



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0067**

Applicant: Joshua Carl Dautoff

Date: May 18, 2006

Owner: Joshua Carl Dautoff

Agenda Item #: 7

APN: 046-221-51

Time: 1:30 p.m.

Project Description: Proposal to install a temporary farm worker quarters unit of 672 square feet.

Location: Property located on the east side of Lilly Way about 250 feet north from Zils Road in La Selva Beach.

Permits Required Agricultural Buffer Setback Determination, Coastal Zone Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0067, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	6.192 acres
Existing Land Use - Parcel:	Commercial agriculture— flower growing
Existing Land Use - Surrounding:	Commercial agriculture, residential
Project Access:	Zils Road
Planning Area:	San Andreas
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)
Supervisory District:	Second (District Supervisor: Pine)
Within Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Unacceptable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Baywood loamy sand, Elder sandy loam
Fire Hazard:	Not a mapped constraint
Slopes:	2 – 9 percent slopes
Env. Sen. Habitat:	Mapped/no physical evidence on site
Grading:	74 cubic yards of grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archaeology:	Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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 install a 672 square foot temporary farm worker dwelling unit on a 6.192-acre parcel. The project is located on Lilly Way, about 250 feet north from Zils Road in La Selva Beach. The building site is within 200 feet of Commercial Agricultural land to the north, east and west. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to 90, 75 & 50 feet from APN's 046-221-49, 046-221-01 &-02 and 046-241-41.

The subject property is characterized by gently sloping topography. The parcel has been utilized for commercial cut flower production since 1969. The parcel is not located within the Urban Services Line and may be characterized as a rural 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 north, east and west sides of the parcel at Assessor's Parcel Numbers 046-221-49, 046-221-01 &-02 and 046-241-41.

A reduced agricultural buffer is recommended due to the fact that the 200-foot setback would remove an excessive amount of land from production, inconsistent with General Plan policy 5.13.27, which requires that structures be sited on the perimeter of the parcel. The proposed residential use is ancillary to the commercial agricultural use of the parcel, consistent with General Plan policy 5.13.28. County Code Section 13.10.631.e.2 allows for temporary dwelling units to be placed on parcel less than 20 acres provided that the farm workers who live in such housing derive at least 50 percent of their income from an agricultural operation on the parcel on which the housing is located.

The applicant is proposing an evergreen hedge to reduce the impact of residential activities on the existing agricultural 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

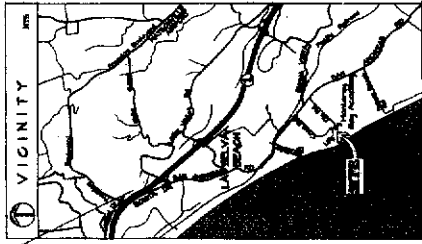
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 90, 75 & 50 feet to the temporary farm worker's quarters from the adjacent CA zoned properties known as APN's 046-221-49, 046-221-01 & -02, and 046-241-41, proposed under Application # 06-0067, based on the attached findings and recommended conditions. Note: The Effective Date and Expiration Date shall coincide with the final date of project approval for the required Coastal Zone Permit.

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

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

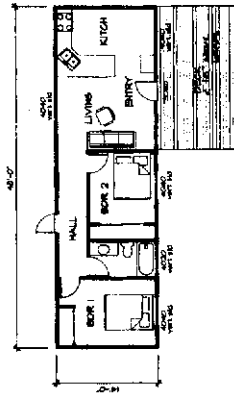
Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174
E-mail: pln140@co.santa-cruz.ca.us

Report Reviewed By: 
Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department

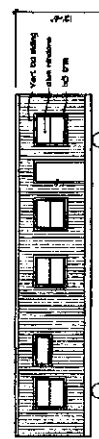


DATA

DESIGNED: PROPOSED AGRICULTURAL
CONTRACTOR'S UNIT
ADDRESS: 1411 W. 14TH STREET, FIELD
AND ROAD (HAROLD ROAD)
APN: 046-221-51
OWNER: JAMES D. DUFFY
ARCHITECT: JAMES DUFFY
PLANNING: JAMES DUFFY
ENGINEERING: JAMES DUFFY
LANDSCAPE: JAMES DUFFY
CONTRACTOR: JAMES DUFFY
CONTRACTOR'S UNIT



MOBILE HOME FLOOR PLAN 10' x 14'

