OR TWO FROM THE FREEDOM BLVD RIGHT OF WAY.

THE NEW PARKING CONFIGURATION ACCESSES FREEDOM BLVD APRX 200 FEET FROM THE INTERSECTION OF CORRALITOS ROAD.



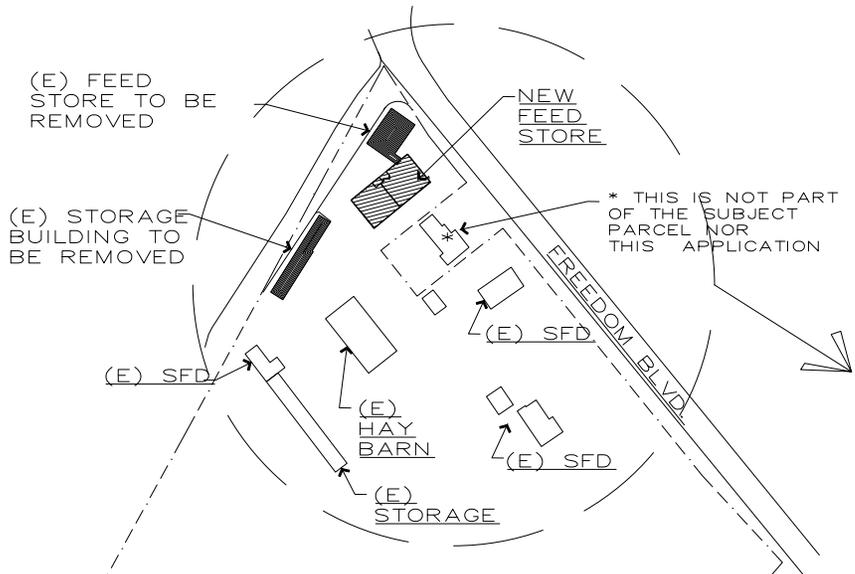
CORRALITOS FEED STORE

VERSION  
6-8-24

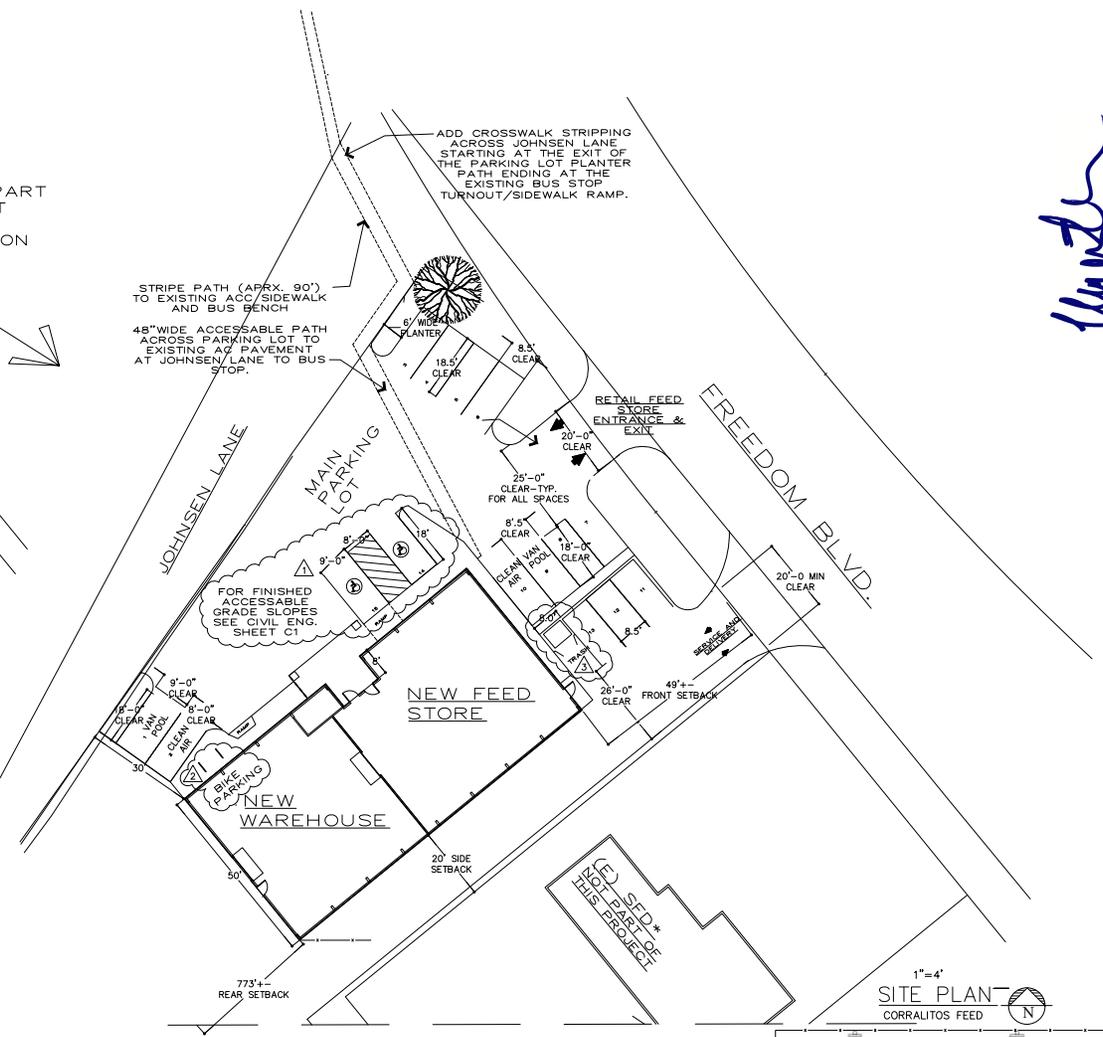
SCALE  
N/A

FILE NAME  
PADILLA

1  
OF  
1



**PLOT PLAN**  
 1"=20'  
 AG PARCEL (CA)  
 17.05 ACRES



1"=4'  
**SITE PLAN**  
 CORRALITOS FEED

**11B-502.2 Vehicle Spaces**  
 Car and van parking **spaces** shall be 216 inches (18 feet) (5486 mm) long minimum. Car parking **spaces** shall be 108 inches (9 feet) (2743 mm) wide minimum and van parking **spaces** shall be 144 inches (12 FEET) (3658 mm) wide minimum, shall be marked to define the width, and shall have an adjacent **access aisle** complying with [Section 11B-502.3](#).

