

STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY COMMISSION

APPLICATION NO.: 01-0476

APN: 046-251-06

APPLICANT: Michael Tansy

OWNER: Timothy Tansy

PROJECT DESCRIPTION: Proposal to construct a single-family dwelling. Requires an Agricultural Buffer Determination.

LOCATION: Property located on the south side of Crest Drive (between 65 and 77 Crest Drive), about ¼ mile west from San Andreas Road in Aptos.

PERMITS REQUIRED: Agricultural Buffer Setback Reduction

ENVIRONMENTAL DETERMINATION: Exempt - Category 1

COASTAL ZONE: X Yes ___ No

APPEALABLE TO CCC: X Yes ___ No

PARCEL INFORMATION

PARCEL SIZE: 2.643 acres

EXISTING LAND USE:

PARCEL: Vacant

SURROUNDING Commercial agriculture, single-family residences

PROJECT ACCESS: Crest Drive off San Andreas

PLANNING AREA: San Andreas

LAND USE DESIGNATION: A (Agriculture)

ZONING DISTRICT: CA (Commercial Agriculture)

SUPERVISORIAL DISTRICT: Second (Pine)

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------|---|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Baywood loamy sand |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. 2 to 30 percent slopes |
| e. Env. Sen. Habitat | e. Mapped biotic/no physical evidence on site |
| f. Grading | f. 3 14 cubic yards |
| g. Tree Removal | g. No trees to be removed |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. No |
| n. Water Availability | n. No |
| o. Archeology | o. Not mapped/no physical evidence on site |

p. Agricultural Resource

p. Type 3, Coastal lands

SERVICES INFORMATION

Inside Urban/Rural Services Line: Yes X No

Water Supply: San Andreas Mutual Water Company

Sewage Disposal: Private Septic System

Fire District: Aptos/La Selva Fire Protection District

Drainage District: Non-zone

ANALYSIS AND DISCUSSION

The proposed project is to construct a two story single-family dwelling of approximately 3,764 square feet on a 2.643 acre parcel. The project is located on the east side of Crest Drive, between 65 and 77 Crest Drive. The building site is within 200 feet of Commercial Agricultural land on all sides. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to 40', 53', and 60' feet from Assessor's Parcel Numbers 046-251-04, -05, -07 respectively, at the sides and rear of the property.

The subject property is characterized by sloping topography. The property has a long rectangular shape, 165 feet wide by 681 feet deep. The lower section adjacent to Crest Drive has a relatively level area, and then begins to slope more moderately up towards the south. The rear section of the property is bounded by a fairly steep slope on the south side. The vacant property is covered with tall grasses and some brush. The parcel is not located within the Urban Services Line (no sewer connection) and may be characterized as a very low density and agricultural neighborhood. The parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the rear and sides of the parcel at Assessor's Parcel Numbers 046-251-04, -05, -07. These parcels are not currently farmed. The Kitayama heather farm is located across Crest Drive from the project site but the proposed development is more than 500 feet distant from the farm.

A reduced agricultural buffer is recommended due to the fact that the buffer would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property as the width of the property is 165 feet. The applicant is proposing an evergreen hedge of English Laurel plantings to reduce the impact of agricultural activities on the proposed residential use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. The applicant shall ~~further~~ be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

RECOMMENDATION


Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 40', 53', and 60' feet to the single-family dwelling from the adjacent CA zoned properties known as APN's 046-251-04, -05, -07, proposed under Application # 01-0476, based on the attached findings and recommended conditions. The project will be forwarded to the Zoning Administrator to review the Coastal Development Permit.

EXHIBITS

- A. Project plans by Herbert Ichikawa, Architect, dated 6/05/01, revised 6/20/01, 6/25/01, 7/09/01/, 9/14/01, 9/30/01, 11/26/03.
- B. Findings
- C. Conditions
- D. Assessor's parcel map/Location Map
- E. Zoning map/General Plan map
- F. Comments & Correspondence
- G. Site photographs

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

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

Report Reviewed By: 
Cathy Graves
Principal Planner
Development Review

REQUIRED FINDINGS FOR AGRICULTURAL BUFFER SETBACK REDUCTION
COUNTY CODE SECTION 16.50.095(b)

1. SIGNIFICANT TOPOGRAPHICAL DIFFERENCES EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT SETBACK, OR
2. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT BUFFER SETBACK; OR A LESSER SETBACK DISTANCE IS FOUND TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT AND THE ADJACENT AGRICULTURAL USES, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER, UNLESS IT IS DETERMINED THAT THE INSTALLATION OF A BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC HAZARD ON A PUBLIC OR PRIVATE RIGHT-OF-WAY; AND/OR SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE 200 FOOT BUFFERING DISTANCE TO THE GREATEST DEGREE POSSIBLE; OR

The habitable structure is proposed to be set back 40', 53', and 60' feet from the adjacent Commercial Agriculture zoned land on the sides and rear of the proposed development. An effective barrier consisting of evergreen English Laurel shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent residences built on Commercial Agriculture zoned land of APN 046-251-04, -05, -07. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

3. THE IMPOSITION OF A 200 FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER SETBACK DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER, OR VEGETATIVE SCREENING OR OTHER TECHNIQUES TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.
4. REQUIRED FINDINGS FOR NON-AGRICULTURAL DEVELOPMENT ON COMMERCIAL AGRICULTURAL LAND, COUNTY CODE SECTION 16.50.095(e).

