

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 04-0014

APN: 046-201-25

APPLICANT: Tim Quirk

OWNER: Nurserymen's Exchange, 475 Sixth St., San Francisco CA 94103

PROJECT DESCRIPTION: Proposal to install a 20,000-gallon water storage tank to serve an existing wholesale nursery. Requires an Amendment to Commercial Development Permit #95-0216 and a Coastal Permit.

LOCATION: Property located at the end of a private road, about 0.5 miles east of San Andreas Road (570 San Andreas Road) in Watsonville.

PERMITS REQUIRED: Coastal Development Permit, Amendment to Commercial Development Permit #95-0216

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 3

COASTAL ZONE: X Yes No **APPEALABLE TO CCC:** X Yes No

PARCEL INFORMATION

PARCEL SIZE: 45.071 acres

EXISTING LAND USE:

PARCEL: Commercial wholesale nursery

SURROUNDING Commercial Agriculture

PROJECT ACCESS: San Andreas Road

PLANNING AREA: San Andreas

LAND USE DESIGNATION: A - Type 3 (Agriculture, Coastal zone)

ZONING DISTRICT: CA (Commercial Agriculture)

SUPERVISORIAL DISTRICT: Second (Pirie)

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------------|--------------------------------------------|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Baywood/Elder sandy loam |
| c. Fire Hazard | C Not a mapped constraint |
| d. Slopes | d. 2 - 9 percent slopes |
| e. Env. <i>Sen.</i> Habitat | e. Mapped/no physical evidence on site |
| f. Grading | f. No grading proposed |
| g. Tree Removal | g. No trees proposed to be removed |
| h. Scenic | h. Mapped resource - project not visible |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | k. Existing roads adequate |

- | | |
|-----------------------|----------------------------------------|
| l. Parks | 1. Existing park facilities adequate |
| m. Sewer Availability | m. No |
| n. Water Availability | n. No |
| o. Archeology | o. Mapped/no physical evidence on site |

SERVICES INFORMATION

Inside Urban/Rural Services Line: ___ Yes X No

Water Supply: Private well

Sewage Disposal: Private septic system CSA#12

Fire District: CDF

Drainage District: Non-zone

HISTORY

The Application was accepted by the Planning Department on January 13,2004 and deemed complete on February 11,2004.

ANALYSIS AND DISCUSSION

The subject property is a 45-acre parcel, located in the CA (Commercial Agriculture) zone district, a designation that allows commercial agriculture uses. The proposed water tank is a principal permitted use within the zone district and the project is consistent with the site's (A) Agriculture General Plan designation. The proposed water tank is in conformance with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The water storage tank is used in agricultural production of flowers and plants for the wholesale nursery operations on the site.

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

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.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **04-0014**, based on the attached findings and conditions.
2. Certification that the proposal is exempt **from** further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map
- F. Zoning map, General **Plan** map
- G. Comments & Correspondence
- H. Permits and Conditions of Approval 86-588-CDP, CZ2, 95-0216
- I. Site photographs

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared **By:** Joan **Van** der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174 (or, pln140@co.santa-cruz.ca.us)

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The property is zoned CA (Commercial Agriculture), a designation which allows commercial agriculture uses. The proposed water tank is a principal permitted use within the zone district, consistent with the site's (A) Agriculture General Plan designation.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is consistent with the surrounding neighborhood in that the colors shall be natural in appearance and complementary to the site and existing mature vegetation shall be retained, the development site is not on a prominent ridge, beach, or bluff top.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located between the shoreline and the first public road. Consequently, the water tank will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

The proposed project is in conformity with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding agricultural neighborhood. Additionally, commercial agriculture uses are allowed uses in the CA (Commercial Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain water tanks used for agricultural production.

DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed water *tank* and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for commercial agriculture uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed water tank will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the CA (Commercial Agriculture) zone district. The proposed location of the water tank and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CA zone district in that the primary use of the property remains commercial agriculture and the water tank meets all current site standards for the zone district.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Agriculture (A) land use designation. The proposed continued

commercial agriculture use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Agriculture).

The proposed water tank will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the CA zone district and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed water tank will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed water tank will comply with the site standards for the CA zone district and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a water tank on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to maintain existing traffic volumes and will not adversely impact existing roads and intersections in the surrounding area.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED **LAND** USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed water tank will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensity of the neighborhood in the vicinity, in that the proposed structure is of a neutral color and the proposed water tank is consistent with the land use intensity and density of the neighborhood.