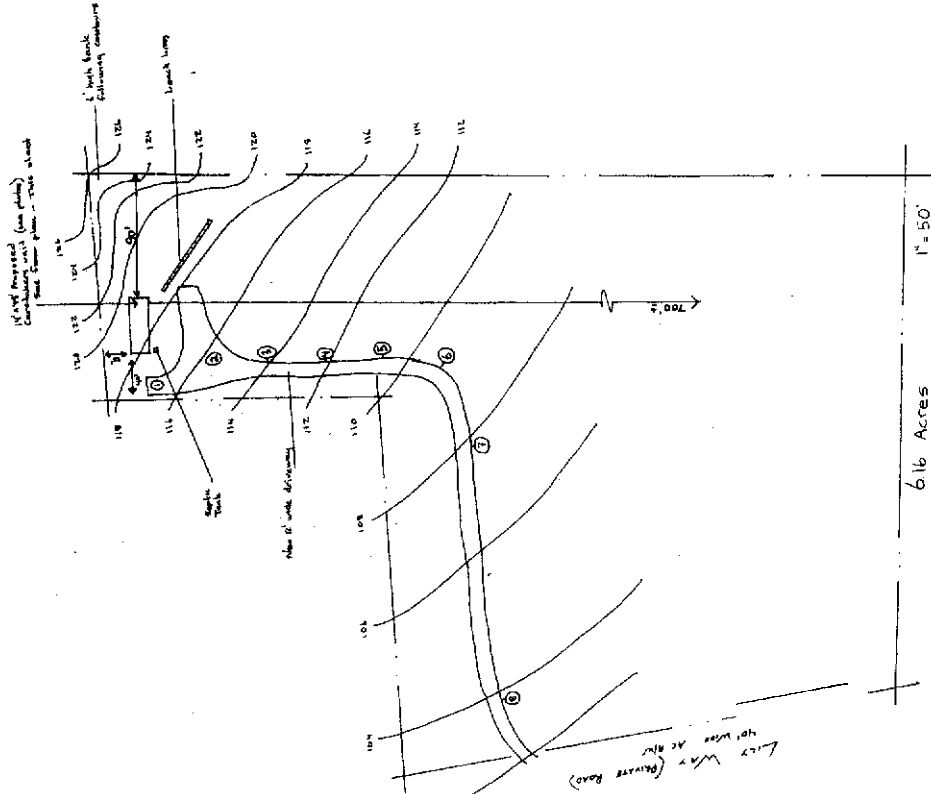


SOUTH ELEVATION



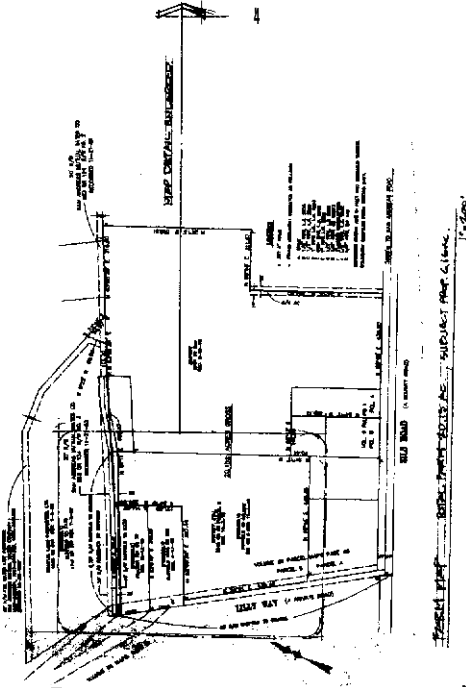
WEST ELEVATION

SHEET 1 of 1
DRAWN BY: J.D.
2-5-06



SITE PLAN

APN # 046-221-51



NOTES:
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE CALIFORNIA BUILDING CODES AND ALL APPLICABLE ORDINANCES.
2. THE PROPOSED MOBILE HOME SHALL BE PLACED ON THE LOT IN ACCORDANCE WITH THE SETBACK REQUIREMENTS OF THE CALIFORNIA BUILDING CODES.
3. THE PROPOSED MOBILE HOME SHALL BE PLACED ON THE LOT IN ACCORDANCE WITH THE SETBACK REQUIREMENTS OF THE CALIFORNIA BUILDING CODES.
4. THE PROPOSED MOBILE HOME SHALL BE PLACED ON THE LOT IN ACCORDANCE WITH THE SETBACK REQUIREMENTS OF THE CALIFORNIA BUILDING CODES.
5. THE PROPOSED MOBILE HOME SHALL BE PLACED ON THE LOT IN ACCORDANCE WITH THE SETBACK REQUIREMENTS OF THE CALIFORNIA BUILDING CODES.

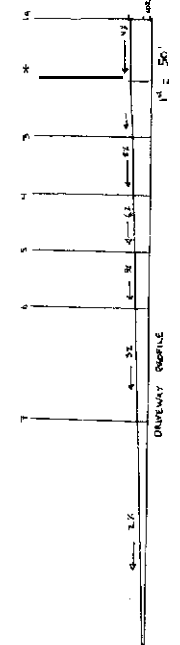
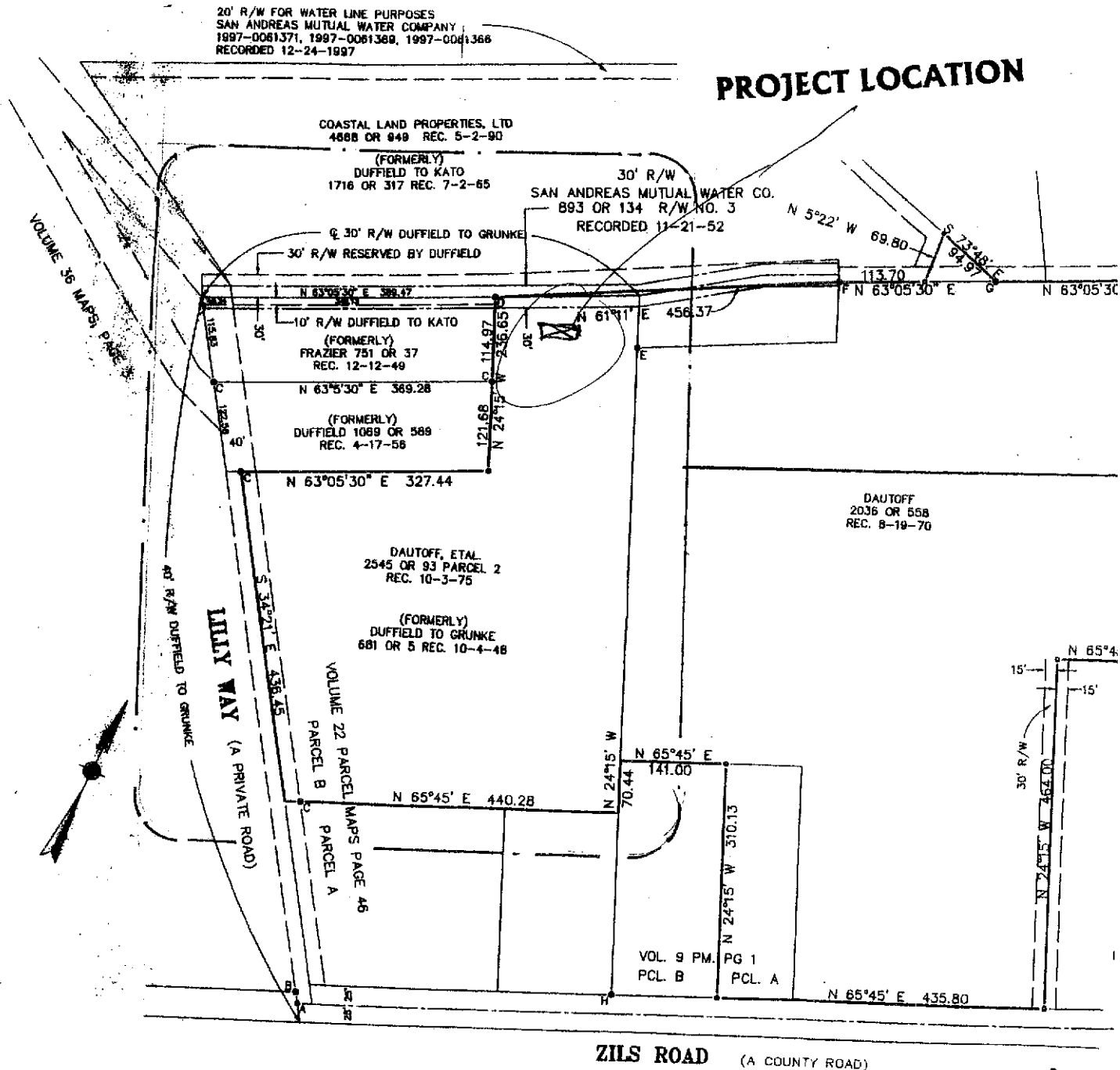