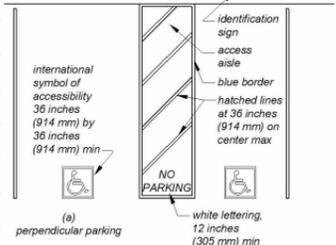
Exception: Van parking **spaces** shall be permitted to be 108 inches (9 feet) (2743 mm) wide minimum where the **access aisle** is 96 inches (8 feet) (2438 mm) wide minimum

**PARKING STALL MARKING**  
 5.106.5.2.1.

PAINT, IN THE PAINT USED FOR STALL STRIPING, THE FOLLOWING CHARACTERS SUCH THAT THE LOWER EDGE OF THE LAST WORD ALIGNS WITH THE END OF THE STALL STRIPING FOR STALLS 1&2 VISIBLE BENEATH THE PARKED VEHICLE:

**CLEAN AIR / VANPOOL / EV.**

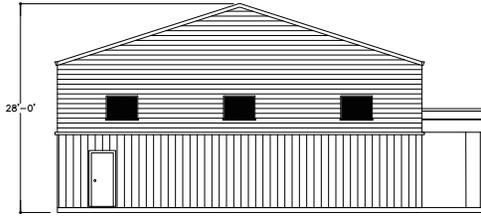
NOTE: VEHICLES BEARING CLEAN AIR VEHICLE STICKERS FROM EXPIRED HOV LANE PROGRAMS MAY BE CONSIDERED ELIGIBLE FOR DESIGNATED PARKING SPACES.



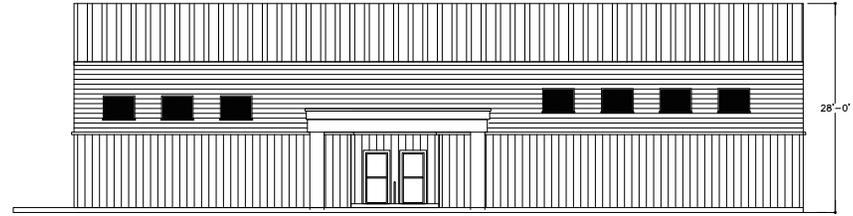
*Handwritten signature*

Wayne Miller, Designer  
 1001 10th St, San Francisco, CA 94103  
 N TAGS  
 -15-25  
 3-15-25  
 3-15-25  
 5  
 6  
 AFN 049-081-15  
 CORRALITOS FEED STORE  
 LUIS PADILLA, 2869 FREEDOM BLVD VATSONVILLE, CA 95076  
 VERSION  
 4-5-25  
 SCALE  
 1/4"=1'-0"  
 FILE NAME  
 PADILLA  
 A1  
 OF  
 X  
 RESERVE OF COUNTY STAMP

**Exhibit D**

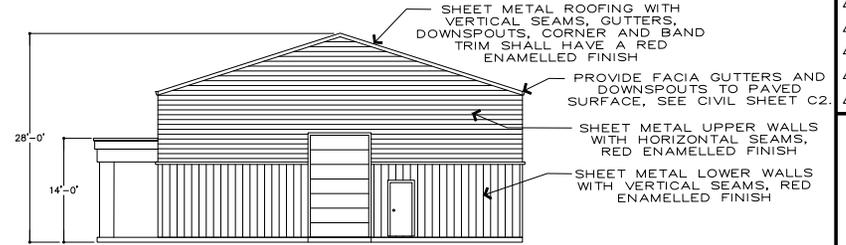


LEFT  
ELEVATION  
NORTH SIDE



FRONT  
ELEVATION  
WEST SIDE

ALL STEEL BUILDING

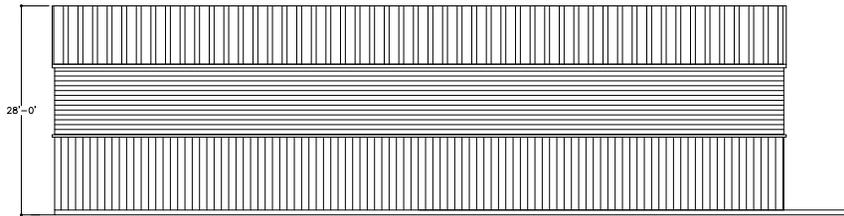


REAR  
ELEVATION  
SOUTH SIDE



CROSS SECTION

1/4" = 1'-0"



REAR ELEVATION  
EAST SIDE

*Handwritten signature*

ISSUED FOR COUNTY STAFF

**Belknap & Associates**  
2400 Road 2017, Corralitos, CA 95041  
Wayne Miller, Designer  
11/11/2018 10:48:00 AM

REVISION TAGS	
△	00-00-00
△	
△	
△	
△	
△	

AFN 049-081-15

CORRALITOS FEED STORE  
ELEVATIONS  
LUIS PADILLA, 2869 FREEDOM BLVD VATSONVILLE, CA 95076

VERSION  
6-8-24

SCALE  
1/4" = 1'-0"