**REQUIRED FINDINGS FOR DEVELOPMENT ON LAND ZONED COMMERCIAL
AGRICULTURE OR AGRICULTURAL PRESERVE
COUNTY CODE SECTION 13.10.314(a)**

1. THE ESTABLISHMENT OR MAINTENANCE OF THIS USE WILL ENHANCE OR SUPPORT THE CONTINUED OPERATION OF COMMERCIAL AGRICULTURE ON THE PARCEL AND WILL NOT REDUCE, RESTRICT OR ADVERSELY AFFECT AGRICULTURAL RESOURCES, OR THE ECONOMIC VIABILITY OF COMMERCIAL AGRICULTURAL OPERATIONS, OF THE AREA.

The installation of a 20,000-gallon water storage tank on the site will support continued agricultural operations. The project site is utilized as a wholesale nursery, consistent with the Commercial Agricultural (CA) zoning of the land. The maintenance of this use supports and contributes to the economic viability of commercial agricultural operations in the area.

2. THE USE OR STRUCTURE IS ANCILLARY, INCIDENTAL OR ACCESSORY TO THE PRINCIPAL AGRICULTURAL USE OF THE PARCEL OR NO OTHER AGRICULTURAL USE OF THE PARCEL IS FEASIBLE FOR THE PARCEL; OR

The water tank is accessory to and necessary for continued agricultural operations on the parcel.

3. THE USE CONSISTS OF AN INTERIM PUBLIC USE WHICH DOES NOT IMPAIR LONG-TERM AGRICULTURAL VIABILITY; AND

Not applicable.

4. SINGLE FAMILY RESIDENTIAL USES WILL BE SITED TO MINIMIZE CONFLICTS, AND THAT ALL OTHER USES WILL NOT CONFLICT WITH COMMERCIAL AGRICULTURAL ACTIVITIES ON SITE, WHERE APPLICABLE, OR IN THE AREA.

Not applicable.

5. THE USE WILL BE SITED TO REMOVE NO LAND FROM PRODUCTION (OR POTENTIAL PRODUCTION) IF ANY NON-FARMABLE POTENTIAL BUILDING SITE IS AVAILABLE, OR IF THIS IS NOT POSSIBLE, TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION.

The proposed water storage tank will be located in the immediate vicinity of an existing smaller water tank, clustered with existing agricultural support buildings, to remove as little land as possible from production.

CONDITIONS OF APPROVAL

Exhibit A: Mid Coast Engineering, 2 sheets (site plan, preliminary drainage plan) dated 3/10/98.

- I. This permit authorizes the installation of a 20,000-gallon water storage ~~tank~~. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 - C. All conditions of previously approved permits 86-588-CDPICZ2 and 95-0216 remain in effect.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
 1. Identify exterior color for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. Drainage, and erosion control plans, if required.
 3. Details showing compliance with fire department requirements.
 - B. Meet all requirements and pay any applicable plan check fee of the CDF Fire Protection 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 inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - B. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all ~~further~~ site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. 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.

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

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM THE EFFECTIVE DATE UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 3/19/04

Effective Date: 4/02/04

Expiration Date: 4/02/06

Don Bussey
Deputy Zoning Administrator

Joan **Van** der Hoeven
Project Planner

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

EXHIBIT C

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 04-0014

Assessor Parcel Number: 046-201-25

Project Location: 570 San Andreas Road, Watsonville

Project Description: Proposal to install a 20,000 gallon water tank

Person or Agency Proposing Project: Tim Quirk, Nurserymen's Exchange

Contact Phone Number: (650)726-6361

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

Specify type:

E. ☒ **Categorical Exemption**

Specify type: Class 3. Conversion of small structures (Section 15303)

