Staff Report to the Zoning Administrator

Application Number: 121294

Applicant: Dee Murray
Owner: Garroutte
APN: 051-201-07

Agenda Date: April 5, 2013
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: Proposal to recognize the conversion of an existing 1,542 square foot single family dwelling into an office building and to construct a 1,212 square foot addition onto the existing structure to create offices associated with the on-site agricultural use.

Requires a Development Permit to recognize/construct a 2,754 square foot office building, an Agricultural Buffer Determination to reduce the required 200 foot buffer to about 52 feet from APN 051-201-20 to the north and to about 25 feet from APN 051-201-06 to the west, Soils Report Review, and an Archaeological Report Review.

Location: Property located at the terminus of Marsh Lane approximately 0.5 miles from the intersection with Lakeview Road in Watsonville (136 Marsh Lane).

Supervisorial District: 4th District (District Supervisor: Caput)

Permits Required: Commercial Development Permit, Agricultural Buffer Determination (approved by APAC 2/21/13)
Technical Reviews: Soils Report Review; Archaeological Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121294, based on the attached findings and conditions.

Exhibits

A. Categorical Exemption (CEQA determination)
B. Findings
C. Conditions
D. Project Plans
E. Assessor's, Location, Zoning and General Plan Maps
F. Agricultural Buffer Reduction Permit and Minutes of 2/21/13 APAC meeting
G. Archaeological Reconnaissance Report, prepared by Robert Edwards and Charr Smith,

dated November 2012 [Exhibits on file]

H. Geotechnical Investigation, Conclusions and Recommendations, prepared by Bauldry Engineering, Inc., dated June 2012

I. Comments & Correspondence

Parcel Information

Parcel Size:	702,935 (16 acres)
Existing Land Use - Parcel:	Commercial Agriculture
Existing Land Use - Surrounding:	Commercial Agriculture
Project Access:	Via Marsh Lane
Planning Area:	Salsipuedes
Land Use Designation:	AG (Agriculture)
Zone District:	CA-P (Commercial Agriculture with an Agricultural Preserve Combining District)
Supervisorial District:	4th (District Supervisor: Caput)
Within Coastal Zone:	__ Inside _X_ Outside
Appealable to Calif. Coastal Comm.	__ Yes _X_ No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Type 1 Prime Agricultural Soils
Fire Hazard:	Not a mapped constraint
Slopes:	Parcel is primarily flat.
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:	Drainage plans shall be submitted with building permit plans. Preliminary review completed by DPW Stormwater Management.
Archeology:	Archaeological reconnaissance report dated November 2012 accepted by Environmental Planning Staff. Parcel determined to be absent of archaeological resources.

Services Information

Inside Urban/Rural Services Line:	__ Yes _X_ No
Water Supply:	Private well
Sewage Disposal:	Septic
Fire District:	Pajaro Valley Fire Protection District
Drainage District:	Zone 7

History

As per County Assessor's Records, the existing single family dwelling was constructed in 1921, which was prior to the adoption of the County Zoning Ordinance. In 1998, the property owner

obtained a permit final to recognize the construction of a pre-fabricated barn (117865). The permit acknowledges that the barn is located on site with a single family dwelling, a detached garage, and another barn. Earthquake repair was permitted in 1991 (167Q-1614D) to replace the foundation and earthquake damaged fireplace in the single family dwelling.

Project Setting

The proposed project is to construct a 1,212 square foot addition to an existing 1,542 square foot structure and to change the use of the structure from a single family dwelling to commercial offices associated with the on-site commercial agricultural operation (row crops).

The parcel is located outside of the Urban and Rural Services Lines within a commercial agricultural area of Watsonville. The parcel is designated as Agriculture (AG) in the County General Plan with an implementing zone district of Commercial Agriculture with an Agricultural Preserve Combining District (CA-P). The parcel is also designated as a Type 1 Agricultural Resource in the County General Plan, which indicates that there are prime agricultural soils on the parcel.

Commercial offices which are ancillary to a commercial agricultural use of a property are permitted within the Commercial Agricultural (CA) zone district. Approximately 12 acres of the 16 acre parcel are currently under cultivation. The subject structure and proposed addition would be located on a previously disturbed portion of the property of about 7200 square feet; therefore the proposal would be ancillary to the commercial agricultural use of the property. Further, the on-site offices are intended to support the commercial agricultural enterprise.

Agricultural Buffer Reduction

The project includes a proposal to reduce the required 200 foot buffer to about 52 feet from APN 051-201-20 to the north and about 25 feet from APN 051-201-06 to the west. On February 21, 2013, the Agricultural Policy Advisory Commission (APAC) approved the above stated Agricultural Buffer Reductions associated with the proposed project. The conditions of approval require the installation of a vegetative barrier at the west property line between the existing single family dwelling on the westerly adjacent parcel and the proposed commercial offices, as well as the recordation of a Statement of Acknowledgement to acknowledge the potential for conflicting land uses. Because the commercial offices are associated with the on-site commercial agricultural enterprise, conflicts are not anticipated.

Zoning & General Plan Consistency

The subject property is located in the CA-P (Commercial Agriculture with an Agricultural Preserve Combining District) zone district, a designation which allows commercial uses associated with an on-site commercial agricultural use. The resulting structure will meet all applicable site standards for the CA zone district, as shown in the table below:

	Required as per County Code Chapter 13.10.313	Proposed
Front Yard	20'	52'
Side Yards	20'	25' (west) & >20' (east)
Rear Yard	20'	>20'
Height	28'	18' max.
Separation	10'	12' to ag storage building

A Williamson Act Contract was established with the County in 1968 to protect the commercial agricultural use of the property. Proposed new uses on Williamson Act contracted land are required to meet the Principals of Compatibility listed in CA Government Code 51238.1. Please refer to Exhibit B for findings of conformance to the Principals of Compatibility. The compatibility findings can be made to allow for a commercial office use to support an on-site commercial agricultural operation. The primary use of the land will remain as commercial agriculture.

Parking

The resulting office structure will be 2,754 square feet with 2,380 square feet for office space and 374 square feet of storage, bathrooms and halls. The parking requirement for commercial offices in Section 13.10.552 of the County Code requires 1 space per 300 square feet of gross floor area; therefore, 8 parking spaces are required based on 2,380 square feet of office area. The proposal includes the utilization of 11 existing parking spaces and the construction of two additional parking spaces at the front of the structure for accessible parking.

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 **121294,** 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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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: 121294
Assessor Parcel Number: 051-201-07
Project Location: 136 Marsh Road, Watsonville

Project Description: Proposal to recognize the conversion of a single family dwelling to commercial offices and to construct a 1212 square foot addition onto the structure.

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) 475-5334

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 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of an addition and conversion of a use from single family dwelling to commercial offices associated with the on-site commercial agricultural operation.

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

_____ Date:_____

Samantha Haschert, Project Planner

EXHIBIT A

Principals of Compatibility Findings

Proposed new uses on Williamson Act contracted land are required to meet the Principals of Compatibility listed in CA Government Code 51238.1.

1. The use will not significantly compromise the long-term productive agricultural capability of the subject contracted parcel or parcels or on other contracted lands in agricultural preserves.

The proposal to create offices associated with the commercial agricultural use of the parcel by converting the use of the existing 1,542 square foot single family dwelling and by constructing a 1,212 square foot addition onto the structure will not compromise the long term productive agricultural capability of the subject parcel in that the structure is located in an existing disturbed and unplanted area of the parcel and the addition of on-site offices will support the long term commercial agricultural enterprise.

2. The use will not significantly displace or impair current or reasonably foreseeable agricultural operations on the subject contracted parcel or parcels or on other contracted lands in agricultural preserves. Uses that significantly displace agricultural operations on the subject contracted parcel or parcels may be deemed compatible if they relate directly to the production of commercial agricultural products on the subject contracted parcel or parcels or neighboring lands, including activities such as harvesting, processing, or shipping.

The proposal to create on-site offices that are directly associated with the commercial agricultural use of the property will not displace or impact current or reasonably foreseeable agricultural operations in that the structure will be located on an existing disturbed portion of the 16 acre parcel; therefore, no land will be taken out of production. The parcel is approximately 16 acres in size and the existing disturbed, unplanted areas make up about 4.6 acres; therefore approximately 11.5 acres will remain undisturbed and productive.

3. The use will not result in the significant removal of adjacent contracted land from agricultural or open-space use.

The proposed use will be located entirely on-site and there are no off-site improvements associated with the project. Therefore, it is not anticipated that the project will result in the removal of adjacent contracted land from agricultural or open-space use.

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 commercial agricultural uses and the proposed offices will support the on-site commercial agricultural use. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed office structure will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities.

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 offices will support the on-site commercial agricultural enterprise and will be ancillary to the primary commercial agricultural use of the property, which is consistent with the purpose of the CA-P (Commercial Agriculture with an Agricultural Preserve Combining District) zone district. Additionally, the resulting structure will meet all site standards for the CA zone district and the structure will be located on a previously disturbed portion of the parcel and will not remove land from production or from potential production. On February 21, 2013, the applicant obtained approval from the Agricultural Policy Advisory Commission (APAC) to reduce the required 200' agricultural buffer to 52 feet and 25 feet from APNs 051-201-20 and 051-201-06, respectively.

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 Agriculture (AG) land use designation in the County General Plan. On February 21, 2013, the applicant obtained approval of an Agricultural Buffer Reduction from the Agricultural Policy Advisory Commission to reduce the required 200' agricultural buffer to 52 feet and 25 feet from APNs 051-201-20 and 051-201-06, respectively, which is in compliance with General Plan policies 5.13.23 – 5.13.25. The approval of the reduced agricultural buffer setback includes conditions to mitigate potential conflicts including the establishment of a vegetative buffer on the west property line and the recordation of a statement of acknowledgement to acknowledge potential use conflicts as per General Plan policy 5.13.32. The proposal is also consistent with General Plan policies 5.13.5, 5.13.7, 5.13.8, and 5.13.27 in that the offices will be used to support the on-site commercial agricultural operations, the land will continue to be maintained exclusively for long-term commercial agriculture, and the structure will be located on the perimeter of good agricultural soils in a previously disturbed location.

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

The existing 1,524 square foot building will be expanded by 1,212 square feet to create an office space for 5 full time and 2 part time employees to provide administrative support to the on-site agricultural operation. For estimation purposes, the Department of Public Works Road Engineering Division calculates trip generation fees for business offices using a ratio of 18 trips per 1000 square feet of office space, which, in this case, results in an estimated 50 daily trips. However, the ratio assumes that the use is a commercial business office that is open to the public and that will generate a significant number of public trips to and from the site. Although the proposed business office will likely be open to the public, it is not likely that there will be services offered that would generate daily public traffic to and from the site in excess of the trips generated by employees and deliveries. Since the business office will provide workspaces for only 7 employees who will provide administrative support to the agricultural operation rather than public services, it is estimated that 50 daily trips is more than the amount of trips that will be generated by the proposed use. Consequently, the addition of less than 50 daily trips will not generate more than the acceptable level of traffic on streets in the vicinity which are not currently congested and the addition of 1,212 square feet and 7 employees will not overload utilities on the property; therefore, this finding can be made.

