



Staff Report to the Agricultural Policy Advisory Commission

Application Number: 06-0110

Applicant: Tom & Melissa Wedlock

Owner: Tom & Melissa Wedlock

APN: 58-111-17

Date: January 18, 2007

Agenda Item #: 8

Time: 1:30 p.m.

Project Description: Proposal to construct a 726 square foot residential addition (and demolish 227 square feet, for a net addition of 499 square feet) at an existing single family dwelling. To include a new outdoor hot tub and patio feature. Requires an Agricultural Buffer Setback Reduction to reduce the 200 foot agricultural buffer setback to approximately 48 feet.

Location: Property located on the west side of San Vicente Street at about 1000 feet north of Marine View Ave., Davenport (16 San Vicente St.).

Permits Required: Agricultural Buffer Setback Reduction

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0110, based on the attached findings and conditions.

Exhibits

- | | |
|---|--------------------------------------|
| A. Project plans (reduced-size excerpt is attached in Staff Report) | D. USGS topographic map |
| B. Findings | E. Zoning & General Plan maps |
| C. Conditions | F. Assessor's parcel map |
| Categorical Exemption (CEQA determination) | G. Agency Comments |

Parcel Information

Parcel Size:	14,294 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Commercial Agriculture, Open Space
Project Access:	San Vicente Street, Davenport

Planning Area: North Coast
Land Use Designation: R-UL (Residential, Urban Low Density)
Zone District: R-1-6 (Single-Family Residential)
Supervisory District: Third (District Supervisor: Wormhoudt/Coonerty)
Within Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soquel Loam
Fire Hazard: Not a mapped constraint; Local Responsibility Area
Slopes: Gently sloping
Env. ~~Sen.~~ Habitat: Unmapped minor ephemeral/intermittent stream nearby
Grading: No grading proposed
Tree Removal: **No** trees proposed to be removed
Scenic: Mapped, but not visible from Highway 1 scenic road
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line: X Yes (Rural Services Line) No
Water Supply: Davenport Sanitation District
Sewage Disposal: Private septic system
Fire District: CDF/County Fire
Drainage District: N/A

Proposed Project

The proposed project is to construct a one-story addition to a one-story single-family dwelling on a residential-zoned parcel, and construct an outdoor patio with hot tub. The addition will be a net increase of 499 square feet, including demolition of 227 square feet and **726** square feet of replacement and new construction. There are two bedrooms in **the** existing residence. The proposed project will include the addition of one bedroom for a total of **three**.

The hot tub/patio area will optionally be located next to either **the** left (south) side of the house or the rear (west) side of the house. As shown on the site plan, this new patio area of developed outdoor use, if located at the rear, will come within 48 feet of the boundary **of** a parcel containing commercial agricultural land. (The new addition will **come** within about **61** feet.)

Project Setting and Proximity to Agriculture

The project is located at 16 San Vicente Street, set near the bottom of the topographic canyon formed by San Vicente Creek. To the east and west of the site are very large parcels containing areas of Type 3 Coastal Zone Prime Agricultural Land; the actual agricultural areas on these parcels are separated from the project site by substantial distances, topographic changes, and buffering vegetation, as described next.

The agricultural parcels zoned "CA" Commercial Agriculture include APN 58-122-12 (about 75 acres) on the west and 58-122-13 (about 1,400 acres) on the east. Both these parcels are part of the extraordinary Coast Dairies & Land Co. property, which is currently owned by the Trust for Public Land and planned for transfer to public ownership which will include provisions for permanently maintaining the existing agricultural uses.

To the east of the proposed project site, from site inspection and aerial photos it appears to be about 900 horizontal feet to the east to reach grazing land on APN 58-122-13, including a traverse across San Vicente Street, over the extensive riparian woodland of San Vicente Creek, and then through rough coastal chaparral areas up the east side of the San Vicente Canyon to reach a coastal marine terrace where grazing may occur, largely out of sight of the project site.



View of project site, looking west from San Vicente Street, Note the steep, high canyon slopes behind the house, which create topographic separation and distance separation between the house site and the actual agricultural use areas (grazing and row crop fields) which lie unseen further west past the top of the canyon slopes.

