



Staff Report to the Zoning Administrator

Application Number: **05-0308**

Applicant: Wayne Miller
Owner: Richard Hansen
APN: 049-081-12

Agenda Date: July 20, 2007
Agenda Item #: **8** _
Time: After 10:00 a.m.

Project Description:

Location: Proposal to demolish an existing single-family residence and temporary structure used as a feed store, construct a 3,200 square foot building for use as a feed store (with 1,650 square feet of **bulk** retail), a 3,200 square foot hay barn, and a two bedroom single-family dwelling for a caretaker's unit. Requires a Commercial Development Permit, an Agricultural Buffer Reduction, a variance to reduce the commercial setback from adjacent agricultural land from **30** feet to 0 feet for the hay barn and 10 feet for the residence, a Biotic review, and Archeological Review. Property located at the intersection of Freedom Blvd. and Corralitos Road (at 2901 Freedom Blvd.).

Supervisory District: Second District (District Supervisor: Ellen Pine)

Permits Required: Commercial Development Permit, Agricultural Buffer Reduction, and Variance, Biotic Review, and Archeological site review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0308, based on the attached findings and conditions.

Exhibits

- | | |
|---------------------------------------|-------------------------------------|
| A. Project plans | Attachment 3: Assessor's parcel map |
| B. Findings | E. Urban Designer's Comments, dated |
| C. Conditions | 12/20/06. |
| D. Mitigated Negative Declaration | F. Comments & Correspondence |
| Attachment 1: Zoning and General Plan | |
| Maps | |

Parcel Information

Parcel Size: 22,000 square feet
Existing Land Use - Parcel: Residence, **pet** grooming, feed store in temporary structures
Existing Land Use - Surrounding: Agriculture, community serving businesses
Project Access: Freedom Boulevard and Old Stage Road (private)
Planning Area: Aptos Hills
Land Use Designation: C-S (Commercial Service)
Zone District: C-4 (Commercial Service)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not in a mapped flood zone
Soils: Elder Sandy Loam
Fire Hazard: Not a mapped constraint
Slopes: 0-2%
Env. Sen. Habitat: Mapped Santa Cruz Tarplant Habitat
Grading: About 200 cubic yards
Tree Removal: Two trees to be removed (one within Old Stage Road r.o.w.)
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Mapped resource, no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Watsonville City Water District
Sewage Disposal: Septic
Fire District: Pajaro Valley Fire Protection District
Drainage District: Zone 7

History

Hansen's Feed has existed in the vicinity for at least 25 years, previously doing business across Old Stage Road from the present site at 2869 Freedom Boulevard (APN 049-081-15, the current Padilla property). According to Assessor's Records, Richard Hansen acquired **the** present project site in 1987, and moved the feed store operation in early 2005 without **the** benefit of a Commercial Development Permit.

The existing residence on site was constructed in 1926, and is significantly non-conforming as it encroaches into the Old Stage Road right-of-way. The structure is currently being used as a residence and as a pet grooming business (without permits).

Project Setting

The project site is located on Freedom Boulevard at the intersection of Freedom Boulevard and Old Stage Road, opposite from Corralitos Road. A cluster of neighborhood and community-serving businesses and single-family dwellings exist at this intersection, surrounded by Agricultural land. Commercial Agricultural (CA) zoned land exists to the south and east of the project site, requiring approval by the Agricultural Policy Advisory Commission (APAC) for a reduction in agricultural buffer setbacks (Exhibit D, Attachment 7). The only natural feature of significance is Corralitos Lagoon (Freedom Lake) about 560 feet to the northwest of the project site.

Zoning & General Plan Consistency

The subject property is a 22,000 square foot lot, located in the C-4 (Commercial Service) zone district, a designation which allows commercial retail uses and residential uses that are subordinate to the commercial operation on site. The proposed feed store, hay barn, and residence are principal permitted uses within the zone district with the approval of a Commercial Development Permit. The project is consistent with the site's (C-S) Commercial Service General Plan designation, as the primary use of the site will be a retail feed store serving the surrounding community.

Site Standards

The project will comply with all applicable site standards of the C-4 zone district with **the** exception of the commercial setback from agricultural land, as outlined in the following table:

	C-4 Site Standards	Proposed
Front yard setback from Freedom Blvd.	10'	20' 6"
Street side yard setback from Old Stage Road	10'	10' to caretaker's residence
Side setback	0'	0'
Rear setback	0' (30' from Agriculture Zone)	0' to hay barn, 10' for residence*
Maximum height	35'	24'-10", 26' for residence

Variance to rear yard setback

Per section **13.10.333(b)** of the County Code, side and rear yard setbacks for commercial-zoned properties abutting any residential or agricultural zoned properties are 30 feet in order to minimize conflicts related to noise, lighting, and pollution. The proposed project requires a variance to reduce the rear yard setback from the adjacent CA-zoned property from **30** feet to **0**

feet for the hay barn and 10 feet for the proposed residence. A variance to reduce this setback is justified for the following reasons:

- 1) The size of the lot represents a special circumstance that, under strict application of all setbacks would deprive the property owner of a viable C-4 use with a coherent parking and circulation layout that complies with County standards.
- 2) The location of the lot represents a special circumstance **as** the site is a relatively small, isolated, C-4 zoned parcel bounded on three sides by CA zoned land, and the strict application of the additional setback requirements combined with the reduced agricultural buffer setback requirements hinder the use of the site for larger, community-serving uses like the proposed feed store.
- 3) The project will comply with the purpose of the increased setback requirement, as the use of the site will be a feed store to support the neighboring agricultural uses and will not present a nuisance to the adjacent agricultural lands.
- 4) **The** adjacent property is currently a nursery, a commercial use, which is compatible with the proposed feed store use. Therefore, **the** land use conflicts the additional setbacks **are** designed to prevent are not present at this location.
- 5) The Agricultural Policy Advisory Commission approved reduced agricultural buffer setbacks, as outlined below, with additional screening for the proposed caretakers unit to further minimize potential conflicts with the adjacent agricultural zoned land.

Agricultural buffer setback reduction

The property is bounded on three sides by Commercial Agricultural zoned land (see map in Exhibit D, Attachment 7), and requires approval for a reduction in the 200-foot agricultural by the Agricultural Policy Advisory Commission (APAC). APAC approved a reduction in agricultural buffer setback requirements on August 18, 2005, and approved a two-year extension on May 17, 2007. The approved reductions are as follows:

From APN 049-081-15, across Old Stage Road from project site (2869 Freedom Blvd): 200 feet reduced to 10 feet.

From APN 049-081-16, CA zoned portion adjacent to subject property along western boundary (2905 Freedom Blvd): 200 feet reduced to 10 feet, applies to the proposed dwelling but does not apply to non-habitable hay barn.

From APN 050-051-21, across Freedom Boulevard from the project site (2869 Freedom Blvd): 200 feet reduced to 60 **feet**.

Parking

Parking requirements for the site relate to the uses in each structure, and are outlined in Section 13.10.552 of the County Code. A total of 16 parking spaces are required for the feed store operation. This is based on a 1,400 square foot retail store (requiring 7 spaces), an attached 1,800 square foot bulk retail area (requiring 6 spaces), and a 3,200 square foot hay barn (requiring **3** spaces). All sixteen required spaces will be provided, along with the required accessible space. The two-bedroom residence requires **three** parking spaces, which will be provided separately from the feed store operation.

Signs

The maximum allowable signage under County Code Section 13.10.581 is 50 square feet for the property. One 48 square foot sign is proposed on the front of the retail building, facing Freedom Boulevard. Any future increase in signage will require a variance and amendment to this permit.

Design Review

The proposed feed store, hay bam, and residence complies have been evaluated for conformance with the County's design review ordinance by the County's Urban Designer (Exhibit E). The size, bulk, mass, scale, and architectural style of the proposed structures were determined to be compatible with buildings in the vicinity as they reflect the agricultural character of surrounding area.

The landscaping generally complies with the guidelines established in the County's design review ordinance, however, the Urban Designer recommends that at least two (25%) of the trees planted be 24 inch box size to replace the two trees proposed to be removed, with the rest 15 gallon size (condition of approval II.M.4).

Environmental Review

Environmental review has been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA). The project was reviewed by the County's Environmental Coordinator on May 14, 2007. A preliminary determination to issue a Negative Declaration with Mitigations (Exhibit D) was made on May 25, 2007. The mandatory public comment period expired on June 28, 2007, with no comments received.

The environmental review process focused on the potential impacts of the project in the areas of liquefaction and air quality. The environmental review process generated mitigation measures that will reduce potential impacts from the proposed development and adequately address these issues (Conditions of approval V.A. through V.C.).

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

- Certify the mitigated negative declaration to the California Environmental Quality Act
- **APPROVAL** of Application Number **05-0308**, based on the attached findings and conditions.

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

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

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Commercial Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for community-serving commercial 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 feed store, hay barn, and residence will not deprive adjacent properties or the neighborhood of light, air, or open space. The structures meet all current setbacks (with the exception of the setback from adjacent agricultural land, for which a variance is requested) 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.

This finding can be made, in that the proposed location of the feed store, hay barn, and residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the C-4 (Commercial Service) zone district in that the primary **use** of the property will be a retail feed store with the hay barn and caretaker's unit as accessory uses that meet all current site standards for the zone district with the exception of the 30 foot setback from abutting agricultural zoned land, for which a variance is requested (see variance findings).

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

This finding can be made, in that the proposed commercial **use** is consistent with the **use** and density requirements specified for the Commercial Service (C-S) land **use** designation in the County General Plan.

The proposed feed store, hay barn, and residence will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, as the project meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance).

The project complies with General Plan Policies 5.13.24 and 5.13.25, as a reduction in the 200 foot agricultural buffer setback from ZA zoned land has been approved by the Agricultural Policy Advisory Commission (Exhibit D, Attachment 7).

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

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

This finding can be made, in that while project will create a small incremental increase in traffic on nearby roads and intersections, the project site is located in an area designated for more intense traffic generating commercial uses, and is located on an arterial road (Freedom Boulevard) with enough capacity to accommodate any increase in traffic. Furthermore, a feed store use has existed in the vicinity for more than 20 years, so the level of traffic in the vicinity is not expected to increase significantly from existing conditions.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structures are located at the crossroads of Freedom Boulevard and Corralitos Road, in an area with a diverse range of land uses ranging from commercial agricultural to commercial retail and residential, and the feed store operation will fit into this mix of land uses. The physical design of the project will wood siding and will be modeled off of a barn in order to complement the agricultural character of the surrounding area.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed feed store, hay barn, and residence will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Variance Findings

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

This finding can be made, in that special circumstances exist on the property in relation to the relatively small size of the parcel and the location of the project site with CA zoned land on three sides (with applicable agricultural buffer setbacks as established by the Agricultural Policy Advisory Commission (APAC)) which justify a reduction in the 30 foot setback from adjacent agricultural land to 0 feet for the hay barn and 10 feet for the proposed residence.

The size of the parcel, at about 22,000 square feet, is small for a C-4 zoned parcel, and strict application of all site standards, the reduced agricultural buffer setbacks established by APAC,

and circulation and parking requirements would deprive the property owner of a viable and secure feed store operation on the site. Furthermore, the location of the property represents a special circumstance, as the site is a relatively small, isolated, C-4 zoned parcel bounded on three sides by CA zoned land, with the additional commercial setback requirements in addition to agricultural buffer setbacks as established by APAC. These additional limitations hinder the use of the site as a larger-scale, community-serving commercial operation encouraged within the C-4 zoning designation. Furthermore, the adjacent parcel from which the setback exception is requested (APN 049-081-16) is used for a commercial retail use (a nursery) that is compatible with the feed store, and is not used for commercial agricultural operations. The adjacent parcel is unlikely to be used for large-scale commercial agriculture use in the future as the site is only about 3.7 acres, of which only about 3.2 acres is zoned for a CA use as the property is split-zoned, with about 1/2 acre zoned for C-4 uses like the subject property. Therefore, strict application of the additional commercial setback requirements would deprive the property owner of the privilege of a viable and secure community-serving commercial use (feed store) with a coherent parking and circulation layout.

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

This finding can be made, in that the purpose of the 30-foot setback is to minimize land **use** conflicts between commercial development and adjacent residential or agricultural zoned properties, specifically conflicts relating to noise, light, and pollution. The Agricultural Policy Advisory Commission (APAC) has already addressed conflicts between adjacent Commercial Agricultural land and the proposed project, and has determined that the reduced setbacks and a fence and vegetative barrier between the caretaker's residence and the adjacent property would sufficiently minimize any conflicts.

The adjacent property is currently used for a retail nursery **use**, a use that is compatible with the adjacent feed store. Specifically, the proposed hay barn will have no impacts to the adjacent nursery, and the additional fencing and vegetation between the caretaker's residence and the nursery required by (APAC) will minimize any future conflicts. The adjacent property is unlikely to be converted into a large-scale commercial agricultural use (it is only 3.7 acres, of which about 1/2 acre is zoned C-4, like the subject property). However, if it should become used for intense agricultural activity in the future the layout of the project combined with the fence and vegetative buffer for the caretakers use will minimize any potential conflicts. Finally, a feed store is an agricultural support facility, and will therefore harmonize with the uses in the vicinity.

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

This finding can be made, in that the proposed reduction in the **rear** yard setback **from** 30 feet to 0 feet for the hay barn and 10 feet for the caretaker's residence will not constitute the grant of a special privilege, as the setbacks will be consistent with commercially zoned properties in the vicinity and setbacks between those properties and adjacent agriculturally zoned properties.

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Owner: Richard Hansen

Furthermore, the use of **the** adjacent property is primarily commercial (a nursery), and large-scale commercial agricultural operations are unlikely in the future due to the relatively small **size** of the parcel (at only about **3.7** acres, including ½ acre zoned C-4 like the adjacent property).

Conditions of Approval

Exhibit A: Project plans; Landscape Plan prepared by Don Blessen and Associates, dated 10/16/06 & Architectural Plans prepared by Wayne Miller, dated 10/6/06).

- I. This permit authorizes the demolition of an existing significantly non-conforming residence and temporary shed structures and the construction a 3,200 square foot building for use as a feed store, a 3,200 square foot hay barn, and a three-bedroom single-family residence. 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 Demolition Permit from the Santa Cruz County Building Official
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official, if grading amounts exceed 100 cubic yards.
 - 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 proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. Submit final architectural plans prepared by a licensed architect or civil engineer 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. Any changes from the approved Exhibit "A" 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. Identify finish and color of exterior materials and roof covering for Planning Department approval if any change from the approved in Exhibit "A" for this permit is proposed. Any color boards must **be** in 8.5" x 11" format.
 2. A site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress, parking areas, turnarounds, trash and recycling enclosures, utility connections, and existing and

proposed curbs, gutters, sidewalks, and bus turnout as required by the SCMTD.

3. A grading plan, detailing the amount of earthwork proposed. This grading plan shall include notes incorporating the construction conditions for the Monterey Bay Air Pollution Control District (MBAPCD), as follows:
 - a. All pre-1994 diesel equipment shall be retrofitted with EPA certified diesel oxidation catalysts or all such equipment shall be fueled with B99 diesel fuel.
 - b. The applicant shall retain receipts for purchases of catalysts or B99 diesel fuel until completion of the project.
 - c. The applicant shall allow MBAPCD to inspect receipts and equipment throughout the project.
 - d. Alternatively, a health **risk** assessment may be submitted to the MBAPCD for review and approval, and any recommendations or conditions of this assessment must be followed at the construction stage.
4. An engineered drainage plan, with the following information:
 - a. Specify the type of pervious pavement to be installed. If a 'c' value greater than 0.5 is created, then adjusted drainage requirements are required
 - b. Show and label all contours on the property.
 - c. Note on the plans that the property owner is required to maintain the drainage system, including the pervious pavement and landscaped swales, as installed by this development to maintain capacity and function as intended by the civil design.
5. **An** erosion control plan, which shall be reviewed and approved by Environmental Planning staff. The plan must indicate the destination **of** excess fill, which shall be either the municipal landfill or a receiving site with a valid permit.
6. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
7. Building plans must demonstrate that all improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.

8. Engineered improvement plans showing improvements to Old Stage Road from the proposed driveway to Freedom Boulevard.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of and pay Zone 7A drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- F. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
- G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer and pay the appropriate review fee.
- H. Pay the current Child Care mitigation fees for the proposed retail use (1,400 square feet assessed as retail, currently \$0.23 per square feet, and 5,000 square feet assessed as warehouse/distributing, \$0.12 per square feet). **The** proposed dwelling will not increase the number of bedrooms on site, so no in-lieu fees will be required for the residential use.
- I. Provide required off-street parking for 19 cars, 16 for the feed store and 3 for the residence. 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.
- J. 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.
- K. A lighting plan, showing that all outdoor areas, parking and circulation areas will be lighted with low-rise lighting fixtures that do not exceed 15 feet in height. The construction plans must indicate the location, intensity, and variety of all exterior lighting fixtures. All lighting must be consistent with Title 24, Part 6, California Code of Regulations, Energy Efficiency Standards for Residential and Non-Residential Buildings. All lighting shall be directed onto the site and away from adjacent properties.
- L. A final sign plan showing dimensions, location, materials, colors, and type and intensity of illumination. The total area of all signs on site shall not exceed 50 square feet in size absent a variance approval. No sign shall be placed or maintained that advertises or promotes tobacco products on any advertising

display in a publicly visible location with the exception of one sign that does not promote any brand of tobacco product or otherwise constitute a promotion as defined by Section 7.90.020 of the County Code.

- M. A final Landscape Plan. This plan shall include the location, size, and species of all existing and proposed trees, plants, and **turf** areas, an irrigation system, and shall comply with the following:
 - 1. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
 - 2. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of **6** inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
 - 3. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - 4. The landscape plan shall show at least two 24-inch box size trees, with the remaining 15 gallon size.
 - N. Final plans shall note that Watsonville City Water District will provide water service and shall meet all requirements of the District including payment of any connection and inspection fees. Final engineered plans for water connection shall be reviewed and accepted by the District.
 - O. Obtain a permit from the Monterey Bay Air Pollution Control District for the demolition of **the** existing structures on site.
 - P. Submit a maintenance agreement for the continued maintenance of Old Stage Road from the proposed driveway to Freedom Boulevard.
- 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. Submit three copies of a plan review letter from the project geotechnical engineer, stating the project complies with all recommendations of the approved soils reports.
- D. All new electrical power, telephone, and cable television service connections shall be installed underground. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
- E. All **work** adjacent to or within the Freedom Boulevard right-of-way shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road.
- F. Dust suppression techniques (including those specified by the MBAPCD) shall be included as part of the demolition, grading, and construction plans, and shall be implemented during construction.
- G. 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. All landscaping and site improvements shall be permanently maintained,
- B. Outside storage of stock-in-trade is prohibited
- C. In accordance with Section 18.10.132(d) of the County Code, if the exercise of the use permitted by this permit ceases or is abandoned for a continuous period of one year, then without further action by the County, this permit shall become null and void.

- D. 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. 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: Liquefaction (Conditions II.G, III.C).

A Geotechnical report shall be submitted for review and approval by Environmental Planning Staff prior to issuance of the building permit. The project shall be fully engineered and designed for the site conditions in accordance with the approved geotechnical report.

Monitoring Program: A letter from the geotechnical engineer, approving the plans, shall be submitted to County staff prior to building permit approval.

- B. Mitigation Measure: Erosion control (Condition II.B.5).

In order to minimize impacts from accelerated erosion, prior to issuing the building or grading permits the applicant shall submit a detailed erosion control plan for review and approval by Environmental Planning staff.

Monitoring Program: Building or grading permits will not be issued until **the** erosion control plan is approved by Environmental Planning staff.

- C. Mitigation Measure: Air Quality (Conditions II.B.3, III.F).

Best management practices for dust suppression will be required during all grading and demolition work, and construction conditions outlined by the Monterey Bay Air Pollution Control District shall be met.

Monitoring Program: Proposed demolition and grading techniques must meet the requirements of the Monterey Bay Air Pollution Control District prior to issuance of a building or grading permit.

- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or ~~annul~~ this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY **seeks** to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in **the** defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not **be** required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting **the** interpretation or validity of any of **the** terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and **the** successor(s) in interest, transferee(s), and assign(s) of the applicant.

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

Application # 05-0308
APN 049-081-12
Owner Richard Hansen

Please note: This permit expires two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

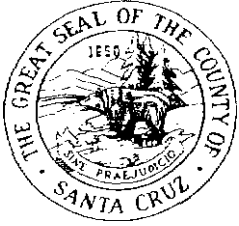
Effective Date. _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

David Keyon
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.



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 Too: (831) 454-2123
TOM BURNS. PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Wayne Miller, for Richard Hansen

APPLICATION NO.: 05-0308

APN: 049-081-12

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

XX Negative Declaration
(Your project will not have a significant impact on the environment.)

XX Mitigations will be attached to the Negative Declaration.

 No mitigations will be attached

 Environmental Impact Report
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your **opportunity** to respond to the preliminary determination before it is finalized. Please contact Matt Johnston, Environmental Coordinator at (831) 454-3201, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period

Review Period Ends: **June 28, 2007**

David Keyon
Staff Planner

Phone: 454-3561

Date May 25, 2007

NAME Wayne Miller for Richard Hansen
APPLICATION 05-0308
A P N 049-081-12

NEGATIVE DECLARATION MITIGATIONS

1. In order to avoid impacts from liquefaction:

a. A geotechnical report shall be submitted for review and approval by Environmental Planning staff, prior to the issuance a building permit. The project shall be fully engineered and designed for the site conditions in accordance with the approved geotechnical report. A letter from the geotechnical engineer, approving the plans, shall be submitted to County staff prior to building permit approval.