F. Reasons why the project is exempt:

Installation of agricultural water storage tank for existing nursery operation

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


Joan Van der Hoeven, Project Planner

Date: March 19, 2004

EXHIBIT D

LOTS AS SHOWN ON
PARTITION MAP OF
SAN ANDREAS RANCHO

Tax Area Code
2-075
69-262 69-282

PROJECT LOCATION

Assessor's Map No. 46-20
County of Santa Cruz, Calif.
Feb. 2000

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

EXHIBIT E

Location Map



Map created by Santa Cruz County,
Planning Department:
January 2004



EXHIBIT F

Zoning Map



1000 0 1000 2000 Feet

Legend

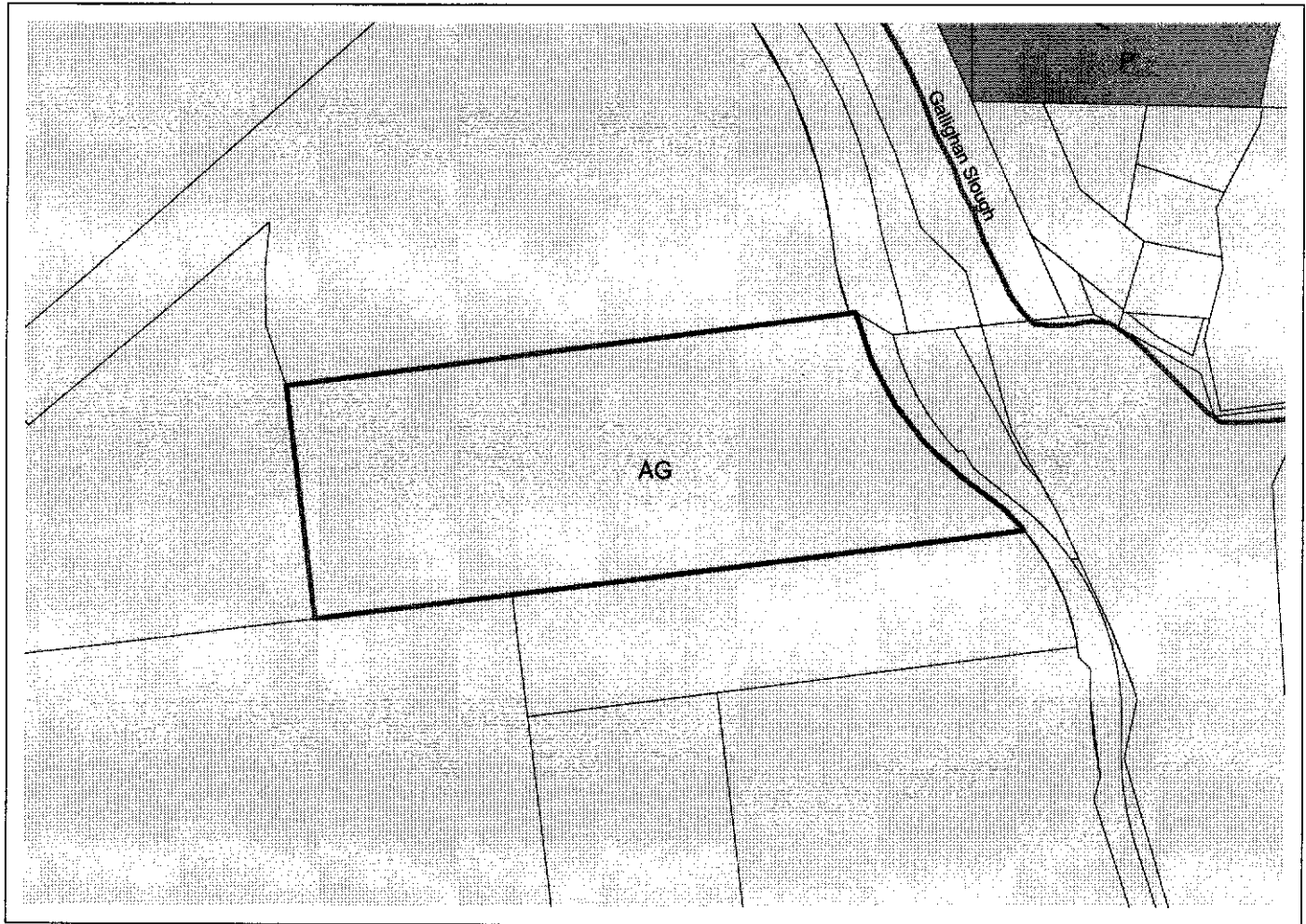
	APN 046-201-25
	Streets
	Perennial Stream
	A
	CA
	PF



Map created by Santa Cruz County
Planning Department:
January 2004






EXHIBIT F

General Plan Map



1000 0 1000 2000 Feet

Legend

-  APN 046-201-25
-  Streets
-  Perennial Stream
-  Agriculture
-  Public Facilities



Map created by Santa Cruz County
Planning Department:
January 2004

EXHIBIT F

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Joan Van Der Hoeven
Application No.: 04-0014
APN: 046-201-25

Date: February 11, 2004
Time: 08:04:04
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON FEBRUARY 5, 2004 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON FEBRUARY 5, 2004 BY ROBERT S LOVELAND =====
NO COMMENT

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 2, 2004 BY CARISA REGALADO =====
Plans accepted as submitted. Discretionary stage application review is complete for this division.