ANY NON-AGRICULTURAL DEVELOPMENT PROPOSED TO BE LOCATED ON TYPE 1, TYPE 2 OR TYPE 3 AGRICULTURAL LAND SHALL BE SITED SO AS TO MINIMIZE POSSIBLE CONFLICTS BETWEEN AGRICULTURE IN THE AREA AND NON-AGRICULTURAL USES, AND WHERE STRUCTURES ARE TO BE LOCATED ON AGRICULTURAL PARCELS, SUCH STRUCTURES SHALL BE LOCATED SO AS TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION OR POTENTIAL PRODUCTION.

The subject parcel is zoned CA (Commercial Agriculture) and carries an Agriculture (A) General Plan designation. Neither the parcel, nor the adjacent CA zoned lands from which the proposed development is buffering, are utilized for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, but is zoned Commercial Agriculture, Type 3, Coastal Agricultural Lands. The small size of the parcel, 2.643 acres, limits farming potential, however, the proposed development is set to the rear of the lot on the most sloped topography, to preserve the most flat land as open space closest to the existing production agriculture at APN046-251-27, the Kitayama heather farm across Crest Drive. This site selection preserves as much land as possible for production, consistent with General Plan policy 5.13.27.

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

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

The establishment of a residential use on the 2.6-acre CA zoned parcel will reduce the amount of land available for commercial agricultural production. However, the project is located on the rear perimeter of the parcel to minimize possible conflicts with agriculture in the area, consistent with General Plan policy 5.13.27. The proposed structure is sited in such a manner to remove as little land as possible from production by locating on the steeper slopes at the rear of the parcel, an area most distant from existing commercial agriculture across Crest Drive at the Kitayama heather farm, APN 046-251-06. The three adjoining parcels which are zoned CA are not utilized for commercial agricultural production, but are existing home sites.

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

Due to the size of the parcel, 2.6 acres, the land has not been actively farmed. One single-family residence is a permitted use on CA lands provided that it does not impair the viability of, or create potential conflicts with other commercial agricultural lands in the area. The property owner shall be required to record a Statement of Acknowledgement which informs the owner about adjacent agricultural practices, and advises them to be prepared to accept such inconvenience or discomfort from normal operations.

3. THE USE CONSISTS OF AN INTERIM PUBLIC USE WHICH DOES NOT IMPAIR LONG-TERM AGRICULTURAL VIABILITY; AND
4. SINGLE FAMILY RESIDENTIAL USES WILL BE SITED TO MINIMIZE CONFLICTS, AND THAT ALL OTHER USES WILL NOT CONFLICT WITH COMMERCIAL AGRICULTURAL ACTIVITIES ON SITE, WHERE APPLICABLE, OR IN THE AREA.

The proposed single-family residence is sited to minimize potential conflicts with commercial agricultural activities in the area by locating toward the rear of the parcel at a point most distant from the heather farm across Crest Drive. The house would be more than 500 feet distant from the CA zoned land, and would be located in proximity to existing neighboring residences.

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

LAND AS POSSIBLE FROM PRODUCTION.

The proposed residence is sited in such a manner to remove as little land as possible from production by locating on the steeper slopes at the rear of the parcel, an area most distant from existing commercial agriculture across Crest Drive at the Kitayama heather farm, APN 046-251-06. The three adjoining parcels which are zoned CA are not utilized for commercial agricultural production. In addition, the proposed residence is a two-story structure with a smaller building footprint than a single-story structure would require.

**REQUIRED FINDINGS FOR RESIDENTIAL DEVELOPMENT ON LAND ZONED
COMMERCIAL AGRICULTURE OR AGRICULTURAL PRESERVE IN THE
COASTAL ZONE
COUNTY CODE SECTION 13.10.314(b)**

1. THE PARCEL IS LESS THAN ONE ACRE IN SIZE; OR THE PARCEL HAS PHYSICAL CONSTRAINTS (SUCH AS ADVERSE TOPOGRAPHIC, GEOLOGIC, HYDROLOGIC, OR VEGETATIVE CONDITIONS) OTHER THAN SIZE WHICH PRECLUDE COMMERCIAL AGRICULTURAL USE; OR THAT THE RESIDENTIAL USE WILL BE ANCILLARY TO COMMERCIAL AGRICULTURAL USE OF THE PARCEL BASED UPON THE FACT THAT EITHER

- (i) THE FARMABLE PORTION OF THE PARCEL, EXCLUSIVE OF THE BUILDING SITE, IS LARGE ENOUGH IN ITSELF TO CONSTITUTE A MINIMUM ECONOMIC FARM UNIT FOR THREE CROPS, OTHER THAN GREENHOUSES, SUITED TO THE SOILS, TOPOGRAPHY, AND CLIMATE OF THE AREA: OR

The 2.6-acre project site and the immediately adjacent properties are not under common ownership and have not been actively engaged in production agriculture in the recent past. Construction of the single-family dwelling at the rear of the parcel on the most steep portion of the parcel, would not effectively diminish the existing production capabilities of the land, should the owner choose to farm the land.

