



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0405**

Applicant: Jenny Shelton
Owners: Roger & Arleen Betz
APN: 051-431-26

Date: October 19, 2006
Agenda Item #: 11
Time: 1:30 p.m.

Project Description: Proposal to convert and expand an existing garage to a second unit, and construct a two-story addition to an existing single-family dwelling.

Location: Property located on the north side of Lakeview Road, about 500 feet northeast from the intersection of Lakeview Road and Strawberry Hill, at **561** Lakeview Road in Watsonville.

Permits Required Agricultural Buffer Setback Determination

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application **06-0405**, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	2.3 acres
Existing Land Use - Parcel:	Single-family residence
Existing Land Use - Surrounding:	Commercial agriculture
Project Access:	Lakeview Road
Planning Area:	Pajaro Valley
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)
Supervisory District:	Fourth (District Supervisor: Campos)
Within Coastal Zone:	Inside <input checked="" type="checkbox"/> Outside <input type="checkbox"/>

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Watsonville loam
Fire Hazard:	Not a mapped constraint
Slopes:	2 – 15 percent slopes
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Water Supply:	Private well	
Sewage Disposal:	CSA#12, private septic system	
Fire District:	Pajaro Valley Fire Protection District	
Drainage District:	Zone 7 Water Conservation/Flood Control District	

Analysis and Discussion

The proposed project is to convert and enlarge an existing garage to a second unit of 728 square feet and construct a two story addition of 1,284 square feet to an existing two-story single-family dwelling of approximately 2,112 square feet on a 2.3-acre parcel. Second Units are permitted on agriculturally zoned land outside of the coastal zone as per Section 13.10.681 of the County Code provided that it meets buffering requirements and meets the goal of preserving agricultural land. Outside of the Urban *Services* Line and without public sewer, the second unit may not exceed 800 square feet. The project is located at 561 Lakeview Road in Watsonville. The building site is within 200 feet of Commercial Agriculture land to the north and southwest. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to 24 & 30 feet from Assessor's Parcel Numbers 051-431-07 and 051-431-34.

The subject property is characterized by gently sloping topography. The parcel is not located within the Urban Services Line and may be characterized as a **rural** 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 and southwest sides of the parcel at Assessor's Parcel Numbers 051-431-07 (the 14-acre Repetti farm), 051-431-34 (the 11-acre Memelen farm).

A reduced agricultural buffer is recommended due to the fact that the proposed additions would be clustered with the existing development located at the perimeter of the parcel. If the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned **property**, the subject property would not be available for any agricultural production because of the property dimensions, 241-341 feet wide by 410 feet deep. The applicant is proposing a solid wood board six-foot fence at the north and southwest sides of the parcel adjacent to the residential use with an evergreen hedge of

plantings 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.

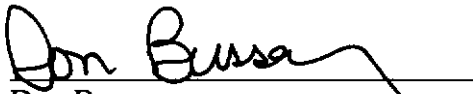
Recommendation

- e Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- e Staff recommends that your Commission APPROVE the Agricultural Buffer Reduction from 200 feet to about **24 & 30** feet to the single family dwelling from the adjacent CA zoned properties known as APN **051-431-07** and **051-431-34**, proposed under Application # **06-0405**, based on the attached findings and recommended conditions.

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

The County Code and General Plan, as well as 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

**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 24 & 30 feet from the adjacent Commercial Agriculture zoned land. With the 50-foot width of the right-of-way adjacent to APN 051-431-07, the effective agricultural setback would be proposed to be 24 feet & 30 feet where 200 feet are required. **An** effective barrier consisting of a six foot tall solid wood board fence enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned lands of APN's 051-431-07 and 051-431-34. This barrier, as proposed, shall not create a hazard in terms **of** the vehicular sight distance necessary for safe passage of traffic.

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

Due to the narrow width of the 2.3 acre parcel, ranging from 241 feet at the east side to 341 at the west property boundary, it would not be possible to meet a 200 foot buffer setback from adjacent CA zoned lands, which surround the parcel.

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. The 2.3-acre parcel is not designated for intensive agricultural production, but is utilized for grazing. The existing and proposed residential development is clustered at the perimeter **of** the parcel, consistent with General Plan Policy 5.13.27, minimizing the amount of land removed from potential production.