FILE NAME  
OWNER

A2  
of  
X







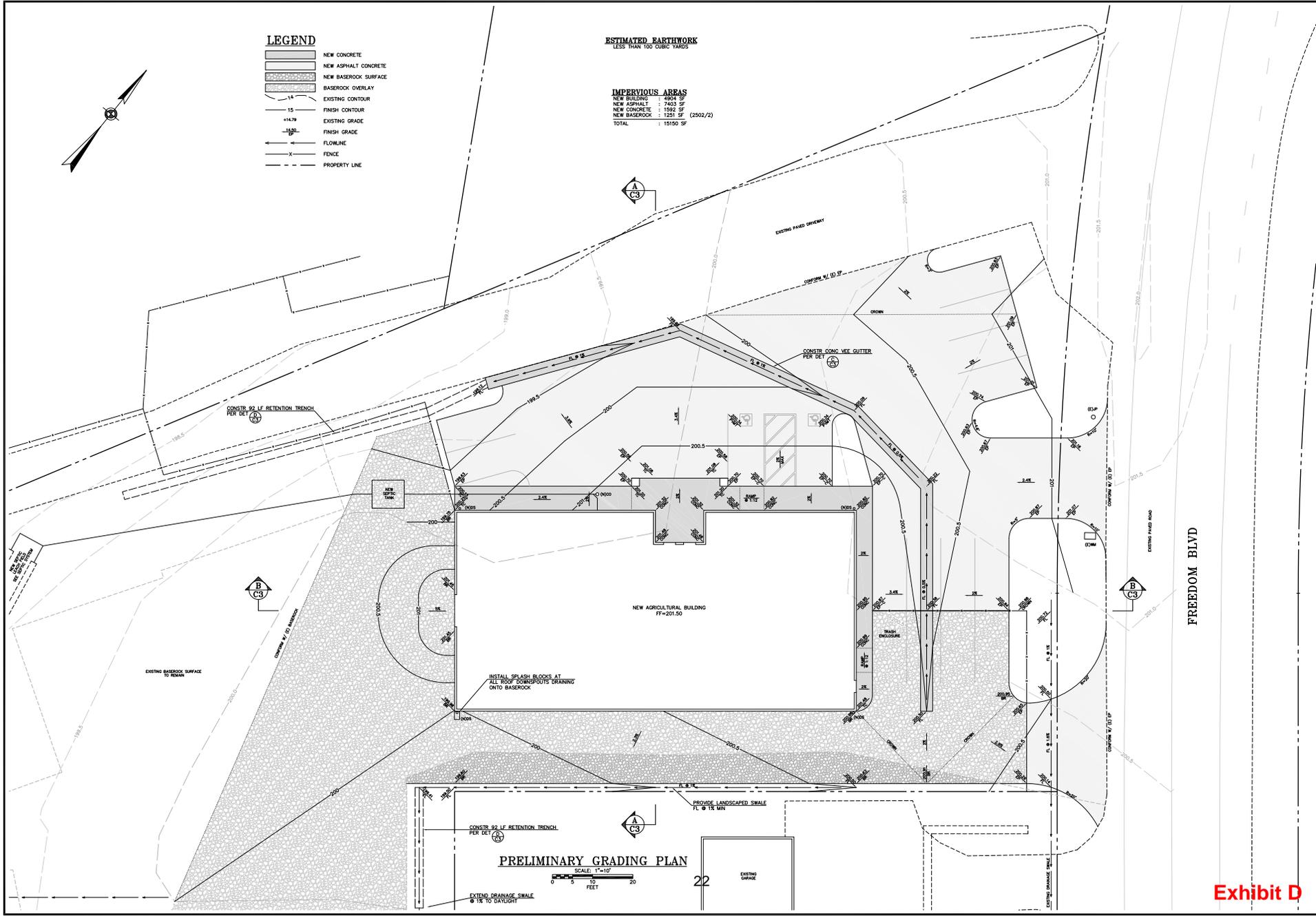
**LEGEND**

	NEW CONCRETE
	NEW ASPHALT CONCRETE
	NEW BASE ROCK SURFACE
	BASE ROCK OVERLAY
	EXISTING CONTOUR
	FINISH CONTOUR
	EXISTING GRADE
	FINISH GRADE
	FLOWLINE
	FENCE
	PROPERTY LINE

**ESTIMATED EARTHWORK**  
LESS THAN 100 CUBIC YARDS

**IMPERVIOUS AREAS**

NEW BUILDING	: 4804 SF
NEW ASPHALT	: 7403 SF
NEW CONCRETE	: 1592 SF
NEW BASE ROCK	: 1251 SF (2502/2)
<b>TOTAL</b>	<b>: 15150 SF</b>



**PRELIMINARY GRADING PLAN**



22

EXISTING GARAGE



PROJECT CHECKED BY THE ENGINEER. THIS SEAL IS FOR REFERENCE ONLY. IT DOES NOT CONSTITUTE AN ENDORSEMENT OF THE DESIGN OR CONSTRUCTION.

**ROPER ENGINEERING**  
CIVIL ENGINEERING & LAND SURVEYING  
48 MANN AVENUE - CORRALITOS CA 95076  
(831) 724-5300 [info@roperengineering.com](mailto:info@roperengineering.com)



**NEW METAL AGRICULTURAL BUILDING FOR CORRALITOS FEED**  
2895B FREEDOM BLVD. CORRALITOS APN 049-081-15  
**PRELIMINARY GRADING PLAN**

SCALE:	AS NOTED
DESIGNED BY:	JR
DRAWN BY:	JR
DATE:	OCT. 10, 2023
REVISED:	JULY 17, 2024
JOB NO.:	19039
SHEET	

**C2**  
OF 3 SHEETS

**Exhibit D**



PROJECT SIGNED BY THE ENGINEER. THIS PLAN IS FOR REFERENCE ONLY. THE ENGINEER SHALL BE RESPONSIBLE FOR THE ACCURACY OF THE DATA USED FOR CONSTRUCTION.

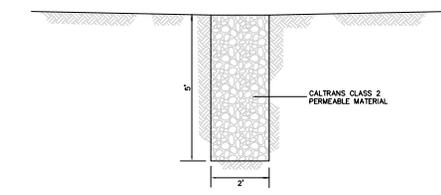
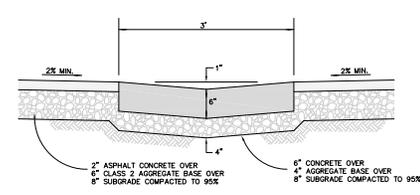
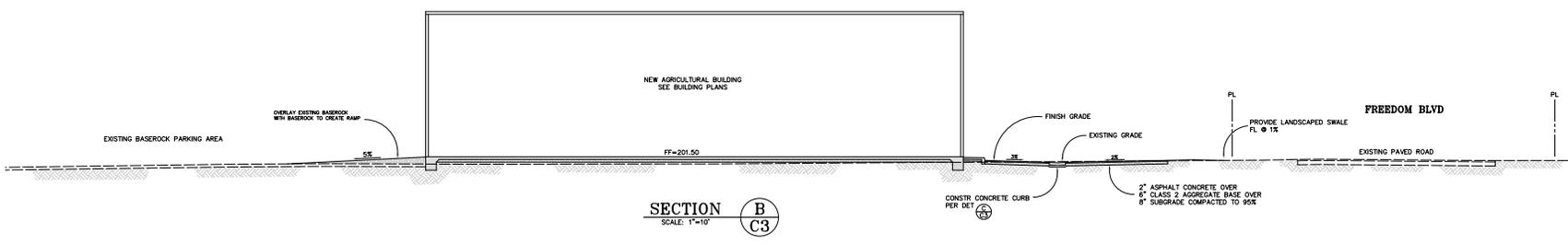
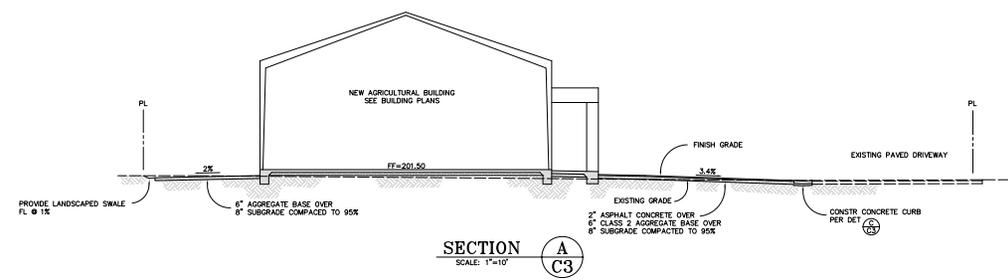
**ROPER ENGINEERING**  
 CIVIL ENGINEERING & LAND SURVEYING  
 48 MANN AVENUE - CORRALITOS CA 95076  
 (631) 724-5300 #rfe@roperengineering.com



