



Staff Report to the Zoning Administrator

Application Number: **121185**

Applicant: David Landino
Owner: Coast Dairies and Land Co.
Lessee: R. J. Fambrini Inc.
APN: 058-122-13

Agenda Date: October 19, 2012
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to drill a replacement agricultural well immediately adjacent to the original well (Coastal Development Permit A-77-75, Well Permit #19553 issued March 21, 1978) and within 100 feet of Liddell Creek. Requires a Coastal Development Permit.

Location: Property located on the northwest side of Highway 1 (7200-7226 Highway 1) northeast and southeast of the intersection with Bonny Doon Road.

Supervisory District: 3rd District (District Supervisor: Neal Coonerty)

Permits Required: Coastal Development Permit
Technical Reviews: None

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121185, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|-----------------------------|----|-----------------------------------|
| A. | Project plans | E. | Assessor's, Location, Zoning and |
| B. | Findings | | General Plan Maps |
| C. | Conditions | F. | Emergency Coastal Permit issued |
| D. | Categorical Exemption (CEQA | | 7/19/12, Well Permits and Reports |
| | determination) | G. | Agricultural Lease |

Parcel Information

Parcel Size: 1,470 acres (approx.)
Existing Land Use - Parcel: Agriculture/undeveloped land.
Existing Land Use - Surrounding: Agriculture/undeveloped land, quarry, timberland and Residential/Commercial (Davenport)
Project Access: Bonny Doon Road
Planning Area: Bonny Doon

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Land Use Designation: A (Agriculture)
Zone District: CA-P (Commercial Agriculture with Agricultural Preserve zone district)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence at project site
Soils: N/A
Fire Hazard: N/A
Slopes: N/A
Env. Sen. Habitat: Mapped Biotic, within 100 feet of Liddell Creek, riparian vegetation present.
Grading: No grading proposed
Tree Removal: No trees proposed to be removed, branches cut for access
Scenic: Mapped resource but no impact on scenic viewshed
Drainage: No change to existing drainage patterns
Archeology: No physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: N/A
Sewage Disposal: N/A
Fire District: Santa Cruz County Fire Protection District
Drainage District: Outside

Project Setting

The replacement well is located approximately 40 feet southeast of Bonny Doon Road and approximately 60 feet from Liddell Creek, within a previously cleared area that is surrounded by dense woodland characterized by willow scrub and oaks with dense underbrush. The site is accessed by a dirt road that parallels Bonny Doon Road and that runs between two gated access points. This road was established in the 1970's for the maintenance of the wells in this location.

History

The original well in this location was installed in 1977 following the issuance of Coastal Development Permit A-77-75 by the California Coastal Zone Conservation Commission, and subject to Well Permit 19553, issued by the County Environmental Health Services Agency. The well supplied water for agricultural irrigation to support production on farmland that lies to the southeast on this parcel and on adjacent parcels 059-011-10, 11 and 13 and 059-012-02, currently farmed by R.J. Fambrini Inc. In recent years this well had started to deteriorate due to casing collapse, causing sanding and also recurring blockages of the water supply thereby requiring increasingly frequent maintenance to allow for continued irrigation to prevent crop damage.

In March of this year Landino Drilling Company applied to the Environmental Health Services Agency to drill a new well to replace the existing well so that there would be no disruption to the water supply. Agriculturally related development, including the installation of water wells for irrigation purposes, is excluded from Coastal Development Permit requirements, except where such facilities are located within 100 feet of a stream or other coastal body of water. Although the original location of the well was over 100 feet from Liddell Creek, because of the migration of the stream to within 60 feet of the well a well permit could not be issued to drill in this same location without prior approval of a Coastal Development Permit. Therefore an alternate location that was over 100 feet from Liddell Creek was selected, some 30 feet northeast of the original location, and Well Permit 12-083 was issued subject to a Notice of Coastal Exclusion. The new well came up dry and therefore, in July of this year, to prevent further damage to the crops, Landino Drilling Company proposed drilling a replacement well immediately adjacent well in a location where a known water supply was available.

Although this parcel is over a thousand acres in size and would likely contain feasible alternate locations where a replacement well might be dug, the time and expense required for exploration to find an alternate site would likely have resulted in the loss of crops on the adjacent farmland. Therefore, an Emergency Coastal Development Permit was issued on July 19, 2012 to allow for the drilling of a replacement well within 100 feet of Liddell Creek, immediately adjacent to the original failing well. The well was installed shortly thereafter under original Well Permit 12-083 and the original well was abandoned under Well Permit 12-084 in compliance with County Code section 7.70.100. Subsequently Well Permit 12-344 was issued for the abandonment of the new well that proved to be unproductive.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 1,470 acres, located in the CA-P (Commercial Agriculture with Agricultural Preserve) zone district, a designation which allows Agricultural uses. The proposed agricultural well is a principal permitted use within the zone district and the zoning is consistent with the site's (A) Agriculture General Plan designation.

The proposed agricultural well will not adversely impact minimum stream flows along Liddell Creek in that the well replaces an existing permitted well that is located immediately adjacent to the new well. The original failed well has now been de-commissioned. The replacement well will not materially change the impact of the original permitted well on the Liddell Creek watershed in that the delivered water from the new well originates from the same source as the original well and does not increase or materially change the output quantity or quality of the water produced.

The replacement agricultural well will not impact visual resources in the area, change public vistas or destroy the aesthetic value of existing agricultural vistas in that the replacement well is located within an area surrounded by dense vegetation where it is only minimally visible from Bonny Doon Road and cannot be seen from any scenic road turnout, rest stop or vista point.

Local Coastal Program Consistency

As previously noted, agriculturally related development, including the installation of water wells for irrigation purposes, is excluded from Coastal Development Permit requirements, except

where such facilities are located within 100 feet of a stream or other coastal body of water. The original well in this location was legally developed and at the time that it was installed was over 100 feet from Liddell Creek. However, because of the migration of the stream over time, the well is no longer outside this setback area.

Although the new well, which was installed immediately adjacent to the original permitted well that was failing, is located within 100 feet of Liddell Creek, it is sited in a manner that ensures that it is integrated with the character of the surrounding rural area in that the well is almost completely screened from view by existing dense vegetation. Further the replacement well will not significantly impact biotic resources in the area in that only minimal clearing was required along the existing maintenance road to allow for access by drilling equipment and the disturbed area is expected to re-vegetate naturally in a short period of time.

The replacement well will not materially change the impact of the original permitted well on the Liddell Creek watershed in that the delivered water from the new well originates from the same source as the original well and does not increase or materially change the output quantity or quality of the water produced.

The replacement well is required in conjunction with an established agricultural use and supplies farmland on the subject parcel and on adjacent parcels. Agricultural uses are Principal Permitted uses in the CA-P (Commercial Agriculture with Agricultural Preserve zone district) zone district, as well as the General Plan and Local Coastal Program land use designation.

Environmental Review

Environmental Review has not been required for the proposed project since, as proposed, the project qualifies for an exemption under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines in Section 15302: Replacement or Reconstruction of Existing Facilities, in that the replacement of the existing well in the same location has little or no potential to cause environmental impact due to the limited scale of the project. Although minor clearing and cutting of existing vegetation was required to permit access by drilling equipment, no sustainable damage occurred and vegetation is expected to regenerate naturally within a short period of time.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **121185**, based on the attached findings and conditions.

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

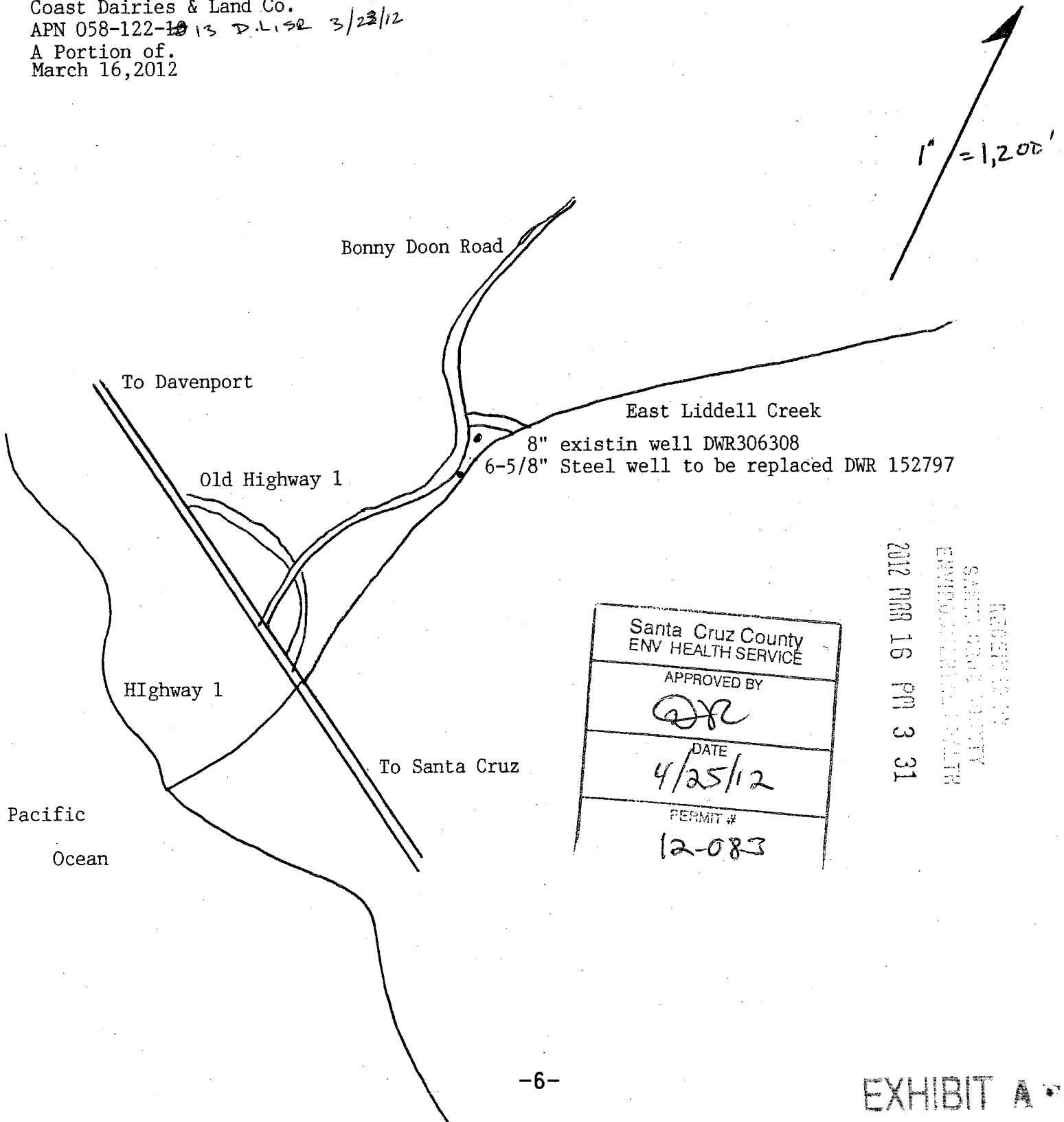
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Lezanne Jeffs
Santa Cruz County Planning Department
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Santa Cruz CA 95060
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E-mail: lezanne.jeffs@co.santa-cruz.ca.us