**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 continued residential use on the subject parcel will not reduce, restrict or adversely affect adjacent agricultural operations or the economic viability of agricultural operations of the ~~area~~ in that a significant solid and vegetative barrier is proposed to buffer the use from adjacent agriculture. In addition, the property owner has recorded an Agricultural Statement of Acknowledgement which acknowledges that Santa Cruz County has established agriculture as a priority use on productive agricultural lands, and that residents of adjacent property should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations.

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

As the subject parcel is only 2.3 acres in area, it is not engaged in intensive agricultural production. Some grazing is undertaken on the Lakeview Road property frontage. The residential structures are complementary to the existing grazing activity.

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 existing single-family residence was constructed in 1975 at the current location on the northern perimeter of the parcel adjacent to the 50-foot right of way that leads to Strawberry Hill. **An** existing vegetative barrier serves to buffer the residential use from the adjacent agricultural operations but is recommended to be supplemented with a solid wood board fence, **6** feet in height to separate the residential land use **from** the existing agricultural production.

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 room addition and garage conversion are clustered with existing development on the northern perimeter of the parcel, and as such, remove as little land **from** potential production as possible, consistent with general Plan Policy 5.13.27.

Conditions of Approval

Exhibit A: Project Plans, 11 sheets by Shelton Design dated 7-24-06.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN's 051-431-07 and 051-431-34. 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.
 - C. Submit revised plans reflecting a 738 square foot accessory unit with no internal access.
- 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 24 & 30 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN 051-431-07 and 051-431-34.
 2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - B. The owner has recorded an Agricultural Statement of Acknowledgement, as Document 2006-0058100, recorded on October 04, 2006. The Statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
 - C. Record a Declaration of Restriction for the Second Unit. Rental or permanent occupancy of the second unit shall be restricted for the life of the unit to either:

- (i) Households that meet the Income and Asset Guidelines requirements established by Board of Supervisors resolution for lower income households; or
 - (ii) Senior households, where one household member is sixty-two years of age or older, that meet the Income and Asset Guidelines requirements established by Board resolution for moderate or lower income households; or
 - (iii) Persons sharing residency with the property owner and who are related by blood, marriage, or operation of law, or have evidence of a stable family relationship with the property owner.
 - (iv) The property owner shall permanently reside, **as** evidenced by a Homeowner's Property ~~Tax~~ Exemption on the parcel, in either the main dwelling or the second unit. If the property owner resides in the second unit, either the property owner or the residents of the primary single family dwelling must meet the income or familial requirements of Subsection 13.10.681(e)(1) of the County Code.
 - D. Comply with all Environmental Health Service requirements for the septic system.
 - E. Comply with all Pajaro Valley Fire Protection *Service* requirements.
 - F. Record Declaration to Retain the main structure **as** a Single Family Dwelling.
 - G. Capital Improvement fees for the Pajaro Valley Planning *Area* shall be paid for four **(4)** new bedrooms. The fees are **as** follows but are subject to change: Child Care \$109 per bedroom, Park Dedication \$1,000 per bedroom, Roadside Improvement fees \$346 per bedroom, and Transportation Improvement fees of \$1,040 per bedroom.
- 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 and/or physical barrier shall be installed. The applicant/owner **shall** contact the Planning Department's Agricultural Planner, a minimum of three **working days** in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained.

- B. All required Agricultural Buffer Setbacks shall be maintained.
 - C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.
- 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 attorneys 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: 10-19-06

Effective Date: 11-02-06

Expiration Date: 11-02-08

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.

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: 06-0405

Assessor Parcel Number: 051-431-26

Project Location: 561 Lakeview Road, Watsonville CA 95076

Project Description: Agricultural Buffer Setback Determination

Person or Agency Proposing Project: Jenny Shelton

Contact Phone Number: (831) 479-3429

- 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. ☒ **Categorical Exemption**

Specify type: Class 3 - Existing small structure (Section 15303)

F. Reasons why the project is exempt:

Existing structure

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

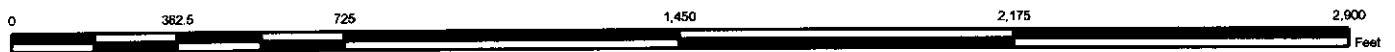
Jean Van der Hoeven
Jean Van der Hoeven, Project Planner

Date: October 19, 2006








EXHIBIT D

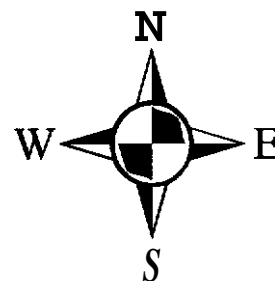


Location Map



Legend

-  APN 51-431-26
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM
-  LAKE
-  PERENNIAL STREAM
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
August 2006

EXHIBIT E

TAX PURPOSES ONLY
 OR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

POR, SALSIPUEDES RANCHO
 SECS. 26,27,34,35, T.11S., R.2E., M.D.B. & M.