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

The parcel is surrounded by commercial agricultural uses and one ranch style single family dwelling located in close proximity to the west of the subject parcel. The proposal is to utilize the existing on-site single family dwelling as commercial offices and to expand the footprint of the dwelling to create additional office space. The proposed addition will utilize siding, trim, and roofing materials that match the existing single family dwelling and a condition of approval will require that the building permit plans identify colors and materials to ensure that the addition matches the existing structure. The resulting structure will maintain the ranch style architecture and will continue to appear as a single family dwelling, which is compatible with the commercial agricultural use of the property and surrounding properties and land use intensities of the neighborhood; therefore, this finding can be made.

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.

All commercial remodels and new commercial construction are subject to the County Site, Architectural, and Landscape Design Review Ordinance (Chapter 13.11) in the County Code. The proposal complies with the guidelines in Chapter 13.11 in that the parcel is located in a rural commercial agricultural area and the offices will be located in an existing and expanded structure that was previously a single family dwelling. The ranch style architecture of the single family dwelling will be maintained on the existing portion of the structure and the style will be matched on the addition. This style is compatible with the commercial agricultural use of the property and surrounding agricultural outbuildings. The resulting single story, 2,754 square foot structure is of

an appropriate size and scale for the 16 acre parcel.

The site layout will not change as a result of the addition. Parking areas, access, circulation, trash enclosures, and natural features (existing vegetation in the vicinity of the project) will remain as existing. There are currently three landscaped areas to the front, side, and rear of the existing single family dwelling. The front yard landscaped area will be minimized to allow for accessible parking and the proposed addition will be constructed over the rear yard landscaped area; however, landscaping will remain in the side yard of the structure between the proposed offices and the existing single family dwelling on the west adjacent parcel which provides balance and compatibility between the residential and office uses. Further, a condition of approval of the reduced agricultural buffer requires the installation of additional landscaping in the side yard to buffer the office use from agricultural uses on the adjacent parcel.

The structure is located on an existing disturbed area of the parcel where structures are clustered. Private views from the westerly adjacent parcel will not be impacted in that the location of the structure does not require the removal of agricultural land from production and there is currently a six foot fence located between the proposed building area and the adjacent single family dwelling. Outdoor lighting will not be permitted with the exception of security lights that are directed downwards and away from the west adjacent parcel.

Conditions of Approval

Exhibit D: Project Plans, 3 pages, prepared by Robin Brownfield, dated November 2012, site plan (sheet 1) revised January 2013.

I. This permit authorizes the construction of a 1212 square foot addition onto an existing structure and the use of the structure as commercial offices associated with the on-site agricultural operation. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:

A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.

B. Obtain a Building Permit from the Santa Cruz County Building Official.

1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.

C. Obtain a Grading Permit from the Santa Cruz County Building Official, if required.

D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.

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

A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. Plans shall be stamped and signed by California licensed professional(s). The final plans shall include the following additional information:

1. Ramp landings shall be 6' long in the direction of ramp run at bottom of ramps, including intermediate landings. Top landing shall be minimum 5'x5'.(CBC 1133B.5.4.6)

2. Bathrooms shall have signage to identify separate men's and women's facilities. Bathroom marked "unisex" on the plans shall have a minimum

48" clearance in front of the water closet. The door shall have minimum 18" strike side clearance (CPC 412, CBC 1115B3.2, 1133B.2.4.3)

3. Provide an analysis of building area and exterior wall protection due to proximity to property lines and/or assumed property lines between buildings (CBC 503.1.2, 602.1, 705.3)

4. One elevation shall indicate materials and colors as they were approved by this Discretionary Application.

5. Plans shall show all proposed outdoor lighting features.

6. Grading, drainage, and erosion control plans.

7. Accessibility plans that include the following details:
   a. Detectable warnings where exterior path of travel is flush with vehicular areas (CBC 1133B.8.5)
   b. Handrail details at exterior stairway and ramps to include extensions (CBC 1133B.4.1, 1133B.5.5)
   c. Striping details at exterior stairs (CBC 1133B.4.4)
   d. Signs that identify exits as not accessible at exterior doors that exceed the number of required exits, and are more than 24" above grade. (CBC 1133B.1.1.1.1)

8. Final plans shall reference the accepted soils report and include a statement that the project shall conform to the report's recommendations. Plans shall also clearly identify limits of overexcavation and recompaction beneath proposed improvements, along with the recommended depth and relative compaction requirements for engineered fill and the estimated volume of earthwork required to accomplish the task. Note that due to their expansivity, native soils may not be used for engineered fill.

9. The proposed addition shall be designed to move as a unity with the existing structure, and utilize a maximum allowable bearing capacity of 1000 psf.

B. Submit two hardcopies of the soils report and submit an electronic copy of the soils report in .pdf format via compact disk or email to: Carolyn.Burke@co.santa-cruz.ca.us. *Please note that the report must be generated and/or sent directly from the soils engineer of record.*

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.

D. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Stormwater Management. 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 including the following:

1. Contact EH HazMat (R. Supplee, REHS 454-2738) to determine if any additional information or permit changes/modifications will be required for the site's existing HazMat Management Plan.

F. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.

G. Provide required off-street parking for a minimum of 8 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.

H. After plans are prepared that are acceptable to all reviewing agencies, the applicant shall submit a signed and stamped *Soils (Geotechnical) Engineer Plan Review Form* to Environmental Planning. Please note that the plan review form must reference the final plan set by last revision date. Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form.

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. All construction must comply with all recommendations of the approved soils reports.

D. 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. No outdoor lighting is permitted with the exception of outdoor security lighting that is directed downwards and away from the west adjacent parcel.

B. 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. 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, it 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 a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams	Samantha Haschert
Deputy Zoning Administrator	Project Planner

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

EXHIBIT D

PERMIT NO. 121094

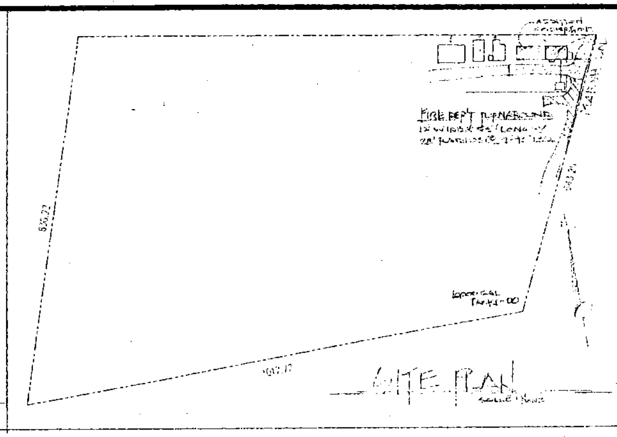
OWNER: Garroutte Farms, Inc
136 Marsh Lane
Watsonville, CA 95076

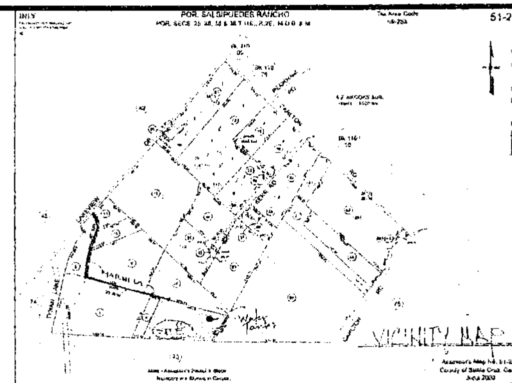
PROJECT DATA:

A.P.N.	051 - 201 - 07
Zoning	CA-P
Occupancy Group	B
Construction Type	V/N
Parcel Size	16.137 Acres (Assessor)

SCOPE OF WORK:
Recognize 1,542 sq. ft. SFD converted to Office space, and construct a 1,212 sq. ft. addition to that office.

SHEET INDEX:



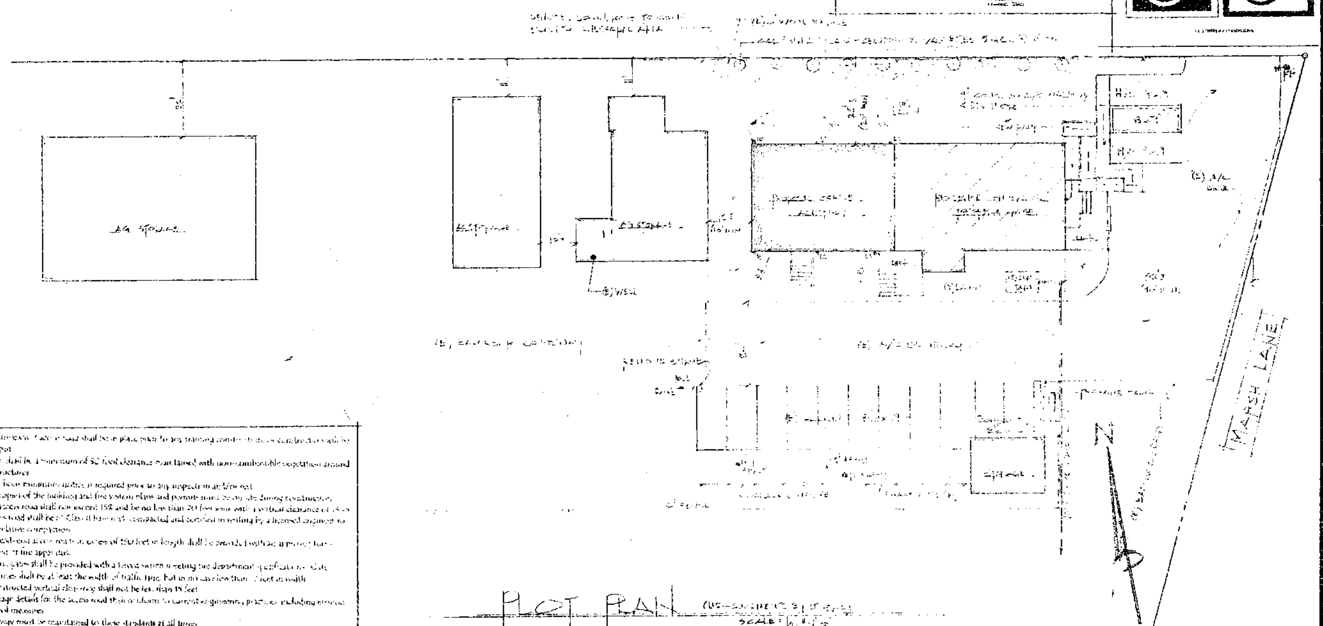


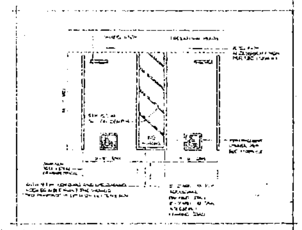
GENERAL NOTES

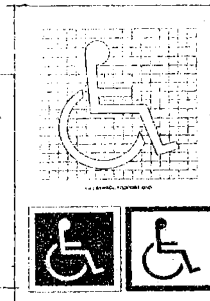
1. The codes [illegible] to be followed:
California Plumbing Code 2010 Edition — California Building Code 2010 Edition
California Electrical Code 2010 Edition — California Mechanical Code 2010 Edition
California Energy Standards 2010 Edition — California Green Building Standards Code 2010 Edition
California Residential Code 2010 Edition — California Fire Code 2010 Edition
2. [illegible]
3. [illegible]
4. [illegible]
5. [illegible]
6. Anchor bolts shall be embedded [illegible] into foundation.
7. Anchor bolts shall not be spaced more than 6 feet apart [illegible]
8. There shall be a minimum of two bolts per sill piece with one bolt [illegible] more than 12 inches or not less than 4 inches from each end of the sill piece.
9. [illegible]
10. Minimum concrete compressive strength shall be a minimum of 2,500 psi.
11. Reinforcing steel to be a minimum of ASTM A615 Grade 60.
12. Framing lumber shall be Douglas Fir #2 unless noted otherwise.
13. Wall framing shall comply with CBC Table 2308.9.3.
14. Nailing shall be in compliance with CBC Table 2304.9.1.
15. [illegible]
16. [illegible]
17. [illegible]
18. Smoke detectors [illegible] shall receive their primary power from the house [illegible] and shall have a battery backup.
19. [illegible] and other openings in the building envelope that are potential sources of air leakage shall be caulked, gasketed, weather-stripped or otherwise sealed to limit infiltration and exfiltration.
20. The first 5' of hot and cold water pipe from the storage tank [illegible] shall be thermally insulated with a minimum of [illegible] thick insulation for hot (cold) water pipes with a diameter of less than or equal to 2" [illegible] for hot (cold) water pipes with a diameter of greater than 2".
21. The builder/contractor to provide the owner and the County Building Division with a copy of the CF-6R installation certificate at the time of inspection.
22. An [illegible] shall be installed [illegible] of the door that would obstruct access to any part of the crawl space.
23. Shower compartments and walls above bathtubs with installed shower heads shall be finished with a smooth, non-absorbent surface to a height of not less than 72" above the floor.
24. The maximum hot water temperature discharging from the bathtub, shower, and whirlpool bathtub fillers shall be limited to 120 degrees Fahrenheit. The water heater thermostat shall not be considered a control for the meeting of this provision.
25. Plumbing fixtures are required to meet the following maximum flow rates: shower heads 2.5 gpm @ 80 psi, faucets 2.2 gpm @ 60 psi, water closets 1.28 gallons per flush [illegible]

FIRE DEPARTMENT NOTES – (SPRINKLERED – COMMERCIAL)

1. These plans are in compliance with the 2010 California Fire and Building Codes and with applicable National Fire Protection Association Standard 13D and district amendments.
2. This building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13 and adopted standards of Pajaro Valley Fire Protection District.
3. The FIRE SPRINKLER SYSTEM drawings must be prepared and submitted for approval by a California State licensed Contractor (Class A or C-16) meeting the requirements of NFPA-13, "Standard for the Installation of Fire Sprinkler Systems". Designer must submit three (3) sets of plans and calculations to this agency for approval.
4. An UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared and submitted for approval by a California State licensed Contractor (Class A or C-16) meeting the requirements of NFPA-13 "Standard for the Installation of Fire Sprinkler Systems". Designer must submit three (3) sets of plans and calculations to this agency for approval.
5. Monitoring of the sprinkler system by a constantly attended location. UL Central Station may be required due to special circumstances.
6. When servicing more than 20 sprinklers, automatic fire sprinkler systems shall be supervised by an approved Central, Proprietary, or Remote Station or an approved local alarm which will give an audible signal at a constantly (24 hour) attended location.
7. A public fire hydrant is within 600 feet of any portion of the building meeting the minimum required fire flow for the building or [illegible] gallon water storage tanks with an attached hydrant.
8. Fire hydrant shall be located on a fire access road as measured by an approved drivable route around the exterior of the building or the facility.
9. The required available fire flow on the property is 1,000 gallons per minute for 120 minutes.
10. Before construction begins, temporary or permanent address numbers shall be posted. Permanent numbers must be posted prior to final inspection. Address numbers shall be posted on property so as to be clearly visible from the road. Address numbers must be in "Arabic" (1, 2, 3, etc.), not "Roman" (I, IV, etc.) or written out in words. Address numbers shall be a minimum of 6" tall with [illegible] stroke and posted on a contrasting background. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street.
11. Roof coverings shall be Class [illegible] as defined by Uniform Building Code Standard 15-2.
12. [illegible]
13. There shall be a minimum of 30 feet clearance maintained with non-combustible vegetation around all structures.
14. A 72 hour minimum notice is required prior to any inspection at [illegible]
15. [illegible]
16. [illegible]
17. [illegible]
18. [illegible]
19. Drainage details for the access road [illegible] control measures.
20. Driveway must be maintained to these standards at all times.





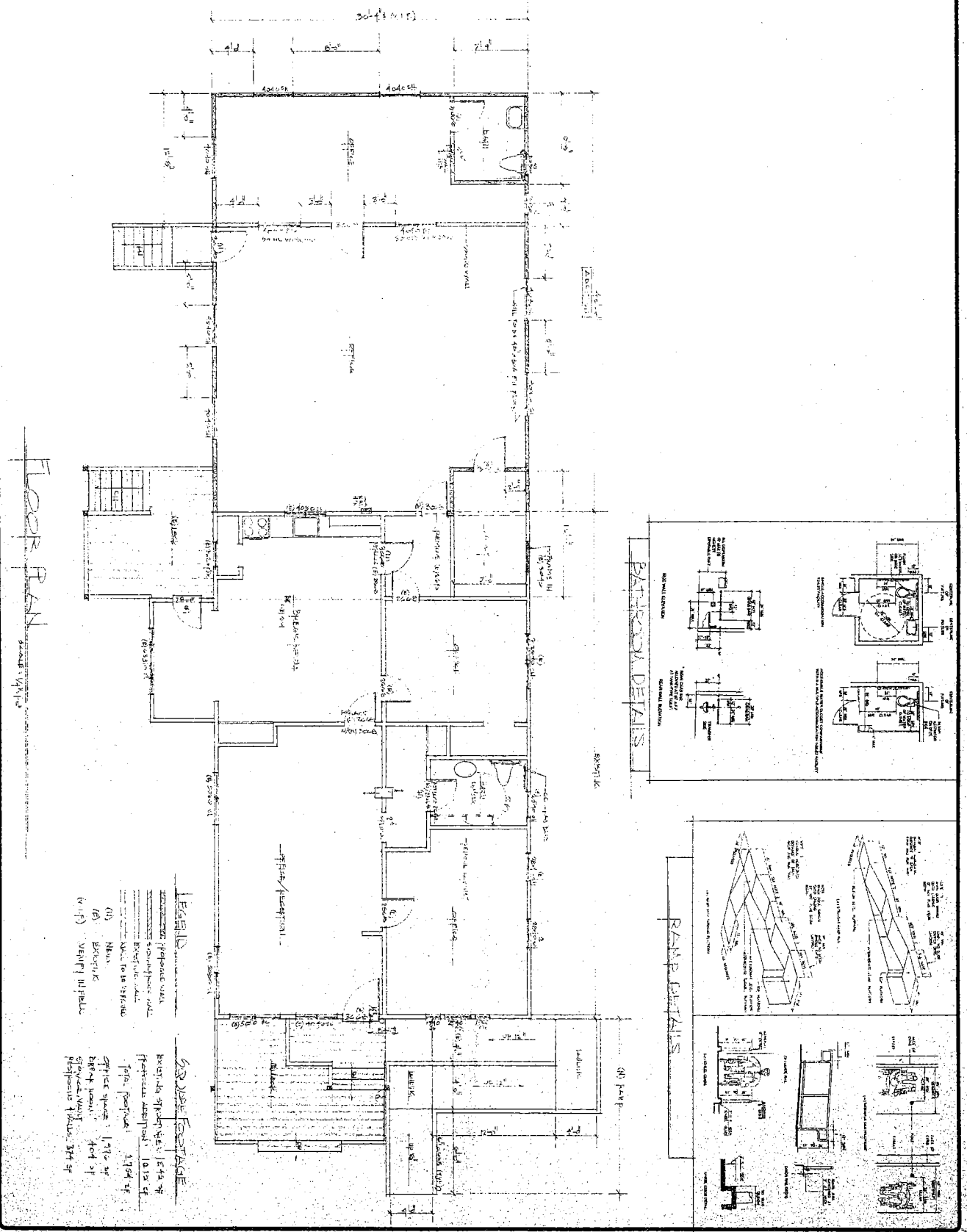


REVISIONS	BY
JANUARY 13	RB

ROBIN BROWNFIELD
250 Evening Hill Lane Corralitos, CA 95076
Phone: (831) 724-4936 Cell: (831) 239-4939
e-mail: rabrownfield@sbcglobal.net

GARROUTTE FARMS OFFICE
Garroutte Farms, Inc. 831.722.6965
136 Marsh Lane Watsonville, CA 95076
A.P.N. 051 - 201 - 07

DRAWN	Robin
CHECKED	
DATE	November 2012
SCALE	NOTED
JOB NO.	12-02
SHEET	1
OF	SHEETS



GARROUTTE FARMS OFFICE

Garroutte Farms, Inc. 831.722.6965
136 Marsh Lane Watsonville, CA 95076
A.P.N. 051 – 201 – 07