If needed, further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/brochures/drain.htm>

Please call or visit the Dept. of Public Works. Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON FEBRUARY 2, 2004 BY CARISA REGALADO =====
No comment.

Environmental Health Completeness Comments

===== REVIEW ON JANUARY 29, 2004 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON JANUARY 29, 2004 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON JANUARY 27, 2004 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME: CDF/COUNTY FIRE
SHOW on the plans. DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope.

EXHIBIT G 1

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 04-0014
APN: 046-201-25

Date: February 11, 2004
Time: 08:04:04
Page: 2

The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications. Standards. Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

Cal Dept of Forestry/County Fire Miscellaneous Com

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

===== REVIEW ON JANUARY 27, 2004 BY COLLEEN L BAXTER =====

EXHIBIT G 1

Joan Van der Hoeven
County of Santa Cruz
Planning Department

Re: Application # **04-0014** Assessor's Parcel #: **046-201-25**

The 20,000-gallon tank is needed for the Bloomrite property because the current 5,000-gallon tank capacity is too small to irrigate the property. In the current **system** the well pump fills the **tank** from which the water is pumped **to** irrigate the crops. Because the tank is too small it **drains** out prior to completing the irrigation cycle, thus the well pump must continuously **run to** feed the sprinkler **system**. **As** a **sprinkler** section **shuts** down and another **starts** up the well pump must **also** stop and **start** causing excessive wear and wasted water. The result is **an** uneconomical irrigation system and excessive pump repairs and replacement **costs**.

The 20,000-gallon tank will prevent the well pump from the **continuous on and** off cycle and would be able to **feed** the irrigation system allowing us to irrigate **small** blocks without having to use the **well** pump and decrease **wasting** water. **This** would allow the well pump to perform its primary purpose, which is to maintain the preset **tank** water level.

Bob Pettit
Nurserymen's Exchange, Inc.
(650) 712-4318

EXHIBIT G

PLANNING DEPARTMENT



COUNTY OF SANTA CRUZ

GOVERNMENTAL CENTER

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060

September 22, 1986

KRIS SCHENK
Director

PERMIT

* Stephen Dautoff
* Dautoff Flower Growers, Inc.
* 172 Zils Road
Watsonville, CA 95076

SUBJECT: APN: 46-201-25

APPLICATION NO- 86-588-CDP,CZ*2

Permit to construct a 6,000-square foot packing shed (Phase I) including a mezzanine floor of 1,750-square feet for an office and multi-purpose room (Phase II). Requires a Commercial Development Permit and a Coastal Zone Permit.

On 09/05/86, the Zoning Administrator acted upon your application as follows:

XX APPROVED. See attached conditions. This is your permit.

 DENIED your application for the following reasons:

NOTE: This decision is final unless it is appealed. See reverse for information regarding appeals. You may require a Building permit to begin actual construction. You may exercise this permit only after the 10-day appeal period is over. THIS PERMIT SHALL EXPIRE ON 09/22/87 IF NOT EXERCISED.

If you have any questions, please contact the planner at the phone number listed below.

Sincerely,

Bob Leggett
Senior Planner

By :

Kim Ischantz
Kim Ischantz

Associate Planner

Phone No. 425-2772

BL/KT/dc

EXHIBIT H 1

Stephen Dautoff
APN 46-201-25
Applic.: 86-588-CDP,CZ

DEVELOPMENT PERMIT AND
COASTAL ZONE PERMIT CONDITIONS

EXHIBITS:

Exhibit A, Consisting of 5 pages all dated September 5, 1986
Sheet 1 - Site Plan
Sheet 2 - Landscape and Drainage Plan
Sheet 3 - Lower Floor Plan (Phase I)
Sheet 4 - Mezzanine Floor Plan (Phase II)
Sheet 5 - Elevations Plan

CONDITIONS:

1. This permit enables the construction project to be done in two separate phases as shown on Sheets 3 and 4 of Exhibit A. A Building Permit must be obtained for Phase I of the project within 1 year of the approval date of this permit and for Phase II within 5 years of the same approval date of this permit without the necessity of further review.
2. The construction plans for the Building Permit must conform to all sheets of Exhibit A. All construction shall meet the requirements of the Uniform Building Code, Uniform Plumbing Code and National Electrical Code.
3. A separate electrical service is authorized for the packing shed. An application for an Electrical Permit shall accompany the Building Permit application for Phase I of this project.
4. All landscaping and drainage facilities as shown on Sheet 2 of Exhibit A shall be installed prior to clearance of Building Permit inspections for Phase I and prior to making a Building Permit application for Phase II. They shall be permanently maintained in operational conditions.
5. The applicant will meet all the requirements of the County Fire Marshall, including obtaining an address for the property and if required installation of a fire extinguishing sprinkler system, before the completion of Phase I construction and prior to the Building Permit application for Phase II.

MINOR VARIATIONS TO THIS PERMIT WHICH DO NOT AFFECT THE OVERALL CONCEPT OF DENSITY MAY BE APPROVED BY THE PLANNING DIRECTOR AT THE REQUEST OF THE APPLICANT OR THE STAFF.



COUNTY OF SANTA CRUZ
Planning Department

COMMERCIAL DEVELOPMENT/COASTAL
PERMIT

Owner Dautoff Flower Growers Inc.
Address 2651 Cabrillo Hwy
Half Moon Bay, CA 94019

Permit Number 95-0216
Parcel Number(s) 046-201-25

PROJECT DESCRIPTION AND LOCATION

Proposal to construct about 193,000 square feet of glass greenhouses, 242,000 square feet of hoop greenhouses, 9,000 square feet of packing shed, 875 square feet of office, 3,250 square feet of equipment building, 3,750 square feet of repair shop, to grade about 950 cubic yards of earth for detention basins and to install a 40,000 gallon water storage facility; all to be completed in 5 phases. Requires a Commercial Development Permit and a Coastal Permit. Property located at the end of a private road about .5 mile east from San Andreas Road about 1 mile east from the intersection of San Andreas Road and Buena Vista Drive.

SUBJECT TO ATTACHED CONDITIONS.

Approval Date: 3/20/98

Effective Date: 3/30/98

Exp. Date (if not exercised): 3130100

Coastal Appeal Exp. Date: Call Coastal Comm.

Denied by: _____

Denial Date: _____

☒ This project requires a coastal zone permit which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission. The appeal must be filed within 10 working days of action by the decision body.

This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 working days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 10 working days of action by the decision body.

This permit cannot be exercised until after the Coastal Commission appeal period. That appeal period ends on the above indicated date. Permittee is to contact Coastal staff at the end of the above appeal period prior to commencing any work.

A Building Permit must be obtained (if required) and construction must be initiated prior to the expiration date in order to exercise this permit. **THIS PERMIT IS NOT A BUILDING PERMIT.**

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

Timothy J. Callahan
Signature of Owner/Agent

3-20-98
Date

R. Staker
Staff Planner

3/20/98
Date

EXHIBIT H 1

Applicant: Tim Oldman
Appl. 95-0216
APN: 046-201-25

CONDITIONS OF APPROVAL

Commercial Agriculture, Coastal Permit No. 95-0216

Property Owner: Mary & Louis Polini
Assessor's Parcel No. 46-201-25
Property address: 570 San Andreas Road
San Andreas Planning area

EXHIBITS:

A. Architectural Plans on file dated 7/2/97.

I. This permit authorizes a 5 Phase construction and agricultural operation project to include about 193,000 square feet of glass greenhouses, about 242,000 square feet of hoop greenhouses, 9,000 square feet of packing shed, remodel and expansion of existing offices by 875 square feet, construction of about 3,250 square feet of equipment building, 3,750 square feet of repair shop, to grade about 950 cubic yards of earth for detention basins, and the construction of a 48,000 gallon water storage facility for fire protection. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/ owner shall:

- A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
- B. Obtain a Building Permit.
- C. Obtain a Grading Permit.
- D. Obtain a Building Permit (if necessary for the existing hoop structure as per County Code Section 12.10) and a Grading Permit for the necessary detention basin within 90 day from issuance of this Permit.