On the west, agricultural parcel 58-122-12 begins at the rear (west) property line of the project site, and it is this property line which will be as close as 48 feet from the proposed project. However, no agricultural land on this parcel is visible from the project site, because there is first a gradually steepening ravine and canyon side which must be traversed. The canyon side is vegetated with mature trees and dense coastal chaparral. The canyon includes a side ravine incised by a small ephemeral or intermittent stream.

From aerial photos and USGS topo map review, there is about a 150 foot elevation gain up the west canyon side to get up to the coastal marine terraces to the west where there are grazing and row-crop agricultural **uses**. Exhibit E, attached, shows the elevation gain from about the 60 foot elevation at the house site to higher than the 200 foot contour at the coastal terrace. The nearest agricultural field on this west side is approximately 400 horizontal feet from the proposed project.

Allowance of a reduced agricultural buffer is recommended due **to** the fact that the standard buffer distance (measured from property lines) would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned property, and the separation to actual agricultural uses is much greater than 200 feet, including substantial topographic and vegetative buffers, as explained above.

The distances and barriers discussed here will work as well as a standard 200 foot buffer, to protect the agricultural interests on the Commercial Agriculture zoned parcel(s). 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.

Other Project Considerations: Coastal Permit, Riparian Corridor

A Coastal Permit is not required, because the net residential addition is under 500 square feet. This is a one-time exemption, and any future addition will require a Coastal Permit.

A staff site inspection found a recently constructed hot tub, landscape wall and patio area at the farthest rear corner of the property, constructed without benefit of permits, next to a small stream arroyo. A site survey by a licensed surveyor established that most **of** the hot tub and patio area is located in error off the property, and on APN **58-122-12**. The latter property is owned by Trust for Public Land, which was notified. The location is shown on the Exhibit A site plan.

In the absence of decisive evidence about the seasonal **flow** patterns of the small unnamed creek (ephemeral vs. intermittent), Planning staff concluded to apply the “urban arroyo” definition from the Riparian Corridor Protection Ordinance, which establishes required setback distances from the top of bank of the small arroyo. As built, the hot tub and patio do not meet the required riparian setbacks, and so it would not be an option for the owner to seek some leasing arrangement with the Trust for Public Land to keep the hot tub as located.

The Conditions of Approval here require removal of the hot tub and related development that is outside the property line. The portion **of** a small recently constructed landscape pond which is within the property line may remain, in that it meets the required riparian setback (as illustrated on the site plan, Exhibit **A**) and is not a structure that must meet required yard setbacks.

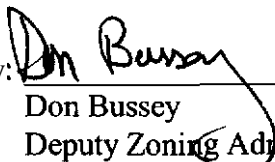
Recommendation

- 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 48 feet to the single-family dwelling and outdoor patio from the adjacent CA zoned property known as APN 58-122-12 and 58-122-13, proposed under Application # 06-0110, 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

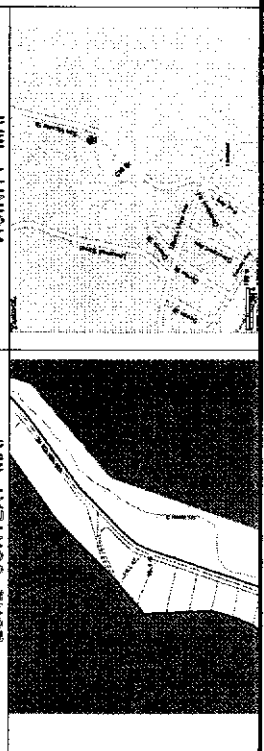
Report Prepared By: Jack Nelson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
(831) 454-3259 or jack.nelson@co.santa-cruz.ca.us