- (ii) THE OWNERS OF THE SUBJECT PARCEL HAVE A LONG-TERM BINDING ARRANGEMENT FOR COMMERCIAL AGRICULTURAL USE OF THE REMAINDER OF THE PARCEL, SUCH AS AN AGRICULTURAL EASEMENT.

2. THE RESIDENTIAL USE WILL MEET ALL THE REQUIREMENTS OF SECTION 16.50.095 PERTAINING TO AGRICULTURAL BUFFER SETBACKS.

The residential use will meet all requirements of County Code Section 16.50.095, Agricultural Buffer Setbacks, in that required vegetative screening shall be planted adjacent to the CA lands of APN's 046-251-04, -05 and -07 prior to building permit final. The residence shall be located more than 200 feet distant from land under commercial agricultural production across Crest Drive at APN 046-251-27.

3. THE OWNERS OF THE SUBJECT PARCEL HAVE EXECUTED BINDING HOLD-HARMLESS COVENANTS WITH THE OWNERS AND AGRICULTURAL OPERATORS OF ADJACENT AGRICULTURAL PARCELS. SUCH COVENANTS SHALL RUN WITH THE LAND AND SHALL BE RECORDED PRIOR TO THE ISSUANCE OF THE PERMIT FOR THE PROPOSED DEVELOPMENT.

Prior to issuance of any Building Permit, the property owner shall be required to record an Agricultural Statement of Acknowledgement with the County of Santa Cruz. The purpose of the statement is to inform property owners about adjacent agricultural practices, and advise them to be prepared to accept such inconvenience or discomfort from normal operations.

CONDITIONS OF APPROVAL

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (046-251-04, -05, -07). 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 and Grading Permit from the Santa Cruz County Building Official.
- 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 Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 1. A development setback of a minimum of 40', 53', and 60' feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN's 046-251-04, -05, -07.
 2. Final plans shall show the location of the vegetative buffering barrier which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.

- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

- A. The vegetative barrier shall be permanently maintained.
- B. All required Agricultural Buffer Setbacks shall be maintained.
- C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.

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

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

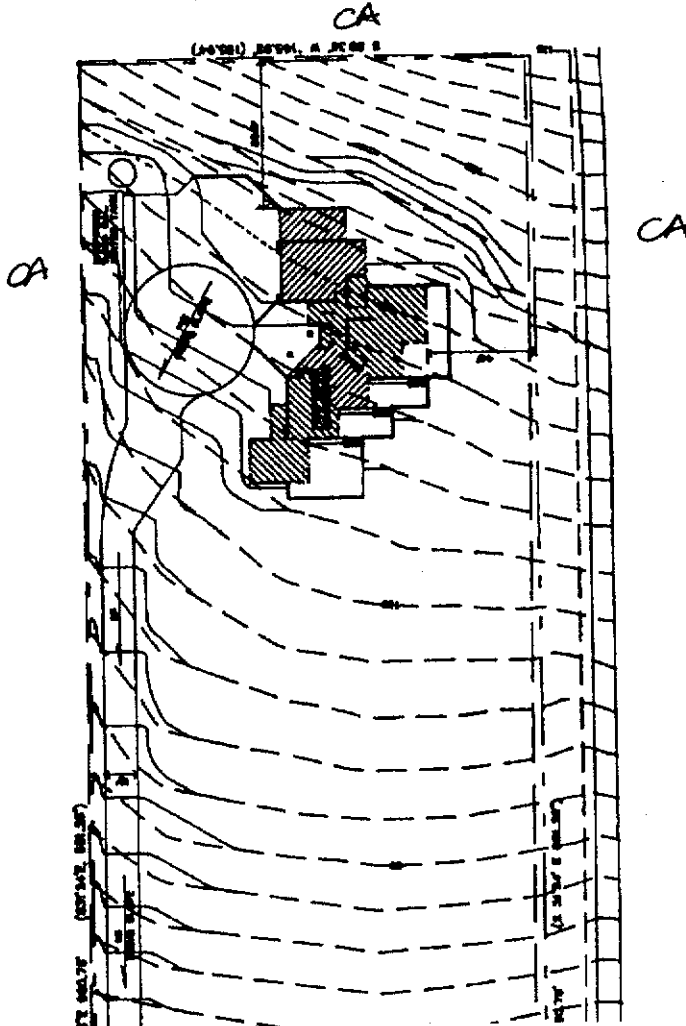
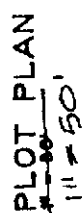
Approval Date: 1/15/04