2. In order to minimize impacts from accelerated erosion, prior to issuing building or grading permits the applicant shall submit a detailed erosion control plan for review and approval of Environmental Planning Staff. Plans shall indicate that the destination of excess fill is either the municipal landfill or a receiving site with valid permit.

3. In order to minimize impacts to air quality:

- a. Standard dust control BMPs shall be implemented during all grading and demolition work.
- b. In order to ensure that the one hour air quality threshold for the pollutant acrolein is not exceeded during demolition and paving, prior to the issuance of the grading permit, the applicant shall modify the grading plans to include notes incorporating the construction conditions given by the Monterey Bay Air Pollution Control District (MBAPCD) as follows:
- i. All pre-1994 diesel equipment shall be retrofitted with EPA certified diesel oxidation catalysts or all such equipment shall be fueled with B99 diesel fuel;
 - ii. Applicant shall retain receipts for purchases of catalysts or b99 diesel fuel until completion of the project;
 - iii. Applicant shall allow MBAPCD to inspect receipts and equipment throughout the project.

Alternatively, the applicant may submit a health risk assessment to the MBAPCD for review and approval. Any recommendations and requirements of the MBAPCD will become conditions of constructing the project.



Environmental Review Initial Study

Application Number: **05-0308**

Date 5/14/07

Staff Planner David Keyon

I. OVERVIEW AND ENVIRONMENTAL DETERMINATION

APPLICANT Wayne Miller

APN 049-081-12

OWNER Richard Hansen

SUPERVISORAL DISTRICT 2nd

LOCATION: 2901 Freedom Boulevard, at the intersection of Freedom Boulevard and Corralitos Road.

SUMMARY PROJECT DESCRIPTION: Proposal to demolish an existing single-family residence and temporary structure used as a feed store, and to construct a 3,200 square foot building for use as a feed store, a 3,200 square foot hay barn, and a 3 bedroom single-family dwelling. Requires a Commercial Development Permit, an Agricultural Buffer Reduction, and a Biotic and Archeological Review.

ALL OF THE FOLLOWING POTENTIAL ENVIRONMENTAL IMPACTS ARE EVALUATED IN THIS INITIAL STUDY. CATEGORIES THAT ARE MARKED HAVE BEEN ANALYZED IN GREATER DETAIL BASED ON PROJECT SPECIFIC INFORMATION.

<input checked="" type="checkbox"/> Geology/Soils	<input type="checkbox"/> Noise
<input checked="" type="checkbox"/> Hydrology/Water Supply/Water Quality	<input checked="" type="checkbox"/> Air Quality
<input type="checkbox"/> Biological Resources	<input type="checkbox"/> Public Services & Utilities
<input type="checkbox"/> Energy & Natural Resources	<input type="checkbox"/> Land Use, Population & Housing
<input type="checkbox"/> Visual Resources & Aesthetics	<input type="checkbox"/> Cumulative Impacts
<input checked="" type="checkbox"/> Cultural Resources	<input type="checkbox"/> Growth Inducement
<input checked="" type="checkbox"/> Hazards & Hazardous Materials	<input type="checkbox"/> Mandatory Findings of Significance
<input checked="" type="checkbox"/> Transportation/Traffic	

DISCRETIONARY APPROVAL(S) BEING CONSIDERED

<input type="checkbox"/> General Plan Amendment	<input type="checkbox"/> Grading Permit
<input type="checkbox"/> Land Division	<input type="checkbox"/> Riparian Exception
<input type="checkbox"/> Rezoning	<input type="checkbox"/> Other:
<input checked="" type="checkbox"/> Development Permit	<input type="checkbox"/>
<input type="checkbox"/> Coastal Development Permit	<input type="checkbox"/>

NON-LOCAL APPROVALS

Other agencies that must issue permits or authorizations: Monterey Air Pollution Control District (for demolition of existing structures)

ENVIRONMENTAL REVIEW ACTION

On the basis of this Initial Study and supporting documents:

☐ I find that the proposed project COULD NOT have a significant effect on the environment, and a NEGATIVE DECLARATION will be prepared.

☒ I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the attached mitigation measures have been added to the project. A MITIGATED NEGATIVE DECLARATION will be prepared.

☐ I find that the proposed project MAY have a significant effect on the environment, and an ENVIRONMENTAL IMPACT REPORT is required.



Matt Johnston
Environmental Coordinator

5/24/07

Date

For: Claudia Slater
Environmental Coordinator

II. BACKGROUND INFORMATION

EXISTING SITE CONDITIONS

Parcel Size: About 22,000 square feet.

Existing Land Use: Single-family residence with dog grooming business, un-permitted feed store operation out of storage shed and temporary tent structure.

Vegetation: One eucalyptus tree proposed to be removed.

Slope in area affected by project: 22,000 sq. ft. 0 - 30% 31 - 100%

Nearby Watercourse: Corralitos Lagoon (Freedom Lake)

Distance To: About 560 feet.

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: NIA

Liquefaction: Moderate Potential
(Zone B)

Water Supply Watershed: NIA

Fault Zone: N/A

Groundwater Recharge: NIA

Scenic Corridor: N/A

Timber or Mineral: N/A

Historic: NIA

Agricultural Resource: Commercial Agricultural
Land to the south and east of project site.

Archaeology: mapped
Archaeological Resource

Biologically Sensitive Habitat: Mapped Sanla
Cruz Tarplant habitat

Noise Constraint: NIA

Fire Hazard: NIA

Electric Power Lines: Along
Freedom Blvd.

Floodplain: Potential overflow from Corralitos
Lagoon

Solar Access: Adequate

Erosion: N/A

Solar Orientation: Adequate

Landslide: N/A

Hazardous Materials: None

SERVICES

Fire Protection: Pajaro Valley Fire

Drainage District: Zone 7

School District: PVUSD

Project Access: Freedom Blvd.

Sewage Disposal: Septic System

Water Supply: Watsonville City Water
District

PLANNING POLICIES

Zone District: C-4 (Commercial Service)

Special Designation: None

General Plan: C-S (Commercial Service)

Urban Services Line: Inside

 X Outside

Coastal Zone: Inside

 X Outside

PROJECT SETTING:

The project site is located on Freedom Boulevard at the intersection of Freedom Boulevard and Corralitos Road (see maps, Attachment 1). A cluster of neighborhood and community-serving businesses and single-family dwellings exist at this intersection,

surrounded by Agricultural land. Commercial Agricultural (CA) zoned land exists to the south and east of the project site. The only natural feature of significance is Corralitos Lagoon (Freedom Lake) about 560 feet to the northwest of the project site.

The project site is not in its natural state, with the entire site disturbed with crushed gravel parking areas and driveways, storage buildings, and hay storage. The site was previously used as a nursery, and has been developed since 1928 (according to Assessor's Records). Only one tree exists on the property, a eucalyptus tree immediately adjacent to the existing dwelling/ pet grooming shop. Another tree is located directly south of the existing dwelling in the right-of-way for Old Stage Road, which will be removed due its location within a right-of-way.

BACKGROUND

Hansen's Feed has existed in the vicinity for at least 25 years, previously doing business across Old Stage Road from the present site at 2869 Freedom Boulevard (APN 049-081-15, the current Padilla property). According to Assessor's Records, Richard Hansen acquired the present project site in 1987, and moved the feed store operation in early 2005 without the benefit of a Commercial Development Permit.

The existing residence on site was constructed in 1926, and is significantly non-conforming as it encroaches into the Old Stage Road right-of-way. The structure is currently being used as a residence and as a pet grooming business (without permits).

DETAILED PROJECT DESCRIPTION:

The proposed project consists of two phases: the demolition of the existing residence and other structures on site and the construction of the feed store, hay barn, and new residence (see project plans, Attachment 2).

The demolition of the existing residence will require a demolition permit and approval from the Monterey Air Pollution Control District. In addition to the existing residence, a shipping container, storage shed, and domed tent structure currently used as the feed store will be removed.

The construction of the new Hansen's Feed store will consist of the construction of a 3,200 square foot "barn" for the retail operation, a 3,200 square foot hay barn with loading dock, and a 2-bedroom single-family residence for use as a caretaker's residence. The retail structure will consist of about 1,400 square feet of actual retail use and 1,800 square feet of "bulk storage" for larger items that typically require customer assistance. Sixteen parking spaces will be provided for the commercial retail operation, along with a loading area in the hay barn and three parking spaces for the proposed residence, all of which will be pervious concrete, porous asphalt, or grass pavers in order to reduce the amount of impervious surface on site.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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III. ENVIRONMENTAL REVIEW CHECKLIST

A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:

- A. Rupture of a known earthquake fault, as delineated on the most recent **Alquist-Priolo** Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?

X

- B. Seismic ground shaking?

X

- C. Seismic-related ground failure, including liquefaction?

X

- D. Landslides?

X

All of Santa Cruz County is subject to some hazard from earthquakes. However, the project site is not located within or adjacent to a county or State mapped fault zone. The proposed structures will be required to comply with all required provisions of the Uniform Building Code.

2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?

X

The required geotechnical report will address these hazards and make recommendations for the construction of the proposed structures, which must be implemented prior to building permit issuance

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Develop land with a slope exceeding 30%?

_____ X

The site is essentially flat, with slopes of 1-3%

4. Result in soil erosion or the substantial loss of topsoil?

_____ X _____

Some potential for erosion exists during the construction phase of the project, however, this potential is minimal because the site is flat and standard erosion controls are a required condition of the project. Prior to approval of a grading or building permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures. The plan will include provisions for disturbed areas to be planted with ground cover and to be maintained to minimize surface erosion.

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code(1994), creating substantial risks to property?

X

There is no indication that the development site is subject to substantial risk caused by expansive soils, as the soil type (Elder Sandy Loam) is not identified as an expansive soil.

6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?

_____ X

The proposed project will use an onsite sewage disposal system, and County Environmental Health Services has determined that site conditions are appropriate to support such a system (see printout of discretionary application comments, Attachment 4).

7. Result in coastal cliff erosion?

_____ X

B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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- 1 Place development within a 100-year flood hazard area?

_____	_____	X	_____
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According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, no portion of the project site lies within a 100-year flood hazard area. A flood study has been prepared for the project site (Robert DeWitt, P.E., dated March 2007, Attachment 5), and determined that flood overflows from the nearby Corralitos Lagoon will not be directed on site.

- 2 Place development within the floodway resulting in impedance or redirection of flood flows?

_____	_____	X	_____
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According to the Federal Emergency Management Agency (FEMA) National Flood Insurance Rate Map, dated April 15, 1986, no portion of the project site lies within a 100-year flood hazard area.

- 3 Be inundated by a seiche or tsunami?

_____	_____	_____	X
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- 4 Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table?

_____	_____	X	_____
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The project will rely on a private well for water supply. Environmental Health indicates that groundwater supply is adequate in this area, and the project is not located in a mapped groundwater recharge area (see printout of discretionary application comments, Attachment 4).

- 5 Degrade a public or private water supply? (Including the contribution of urban Contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).

_____	_____	X	_____
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No commercial or industrial activities are proposed that would generate a significant amount of contaminants to a public or private water supply. The parking and driveway associated with the project will incrementally contribute urban pollutants to the environment; however, the contribution will be minimal given the size of the driveway

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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and parking area compared to *existing* conditions on site (see plans, Attachment 2). Potential siltation from the proposed project will be mitigated through **implementation** of erosion control measures. Silt and grease traps, and a plan for maintenance, will be required to reduce this impact to a less than significant level.

6 Degrade septic system functioning? _____ X _____

There is no indication that existing septic systems in the vicinity would be affected by the project.

7. Alter the existing drainage pattern of the site or area, including the alteration of the course of a stream or river, in a manner which could result in flooding, erosion, or siltation on or off-site? _____ X _____

The proposed project will not alter the existing overall drainage pattern of the site and will not alter drainage patterns from nearby Corralitos Creek. Department of Public Works Drainage Section staff has reviewed and approved the proposed drainage plan (see printout of discretionary application comments, Attachment 4).

8. Create or contribute runoff which would exceed the capacity of existing or planned storm water drainage systems, or create additional source(s) of polluted runoff? _____ X _____

Drainage Calculations prepared by Robert L. DeWitt, P.E., dated April 2006 and revised August 2006 (Attachment 6), have been reviewed for potential drainage impacts and accepted by the Department of Public Works (DPW) Drainage Section staff. DPW staff have determined existing storm water facilities are adequate to handle the increase in drainage associated with the project due to the proposed pervious paving and retention basins. Refer to response B-5 for discussion of urban contaminants and/or other polluting runoff.

9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff? _____ X _____

A flood study has been conducted for the site (Robert L. DeWitt, P.E., dated March 2007, Attachment 5), and determined that the project will not contribute to flood levels.

10 Otherwise substantially degrade water supply or quality? _____ X _____

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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A silt and grease trap. and a plan for maintenance, will be required to minimize the effects of urban pollutants.

C. Biological Resources

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?

_____ X _____

According to the California Natural Diversity Data Base (CNDDDB), maintained by the California Department of Fish and Game, the site is mapped as potential Santa Cruz Tarplant habitat. However, the Environmental Planning staff for this area have determined that due to the lack of suitable habitat and the disturbed nature of the site, Tarplant is not present on this parcel (see printout of discretionary application comments in Attachment 4).

2. Have an adverse effect on a sensitive biotic community (riparian corridor, wetland, native grassland, special forests, intertidal zone, etc.)?

_____ X _____

There are no mapped or designated sensitive biotic communities on the project site. A mapped riparian area exists about 200 feet to the northwest of the project site, but the project will not have any impact on this habitat due to the implementation of silt and grease traps to minimize contaminants leaving the site.

3. Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?

_____ X _____

The proposed project does not involve any activities that would interfere with the movements or migrations of fish or wildlife, or impede use of a known wildlife nursery site.

4. Produce nighttime lighting that will illuminate animal habitats?

_____ X _____

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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The development area is adjacent to a riparian corridor, but the orientation of the buildings, the height of the proposed light fixtures (no more than 15 feet in height), and the limits on hours of operation will reduced any impacts to a less than significant level.

5. Make a significant contribution to the reduction of the number of species of plants or animals?

_____ X

Refer to C-1 and C-2 above

- 6 Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameters or greater)?

X

The project will not conflict with any local policies or ordinances with the exception of Section 13.11.072(b)(1)(ii) of the County's Design Review ordinance, which requires the retention of existing mature trees when appropriate. Two trees will be removed; one within the Old Stage Road right-of-way where improvements are required, and the other a eucalyptus tree adjacent to the existing residence. The project proposed includes planting seven trees of at least 15-gallons in size, including 1 coast redwood, 2 Monterey Cyprus, and 3 London Plane Sycamores (see Landscape Plans, Attachment 2). This is a less than significant impact.

7. Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan?

_____ X

D. Energy and Natural Resources

Does the project have the potential to:

- 1 Affect or be affected by land designated as "Timber Resources" by the General Plan?

_____ X

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?

_____ X _____

The project site is bounded by Commercial Agricultural land to the west, south, and east, and required review by the County's Agricultural Policy Advisory Commission (APAC). APAC approved a reduction in the buffer requirements from 200 feet to 10 feet to the west and south, and from 200 feet to 60 feet to the east. An existing six-foot high cyclone fence and evergreen landscaping will provide an adequate buffer for the proposed hay barn, while a new six-foot high solid wood board fence is required along the southern property line in the vicinity of the proposed single-family dwelling to adequately buffer the residence from CA land to the south (see APAC staff report, Attachment 7).

3. Encourage activities that result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?

_____ X _____

4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

_____ X _____

E. Visual Resources and Aesthetics

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

_____ X _____

The project will not directly impact any public scenic resources, as designated in the County's General Plan (1994), or obstruct any public views of these visual resources.

2. Substantially damage scenic resources, within a designated scenic corridor or public view shed area including, but not limited to, trees, rock outcroppings, and historic buildings?

_____ X _____

The project site is not located along a County designated scenic road or within a designated scenic resource area.

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridge line?

_____ X _____

The vicinity is dominated by existing development along Freedom Boulevard, and the proposed project is designed and landscaped so as to fit into this setting. The existing conditions on site are less than ideal, with multiple storage containers, a dilapidated residence, and no organized parking, and the project will result in a significant visual improvement.

4. Create a new source of light or glare which would adversely affect day or nighttime views in the area?

_____ X _____

The project will contribute an incremental amount of night lighting to the visual environment. However, all lighting fixtures will be low rise (no more than 15 feet in height), and all lighting will be required to be directed onto the site and away from adjacent properties as a condition of project approval.

5. Destroy, cover, or modify any unique geologic or physical feature?

_____ X _____

There are no unique geological or physical features on or adjacent to the site that would be destroyed, covered, or modified by the project.

F. Cultural Resources

Does the project have the potential to:

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?

_____ X _____

The existing structure(s) on the property is not designated as a historic resource on any federal, State or local inventory.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

According to the Santa Cruz County Archeological Society site assessment, dated July

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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19, 2005 (Attachment 8), there is no evidence of pre-historic cultural resources. However, pursuant to Section 16.40.040 of the Santa Cruz County Code, if archeological resources are uncovered during construction, the responsible persons shall immediately cease and desist from all further site excavation and comply with the notification procedures given in County Code Chapter 16.40.040.

3. Disturb any human remains, including those interred outside of formal cemeteries?

_____ X _____

Pursuant to Section 16.40.040 of the Santa Cruz County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this project, human remains are discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner and the Planning Director. If the coroner determines that the remains are not of recent origin, a full archeological report shall be prepared and representatives of the local Native California Indian group shall be contacted. Disturbance shall not resume until the significance of the archeological resource is determined and appropriate mitigations to preserve the resource on the site are established.

4. Directly or indirectly destroy a unique paleontological resource or site?

_____ X _____

G. Hazards and Hazardous Materials

Does the project have the potential to:

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?

_____ X _____

No hazardous materials are proposed to be stored on site

2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment?

_____ X _____

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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The project site is not included on the list of hazardous sites in Santa Cruz County compiled pursuant to the specified code.

3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?

_____ X _____

Watsonville Airport is located just under two miles to the southeast of the project site, but the runway configuration directs aircraft away from the project site.

4. Expose people to electro-magnetic fields associated with electrical transmission lines?

X

Electric transmission lines run directly in front of the project site along Freedom Boulevard. The project will move most activities further away from the lines than the current condition on site.

5. Create a potential fire hazard?

X

The project design incorporates all applicable fire safety code requirements and will include fire protection devices as required by the Pajaro Valley Fire Protection District

6. Release bio-engineered organisms or chemicals into the air outside of project buildings?

X

H. Transportation/Traffic

Does the project have the potential to:

1. Cause an increase in traffic that is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)?

_____ X _____

The project will create a small incremental increase in traffic on nearby roads and intersections. However, the project site is located in an area designated for more intense traffic generating commercial uses, and is located on an arterial road (Freedom

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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Boulevard) with enough capacity to accommodate any increase in traffic. Furthermore, a feed store use has existed in the vicinity for more than 20 years, so the level of traffic in the vicinity is not expected to increase significantly from existing conditions.

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?

_____ X _____

The project meets the code requirements for the required number of parking spaces and therefore new parking demand will be accommodated on site.

3. Increase hazards to motorists, bicyclists, or pedestrians?

_____ X _____

The proposed project will comply with current road requirements to prevent potential hazards to motorists, bicyclists, and/or pedestrians.

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

_____ X _____

See response H-I above.

I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

_____ X _____

The project will create an incremental increase in the existing noise environment. However, this increase will be small, and will be similar in character to noise generated by the surrounding existing uses.

2. Expose people to noise levels in excess of standards established in the General Plan or applicable standards of other agencies?

_____ X _____

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
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Per County policy, average hourly noise levels shall not exceed the General Plan threshold of 50 Leq during the day and 45 Leq during the nighttime. Impulsive noise levels shall not exceed 65 dh during the day or 60 dh at night. The proposed feed store use is not anticipated to exceed these levels as the store will not be open during nighttime and no heavy machinery will be kept on site with the possible exception of a forklift.

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?

X

Noise generated during construction will increase the ambient noise levels for adjoining areas. Construction will be temporary and will be limited to the hours of 8am to 10pm, and given the limited duration of this impact it is considered to be less than significant.

J. Air Quality

Does the project have the potential to:
(Where available, the significance criteria established by the MBUAPCD may be relied upon to make the following determinations).

1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation?

X

The North Central Coast Air Basin does not meet State standards for ozone and particulate matter (PM10). Therefore, the regional pollutants of concern that would be emitted by the project are ozone precursors (Volatile Organic Compounds [VOCs] and nitrogen oxides [NOx]), and dust.

Given the modest amount of new traffic that will be generated by the project there is no indication that new emissions of VOCs or NOx will exceed Monterey Bay Unified Air Pollution Control District (MBUAPCD) thresholds for these pollutants and therefore there will not be a significant contribution to an existing air quality violation.

Demolition of the existing structure and construction may result in a short-term, localized decrease in air quality due to generation of dust. However, standard dust control best management practices, such as periodic watering, will be implemented during construction to reduce impacts to a less than significant level.

2. Conflict with or obstruct implementation of an adopted air quality plan?

X

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

The project will not conflict with or obstruct implementation of the regional air quality plan. See J-I above.

3. Expose sensitive receptors to substantial pollutant concentrations? _____ X _____

While feed and hay can cause irritation and allergies in some people, most feed will arrive pre-packaged and hay will arrive in bales to minimize the chances of loose feed and hay from reaching sensitive people on surrounding properties.

4. Create objectionable odors affecting a substantial number of people? _____ X _____

No objectionable odors are anticipated since most products will arrive pre-packaged and will be sold indoors.