EXHIBIT A

20' R/W FOR WATER LINE PURPOSES
SAN ANDREAS MUTUAL WATER COMPANY
1997-0061371, 1997-0061389, 1997-0061366
RECORDED 12-24-1997

PROJECT LOCATION



FARM MAP

TOTAL FARM

5

EXHIBIT A

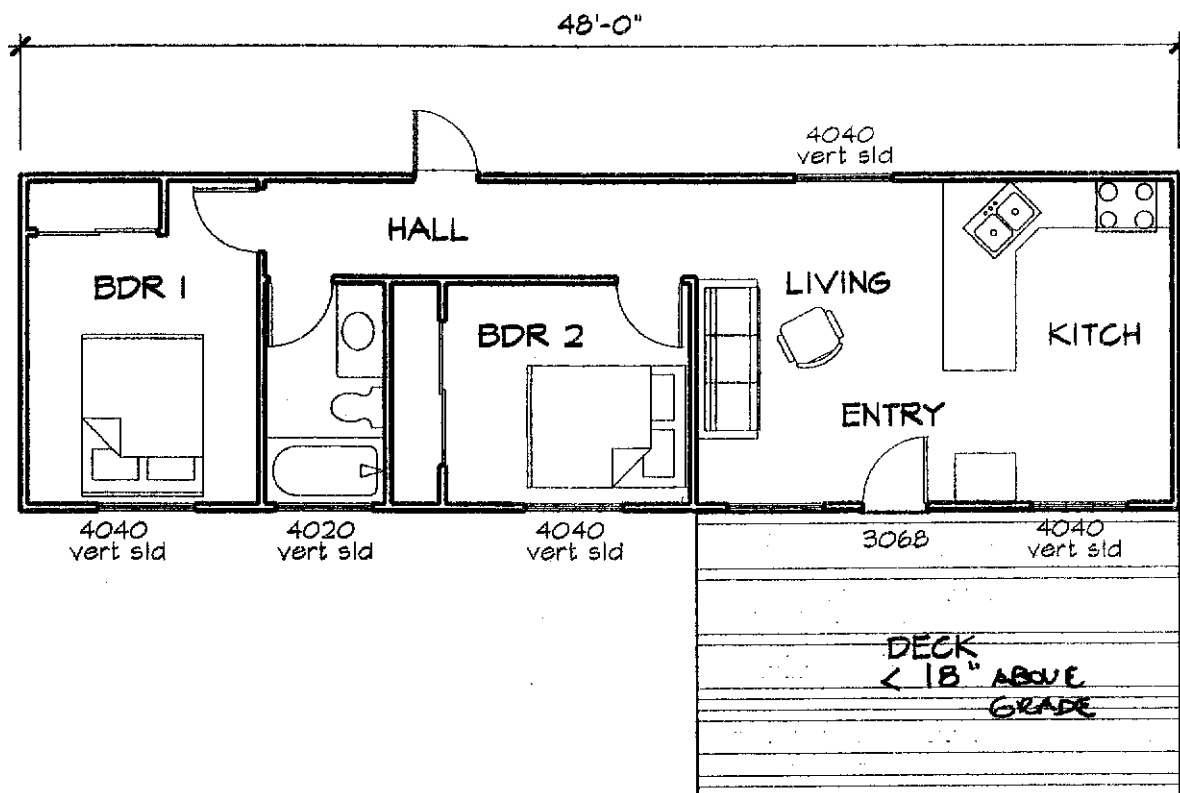
2. , SUBJECT PROP. 6

TELEPHONE: 831-722-9757

E-MAIL: JDAutOFF@AOL.COM

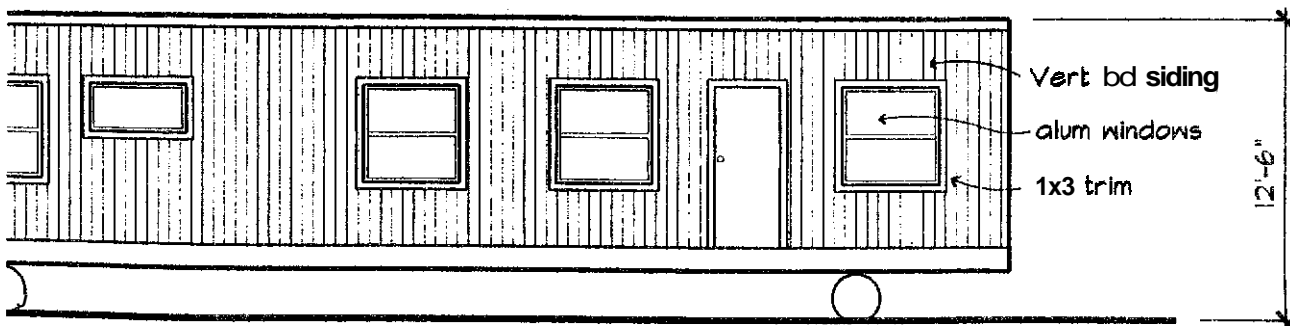
ZONING: COMMERICAL AGRICULTURE

PROPOSED USE: COMMERICAL
AGRICULTURE / AGRICULTURAL
CARETAKER'S UNIT



"FLEETWOOD" MOBILE HOME FLOOR PLAN 672 sq ft

1/8"=1'-0"



SOUTH ELEVATION

1/8"=1'-0"

SHEET 1 of 1 6

EXHIBIT A

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 90, 75 & 50 feet from the adjacent Commercial Agriculture zoned land. All adjacent CA zoned parcels are primarily home sites rather than parcels engaged in agricultural production. An effective barrier consisting of an evergreen hedge would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN's 046-221-49, 046-221-01 & -02, 046-241-41. 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 a Agriculture (A) General Plan designation. The parcel is designated for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, and the proposed farm worker housing is ancillary to the Commercial Agricultural use of the parcel. By locating at the perimeter of the parcel, the proposal removes as little land as possible from the commercial cut flower operation on site while providing a residence for the farm worker and additional security for the site.