Effective Date: 1/29/04

Expiration Date: 1/29/06

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

CREST DRIVE (50) ← TO SAN ANDREAS ROAD



Location Map



0.25 0 0.25 0.5 Miles

Map created by Santa Cruz County
Planning Department:
December 2003



EXHIBIT D

FOR TAX PURPOSES ONLY

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

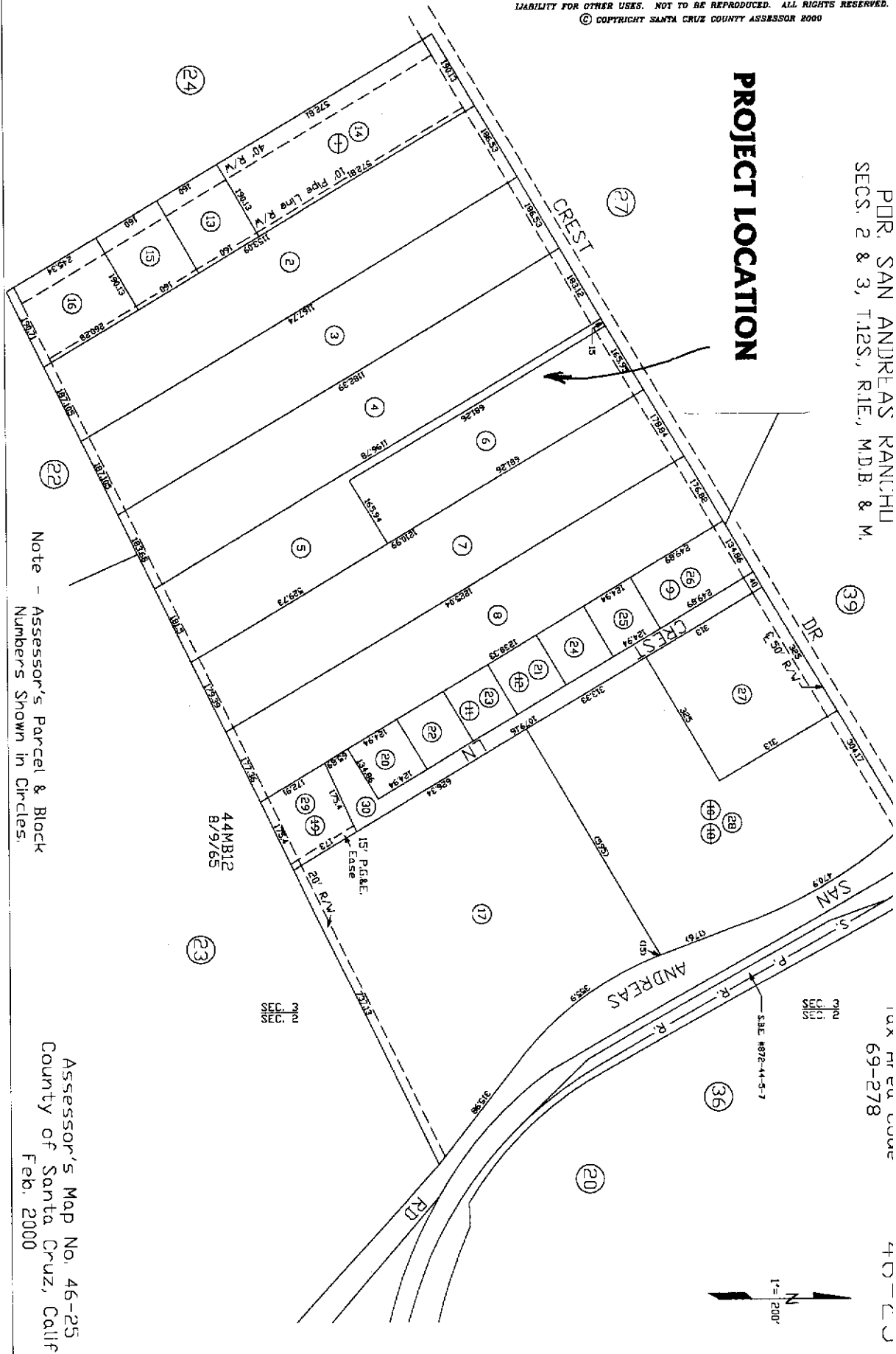
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

PROJECT LOCATION

PDR, SAN ANDREAS RANCH
SECS. 2 & 3, T.12S, R.1E, M.D.B. & M.