K. Public Services and Utilities

Does the project have the potential to:

- Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services:

- | | | | | |
|---|-------|-------|---|-------|
| a. Fire protection? | _____ | _____ | X | _____ |
| b. Police protection? | _____ | _____ | X | _____ |
| c. Schools? | _____ | _____ | X | _____ |
| d. Parks or other recreational activities? | _____ | _____ | X | _____ |
| e. Other public facilities; including the maintenance of roads? | _____ | _____ | X | _____ |

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

While the project represents an incremental contribution to the need for services, the increase will be minimal. Moreover, the project meets all of the standards and requirements identified by the local fire agency or California Department of Forestry, as applicable, and school, park, and transportation fees to be paid by the applicant will be used to offset the incremental increase in demand for school and recreational facilities and public roads. A new bus stop and turnout will be required by the Santa Cruz Metro Transit District on Freedom Boulevard in front of the project site, and Old Stage Road will be required to be improved to County standard from the southern driveway to Freedom Boulevard.

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause Significant environmental effects?

_____ X _____

Department of Public Works Drainage staff have reviewed the drainage information and have determined that downstream storm facilities are adequate to handle the increase in drainage associated with the project (see printout of discretionary application comments, Attachment 4).

3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?

_____ X _____

The project will rely on an individual well for water supply. Public water delivery facilities will not have to be expanded.

The project will be served by an on-site sewage disposal system. which will be adequate to accommodate the relatively light demands of the project.

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?

_____ X _____

The project's wastewater flows will not violate any wastewater treatment standards

5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection?

_____ X _____

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

The site is currently served by the Watsonville City Water District, and the intensification of use on site will not result in a significant increase in water usage

6. Result in inadequate access for fire protection?

_____ X _____

The project's access meets County standards and has been approved by the Pajaro Valley Fire Protection District, as appropriate.

7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?

_____ X _____

The project will make an incremental contribution to regional landfills, mostly in the form of packaging. However, the capacity of the landfill is designed to accommodate the feed store use.

8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management?

_____ X _____

The septic system has been tentatively approved by Environmental Health (see printout of discretionary application comments, Attachment 4).

L. Land Use, Population, and Housing

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?

_____ - _____ X _____

The proposed project does not conflict with any policies adopted for the purpose of avoiding or mitigating an environmental effect.

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?

_____ X _____

Significant Or Potentially Significant Impact	Less than Significant with Mitigation Incorporation	Less than Significant Or No Impact	Not Applicable
---	---	---	-------------------

The proposed project does not conflict with any regulations adopted for the purpose of avoiding or mitigating an environmental effect.

3. Physically divide an established community?

_____ X _____

The project will not include any element that will physically divide an established community.

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

_____ X _____

The proposed project is designed at the density and intensity of development allowed by the General Plan Community Services designation and C-4 zoning designation for the parcel. Additionally, the project does not involve extensions of utilities (e.g., water, sewer, or new road systems) into areas previously not served. Consequently, it is not expected to have a significant growth-inducing effect.

While Old Stage Road will be improved from the southern driveway to Freedom Boulevard, this road will not be extended beyond the project site.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?

_____ X _____

The existing single-family dwelling on site will be replaced with a new 2-bedroom dwelling, resulting in no net loss of housing units on site.

M. Non-Local Approvals

Does the project require approval of federal, state, or regional agencies?

Yes _____ No X

N. Mandatory Findings of Significance

1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, substantially reduce the number or restrict the range of a rare or endangered plant, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?

Yes _____ No X

2. Does the project have the potential to achieve short term, to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts endure well into the future)

Yes _____ No X

- 3 Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes _____ No X

- 4 Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes _____ No X

TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED'</u>	<u>N/A</u>
Agricultural Policy Advisory Commission (APAC) Review	<u>X</u>	<u>8/18/05</u>	<u> </u>
Archaeological Review	<u>X</u>	<u>7/19/05</u>	<u> </u>
Biotic Report/Assessment	<u> </u>	<u> </u>	<u>X</u>
Geologic Hazards Assessment (GHA)	<u> </u>	<u> </u>	<u> </u>
Geologic Report	<u> </u>	<u> </u>	<u> </u>
Geotechnical (Soils) Report	<u>X</u>	<u>Bldg. Permit</u>	<u> </u>
Riparian Pre-Site	<u> </u>	<u> </u>	<u> </u>
Septic Lot Check	<u>X</u>	<u>Bldg. Permit</u>	<u> </u>
Other	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>
	<u> </u>	<u> </u>	<u> </u>

Attachments:

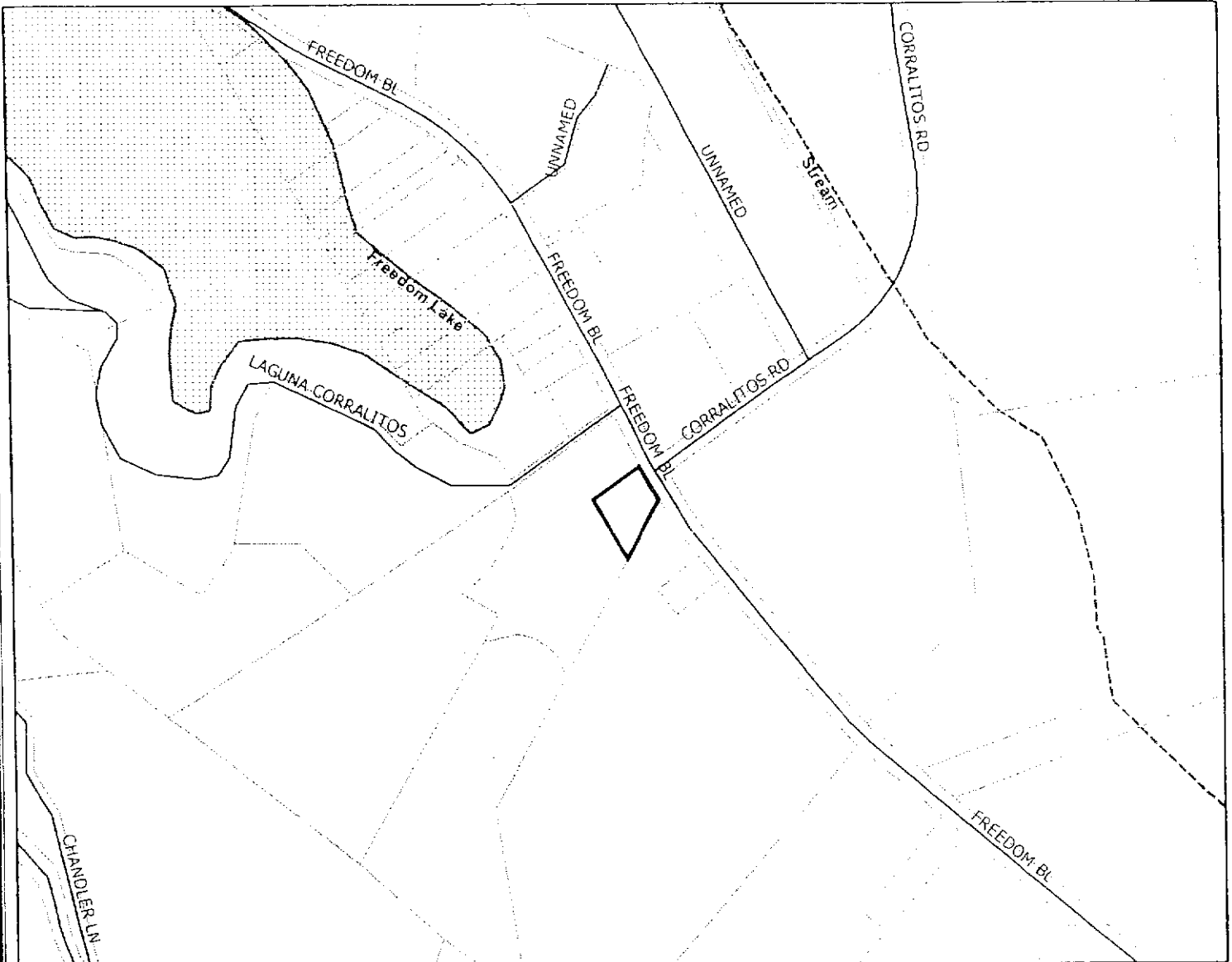
1. Maps (vicinity, zoning, and general plan)
2. Project Plans (Landscape Plan prepared by Don Blessen and Associates, dated 10/16/06 & Architectural Plans prepared by Wayne Miller, dated 10/16/06).
3. Assessors Parcel Map
4. Discretionary Application Comments, dated 5/14/07
5. Flooding exhibit, prepared by Robert DeWitt, dated March 2007.
6. Drainage calculations prepared by Robert DeWitt, dated April 2006, revised August 2006
7. APAC staff report dated 5/1/07, including previous Ag. Buffer Determination and staff report from 8/18/05.
8. Archeological Reconnaissance Survey Letter prepared by Elizabeth Hayward, dated 7/19/05.

Other technical reports or information sources used in preparation of this Initial Study






Santa Cruz County General Plan
Santa Cruz County Code

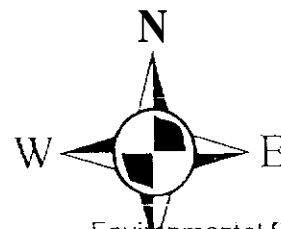


Location Map



Legend

-  APN 049-081-12
-  Streets
-  Assessors Parcels
-  INTERMITTENT STREAM
-  Lakes

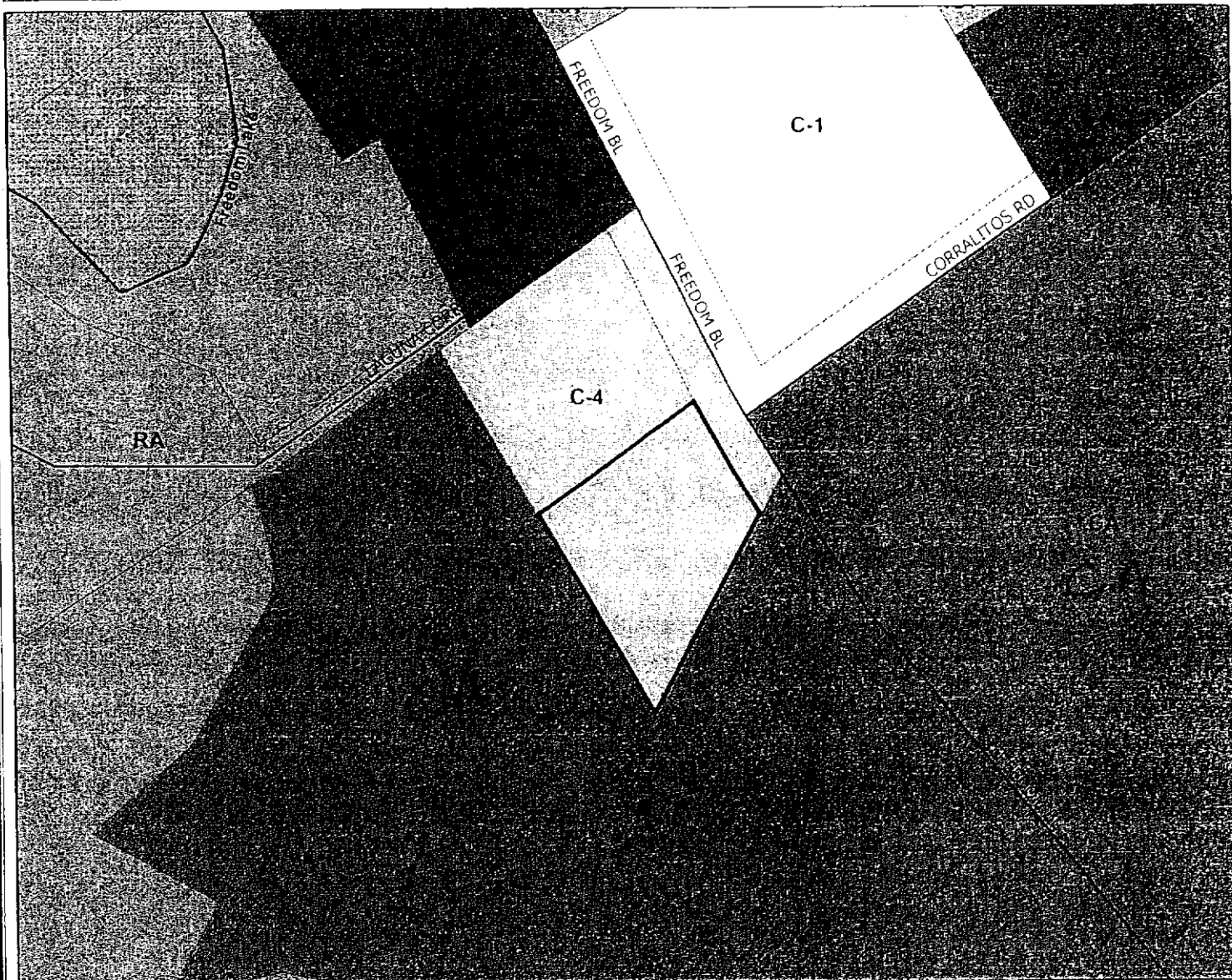


Environmental Review Initial Study
ATTACHMENT 1, 1 of 3
APPLICATION 05-0308










Map Created by
County of Santa Cruz
Planning Department
May 2005

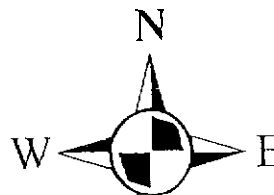


Zoning Map



Legend

-  APN 049-081-12
-  Streets
-  Assessors Parcels
-  Lakes
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  COMMERCIAL-NEIGHBORHOOD (C-1)
-  COMMERCIAL SERVICE (C-4)
-  SPECIAL USE (SU)

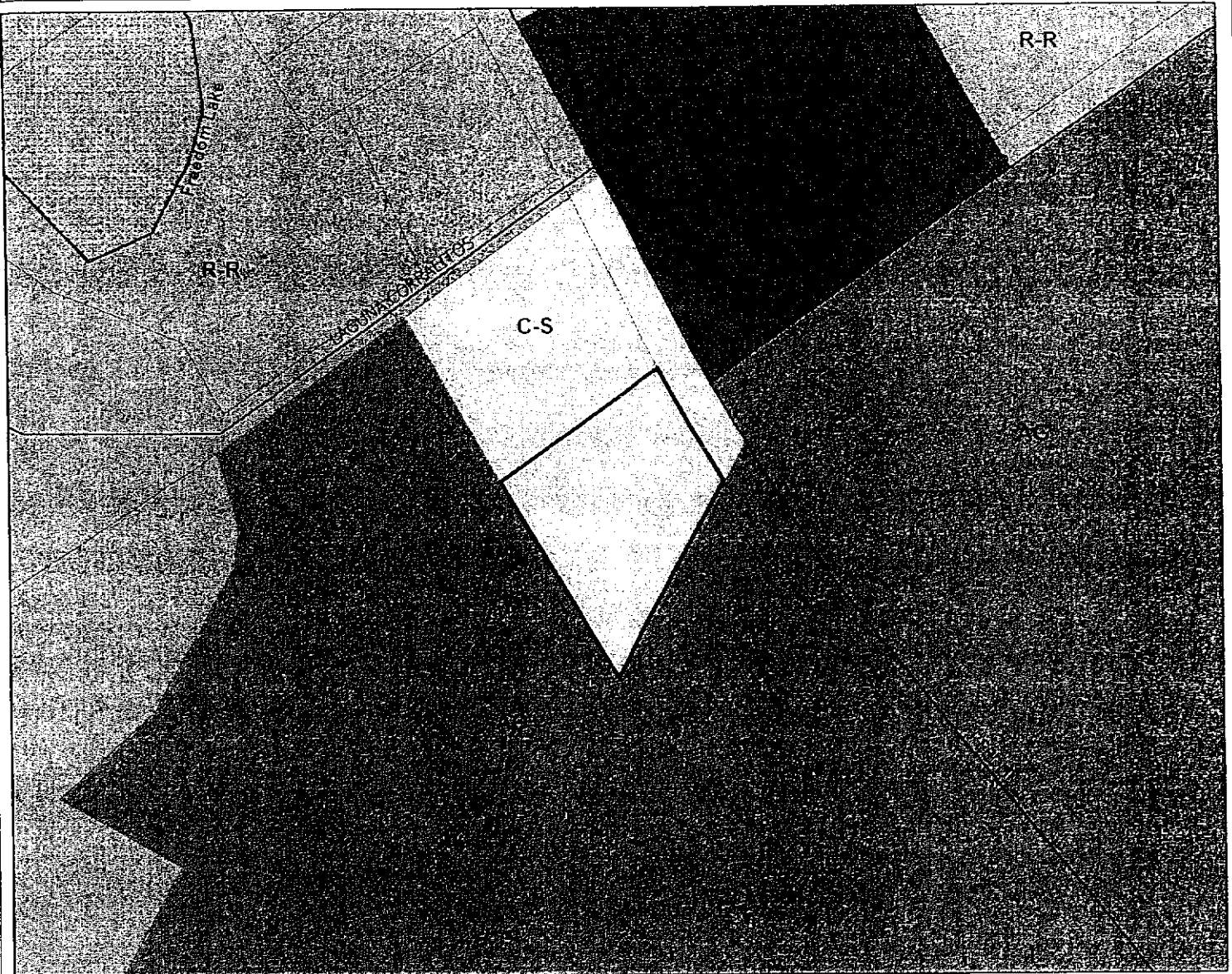


Environmental Review Initial Study
ATTACHMENT 1, 2 of 3
APPLICATION 09-0308

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Planning Department
May 2005

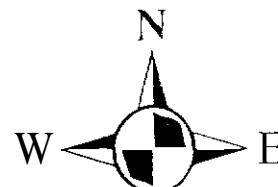


General Plan Designation Map



Legend

-  APN 049-081-12
-  Streets
-  Assessors Parcels
-  Lakes
-  Agriculture (AG)
-  Commercial-Neighborhood (C-N)
-  Commercial-Service (C-S)
-  Residential-Rural (R-R)



Environmental Review Initial Study
ATTACHMENT 1, 3 of 3
APPLICATION 05-0308

Map Created by
County of Santa Cruz
Planning Department

May 2005

STATEMENT OF PROPOSAL

THIS IS A PROPOSAL TO DEMOLISH AN EXISTING RESIDENCE AND REMOVE A TEMPORARY STRUCTURE AND REPLACE THEM WITH A NEW FEED STORE, HAY STORAGE BUILDING AND RESIDENCE ON A C-4 COMMERCIAL SITE.

THE NEW PROJECT WILL REPLACE THE EXISTING BUSINESS OF THE SAME NAME (HANSEN'S FEED) OPERATING IN THE SAME LOCATION FOR THE LAST 25 YEARS AND TO REPLACE THE EXISTING RESIDENCE THAT HAS BEEN OCCUPIED PRIOR TO AND SINCE AT LEAST 1958.

THIS IS ALSO A PROPOSAL TO OBTAIN A DEVELOPMENT PERMIT (USE PERMIT) TO CONTINUE TO OPERATE THE EXISTING BUSINESS.