**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 the residential use for farm worker housing will enhance and support the continued operation of commercial agricultural operations on the site in that the cut flower farm has existed there since 1969 and the 672 square foot structure will provide housing for farm labor and also provide security for the site. The removal of a small portion of land from the property perimeter will not adversely affect agricultural resources or the economic viability of commercial operations in the Zils Road area.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or

The proposed farm worker housing use is clearly ancillary to the continued agricultural use of the parcel. The cut flower operation is highly labor intensive and the provision of housing on the site supports the continued agricultural use.

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 farm labor residential use is sited at the northern perimeter of the parcel in order to minimize any potential conflict with commercial agricultural operations on the site and in the area in general. A vegetative agricultural buffer is proposed to mitigate the impact of the residential activities on the existing agricultural operations.

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.

By locating on the northern perimeter of the parcel, the proposed temporary farm worker dwelling unit removes as little land as possible from production. The proposed site is somewhat clustered with adjacent residential development in the area.

**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 proposed farm worker dwelling unit is ancillary to the existing cut flower agricultural operations on the site in that it will provide needed housing for farm labor consistent with General Plan policy 5.13.28.

- (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 proposed residential use is consistent with County Code section 16.50.095 in that adjacent agriculturally zoned parcels will be buffered from the proposed temporary farm worker dwelling by an approved vegetative agricultural buffer.

3. The owners of the subject parcel have executed binding hold-hamless 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.

As a condition of permit approval, the owner is required to record an Agricultural Statement of Acknowledgement, consistent with County Code Section 16.50.095.

Conditions of Approval

Exhibit A: Project plans, 1 sheet, dated 3-30-06

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN's (046-221-49, 046-221-01 & -02, 046-241-41). 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,
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A development setback of a minimum of 90, 75 & 50 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 046-221-49, 046-221-01 & -02, 046-241-41.
 2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet and a maximum height of 12-25 feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 3. Submit a detailed drainage/erosion control plan for review.
 4. Roof runoff is to be spread onto the surrounding soil for infiltration, and not to be concentrated and discharged off site.
 5. New road grading for site access is to be performed such that road surface runoff can be infiltrated in the surrounding field and will not leave the site as concentrated flow.
 6. Obtain a grading permit from the County of Santa Cruz should one be required.

7. The driveway must meet County of Santa Cruz standards. Minimum required surface shall be 6-inch aggregate base, Class **11**, compacted to 95%.
 8. Three parking spaces shall be provided on site for the 2-bedroom dwelling. The parking space shall be **8.5** feet wide by 18 feet long.
 9. Comply with all Aptos/La Selva Fire Department requirements including automatic **fire** sprinklers and a new **fire** hydrant.
- 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) 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. The **use** of the temporary dwelling unit shall be for not more than 5 years, with the possibility of renewal.
 - D. 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.
 - E. The occupant of the farm worker's quarters shall provide evidence on an annual

basis that over 50 percent of their income is from the on-site farm operation.

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

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

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

Approval Date: May 18, 2006

Note: The Effective Date and Expiration Date shall coincide with the final date of project approval for the required Coastal Zone Permit.

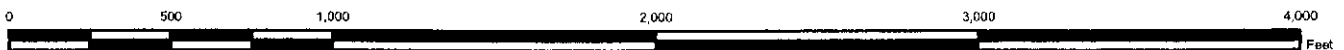
APN: 046-221-51

Owner: Joshua Carl Dautoff


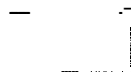

Appeals: **Any** property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisor). Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors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

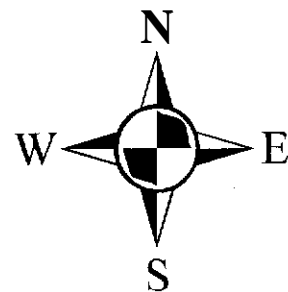


Location Map



Legend

-  APN 046-221-51
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
February 2006