LANDINO DRILLING COMPANY

P.O. Box 419, Davenport, CA 95017
 500 Dimeo Lane, Santa Cruz, CA 95060
 831-426-4129 Fax 831-426-0525
 dave@landinodrilling.com

Coast Dairies & Land Co.
 APN 058-122-1013 D.L. 3/23/12
 A Portion of.
 March 16, 2012



Santa Cruz County ENV HEALTH SERVICE	
APPROVED BY	<i>[Signature]</i>
DATE	4/25/12
PERMIT #	12-083

RECEIVED
 SANTA CRUZ COUNTY
 ENVIRONMENTAL HEALTH
 2012 MAR 16 PM 3 31

Coastal Development Permit Findings

- 1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.**

This finding can be made, in that the property is zoned CA-P (Commercial Agriculture with Agricultural Preserve zone district), a designation which allows Agricultural uses. The replacement agricultural well is required to serve existing agricultural production and agricultural uses are a principal permitted use within the zone district. The zoning is consistent with the site's (A) Agriculture General Plan designation.

- 2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.**

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements as no such easements or restrictions are known to encumber this portion of the project site.

- 3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.**

This finding can be made in that the replacement well is located within an area surrounded by dense vegetation where it is only minimally visible from Bonny Doon Road and cannot be seen from any scenic road turnout, rest stop or vista point. Access to the site is via an existing gate located northeast of the well site and by a dirt road that runs behind a stand of existing vegetation. No trees were removed to access the well site although some willows were trimmed to allow access by drilling machinery. All cut trees and disturbed areas of vegetation alongside of the existing road, which is required to be maintained for the ongoing maintenance of the well, are expected to regenerate naturally within a short period of time.

- 4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.**

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the agricultural well will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that agriculturally related development, including the installation of water wells for irrigation purposes, is excluded from Coastal Development Permit requirements, except where such facilities are located within 100 feet of a stream or other coastal body of water. An original well had been installed in this location following the issuance of Coastal Development Permit A-77-75 by the California Coastal Zone Conservation Commission and Well Permit 19553 issued by the County Environmental Health Services Agency. At the time that it was installed the well was over 100 feet from Liddell Creek, but because of the migration of the stream over time, the well was no longer outside this setback area.

Although the new well, which was installed immediately adjacent to the original permitted well that was failing, is located within 100 feet of Liddell Creek, it is sited in a manner that ensures that it is integrated with the character of the surrounding rural area in that the well is almost completely screened from view by existing dense vegetation. Further the replacement well will not significantly impact biotic resources in the area in that only minimal clearing was required along the existing maintenance road to allow for access by drilling equipment and the disturbed area is expected to re-vegetate naturally in a short period of time.

The replacement well will not materially change the impact of the original permitted well on the Liddell Creek watershed in that the delivered water from the new well originates from the same source as the original well and does not increase or materially change the output quantity or quality of the water produced.

The subject well is required in conjunction with an established agricultural use and supplies farmland on the subject parcel and on adjacent parcels. Agricultural uses are Principal Permitted uses in the CA-P (Commercial Agriculture with Agricultural Preserve zone district) zone district, as well as the General Plan and Local Coastal Program land use designation.

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 agricultural well is located in an area designated for Agricultural uses and is not encumbered by physical constraints to development. The installation of the well complied with all prevailing technology, the Water Code of the State and any other State or Federal reporting regulations, and Chapter 7.70 of the County Code that regulates the installation of Water Wells to ensure the optimum in safety and the conservation of energy and water resources.

- 2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.**

This finding can be made, in that the proposed location of the agricultural well and the conditions under which it would be operated or maintained will be consistent with Chapter 7.70 of the County Code that regulates the installation of Water Wells and will be consistent with the purpose of the CA-P (Commercial Agriculture with Agricultural Preserve zone district) zone district in that the primary use of the property is Agricultural and the well is required to serve this use and to prevent crop failure.

- 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 replacement agricultural well is required to serve an established agricultural use that is consistent with the use requirements specified for the Agriculture (A) land use designation in the County General Plan.

The proposed agricultural well will not adversely impact minimum stream flows along Liddell Creek as specified in Policy 5.6.1 (Minimum Stream Flows for Anadromous Fish Runs) in that the well replaces an existing permitted well that is located immediately adjacent to the new well. The original failed well has now been de-commissioned. The replacement well will not materially change the impact of the original permitted well on the Liddell Creek watershed in that the delivered water from the new well originates from the same source as the original well and does not increase or materially change the output quantity or quality of the water produced.

The replacement agricultural well will not impact visual resources in the area as specified in Policy 5.10.2, (Development Within Visual Resource Areas); change public vistas as specified in Policy 5.10. (Protection of Public Vistas) or destroy the aesthetic value of existing agricultural vistas as specified in Policy 5.10.5 (Preserving Agricultural Vistas) in that the replacement well is located within an area surrounded by dense vegetation where it is only minimally visible from Bonny Doon Road and cannot be seen from any scenic road turnout, rest stop or vista point. No trees were removed to access the well site although some willows were trimmed to allow access

by drilling machinery. All cut trees and disturbed areas of vegetation alongside of the existing road, which is required to be maintained for the ongoing maintenance of the well, are expected to regenerate naturally within a short period of time.

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

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

This finding can be made, in that the agricultural well was installed to replace an existing well in the same location. The new well is connected to the same power source and will not change the energy requirements that previously existed. The original well has been disconnected from all utilities and de-commissioned in accordance with all County Requirements. No additional traffic will be generated by the well.

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 replacement well is located in an area designated for agricultural uses and will serve an existing agricultural operation in the area. The installation of the replacement well will not change the visual character of the rural scenic area in that it is small in size and will almost completely be screened from public viewpoints by dense vegetation.

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 Agricultural well will be of a small scale and so will not impact the aesthetic qualities of the surrounding rural scenic area and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Location map prepared by Landino Drilling Company dated March 16, 2012.

- I. This permit recognizes the installation of an agricultural well. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. As a condition of approval of this permit 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.
- II. The installed well shall comply with all State and Federal reporting regulations and with chapter 7.70 of the County Code "Water Wells" and as otherwise required by the Environmental Health Services Agency.
 - A. After work has been completed, the person performing the work shall file with the Health Officer a notice of completed work or a copy of the California Department of Water Resources well report. The Health Officer shall make final inspection of the completed work to determine compliance with the well standards.
- III. Both the original failing well and the dry well installed under the original Well Permit 12-083 shall be destroyed under permit methods described in Bulletin No's 74-81 and 74-90 and as set out in section 7.70.100 of the County Code "Well abandonment and destruction—Inactive well".
 - A. The well shall be capped with a fixed cover until the well is properly destroyed.
 - B. The well shall be completely sealed with acceptable sealing material from the true bottom of the well up to five feet of the surface. The casing should be cut off five feet below the surface, with the excavation backfilled by compacted native material.
 - C. No person shall knowingly permit on premises in his or her ownership or possession or control the existence of any abandoned well that constitutes a known or probable pathway for the vertical movement of contaminants.
 - D. Before final inspection of well abandonment permits the well drilling site shall be cleared of all debris and all concrete and slurry residue from well drilling and abandonment operations shall be removed.
 - E. No additional vegetation shall be removed from within the riparian corridor.
- IV. 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.

V. Operational Conditions

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

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.

Please note: This permit expires three years from the effective date listed below unless the conditions of approval are complied with and the use commences before the expiration date.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams, AICP
Deputy Zoning Administrator

Lezanne Jeffs
Planner

Project

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.

By signing this permit below, the owner(s) agree(s) to accept the terms and conditions of permit number 121185 (APN 058-122-13) and to accept responsibility for payment of the County's cost for inspection and all other action related to noncompliance with the permit conditions. This permit is null and void in the absence of the property owner(s) signature(s) below. All owners of the subject property (APN 058-122-13) must sign this form.

Signature of Owner	Print Name	Date
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Signature of Owner	Print Name	Date
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Signature of Owner	Print Name	Date
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Signature of Owner	Print Name	Date
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(This page is intended for your personal records, please retain this signed page and return the signed Signature Page, included later in this document, to acknowledge acceptance of this permit.)

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 121185

Assessor Parcel Number: 058-122-13

Project Location: No situs at project site

Project Description: Proposal to recognize a replacement agricultural well immediately adjacent to an existing legally constructed well, now de-commissioned, that is within 100 feet of Liddell Creek.

Person or Agency Proposing Project: David Landino, Landino Drilling Co.

Contact Phone Number: (831) 426 4129

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

Specify type:

E. X **Categorical Exemption**

Specify type: Class 2 - Replacement or Reconstruction of existing facilities (Section 15302)

F. Reasons why the project is exempt:

Construction of a new agricultural well to replace an existing agricultural that is failing and where the original well will be de-commissioned.