PROGRAM STATEMENT

SITE USES INCLUDE A RETAIL FEED STORE, HAY STORAGE BARN AND RESIDENCE

NUMBER OF EMPLOYEES.....5

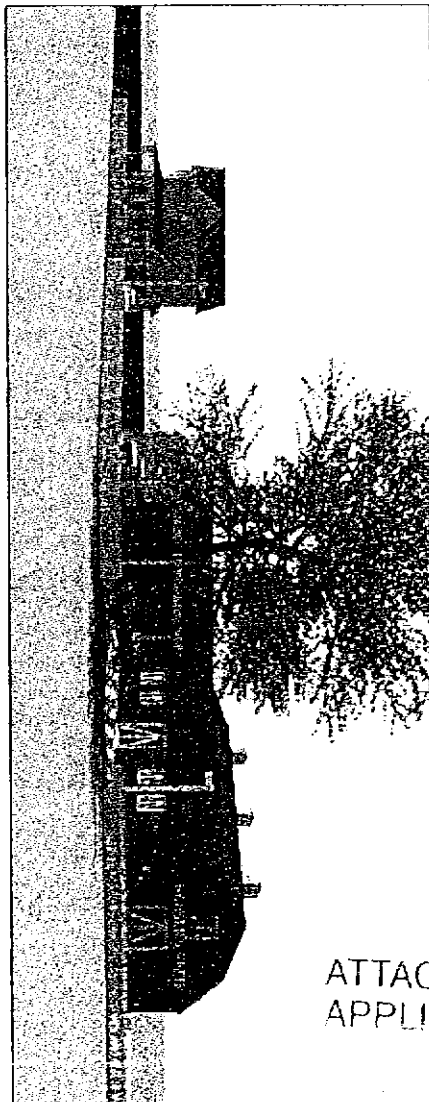
OPERATION HOURS.....9AM TO 6PM

DELIVERY HOURS.....9AM TO 6PM

NO HAZARDOUS MATERIALS WILL BE SOLD OR STORED ON SITE

PROJECT SUMMARY

OCCUPANCY GROUP
GROUP N (FEED STORE)
GROUP U1 (HAY STORAGE)
GROUP R2 (RESIDENCE)
TYPE V-H
BUILDING AREA
COMMERCIAL 8400 SQ. FT.
RESIDENTIAL 1982 SQ. FT.
ADDRESS
2901 FREEDOM BLVD, CORRALITOS



HANSEN'S FEED STORE CORRALITOS, CALIFORNIA

Environmental Review Initial Study
ATTACHMENT 2, 1 of 10
APPLICATION 05-0308

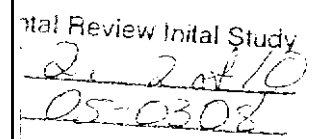
PROPOSED COMMERCIAL DEVELOPMENT
HANSEN'S FEED STORE AND RESIDENCE

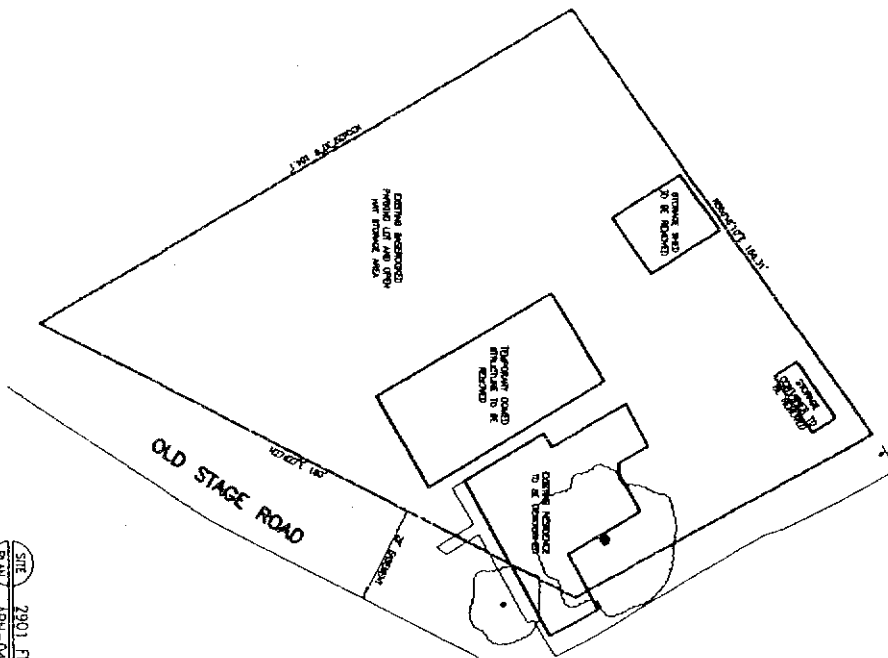
RICHARD HINCH, OWNER, 2901 FREEDOM BLVD, WOODBRIDGE, CA 95076 (925) 722-1144

WAYNE BLESSEN & ASSOCIATES

DESIGNED BY
WAYNE MILLER
P.O. Box 1022, Fremont, CA 95018

(925) 724-1332





SITE PLAN
2901 FREEDOM BLVD
APN-049-081-12

DATE: 8/7/06
DRAWN BY: [illegible]
CHECKED BY: [illegible]
SCALE: 1" = 40'

Environmental Review Initial Study
ATTACHMENT 2, 3 and 10
APPLICATION 05-0308

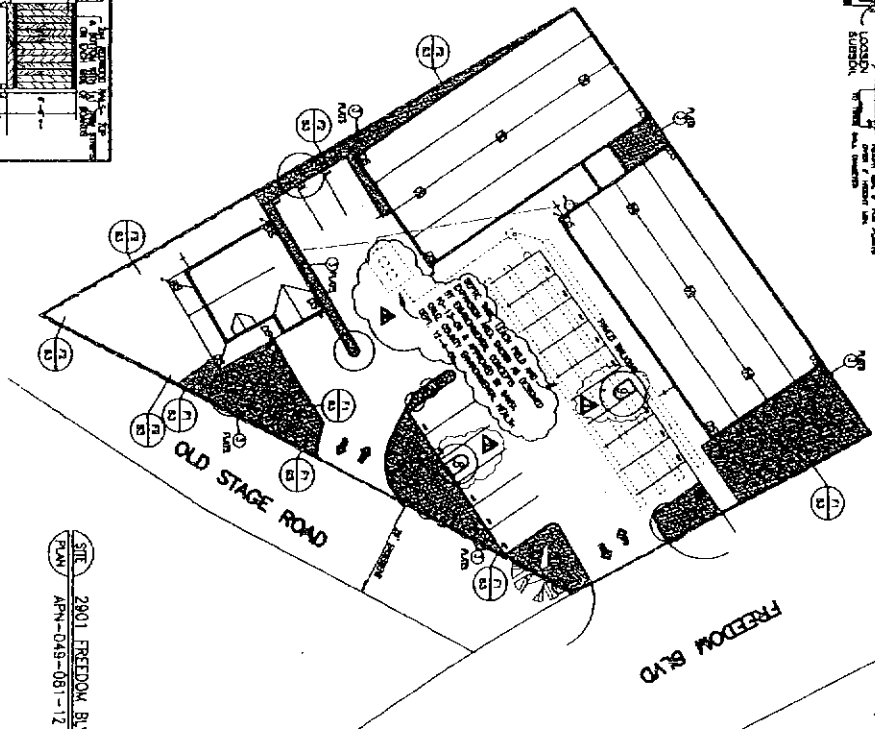
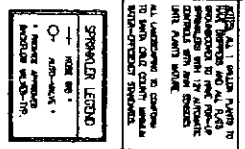
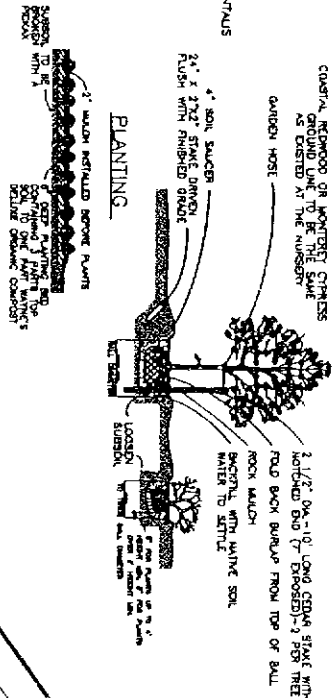
SITE PLAN-EXISTING CONDITIONS
HANSEN'S FEED- RICHARD HANSEN, OWNER
2901 FREEDOM BLVD
CORRALITOS, CA 95076



DON BLESSEN & ASSOCIATES
WAYNE MILLER-DESIGNER
8031 1025, FREEDOM, CA 95018 (531) 774-1333

SIZE/SPACING PLANT LEGEND

- | | |
|------------------------|-----------------------------------|
| 1 GAL/3 FT | 1. AQUILEA TOBIENTOSA |
| 1 GAL/2-6 FT | 2. CEANOTHUS ONSLOWII MONTICOLAUS |
| 1 GAL/1-1.5 FT | 3. FAGOPYRUM CHLORONIS |
| 1 GAL/2-4 FT | 4. RHODODENDRUM |
| 1 GAL/4-6 FT | 5. LORNA CALIFORNICA |
| 1 GAL/1-3 FT FOR HEDGE | 6. COPROSMA KIRKII |
| 1 GAL/2-4 FT | 7. RHAPHANUS CALIFORNICA |
| 1 GAL/1-3 FT FOR HEDGE | 8. CYPRESSUS MACROCARPA |
| 1 GAL | 9. PLATANUS ACERIFOLIA |
| 15 GAL | 10. LONDON PLANT STAGNARE |



Environmental Review Initial Study
 ATTACHMENT 2, 4 of 10
 APPLICATION 05-0308

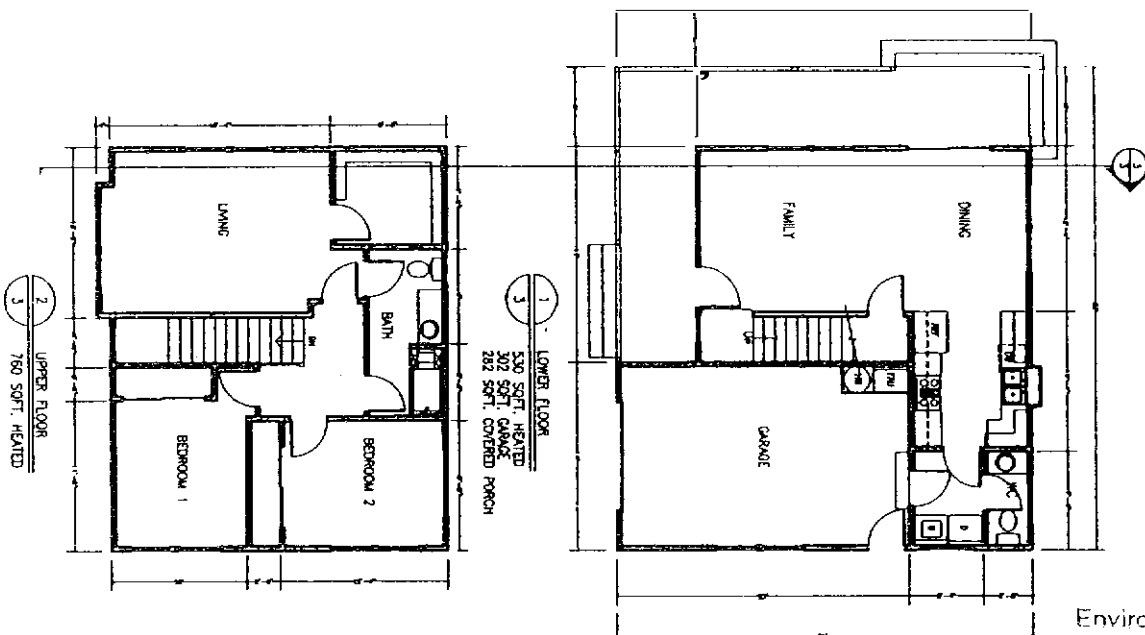
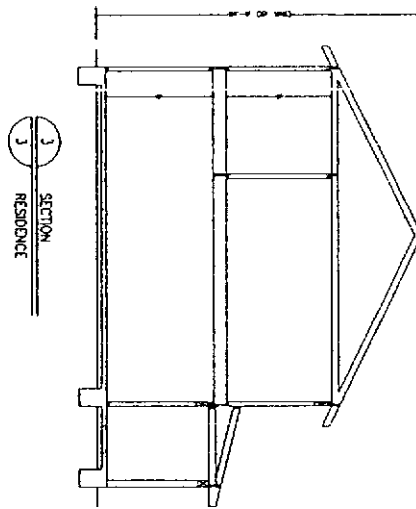
SITE 2901 FREEDOM BLVD
 APN-049-081-12

SITE PLAN - LANDSCAPING
 HANSEN, S FEED- RICHARD HANSEN, OWNER
 2901 FREEDOM BLVD
 CORRALITOS, CA 95076

DATE: 10/16/06
 SCALE: 1/8" = 1'-0"

DON BLESSEN & ASSOCIATES
 WAYNE MILLER-DESIGNER
 BOX 1929, FREEDOM, CA 95019 (916) 724-1332



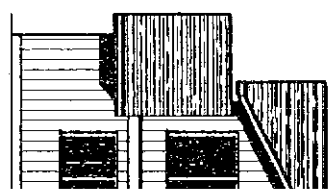
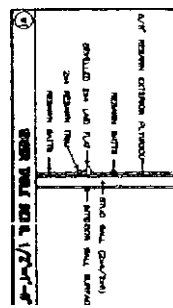
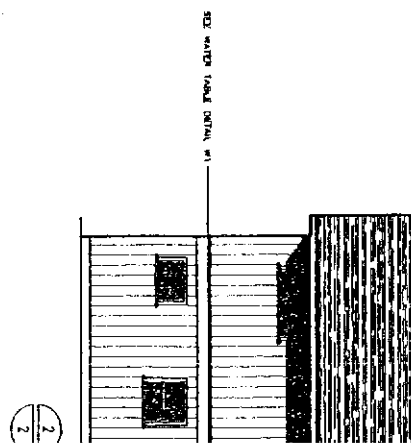


Environmental Review Initial Study
 ATTACHMENT 2, 6 of 10
 APPLICATION 65-0308

FLOOR PLAN
 RICHARD HANSEN
 2901 FREEDOM BLVD
 CORRALITOS, CA 95076
 APN 049-081-12

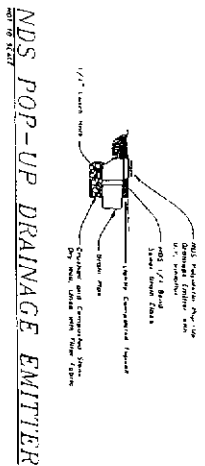
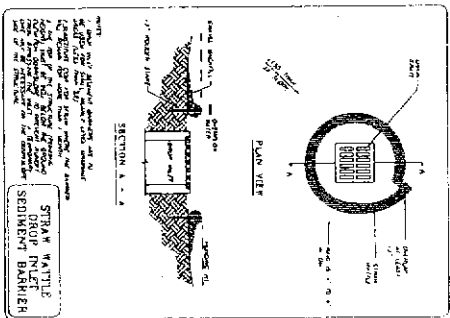
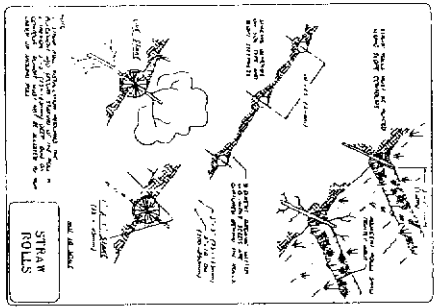
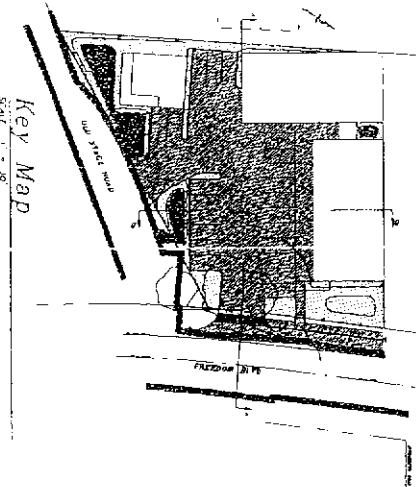
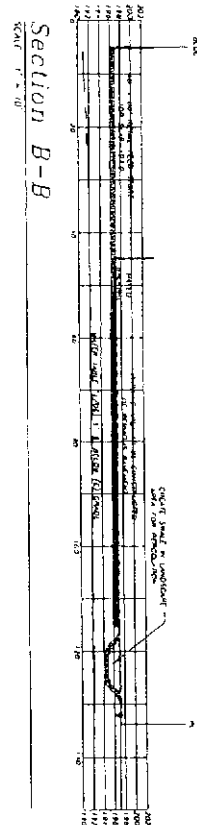
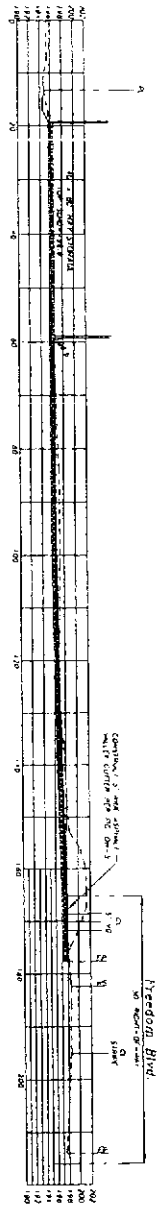


DON BLESSEN & ASSOCIATES
 WAYNE MILLER-DESIGNER
 800 1928, FREEDOM, CA 95019 (801) 724-1332



Initial Review Initial Study
 T 2, Fort 10
 J 05-0308

A-3	8/1/05	RESIDENCE ELEVATION™	APN 049-081-12	 DON BLESSEN & ASSOCIATES WAYNE MILLER-DESIGNER <small>BOX 1928, FREEDOM, CA 95018 (931) 724-1330</small>
	1/4" = 1'-0"	RICHARD HANSEN 2901 FREEDOM BLVD CORRALITOS, CA 95076		



CELSSOC
Environmental Control Systems
1000 1st Street, N.E.
Atlanta, Georgia 30309
(404) 525-1111

CELSSOC
Environmental Control Systems
1000 1st Street, N.E.
Atlanta, Georgia 30309
(404) 525-1111

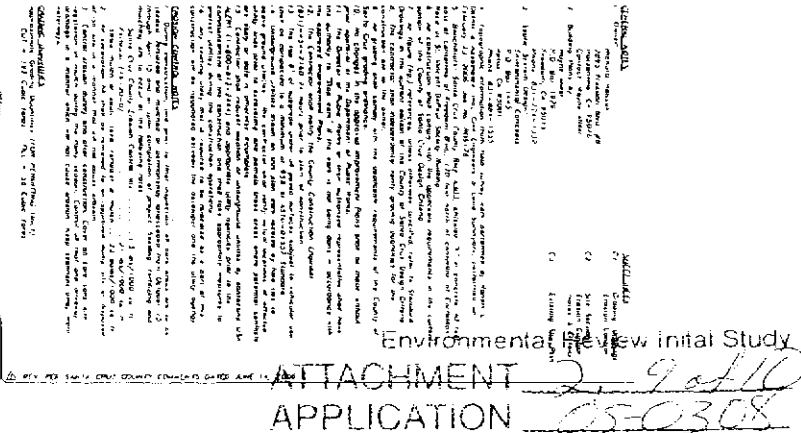
CELSSOC
Environmental Control Systems
1000 1st Street, N.E.
Atlanta, Georgia 30309
(404) 525-1111

EROSION CONTROL NOTES

1. EROSION CONTROL NOTES: THESE NOTES ARE TO BE USED IN CONJUNCTION WITH THE EROSION CONTROL PLAN AND THE EROSION CONTROL SPECIFICATIONS. THEY ARE NOT TO BE USED AS A SUBSTITUTE FOR THE EROSION CONTROL PLAN OR THE EROSION CONTROL SPECIFICATIONS.
2. EROSION CONTROL NOTES: THESE NOTES ARE TO BE USED IN CONJUNCTION WITH THE EROSION CONTROL PLAN AND THE EROSION CONTROL SPECIFICATIONS. THEY ARE NOT TO BE USED AS A SUBSTITUTE FOR THE EROSION CONTROL PLAN OR THE EROSION CONTROL SPECIFICATIONS.
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Site Sections
Erosion Control
Notes & Details
Prepared by the Region of
Richard Hansen
For Improvements located at
2901 Freedom Boulevard
APN: 018-011-12

Robert L. DeWitt & Associates, Inc.
Civil Engineers & Surveyors
1000 1st Street, N.E.
Atlanta, Georgia 30309
(404) 525-1111



CELSOC
 CONSULTING ENGINEERS AND
 LAND SURVEYORS AT CARPENTERS

Existing Topographic Map
 CELSOC
 CONSULTING ENGINEERS AND
 LAND SURVEYORS AT CARPENTERS



Existing Topographic Map
 Prepared at the Request of
 Richard Hansen
 for Improvements Located at
 2901 Freedom Boulevard
 Corralitos, CA
 APR. 04-081-12

DATE: 04/12/12	BY: RLD
PROJECT: 04-081-12	CLIENT: RICHARD HANSEN
Robert L. DeWitt & Associates, Inc. Civil Engineers & Land Surveyors 1000 S. Bascom Avenue, Suite 100 San Jose, CA 95128 Tel: (408) 298-1111 Fax: (408) 298-1112 Email: rdewitt@rdewitt.com	

REV. PER STATE ONLY (DO NOT COMMENT OUT) AND 11, 2008

- 1. SITE PLAN
- 2. EXISTING TOPOGRAPHIC MAP
- 3. EXISTING UTILITIES
- 4. EXISTING ROADS
- 5. EXISTING BUILDINGS
- 6. EXISTING TREES
- 7. EXISTING FENCES
- 8. EXISTING SIGNAGE
- 9. EXISTING LANDSCAPE
- 10. EXISTING UTILITIES
- 11. EXISTING ROADS
- 12. EXISTING BUILDINGS
- 13. EXISTING TREES
- 14. EXISTING FENCES
- 15. EXISTING SIGNAGE
- 16. EXISTING LANDSCAPE
- 17. EXISTING UTILITIES
- 18. EXISTING ROADS
- 19. EXISTING BUILDINGS
- 20. EXISTING TREES
- 21. EXISTING FENCES
- 22. EXISTING SIGNAGE
- 23. EXISTING LANDSCAPE
- 24. EXISTING UTILITIES
- 25. EXISTING ROADS
- 26. EXISTING BUILDINGS
- 27. EXISTING TREES
- 28. EXISTING FENCES
- 29. EXISTING SIGNAGE
- 30. EXISTING LANDSCAPE