11. Prior to issuance of a Building Permit the applicant/ owner shall:

A. Submit final plans (plans for building permit submittal) for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include, but not be limited to, the following:

- 1. In order to prevent sediment deposition into Galligan Slough, sediment must be prevented from accumulating in the open channel and from entering the drainage system at any of the catch basins and detention basin outlets. A comprehensive and detailed sediment control plan must be submitted for the approval of the County Civil Engineer and the Environmental Coordinator prior to the scheduling

of the public hearing. The plan, to be designed by the project engineer, shall include the following:

- a. Appropriately sized sediment basins, or alternatively, redesign of the drainage detention basins to add sediment settling capability:
 - b. A plan for maintenance of the sediment basins and the open channel along the north property line, specifying inspection and clean out schedule and the location for disposal of spoils. The outfall from a neighbor detention pond currently contributes sediment to the open channel. All inputs to the channel, including off site drainage and sediment, must be accounted for in the control plan:
 - c. Show the outlet of the drainage system at Galligan Slough, with appropriate energy dissipation, erosion control, and sediment filtering devices. Include a schedule for monitoring the outlet for erosion, or for deposition of a sediment fan. Indicate that both erosional and depositional conditions will be corrected if identified during monitoring:
 - d. Silt and grease traps shall be installed within the equipment service buildings and at the storm drain outlet on the eastern-most portion of the parcel (next to Galligan Slough).
 - e. All-weather baserock surfacing on the access road, to be maintained in good repair.
 - f. Submit a full erosion control plan to accompany the Grading Permit application for the detention basins, and for any sediment basins added to the plan.
 - g. Submit revisions to the preliminary drainage plan by Mid Coast Engineers, dated July 2, 1997, to include sediment control features (see A 1-5) and to show the outlet at Galligan Slough. Implement the collection, routing, and detention system as shown in the revised plan,
- B. In order to prevent impacts from hazardous substances in use at the repair facility, the applicant shall submit a hazardous material management plan to the Environmental Health Department, and shall receive a Hazardous Material Management Permit.
- C. To protect water quality from impacts associated with the sewage disposal system, the applicant shall obtain a permit from Environmental Health Department for an expanded septic system adequate for the larger number of workers and customers at the site, *or* shall obtain a letter certifying that the current system is adequate. This shall be submitted prior to permit issuance.
- III. All construction shall be performed in accordance with the approved plans. Prior to final building inspection and building occupancy, the applicant/ owner meet the following conditions:

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- A. All site improvements shown on the final approved Building Permit plans including required detention basins.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. Meet the requirements of the Aptos/La Selva Fire District and pay the appropriate fees.

IV. Operational Conditions

- A. The approved silt and grease traps shall be inspected to determine if they need cleaning or repair at the following minimum frequencies:
 - 1. Prior to October 15 each year:
 - 2. Prior to April 15 each year;
 - 3. Each month that it rains between November 1 and April 1.
- B. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
- C. To ensure adequate stormwater detention at all times, revise the phasing schedule to install the upper detention basin at the beginning of Phase 1. and the lower basin at the beginning of Phase 2.
- D. To prevent cumulative impacts associated with the conversion of farmland to non-soil dependent uses. Any flooring material shall be removed when the greenhouses are moved or no longer used, and the area shall be returned to original condition suitable for soil dependent agriculture.
- E. 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.
- F. No long term sterillants shall be used within the greenhouses.
- G. The project Phases listed in the approved Program Statement maybe revised by the Project Planner at the request of the property owner if those revisions meet the intent and intensity of the original approved Exhibit A on file in the Planning Department.

V. Mitigation Monitoring Program.

The mitigation measures listed under this heading have been incorporated into the conditions of approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section

21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

- A. Mitigation Measure: Condition II.A.1.a., b., c., g. Sediment and erosion control plans.

Monitoring Program: The Project Planner will verify submittal of adequate sediment control plans. Plans will be reviewed and approved by the Environmental Planning Project Planner prior to building permit issuance.

- B. Mitigation Measure: Conditions II.C. Water Quality protection.

Monitoring Program: The Project Planner will verify the project owners submittal of an Environmental Health septic system permit for any required expansion of the existing septic system.

- C. Mitigation Measure: Condition II.B. Hazardous materials management.

Monitoring Program: Environmental Health Services Agency will receive and issue a Hazardous Materials Management Plan permit. Project Planner shall verify the permit issuance.

- D. Mitigation Measure: Condition IV.A.1., 2., 3., B. Ground water and surface water protection.

Monitoring Program: Public Works Department shall review and approve the annual monitoring report submitted by the owner and monitor the grease trap inspections, cleaning, and maintenance.