Report Reviewed By: 
Don Bussey
Deputy Zoning Administrator

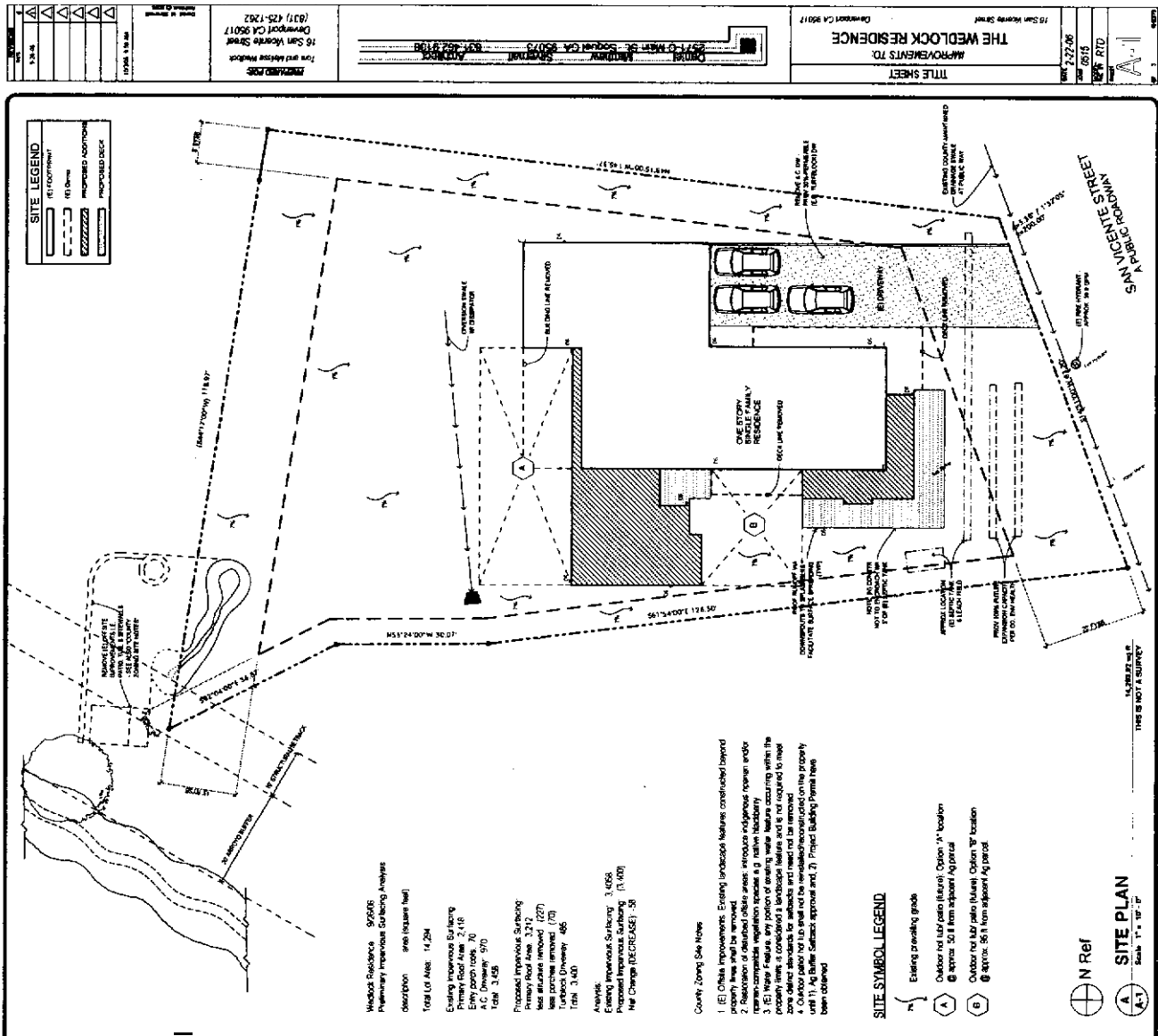
THE WEDLOCK RESIDENCE

	
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ZONE CONTEXT MAP



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**Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(d)**

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot setback; or

Significant topographical differences exist between the subject parcel and APNs 58-122-12 and 58-122-13, to allow for a reduction in the required 200 foot setback to about **48** feet. The proposed building site is about 150 feet below the elevation of the agricultural uses on the adjacent Commercial Agriculture **zoned** parcel.