69-278

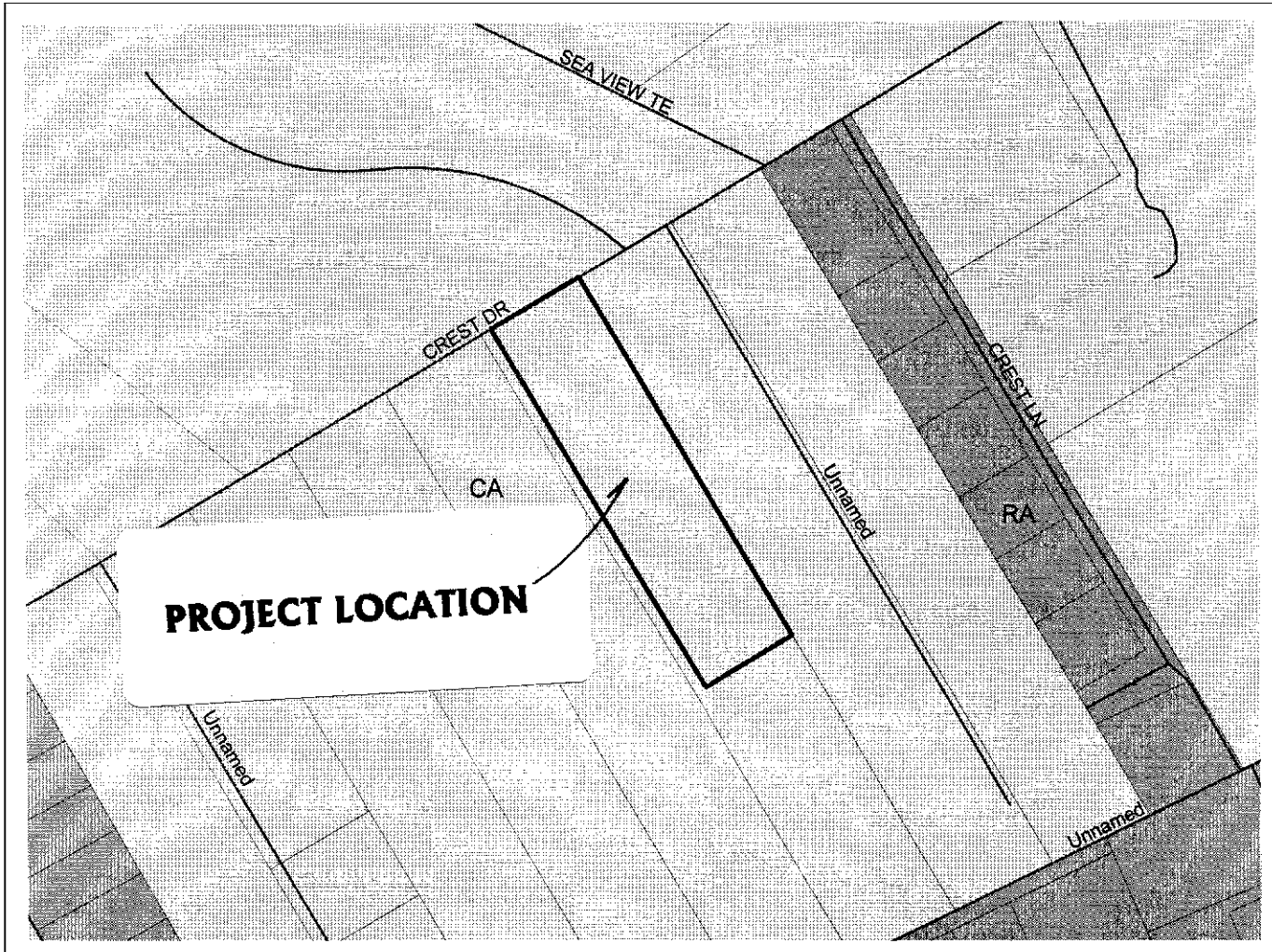
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Note - Assessor's Parcel & Block Numbers Shown in Circles.






Assessor's Map No. 46-25
County of Santa Cruz, Calif.
Feb. 2000

Zoning Map



500 0 500 1000 Feet

Legend

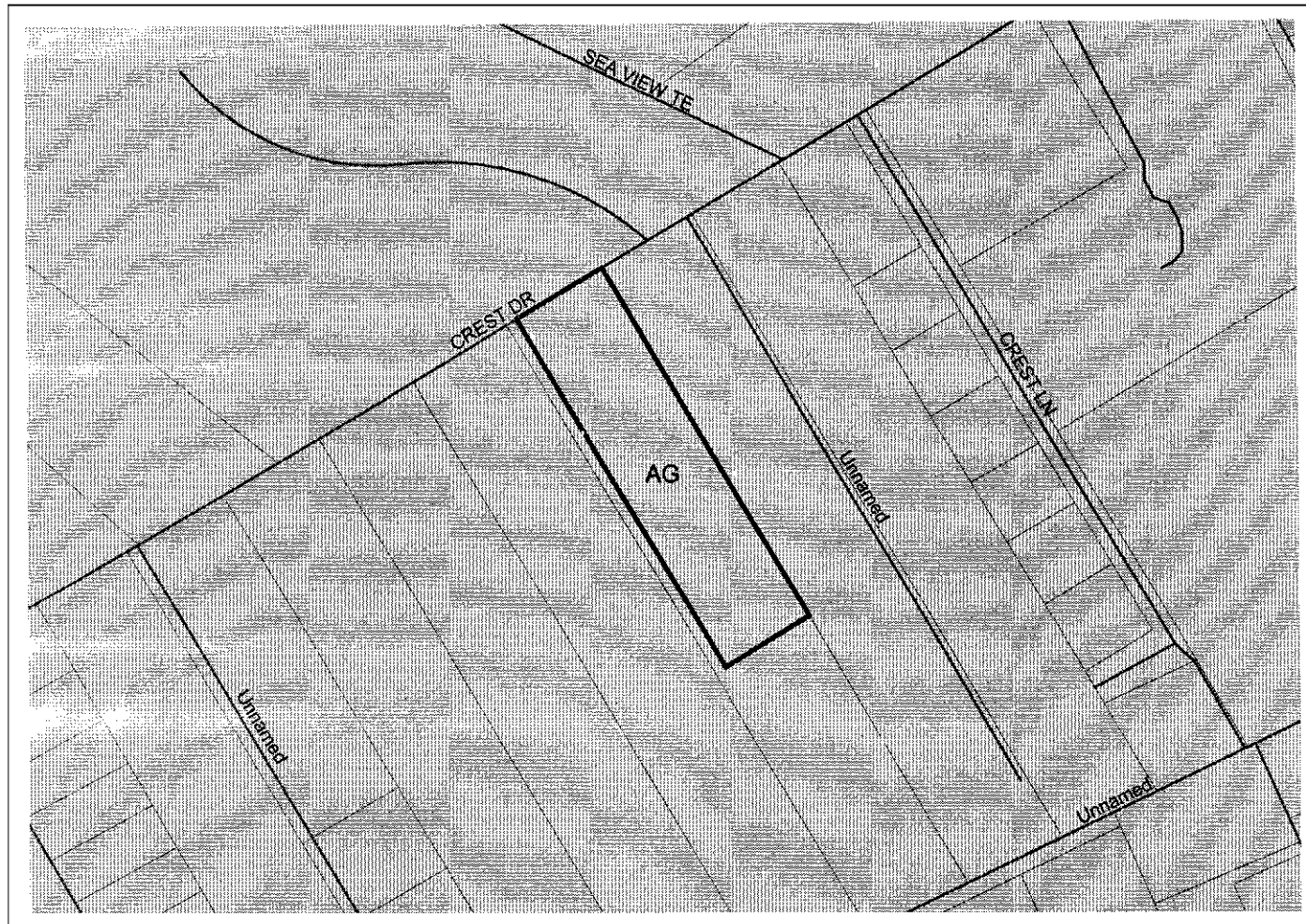
-  APN 046-251-06
-  Parcel boundaries
-  Streets
-  CA
-  RA