**NEW METAL AGRICULTURAL BUILDING FOR CORRALITOS FEED**  
 2595B FREEDOM BLVD. CORRALITOS APN 049-081-15

SCALE: AS NOTED  
 DESIGNED BY: JR  
 DRAWN BY: JR  
 DATE: OCT. 10, 2023  
 REVISED: JULY 17, 2024  
 JOB NO.: 19039  
 SHEET

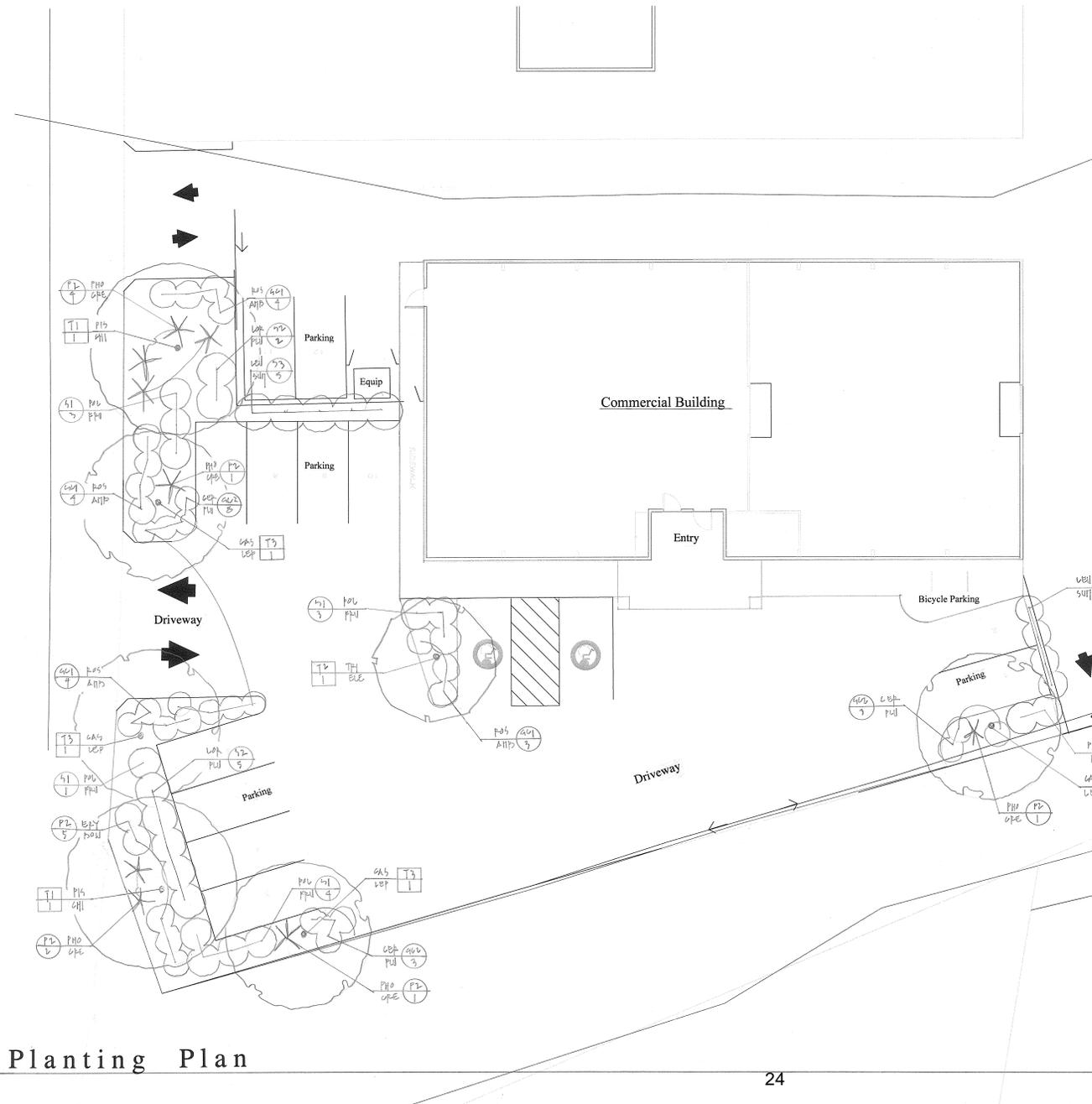
C3  
 OF 3 SHEETS



**GRADING NOTES**

- UNDERGROUND UTILITIES SHOWN ARE APPROXIMATE. VERIFICATION IS THE RESPONSIBILITY OF THE CONTRACTOR. PRIOR TO EXCAVATION, CONTRACTOR SHALL LOCATE ALL EXISTING UNDERGROUND UTILITIES. CALL 811 TO HAVE UTILITIES LOCATED AND MARKED.
- VEGETATION, ROOTS AND DELETERIOUS MATERIALS SHALL BE REMOVED FROM AREA TO BE GRADED PRIOR TO GRADING.
- CUT SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL IN NATIVE MATERIAL AS DETERMINED BY THE ENGINEER.
- FILL SLOPES SHALL BE NO STEEPER THAN 2 HORIZONTAL TO 1 VERTICAL.
- FILL SHALL BE COMPACTED TO 90% RELATIVE COMPACTION UNLESS OTHERWISE NOTED. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
- AFTER GRADING, SPREAD TOPSOIL FROM STRIPPINGS ON SLOPES AND LANDSCAPED AREAS 3" TO 6" DEEP.
- BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
- CUT AND FILL SLOPES SHALL BE PLANTED WITH ANNUAL RYE GRASS (40 LBS/ACRE) AND MULCHED WITH COMPOST.
- CONCRETE IN DRIVEWAYS SHALL HAVE A COMPRESSIVE STRENGTH OF 2500 PSI @ 28 DAYS.
- THE UPPER 8 INCHES OF SUBGRADE IN DRIVEWAY AREAS SHALL BE COMPACTED TO 95% RELATIVE COMPACTION. SEE GEOTECHNICAL INVESTIGATION FOR FURTHER SPECIFICATIONS.
- AGGREGATE BASE SHALL BE CLASS 2 IN CONFORMANCE WITH SECTION 26 OF THE STATE OF CALIFORNIA STANDARD SPECIFICATIONS.
- ASPHALT CONCRETE SHALL BE TYPE B AND SHALL CONFORM TO THE PROVISIONS IN SECTION 39 OF CALTRANS STANDARD SPECIFICATIONS. THE AGGREGATE SHALL CONFORM TO THE GRADING SPECIFIED IN SECTION 39-2.02 OF CALTRANS STANDARD SPECIFICATIONS FOR THE 1/2" MAXIMUM MEDIUM GRADATION.
- CONSTRUCTION CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONSTRUCTION CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR ALL SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY, AND THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY, AND NOT BE LIMITED TO NORMAL WORKING HOURS.
- THE GEOTECHNICAL INVESTIGATION PREPARED BY DEES AND ASSOCIATES FOR LUIS PADILLA DATED MAY 2024 PROJECT NO. SCR-1869 SHALL BE STRICTLY ADHERED TO DURING THE GRADING AND CONSTRUCTION OF THIS PROJECT.