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 proposed project is located in a large, deep stream canyon (San Vicente Creek) which provides a considerable physical barrier and substantial vegetation (as well as a functional distance of at least 400 horizontal feet) between the project site and actual areas of commercial agricultural use on marine terraces outside the canyon slopes.

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.

(*This* finding not required in addition to the above findings.)

EXHIBIT B

Conditions of Approval

Exhibit A: Plans by Dan Silvemail, Architect, Sheets A1 and A2, revised 9-26-06

1. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APNs 58-122-12 and 58-122-13. 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 48 feet from the single-family dwelling (including the new outdoor hot tub and patio area) to the adjacent Commercial Agriculture zoned parcel APN 58-122-12. Plans shall finalize whether "Option A" or "Option B" is to be the hot tub/patio location.
 2. Final plans shall include specifications for removal and restoration of that portion of the recently constructed outdoor patio area (including hot tub and landscape wall) which was built outside the subject property line. If the adjacent property owner (APN 58-122-12) demands earlier removal, then the applicant/owner shall first provide earlier specifications to the Planning Department for review and approval. Restoration shall include revegetation with specified riparian and/or riparian-compatible native plant species. The owner/applicant shall reach agreement with the adjacent property owner to do this work on their land.
 3. Plans may indicate retention of the "landscape feature" (landscape pond and circulating waterfall) at the rear of the property, to the extent that it is

located on the property. This shall not be an area designed for intensive human use; no patio surface, no fire pit, etc.

4. Plan information addressing the requirements of Public Works Drainage.
 5. Plan information addressing the requirements of County Fire.
 - B. Obtain an Environmental Health Clearance from Environmental Health Services, to be provided at the Building Counter when submitting materials for a Building Permit.
 - C. 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. **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. **All** required Agricultural Buffer Setbacks shall be maintained.
 - B. 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 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 two years from the effective date on the expiration date listed below unless you obtain the required permits and commence construction,

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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: 06-0110
Assessor Parcel Number: 58-111-17
Project Location: 16 San Vicente St.

Project Description: Agricultural Buffer Setback Reduction

Person or Agency Proposing Project: Tom & Melissa Wedlock

Contact Phone Number: (831) 425-1262

- 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 - New construction of small structure (Section 15303)

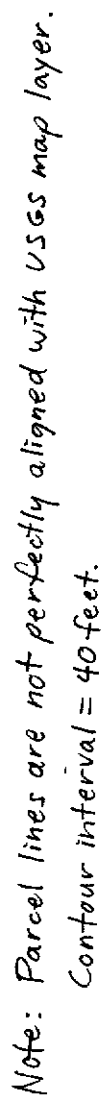
F. Reasons why the project is exempt:

Construction of a small residential addition in an area designated for residential land use