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

Lezanne Jeffs, Project Planner

Date: _____

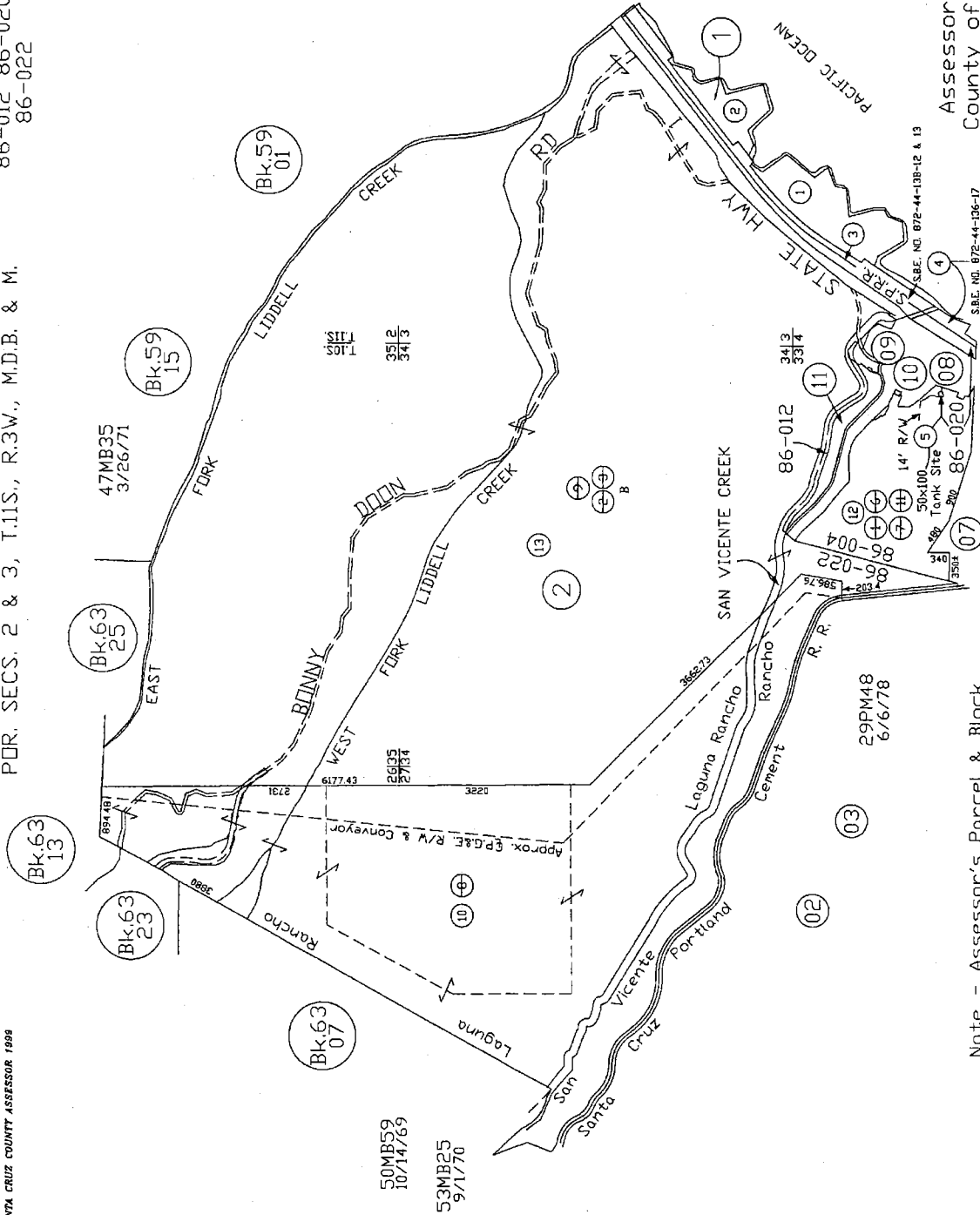
FOR TAX PURPOSES ONLY

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LAGUNA & SAN VICENTE RANCHO'S
POR. SECS. 26,27,33,34 & 35, T.10S., &
POR. SECS. 2 & 3, T.11S., R.3W., M.D.B. & M.

Tax Area Code
86-000 86-004
86-012 86-020
86-022

58-12

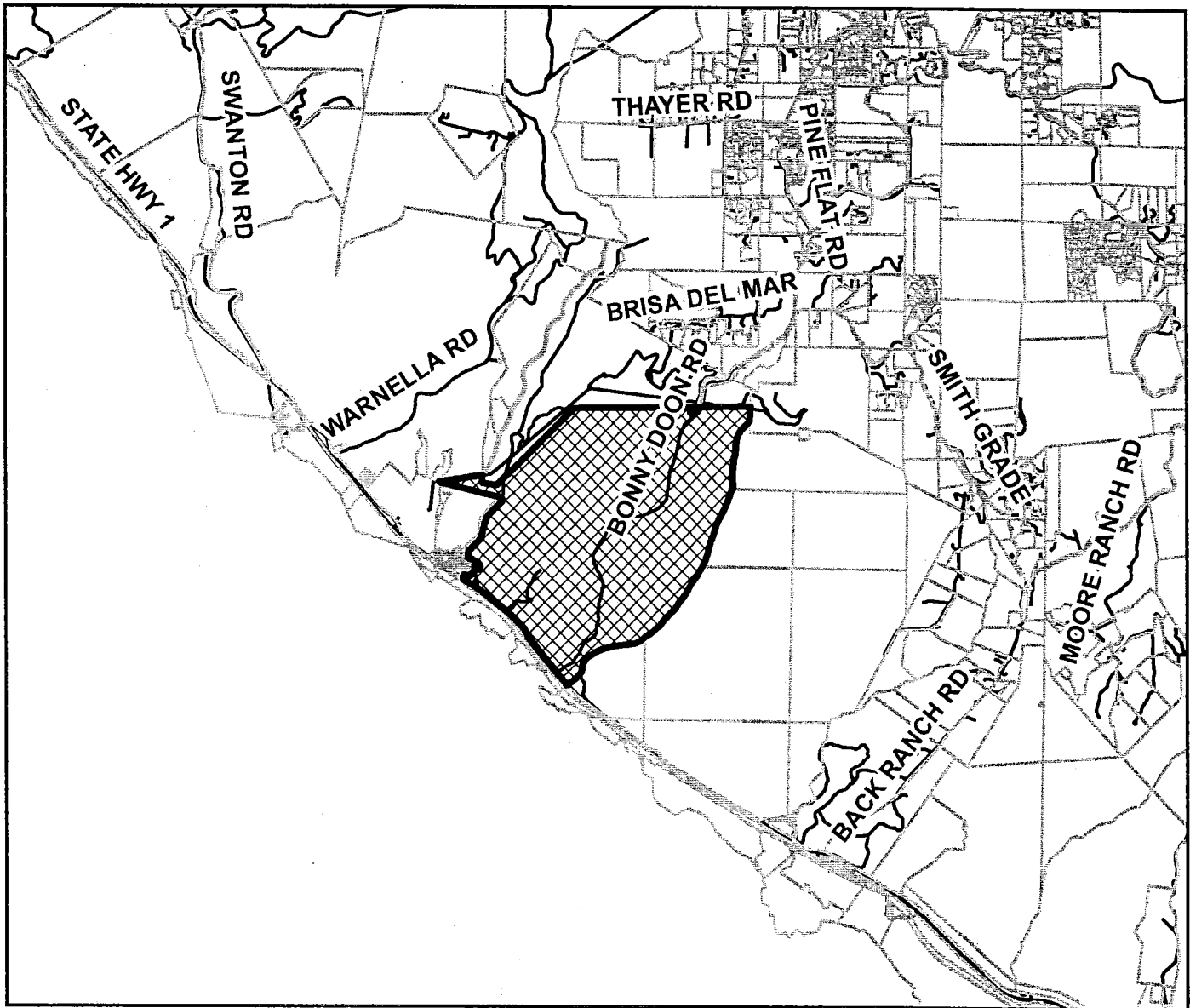


Assessor's Map No. 58-12
County of Santa Cruz, Calif.
Oct. 1999

Electronically redrawn 10/27/99 KSA
Rev 2/22/00 C8 (added Bk 2 ref)
Rev 4/20/01 Wm (changed block number)
Rev 6/26/01 Wm (changed page refs)
Rev 9/23/02 C2 (for to pg 38-09)
Rev 2/13/04 DD (body con. of 2-10)