RECOMMENDED BMP MAINTENANCE		
INSPECTION	MAINTENANCE ACTIVITY	SUGGESTED FREQUENCY
INSPECT DOWNSPOUTS & SWALES TO ENSURE STORMWATER IS PROPERLY CONVEYED.	REPAIR BLOCKED OR DIVERTED CONVEYANCES.	DURING MAJOR STORMS
INSPECT DOWNSPOUTS & SWALES FOR ACCUMULATED SEDIMENT AND DEBRIS.	REMOVE SEDIMENT AND DEBRIS.	ANNUALLY IN SPRING AND AFTER MAJOR STORMS
INSPECT FOR TRASH AND DEBRIS AT DOWNSPOUTS & SWALES.	REMOVE TRASH AND DEBRIS FROM POND.	ANNUALLY IN SPRING AND AFTER MAJOR STORMS
INSPECT FOR EROSION ESPECIALLY AT SWALES & DOWNSPOUT OUTLETS.	IDENTIFY CAUSES FOR EROSION AND STABILIZE.	ANNUALLY IN SPRING AND AFTER MAJOR STORMS
INSPECT FOR INVASIVE WEEDS.	REMOVE INVASIVE WEEDS ANNUALLY OR AS NEEDED.	SPRING AND FALL
INSPECT SITE FOR UNUSUAL OR UNSAFE CONDITIONS OR DAMAGE.	REPAIR STRUCTURAL COMPONENTS AS NECESSARY.	ANNUALLY IN SPRING



### Plant Legend

Sym	Botanical Name	Common Name	Size	Quan
<b>Trees</b>				
T1	<i>Pistacia chinensis</i>	Chinese Pistache	15GC	2
T2	<i>Tristania 'Elegant'</i>	Swamp Myrtle	15GC	1
T3	<i>Cassia leptophylla</i>	Gold Medallion Tree	15GC	4
<b>Shrubs</b>				
S1	<i>Polygala myrtifolia</i>	Purple Sweet pea Shrub	5GC	10
S2	<i>Loropetalum 'Plum Delight'</i>	Red-leaf Magenta fringe Flower	5GC	7
S3	<i>Leucodendron 'Summer Red'</i>	Red Cone Bush	5GC	9
<b>Perennials</b>				
P1	<i>Erysimum 'Bowles Mauve'</i>	Violet Wall Flower	5GC	5
P2	<i>Pharimum 'Cream Delight'</i>	Variegated New Zealand Flax	5GC	9
<b>Groundcovers</b>				
GC1	<i>Rosa 'Amber Flower Carpet'</i>	Amber Carpet Rose	2GC	15
GC2	<i>Ceratostigma plumbagioides</i>	Blue Dwarf Plumbago	1GC	14

### Notes

- PLANTING AREA PREPARATION**
1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
  2. Cultivate all planting areas to a minimum of 8" incorporating a minimum of four cubic yards per 1,000 square feet of permeable area into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
  3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
  4. Existing plants to be saved shall be protected from injury.
  5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.
- QUALITY OF PLANT MATERIALS**
1. All plant material shall be nursery grown, healthy and free from disease and pests.
  2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
  3. Plants shall be protected from drying out, wind burn and injury during handling and storage.
- INSTALLATION**
1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
  2. Each plant shall have a pre made or site made gutter basket of the appropriate size.
  3. Backfill for the planting holes shall be 80 % site soil and 20% 50-50 blend mushroom compost, aged chicken manure or other approved material.
  4. All planting areas shall be mulched with 3" of redwood bark, fir bark or other approved material, except in turf areas, creeping or rooting groundcovers, or direct seeding applications. 5. All trees shall be staked with 2, 2" x 10' lodge pole pine tree stake outside the root ball and secured with two rubber tree ties.