- E. Mitigation Measure: Conditions IV.C. Insure stormwater detention.

Monitoring Program: The property owner will submit revised plans for the detention basin phasing. The Project Planner will verify the plan submittal and review and approve those plans. Planner shall verify the construction at the appropriate Phase of the project.

- F. Mitigation Measure: Condition IV.D. Land use impact.

Monitoring Program: Building plans issued shall represent greenhouse flooring material and the timing for floor removal if they are a permanent type.

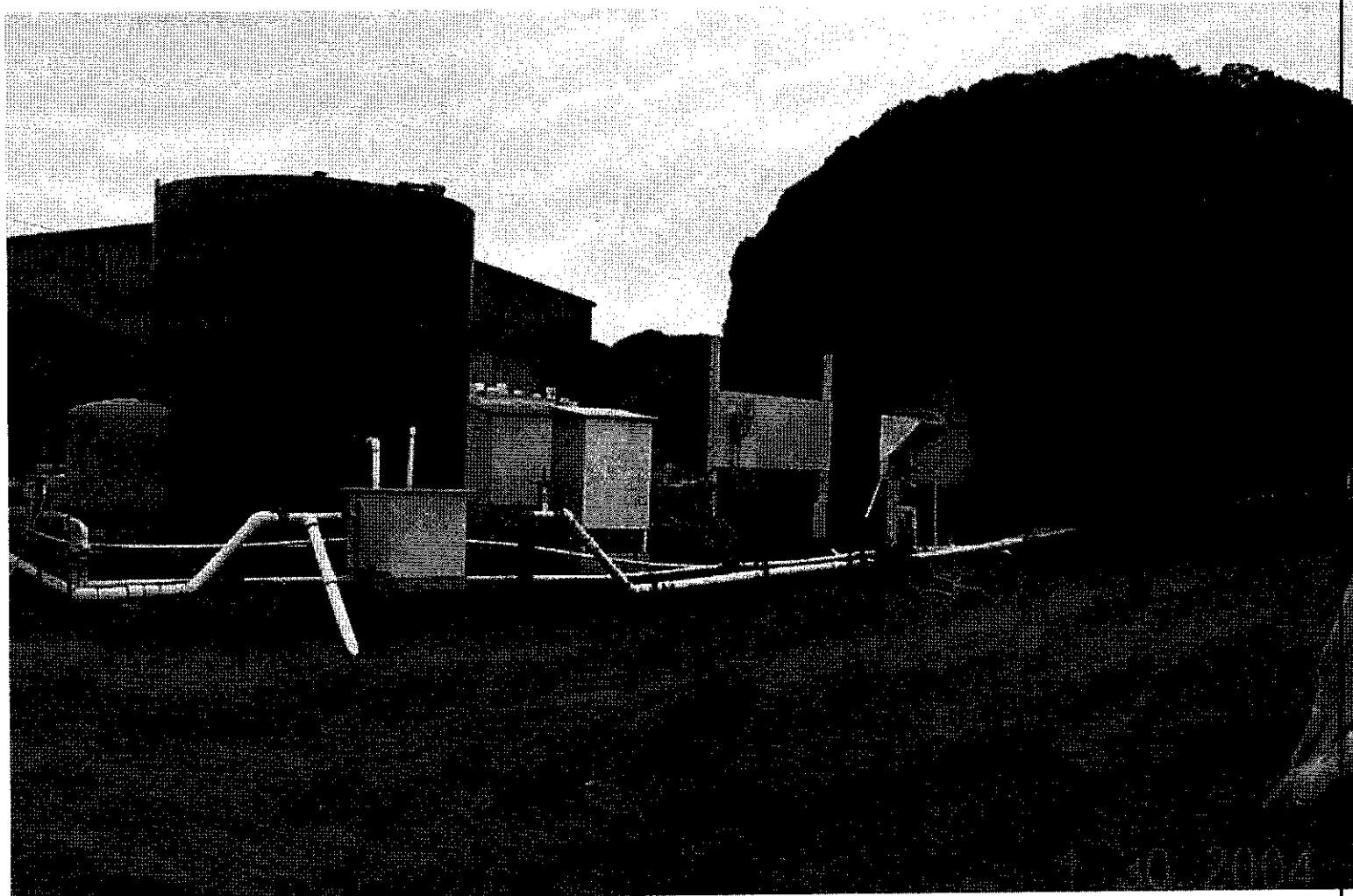
- G. Mitigation Measure: Condition II.A.1.d. Road maintenance.