Tax Area Code
 69-257 69-258

51-43

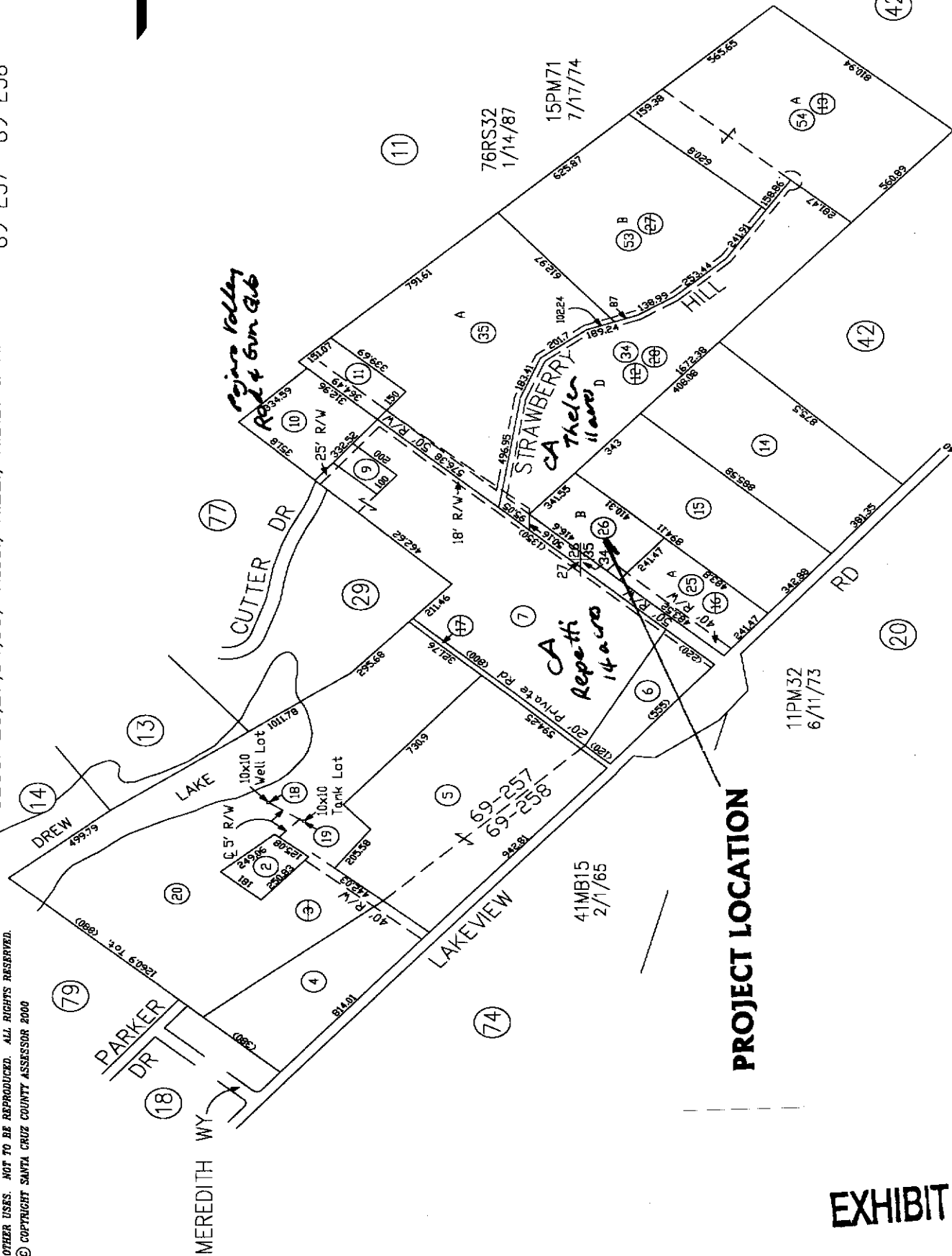
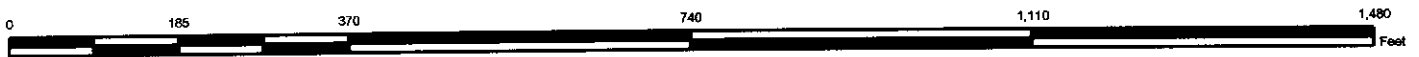
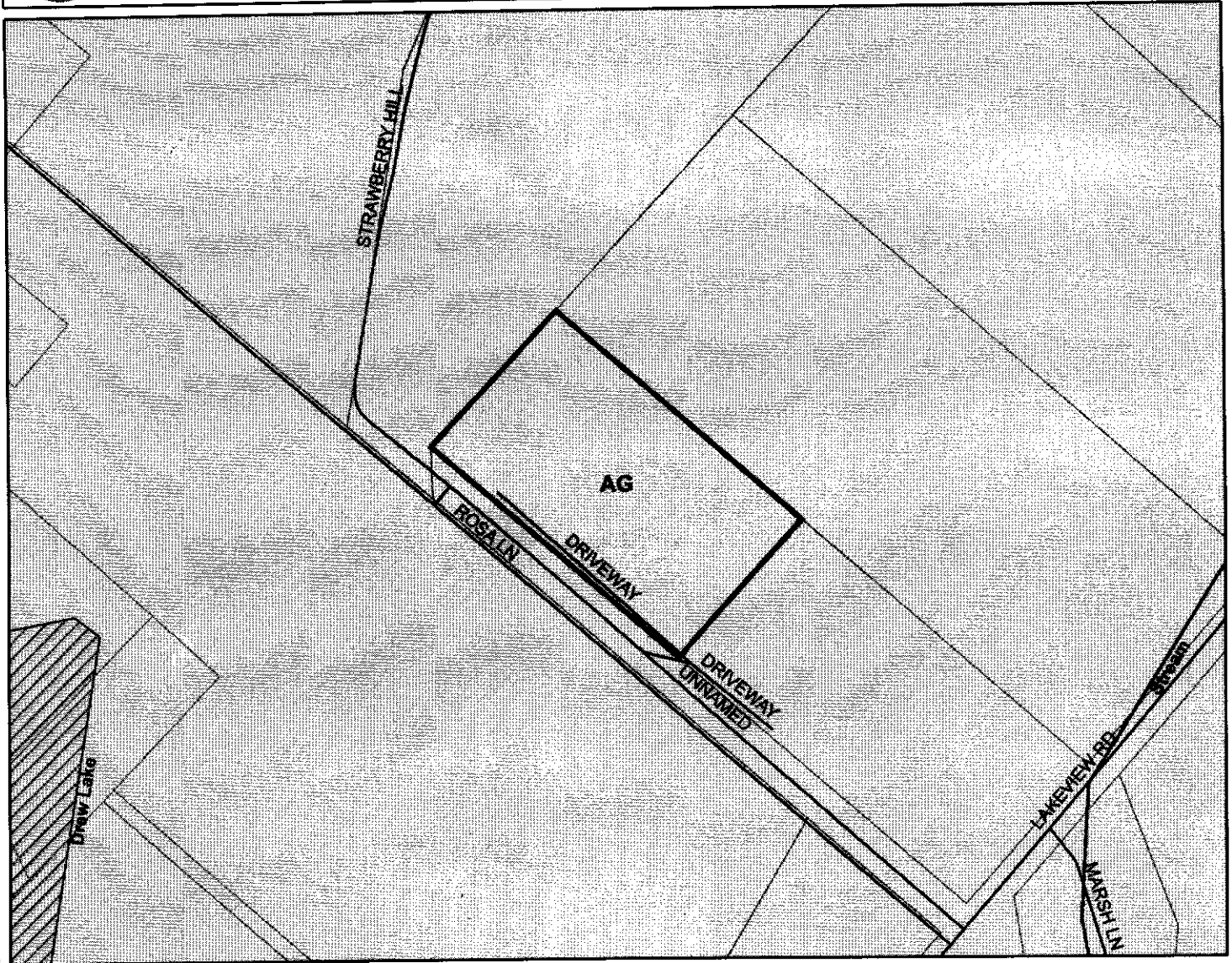


EXHIBIT E



Note - Assessor's Parcel & Block
 Numbers are shown in circles
 Assessor's Map No. 51-43
 County of Santa Cruz, Calif.