Sheet  
L1

Revisions

Date  
11-20-23

831 426-6845  
Ca. Lic. #2937

Ellen Cooper  
Landscape Architect

Planting Plan

COPIRIGHTS FEES - LUIS PADILLA  
8007 FREEDOM BLVD. NATASVILLE, CA

## Planting Plan

FOR TAX PURPOSES ONLY

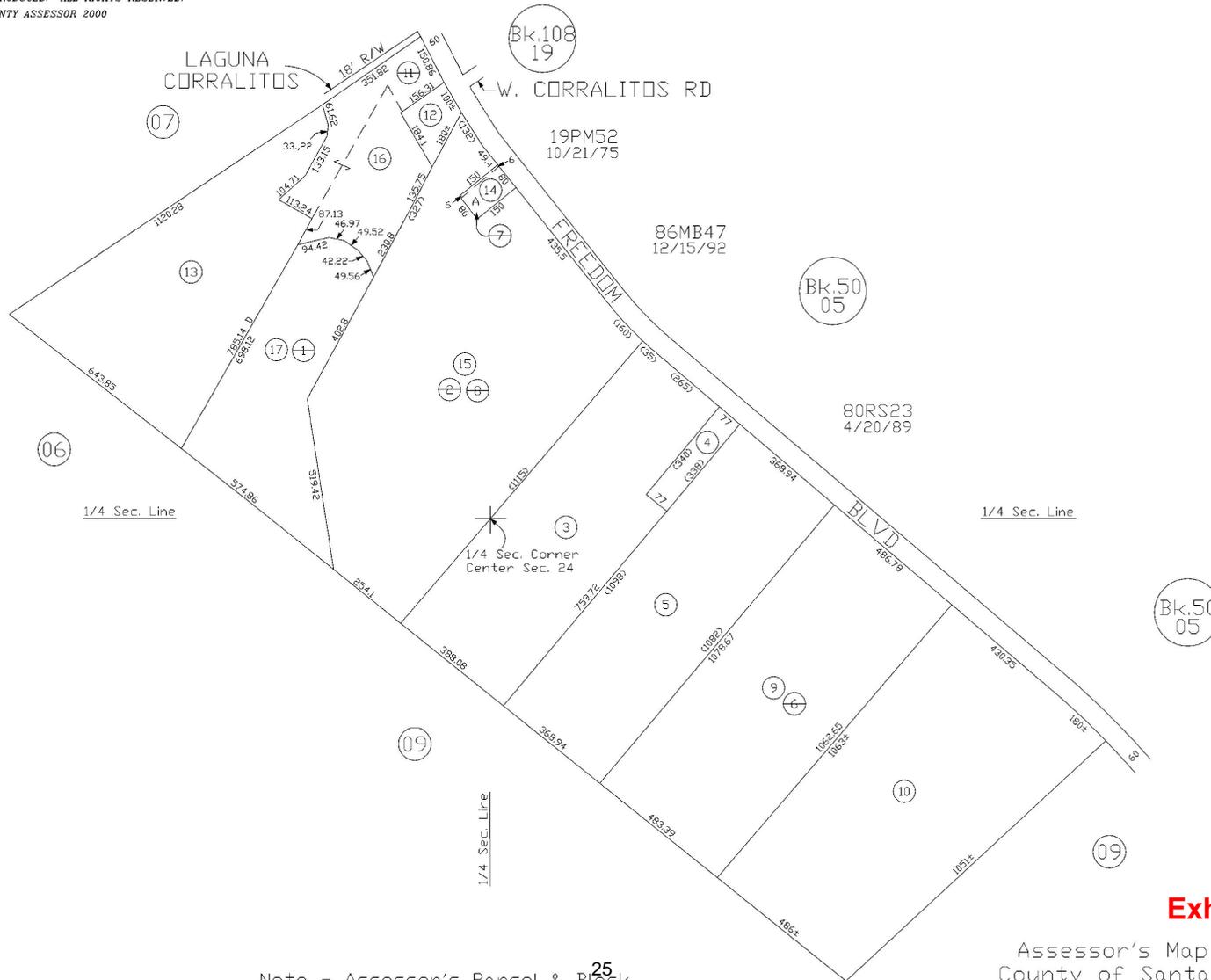
RANCHO DE LOS CORRALITOS  
SEC. 24, T.11S., R.1E., M.D.B. & M.

Tax Area Code  
69-010

49-08

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

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Electronically red-drawn 4/19/00 KSA  
Rev. 6/1/01 pvn. (change page refs.)  
Rev. 1/27/03 pvn (St. Name)

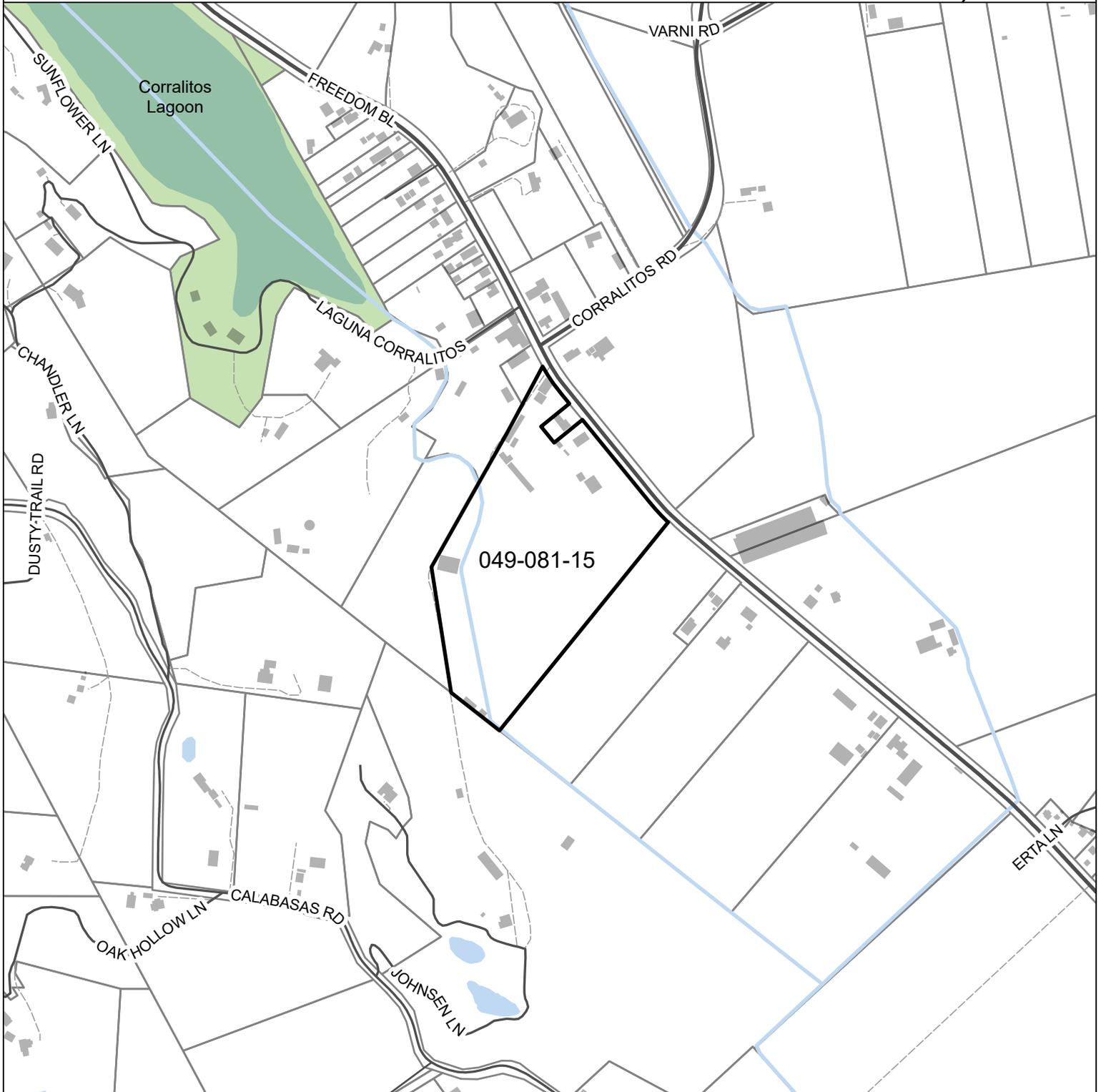
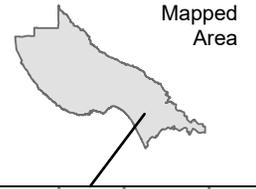
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

**Exhibit E**

Assessor's Map No. 49-08  
County of Santa Cruz, Calif.  
April 2000

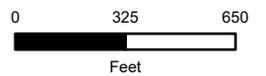
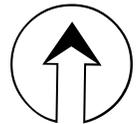