ROBIN BROWNFIELD
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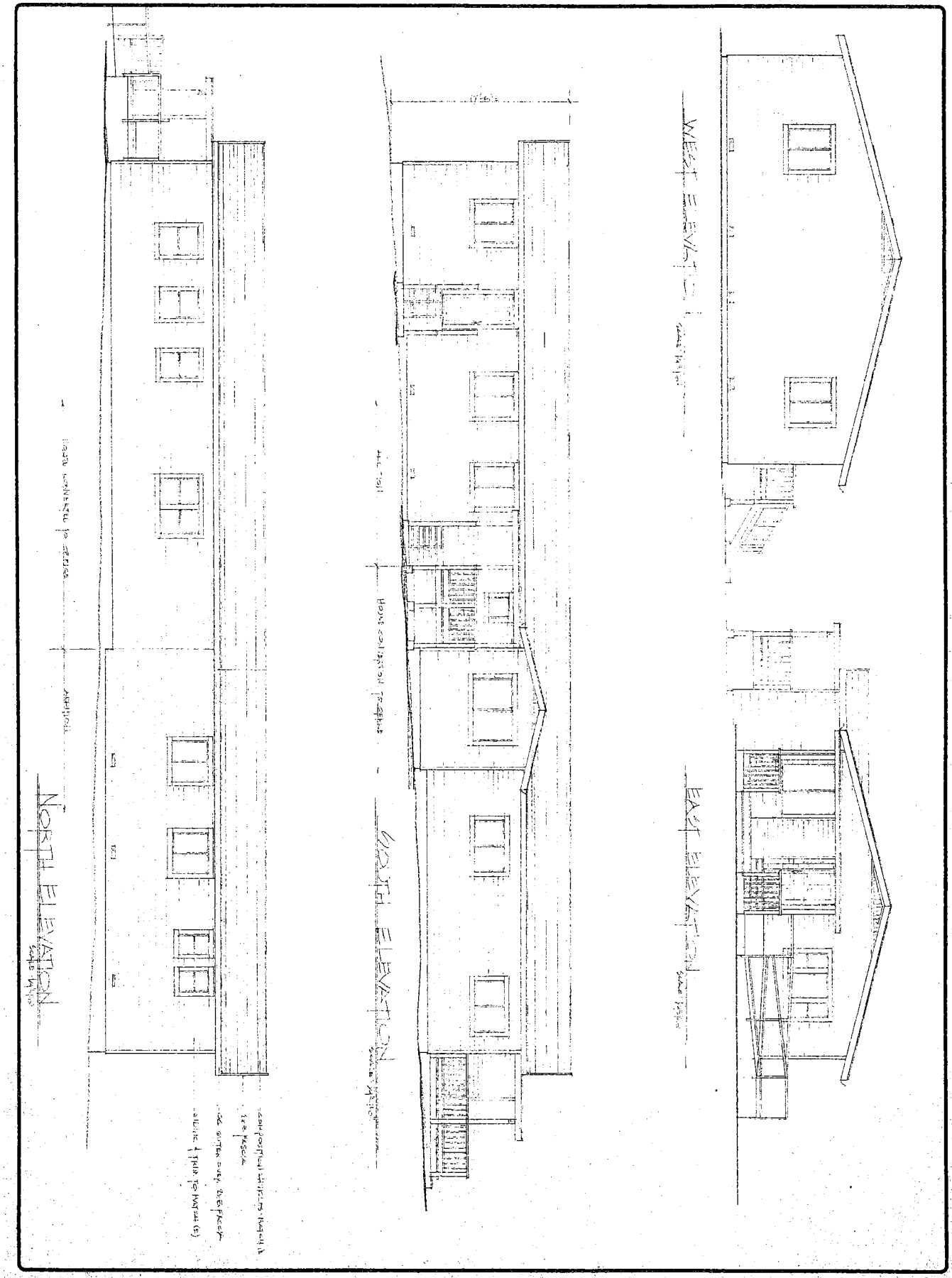
e-mail: rabrownfield@sbcglobal.net



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Garroutte Farms, Inc. 831.722.6965
136 Marsh Lane Watsonville, CA 95076

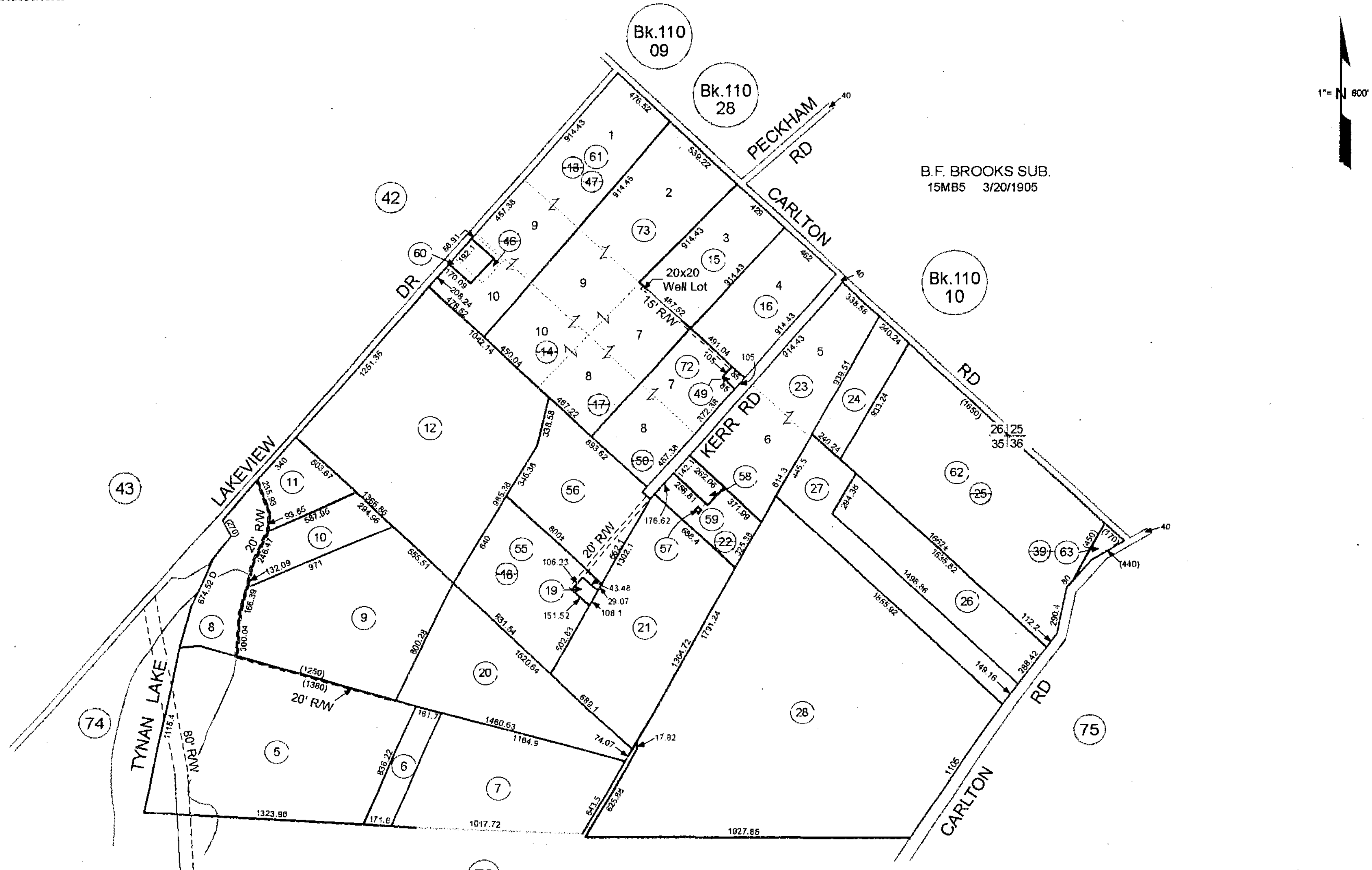
ROBIN BROWNFIELD
280 Evening Hill Lane Corralitos, CA 95076
Phone: (831)722-4904 Cell: (831)419-4919
e-mail: rabrowne_field@hotmail.com

POR. SALSIPUEDES RANCHO

POR. SECS. 25, 26, 35 & 36 T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-258

51-20



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

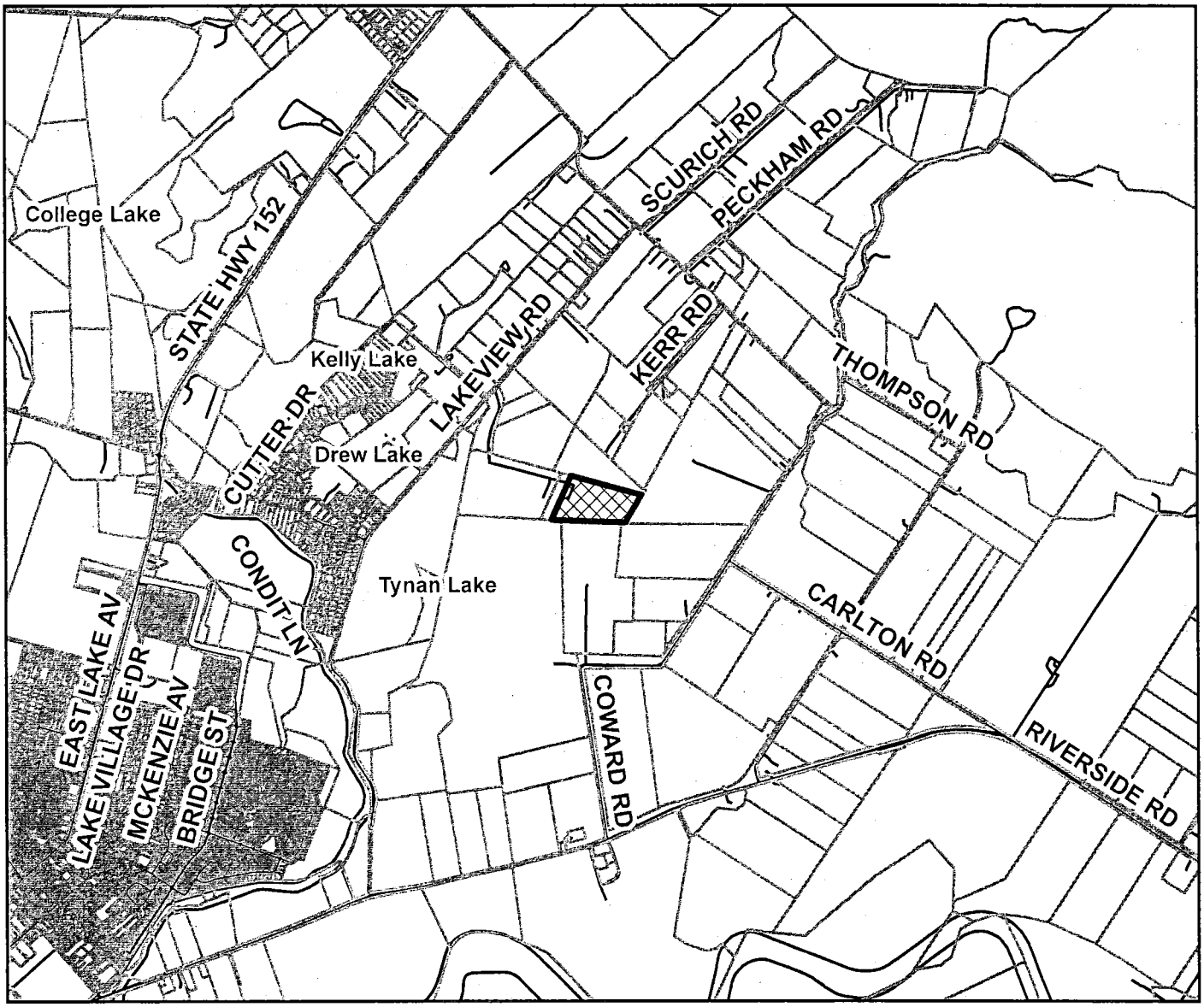
Assessor's Map No. 51-20
County of Santa Cruz, Calif.
June 2000