EXHIBIT D

Tax Area Code
69-278

③

(21) 06-26-67

PROJECT LOCATION

76RS16
12/5/86

⑤

9M:B1
111772

Assessor's Map No. 46-22
County of Santa Cruz, Calif
Feb. 2000

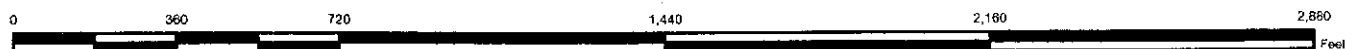
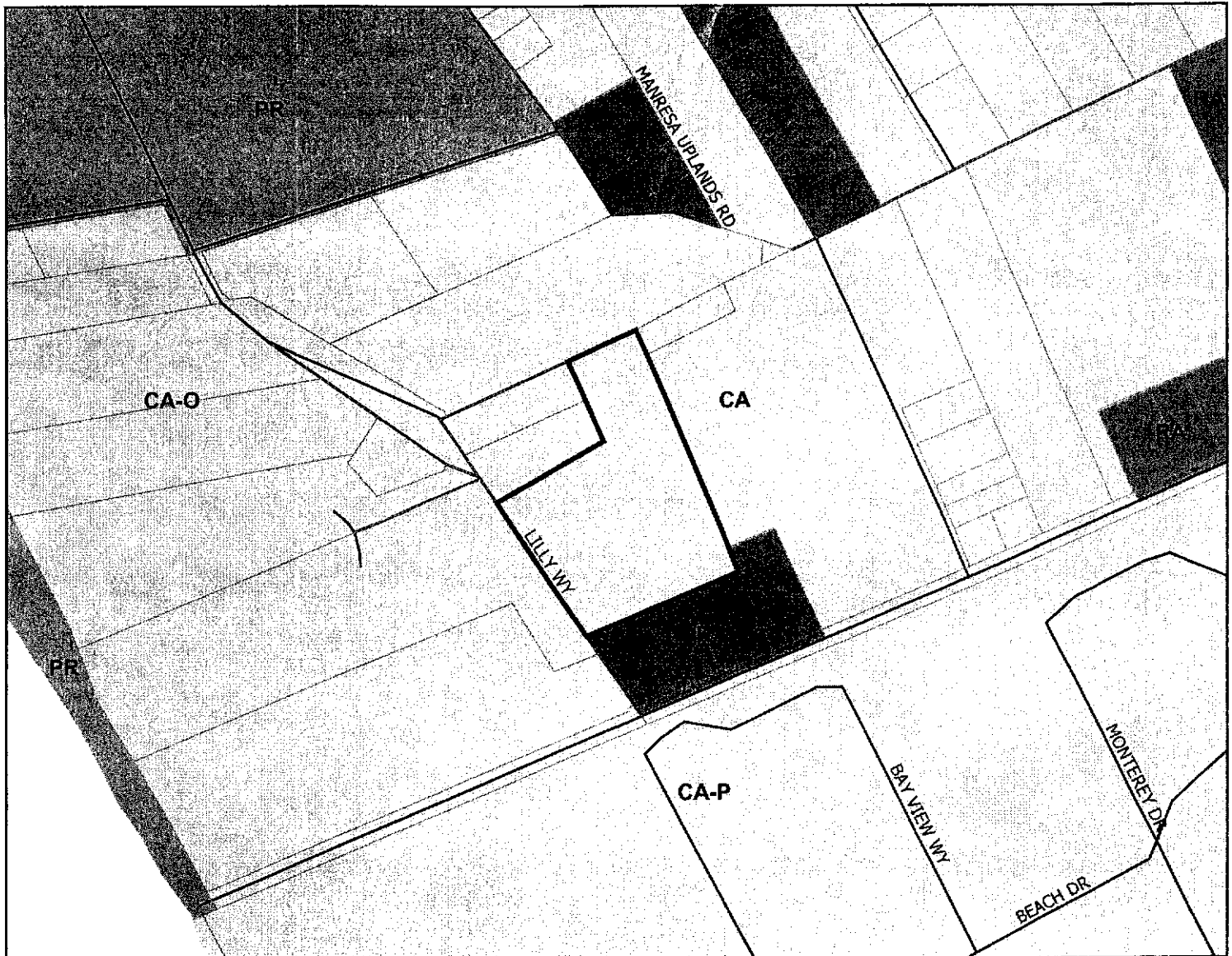
Note - Assessor's Parcel Block & Lot Numbers Shown in Circles

2PM46
1/2/76

at 1700 cm⁻¹ (C=O stretch) and 1600 cm⁻¹ (C=C stretch) in the IR spectrum.

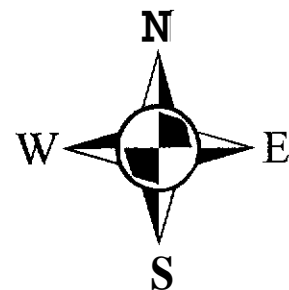


Zoning Map



Legend

-  APN 046-221-51
-  Assessors Parcels
-  Streets
-  AGRICULTURE COMMERCIAL (CA)
-  PARK (PR)
-  AGRICULTURE RESIDENTIAL (RA)

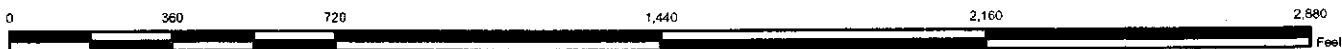
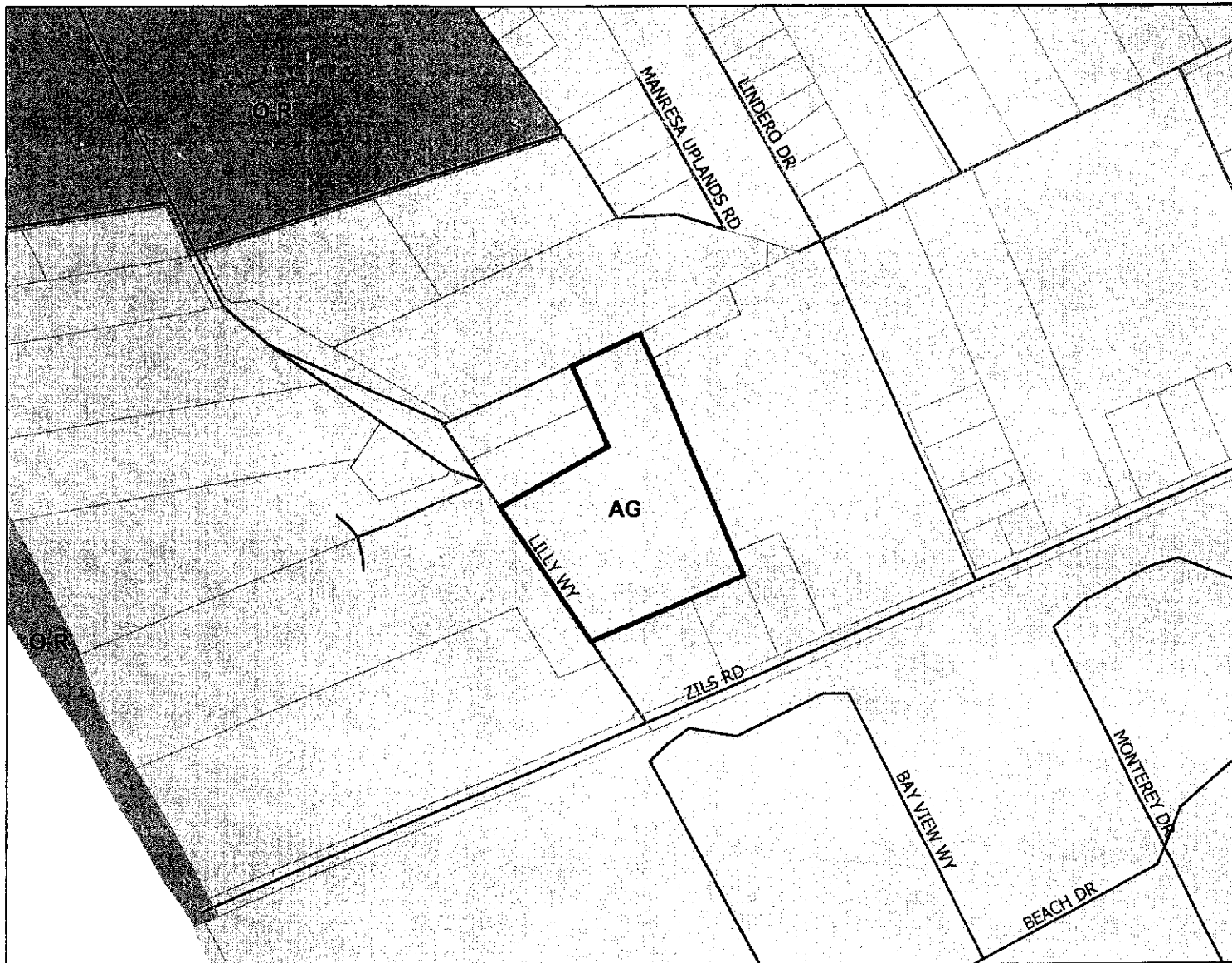