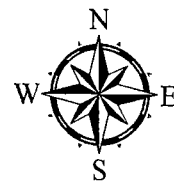


Location Map



LEGEND

-  APN: 058-122-13
-  Assessors Parcels
-  Streets
-  State Highways

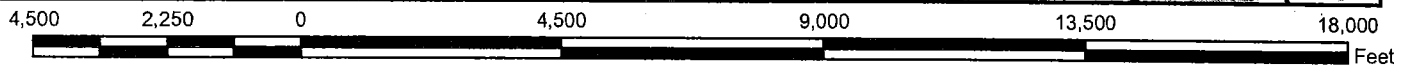
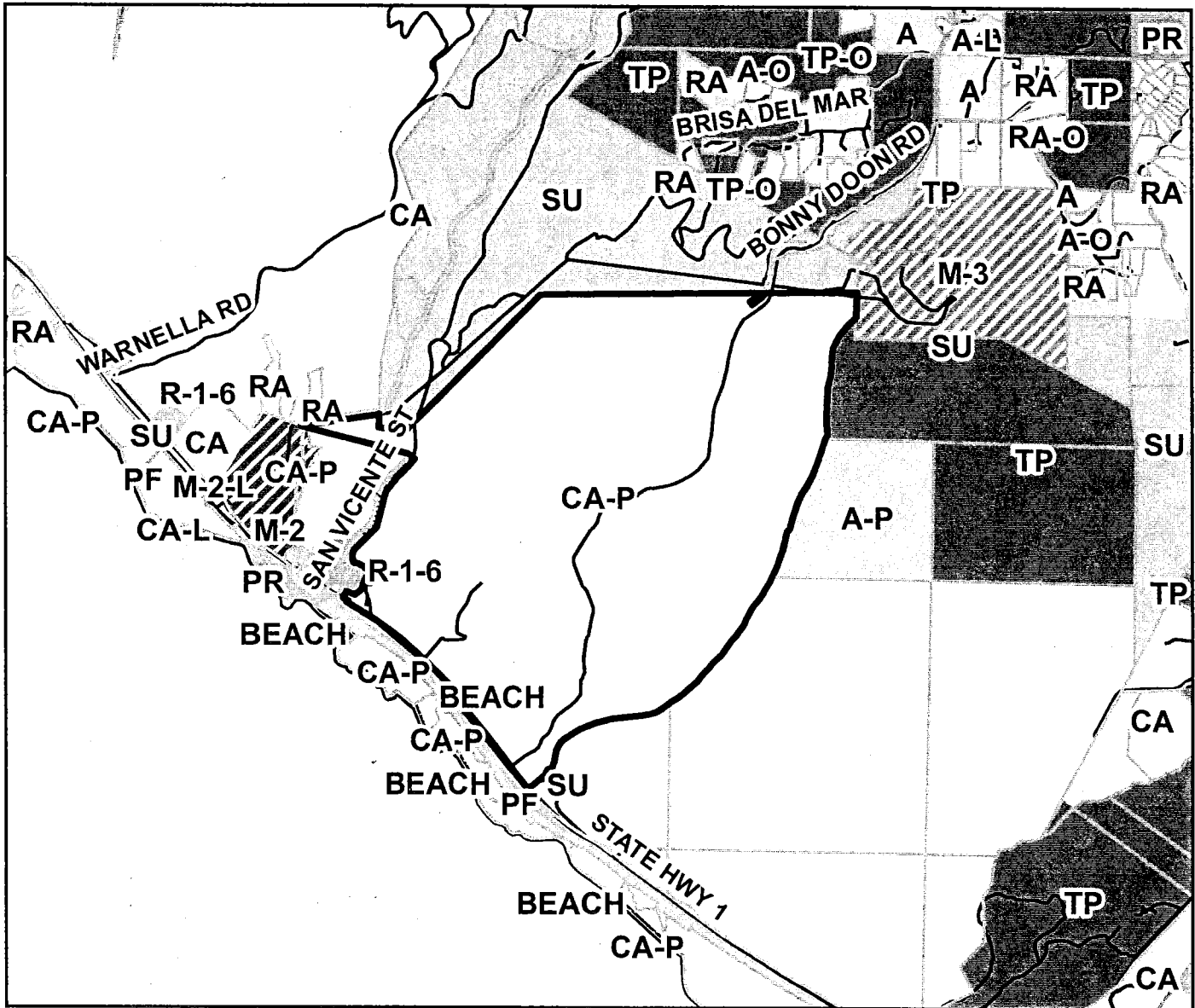


Map Created by
County of Santa Cruz
Planning Department
August 2012

EXHIBIT E

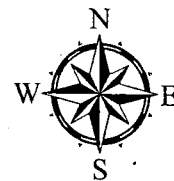


Zoning Map



LEGEND

- APN: 058-122-13
- Assessor's Parcels
- Streets
- State Highways
- County Boundary
- AGRICULTURE COMMERCIAL
- AGRICULTURE
- AGRICULTURE RESIDENTIAL
- COMMERCIAL-SERVICE
- HEAVY INDUSTRIAL
- MINERAL EXTRACTION
- PARK
- PUBLIC FACILITY
- SPECIAL USE
- TIMBER PRODUCTION
- BEACH

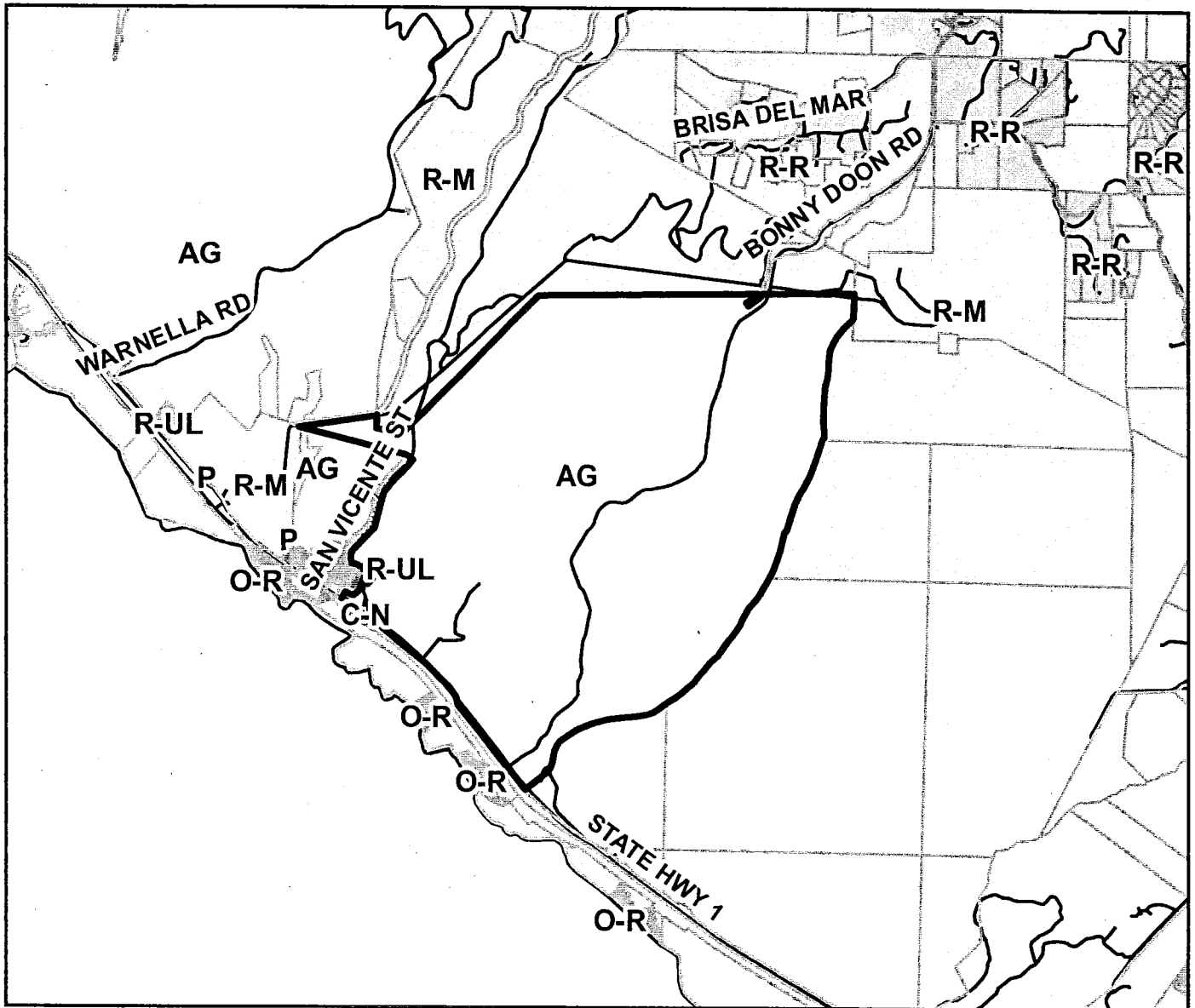


Map Created by
County of Santa Cruz
Planning Department
August 2012

EXHIBIT E



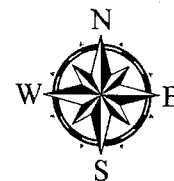
General Plan Designation Map



4,500 2,250 0 4,500 9,000 13,500 18,000 Feet

LEGEND

- APN: 058-122-13
- Assessors Parcels
- Streets
- State Highways
- County Boundary
- Agriculture
- Commercial-Neighborhood
- Parks and Recreation
- Public Facilities
- Residential-Mountain
- Residential-Rural
- Residential - Urban Low Density



Map Created by
County of Santa Cruz
Planning Department
August 2012

EMERGENCY COASTAL PERMIT

See 121185.

County of Santa Cruz Planning Department
701 Ocean Street Santa Cruz, CA 95060

Telephone: (408) 454-2260
Fax: (408) 454-2131

COAST DAIRIES PROPERTY, SANTA CRUZ 058-122-13
Owner's Name David Landino Sr For R.J. Fambirni Inc Assessor's Parcel Number (831) 426 4129
Applicant's Name (Clessee) Telephone Number
Address P.O. Box 419, Davenport CA 95017

Location of Emergency Work: Adjacent to existing well (A-77-75 Coastal Development Permit) on S.E. side of Bonny Doon Rd at about 0.2 miles from Highway 1.
Emergency Caused By: Existing well is failing - casing is disintegrating. Replacement well further from creek (Permit 12-083 issued 3/16/12 was dry).
Emergency Status Verified By: Lozanne Telfs / Steno Guirey

Work Authorized: Drill a replacement agricultural well immediately adjacent to the original well and within 100 feet of Liddell Creek (Coastal Permit for well A-77-75, well permit # 19553 3/21/78).

IN ACCORDANCE WITH SECTION 13.20.090 OF THE COUNTY CODE, AN EMERGENCY COASTAL ZONE PERMIT MAY BE ISSUED FOR PROJECTS UNDERTAKEN TO PREVENT LOSS OF, OR DAMAGE TO LIFE, HEALTH, OR PROPERTY; OR TO RESTORE, REPAIR, OR MAINTAIN PUBLIC WORKS, UTILITIES, AND SERVICES DURING AND IMMEDIATELY FOLLOWING A NATURAL DISASTER OR SERIOUS ACCIDENT. THE PLANNING DIRECTOR MAY REQUEST, AT THE APPLICANT'S EXPENSE, VERIFICATION BY A QUALIFIED PROFESSIONAL OF THE NATURE OF, AND SOLUTIONS TO, THE EMERGENCY SITUATION.

CONDITIONS OF ISSUANCE:

1. Only the work specifically described above is authorized. Any additional work requires separate authorization. If the scope of work authorized by this permit is exceeded, a notice of violation resulting in civil penalties may be issued.
2. At the time of issuance of this permit, the applicant shall submit a completed application, including the appropriate fees, for a regular permit. Within **90 days of this permit issuance**, all required technical reports and project plans must be submitted unless the Planning Director grants a time extension. Failure to submit the required information will **void** this permit.
3. The work authorized by this permit **must begin within 15 days** of issuance or the permit will be voided.
4. This permit shall **expire 60 days** after issuance.
5. Other Conditions: IF required by Environmental Health Department, obtain a separate well permit for this work.