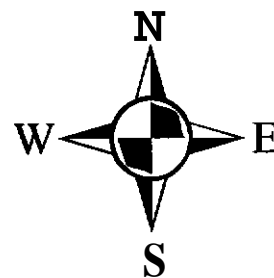


General Plan Designation Map



Legend

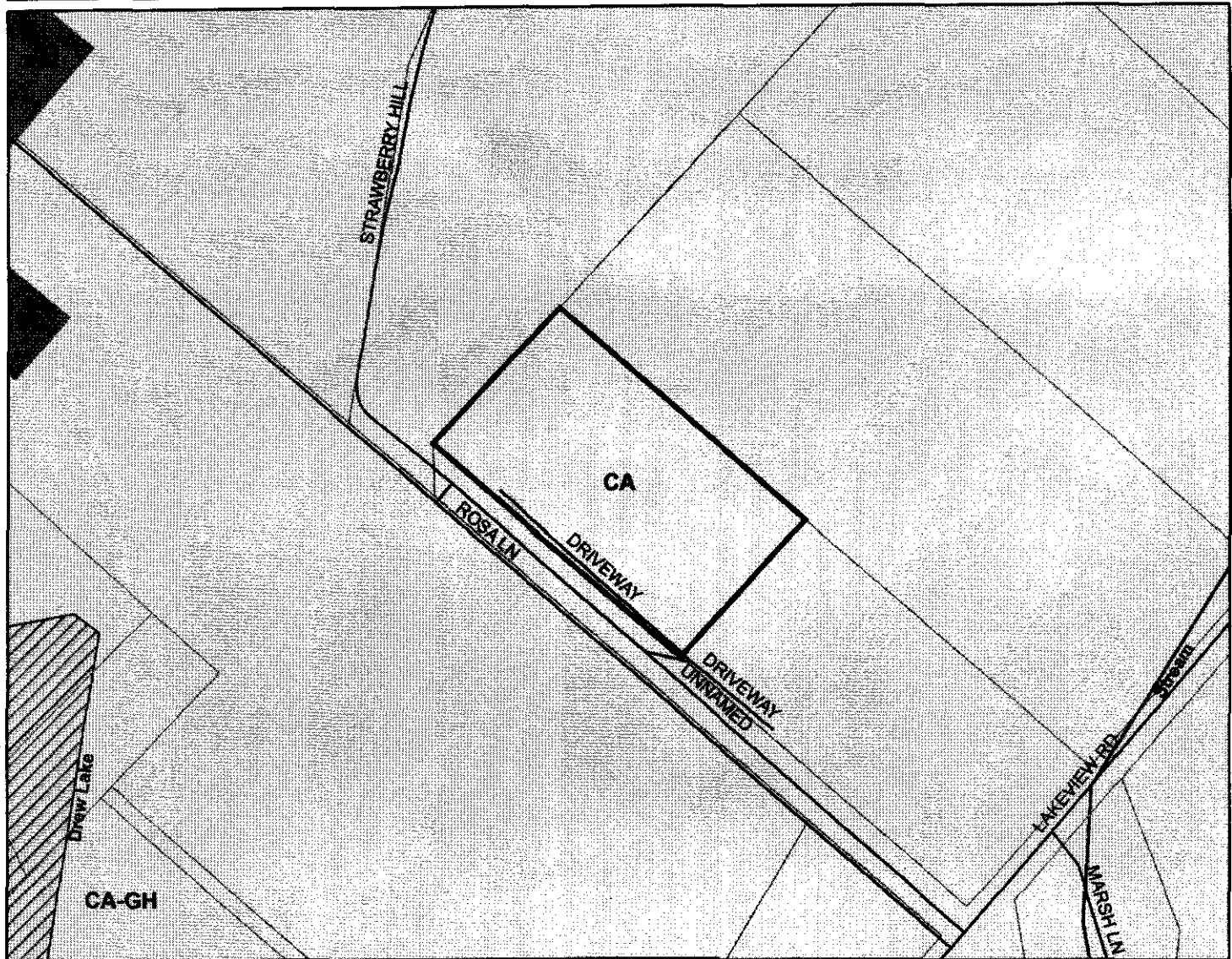
-  APN 51-431-26
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM
-  Lakes
-  Agriculture (AG)