Environmental Review Initial Study

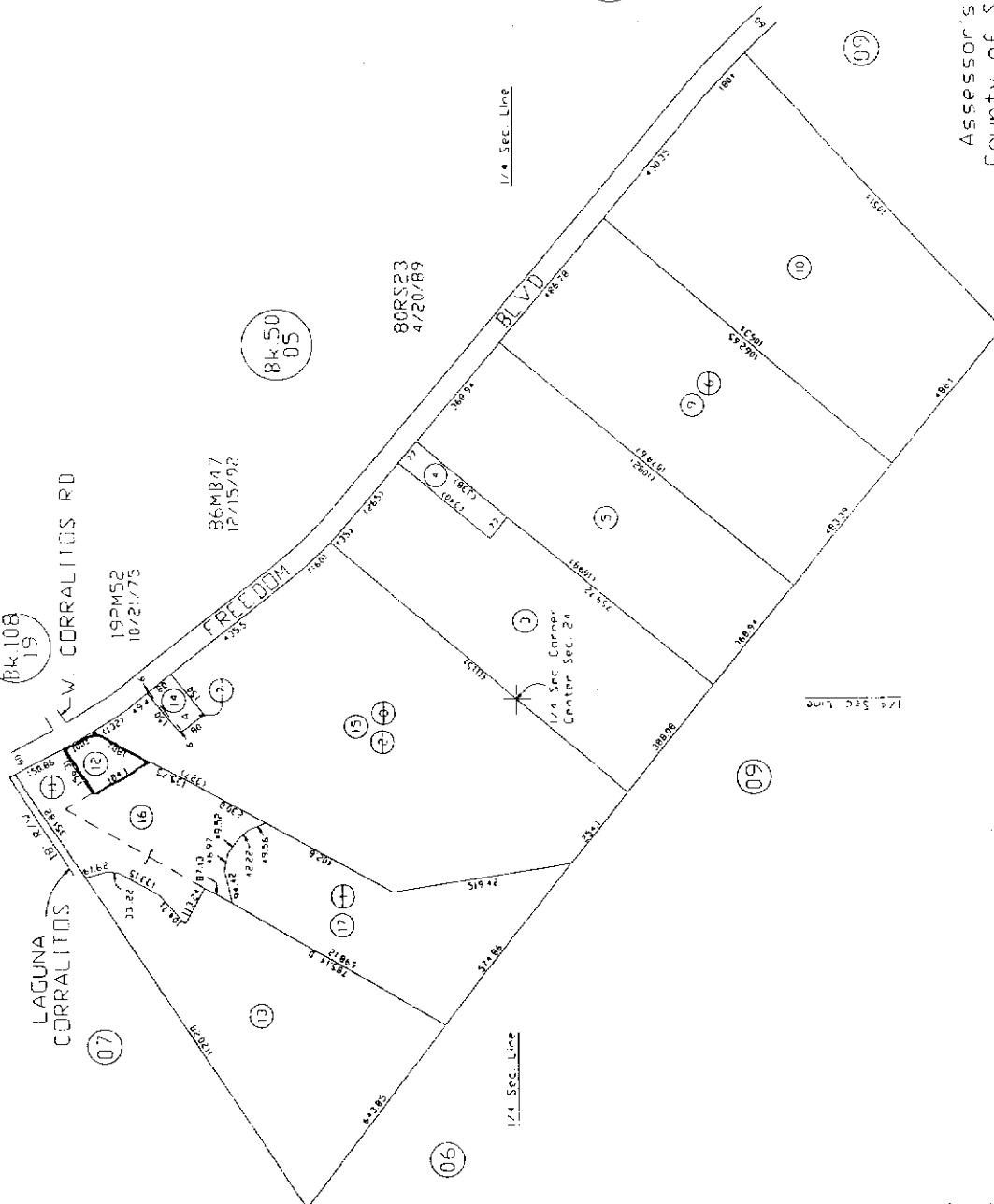
ATTACHMENT 2, 10 of 16
 APPLICATION 05-0308

FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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RANCHO DE LOS CORRALITOS
SEC. 24, T.11S., R.1E., MDB & M

Tax Area Code
69-010



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

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

Environmental Review Initial Study
ATTACHMENT 3
APPLICATION 05-0308

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: David Keyon
Application No.: 05-0308
APN: 049-081-12

Date May 14 2007
Time 11 23 46
Page 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 15, 2005 BY ROBERT S LOVELAND =====

- 1 Archaeological site review is in process
2. The biotic resource mapped on this parcel is not present. ===== UPDATED ON SEPTEMBER 20, 2006 BY ROBERT S LOVELAND =====

Item 1 above has been completed

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 15, 2005 BY ROBERT S LOVELAND =====

Conditions of Approval

- 1 A soils report completed by a California licensed civil engineer is required. Please submit 3 copies of the completed report for review upon building permit submittal
- 2 Obtain a grading permit if required
3. Provide earthwork quantities (cubic yards) for this project
- 4 Submit a detailed erosion control plan for review

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 17, 2005 BY CARISA REGALADO =====

Not enough drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage, all potential off-site impacts and mitigations must be determined; therefore, proposed projects must conclusively demonstrate that (see drainage guidelines):

The site is being adequately drained

Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release, if taken off-site.

The project will not adversely impact roads and adjacent or downslope properties if taken off-site.

Please address the following comments:

- 1) This development is within in an area of known flooding resulting from Freedom Lake Due to this, the affects of storms up to a 100- year return interval on this

Environmental Review Initial Study
ATTACHMENT 4, 1 of 2
APPLICATION 05-0308

Discretionary Comments - Continued

Project Planner: David Keyon
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parcel must be evaluated. If it is determined that these storms do affect the parcel, appropriate measures will have to be taken for the project.

2) Extensive impervious surfaces are being proposed in this project with all runoff being directed into Freedom Blvd. New development is required to limit such coverage to minimize post-development runoff. Pervious or semi-pervious type surfaces should be considered for driveways and parking areas.

3) Projects are required to maintain predevelopment rates where feasible. Please show what mitigating measures will be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc.

4) For runoff being directed off-site, a description of the existing off-site system must be included along with its adequacy to accept the increase in runoff from this development.

Until further information is submitted addressing the above comments, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

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. =====
CARISA R. DURAN =====
2ND ROUTING - 6/12/06

Civil plans dated March 2006 and drainage calculations dated April 2006 were received. Application cannot be deemed complete as submitted.

Please address the following comments:

1) Routing #1. Item #1: Item not addressed. Submit evaluation of 100-year storm on this parcel.

2) Routing #1. Item #2: Comment addressed. Item closed.

3) Routing #1. Item #3: Comment addressed. Item closed.

4) Routing #1. Item #4: Per submittal, appears there is no intent to route runoff off-site. Item closed. Should this condition change, initial comment applies.

5) Runoff from southern downspout of hay storage cannot be allowed to impact adjacent parcel (APN 049-081-16). Consider grading landscape strip behind parking spaces to flow towards percolation swale, make opening in curb for flow towards catchbasin tied to same swale, or other method.

Environmental Review Initial Study
ATTACHMENT 4, 2, 4, 5
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Discretionary Comments - Continued

Project Planner: David Keyon
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===== UPDATED ON SEPTEMBER 18 2006 BY CARISA R DURAN =====
3RD ROUTING 9/18/06

Civil plans dated 8/7/06 and drainage calculations dated 8/1/06 were received. Application cannot be deemed complete as submitted.

Please address the following comments

1) Routing #1 & Routing #2. Item #1: Item not addressed. Per review comments, evaluation of 100-year storm effects on this parcel by Freedom Lake (area of known flooding) is required. Increase in runoff by the development for a 100-year storm was submitted but is not required by this review. Please submit.

2) Routing #2. Item #5: Comment addressed. Item closed.

Until further information is submitted addressing the above comment, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete. ===== UP-
DATED ON JANUARY 8, 2007 BY CARISA R DURAN ===== 4th ROUTING - 1/8/07

Civil plans dated 8/7/06 were received as were submitted for 3rd routing. No changes noted addressing outstanding comment (see 3rd routing, item no 1). Application cannot be considered complete.

Until further information is submitted addressing the above comments, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

----- UPDATED ON APRIL 10, 2007 BY CARISA R DURAN ===== 5th ROUTING
4/10/07

Flooding Exhibit submittal by DeWitt and Associates, Inc. dated March 2007 was received. The application is deemed complete for the discretionary stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 17, 2005 BY CARISA REGALADO =====

For increases in impervious area, a drainage fee will be assessed. The fees are currently \$0.85 per square foot. ===== UPDATED ON JUNE 12, 2006 BY CARISA R DURAN

Please address the following comments for the building application submittal

1) Type of pervious pavement to be installed must be noted in plans. If a 'c' value greater than 0.5 is created, please adjust drainage calculations.

2) Label contour in landscaped area to the east of feed store

3) It must be noted in the plans that the property owner is required to maintain the drainage system, including the pervious pavement and landscaped swales, as installed by this development to maintain capacity and function as intended by the civil

Environmental Review Initial Study

ATTACHMENT 1. 304.15
APPLICATION 05-0308
EXHIBIT n 1

Discretionary Comments - Continued

Project Planner: David Keyon
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design

4) This application is for development in the Zone 7A Flood Control District. For increases in impervious area, a drainage fee of \$0.90 per square foot will be assessed. For credits, suitable documentation is needed to establish existing impervious pavement. This includes the County Assessor's records and photos. If photos are used, these must clearly define the year it represents; therefore, it is recommended that a copy of the Assessor's records, including the construction page, be submitted accounting for these areas. ===== UPDATED ON SEPTEMBER 18, 2006 BY CARISA R DURAN =====

Since the last review was completed, fees for new impervious areas were increased. The fees are currently \$0.95 per square foot. ===== UPDATED ON JANUARY 8, 2007 BY CARISA, R DURAN ===== No comment
----- UPDATED ON APRIL 10, 2007 BY CARISA R DURAN ===== No comment.

Dpw Driveway/Encroachment Completeness Comments

----- REVIEW ON MAY 31, 2005 BY RUTH L ZADESKY =====
Show driveway plan view and centerline profile.
===== UPDATED ON JUNE 5, 2006 BY RUTH L ZADLSKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

----- REVIEW ON MAY 31, 2005 BY RUTH L ZADESKY =====
Driveway to conform to County Design Criteria Standards
Encroachment permit required for all off-site work in the County road right-of-way.
Fencing is not allowed within the County road right-of-way
----- UPDATED ON JUNE 5, 2006 BY RUTH L ZADESKY =====
Driveway to conform to County Design Criteria Standards
Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

----- REVIEW ON MAY 25, 2005 BY GREG J MARTIN =====
The driveways do not meet standards in the County Design Criteria. Please show the edge of pavement for Freedom Boulevard and Old Stage Road.

if you have any questions please contact Greg Martin at 831-454-2811. ===== UP
DATED ON JUNE 17 2006 BY GREG J MARTIN =====
Previous comments have not been addressed. ===== UPOATED ON SEPTEMBER 22, 2006
BY GREG J MARTIN =====

Old Stage Road is not recommended to be used as an unloading area. Unloading should take place onsite. In addition, this particular location is within a foot or two of the right-of-way for Freedom Boulevard. The driveway off of Old Stage Road does not meet County Standards

If you have any questions please contact Greg Martin at 831-454-2811 ===== UP
DATED ON DECEMBER 28 2006 BY GREG J MARTIN =====

1 Completeness Truck turn templates are required to demonstrate/show the unloading area shall function 2 Compliance The Old Stage Road driveway still does not meet standards ===== UPDATED ON APRIL 11 2007 BY GREL J MARTIN =====

Environmental Review Initial Study

ATTACHMENT 4 428
APPLICATION 05-0308
EXHIBIT D

Discretionary Comments - Continued

Project Planner: David Keyon
Application No.: 05-0308
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Page. 5

No comment

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 25, 2005 BY GREG J MARTIN =====
----- UPDATED ON JUNE 12, 2006 BY GREG J MARTIN -----
----- UPDATE@ ON SEPTEMBER 22, 2006 BY GREG J MARTIN -----
===== UPDATED ON DECEMBER 28, 2006 BY GREG J MARTIN =====
===== UPDATED ON APRIL 11, 2007 BY GREG J MARTIN =====

Environmental Health Completeness Comments

----- REVIEW ON JUNE 7, 2005 BY JIM G SAFRANEK ----- No septic permit records or pumping reports exist for this APN in EHS files. The applicant will need to obtain an approved septic application to upgrade the existing system (or demonstrate that the existing system meets standards for five employees and a 2 bedroom SFR).

Contact Ruben Sanchez of EHS at 454-2751 for permitting questions

----- UPDATCD ON SEPTEMBER 12, 2006 BY JIM G SAFRANEK ----- Previous comment still applicable

----- UPDATED ON JANUARY 9, 2007 BY JIM G SAFRANEK ----- The submitted septic application has only minor issues that will be resolved shortly but can be a condition of the building permit 05 0308 is now approved by EHS

Environmental Health Miscellaneous Comments

===== REVIEW ON JUNE 7, 2005 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON SEPTEMBER 12, 2006 BY JIM G SAFRANEK =====
NO COMMENT
----- UPDATED ON JANUARY 9, 2007 BY JIM G SAFRANEK -----
NO COMMENT

Pajaro Valley Fire District Completeness Comments

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

----- REVIEW ON JUNE 6, 2005 BY ROBERT J SHERMAN -----

DEPARTMENT NAME. PAJARO VALLEY FPD

Note on the plans that these plans are in compliance with California Building and Fire Codes (1997) as amended by the authority having jurisdiction

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (1997) and District Amendment

The job copies of the building and fire systems plans and permits must be onsite during inspections

NOTE on the plans the OCCUPANCY CLASSIFICATION BUILDING CONSTRUCTION TYPE/FIRE RATING and SPRINKLED or NONSPRINKERED as determined by the building official and outlined in Part IV of the California Building Code. e.g. R-3, Type V-N.

Sprinklered

SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire

Discretionary Comments - Continued

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flow for the building This information can be obtained from the water company IF ON PUBLIC WATER SYSTEM

Fire hydrant shall be painted in accordance with the state of California Health and Safety Code. See authority having jurisdiction

SHOW on the plans water tanks for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction. IF NO PUBLIC HYDRANT SYSTEM IS PROVIDED

NOTE on the plan: that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 & 130 Chapter 35 of California Building Code and adopted standards of the authority having Jurisdiction.

When servicing more than 100 sprinklers, automatic fire sprinkler systems shall be supervised by an approved Central, Proprietary, or Remote Station or a local alarm which will give an audible signal at a constantly attended location.

Monitoring of the sprinkler system by a constantly attended location, U.L. Central Station may be required due to special circumstances.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HPNDOUT

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height or a contrasting background and visible from the street. additional numbers shall be installed on a directional sign at the property driveway and street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh shall be 1/2 inch

NOTE on the plans that the roof covering shall be no less than Class B rated roof

NOTE on the plans that a 100 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt.

SHOW on the plans, DETAILS of compliance with the Access Standards of the Santa Cruz County General Plan (Objective 6.5 Fire Hazards).

All bridges, culverts and crossings shall be certified by a registered engineer.

Minimum capacity of 25 tons. Cal-Trans H-20 loading standard

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

The access road 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 minimum of 6" of compacted Class 11 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 access road shall not exceed 20% with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in ex-

Environmental Review Initial Study

ATTACHMENT 4, 6 & 7

APPLICATION 05-0308

EXHIBIT D

Project Planner: David Keyon
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cess 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-around 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.

SHOW on the plans. DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. THIS IS FOR THE RESIDENCE IF IT SERVES TWO OR LESS DWELLINGS

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-around 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.

The street/access road shall be named and addressed by the County Office of Emergency Services. Street signs shall be posted, and maintained, to County Public Works. Green and white County style signs shall be used.

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.

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.

I HAVE INCLUDED A UWIC PACKET FOR YOU TO FILL OUT FOR THE RESIDENCE. THIS PACKET SHALL BE FILLED OUT COMPLETELY & AN APPOINTMENT MADE WITH US TO DETERMINE YOUR EXTERIOR IGNITION RESISTANCE RATING PRIOR TO YOUR PLAN SUBMITTAL TO THE BUILDING DEPARTMENT. WITHOUT THIS COMPLETED FORM AND A SIGNATURE FROM THE FIRE DEPARTMENT YOUR RESIDENTIAL PLAN WILL NOT BE ACCEPTED BY THE PLANNING DEPARTMENT.

TWO TYPES OF SPRINKLER SYSTEMS WILL BE REQUIRED NFPA 13 IN BOTH THE BUSINESS BUILDINGS AND NFPA 13D IN THE RESIDENCE

WATER SUPPLY & POSSIBLE STORAGE TO THIS FACILITY MAY BE EXCESSIVE. IF THERE IS NO PUBLIC WATER SUPPLY PROVIDED THEN PRIVATE WATER STORAGE WILL BE REQUIRED IF SO YOU

Environmental Review Initial Study

ATTACHMENT 4, 7, 8

APPLICATION 05-0308

EXHIBIT D

Discretionary Comments - Continued

Project Planner: David Keyon
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Time: 11:23 46
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MUST PROVIDE THE BUILDING TYPE, SQUARE FOOTAGE & HEIGHT TO ALL THE BUILDINGS ON YOUR SUBMITTED PLANS SO THAT FIRE FLOW REQUIREMENTS CAN BE CALCULATED

Pajaro Valley Fire District Miscellaneous Comments

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

===== REVIEW ON JUNE 6, 2005 BY ROBERT J SHERMAN =====

Environmental Review Initial Study
ATTACHMENT 4g 8 of 8
APPLICATION 05-0308

FLOODING EXHIBIT

Prepared for

Richard Hansen

APN: 049-081-12
Application # 05-0308
2901 Freedom Boulevard
Watsonville, CA

Prepared by

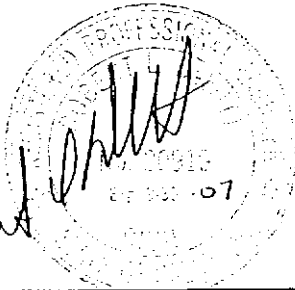
Robert L. DeWitt and Associates, Inc.

Civil Engineers & Land Surveyors
1607 Ocean Street – Suite 1
Santa Cruz, California 95060

Job No. R05176
March 2007

Environmental Review Initial Study
ATTACHMENT 5, 1a, 6
APPLICATION 05-0308

Robert L. DeWitt, P.E.


3-13-07

Robert L. DeWitt & Associates, Inc.

Civil Engineers and Land Surveyors
1607 Ocean Street, Suite 1

Santa Cruz, CA 95060

(831)425-1617

(831)425-0224 (fax)

CLIENT Richard Hansen

JOE NO R05176

SHEET NO. I

OF 1

CALCULATED BY MBS

DATE Mar 07

CHECKED BY RLD

DATE Mar 07

REV _____

FLOODING EXHIBIT
APN: 049-081-12
2901 Freedom Boulevard

THE ATTACHED EXHIBIT MAPS SHOW THE AREA SURROUNDING THE SUBJECT PROPERTY AT THE INTERSECTION OF FREEDOM BOULEVARD AND CORRALITOS ROAD, JUST SOUTHEAST OF THE CORRALITOS LAGOON (FREEDOM LAKE).

THE SUBJECT PROPERTY IS LOCATED GENERALLY DOWNSTREAM FROM THE LAGOON, ESPECIALLY WHEN VIEWED ON A LARGE SCALE TOPOGRAPHIC MAP.

HOWEVER, AS MORE DETAILED ELEVATIONS ARE SHOWN THE FLOW PATHS OF POTENTIAL FLOODING FROM THE LAGOON ARE MORE EVIDENT.

THE EXISTING SITE SLOPES SOUTHWEST, AWAY FROM FREEDOM BOULVARD AND DOWN ACROSS OLD STAGE ROAD. TOPOGRAPHIC MAPPING INDICATES THAT THE TERRAIN SOUTHWEST OF THE SITE IS LOWER.

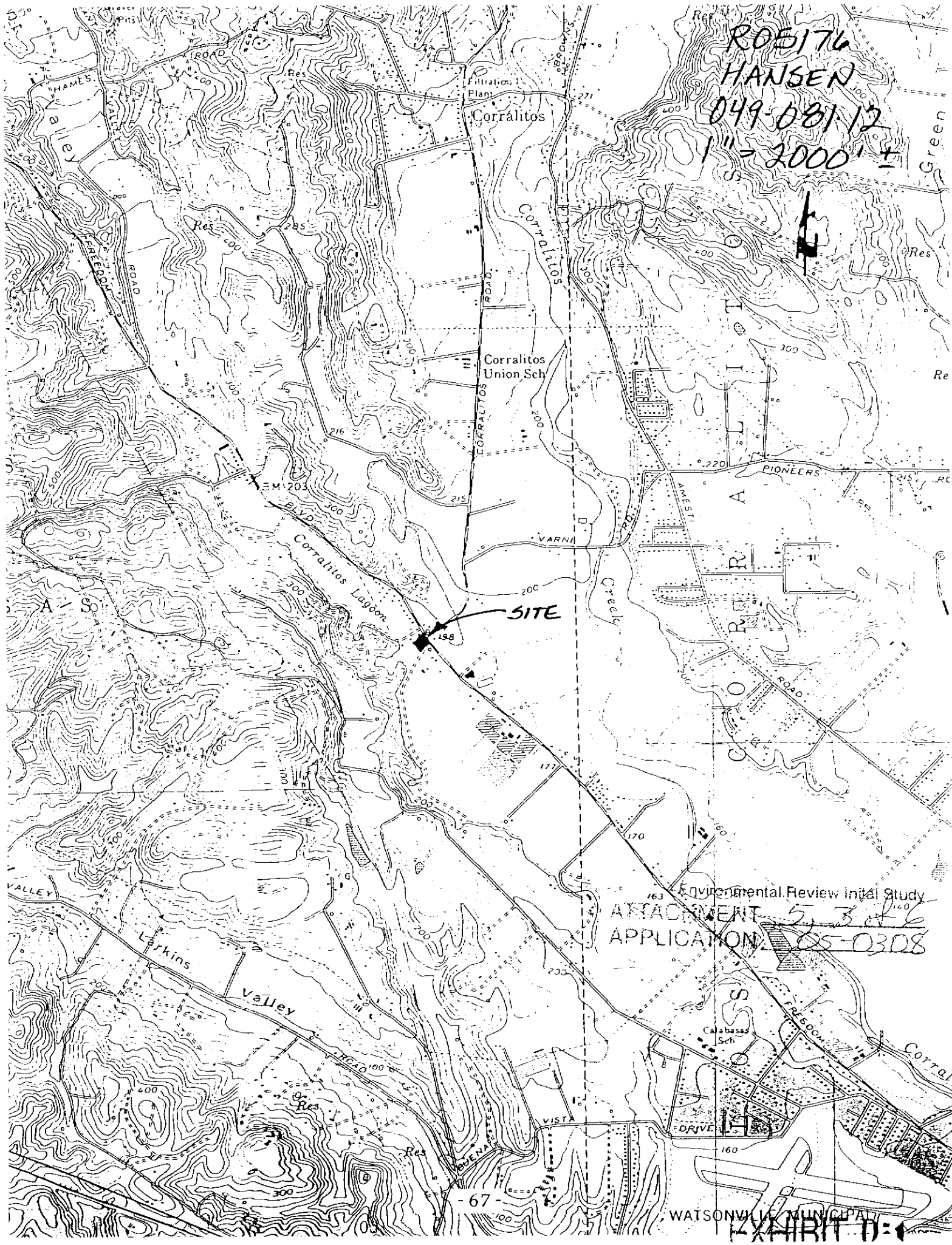
THE PROPOSED DEVELOPMENT WILL ALSO SLOPE SOUTHWEST AND PROVIDE A DETENTION VOLUME OF MORE THAN TWICE WHAT IS CALCULATED FOR THE POST-DEVELOPMENT SITE RUNOFF FOR A 100-YEAR STORM. THIS IS SHOWN IN THE PREVIOUS CALCULATIONS SUBMITTED.