Issued by: Lozanne Telfs
Title: Planner III

Date: 7/19/2012

I have read the above permit conditions and limitations and agree to conform to the conditions described above.

David Landino Sr 7/19/12
Owner for Coast Dairies Date
& Land / R.J. Fambirni & Co, Inc

APPLICATION FOR WELL PERMIT

☐ NEW ☒ REPLACEMENT ☐ SUPPLEMENTAL ☐ DESTRUCTION ☐ OTHER ☐ MONITORING WELL

58-122-13 D.L. 52 1,000 12-083 8722 4669
 (ASSESSOR'S PARCEL NUMBER) (PARCEL SIZE) (PERMIT #) (ENVISION #) PROGRAM ELEMENT
 SITE ADDRESS Highway 1 at Bonny Doon Road 1/4 mile from Intersection on Bonny Doon Road
 OWNER Coast Dairies & Land Co ADDRESS C/O John Pambrini PO BOX 357 Davenport, CA 95017
 DRILLING CONTRACTOR Landino Drilling Co LICENSE # 334499 PHONE 831-426-4129
 DIRECTIONS TO SITE From SC turn right on Bonny Doon Road 1st well on right 1/4 mile from Jct.

DESIGN SPECIFICATIONS:**INTENDED USE**DOMESTIC: ☐

#Homes Served _____

WATER SYSTEM WELL: ☐

Name of Water System _____

IRRIGATION ☒

COMMERCIAL/INDUSTRIAL _____

MONITORING: ☐

GRDWTR _____ VADOSE _____

OTHER: _____ (SPECIFY)

WITHIN WATER DISTRICT SERVICE AREA ☒ NO ☐ YES NAME: _____ (FORM HSA-579-REQUIRED)**CONSTRUCTION** DEPTH (FT.) 140 DIAMETER (IN.) 10 DEPTH OF SEAL (FT.) 30 WIDTH OF SEAL (IN.) 3+" (FORM HSA-579-REQUIRED)**EXISTING WELLS ON PROPERTY:**

1. OTHER WELLS ON PROPERTY: NUMBER: 2 TYPES: DOMESTIC _____ IRRIGATION ☒ COMMERCIAL USE _____ OTHER _____
2. CONDITION OF OTHER WELLS ON PROPERTY: IN USE ☒ TO BE DESTROYED _____
3. IF NEW WELL REPLACES AN EXISTING WELL, INDICATE INTENTIONS FOR USE OF REPLACED WELL:
 _____ TO SUPPLEMENT NEW WELL _____ TO BE DESTROYED _____ OTHER Note Pump/tools in bottom of water well.

WELL DESTRUCTION:

DEPTH OF WELL 145 DEPTH OF SEAL: 30 NUMBER OF WATER FORMATIONS PENETRATED 1
 CLEANING OF WELL REQUIRED YES: _____ NO: ☒ SEALING MATERIAL cement grout DWR 152797

PLOT PLAN: ATTACH 2 COPIES OF PLOT PLAN (SEE REVERSE FOR REQUIREMENTS)

I HEREBY AGREE TO COMPLY WITH ALL LAWS AND REGULATIONS OF THE COUNTY OF SANTA CRUZ AND STATE OF CALIFORNIA PERTAINING TO WELL CONSTRUCTION, AND DECLARE UNDER PENALTY OF PERJURY THE INFORMATION SUBMITTED ON THIS APPLICATION IS TRUE AND CORRECT. I WILL CONTACT THE ENVIRONMENTAL HEALTH SERVICE WHEN I COMMENCE THE WORK. WITHIN 15 DAYS AFTER COMPLETION OF WORK I WILL FURNISH THE ENVIRONMENTAL HEALTH SERVICE A REPORT OF THE WORK PERFORMED AND NOTIFY THEM BEFORE PUTTING THE WELL INTO USE. I UNDERSTAND THAT THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUANCE. I UNDERSTAND APPROVAL OF THE WELL PERMIT DOES NOT INDICATE WHETHER THIS PROPERTY IS SUITABLE FOR AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM OR THAT A PERMIT TO INSTALL SUCH SYSTEM WILL BE GRANTED.

WORKER'S COMPENSATION CERTIFICATE

☒ A CURRENTLY EFFECTIVE CERTIFICATION OF WORKERS COMPENSATION INSURANCE IS ON FILE WITH THIS OFFICE.
 INSURANCE CARRIER State Fund POLICY # _____

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA

PROPERTY OWNER John H. HumeDRILLING CONTRACTOR Daniel A. Landino 3/12/12**FOR OFFICE USE ONLY:**

ENVIRONMENTAL ASSESSMENT REQUIRED YES _____ NO _____

METER REQUIRED YES _____ NO _____

METER INSTALLED _____

DATE _____

READING _____

SITE INSPECTION

APPLICATION APPROVAL

PAD INSPECTION

RECEIPT OF WELL LOG

FINAL

DATE

4/25/12

4/25/12

EHS SPECIALIST

GR

GR

ANNULAR WELL SEAL WITNESSED:

YES DATE _____

NO DEPTH _____

SEAL MATERIAL _____

SACKS CEMENT/YARD _____

COMMENTS: _____

DISTRIBUTION: WHITE - EHS /YELLOW - WELL DRILLER /PINK - FISCAL CONTROL /GOLDENROD - RECEIPT

Well Permit Application - PHD-133.WPD (REV. 9/03)

APPLICATION FOR WELL PERMIT

☐ NEW ☐ REPLACEMENT ☐ SUPPLEMENTAL ☒ **DESTRUCTION** ☐ OTHER _____ ☐ MONITORING WELL

058-122-1013 D.L. SR 3/23/12 1,000 12-084 87234 4608
 (ASSESSOR'S PARCEL NUMBER) (PARCEL SIZE) (PERMIT #) (ENVISION #) PROGRAM ELEMENT
 SITE ADDRESS Hiway 1 at Bonny Doon Road 1/4 Mile from intersection of Bonny Doon Rd/Hiway 1
 OWNER Coast Dairies & Land Co. ADDRESS C/O John Fambrini PO BOX 357 Davenport, CA 95017
 DRILLING CONTRACTOR Landino Drilling Co LICENSE # 334499 PHONE 831-426-4129
 DIRECTIONS TO SITE _____

DESIGN SPECIFICATIONS:**INTENDED USE**

DOMESTIC: _____

#Homes Served _____

WATER SYSTEM WELL: _____

Name of Water System _____

IRRIGATION ☒ _____

COMMERCIAL/INDUSTRIAL _____

MONITORING: _____

GRDWTR _____ VADOSE _____

OTHER: _____ (SPECIFY)

WITHIN WATER DISTRICT SERVICE AREA ☒ NO ☐ YES NAME: _____ (FORM HSA-579-REQUIRED)CONSTRUCTION DEPTH (FT.) 185 DIAMETER (IN.) 6-5/8" DEPTH OF SEAL (FT.) 30 WIDTH OF SEAL (IN.) 2**EXISTING WELLS ON PROPERTY:**1. OTHER WELLS ON PROPERTY: NUMBER: ? TYPES: DOMESTIC _____ IRRIGATION ☒ _____ COMMERCIAL USE _____ OTHER _____2. CONDITION OF OTHER WELLS ON PROPERTY: IN USE ☒ TO BE DESTROYED _____

3. IF NEW WELL REPLACES AN EXISTING WELL, INDICATE INTENTIONS FOR USE OF REPLACED WELL:

____ TO SUPPLEMENT NEW WELL ____ TO BE DESTROYED ____ OTHER _____

WELL DESTRUCTION: DEPTH OF WELL 185 DEPTH OF SEAL: 30 NUMBER OF WATER FORMATIONS PENETRATED 1
 CLEANING OF WELL REQUIRED YES: _____ NO: _____ SEALING MATERIAL cement grout/bentonite chips.....

PLOT PLAN: ATTACH 2 COPIES OF PLOT PLAN (SEE REVERSE FOR REQUIREMENTS)

I HEREBY AGREE TO COMPLY WITH ALL LAWS AND REGULATIONS OF THE COUNTY OF SANTA CRUZ AND STATE OF CALIFORNIA PERTAINING TO WELL CONSTRUCTION, AND DECLARE UNDER PENALTY OF PERJURY THE INFORMATION SUBMITTED ON THIS APPLICATION IS TRUE AND CORRECT. I WILL CONTACT THE ENVIRONMENTAL HEALTH SERVICE WHEN I COMMENCE THE WORK. WITHIN 15 DAYS AFTER COMPLETION OF WORK I WILL FURNISH THE ENVIRONMENTAL HEALTH SERVICE A REPORT OF THE WORK PERFORMED AND NOTIFY THEM BEFORE PUTTING THE WELL INTO USE. I UNDERSTAND THAT THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUANCE. I UNDERSTAND APPROVAL OF THE WELL PERMIT DOES NOT INDICATE WHETHER THIS PROPERTY IS SUITABLE FOR AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM OR THAT A PERMIT TO INSTALL SUCH SYSTEM WILL BE GRANTED.