Map created by Santa Cruz County
Planning Department:
December 2003

EXHIBIT D




General Plan Map



500 0 500 1000 Feet



Legend

-  APN 046-251-06
-  Parcel boundaries
-  Streets
-  Agriculture

Map created by Santa Cruz County
Planning Department:
December 2003

EXHIBIT E

01-0476

"FIRE"

SAN ANDREAS MUTUAL WATER COMPANY

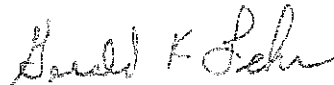
County Officials

Feb 13, 2002

Mr. Michael Tansy has contacted me and requested a letter to you saying that he is eligible to receive water from San Andreas Mutual Water Company (SAMWC). This letter is in response to that request.

Mr. Tansy upon requesting a water meter and paying the required fees will be eligible to receive water service from SAMWC. It is our intent to serve Mr. Tansy on his property at 75 Crest Drive (parcel # 046-251-06). If you need any further information or need a particular form submitted, please let me know.

Regards



Gerald K. Fehr
President of Board of Directors
SAMWC

EXHIBIT F

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

Project Planner: Joan Van Der Hoeven
Application No.: 01-0476
APN: 046-251-06

Date: December 9, 2003
Time: 15:28:14
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Environmental Planning Completeness Comments

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

----- REVIEW ON NOVEMBER 6, 2001 BY ROBERT S LOVELAND =====

1. Please submit a preliminary grading plan. I have enclosed a Minimum Grading Plan checklist for you to review. Please provide all information requested. NOTE: Foundation design for the proposed house shall be stepped to **fit** to slope and minimize grading. The General Plan requires site design to minimize grading (6.3.9). The proposed development as submitted can reduce the amount of grading. ===== UP-DATED ON DECEMBER 18, 2001 BY RACHEL L LATHER =====

1. Soils Report and Soils Report Review are required. A copy of the County's Guidelines for soils investigation is included for the applicant's information. The application fee is \$ 626.

2. Please provide a plan review letter from the soils engineer for the project.

3. Please provide the minimum grading plan information as required in previous comments. This includes but is not limited to clearly showing the limits of grading, providing cross sections through the driveway, provide driveway profile, at least two cross-sections through the house, and show drainage facilities. Further details of drainage and erosion control will be required prior to issuance of the grading permit but are not required for the Coastal Development permit approval.

4. Please reference the soils report on the project plans. ===== UPDATED ON MAY 5, 2003 BY ROBERT S LOVELAND =====

I received 2 copies of a completed soils report. The soils report will be reviewed once the completeness items above have been submitted and the soils report review fee has been paid. Please provide all information requested. I have enclosed a copy of County Code Policy 6.3.9. Please review this and make sure your project complies with the policy. ===== UPDATED ON JULY 21, 2003 BY KENT M EOLER =====

1. The grading plans show cut slopes behind the house that are steeper than 3:1. Per the soils report section 5.2, "cut and **fill** slopes should have a final gradient no steeper than 3:1." Revise plans to reflect this requirement.

2. Show proposed contours along the driveway where the driveway approaches Crest Drive (contours 68 and 70).

===== UPDATED ON JULY 30, 2003 BY ROBERT S LOVELAND =====

The soils report has been reviewed and accepted by the County.

Environmental Planning Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 6, 2001 BY ROBERT S LOVELAND =====

EXHIBIT F

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
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1. The following information will need to be provided prior to building permit issuance:

- A) Provide a Plan Review letter from the project geotechnical engineer.
- B) Submit a detailed Drainage Plan.
- C) Submit a detailed Erosion Control Plan. Please identify location(s) of all erosion control practices and provide construction details for all practices.
- D) Submit a detailed grading plan for review.