# Parcel Location Map



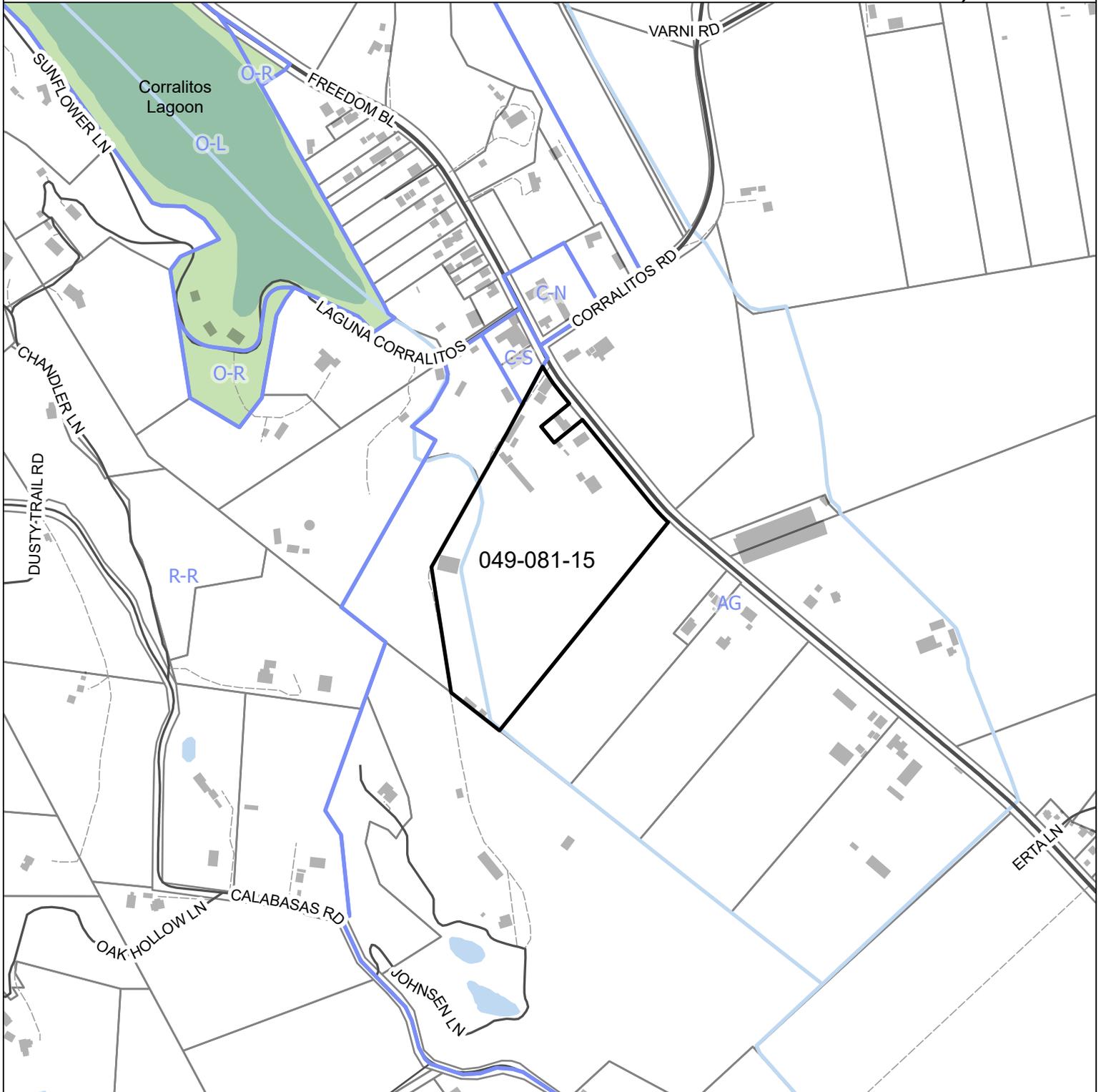
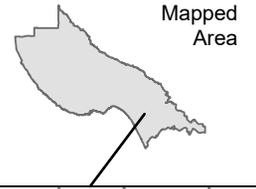
**Parcel: 04908115**

 Subject Parcel

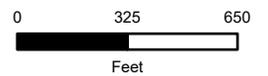
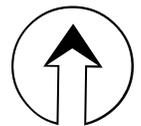




# Parcel General Plan Map

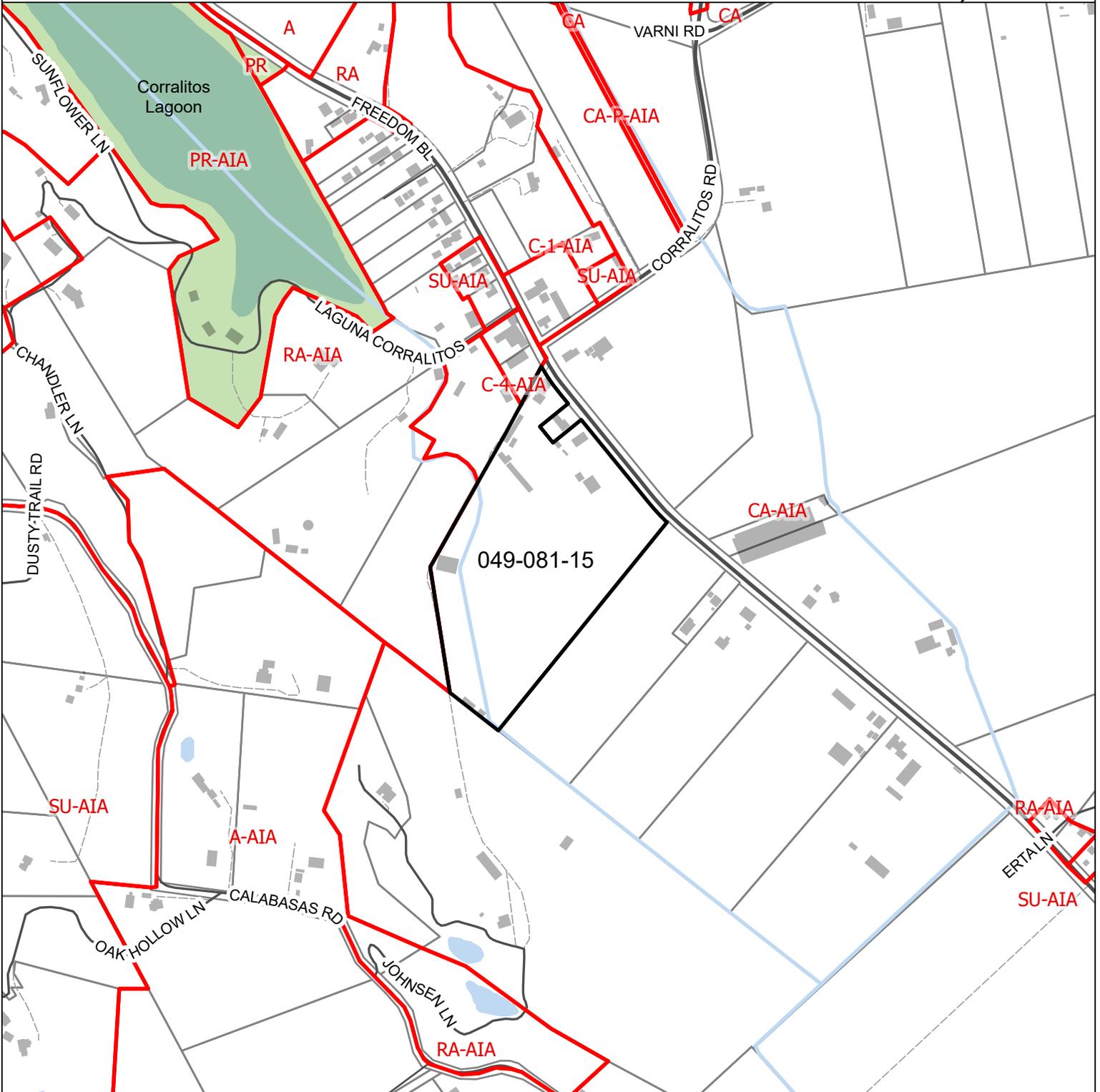
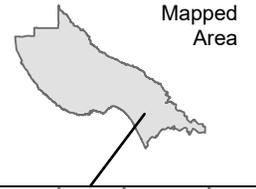