WORKER'S COMPENSATION CERTIFICATE☒ A CURRENTLY EFFECTIVE CERTIFICATION OF WORKERS COMPENSATION INSURANCE IS ON FILE WITH THIS OFFICE.INSURANCE CARRIER State Fund

POLICY # _____

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA

PROPERTY OWNER John M. SmithDRILLING CONTRACTOR David H. Smith 3/16/12**FOR OFFICE USE ONLY:**

ENVIRONMENTAL ASSESSMENT REQUIRED YES _____ NO _____

METER REQUIRED YES _____ NO _____ METER INSTALLED _____ DATE _____ READING _____

SITE INSPECTION

APPLICATION APPROVAL

PAD INSPECTION

RECEIPT OF WELL LOG

FINAL

DATE

4/25/12

EHS SPECIALIST

[Signature]

ANNULAR WELL SEAL WITNESSED:

____ YES DATE _____

____ NO DEPTH _____

SEAL MATERIAL _____

SACKS CEMENT/YARD _____

COMMENTS: _____

DISTRIBUTION: WHITE - EHS /YELLOW - WELL DRILLER /PINK - FISCAL CONTROL /GOLDENROD - RECEIPT

Well Permit Application - PHD-133.WPD (REV. 9/03)

APPLICATION FOR WELL PERMIT

☐ NEW ☐ REPLACEMENT ☐ SUPPLEMENTAL ☒ DESTRUCTION ☐ OTHER ☐ MONITORING W

0580122-13 (ASSESSOR'S PARCEL NUMBER) 1,000 (PARCEL SIZE) 12-345 9058 (PERMIT #) (ENVISION #) 4668 PROGRAM ELEMENT
 SITE ADDRESS None Near Intersection of Hiway 1 and Bonny Doon Road 1/4 mile on Bonny Doon Rd.
 OWNER Coast Dairies & Land Co ADDRESS C/O John Fambrini PO BOX 357 Davenport, CA 95017
 DRILLING CONTRACTOR Landino Drilling Co LICENSE # 334499 PHONE 831-426-4129
 DIRECTIONS TO SITE

DESIGN SPECIFICATIONS:**INTENDED USE**

DOMESTIC: _____

#Homes Served _____

WATER SYSTEM WELL: _____

Name of Water System _____

IRRIGATION _____

COMMERCIAL/INDUSTRIAL _____

MONITORING: _____

GRDWTR _____ VADOSE _____

OTHER: _____ (SPECIFY)

WITHIN WATER DISTRICT SERVICE AREA _____ NO _____ YES NAME: _____ (FORM HSA-579-REQUIRED)

CONSTRUCTION DEPTH (FT.) 115 DIAMETER (IN.) 10" DEPTH OF SEAL (FT.) 30 WIDTH OF SEAL (IN.) 2

EXISTING WELLS ON PROPERTY:

1. OTHER WELLS ON PROPERTY: NUMBER: ? TYPES: DOMESTIC _____ IRRIGATION ☒ COMMERCIAL USE _____ OTHER _____
 2. CONDITION OF OTHER WELLS ON PROPERTY: IN USE ☒ TO BE DESTROYED _____
 3. IF NEW WELL REPLACES AN EXISTING WELL, INDICATE INTENTIONS FOR USE OF REPLACED WELL:
 _____ TO SUPPLEMENT NEW WELL _____ TO BE DESTROYED _____ OTHER _____

WELL DESTRUCTION:

DEPTH OF WELL 115 DEPTH OF SEAL 30 NUMBER OF WATER FORMATIONS PENETRATED 1
 CLEANING OF WELL REQUIRED YES: _____ NO: ☒ SEALING MATERIAL _____

PLOT PLAN: ATTACH 2 COPIES OF PLOT PLAN (SEE REVERSE FOR REQUIREMENTS)

I HEREBY AGREE TO COMPLY WITH ALL LAWS AND REGULATIONS OF THE COUNTY OF SANTA CRUZ AND STATE OF CALIFORNIA PERTAINING TO CONSTRUCTION, AND DECLARE UNDER PENALTY OF PERJURY THE INFORMATION SUBMITTED ON THIS APPLICATION IS TRUE AND CORRECT. I WILL COMPLY WITH THE ENVIRONMENTAL HEALTH SERVICE WHEN I COMMENCE THE WORK. WITHIN 15 DAYS AFTER COMPLETION OF WORK I WILL FURNISH THE ENVIRONMENTAL HEALTH SERVICE A REPORT OF THE WORK PERFORMED AND NOTIFY THEM BEFORE PUTTING THE WELL INTO USE. I UNDERSTAND THAT THIS PERMIT EXPIRES ONE YEAR FROM DATE OF ISSUANCE. I UNDERSTAND APPROVAL OF THE WELL PERMIT DOES NOT INDICATE WHETHER THIS PROJECT IS SUITABLE FOR AN INDIVIDUAL SEWAGE DISPOSAL SYSTEM OR THAT A PERMIT TO INSTALL SUCH SYSTEM WILL BE GRANTED.

WORKER'S COMPENSATION CERTIFICATE

☒ A CURRENTLY EFFECTIVE CERTIFICATION OF WORKERS COMPENSATION INSURANCE IS ON FILE WITH THIS OFFICE.
 INSURANCE CARRIER _____ POLICY # _____

I CERTIFY THAT IN THE PERFORMANCE OF THE WORK FOR WHICH THIS PERMIT IS ISSUED I SHALL NOT EMPLOY ANY PERSON IN ANY MANNER SO AS TO BECOME SUBJECT TO THE WORKER'S COMPENSATION LAWS OF CALIFORNIA

PROPERTY OWNER John M. AdamsDRILLING CONTRACTOR David A. Landino Sr

8/22/12

FOR OFFICE USE ONLY:

ENVIRONMENTAL ASSESSMENT REQUIRED YES _____ NO _____

METER REQUIRED YES _____ NO _____

METER INSTALLED _____

DATE _____

READING _____

SITE INSPECTION

APPLICATION APPROVAL

PAD INSPECTION

RECEIPT OF WELL LOG

FINAL

DATE

EHS SPECIALIST

ANNULAR WELL SEAL WITNESSED:

RECEIVE

8/23/12

DR

well filled w cement before test

8/23/12

DR

YES DATE 8/23/12

9/5/12

DR

NO DEPTH 115

9/6/12

DR

SEAL MATERIAL Cement + Flyash

SACKS CEMENT/YARD _____

ENVIRONMENTAL HEALTH SERVICE

COMMENTS: _____

DISTRIBUTION: WHITE - EHS /YELLOW - WELL DRILLER /PINK - FISCAL CONTROL /GOLDENROD - RECEIPT

Well Permit Application - PHD-133.WPD (REV. 9/03)

CDW 8/29/12



COUNTY OF SANTA CRUZ - PLANNING DEPARTMENT

701 OCEAN STREET, 4th FLOOR - SANTA CRUZ, CALIFORNIA 95060
FAX (831) 454-2131 TDD (831) 454-2123 PHONE (831) 454-2580

NOTICE OF COASTAL EXCLUSION - COASTAL ZONE (NO COASTAL DEVELOPMENT PERMIT REQUIRED)

Notice of Coastal Exclusion No. 12-01

Assessor's Parcel Number 058-122-13

Type of Exclusion: ☐ Residential ☐ Commercial ☐ Agriculturally-related (excluding wells)
☒ Agricultural Well ¹ ☐ Land Clearing ☐ Lot Line Adjustments ☐ Significant Trees ☐ Grading

Applicant's Name Coast Drilling and Land John Fambroini
Landino Drilling Co

Street Address Bonny Doon Rd, 1/4 mile from Hwy 1

Project Description Replacement Agricultural Well

Other Permits or Approvals	Application Date & Number
Well Permit	3/16/12 - 12-083

NOTE: THIS IS NOT A PERMIT. THIS NOTICE OF EXCLUSION WILL NOT BECOME EFFECTIVE UNTIL ALL OTHER PERMITS AND APPROVALS REQUIRED FOR THE PROJECT HAVE BEEN OBTAINED

The County's determination to issue a Notice of Exclusion may be challenged. If challenged, the Executive Director of the Coastal Commission will review the determination; if he disagrees with the County (i.e., believes that a Coastal Development Permit should be obtained), the Coastal Commission will decide whether a Coastal Development is required.

Date Issued 5/3/12 By: John A. Ri
Planning Department Staff Env. Health
County of Santa Cruz

cc: Applicant
Coastal Commission

¹See reverse side for additional well information.

Agricultural Water Conservation Questionnaire

*It is intended for the growers(s) to fill in this questionnaire.
Please check all that apply, fill in the acreage blanks and sign below.*

- ☒ **I farm the property** that will utilize water from the proposed new well; the information included in this Agricultural Water Conservation Questionnaire is correct; I am engaged in the business of raising crops for commercial purposes; and I will implement the irrigation management practices selected in this plan during the growing season.

I am the ☐ Landowner-Grower; ☒ Lessee-Grower; ☐ Other: _____

The amount of acreage that I will farm/operate

- ☒ ... **will not change** after installation of the new well.
☐ ... **will increase** after installation of the new well.
☐ ... **will decrease** after installation of the new well.
☐ ... **will undergo a crop change** after installation of the new well.

	Existing	After New Well
① Gross Acres (All acreage including farm roads, buildings, etc.)	<u>50 +</u>	<u>50 +</u>
② Net Acres (Physical field acres, Nurseries, excluding farm roads, buildings, etc.)	<u>40</u>	<u>40</u>
③ Crop Acres (Net Acres multiplied by number of crops per year)	<u>40</u>	<u>40</u>
④ Number of Irrigation Wells (State reason for change in number of wells in box below, i.e., abandoned, newly drilled, well went inactive, well re-activated, added or lost adjacent ranch lands:	<u>2</u>	<u>2</u>

X [Signature]
Signature

X John M. Fambrini
Print Name

4-27-2011 831-423-5891
Date Phone No.

COMPANY: R.J.Fambrini & Co
CONTACT: John Fambrini
ADDRESS: PO BOX 357
CITY, STATE ZIP: Davenport, CA 95017

- ☒ I would like my raw data kept confidential.

Comments:

Well Application Supplemental Information Sheet Water Use and Water Conservation Measures

For well permit application # 12-084, on APN 058-122-13

The Santa Cruz County Well Ordinance (Section 7.70.110) specifies that all well permit applications must specify the parcels proposed to be served, the type of land uses to be served, the estimated annual water use, and the presence of any existing wells which also serve those uses. The Health Officer may require documentation to support the water use estimates provided. For wells which will serve more than four residential connections or which will serve nonresidential uses which can be expected to utilize more than 2 acre-feet of water per year, measures must be taken to ensure that groundwater is put to beneficial use and is not wasted. These may include completion and implementation of a water use efficiency audit, and/or installation of water conservation measures (see attached).

The applicant must provide in writing the following information:

The proposed well is a (circle one): replacement supplemental new

Water will be used for: Residential: Number of Units _____
(Indicate all that apply) Commercial or Industrial (Describe) _____
Irrigation: acreage and crop type: _____
Other: _____

Water will be used on the following parcels: 059-012-02 059-011-10-11-13
State of Calif.