Electronically redrawn 6/23/00 KSA
Rev. 6/23/00 KSA (Por. to Pgs. 73-75)
Rev. 6/7/01 mvm (changed page refs.)
Rev 3/15/04 CB (Cor bndy to 1-05 & 06)
Rev 10/27/08 CB (Spatial Adjustment)

EXHIBIT B

pln028

Location Map



LEGEND

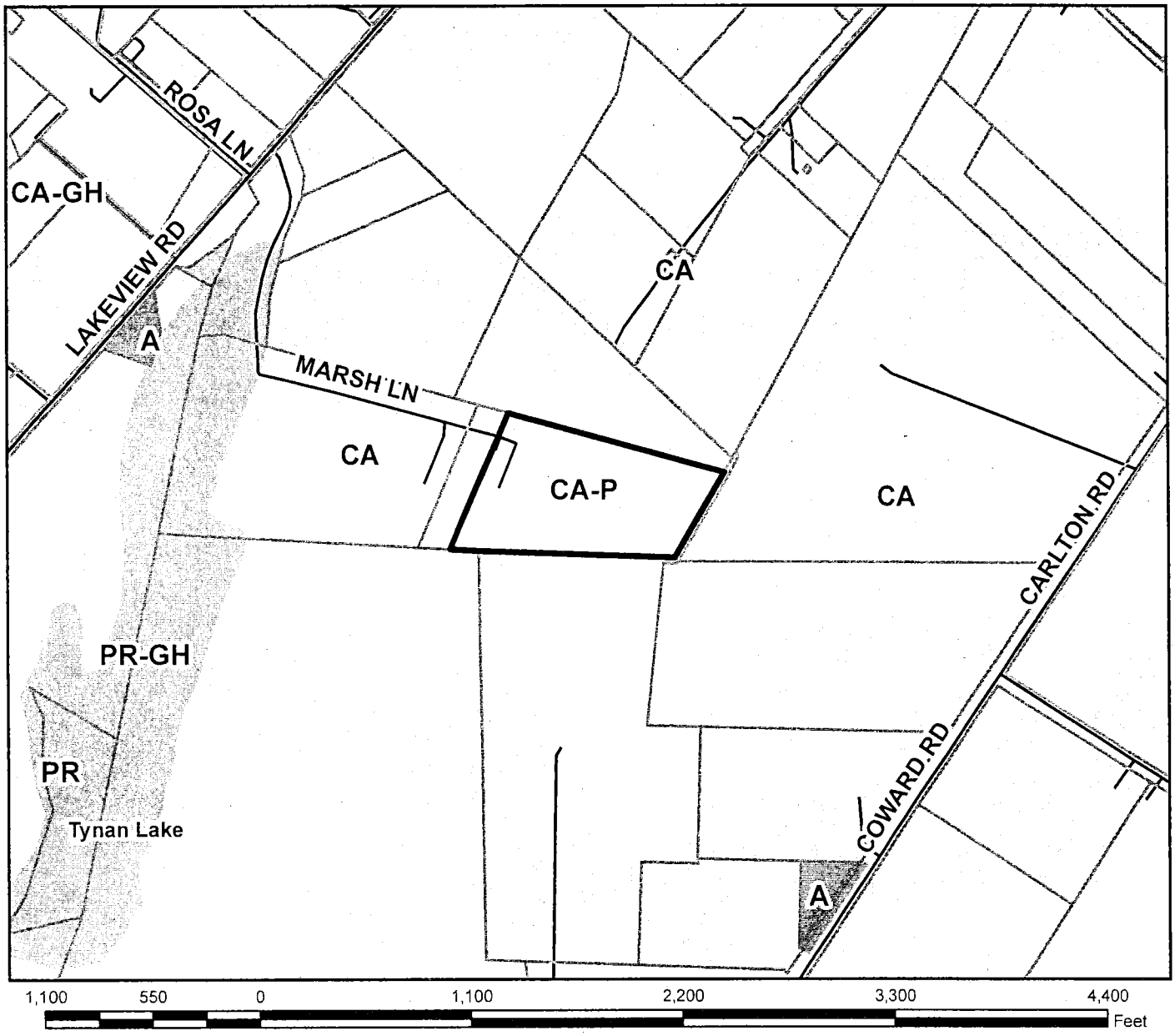
- APN: 051-201-07
- Assessors Parcels
- Streets
- State Highways
- Lakes

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
December 2012

EXHIBIT E

Zoning Map



LEGEND

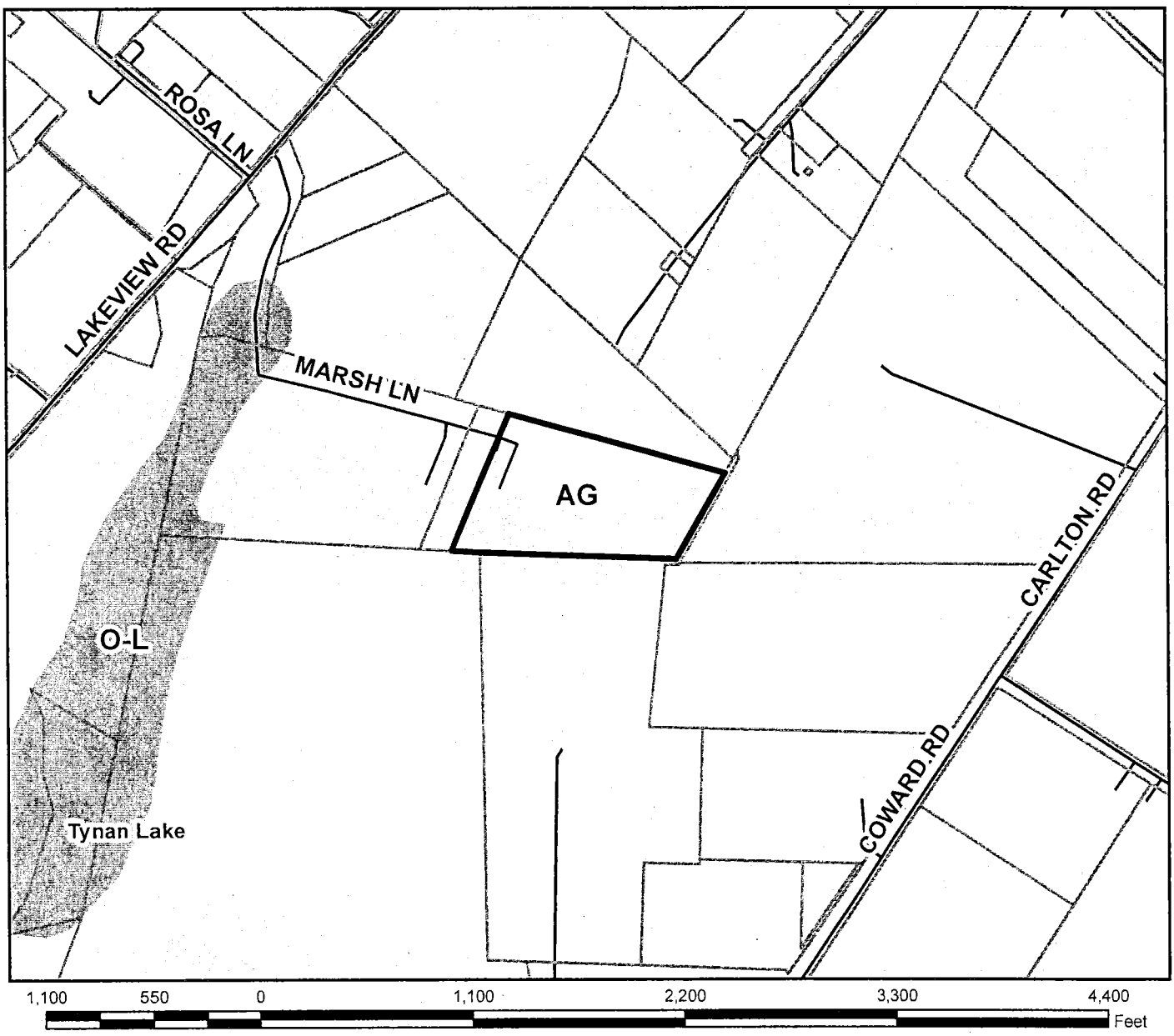
- APN: 051-201-07
- Assessors Parcels
- Streets
- AGRICULTURE COMMERCIAL
- AGRICULTURE
- PARK

N
W E
S

Map Created by
County of Santa Cruz
Planning Department
December 2012

EXHIBIT B

General Plan Designation Map



1,100 550 0 1,100 2,200 3,300 4,400 Feet

LEGEND

APN: 051-201-07

Assessors Parcels

Streets

Agriculture

Lake

N

W E

S

Map Created by
County of Santa Cruz
Planning Department
December 2012

EXHIBIT E

COUNTY OF SANTA CRUZ
Planning Department

Agricultural Buffer Determination

Owner: Garroutte William L Jr
Address: P.O. Box 2048
Santa Cruz, CA 95062

Permit Number: 121294
Parcel Number(s): 051-201-07

PROJECT DESCRIPTION AND LOCATION

Proposal to recognize the conversion of the existing 1,542 square foot single family dwelling into an office building and to construct a 1,212 square foot addition onto the existing structure for offices associated with the on-site agricultural use. Requires an Agricultural Buffer Determination to reduce the require 200 foot buffer to about 52 feet from APN 051-201-20 to the north and about 25 feet from APN 051-201-06 to the west.

Property located at the terminus of Marsh Lane approximately 0.5 miles from the intersection with Lakeview Road in Watsonville (136 Marsh Lane).

SUBJECT TO ATTACHED CONDITIONS

Approval Date: February 21, 2013
Exp. Date (if not exercised): March 7, 2016
Denied by: N/A

Effective Date: March 7, 2013
Coastal Appeal Exp. Date: N/A
Denial Date: N/A

___ This project requires a coastal zone permit which is not appealable to the California Coastal Commission. It may be appealed to the Planning Commission. The appeal must be filed within 14 calendar days of action by the decision body.

___ This project requires a Coastal Zone Permit, the approval of which is appealable to the California Coastal Commission. (Grounds for appeal are listed in the County Code Section 13.20.110.) The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of local action. Approval or denial of the Coastal Zone Permit is appealable. The appeal must be filed within 14 calendar days of action by the decision body.