Monitoring Program: The Project Planner shall inspect road condition upon completion of project Phase 1 through 5.

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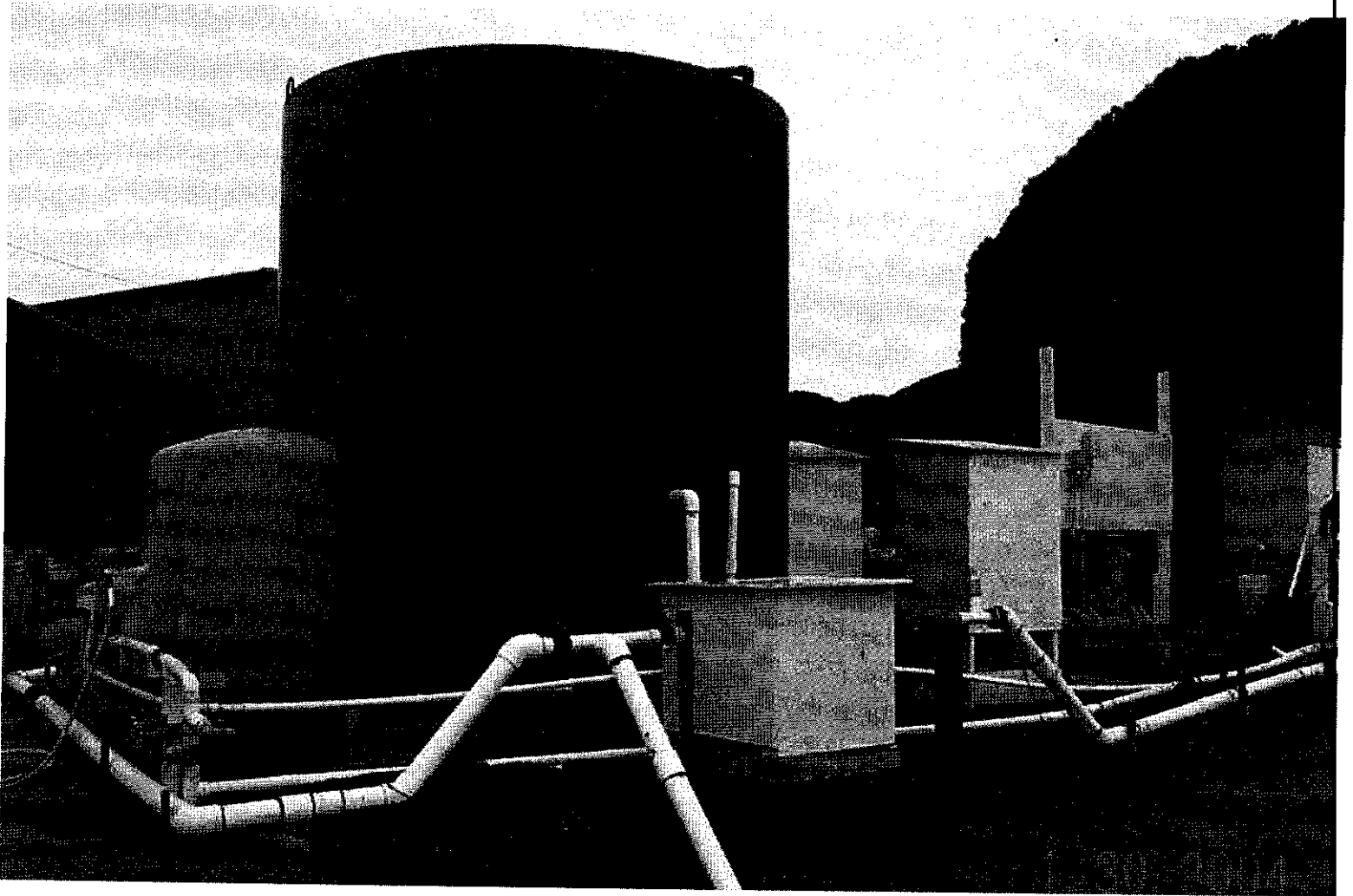
Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE CONSTRUCTION.



PROPOSED SITE FOR NEW
20,000 GALLON TANK
ADJACENT TO EXISTING
5,000 GALLON WATER TANK

EXHIBIT 1



EXISTING 5,000 GALLON
WATER TANK

EXHIBIT 11