Project Review Completeness Comments

===== REVIEW ON NOVEMBER 1, 2001 BY JOAN VAN DER HOEVEN =====
provide agric buffering at frontage in the form of solid fencing/evergreen shrubs.
===== UPDATED ON AUGUST 5, 2003 BY JOAN VAN DER HOEVEN =====
Please review comments by Fire Agency and Environmental Planning needing attention. Also Public Works road engineering. Provide agricultural buffering detail - landscape plan at Crest Drive frontage. You need a solid hedge and/or solid wood board fencing to buffer the property from agricultural fields across Crest Drive. Any solid wood fencing taller than 6 feet must be set back a minimum 20 feet from the front property line. Provide an 8 1/2 x 11 site plan for inclusion in the APAC staff report.

Project Review Miscellaneous Comments

===== REVIEW ON NOVEMBER 1, 2001 BY JOAN VAN DER HOEVEN =====
NO COMMENT
===== UPDATED ON AUGUST 5, 2003 BY JOAN VAN DER HOEVEN =====
Record an Agricultural Statement of Acknowledgement (form mailed 8-5-03).

Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 1, 2001 BY DAVID W SIMS =====
No drainage plan has been submitted for review.

The subject property is located in a GROUNDWATER RECHARGE ZONE. Accordingly, the amount of runoff exiting the site after the proposed development shall not increase. Runoff from all added impervious areas shall be retained onsite, and allowed to infiltrate the soil surface. Impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc.. .

A satisfactory drainage plan shall:

- 1) Quantitatively demonstrate that the post-development runoff rate will not exceed the pre-development rate.

EXHIBIT F

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 01-0476
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2) Show that the proposed project will not adversely impact roads or down slope properties.

Accordingly:

1) Submit a drainage plan showing onsite retention.

2) Submit a geotechnical engineer's letter of approval specifically referencing the drainage plan and addressing slope stability.

Should the site be deemed unfeasible for retention, submit an explanatory letter from the geotechnical engineer specifying the disqualifying factor(s). Once non-feasibility has been established, adhere to the following guidelines in designing a drainage plan:

1) Show downspouts, drainage collection locations and pathways of runoff. Include energy dissipation on sloping grades. Show where runoff exits the subject property.

2) Specify the ultimate offsite destination of runoff to an existing storm drain system, natural drainage course or other safe point of release. Demonstrate conclusively that added runoff will not adversely impact adjacent or down slope properties and roads.

3) Refer to the County Design Criteria for drainage standards.

Please call the Dept. of Public Works, drainage division, from 8:00 to 12:00 am if you **have** questions. ===== UPDATED ON MARCH 14, 2002 BY ALYSDN B TOM =====
Per conversation with applicant on 3/14/02 a letter from the project geotechnical engineer stating that it will be feasible to retain net additional roof and driveway runoff on-site is all that is required in order to consider this discretionary application complete. All other previous comments regarding detailed drainage plan are required prior to building permit issuance. ===== UPDATED ON APRIL 28, 2003 BY ALYSON B TOM ===== Application with letter from project civil engineer has been received. This letter states that retention via swales is proposed for the project and is feasible on this site. Please see miscellaneous comments for issues that must be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 1, 2001 BY DAVID W SIMS =====
NO COMMENT

===== UPDATED ON APRIL 28, 2003 BY ALYSON B TOM ===== The following items must be addressed prior to building permit issuance.

1) Please provide a detailed drainage plan that incorporates retention and infiltration of the net addition of runoff from this parcel due to the proposed project. Provide site specific details and a quantitative description as to how the proposed facility will provide retention. Soil infiltration capacity, slope, cover, etc. should all be considered in the design. Please note that the calculations for post-

Discretionary Comments - Continued

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project flows submitted by the civil engineer in the discretionary stage were based on proposed impervious coverage that was inconsistent with the plans submitted. Please address/fix this inconsistency.

2) Provide details of existing roadside improvements along Crest Drive and describe how the proposed driveway will tie into the existing drainage improvements. Show how the runoff from the driveway will be controlled at Crest Drive. Crest Drive is not county maintained. No added water should be directed to Crest Drive. If concentrated runoff is directed to the road, provide analysis demonstrating adequate downstream capacity and condition.

3) Please submit a final geotechnical review letter referring to dated plans and approving of the final drainage plan. This letter should state that the post project runoff rate will be held to pre project levels and describe how this will be accomplished.

For questions regarding this review Public Works stormwater management staff is available from 8-12 Monday through Friday.

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 17, 2001 BY ERIC B LAURIE ===== 1) Please include the following information: a) A more clear plan view of the proposed driveway. b) Existing roadside improvements at and adjacent to subject property.

2) As per County of Santa Cruz Design Criteria, minimum sight distance is 250' in either direction. Please indicate that this distance requirement will be met. If this distance requirement is unobtainable, a sight distance analysis performed by a traffic engineer is required.