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

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

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

Signature of Owner/Agent — Date: 03/14/13

Staff Planner — Date: 3/14/13

Distribution: Applicant, File, Clerical

EXHIBIT B

MINUTES OF REGULAR MEETING

February 21, 2013
1:30 PM
Agricultural Extension Auditorium
1432 Freedom Boulevard
Watsonville, California

Present: Bruce Dau, Ken Kimes, Frank "Lud" McCrary, Mike Manfree
Excused Absence: Sam Earnshaw
Unexcused Absence: None
Others: Samantha Haschert, Mary Lou Nicoletti, Juan Hidalgo, Alice Daly, Daryl Woods, Dee Murray, Alan Hasty, Mike Lambert, Jeff Larkey, Ellen Aldridge, Elizabeth Ann Cameron

1. The meeting was called to order at 1:33PM

2. (a) Approved minutes from November 15, 2012.

   MOTION/SECONDED: McCrary/Kimes
   AYES: Dau, Kimes, Earnshaw, McCrary, Manfree
   NOES: None
   ABSTAIN: None
   ABSENT: Earnshaw

   (b) Additional agenda items:

   Additional correspondence letters: 2 received for project 121283 (Item 6), 3 received for project 121308 (Item 8).

3. Commissioner's Presentations: None

4. Staff Presentations:

   (a) Update from Agricultural Commissioner: Mary Lou Nicoletti, Agricultural Commissioner, introduced Juan Hidalgo as Deputy Agricultural Commissioner.
   (b) Update from Planning Department: None

5. Oral Communications: None

6. Project **121283. APN:046-241-12**: Correction noted to Staff Report on page 2 under **Analysis and Discussion**, first paragraph, the approximate size of the two-story single-family dwelling has been corrected to 4,394 square feet.

Approved staff recommendations for project 121283.

MOTION/SECONDED: Kimes/Manfree
AYES: Dau, Kimes, McCrary, Manfree
NOES: None
ABSTAIN: None
ABSENT: Sam Earnshaw

7. Project **121294. APN: 051-201-07**: **Approved staff recommendations for project 121294.**

MOTION/SECONDED: McCrary/Manfree
AYES: Dau, Kimes, McCrary, Manfree
NOES: None
ABSTAIN: None
ABSENT: Sam Earnshaw

8. Project **121308. APN:060-181-05** and **APN:060-181-06**: Bruce Dau excused himself from participating in this hearing as he has had a prior business relation with the applicant of this project. Vice-Chairperson, Ken Kimes, directed the hearing.
Mike Lambert, property owner, presented the historical background of the properties for project 121308.
Ellen Aldridge representing The Ocean Street Neighborhood Association introduced a signed petition from neighbors to keep the land a viable agricultural property.
Alan Hasty, a neighbor on Ocean Street Extension, presented comments for project 121308.
Elizabeth Ann Cameron, a neighbor on Ocean Street Extension, read a prepared letter pointing out suggestions and comments for the proposed lot line adjustment of project 121308.

Approved staff recommendations for project 121308.

MOTION/SECONDED: Manfree/McCrary
AYES: Manfree, Kimes, McCrary
NOES: None
ABSTAIN: None
ABSENT: Sam Earnshaw, Bruce Dau

The meeting was adjourned at 2:38 PM

Respectfully submitted,

Juan Hidalgo
Agricultural Commissioner's Office
Santa Cruz County

Archaeological Reconnaissance of a Parcel at 136 Marsh Laane, Watsonville, in the County of Santa Cruz, California APN 051-201-07

November 2012

For

William Garrouttte
Garroutte Farms

By

ROBERT L. EDWARDS, A.A., B.A., M.A. and R.P.A.
Principal and Consulting Archaeologist
and
Charr Simpson Smith, A.A., A.S. B.A. and
Archaeological Technology Certificate, CCATP

Archaeological Associates of Central California
P.O. Box 310, Soquel, CA 95073-0310
Email: *robedwardsaacc@gmail.com*, phone 831-246-0907

Sites: Negative
Acreage: 16.157 Ac
UTMGs: Zone 10 ^{6}13995/^{40}88200
Quad Map: Watsonville East 7.5' Quad
Key Words: Negative
Project No: 12-11-63

EXHIBIT G

MANAGEMENT SUMMARY

The archival research and the surface reconnaissance do not indicate the presence of an archaeological site on the proposed project parcel. No archaeological impact can be predicted and the proposed development should not be held up on the basis of archaeological concerns.

INTRODUCTION

AACC was contacted by Dee Murray on November 11th to perform an Archaeological Reconnaissance. She is the acting agent for the property owner William Garroutte of Garroutte Farms. The owner needed to have an Archaeological Reconnaissance, required by the County of Santa Cruz Planning Department prior to issuance of a permit to construct an addition and correction to the house structure at 136 Marsh Lane near Watsonville, California.

The Archaeological Reconnaissance consisted of: 1) an archival research at the Northwest Regional Information of the California Historical Resources Information System at Sonoma State University in Rohnert Park, CA., 2) doing a surface field survey on the parcel, 3) evaluation of the field findings, 4) evaluation of the project impacts, and 5) management recommendations all written up into a report.

LOCATION

The parcel can be found on the Watsonville East 7.5' USGS quad map in the Mexican Land Grant Rancho Salsipuedes, R2E, T11S, MDM. The UTMG (Edwards,1969) location is Zone 10, ^{6}13995 E/^{40}88200 N (see Appendix: Map 1 Project Location). The subject parcel (APN 051-201-07, see Appendix: Map 2) is located east of the City of Watsonville, California.

NATURAL SETTING: Biological

The biological setting includes grassland or coastal prairie, [which] occurs along the California coast from Santa Cruz northward (Barbour 1977)" and "central coast riparian scrub (Roper 1993)." Coastal prairie is typically characterized by "low grasses and thistle with few shrubs and no trees (op.cit.). The many riparian corridors contain rich vegetation, i.e. a collection of plants that "require abundant water year round (Warrick 1982)." Typically the vegetation includes ferns, moss, and various trees including oaks, buckeye, maple, hazelnuts, and willows.

The native vegetation has been altered throughout the historic period. One factor is the introduction of foreign species of vegetation including grasses, trees and flowering plants. "Almost one third (31%) of the total number of 553 species of vascular plants growing with out cultivation in the Santa Cruz mountains are introduced (Gordon 1977)." The second factor is change in vegetation is due to a noted climate change. According to a palynological analysis of sediment extracted from the Elkhorn Slough area indicates a change in the relative pollen index of arboreal and non-arboreal types. "In the arboreal record there is noted decline of redwood pollen in favor of increasing values of oak and pine pollen at ca. 1740 years B.P. (West in Roper 1993)." According to Roper's article these shifts may indicate "...climatic changes producing a warmer-drier climatic regime along the coast, potentially linked to interior cooling which would reduce a pattern of summer coastal fog which favors redwood growth (Op.Cit.:35)" or the change may signify a shift in stream flow and changes in riparian environments. The transformation of natural lands to agriculture has been great especially on or near archaeological sites.

Around this area a great number of animal species can be found. "About 330 species occur including 250 species of birds, 56 mammals, 8 reptiles, 13 amphibians excluding all marine species (Roper 1993:23)."Species that are no longer present in this area include the grizzly bear, wolves, tule elk, pronghorn antelope, Guadalupe fur seals, and jaguar (Gordon 1977). Some species that were almost hunted to extinction but are now

making a come back include gray whales, sea otters, elephant seals, and mountain lions (Ibid.). Some species that were present in aboriginal times have become more numerous include black-tailed deer sea lions, cottontail rabbit, coyote, raccoon, Meadow-mice, and ground squirrels (Ibid.). Other species that have been introduced to this area are the common mouse, Norway rat, Virginia opossum, gray squirrel, Russian boar, muskrat, and the golden beaver.

NATURAL SETTING: Geological

The geological setting for most of the land in this Santa Cruz County area is occupied by the Santa Cruz Mountains and its drainages. Most of the watersheds are small and have small alluvial flood plains cutting through marine terraces. Elevations decrease from a high of 3,200 feet down towards the ocean (US Department of Agriculture, 1968). Marine terraces that hug the coastline of the Santa Cruz County were formed during the Pleistocene epoch and then uplifted by tectonic activity. At 3,000 to 5,000 years BP ocean levels stabilized. The coastline is defined by two sedimentary rock formations, Santa Cruz Mudstone and Monterey Formation (Roper 1993).

The soil for the parcel is defined as: #177 Watsonville Loam, 2 - 15% slopes. This very deep, somewhat poorly drained alluvium soil is found on coastal terraces. Elevation ranges from 20 to 1,000 feet. Typically the surface layer is very dark grayish brown, slightly acid loam about 12 inches thick. The subsurface layer is a light gray, slightly acid sandy loam about 6 inches thick. The subsoil is pale grown and mixed light gray and very pale brown, slightly acid clay (Soil Survey of Santa Cruz County, California, the Soil Conservation Service 1979:45)

The climate in Santa Cruz County consists of a dry season and a wet season. The dry season extends from May to October, and the wet season extends from November to April. The precipitation rate is lowest along the coast and highest in the inland mountains. Annual average rainfall ranges from twenty to fifty inches. The winter winds blow from north to south. The summer winds blow from west and northwest to the east and brings in fog, which usually dissipates during the day (Op. Cit.).

CULTURAL SETTING

The first signs of human occupation in this region appear to be approximately 8500-10,000 years ago in Scotts Valley. Evidence of dense occupation of the Santa Cruz coast (documented to date), does not appear until about 6000 BP. Based on data from nearby Coast, the area has been for 5800 years. Nearby sites CA-SCR-9, and 20, together have a long range of occupation from plus 5,000 to 500 years BP.

Living in an area of considerable ecological diversity allowed the early inhabitants of the north Monterey Bay region to have a hugely varied diet. They relied most heavily on foods collected in the inter-tidal region: The local archaeological middens contain shell from California mussel, black turban, limpet, barnacle, olivella, brachipods, dogwinkles and other rocky shore mollusk species (Ibid.). However, they also traveled inland for plant foods like acorns, grass, and flower seeds, buckeye, roots and berries. They hunted terrestrial animals such as elk, deer, rabbit, gopher, marine resources, and fished freshwater streams.

Due to the highly mobile lifestyles of both of both foragers and collectors, it is to be expected that they would not burden themselves with heavy non-portable possessions. This observation is borne out by the artifacts found at local village sites of both earlier and later periods (Hylkema 1991: 7). The earlier inhabitants of the Santa Cruz coast relied on stones, shells, animal bones, and plants for equipment. Baskets were made to serve a wide variety of purposes, as cooking vessels and storage containers as water carriers and seed-gathering devices. Before about 1000 A.D., they made arrowheads and other tools from animal bones and antler, from the local Monterey chert, and from Franciscan chert received in trade from the Santa Clara Valley (Hylkema 2003:270), and from obsidian quarried in Casa Diablo and the Bodie Hills on the east side of the Sierra Nevada, and from Napa and Clear Lake north of the San Francisco Bay (Roper 1993:321).