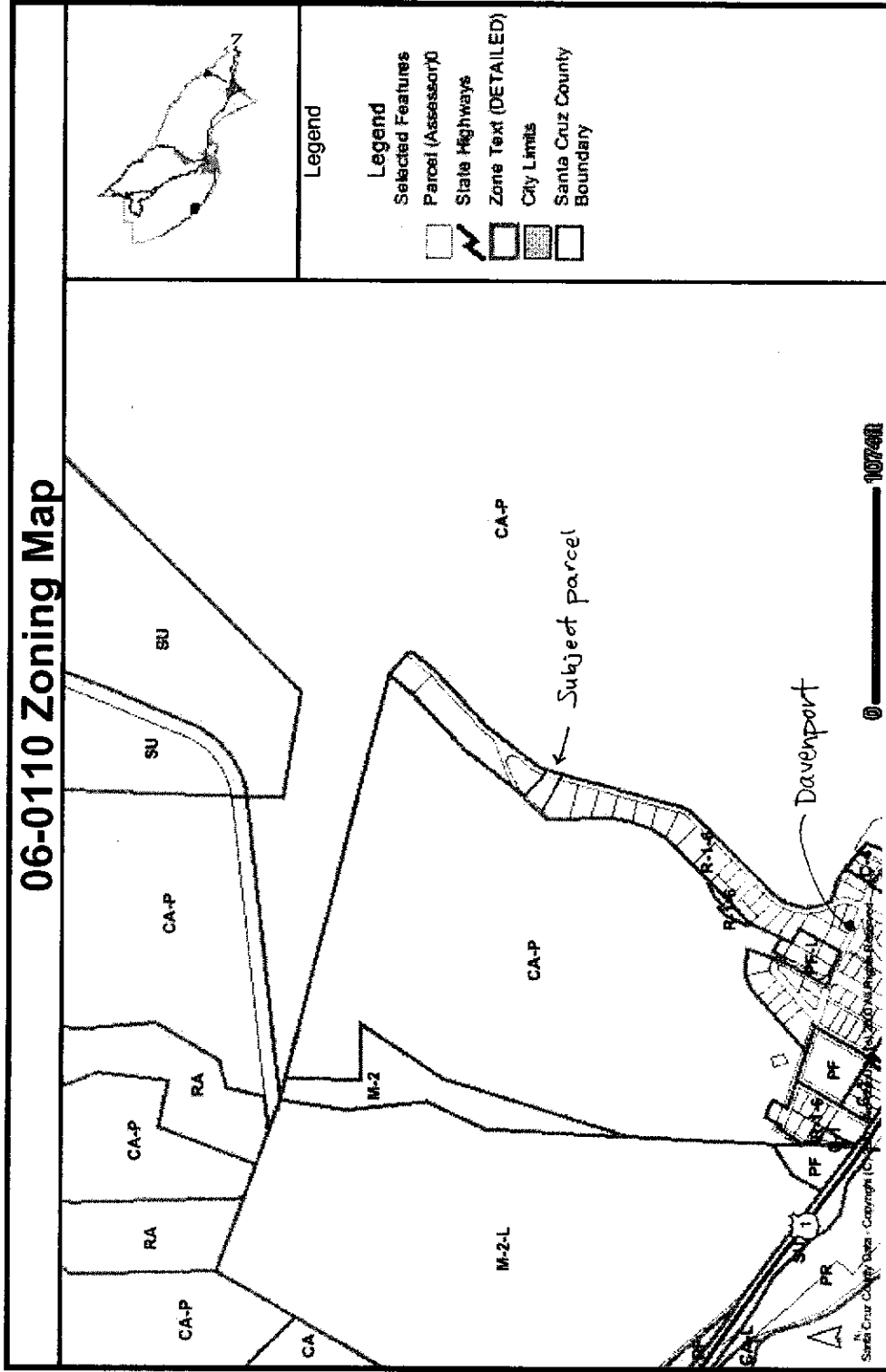
In addition, none of the conditions described in Section 15300.2 apply to this project.