Map Created by
County of Santa Cruz
Planning Department
February 2006






EXHIBIT E

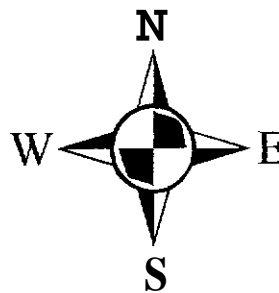


General Plan Designation



Legend

-  APN 046-221-51
-  Assessors Parcels
-  Streets
-  Agriculture (AG)
-  Parks and Recreation (O-R)



Map Created by
County of Santa Cruz
Planning Department
February 2006

EXHIBIT E

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Joan Van Der Hoeven
Application No.: 06-0067
APN: 046-221-51

Date: April 19, 2006
Time: 09:53:41
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MARCH 9, 2006 BY ROBERT S LOVELAND =====

1. The road alignment, hammerhead turnout and mobile home footprint were not staked in the field when I completed my site visit (3/8). A note on the plan (Sheet 1) states "no grading" required for this project. Based on my site visit, this project will include some earthwork activities. Please show proposed contours and provide earthwork volumes (cubic yards) for the entire driveway improvement and mobile home area.

2. Identify road surface material to be used for the driveway

3. Identify how road drainage will be handled on the property. ===== UPDATED ON APRIL 18, 2006 BY ROBERT S LOVELAND =====

Items above have been addressed. An estimate of 74 cubic yards of earthwork have been identified.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 9, 2006 BY ROBERT S LOVELAND =====

NOTE TO PLANNER: The parcel is mapped biotic (county) but this project will have no impact on the mapped resource.

Conditions of Approval :

1. Submit a detailed drainage/erosion control plan for review
2. Obtain a grading permit from the County of Santa Cruz should one be required

Project Review Completeness Comments

===== REVIEW ON MARCH 10, 2006 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON MARCH 10, 2006 BY JOAN VAN DER HOEVEN =====

An agricultural buffer consisting of a solid wood board, six-foot high, fence and vegetative screening shall be recommended to be placed along the property line adjacent to APN046-221-01 to separate the proposed residential use from adjacent CA zoned land.

An Agricultural Statement of Acknowledgement is required to be recorded to protect adjacent agricultural interests. Form sent with this letter.

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 06-0067
APN: 046-221-51

Date: April 19, 2006
Time: 09:53:41
Page: 2

Dpw Drainage Completeness Comments

===== REVIEW ON MARCH 7, 2006 BY DAVIO W SIMS =====
NO COMMENT - See miscellaneous comments.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON MARCH 7, 2006 BY DAVID W SIMS =====

The new temporary structure will be sited in a groundwater recharge zone. Due to this, the application is approved with the following conditions to be met:

- 1) Roof runoff is to be spread onto the surrounding soil for infiltration, and not to be concentrated and discharged offsite.
- 2) New road grading for site access is to be performed such that road surface runoff can be infiltrated in the surrounding field and will not leave the site as concentrated flow.
- 3) When the structure is removed, any portion of the access road no longer needed is to be decompacted by tillage practices to restore infiltration capabilities

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 9, 2006 BY TIM N NYUGEN =====

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: Typical cross sections.

Minimum required surface shall be 6" AB (aggregate base) Class II, compacted to 95%.

2. County zoning regulations section 13.10.552 requires 3 parking spaces onsite for a 2 bedroom single family dwelling. A parking space is defined as 8.5 feet wide by 18 feet long. Please revise project plans to meet parking requirements

3. The driveway needs to meet fire department requirements. Therefore, show on project plans how the existing/proposed driveway will meet required access standards. Description of turnarounds and turnouts Required

Note: Parking spaces can not be located within the approved Fire turnaround area.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 9, 2006 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MARCH 6, 2006 BY JIM G SAFRANEK ===== Applicant received approval from EHS for a septic system to serve a max of 2 bedrooms.

===== UPDATED ON MARCH 6, 2006 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 06-0067
APN: 046-221-51

Date: April 19, 2006
Time: 09:53:41
Page: 3

===== REVIEW ON MARCH 6, 2006 BY JIM G SAFRANEK =====
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 FEBRUARY 22, 2006 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

Automatic fire sprinklers and a new fire hydrant are required.

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

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

===== REVIEW ON FEBRUARY 22, 2006 BY ERIN K STOW =====

NO COMMENT

San Andreas Mutual Water Company

P.O. BOX 326 APTOS CA. 95076

831-728-3850

INTENT TO SUPPLY WATER

10/25/2005

The purpose for which this Corporation is formed is to engage in the sole business of developing, distributing, supplying or delivering water for domestic use or both solely by stockholders of this Corporation, owners of real property in the tract of land commonly known as Duffield Acres and surrounding areas, located on or near the San Andreas Road in the county of Santa Cruz, state of California, or those holding under them. at cost plus necessary expenses.