Map Created by
County of Santa Cruz
Planning Department
August 2006

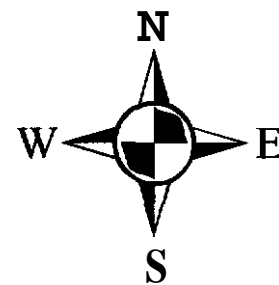


Zoning Map



Legend

-  APN 51-431-26
-  Assessors Parcels
-  Streets
-  INTERMITTENT STREAM
-  Lakes
-  AGRICULTURE COMMERCIAL (CA)
-  AGRICULTURE RESIDENTIAL (RA)



Map Created by
County of Santa Cruz
Planning Department
August 2006

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.: 06-0405
APN: 051-431-26

Date: October 3, 2006
Time: 15:55:39
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 25, 2006 BY ROBERT S LOVELAND =====

The biotic resource mapped in this location is not present within the project area

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 25, 2006 BY ROBERT S LOVELAND =====

NO COMMENT

Project Review Completeness Comments

===== REVIEW ON AUGUST 31, 2006 BY JOAN VAN DER HOEVEN =====

Comply with all required development regulations for the CA zone district including setbacks from property lines of 20 feet from all sides.

Project Review Miscellaneous Comments

===== REVIEW ON AUGUST 31, 2006 BY JOAN VAN DER HOEVEN =====

Record an Agricultural Statement of Acknowledgement.

Code Compliance Completeness Comments

===== REVIEW ON SEPTEMBER 8, 2006 BY KATY S SALAZAR =====

NO COMMENT

This addresses the violation as variance to setback is required. Building permits still need to be obtained and finalized to resolve violation.(KSS)

Code Compliance Miscellaneous Comments

===== REVIEW ON SEPTEMBER 8, 2006 BY KATY S SALAZAR =====

NO COMMENT

Owner signed stipulation and order agreeing to a 10/15/2006 compliance date. This application will not extend that compliance date. (KSS)

Dpw Drainage Completeness Comments

===== REVIEW ON AUGUST 18, 2006 BY JOHN G LUMICAO =====

NO COMMENT

Dpw Drainage Miscellaneous Comments

===== REVIEW ON AUGUST 18, 2006 BY JOHN G LUMICAO =====

NO COMMENT

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 24, 2006 BY TIM N NYUGEN =====

NO COMMENT

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 06-0405
APN: 051-431-26

Date: October 3, 2006
Time: 15:55:39
Page: 2

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 24, 2006 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON AUGUST 14, 2006 BY JIM G SAFRANEK =====

Applicant will need to obtain an approved septic system upgrade permit appl. from EHS. Contact Ruben Sanchez for permitting questions at 454-2751.

Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 14, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Pajaro Valley Fire District Completeness Comments

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

===== REVIEW ON AUGUST 31, 2006 BY SKIP RATSEP =====

DEPARTMENT NAME: Pajaro Valley Fire Marshal office

Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the plans and RESUBMIT, with an annotated copy of this letter:

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

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

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

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

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

Sprinklered.

FIRE FLOW requirements for the subject property are _____ GPM. Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant within 250— feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company.

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

If the existing building is equipped with an automatic fire sprinkler system...

NOTE on the plans that all buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA

13d and Chapter 35 of the California Building Code and adopted standards of

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 06-0405
APN: 051-431-26

Date: October 3, 2006
Time: 15:55:39
Page: 3

the authority having jurisdiction.

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

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

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

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

===== UPDATED ON AUGUST 31, 2006 BY SKIP RATSEP =====

DEPARTMENT NAME:

Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the plans and RESUBMIT, with an annotated copy of this letter:

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

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

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

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

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

Sprinklered.

FIRE FLOW requirements for the subject property are _____ GPM. Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant within _____ feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA _____ and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

If the existing building is equipped with an automatic fire sprinkler system....

NOTE on the plans that all buildings shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA _____ and Chapter 35 of the California Building Code and adopted standards of the authority having jurisdiction.