Jack Nelson, Project Planner

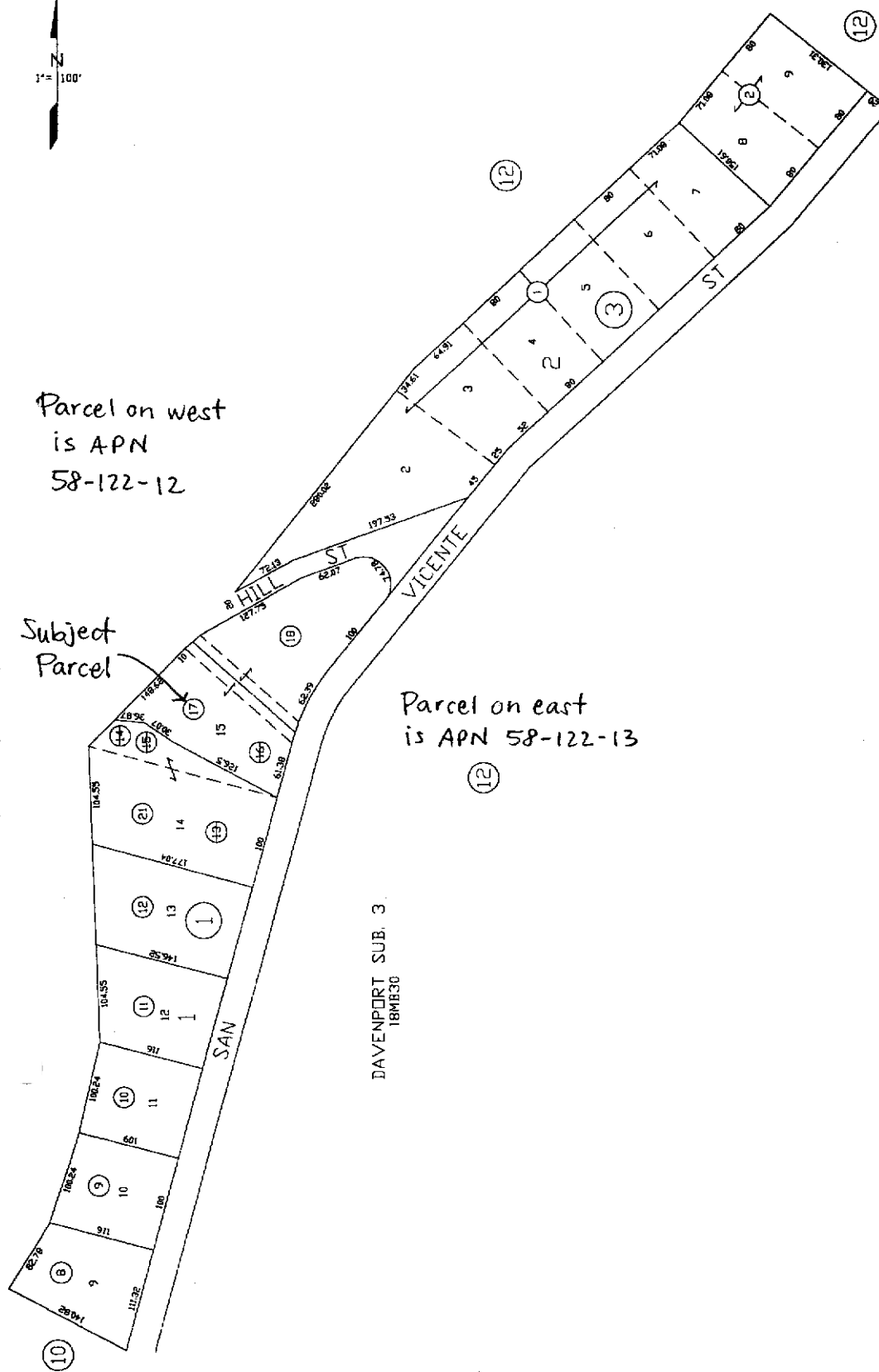
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Assessor's Map No. 58-11
 County of Santa Cruz, Calif.
 Oct. 1999

Note - Assessor's Parcel & Block
 Numbers Shown in Circle

EXHIBIT G

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: Jack Nelson
Application No.: 06-0110
APN: 058-111-17

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Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 21, 2006 BY CARISA R DURAN =====

No drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage, all potential off-site impacts and mitigations must be determined; therefore, proposed projects must conclusively demonstrate that (see drainage guidelines):

- The site is being adequately drained
- Site runoff is conveyed to the existing downstream drainage conveyance system or other safe point(s) of release, if taken off-site.
- The project is not adversely impacting roads and adjacent or downslope properties if taken off-site.

Please address the following items:

- 1) A drainage plan was not submitted in the plans received as required for proposed development. How is roof and other impervious area runoff to be handled for the development?
- 2) What is the existing drainage pattern (topography)? What will the new pattern be if it is to be altered?
- 3) Are there any structures in the path of flow that would be impacted by this development in the adjacent parcels?
- 4) This project is for development of impervious areas greater than 500 sf in a Groundwater Recharge Zone: therefore, it is required that on-site runoff generated by new impervious and semi-impervious areas from new development be retained on-site. It must be conclusively demonstrated that the post-development runoff rate does not exceed the pre-development rate and that the completed project does not adversely impact roads or downslope properties.
- 5) If it is determined that resulting runoff from the proposed development cannot be handled on-site, an offsite analysis by an engineer is required. Such determinations (unfeasibility) should be included in documentation or plans submitted for this application. Offsite analysis includes making use of any existing offsite drainage systems. All existing and proposed drainage systems and connections must be shown. Amount of runoff to be added to the existing offsite drainage system, along with the system condition and adequacy should be clarified.
- 6) Regardless of the parcel being located in a Groundwater Recharge Zone, projects are required to maintain predevelopment rates where feasible. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include limiting impervious areas.

EXHIBIT H

Discretionary Comments - Continued

Project Planner: Jack Nelson
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using pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc. Please show proposed mitigations on the plans.

A drainage plan for this project must be included in the plan set for this application. Until further information is submitted addressing the above comments, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

Further drainage plan guidance may be obtained from the County of Santa Cruz Planning website: <http://www.sccoplanning.com/brochures/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON NOVEMBER 6, 2006 BY CARISA R DURAN =====
2ND ROUTING - 11/6/06

Revised plans dated 9/26/06 with drainage plan were received.

Plans accepted as submitted. Discretionary stage application review is complete for this division. (Additional notes in Miscellaneous Comments.)

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 21, 2006 BY CARISA R DURAN =====

No comment. ===== UPDATED ON NOVEMBER 6, 2006 BY CARISA R DURAN =====
The following items must be submitted at the Building application stage:

- 1) Add detail of semi-pervious driveway.
- 2) It must be noted in the plans that the property owner is required to maintain the drainage system, including the semi-pervious driveway, as installed by this development to maintain capacity and function as intended by the design.

Dpw Road Engineering Completeness Comments

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

Dpw Road Engineering Miscellaneous Comments

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

Environmental Health Completeness Comments

EXHIBIT H

Discretionary Comments - Continued

Project Planner: Jack Nelson
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===== REVIEW ON MARCH 21, 2006 BY JIM G SAFRANEK ===== Applicant must provide evidence to EHS staff that adequate septic leachfield expansion area exists on the APN. Contact R. Sanchez at 454-2735: a revised site plan illustrating an acceptable future leachfield area approved by Sanchez will be required.
===== UPDATED ON OCTOBER 30, 2006 BY JIM G SAFRANEK ===== R. Sanchez of EHS was never contacted by the applicant to obtain approval of the proposed expansion field shown on the revised site plan. Required for completeness.
===== UPDATED ON NOVEMBER 7, 2006 BY JIM G SAFRANEK ===== Sanchez of EHS now approves the proposed expansion leachfield; completeness has been approved.

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 21, 2006 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON OCTOBER 30, 2006 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON NOVEMBER 7, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON MARCH 27, 2006 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your 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 (2001) as amended by the authority having jurisdiction. 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. A minimum fire flow 200 GPM is required from 1 hydrant located within 250 feet.
department connection should be located, contact the fire department in your jurisdiction. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic 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 that the roof covering shall be no less than Class "B" rated roof.
NOTE on the plans that a 12 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.
The access road shall be 12 feet minimum width and maximum twenty percent slope. 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% and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but

EXHIBIT H

Project Planner: Jack Nelson
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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% 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.

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.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

===== UPDATED ON OCTOBER 30, 2006 BY COLLEEN L BAXTER =====

DEPARTMENT NAME:

NOTE on the plans that a 30 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.

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

EXHIBIT H

Discretionary Comments - Continued

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

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

===== UPDATED ON OCTOBER 30, 2006 BY COLLEEN L BAXTER =====

===== UPDATED ON OCTOBER 30, 2006 BY COLLEEN L BAXTER =====

DEPARTMENT NAME:

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.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON MARCH 27, 2006 BY COLLEEN L BAXTER =====

===== UPDATED ON OCTOBER 30, 2006 BY COLLEEN L BAXTER =====

===== UPDATED ON OCTOBER 30, 2006 BY COLLEEN L BAXTER =====

EXHIBIT B