IT IS OUR OPINION THAT FLOOD OVERFLOWS FROM THE LAGOON WILL FLOW TOWARD THE LOWER TERRAIN SOUTHWEST OF THE SITE AND THAT APPROPRIATE MEASURES HAVE BEEN TAKEN FOR THE PROJECT.

DETAILED NUMERICAL WATERSHED CALCULATIONS FOR A 100-YEAR STORM CAN BE COMPLETED WHEN FURTHER SPECIFICS ARE GIVEN TO DESCRIBE THE EXACT AREA OF KNOWN FLOODING: PRIOR TO FINAL DESIGN OF BUILDINGS AND ISSUANCE OF PERMITS.

Environmental Review Initial Study
ATTACHMENT 5, 2 of 6
APPLICATION 05-0308

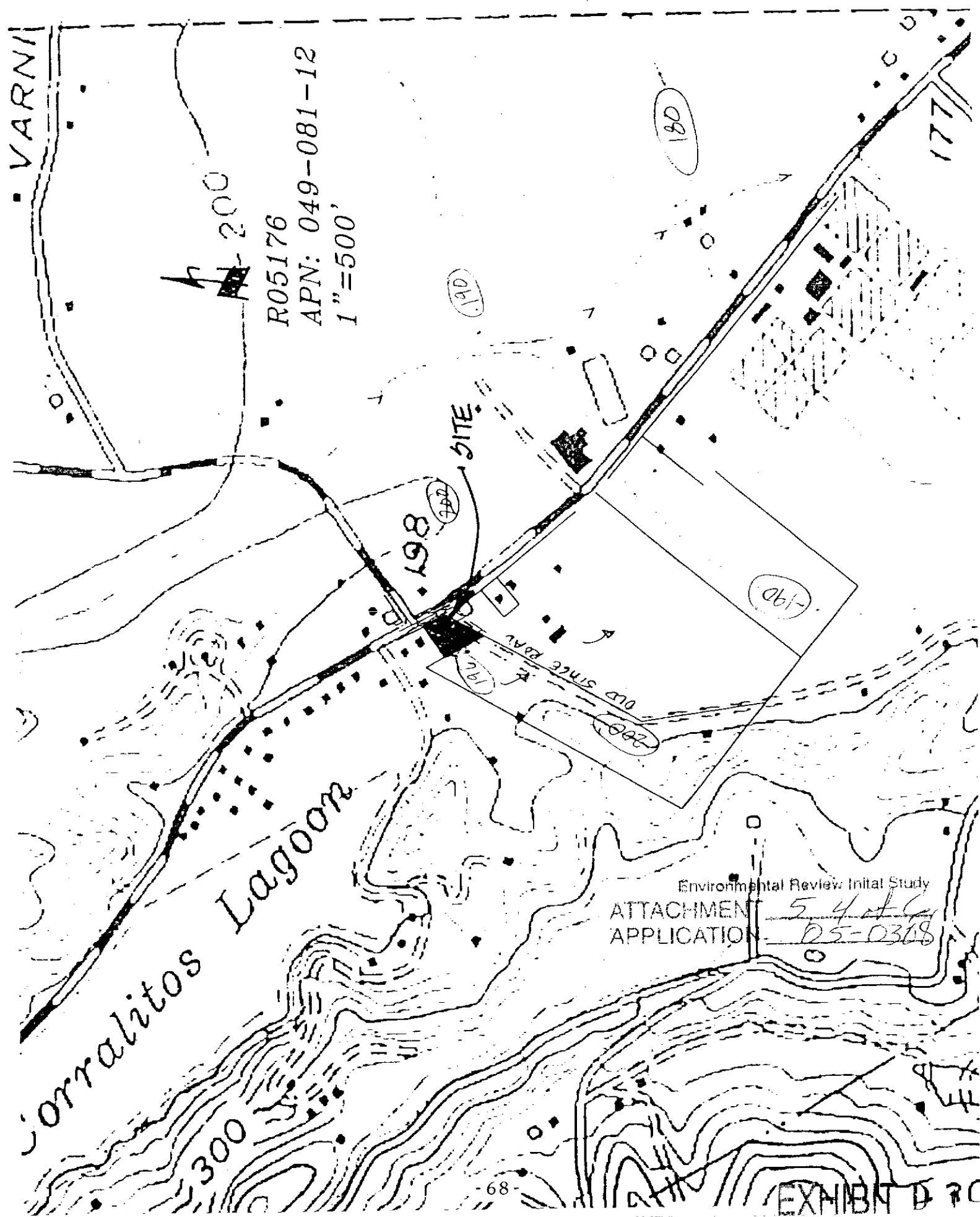
ROE176
HANSEN
049-081-12
1" = 2000' ±



Environmental Review Initial Study
ATTACHMENT 5.3 of 6
APPLICATION 05-0308

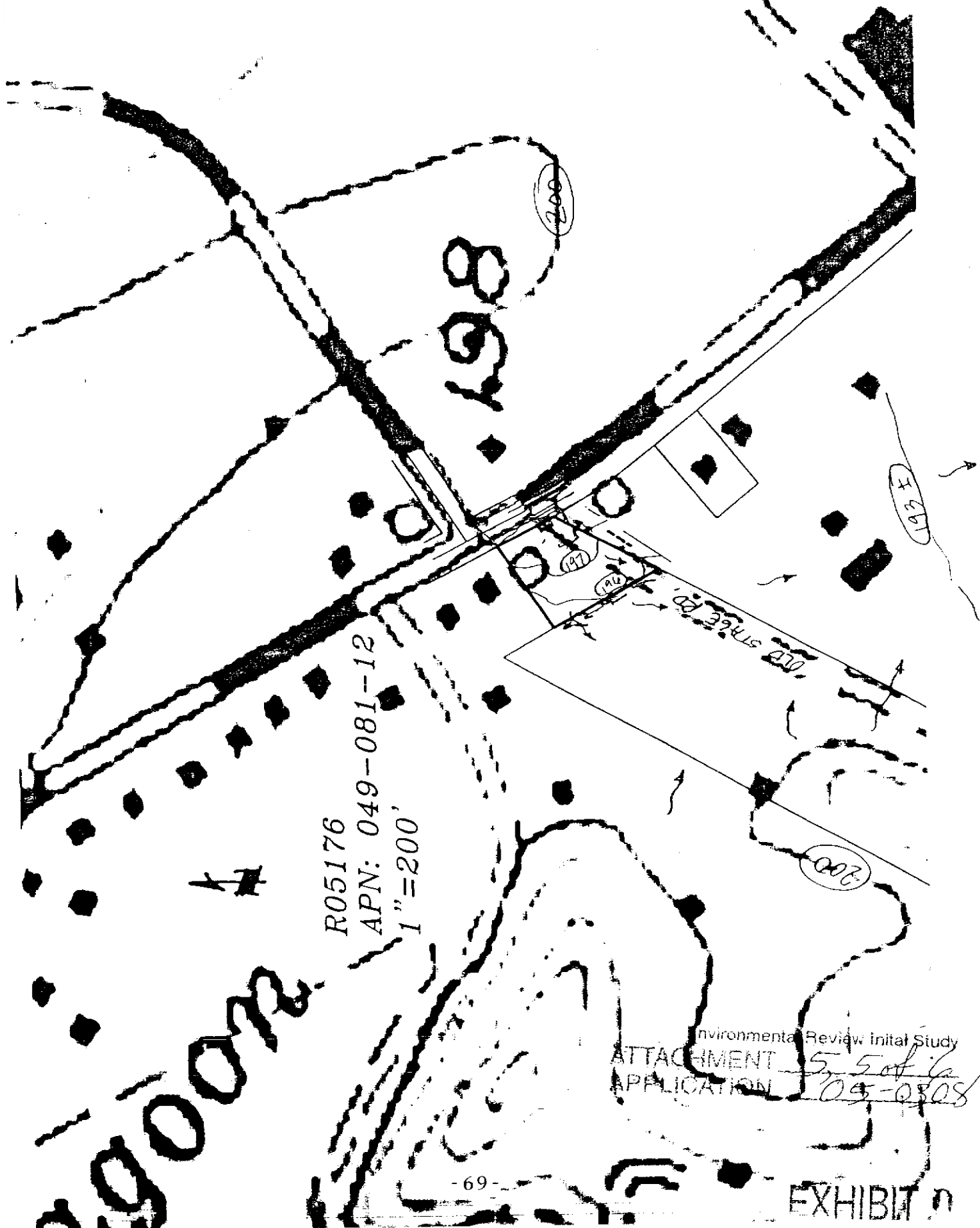
WATSONVILLE MUNICIPAL

EXHIBIT D



Environmental Review Initial Study
ATTACHMENT 5.4
APPLICATION 05-0368

EXHIBIT D 30

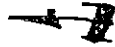


R05176
APN: 049-081-12
1"=200'

Environmental Review Initial Study
ATTACHMENT 5.5 of 6
APPLICATION 04-0808

EXHIBIT D

R05176
APN: 049-081-12
1"=50'



OLD STAGE ROAD

Environmental Review Initial Study
ATTACHMENT 5, 6 of 6
APPLICATION 05-0308

Drainage Calculations

For Improvements Located at

**Hansen's Feed Store
2901 Freedom Boulevard
Corralitos, CA**

APN: 049-081-12

Prepared by

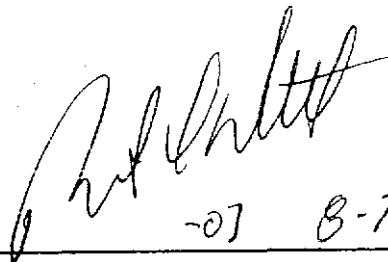
Robert L. DeWitt and Associates, Inc
Civil Engineers & Land Surveyors
1607 Ocean Street – Suite 1
Santa Cruz. California 95060

Job No. R05176

April 2006
Rev. 1 Aug 2006

Environmental Review Initial Study
ATTACHMENT 6-144
APPLICATION 05-0308

Robert L. DeWitt, P.E. _____



-01 8-7-06

Robert L. DeWitt & Associates, Inc.
Civil Engineers and Land Surveyors
607 Ocean Street, Suite 1
Santa Cruz, CA 95060
(831)425-1617 (831)425-0224 (fax)

CLIENT Richard Hansen JOB NO. R05176
SHEET NO. 1 OF 2
CALCULATED BY MBS DATE Apr 06
CHECKED BY RLD DATE Apr 06
REV. 1-AUG 2006

DRAINAGE CALCULATIONS

APN: 049-081-12
2901 Freedom Boulevard

CALCULATIONS BASED ON SANTA CRUZ COUNTY DESIGN CRITERIA

$$P_{60} = 1.4$$

$$T_{Cpre} = 15 \text{ MIN: } i = 1.7 \text{ IN/HR}$$

$$T_{Cpost} = 10 \text{ MIN: } i = 2.0 \text{ IN/HR}$$

$$C_A \text{ 10 YR} = 1.0$$

$$C_A \text{ 100 YR} = 1.25$$

$$10 \text{ YR RETURN FACTOR} = 1.0$$

$$100 \text{ YR RETURN FACTOR} = 1.5$$

PRE-DEVELOPMENT CONDITIONS (15 MIN)

$$\text{GROSS PARCEL AREA} = 21,674 \text{ SF} = 0.50 \text{ ACRE}$$

$$\text{IMPERVIOUS AREA} = 4,307 \text{ SF} \quad C = 0.9$$

$$\text{PERVIOUS AREA} = 17,367 \text{ SF} \quad C = 0.2$$

$$\text{COMPOSITE C VALUE} = \frac{(4,307)0.9 + (17,367)0.2}{21,674}$$

$$\boxed{\text{COMPOSITE C VALUE} = 0.34}$$

PRE-DEVELOPMENT RUNOFF

$$Q_{10} = C_A C_i A = (1.0)(0.34)(1.7 \times 1.0)(0.50 \text{ AC}) = 0.29 \text{ CFS}$$

$$Q_{100} = C_A C_i A = (1.25)(0.34)(1.7 \times 1.5)(0.50 \text{ AC}) = \boxed{0.54 \text{ CFS}}$$

POST-DEVELOPMENT CONDITIONS (10 MIN)

$$\text{GROSS PARCEL AREA} = 21,674 \text{ SF} = 0.50 \text{ ACRE}$$

$$\text{IMPERVIOUS AREA} = 7,620 \text{ SF} \quad C = 0.9$$

$$\text{PERMEABLE PAVEMENT} = 9,134 \text{ SF} \quad C = 0.5^*$$

$$\text{PERVIOUS LANDSCAPE} = 4,920 \text{ SF} \quad C = 0.2$$

$$\text{COMPOSITE C VALUE} = \frac{(7,620)0.9 + (9,134)0.5 + (4,920)0.2}{21,674}$$

$$\boxed{\text{COMPOSITE C VALUE} = 0.57}$$

POST-DEVELOPMENT RUNOFF

$$Q_{10} = C_A C_i A = (1.0)(0.57)(2.0 \times 1.0)(0.50 \text{ AC}) = 0.57 \text{ CFS}$$

$$Q_{100} = C_A C_i A = (1.25)(0.57)(2.0 \times 1.5)(0.50 \text{ AC}) = \boxed{1.07 \text{ CFS}}$$

*THE RUNOFF COEFFICIENT FOR PERMEABLE PAVEMENT DEPENDS ON TYPE USED (POROUS ASPHALT, PERVIOUS CONCRETE, PAVING STONES, OR GRASS PAVERS) AND IS AFFECTED BY SITE VARIABLES AND MAINTENANCE. A VALUE OF 0.5 WAS CHOSEN AS A PRELIMINARY CONSERVATIVE AVERAGE.

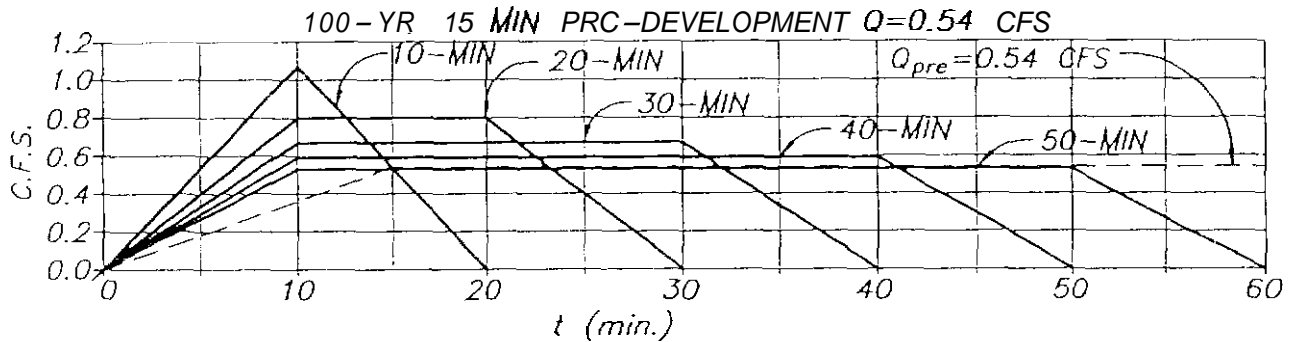
Environmental Review Initial S
ATTACHMENT 6-2-4
APPLICATION 05-031

EXHIBIT D

RETENTION VOLUME CALCULATIONS

$$Q_{100} \text{ POST} = (1.25)(0.57)(2.00 \times 1.5)(0.50AC) = [1.07 \text{ CFS}]$$

STORM DURATION	INTENSITY (i)	POST-DEVELOPMENT RUNOFF, CFS
10 MIN.	2.00	1.07
20 MIN.	1.50	0.80
30 MIN.	1.25	0.67
40 MIN.	1.10	0.59
50 MIN.	1.00	0.53 (LESS THAN PRE)



DURATION MIN.	CF-MIN SEC	VOLUME (CF)	
10	5.3	318	
20	5.7	342	CONTROL
30	4.7	282	
40	3.1	186	
50	0	0	LESS THAN PRE

APPLY 1.25 SAFETY FACTOR:

$$\text{REQUIRED } V = (1.25)(342 \text{ CF}) = 428 \text{ CF}$$

ON-SITE RETENTION AREAS:

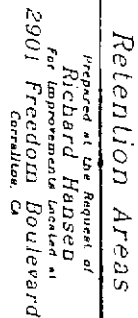
$$A = 140 \text{ CF}$$

$$B = 356 \text{ CF}$$

$$C = 406 \text{ CF}$$

TOTAL: = 902 CF = GREATER THAN 2 TIMES
THE REQUIRED VOLUME FOR A 100 YEAR STORM

Environmental Review Initial Study
ATTACHMENT 6-3
APPLICATION 8-2-06



Robert L. DeWitt
& Associates, Inc.

Civil Engineers & Land Surveyors

1807 Decker Street, Suite 1
Santa Cruz, California 95060
(408) +33-4771 P3
(408) +35-0721 Fax



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET 4TH FLOOR SANTA CRUZ CA 95060
(831) 454 2580 FAX (831) 454 2131 TDO (831) 454 2123

TOM BURNS, PLANNING DIRECTOR

May 1, 2007

Date: May 17, 2007

Agenda Item #: 6

Time: 1:30p.m.

Agricultural Policy Advisory Commission
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Subject. Request to extend the expiration date of an Agricultural Buffer Determination for application **05-0308**, a Commercial Development Permit to construct a 3,200 square foot feed store, a 3,200 square foot hay barn, and a 3 bedroom single-family dwelling. Property located at the intersection of Freedom Blvd. and Corralitos Road (at 2901 Freedom Blvd.).

Members of the Commission.

On August 18, 2005, your Commission approved a reduction in the agricultural buffer setback for this project from adjacent Commercial Agriculture (CA) zoned land. Specifically: your Commission approved a reduction of the 200-foot agriculture buffer setback to 10 feet from parcels 049-081-16 and 049-081-15, to 170 feet from parcel 049-081-14, and 60 feet from parcel 050-051-21. The expiration date for this determination is September 1, 2007.

The processing of Commercial Development Permit portion of this application was delayed due to issues pertaining to access, drainage, and accessibility. These issues have since been resolved and the project was deemed complete for further processing on April 12, 2007. However, as the owner is unlikely to obtain a building permit and commence construction prior to September 1, 2007, staff is requesting an extension of the expiration date to September 1, 2009.

The scope of the project and surrounding conditions remain substantially the same as those during the previous Agricultural Buffer Determination. Therefore: the findings and conditions adopted by your Commission on August 18, 2005 still apply (Attachment 1).

Conclusion

Staff recommends that your Commission:

- **Extend** the expiration date for the Agricultural Buffer Reduction for application **05-0308** from September 1, 2005 to September 1, 2009

Environmental Review Initial Study
ATTACHMENT 7, 1st 23
APPLICATION 05-0308

Sincerely,



David Keyon

Project Planner
Development Review

Reviewed By



Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department

Attachment:

1) Staff Report to the Agricultural Policy Advisory Commission and Agricultural Buffer Reduction Permit, dated August 18, 2005.

Environmental Review Initial Study
ATTACHMENT 7, 2 of 23
APPLICATION 05-0308



County of Santa Cruz

Planning Department

AGRICULTURAL BUFFER DETERMINATION PERMIT

Owner: RICHARD HANSEN
Address: 2901 FREEDOM BLVD., WATSONVILLE

Permit Number: 05-0308
Parcel Number: 049-081-12

PROJECT DESCRIPTION AND LOCATION:

Permit to demolish an existing single-family residence and temporary structure used as a feed store, and to construct a 3,200 square foot retail feed store, a 3,200 square foot hay barn, and a single-family dwelling. Requires an Agricultural Buffer Determination. Property located at the intersection of Freedom Boulevard and Corralitos Road, at 2901 Freedom Boulevard in Watsonville.

SUBJECT TO ATTACHED CONDITIONS

Approval Date: 8/18/05 Effective Date: 9/01/05
Exp. Date (if not exercised): 9/01/07 Coastal Appeal Exp. Date: N/A

- This project requires a Coastal Development Permit, which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission or the Board of Supervisors. The appeal must be filed within 10 calendar days of the action by the decision making body
- This project requires a Coastal Development 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 business days of receipt by the Coastal Commission of notice of local action.

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.

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

Richard Hansen
Signature of Owner/Agent

8/18/05
Date

Jean VanderHeever
Staff Planner

8-18-05
Date

Distribution: Applicant, File, and Clerical

Environmental Review Initial Study
ATTACHMENT 7, 3 of 23
APPLICATION 05-0308



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **05-0308**

Applicant: Wayne Miller

Owner: Richard Hansen

APN: 049-081-12

Date: **August 18, 2005**

Agenda Item: # 14

Time: 1:30 p.m.

Project Description: Proposal to demolish an existing single-family residence and temporary structure used as a feed store; and to construct a 3,200 square foot structure for use as a feed store, a 3,200 square foot hay barn, and a replacement single-family dwelling.

Location: Property located at the intersection of Freedom Boulevard and Corralitos Road, at 2901 Freedom Boulevard in Watsonville.

Permits Required: Agricultural Buffer Setback Determination

Staff Recommendation:

- Approval of Application 05-0308, based on the attached findings and conditions.