Using the concepts developed by Binford in 1980, two basic subsistence strategies were practiced in this region. During the earlier phase (5800 BP to 1000 to 2000 BP.), the residents were foragers who lived in small groups and moved from site to site throughout the inland and coastal ecosystems within their territories to take advantage of food resources as they became available. They would then settle into a camp or village where they would process and eat the harvests, as well as carry on all the other activities of daily life. Some camps or temporary villages would be revisited time and time again, resulting in a build-up of refuse consisting of many types of artifacts, including food debris, tools and lithic debris from tool-making, trade items, and burials (Hylkema 1991:15).

It has further been proposed that at least 2000 years ago, a new group of people entered the area that followed a somewhat different collector subsistence strategy. This correlates in time to a rise in oak pollens found in sediment cores taken from Elkhorn Slough, indicating that oak trees became more prevalent in the coastal region between 1700 and 2000 years ago, attracting communities who relied most on acorns as a staple food (Roper 1993:308). While both foragers and collectors were quite mobile, collectors tended to establish more long-term villages as bases to maintain acorn storage facilities. The communities became more sedentary and grew in population (Hylkema, personal communication). Members of the community traveled from more permanent sites to seasonal task-specific camps to harvest other resources as they became available, but would then return to the village once the harvest was complete to process the food. The seasonal camps might be revisited year after year, but would be expected to contain debris only from particular seasonal activities, rather than the full compliment of artifacts generated by daily village life in a permanent site (Hylkema 1991:21).

As proposed by Gary Breschini in 1981, it appears that the early foragers may have been members of Hokan speaking groups who are thought to have occupied the area until the entry of Penutian speaking collectors. Whether the change indicates the replacement of one people by another, or the adoption of new technologies by one people from another, is still under discussion (Hylkema, personal communication).

Whatever the mechanism for the change, in the northern portion of the Monterey Bay coastal area where fewer oak trees were present, foraging continued to be the optimal subsistence strategy at least until 1000 A.D., and may have persisted in isolated pockets until the arrival of the Spaniards in 1770's (Hylkema 1991:25). The growing separation of the coastal cultures and the inland acorn-based cultures was evidenced and by the decreasing amount of imported materials and the increasing reliance on local materials for tools, until about 1000 A.D., after which no new Franciscan chert is found (Hylkema, personal communication).

RESEARCH DESIGN

At this level of preliminary reconnaissance (King, et., 1973) a lengthy discussion of the whys and wherefores of research designs and the theoretical significance of the data (positive or negative) produced by this small scale study is at the least inefficient if not somewhat pretentious. Suffice it to say that there is a broadly drawn research question to which the data gathered by this and similar small scale studies can be applied, provided the data meets minimal standards and is deposited at a scientific repository for utilization as a larger body of data. This question deals with the patterns and changes in patterns prehistorically of the population, settlement locations and resource utilization of the native peoples of the area.

> *"Why are archaeological sites located where they are and why do the locations of the archaeological sites representing different time periods differ (King, C. & L. 1973)?"*

This data is further refined in this area by the planning agencies requirement for such studies when the parcel meets some of the following criteria: near streams, at the edge of foothills, near the edge of marshes, and where known, near exploited prehistoric resource areas. These requirements increase the chance of finding evidence of the resource utilization over a purely random sample of an area.
One example of such use of this type of data is the Masters thesis (San Francisco State University 1982) by Judith Bergthold on "Prehistoric Settlement and Trade Models in Santa Clara Valley".

RESEARCH METHODS

Archival research was carried out at the California Historical Resources Inventory Center located at Sonoma State University in Rohnert Park, California. (The file number assigned was: 12-0525). There are no recorded sites within or immediately adjacent to the project area. There are no previous studies within the project area. There are two studies within the research area (see References). The extensive files of AACC files were also consulted for information.
A general surface reconnaissance (King et. al. 1973) of the project area was conducted by the authors on November 29, 2012 (see Appendix Map 3 Project Map). Two surveyors were on the parcel from 10:45 am to about 11:45 am (or 2 person hours) of investigation. The project area is on a slight rise in the terrace. Soil visibility was limited by the dense lawn in the project area. Therefore, an auger bore was placed approximately 12 meters ESE from a storage structure and 16 meters WNW along a line from the WNW corner of the project structure to be expanded (see Map 3).

Number	Depth:	Soil Description:	Cultural results:
1.	0 - 18 centimeters	moist, med brown silty clay	negative
2.	18 - 31 centimeters	moist, light brown silty clay	"
3.	31 -42 centimeters	moist, light tan silty clay	"
4.	42 -48 centimeters	mottled gold/light brown clay	"
5.	48-61 centimeters	mottled gold/light brown with tiny red inclusions	"

There were no indicators of cultural materials on the subject parcel.

REPORT OF FINDINGS

The archival research and the surface reconnaissance do not indicate the presence of an archaeological site on the proposed project parcel. No archaeological impact can be predicted and the proposed development should not be held up on the basis of archaeological concerns.

GEOTECHNICAL INVESTIGATION
FOR
PROPOSED ADDITION TO COMMERCIAL BUILDING
136 MARSH LANE
SANTA CRUZ COUNTY, CALIFORNIA
APN 051-201-07

FOR
ADAM BERNARDI
SANTA CRUZ, CALIFORNIA

BY
BAULDRY ENGINEERING, INC.
CONSULTING GEOTECHNICAL ENGINEERS
1214-SZ996-B61
JUNE 2012

EXHIBIT H

Bauldry Engineering, Inc.
CONSULTING GEOTECHNICAL ENGINEERS
718 SOQUEL AVENUE, SANTA CRUZ, CA 95062 (831) 457-1223 FAX (831) 457-1225

1214-SZ996-B61
June 8, 2012

Adam Bernardi
330 32nd Avenue
Santa Cruz, CA 95062

Subject: Geotechnical Investigation
Proposed Addition to Commercial Building
136 Marsh Lane
Santa Cruz County, California
APN 051-201-07

Dear Mr. Bernardi,

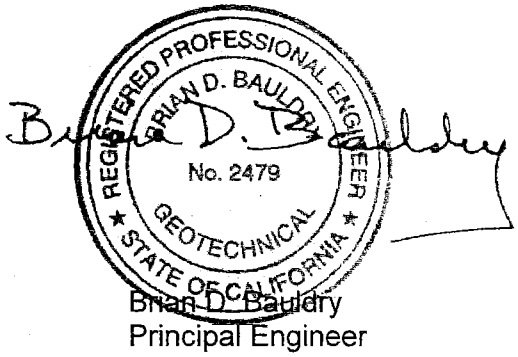
In accordance with your authorization, we have performed a geotechnical investigation for your proposed project located in Santa Cruz County, California.

The accompanying report presents our conclusions and recommendations as well as the results of the geotechnical investigation on which they are based. The conclusions and recommendations presented in this report are contingent upon our review of the plans during the design phase of the project, and our observation and testing during the construction phase of the project.

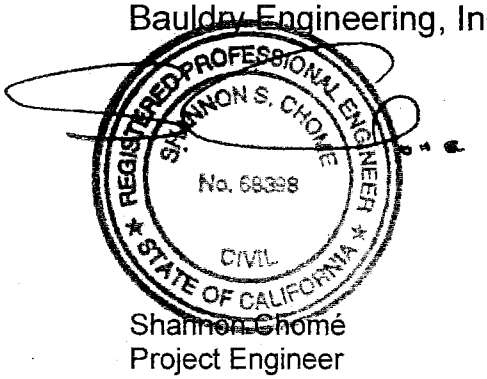
If you have any questions concerning the data, conclusions, or recommendations presented in this report, please call our office.

Very truly yours,

Bauldry Engineering, Inc.



Brian D. Bauldry
Principal Engineer
G. E. 2479
Exp. 12/31/12



Shannon Chomé
Project Engineer
R.C.E. 68398
Exp. 9/30/13

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Copies: 4 to Adam Bernardi

EXHIBIT H

TABLE OF CONTENTS

EXHIBIT H

CONCLUSIONS AND RECOMMENDATIONS

PRIMARY GEOTECHNICAL ISSUES

1. Site Viability

The results of our investigation indicate that from a Geotechnical Engineering standpoint the property may be developed as proposed. It is our opinion that provided our recommendations are followed; the proposed commercial addition can be designed and constructed to an "ordinary" level of seismic risk and performance as defined below:

> **"Ordinary Risk":** Resist minor earthquakes without damage: resist moderate earthquakes without structural damage, but with some non-structural damage: resist major earthquakes of the intensity or severity of the strongest experienced in California without collapse, but with some structural damage as well as non-structural damage. In most structures it is expected that structural damage, even in a major earthquake, could be limited to reparable damage. (Source: Meeting the Earthquake Challenge, Joint Committee on Seismic Safety of the California Legislature, January 1974).

If the property owner desires a higher level of seismic performance for this project, supplemental design and construction recommendations will be required.

2. Primary Geotechnical Constraints

Based on our field and laboratory investigations, it is our opinion that the primary geotechnical issues associated with the design and construction of the proposed commercial addition at the subject site are the following:

a. **Expansive soils**. The site is underlain by highly expansive silty to sandy clay. If the near-surface expansive soils are left in place beneath shallow foundation systems, seasonal moisture fluctuations could heave structures and crack foundation elements. The near-surface expansive soils beneath the proposed foundation system should be removed and replaced with compacted non-expansive engineered fill. Refer to the Subgrade Preparation section of this report for recommendations.

b. **Compressible surficial soils**. The site is underlain by compressible soils which could adversely affect the proposed addition should it be left in place, however, the recommended overexcavation and recompaction of the near-surface soils discussed above should mitigate the potential for settlement to occur beneath the proposed addition.

c. **Differential bearing conditions**. The shallow foundation system beneath the existing commercial structure is founded on expansive soils. We recommend the proposed addition be founded on a compacted non-expansive engineered fill pad. If season moisture fluctuation occurs in the clay soils beneath the existing structure, it may heave during the raining season, whereas the proposed addition may not.

   To help mitigate the problems associated with differential bearing conditions, we recommend the proposed addition and the existing structure be designed and constructed to move as a unit and resist differential movement.

EXHIBIT H

a. **Differential settlement.** As with all additions, it must be anticipated that the proposed structurally attached addition will settle differentially with respect to the existing commercial structure which has already experienced its primary settlement.

   To mitigate the potential for differential settlement to adversely affect the proposed project, we recommend that the proposed foundation system be designed for a maximum allowable bearing capacity of 1000 psf. Refer to the Foundations section of this report for details.

POST REPORT SERVICES

3. Plan Review

Grading, foundation and drainage plans should be reviewed by the Geotechnical Engineer during their preparation and prior to contract bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed.