Reasons for Needing Proposed Well (circle all that apply):

New Use Declining Production Declining Water Quality Sanding Casing Collapse Other

Number of other wells on property or serving the property: _____

For each well provide the following information:

Location/Description/APN: Depth: Diameter: Pump Size: Metered Water Usage: Status:

- 1.
- 2.
- 3.

Estimated annual water use from new well will be: _____

Briefly describe how use was estimated (attach back up information as necessary)

List water conservation measures:

1. See following pages
- 2.
- 3.
- 4.
- 5.

in place: to be installed:

X

Provide a plot plan showing all existing wells on the properties to be served by existing and proposed wells. Provide well logs for existing wells or other information on depth and perforations of existing wells. If the existing well(s) are metered, submit water meter readings from the past two years. Provide estimates for water use, back up calculations and detailed description and documentation of water conservation measures.

John M. Fambkini
Name of Person Preparing Checklist

John M. Fambkini
Signature

4-19-2012
Date

Return this form to: Environmental Health, 701 Ocean St., Room 312, Santa Cruz, CA 95060; or, Fax (831)454-3128

EXHIBIT F

Agricultural Water Conservation Questionnaire

Irrigation Best Management Practices (BMPs)

For Current Condition: please indicate whether or not the management practice was implemented and how many acres (*net acres*) were affected by the practice.

For After Installation: Please indicate whether or not you intend to implement the management practice and how many acres would be affected by the practice.

For guidelines and definitions of terms, please refer to the attached appendix.

Irrigation Management Practices

	Current Condition				After Installation			
	Yes	No	N/A	Net Acres	Yes	No	N/A	Net Acres
Water Flowmeter(s)	<input type="checkbox"/>	<input type="radio"/>	<input checked="" type="radio"/>	_____	<input type="checkbox"/>	<input type="radio"/>	<input checked="" type="radio"/>	<u>40</u>
Time-clock on pump and/or pressure switch on booster	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	_____	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	<u>40</u>
Use of Soil Moisture Sensors (tensiometer or neutron probe) and/or ET Data (CIMIS)	<input type="checkbox"/>	<input type="radio"/>	<input checked="" type="radio"/>	_____	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	<u>40</u>
Pre-irrigation Reduction	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	_____	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	<u>40</u>
Agricultural Mobile Irrigation Lab	<input type="checkbox"/>	<input type="radio"/>	<input checked="" type="radio"/>	_____	<input type="checkbox"/>	<input type="radio"/>	<input checked="" type="radio"/>	_____
Irrigation Efficiency Audit	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="radio"/>	_____	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	_____
Transplants (for crops not normally transplanted)	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	_____	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	<u>40</u>
Educational Sessions (Applies to all Net Acres. List sessions attended below.)	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	_____	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	<u>40</u>
Conservation Program	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	_____	<input type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	<u>40</u>
Reuse of Tailwater or Run-off	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="radio"/>	_____	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="radio"/>	<u>40</u>
Recycled Water (PVWMA Recycled Water Project)	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="radio"/>	_____	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="radio"/>	<u>40</u>
Summer Fallow (90 days between Apr. 1 and Sep. 30) or Other Fallow (210 consecutive days)	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	_____	<input checked="" type="checkbox"/>	<input type="radio"/>	<input type="radio"/>	<u>40</u>
12-month Set-aside	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="radio"/>	_____	<input type="checkbox"/>	<input checked="" type="radio"/>	<input type="radio"/>	<u>40</u>

List other BMPs or innovative ideas that you incorporate on your ranches not listed above (i.e., PAM, drip germination, variety selection, furrow dikes, etc.):

Agricultural Water Conservation Questionnaire

Please complete the chart below listing the number of acres associated with the general crop types and irrigation methods. Record the sum of all listed acres on the Total Acres line below the chart (do not multiply by number of crops per year).

		IRRIGATION METHOD (NET ACRES)									
The Total NET Acres below, must equal your Net Acres from page 1		Average number of crops per acre	Furrow Only	Sprinkler/Furrow combination	Hand-move sprinkler only	Solid-set or permanent sprinkler	Sprinkler/Drip Combination	Drip Only	Micro-spray/Micro-sprinklers	Linear-Move (overhead)	Other (specify):
Vegetables				20			25	5			
Field Crops (beans, grain, etc.)											
Berries	1.0										
Grapes	1.0										
Tree Crops	1.0										
Forage Crops (alfalfa, pasture, etc.)											
Others:											
Set-aside (fallow)											
		Total Net Acres: 40									

Results of this irrigation method survey provide valuable and unique information regarding the status of irrigation practices in the various watersheds in Santa Cruz County. The intent is that results from this survey will substantiate that adequate measures have or will be implemented to mitigate the potential impacts of the new or replacement well as required in lieu of environmental review for individual well permits.

SANTA CRUZ COUNTY HEALTH SERVICES AGENCY
ENVIRONMENTAL HEALTH SERVICE

701 Ocean Street - Room 400
Santa Cruz - 425-2341

1430 Freedom Boulevard
Watsonville - 728-2206

APPLICATION TO CONSTRUCT, REPAIR OR DESTROY A

WATER WELL

058-122-10
Assessor's Parcel Number

Permit No. _____
Fee Paid ☐
3/21/77
Application Date

Site Location Santa Cruz County
Directions Corner of Highway 1 and Bonny Boone Rd.
Owner Coast Dairies & Land Co. Address 2611 Mission St. Santa Cruz, Ca.
Drilling Contractor Landino Construction & Well Drilling License # 201380

DESIGN SPECIFICATIONS: Construction ☒ Repair ☐ Destruction ☐

Intended Use	Distance from Well Site to:	Type of Well
Domestic, priv. <input type="checkbox"/>	Septic Tank Systems (ft.)	Rotary <input checked="" type="checkbox"/>
Domestic, pub. <input type="checkbox"/>	<u>none with in 100</u>	Cable <input type="checkbox"/>
Irrigation <input checked="" type="checkbox"/>	Sewer (ft.) <u>none</u>	Dug <input type="checkbox"/>
Industrial <input type="checkbox"/>	Casing	Other _____
Other _____	Single <input checked="" type="checkbox"/> Double <input type="checkbox"/>	
Construction	Material <u>plastic steel</u>	
Depth (ft.) <u>200</u>	Type of Joint <u>collared</u>	Estimated Work Dates
Diameter (in.) <u>8</u>	Gravel Pack <input checked="" type="checkbox"/>	Start <u>will call</u>
Depth of Seal (ft.) <u>50</u>		Completion _____

REMARKS

See To provide alternate Water Source

I hereby agree to comply with all laws and regulations of the County of Santa Cruz and State of California pertaining to water well construction. I will contact the County Environmental Health Service when I commence the work. Within fifteen days after completion of work I will furnish the Santa Cruz Environmental Health Service a report of the work performed and notify them before putting the well into use.

I understand approval of the Water Well Permit does not indicate whether this property is suitable for an individual sewage disposal system or that a permit to install such system will be granted.

Property Owner [Signature] Drilling Contractor Tony Landino

FOR OFFICE USE ONLY

Approved [Signature]
(signature)

Date 3/21/77

PHD-133 (Rev., 9/75)

Also see well log.

Inspections

Site (initial) (Date)

Final (initial) (Date)

SANTA CRUZ COUNTY HEALTH SERVICES AGENCY
ENVIRONMENTAL HEALTH SERVICE

701 Ocean Street - Room 400
Santa Cruz - 425-2341

1430 Freedom Boulevard
Watsonville - 728-2206

APPLICATION TO CONSTRUCT, REPAIR OR DESTROY A

WATER WELL

Permit No. _____

Fee Paid ☐

Assessor's Parcel Number _____

Application Date _____

Site Location _____

Directions _____

Owner _____ Address _____

Drilling Contractor _____ License # _____

DESIGN SPECIFICATIONS: Construction ☐ Repair ☐ Destruction ☐

Intended Use

Domestic, priv. ☐

Domestic, pub. ☐

Irrigation ☐

Industrial ☐

Other _____

Distance from Well Site to:

Septic Tank Systems (ft.) _____

Sewer (ft.) _____

Casing

Single ☐ Double ☐

Construction

Material _____

Depth (ft.) _____ Type of Joint _____

Diameter (in.) _____ Gravel Pack ☐

Depth of Seal (ft.) _____

Type of Well

Rotary ☐

Cable ☐

Dug ☐

Other _____

Estimated Work Dates

Start _____

Completion _____

REMARKS

Sealed to 30' to permit use of shallow water. OK. 4/26/75

I hereby agree to comply with all laws and regulations of the County of Santa Cruz and State of California pertaining to water well construction. I will contact the County Environmental Health Service when I commence the work. Within fifteen days after completion of work I will furnish the Santa Cruz Environmental Health Service a report of the work performed and notify them before putting the well into use.

I understand approval of the Water Well Permit does not indicate whether this property is suitable for an individual sewage disposal system or that a permit to install such system will be granted.

Property Owner _____ Drilling Contractor _____

FOR OFFICE USE ONLY

Approved _____
(signature)

Date _____

Inspections

Site (initial) _____ (Date) _____

Final (initial) _____ (Date) _____

**CENTRAL COAST
REGIONAL COASTAL ZONE CONSERVATION COMMISSION**

701 OCEAN STREET, ROOM 310
SANTA CRUZ, CALIFORNIA 95060
PHONE: (408) 426-7390

**PERMIT EFFECTIVE**

April 11, 1977

Coast Dairies and Land Co.
c/o Robert E. Bosso
323 Church Street
Santa Cruz, CA 95060

Dear Applicant:

Subject: Central Coast Regional
Commission Administrative
Permit No. A-77- 75

The above referenced permit has been reviewed by the Regional Commission at their meeting of April 11, 1977 and a signed copy of the approved permit is in your file. The permit is now effective.

Please note the requirements and conditions of the permit as approved:

- (1) The development under this permit must be commenced within one year of issuance.
- (2) That upon completion of the development authorized by this permit you are required to notify the Regional Commission of such completion on the enclosed form provided for that purpose.
- (3) Additional conditions attached, as sent to you earlier.