For questions regarding these comments, Public Works Road Engineering staff may be reached at (831) 454-2160.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON OCTOBER 17, 2001 BY ERIC B LAURIE =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON OCTOBER 25, 2001 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept PLANS DENIED
Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the plans and RESUBMIT, with an annotated copy of this letter:
A minimum fire flow of 1,500 GPM is required from one hydrant located within 250 feet of the site.
Contact San Andreas Mutual Water District for main extension and new fire hydrant installation between APN 046-251-06 and 046-251-07.
The access road shall be 18 feet minimum width and maximum twenty percent slope.

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 01-0476
APN: 046-251-06

Date: December 9, 2003
Time: 15:28:14
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The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope.

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

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%.
- The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time.
- The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- The driveway shall be thereafter maintained to these standards at all times.

SHOW on the plans, DETAILS of the Fire Department Turn-a-round in compliance with District Standard.

A 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance. EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot **Dist** Miscellaneous

EXHIBIT F

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 01-0476
APN: 046-251-06

Date: December 9, 2003
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LATEST COMMENTS HAVE **NOT** YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON OCTOBER 25, 2001 BY ERIN K STOW =====
NO COMMENT



CREST DRIVE FRONTAGE -
ADJACENT RESIDENCES
APN 046-251-06

EXHIBIT G

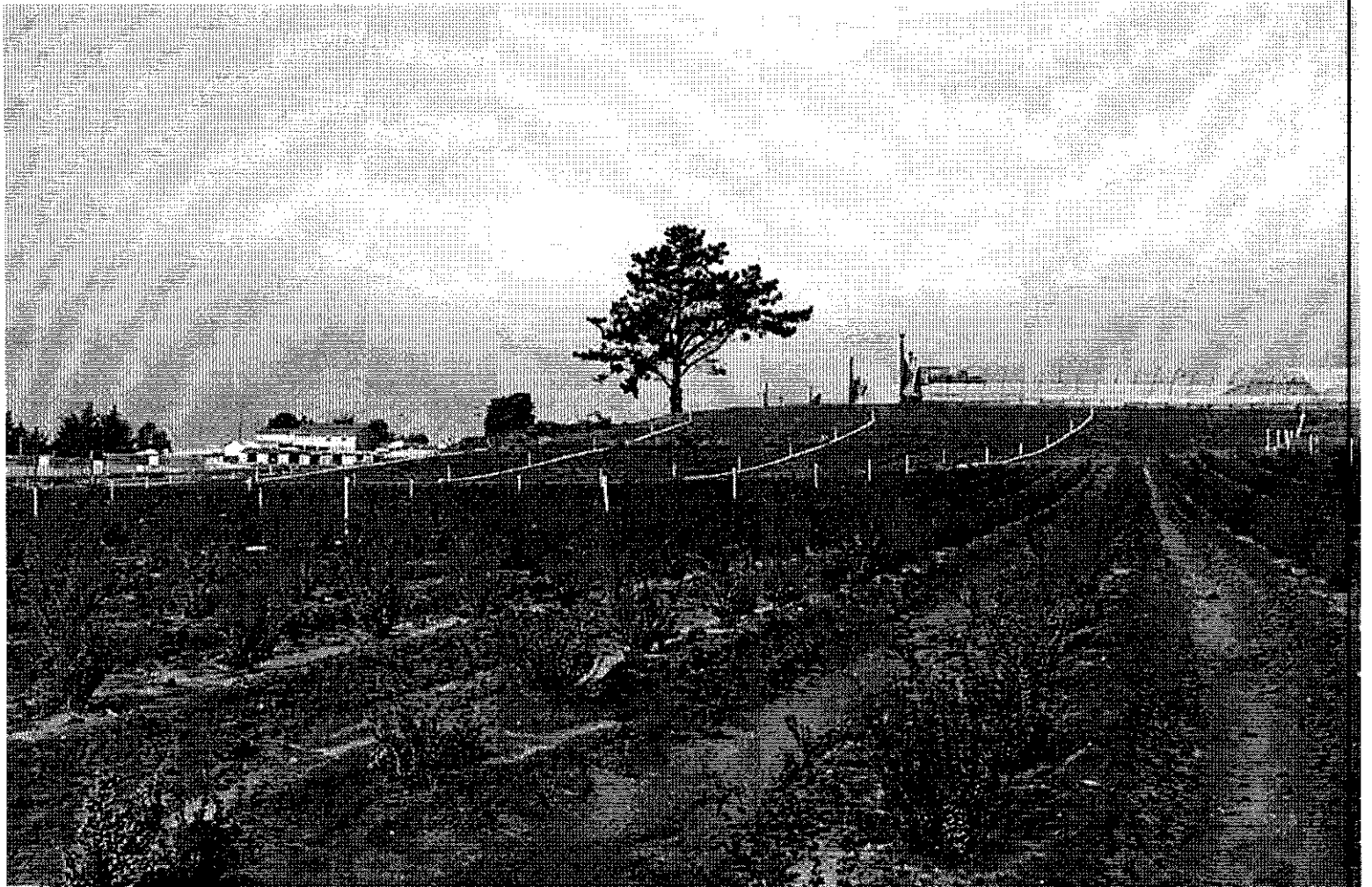


EXHIBIT G