Exhibits

- | | | | |
|---|---------------|----|-------------------------------------|
| A | Project plans | D. | Assessor's parcel map, Location map |
| B | Findings | E. | Zoning map, General Plan map |
| C | Conditions | F. | Site photographs |

Parcel Information

Parcel Size:	0.5 acres
Existing Land Use - Parcel:	Single-family residence, feed store
Existing Land Use - Surrounding:	Commercial nursery, neighborhood commercial, commercial agriculture, single-family residences
Project Access:	Freedom Boulevard
Planning Area:	Aptos Hills
Land Use Designation:	C-S (Service Commercial)
Zone District:	C-4 (Service Commercial)
Supervisory District:	Second (District Supervisor: Pirie)
Within Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

Environmental Review Initial Study

ATTACHMENT 7, 4, 23
APPLICATION 05-0308

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Elder sandy loam, Soquel loam
Fire Hazard:	Not a mapped constraint
Slopes:	0 - 2 percent
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Traffic:	No significant impact
Roads:	Existing roads adequate
Parks:	Existing park facilities adequate
Archeology:	Mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply:	City of Watsonville
Sewage Disposal:	Private septic system
Fire District:	Pajaro Valley Fire Protection District
Drainage District:	Zone 7 Flood Control/Water Conservation District

Environmental Review Initial Study
ATTACHMENT 7.50423
APPLICATION 05-0308

Analysis and Discussion

The proposed project is to construct a two story single-family dwelling of approximately 1,592 square feet, and a barn and feed store of 3,200 square feet each, on a half-acre parcel (Exhibit A). The project is located at 2901 Freedom Boulevard in Watsonville. The building site is within 200 feet of Commercial Agricultural land to the east and southwest. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 10 feet from APN's 049-081-16 and -15, approximately 170 feet from APN 049-081-14, and 60 feet from APN 050-051-21.

The subject property is characterized by flat topography. The parcel is not located with the Urban Services Line and may be characterized as a mixed-use neighborhood with commercial agriculture, neighborhood commercial businesses, and residential land uses in the immediate vicinity. The parcel carries a Service Commercial (C-S) General Plan designation and the implementing zoning is (C-4) Service Commercial (Exhibit E). Feed and farm supply stores and residential uses up to 50 percent of the floor area of the development are allowed uses in the C-4 zone district as per County Code Section 13 10.332.b. The feed store use has existed in the vicinity for more than 30 years and serves the immediate rural Corralitos community with farm supplies, including feed and baby chicks and ducks. Commercial Agriculture zoned land is situated within 200 feet at the south and west sides of the parcel at Assessor's Parcel Numbers 049-081-16, -14 and -15 and to the east, across Freedom Boulevard at 050-051-21.

A reduced agricultural buffer is recommended due to the fact that the small size of the parcel (100 foot frontage by 180 foot lot depth) would not allow sufficient building area if the required 200 foot

setbacks were maintained from the adjacent Commercial Agriculture zoned property. An existing commercial nursery operation (Aiaddin Nursery) borders the site to the north, with existing fencing, which is in need of repair. The common fence to the west with this property is fenced with a six-foot cyclone fence and existing evergreen landscaping which would adequately buffer the barn (Ex F). Six foot solid wood board fencing is required on the south property line adjacent to the proposed single-family residence to buffer the adjacent CA land at APN 049-081-15. The other CA zoned parcel within 200 feet of the project site is the 12-acre Ban property at 2896 Freedom Boulevard, APN 050-501-21. The subject property is separated from this site by the 60-foot width of Freedom Boulevard, and in addition, the Barr single-family residence is located at the corner closest to the project site, minimizing the need for a buffer to protect the CA agricultural land at APN 050-501-21.

The applicant is proposing a solid six-foot fence at the south side of the parcel with an evergreen hedge of planting! to reduce the impact of agricultural activities on the proposed residential use; and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel, APN 049-081-15. The applicant shall further be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

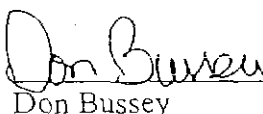
Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 10 feet from the adjacent CA zoned property known as APN 049-081-14, -15, and -16, 170 feet from APN 049-501-14, and 60 feet from APN 050-501-21, proposed under Application # 05-0308, based on the attached findings and recommended conditions.

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

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

Report Prepared By: Joan Van der Hoeven, AICP
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 354-5174
E-mail: pln140@co.santa-cruz.ca.us

Report Reviewed By:


Don Bussey

Deputy Zoning Administrator
Santa Cruz County Planning Department

Environmental Review Initial Study
ATTACHMENT 7, 6 of 23
APPLICATION 05-0308

Conditions of Approval

Exhibit A: Project Plans by Wayne Miller dated 5-15-05

- I This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential and service commercial use to APN's 049-081-14, -15, -16 and 050-051-21. 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 Commercial Development Pennit, and a Building Pennit from the Sania Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicantiowner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 1. A developmen! setback of a minimum of 10 feet from APN 049-081-15 and -16, 170 feet from APN 049-081-14, and 60 fee; from APN 050-051-21 from the proposed development to the adjacent Commercial Agriculture zoned land.
 2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Pnor to final building inspection, the applicantiowner must meet the following conditions:
 - A. The agricultural buffer setbacks shall be mei as verified by the County Building Inspector.

Environmental Review Initial Study
ATTACHMENT 7, 7 of 2
APPLICATION 05-0308

- B. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner: a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

- A. The vegetative and physical barrier shall be permanently maintained
- B. All required Agricultural Buffer Setbacks shall be maintained
- C. In the event that future County inspections of the subject property disclose non-compliance 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, 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: 8-18-05

Effective Date: 9-01-05

Expiration Date: 9-01-07

Appeals Any property owner or other person aggrieved or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code

Environmental Review Initial Study
ATTACHMENT 7a 3 of 23
APPLICATION 05-0308

Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(b)

- 1 Significant topographical differences exist between the agricultural and non-agricultural user which eliminate the need for a 200 foot setback; or
- 2 Permanent substantial vegetation or other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback, or a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural uses, based on the establishment of a physical barrier, unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way; and/or some other factor which effectively supplants the 200 foot buffering distance to the greatest degree possible; or

The habitable structure is proposed to be set back 10 feet from APN 049-081-15 and -16, about 170 feet from APN 049-081-14, and 60 feet from APN 050-051-21, the adjacent Commercial Agriculture zoned land. With the 60-foot width of the Freedom Boulevard right-of-way, the effective agricultural setback would be proposed to be 60 feet from APN 050-051-21 where 200 feet are required. An effective barrier consisting of a six-foot tall solid wood board fence enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 049-081-16 (next to the Aladdin nursery) and 049-081-15 (next to the proposed single-family residence). This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

- 3 The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier, or vegetative screening or other techniques to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

Due to the small size of the subject parcel, an irregular shaped lot with dimensions of 100 foot frontage by 156 and 180 feet sides or depth of the lot, and a rear dimension of 184 feet, it would not be possible to build on the parcel and maintain the required 200 foot agricultural buffer setbacks. Solid wood board fencing and vegetative screening are recommended to protect the agricultural interests of adjacent CA zoned properties.

Environmental Review Initial Study
ATTACHMENT 7, 10, 11, 12, 13
APPLICATION 05-0308

Tax Area Code
69-010

49-08

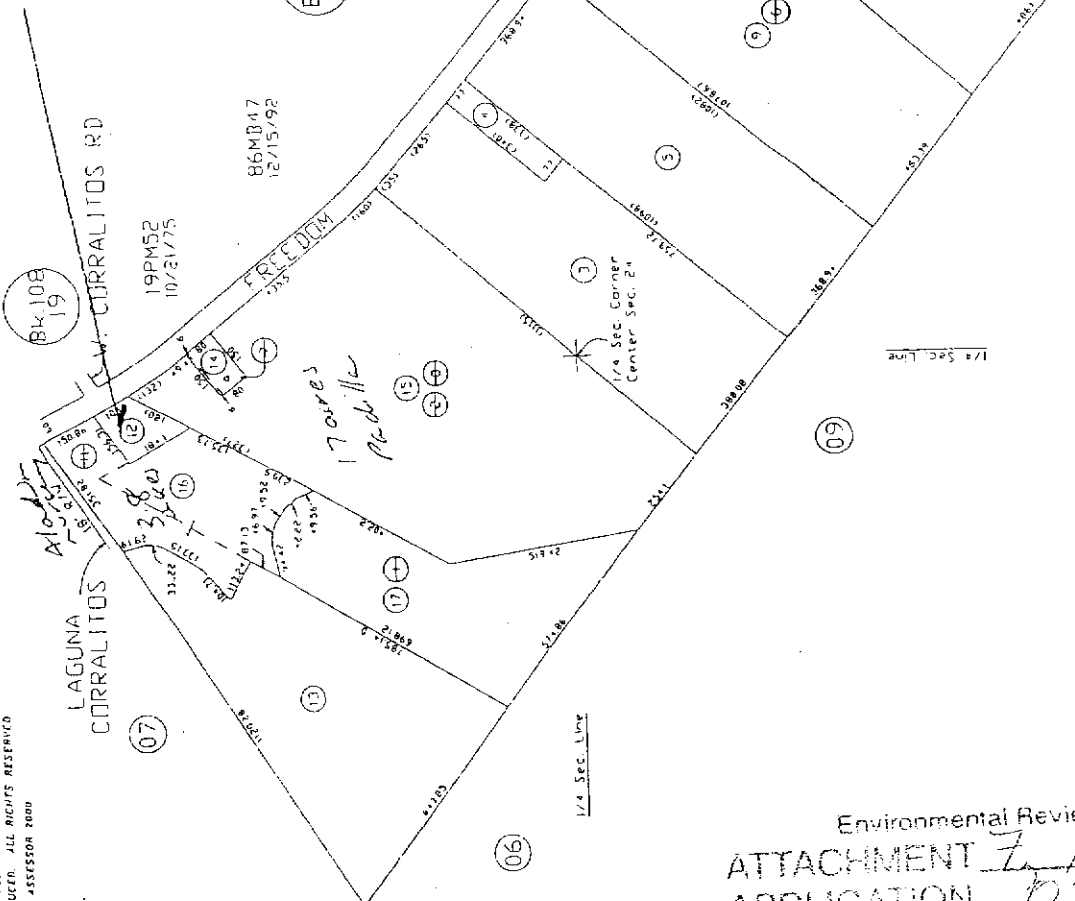
PROJECT LOCATION

FOR TAX PURPOSES ONLY

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

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RANCHO DE LOS CORRALITOS
SEC. 24, T11S, R1E, MDB & M



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

Note - Assessor's Parcel R Block
Numbers Shown in Circles

Environmental Review Initial Study

ATTACHMENT 7.11 of 23
APPLICATION 05-0308

THE ASSASSON 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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SECS. 13 & 24, T.11S., R.1E. &
SECS. 18 & 19, T.11S., R.2E., M.D.B. & M. PROJECTED

Assessor's Map No. 50-05
County of Santa Cruz, Calif.
Oct. 1951

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

802558
815789

34.49

47MB60
9/12/75

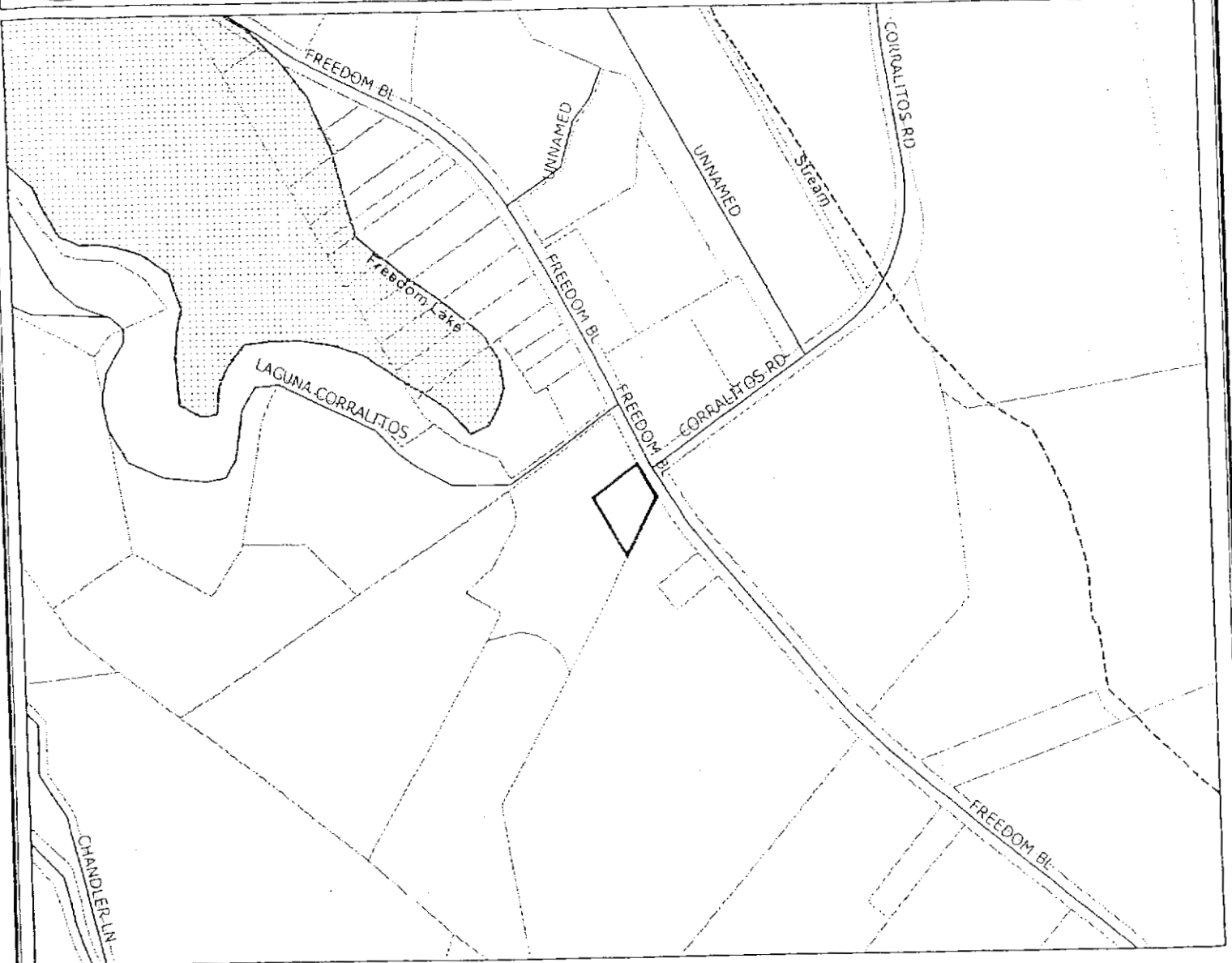
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Environmental Review Initial Study
ATTACHMENT 7, 12, &
APPLICATION 05-03DS






EXHIBIT D

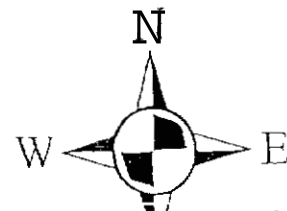


Location Map



Legend

-  APN 049-081-12
-  Streets
-  Assessors Parceis
-  INTERMITTENT STREAM
-  Lakes



Environmental Review Initial Study
ATTACHMENT 7, 13 & 23
APPLICATION 05-0308

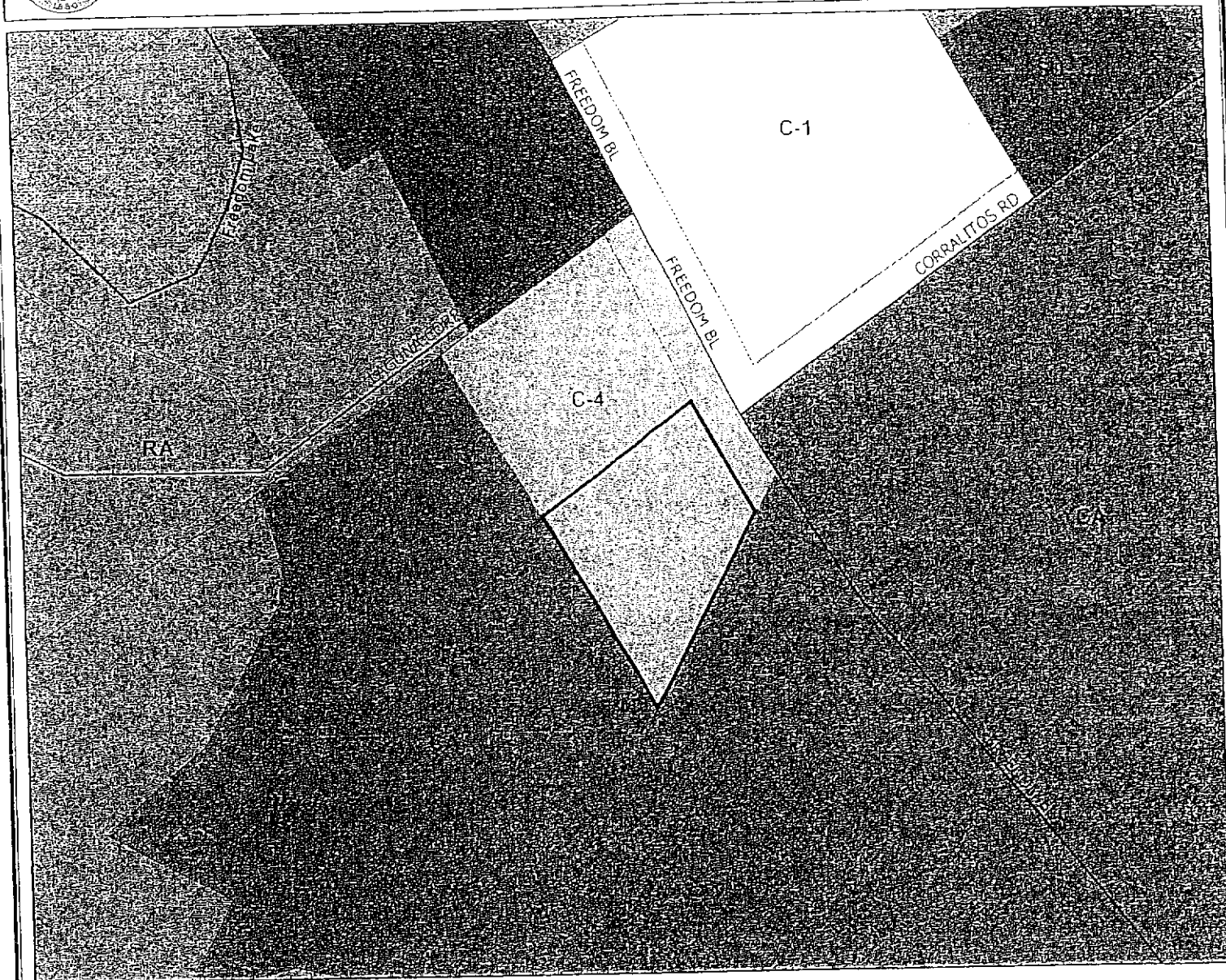
Map Created by
County of Santa Cruz
Planning Department
May 2005

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13 - 10










EXHIBIT D

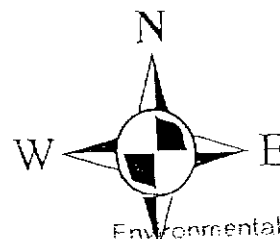


Zoning Map



Legend

-  APN 049-081-12
-  Streets
-  Assessors Parcels
-  Lakes
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)
-  COMMERCIAL-NEIGHBORHOOD (C-1)
-  COMMERCIAL SERVICE (C-4)
-  SPECIAL USE (SU)



Environmental Review Initial Study
ATTACHMENT 7.14-123
APPLICATION 05-0308

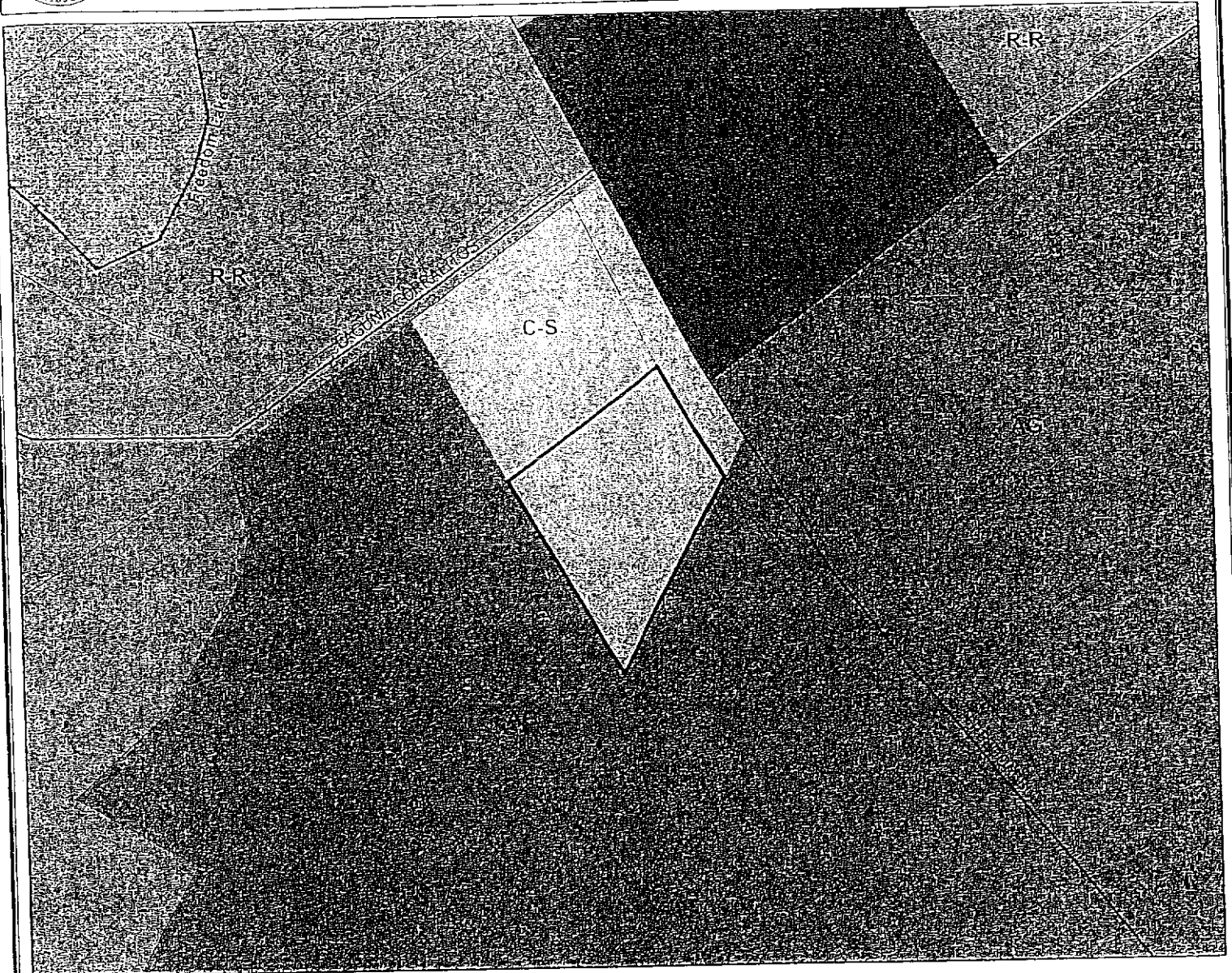
Map Created by
County of Santa Cruz
Planning Department
May 2005