Subject Parcel

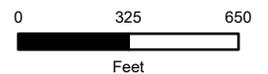
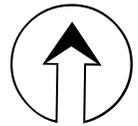




# Parcel Zoning Map



Subject Parcel



## Parcel Information

### Services Information

Urban/Rural Services Line:     \_\_\_ Inside     X Outside  
Water Supply:                    Watsonville Water District  
Sewage Disposal:                Septic Maintained  
Fire District:                    Pajaro Valley Fire Protection District  
Drainage District:                Outside Flood Control District

### Parcel Information

Parcel Size:                      17-acres  
Existing Land Use - Parcel:       Commercial Agriculture  
Existing Land Use - Surrounding:  Agriculture  
Project Access:                  Freedom Boulevard  
Planning Area:                   Aptos Hills  
Land Use Designation:           AG (Agriculture)  
Zone District:                    CA (Commercial Agriculture)  
Coastal Zone:                    \_\_\_ Inside     X Outside  
Appealable to Calif. Coastal  
Comm.                              \_\_\_ Yes        X No

**Technical Reviews:** Soils Report Review (REV251061), Archeological Report Review (REV241146)

### Environmental Information

Geologic Hazards:               Not mapped/no physical evidence on site  
Fire Hazard:                    Mapped fire hazard area  
Slopes:                          Flat topography  
Env. Sen. Habitat:               Mapped - no physical evidence on site  
Grading:                        No grading proposed  
Tree Removal:                  No trees proposed to be removed  
Scenic:                          Not a mapped resource  
Archeology:                      Mapped resource/no physical evidence on site



# County of Santa Cruz

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

**MATT MACHADO, PLANNING DIRECTOR**

Luis Padilla  
2890 Freedom Blvd  
Watsonville, CA 95076

August 21, 2024

**Subject:** New 5,000 square foot commercial building.  
Archaeological report review and conditioned approval  
APN 049-081-15, Application REV241146

Dear Luis Padilla,

The County of Santa Cruz Planning Department received and reviewed the Archaeological Report prepared by John Schlagheck, dated August 7, 2023 for the new 5,000 square foot commercial building. This report was required due to the potential presences of archaeological resources within the proposed project area. Based on the submitted report findings the project site is unlikely to contain prehistoric or historic resources as no indications of significant cultural resources were found during the site reconnaissance. The following conditions will be included in the Commercial Development Permit 231194.

- A. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.080 shall be observed.
- B. The building permit application shall include condition A, above, and shall provide the contact information for the archaeologist of record.

If you have any questions regarding this letter, please call me at (831) 454-3163.

Sincerely,

Sydney Niyama  
Resource Planner



# County of Santa Cruz

## Department of Community Development and Infrastructure

701 Ocean Street, Fourth Floor, Santa Cruz, CA 95060  
Planning (831) 454-2580      Public Works (831) 454-2160  
sccoplanning.com              dpw.co.santa-cruz.ca.us

9 June 2025

Luis Padilla, SR <lp49310@gmail.com>  
2895 Freedom Blvd  
Watsonville, CA 95076

Subject:            Review of the Geotechnical Investigation, Proposed Feed Store, 2869 Freedom Blvd, Watsonville, Santa Cruz County, CA/APN 049-081-15, Santa Cruz County, CA report dated 23 May 2024 by Dees and Associates, Inc. - Project No. SCR-1869

Project Site: 2869 Freedom Blvd, Watsonville  
APN 049-081-15  
Application No. REV251061 (231194)

Dear Applicant,

The Planning Division has accepted the subject geotechnical investigation report for the proposed project. The following items shall be required:

1. All project design and construction shall comply with the recommendations of the subject geotechnical investigation report;
2. Final plans shall reference the report by title, author, and date. Final Plans should also include a statement that the project shall conform to the report's recommendations; and
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The Consultants Plan Review Form (Form PLG-300) is available on the Planning Department's web page. The author of the soils reports shall sign and stamp the completed form. Please note that the plan review form must reference the final plan set by the last revision date.

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Electronic copies of all forms required to be completed by the soils engineer may be found on our website: Assistance and Forms (santacruzcountyca.gov)

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Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic, or sewer approval, etc. may require resolution by other agencies.

If we may be of any further assistance, please contact the undersigned at: 831.454.3168 or [rick.parks@santacruzcountyca.gov](mailto:rick.parks@santacruzcountyca.gov)

Respectfully,



Rick Parks, GE 2603  
Civil Engineer – Environmental Planning Section  
County of Santa Cruz Planning Division

Cc: Environmental Planning: Sydney Niiyama  
Rebecca Dees, GE

Attachments: [Notice to Permit Holders](#)

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,  
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and/or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *Soils (Geotechnical) Engineer Final Inspection Form* from your soils engineer is required to be submitted to Environmental Planning that includes copies of all observations and the tests the soils engineer has made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils report.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.