Very truly yours,

Edward I. Brown
Executive Director

CALIFORNIA COASTAL ZONE CONSERVATION COMMISSION

CENTRAL COAST REGIONAL COMMISSION

701 OCEAN STREET, ROOM 310

SANTA CRUZ, CALIFORNIA 95060

PHONE: (408) 426-7390



notice of completion

4/11/77

(I) (We) hereby notify the Central Coast Regional Commission that (I) (We) have completed the development authorized by Permit Number A-77-75 on _____ (date of completion) and that the development has been completed in accordance with any conditions imposed in the permit.

(signature)_____
(date)

HEALTH PERMIT

No. 19553

For WATER WELL expires March 21, 1978

Located at Corner of Highway 1 and Bonny Doone Rd.

Name Coast Dairies & Land Co.

DBA, or
APN 58-122-10

Add. c/o Landino Construction
5360 Coast Road
Santa Cruz, California

Santa Cruz County HEALTH SERVICES AGENCY

ENVIRONMENTAL HEALTH SERVICE

701 Ocean St., Rm. 400
Santa Cruz, CA 95060

1430 Freedom Blvd.
Watsonville, CA 95076

This permit is to be prominently displayed at place of business, and may be suspended or revoked for cause.

HEALTH OFFICER

By DANIEL CLAYDON PETERSON

Date March 21, 1977

APN 58-122-10

c/o Landino Construction
5360 Coast Road
Santa Cruz, California

RECEIPT

THIS IS NOT A PERMIT)

No. 19553

ENVIRONMENTAL HEALTH SERVICE

701 Ocean Street, Rm. 400, Santa Cruz, CA 95060
1430 Freedom Blvd., Watsonville, CA 95076

SERVICE

FEE PAID

- | | |
|--|-------|
| <input type="checkbox"/> FOOD SERVICE..... | _____ |
| <input type="checkbox"/> FOOD VENDING..... | _____ |
| <input type="checkbox"/> FOOD - ITINERANT..... | _____ |
| <input type="checkbox"/> FOOD - PROCESSING..... | _____ |
| <input type="checkbox"/> KENNEL..... | _____ |
| <input type="checkbox"/> PET SHOP..... | _____ |
| <input type="checkbox"/> ORGANIZED CAMP..... | _____ |
| <input type="checkbox"/> SWIMMING POOL..... | _____ |
| <input type="checkbox"/> TRANSFER OF PERMIT..... | _____ |
| <input type="checkbox"/> PLAN CHECK..... | _____ |
| Time..... | _____ |
| <input type="checkbox"/> PENALTY..... | _____ |
| <input type="checkbox"/> OTHER..... | _____ |

SERVICE

FEE PAID

- | | |
|--|-----------------------------|
| <input type="checkbox"/> DAIRY FARM..... | _____ |
| <input type="checkbox"/> MILK PLANT..... | _____ |
| SEWAGE DISPOSAL | |
| <input type="checkbox"/> INSTALLATION..... | _____ |
| <input type="checkbox"/> LOT INSPECTION..... | _____ |
| <input type="checkbox"/> CLEANING..... | _____ |
| WATER | |
| <input checked="" type="checkbox"/> WELL CONSTRUCTION..... | <u>check</u> <u>\$27.00</u> |
| <input type="checkbox"/> WELL DESTRUCTION..... | _____ |
| <input type="checkbox"/> PUBLIC WATER SUPPLY..... | _____ |
| <input type="checkbox"/> INDIVIDUAL WATER SUPPLY..... | _____ |

TOTAL AMOUNT RECEIVED \$27.00

Fee Collected By Ralaine Gangloff

Date March 21, 1977

ORIGINAL
File with DWR

APN 058-122-10

STATE OF CALIFORNIA
THE RESOURCES AGENCY
DEPARTMENT OF WATER RESOURCES
WATER WELL DRILLERS REPORT

Do Not Fill In

No. 152797

State Well No.

Other Well No.

(1) OWNER:

Name Coastal Drilling & Excavation Co.
Address 2611 Mission St. Santa Cruz, CA 95061

(11) WELL LOG:

Total depth 205 ft. Depth of completed well 185 ft.
Formation: Describe by color, character, size of material, and structure
ft. on

(2) LOCATION OF WELL:

County San Cruz Owner's number, if any
Township, Range, and Section N 72° W 38-122-10
Distances from street, canal, railroad, etc. Corner Highway 1 and
Beaumont Highway0-3 top soil
3-25 sand + gravel
25-65 large gravel
65-205 shale - brown

(3) TYPE OF WORK (check):

New Well ☒ Deepening ☐ Reconditioning ☐ Destroying ☐
If destruction, describe material and procedure in item 11.

(4) PROPOSED USE (check):

Domestic ☐ Industrial ☐ Municipal ☐
Irrigation ☒ Test Well ☐ Other ☐

(5) EQUIPMENT:

Rotary ☒
Cable ☐
Other ☐

(6) CASING INSTALLED:

STEEL ☒ OTHER:
SINGLE ☒ DOUBLE ☐

If gravel packed

From ft.	To ft.	Diag. ft.	Gage or Wall	Diameter of Bore	From ft.	To ft.
0	185	6 3/8	156	10	30	185

Size of shoe or well riser: Caf Size of screen: 1/4"Describe joint: California Sealant

(7) PERFORATIONS OR SCREEN:

Type of perforation or name of screen

From ft.	To ft.	Perf. per row	Rows per ft.	Size in. x ft.
30	50	3	3	
70	90	3	3	
118	125	3	3	
165	185	3	3	

(8) CONSTRUCTION:

Was a surface sanitary seal provided? Yes ☒ No ☐ To what depth 3.3 ft.Were any slams used against pollution? Yes ☐ No ☒ If yes, name depth of slamsFrom 3 ft. to 3.3 ft.From 3 ft. to 3.3 ft.Method of setting 3 ft. to 3.3 ft.

(9) WATER LEVELS:

Depth at which water was first found, if known

Standing level before perforating, if known

Standing level after perforating and development 3 ft.

(10) WELL TESTS:

Was pump and meter used? Yes ☐ No ☒ If yes, by whomYield: gal/min with 1 ft. drawdown of 24 ft.Temperature of water: 7 °F. Was a chemical analysis made? Yes ☐ No ☒Was electric log made of well? Yes ☐ No ☒ If yes, attach copyWell started 4/18/77 Completed 4/19/77

WELL DRILLER'S STATEMENT:

This well was drilled under my jurisdiction and this report is true to the best of my knowledge and belief.

NAME Coastal Drilling & Excavation Co. (Print, firm, or corporation) (If not as printed)Address 2611 Mission St. Santa Cruz, CA 95061[Signature] Tony Leland (Full name)License No. 201380 Date 4/27/77

RECEIVED

SKETCH LOCATION OF WELL ON REVERSE SIDE

DWR 130 REV. 9-60

APR 29 1977

SANTA CRUZ COUNTY
ENVIRONMENTAL HEALTH

AGENCY: Department of Parks and Recreation
PROJECT: Coast Dairies property (Wilder Ranch State Park)
LEASE #: 715-000-326
LESSEE: John Fambrini

**STATE OF CALIFORNIA – THE RESOURCES AGENCY
DEPARTMENT OF PARKS AND RECREATION**

AGRICULTURAL LEASE

LEASE # 715-000-326

**COAST DAIRIES PROPERTY, SANTA CRUZ COUNTY
(WILDER RANCH STATE PARK)**

THIS LEASE is entered into this 1st day of October 2009, by and between the State of California, acting by and through the Department of Parks and Recreation, hereinafter called STATE, and John Fambrini, hereinafter called LESSEE. The Parties hereto agree to the terms and conditions of this Lease as follows:

TERMS AND CONDITIONS:

1. DESCRIPTION OF THE PREMISES:

STATE hereby leases to LESSEE, and LESSEE hereby hires from STATE approximately 32.1 acres of property located in the County of Santa Cruz, State of California more particularly described as follows:

that certain property used for the production of Brussels sprouts and other vegetable row crops sited within Wilder Ranch State Park on a portion of property known as the Coast Dairies property, which is a portion APN. 059-012-02, situated in the County of Santa Cruz, State of California, and consisting of approximately 32.1 acres as shown on Exhibit A attached hereto and by this reference made a part hereof.

The approximately 32.1 acres shown on Exhibit A, along with any and all existing structures, appurtenances and improvements on such property, and any structures, appurtenances and improvements that may be later constructed on, installed or affixed to the Property during the term of the Lease, any extension thereof or any holdover period shall hereinafter be referred to as the Premises.

Commission Lots (ACL's) designated by the Santa Cruz County Agricultural Commissioner:

ACL 020013 (9 acres); ACL 020014 (13 acres); ACL 010004 (16 acres); ACL 010005 (2 acres); ACL 010006 (3 acres); and ACL 010003 (4 acres).

2. **Disclaimer of Warranty--Soil Suitability.** Lessor makes no warranty of the soil's suitability for growing the crops Lessee is authorized to grow under this Lease. Lessee shall take all reasonable measures to minimize erosion, protect and conserve top soils and follow all other best soil conservation practices utilized in the area with respect to Lessee's treatment and use of the soils on the Premises.

3. **Lease Subject to Existing Rights of Others.** This Lease is subject to: (a) all existing easements, servitudes, licenses, and rights-of-way for canals, ditches, levees, roads, highways, and telegraph, telephone, and electric power lines, railroads, pipelines, and other purposes, whether recorded or not; and (b) the rights of other lessees under any existing or future oil, gas, and mineral lease or leases from Lessor affecting the entire or any portion of the Premises, whether recorded or not.

4. **Structures.** All structures on the Premises including without limitation, all residential structures and structures incidental thereto, fences, storage structures, barns, and accessory buildings are owned by Lessee. Lessee shall be obligated to perform all necessary repairs, maintenance and replacement of said structures and shall pay for all services and utilities provided thereto. Lessee shall cooperate with the appropriate regulatory agencies to provide access for inspection of all habitable structures on the Premises to ensure compliance with applicable laws. At Lessee's cost and expense, Lessee agrees to take all actions necessary to comply with applicable laws pursuant to said inspections. Lessor shall have no obligation with respect to said structures in any manner, including but not limited to, structural or other repairs, maintenance, or any liability on any ground whatsoever. Lessee shall remove all of said structures, at its sole cost and expense, within ~~thirty~~³⁵ (30) calendar days of termination of this