Whereas parcel #46-221-51(APN) is located within the area described above and the owner and/or shareholder of parcel #46-221-51(APN) has made/will make an application for water service to such parcel, San Andreas Mutual Water Company will endeavor to deliver to applicant a proportionate share of the water produced, not exceeding actual need, subject to all rules, regulations, fees and policies of the San Andreas Mutual Water Company.

Sincerely,



Ralph Bracamonte

District Manager

San Andreas Mutual Water Company

Application Fee: Paid ☐ Waived ☐ None ☐

ENVIRONMENTAL HEALTH CLEARANCE TO APPLY FOR BUILDING PERMIT FOR RURAL PROPERTIES
THIS IS NOT A PERMIT

TO BE COMPLETED BY APPLICANT:

12/5/05 046-221-51 1111 100th
Date Assessor's Parcel Number Construction Site Location
Jessie Dautoff Jessie Dautoff 831-722-9757
Applicant's Name Owner's Name Applicant's Phone Number
198 Zils rd Watsonville CA 95071
Mailing Address

PROPOSED PROJECT

- | | ENVIRONMENTAL HEALTH REQUIREMENTS (SEE BELOW) |
|---|---|
| <input checked="" type="checkbox"/> New Residence | 1,(2),5 |
| <input type="checkbox"/> Affordable Second Dwelling | 3,(4),5 |
| <input type="checkbox"/> Accessory Habitable Structure/Guest House (No Kitchen) | 3,(4),5 |
| <input type="checkbox"/> Replacement of Structure | 3,(4),5 |
| <input type="checkbox"/> Reconstruction of Destroyed Residence; Date Destroyed _____
(Provide documentation of catastrophe) | 3,(4),5 |
| <input type="checkbox"/> Remodel Increasing Number of Bedrooms and/or an addition of
more than 500 sq. ft. of floor area. Proposed Total Bedrooms _____ | 3,(4),5 |
| <input type="checkbox"/> Remodel with a one-time addition of 500 square feet or less with no bedroom increase | 3,5 |
| <input checked="" type="checkbox"/> Other <u>Ag Caretaker Unit</u> | _____ |
| <input type="checkbox"/> Simple foundation replacement with no change in footprint, wiring, plumbing, roofing, interior remodeling with no increase in bedrooms, and/or exterior remodeling with no change in footprint | _____ |

Applicant's Signature [Signature]

TO BE COMPLETED BY ENVIRONMENTAL HEALTH STAFF: ADDITIONAL FEE REQUIRED \$ _____

ENVIRONMENTAL HEALTH REQUIREMENTS

MAXIMUM NUMBER OF BEDROOMS ALLOWED <u>4</u>	Permit #	Approved:	Denied:
<input checked="" type="checkbox"/> 1 Individual Sewage Disposal Permit — New	_____	_____	_____
2a Individual Water System Permit	_____	_____	_____
<input type="checkbox"/> 2b Connection to Existing Water System: _____	_____	_____	_____
<input type="checkbox"/> 3 Evaluation of Existing Septic System	_____	_____	_____
<input type="checkbox"/> 4 Individual Sewage Disposal Permit-Repair/Upgrade	_____	_____	_____
<input type="checkbox"/> 5 No construction over septic system or in expansion area.	_____	_____	_____

ADDITIONAL CONDITIONS OR REMARKS. _____

This Clearance is granted subject to the conditions specified above and in approved Environmental Health permits. Building plans submitted with the building permit application must be in compliance with those conditions and with the above project description. Applications not in compliance will be denied by Environmental Health.

- ☐ Clearance to Apply for Building Permit Approved - Application Review and Clearance Valid Until _____
☐ Environmental Health Requirements Cannot Be Met - Clearance Denied (Date) _____
☐ Environmental Health Clearance not required per Section 7.38.080B(6).
☐ Compliance with Environmental Health requirements not yet determined-owner applies for Bldg. Permit at own risk.

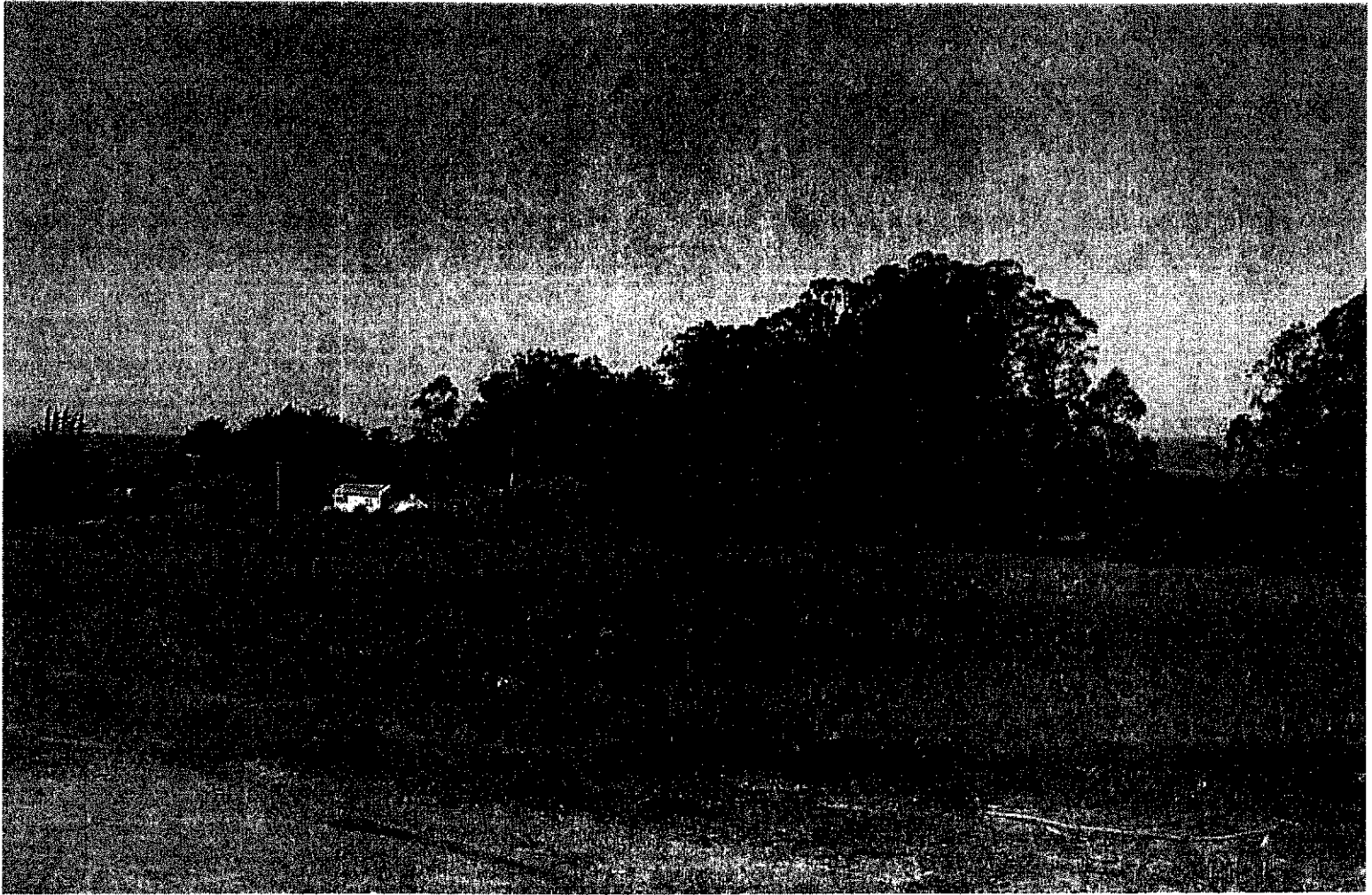
By [Signature]
Environmental Health Staff