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

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

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

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

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 06-0405
APN: 051-431-26

Date: October 3, 2006
Time: 15:55:39
Page: 4

rated roof.

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

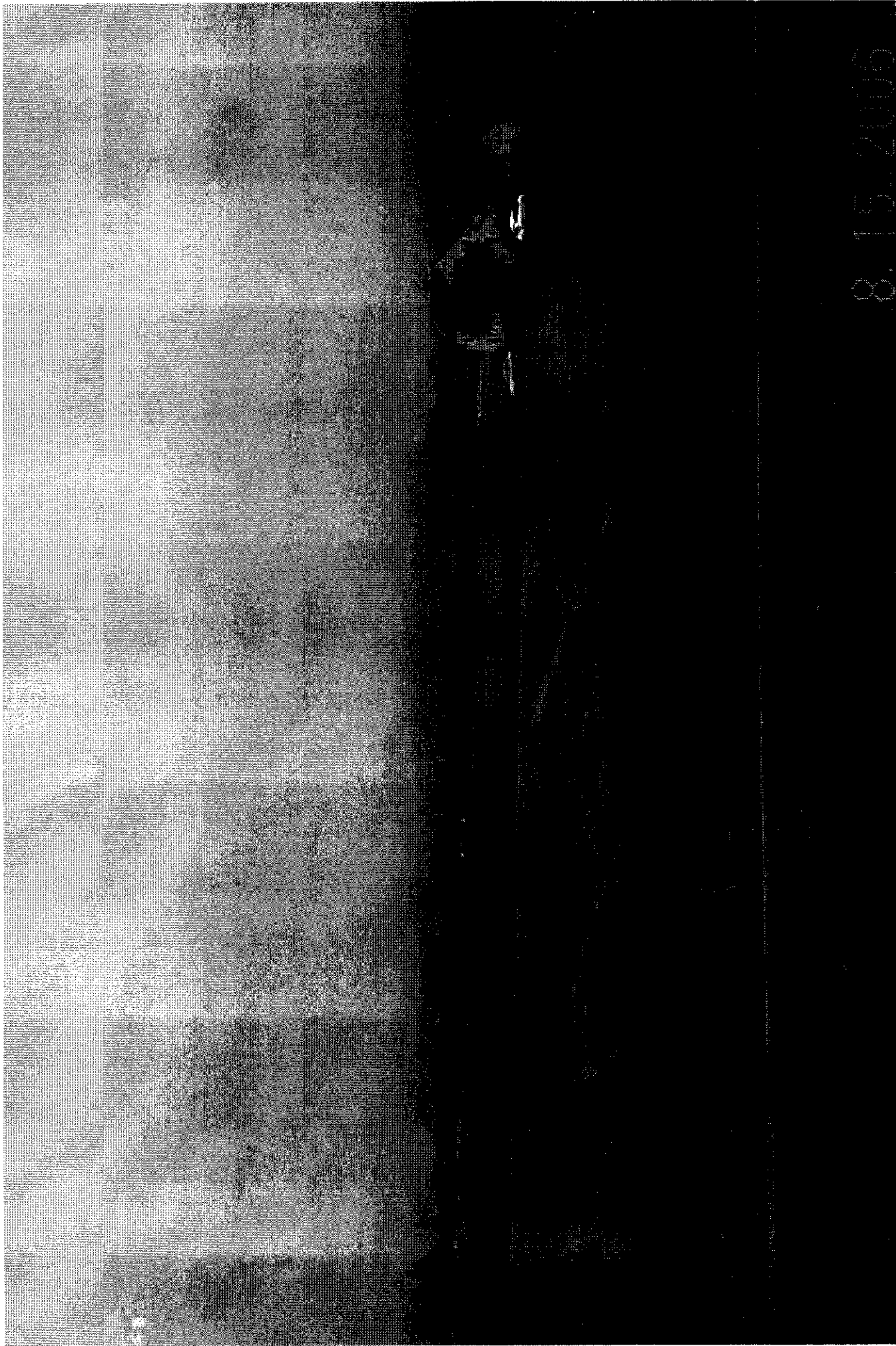
===== UPDATED ON AUGUST 31, 2006 BY SKIP RATSEP =====