- 88 - 4 - 11

EXHIBIT 1

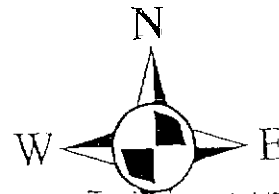


General Plan Designation Map



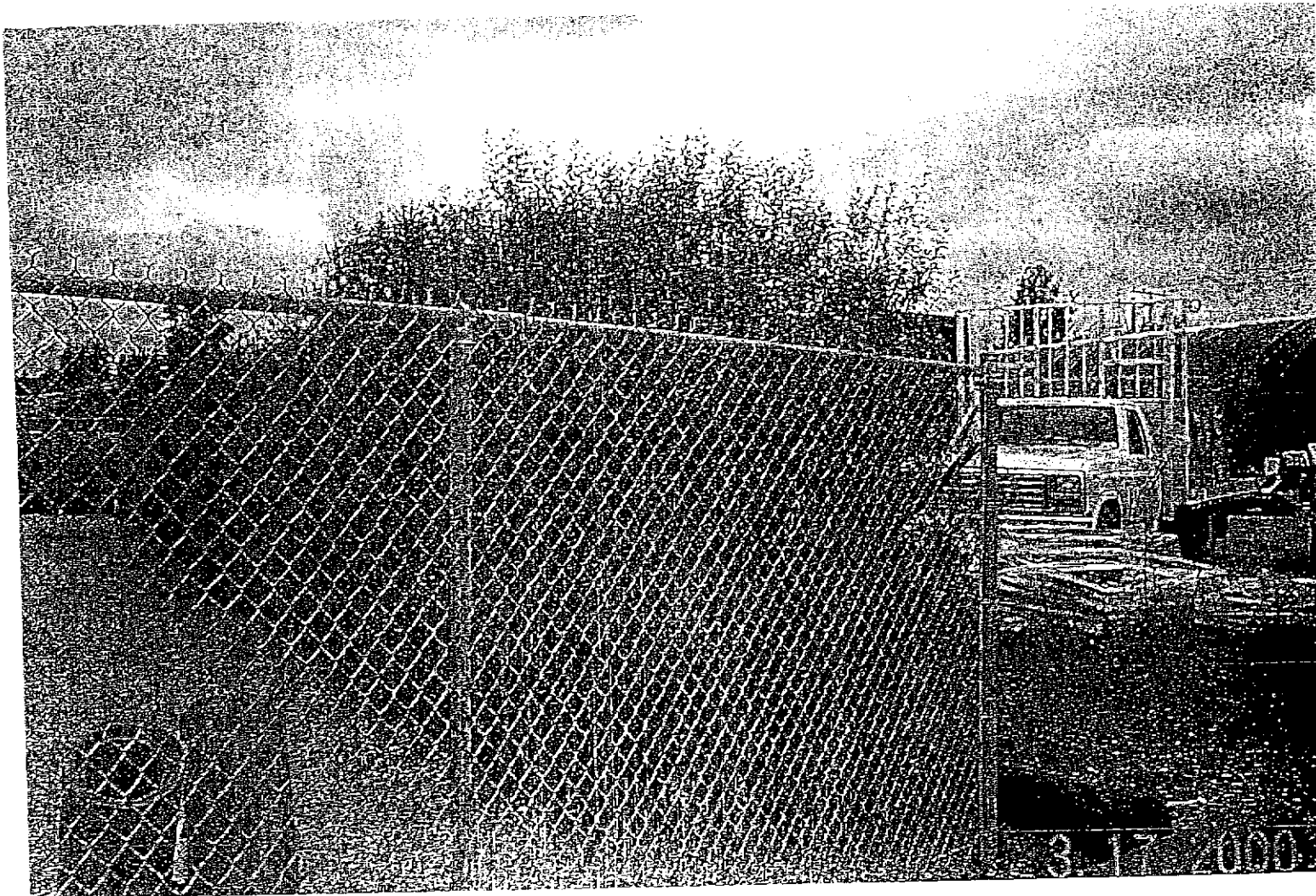
Legend

-  APN 049-081-12
-  Streets
-  Assessors Parcels
-  Lakes
-  Agriculture (AG)
-  Commercial-Neighborhood (C-N)
-  Commercial-Service (C-S)
-  Residential-Rural (R-R)



Environmental Review Initial Study
ATTACHMENT 7, 15 of 23
APPLICATION 05-0308

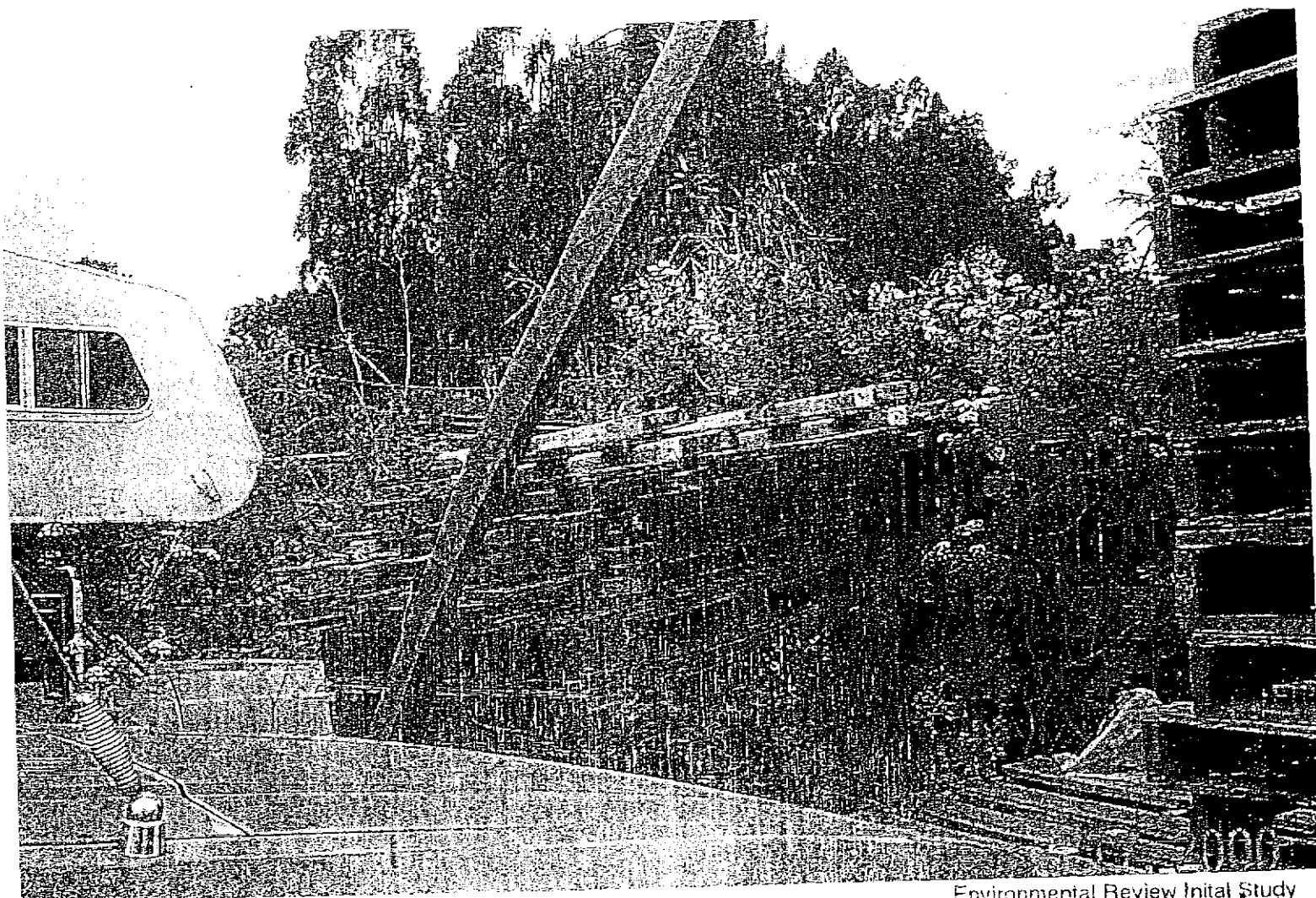
Map Created by
County of Santa Cruz
Planning Department
May 2005



APN 049-081-16
 EXISTING CHAIN LINK FENCE
 & VEGETATIVE BARRIER TO
 BE MAINTAINED

Environmental Review Initial S

ATTACHMENT 7, 16, 17
 APPLICATION 05-0302



Environmental Review Initial Study
ATTACHMENT 7, 17 of 23
APPLICATION 05-0308

APN 049-081-16
ALABIN NURSERY COMMON
BOUNDARY - FENCE TO BE
REPAIRED/REPLACED
6 FT SOLID WOOD BOARD



Environmental Review Initial Study
ATTACHMENT 7, 18, & 23
APPLICATION 05-0308

APN 050-501-21

CA - ZONED BARR (S) 4

12 ACRES AGRICULTURE

ACROSS FREEDOM BLVD

EXHIBIT D



Environmental Review Initial Study

ATTACHMENT 7, 19 of 2
APPLICATION 05-0309

ADJACENT LOT - - -
APN 049-081-15
PADILLA 17-ACRES



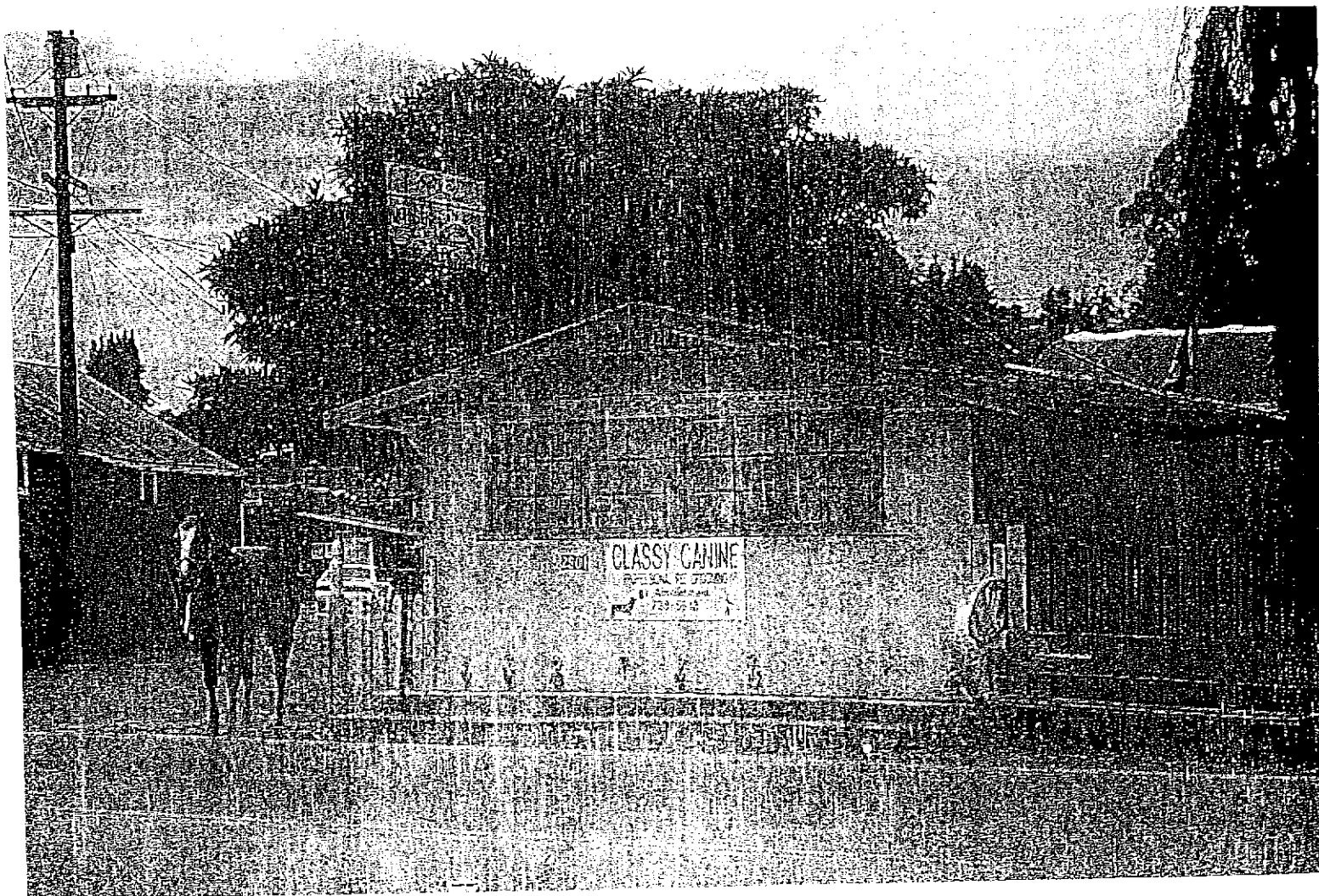
049-081-12

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ATTACHMENT 7.204

APPLICATION 05-030



Environmental Review Initial Stud
ATTACHMENT 7 21 of 2
APPLICATION 05030x

SITE FRONTAGE

APN 049-081-12



Environmental Review Initial Study
ATTACHMENT 7, 22 & 23
APPLICATION 05-0308

HATISEN GORILLA

-19-2005

To whom it may concern:

I Luis Padilla is writing this letter concerning application #05-0308.

My parcel # is 049081 15. My concern is the single unit dwelling that exists, about eight to ten feet into my property line, which I recently had a survey of the said parcel to determine the precise location of the property line to avoid confrontation. As a property owner and resident of Santa Cruz County there has not been a legal document that states to be given permission to the single unit dwelling to exist on my property. As this application is being considered. I would like for the County of Santa Cruz to adjust lines of determination on where the new building can be constructed, leaving the property lines adjusted not to cross each others property. As for both property owners to use their own entrance for each others business.

Sincerely,
Luis Padilla Sr.

Luis Padilla



ATT: JOAN VAN DER HOEVEN

Environmental Review Initial Study
ATTACHMENT 7, 23 of 23
APPLICATION 05-0308

Tuesday, July 19, 2005 9:23:00 America Online: BtoGJ

EXHIBIT G
EXHIBIT D

John



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR SANTA CRUZ CA 95060
(831) 454-2580 FAX (831) 454 2131 TDD (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

July 19, 2005

Wayne Miller
P O Box 1929
Freedom, CA 95019

SUBJECT: Archaeological Reconnaissance Survey for APN 049-081-12

To Whom It May Concern,

The County's archaeological survey team has completed the Phase I archaeological reconnaissance for the parcels referenced above. The research has concluded that pre historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-3372 if you have any questions regarding this review

Sincerely,

A handwritten signature in cursive script, appearing to read "Elizabeth Hayward".

Elizabeth Hayward-
Planning Technician

Enclosure

Environmental Review Initial Study
ATTACHMENT 8, 1 of 2
APPLICATION - 05-0308

Santa Cruz County Survey Project

Exhibit E

Santa Cruz Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources
Reconnaissance Report

Parcel APN 044-081-12 SCAS Project number SE-05-1024

Development Permit Application No. 05-0308 Parcel Size 22,000 + 58.17

Applicant: Wayne Miller

Nearest Recorded Cultural Resource. CA-SQR-158 2 mi. N.

On 05/26/05 (date) ± 8 (#) members of the Santa Cruz Archaeological Society spent a total of 28 hours on the above described parcel for the purpose of ascertaining the presence or absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of cultural resources where soil was obscured by grass, underbrush; or other obstacles. No core samples, test pits or any subsurface analysis was made. A standard field form indicating survey methods, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, Aptos, CA 95003, (831) 479-6294, or email redwards@cabrillo.edu.

Page 4 of 3

SCAS/CCATP Field Forms

Environmental Review Initial Study
ATTACHMENT 8, 2 of 2
APPLICATION 05-0308

MEMORANDUM

Application No: **05-0308** (fourth routing)

Date: December 20, 2006

To: David Keyon, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a new commercial building, storage building and residence at Freedom Boulevard and Old Stage Road, Corralitos

GENERAL PLAN / ZONING CODE ISSUESDesign Review Authority**13.11.040** Projects requiring design review

(e) All commercial remodels ~~or~~ new commercial construction

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping		✓	<i>See comments below.</i>
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures			N/A
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		

Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		

Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
Variation in wall plane, roof line,	✓		
Building design provides solar access that is reasonably protected for adjacent properties...	✓		
Building walls and major window areas are oriented for passive solar and natural lighting.	✓		

13.11.074 Access, circulation and parking.

Parking			
Minimize the visual impact of pavement and parked vehicles.	✓		
Parking design shall be an integral element of the site design.	✓		
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.	✓		
Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			<i>Suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			<i>Suggest as Condition of Approval</i>
Building and security lighting shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible from adjacent properties.			<i>Suggest as Condition of Approval</i>

Loading areas shall be designed to not interfere with circulation or parking, and to permit trucks to fully maneuver on the property without backing from or onto a public street.	✓		
Landscaping			
A minimum of one tree for each five parking spaces.	✓		
A minimum of one tree for each five parking spaces shall be planted along rows of parking.	✓		
Trees shall be dispersed throughout the parking lot to maximize shade and visual relief.	✓		
At least twenty-five percent (25%) of the trees required for parking lot screening shall be 24-inch box size when planted; all other trees shall be 15 gallon size or larger when planted.		✓	
Parking Lot Design			
Driveways between commercial or industrial parcels shall be shared where appropriate.			N/A
Avoid locating walls and fences where they block driver sight lines when entering or exiting the site.	✓		
Minimize the number of curb cuts	✓		
Driveways shall be coordinated with existing or planned median openings.	✓		
Entry drives on commercial or industrial projects greater than 10,000 square feet should include a 5-foot minimum net landscaped median to separate incoming and out going traffic, where appropriate.			N/A
Service Vehicles/Loading Space. Loading space shall be provided as required for commercial and industrial uses.	✓		
Where an interior driveway or parking	✓		
between the driveway and the property line.			
Parking areas shall be screened from public streets using landscaping, berms, fences, walls, buildings, and other means, where appropriate.	✓		

Bicycle parking spaces shall be provided as required. They shall be appropriately located in relation to the		✓	See comments below.
Reduce the visual impact and scale of	✓		

It shall be an objective of landscaping to accent the importance of driveway; from the street, frame the major circulation aisles, emphasize and provide	✓		
ade and screening.			
Parking lot landscaping shall be	✓		
from public streets and adjacent uses.			
Parking lots shall be landscaped with large canopy trees.	✓		
A landscape strip shall be provided at the end of each parking aisle.	✓		
A minimum 5-foot wide landscape strip (to provide necessary vehicular back-out movements) shall be provided at dead-end aisles.	✓		
Parking areas shall be landscaped with large canopy trees to sufficiently reduce glare and radiant heat from the and to provide visual relief from large stretches of pavement.	✓		
Variation in pavement width, the use of texture and color variation in paving materials, such as stamped concrete, stone, brick, pavers, exposed aggregate, or colored concrete is encouraged in parking lots to promote pedestrian safety and to minimize the visual impact of large expanses of pavement.		✓	
As appropriate to the site use, required landscaped areas next to parking spaces or driveways shall be protected by a minimum six-inch high curb or wheel stop, such as concrete, masonry, railroad ties, or other durable materials.	✓		

provided form street, sidewalk and parking areas to the central use area. These areas should be delineated from the parking areas by walkways, landscaping, changes in paving materials, narrowing of roadways, or other design techniques.			
Plans for construction of new public facilities and remodeling of existing facilities shall incorporate both architectural barrier removal and physical building design and parking area features to achieve access for the physically disabled.	✓		
Separations between bicycle and pedestrian circulation routes shall be utilized where appropriate.	✓		

URBAN DESIGNERs COMMENTS:**Site Plan comments -**

- *Label the existing tree by species and size.*
- *The area between the wall of the feed storage building and the fence should include shrubs*
- *Choose plants for drainage swales and move bees out of these areas.*

Architectural comments -

- *It is impossible for the roof to come to a sharp point as shown on the left side of the east elevation of the storage structure.*