Date: 12/5/05

EXHIBIT F



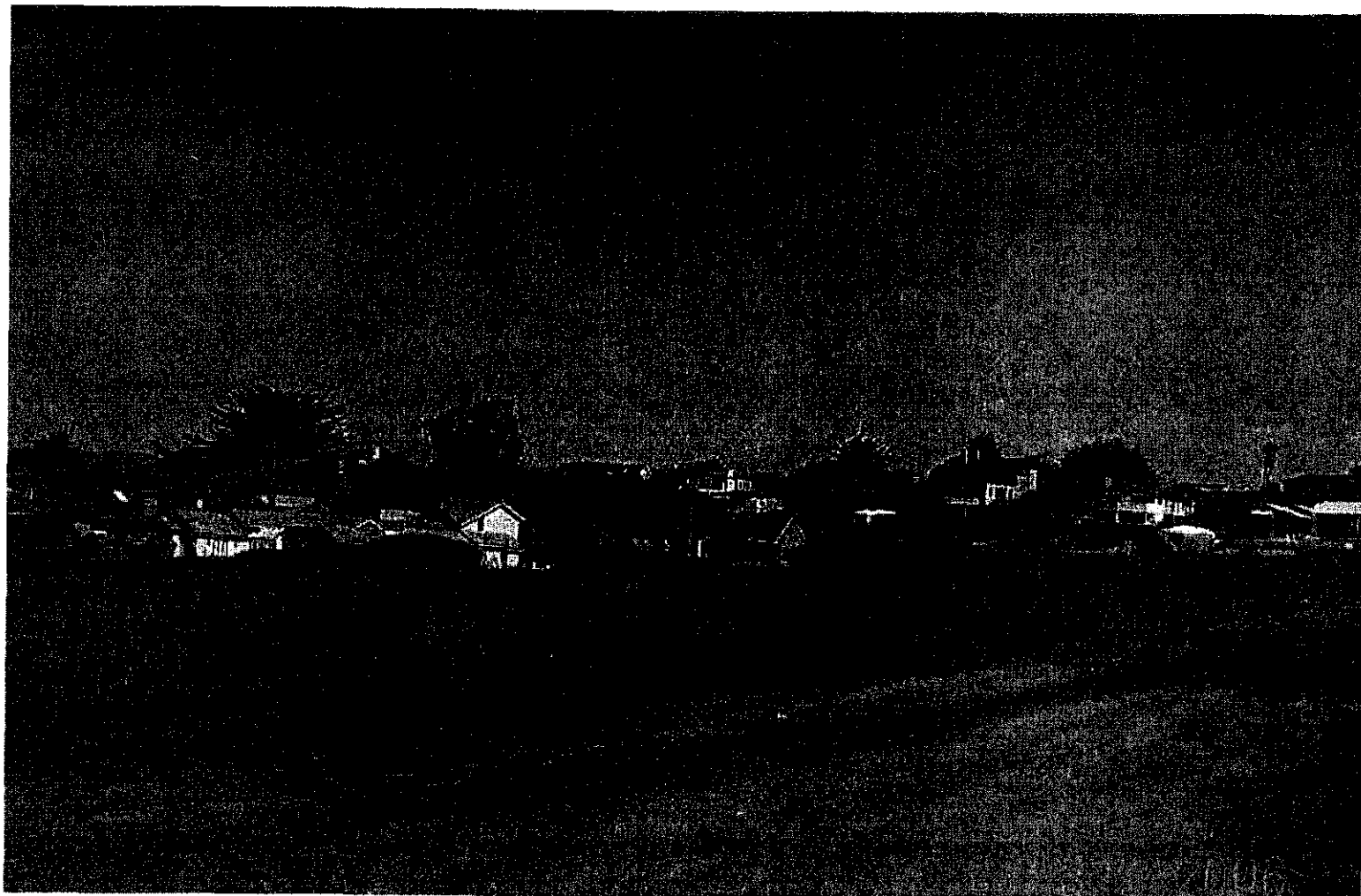
PROPOSED DEVELOPMENT SITE
046-221-51



ADJACENT "CA" PARCEL

APN 046-241-41

MARIE MASSEY



ADJACENT "CA" PARCEL

APN 046-241-~~48~~49

KIT SHIOYANI