Pajaro Valley Fire District Miscellaneous Comments

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

===== REVIEW ON AUGUST 31, 2006 BY SKIP RATSEP =====

===== UPDATED ON AUGUST 31, 2006 BY SKIP RATSEP =====



8.15.2009



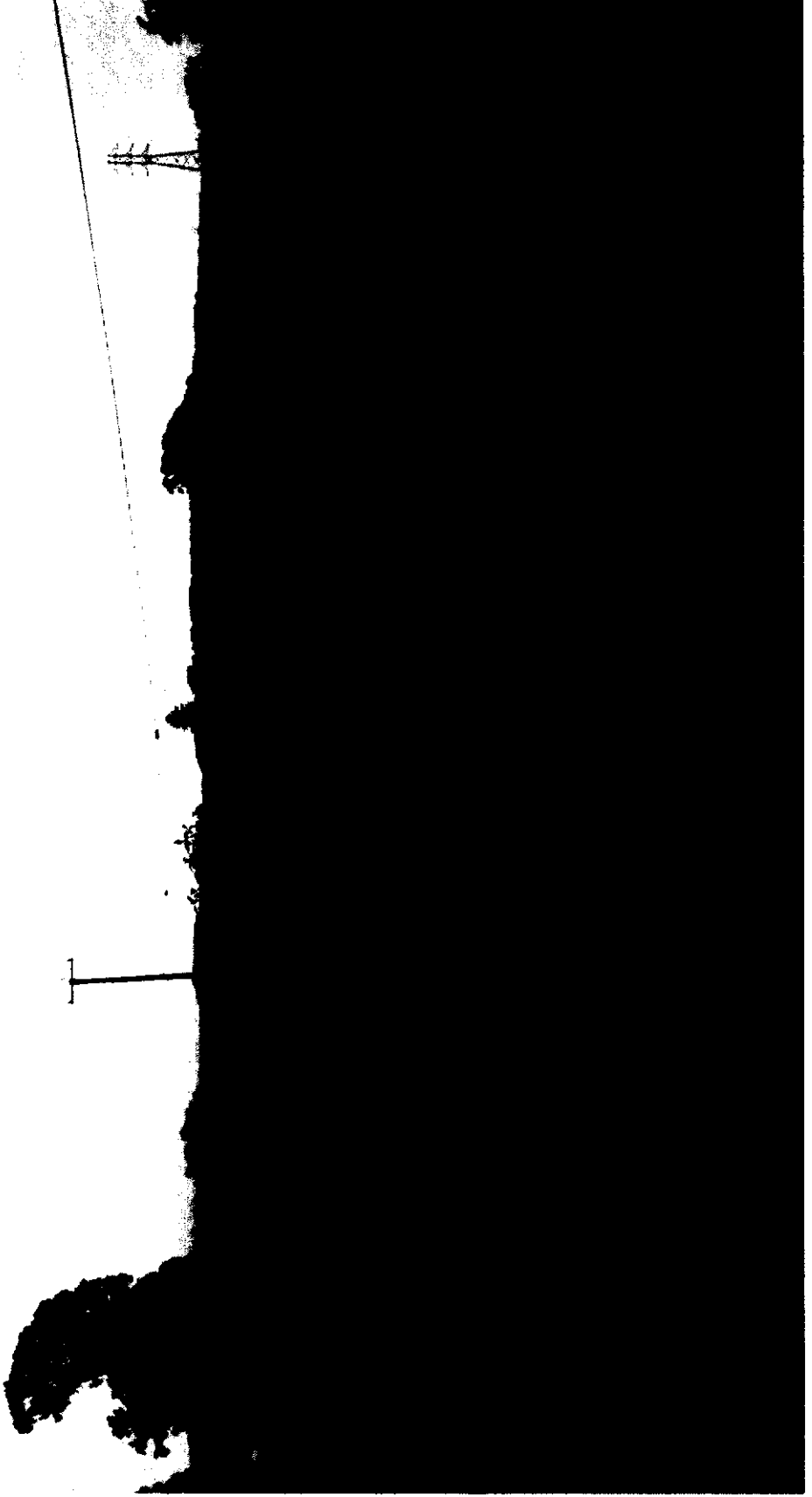


EXHIBIT H

Betz Residence - Showing gaps in Existing Shrubs at Front Yard Setback to be infilled w/additional plants



Betz Residence - Existing Shrubs at Front Yard Setback