4. Construction Observation and Testing

It must be understood that geologic and geotechnical conditions can vary from those encountered at the times and locations where available data was obtained by us and the limitation on available data results in some level of uncertainty with respect to the interpretation of these conditions, despite the use of due professional care. Field observations must be provided during construction by a representative of Bauldry Engineering, Inc. to enable them to form an opinion regarding whether changed conditions are encountered and whether the assumptions regarding geologic and geotechnical conditions that our design criteria are based on remain valid.

Additionally, field observation and testing must be provided during construction by a representative of Bauldry Engineering, Inc. to enable them to form an opinion regarding the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the foundation, drainage, and earthwork, construction, including the moisture content and degree of compaction, comply with the specification requirements.

Any work related to foundation, drainage, and earthwork, construction performed without the full knowledge of, and not under the direct observation of Bauldry Engineering, Inc., the Geotechnical Engineer, will render the recommendations of this report annulled.

5. Notification and Preconstruction Meeting

The Geotechnical Engineer should be notified at least four (4) working days prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of unsuitable materials, and to coordinate this work with the grading contractor. During this period, a pre-construction conference should be held on the site, with at least the owner's representative, the contractor and one of our engineers present. At this time, the project specifications and the testing and construction observation requirements will be outlined and discussed.

EARTHWORK AND GRADING

6. Initial Site Preparation

The initial site preparation will consist of the removal of trees as required, including rootballs and debris. Abandoned septic tanks and leaching lines found in the construction area must be completely removed. The extent of the soil, debris, and leach line removal will be designated by the Geotechnical Engineer in the field. This material must be removed from the site. All voids

created by the removal of trees, septic tanks, and leach lines must be backfilled with properly compacted native soils that are free of organic and other deleterious materials or with approved import fill.

NOTE: Any abandoned wells encountered shall be capped in accordance with the requirements of the County Health Department. The strength of the cap shall be equal to the adjacent soil and shall not be located within 5 feet of a structural footing.

7. Stripping

Following the initial site preparation, surface vegetation and organically contaminated topsoil should be stripped from the area to be graded. This organic rich soil may be stockpiled for future landscaping. The required depth of stripping will vary with the time of year and must be based upon visual observations of the Geotechnical Engineer. It is anticipated that the depth of stripping may be 2 to 4 inches.

8. Subgrade Preparation

Following the stripping, the exposed soils in the building area should be removed to a minimum depth of 30 inches below existing grade, 12 inches below the bottom of all foundation elements, or as designated by the Geotechnical Engineer in the field, whichever is deepest. The excavated soils are highly expansive and are not suitable for use as engineered fill beneath the proposed addition. The earth materials exposed at the base of the excavation should be compacted. Imported non-expansive soil may then be placed in thin lifts. This should result in a minimum of 18 inches of non-expansive engineered fill under all foundation elements. Recompacted sections should extend 5 feet beyond the building area where possible.

NOTE: The exposed excavation beneath the building pad, should not be allowed to dry back prior to covering. The excavations may need to be moisture conditioned if this is allowed to occur. Recommendations will be supplied by the Geotechnical Engineer in the field during construction, if necessary.

Care must be taken not to undermine the existing structure. Excavations made adjacent to existing footings must not extend below a line drawn outward at a gradient of 2:1 (H:V) from the bottom outside edge of the existing footings.

9. Compaction Requirements

The soil on the project should be compacted to a minimum of 90% of its maximum dry density. The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.

10. Moisture Conditioning

The moisture conditioning procedure should result in soil with a relatively uniform moisture content of 1 to 3 percent over optimum at the time of compaction. If the soil is dry water may need to be added. If the soil is wet, it will need to be dried back. The native soil may require a diligent and active drying and/or mixing operation to reduce or raise the moisture content to the levels required to obtain adequate compaction.

11. Vibration During Compaction

Due to the proximity of the building site to the adjacent commercial structure, the contractor should take all precautionary measures to minimize vibration on the site during the subgrade preparation. This may require that the engineered fill be placed in thin lifts using a static roller or hand operated equipment. It is the contractor's responsibility to make sure that their chosen means and methods do not impact adjacent structures.

EXHIBIT H

12. Engineered Fill Material

The native soil and/or imported fill may be used as engineered fill for the project as indicated below.

Re-use of the native soil will require the following:

a. Segregation of all expansive soil encountered during the excavation operation under the observation of the Geotechnical Engineer. All excavated expansive soil should be removed from the construction area.
b. Removal of organics, deleterious material, and cobbles larger than 2 inches.
c. Thorough mixing and moisture conditioning of approved native soil.

All imported engineered fill material should meet the criteria outlined below:

a. Granular, well graded, with sufficient binder to allow trenches to stand open.
b. Minimum Sand Equivalent of 20 and Resistance "R" Value of 30.
c. Free of deleterious material, organics and rocks larger than 2 inches in size.
d. Non-expansive with a Plasticity Index below 12.

Samples of any proposed imported fill planned for use on this project should be submitted to the Geotechnical Engineer for appropriate testing and approval not less than 4 working days before the anticipated jobsite delivery.

13. Cut and Fill Slopes

No new cut or fill slopes have been proposed. Supplemental design and construction recommendations must be provided by Bauldry Engineering, Inc. should new slopes be proposed.

14. Erosion Control

The surface soils are classified as moderately to highly erodable. All finished and disturbed ground surfaces should be prepared and maintained to reduce erosion. This work, at a minimum, should include effective planting which should commence as soon as practicable so that sufficient growth will be established prior to inclement weather conditions. The ground cover should be continually maintained to minimize surface erosion.

FOUNDATIONS - SPREAD FOOTINGS

15. General

It is our opinion that reinforced concrete spread footings, constructed in conjunction with the site preparation procedures outlined in this report, are an appropriate foundation system to support the proposed structure. This system should consist of continuous exterior footings, in conjunction with interior isolated spread footings or additional continuous footings.

All footings shall be bedded into compacted engineered fill prepared in accordance with the Earthwork and Grading section of this report.

All footings should contain steel reinforcement as determined by the Project Structural Engineer.

The footing excavations should be adequately moisture conditioned prior to placing concrete. Requirements for moisture conditioning the footing subgrade will depend on the soil type and seasonal moisture conditions, and will be determined by the Geotechnical Engineer at the time of construction.

All footing excavations must be observed by a representative of Bauldry Engineering, Inc. before steel is placed and concrete is poured to insure bedding into proper material.

16. Minimum Footing Dimensions
Footing widths should be based on allowable bearing values but not less than 15 inches. For 1 and 2 story structures, footings shall have a minimum embedment depth of 18 inches measured from lowest adjacent grade.

17. Allowable Bearing Capacity
In order to limit differential settlement between the proposed addition and the existing commercial structure, new spread footings may be designed for an allowable bearing capacity of 1000 psf. The allowable bearing capacity may be increased by 1/3 for short duration loads such as those imposed by wind and seismic forces.

UTILITIES

18. Set Backs
Utility trenches that are parallel to the sides of the building should be placed so that they do not extend below a line with a 2:1 (H:V) gradient extending from the bottom outside edge of all footings.

19. Utility Trench Backfill
Trenches may be backfilled with the native materials or approved import granular material. The backfill soil should be compacted in thin lifts to a minimum of 95% of its maximum dry density in driveway areas and 90% in all other areas. Jetting of the trench backfill is not recommended.

20. Shoring
Trenches must be shored as required by the local agency and the State of California Division of Industrial Safety construction safety orders.

SURFACE DRAINAGE

21. Surface Grades and Storm Water Runoff
Water must not be allowed to pond on building pads, parking areas or adjacent to foundations. Final grades should slope away from foundations such that water is rapidly transported to drainage facilities.

Concentrated surface water including roof discharge should be controlled using lined ditches, catch basins, and closed conduit piping, or other appropriate facilities, and should be discharged at an approved location away from structures and graded areas. We recommend that concentrated storm water runoff systems be provided with energy dissipators that minimize erosion.

22. Roof Discharge
All roof eaves should be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water away from the structures and graded areas.

23. Drain Pipes
Subsurface pipes used in storm water runoff systems must be robust rigid solid pipes capable of supporting the overburden loads. Flexible corrugated pipes must not be used.

EXHIBIT H

24. Maintenance

The building and surface drainage facilities must not be altered, and there should be no modifications of the finished grades at the project site without first consulting Bauldry Engineering, Inc.

The building and surface drainage facilities must be inspected and maintained on a routine basis. Repairs, whenever necessary, must be made in a timely manner. We recommend that the property owner inspect the drainage systems prior to each rainy season, following the first significant rain, and throughout each rainy season. The civil and geotechnical engineers should be consulted if significant erosion or other drainage problems occur so that the conditions can be observed and supplemental recommendations can be provided, as necessary.

25. Percolation Pits

Percolation pits are not an acceptable means for the disposal of storm water runoff at the project site. Relatively impermeable clay soil underlies the entire project area. Percolation pits would not be an effective means for storm water disposal.

EXHIBIT H

County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments REV121071

APN 051-201-07

Soils Review

Routing No: 1 Review Date: 02/08/2013

CAROLYN BURKE (CBURKE) : Accepted

February 7, 2013

Dee Murray
2272 Kinsley St.
Santa Cruz, CA 95062

Subject: Review of Geotechnical Investigation by Bauldry Engineering, Inc. Dated June 8, 2012: Project: 1214-SZ996-B61
APN 051-201-07, Application #: REV121071

Dear Ms. Murray,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.

2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations. Plans shall also clearly identify limits of overexcavation and recompaction beneath proposed improvements, along with the recommended depth and relative compaction requirements for engineered fill and the estimated volume of earthwork required to accomplish the task. Note that due to their expansivity, native soils may not be used for engineered fill.

3. As recommended in the soils report, the proposed addition should be designed to move as a unity with the existing structure, and utilize a maximum allowable bearing capacity of 1000 psf.

4. Include two copies of the soils report with the building permit application.

5. After plans are prepared that are acceptable to all reviewing agencies, please submit a signed and stamped *Soils (Geotechnical) Engineer Plan Review Form* to Environmental Planning. *Please note that the plan review form must reference the final plan set by last revision date.*Any updates to report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report.

EXHIBIT I

County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments REV121071

APN 051-201-07

Soils Review

Routing No: 1 Review Date: 02/08/2013

CAROLYN BURKE (CBURKE) : Accepted

The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".

6. Please submit an electronic copy of the soils report in .pdf format via compact disk or email to: Carolyn.Burke@co.santa-cruz.ca.us. *Please note that the report must be generated and/or sent directly from the soils engineer of record.*

After building permit issuance the soils engineer *must remain involved with the project* during construction. Please review the *Notice to Permits Holders* (attached). Please note: Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms".

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

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please call the undersigned at (831) 454-5121 if we can be of any further assistance.

Sincerely,

Carolyn Burke
Civil Engineer

Cc: Samantha Haschert, Planner
Bauldry Engineering, Inc.
William Garroutte, Trustee
Robin Brownfield

EXHIBIT I