



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **08-0167**

Applicant: Chuck Mornard
Owner: Nicholas Soto
APN: 107-541-05

Date: February 19, 2009
Agenda Item #: 6
Time: 1:30 p.m.

Project Description: Proposal to recognize an existing two story single family dwelling located about 25 feet from land designated as an Agricultural Resource. Requires an Agricultural Buffer Determination.

Location: Property located on the east side of Brown's Valley Road (452 Brown's Valley Road) about 1 1/2 mile north of Amesti Road.

Permits Required: Agricultural Buffer Setback Reduction

Staff Recommendation:

- Approval of Application 08-0167, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	4 acres (178,785 square feet)
Existing Land Use - Parcel:	Agriculture & one single family residence
Existing Land Use - Surrounding:	Agriculture & single family residences
Project Access:	Via a private driveway off of Brown's Valley Road
Planning Area:	Eureka Canyon
Land Use Designation:	R-R (Rural Residential)
Zone District:	A-P (Agriculture with Williamson Act contract)
Supervisory District:	2 nd District (District Supervisor: Ellen Pirie)
Within Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Application #: 08-0167
APN: 107-541-05
Owner: Nicholas Soto

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Mapped agricultural resource with Type 1A prime agricultural soils.
Fire Hazard: Not a mapped constraint
Slopes: Slopes up gradually to the east about 60 feet; steeper slopes on the south east side of the parcel <30%.
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Grading to be review during building permit phase
Tree Removal: No trees proposed to be removed
Scenic: Parcel located off of a County General Plan designated scenic road.
Drainage: Conceptual drainage plan adequate for discretionary phase.
Archeology: Archeological reconnaissance completed; no cultural resources were evident at the site.

Services Information

Inside Urban/Rural Services Line: Yes No
Water Supply: Pajaro Valley Water District
Sewage Disposal: Septic
Fire District: Santa Cruz County Fire District
Drainage District: Zone 7

Analysis and Discussion

The proposed project is to recognize the construction of a two story single-family dwelling of approximately 2,820 square feet on a 178,785 square foot (4 acre) parcel. The project is located at 452 Brown's Valley Road in Watsonville. The building site is within 200 feet of designated Agricultural Resource land to the south. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to 25 feet from APN 107-541-06.

The subject property is characterized by topography that slopes gently upwards to the east, about 60 feet. The parcel is not located within the Urban Services Line and may be characterized as a rural, agricultural neighborhood. The parcel carries a Rural Residential (R-R) General Plan designation and the implementing zoning is (A-P) Agriculture with an Agricultural Preserve combining district. In addition, the subject parcel is a designated Type 1-A Agricultural Resource for prime soils.

The existing Agricultural Preserve contract was established under permit 80-1059-AP and permits the construction of structures on the subject property that are incidental to and compatible with the use of the land for the commercial production of agricultural commodities; therefore, one single family dwelling is permitted.

A reduced agricultural buffer is recommended due to the fact that the east, west, and north portions of the property are currently used for agriculture and the proposed location is the preferred development location to not interfere with or minimize the agricultural areas on the parcel. In addition, in this location, the parcel is only about 245 feet wide, therefore, if the 200

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foot setback was maintained from adjacent Agricultural Resource land, there would not be sufficient room to build a residence. As a condition of approval, the property owner will be required to construct a six foot tall, solid wood board fence with an evergreen hedge of plantings at the south property line between the rear and right side of the residence and the adjacent Agricultural Preserve land at a length of about 275 feet to reduce the impact of agricultural activities on the proposed residential use and to therefore protect the agricultural interests on the adjacent parcel designated as an Agricultural Resource. 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.

This parcel is located off of Brown's Valley Road, which is a designated scenic road in the County General Plan. County General Plan policy 5.10.11 requires that development within the viewshed of rural scenic roads be buffered from view by the architectural design, landscaping and siting. The residence already exists and is sited in a preferred location given that other areas on the parcel are used for agriculture; therefore, as a condition of approval, the applicant and/or property owner will be required to submit landscaping plans for approval by the Planning Department prior to building permit issuance that show new landscaping appropriate to buffer the view of the house from Brown's Valley Road.

Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 25 feet to the single-family dwelling from the adjacent property known as APN 107-541-06, designated as an Agricultural Resource in the General Plan as proposed under Application # 08-0167, 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: Samantha Haschert
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

Report Reviewed By: Paia Levine
Principal Planner
Development Review

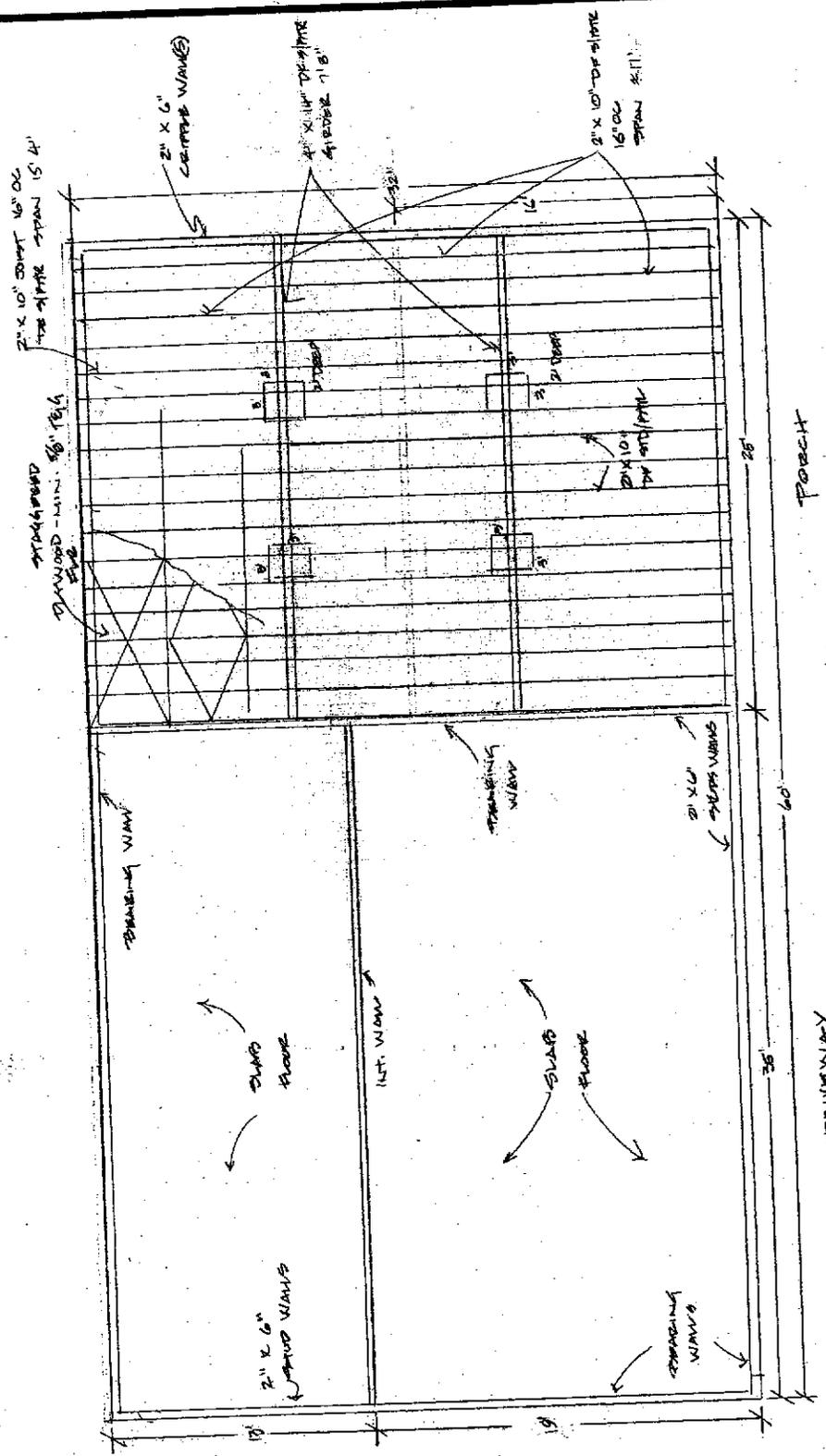
NO.	BY	DATE

16

DRAWN:
NICK SOTO

FLOOR FRAMING
PLAN

DRAWN	CHECKED	DATE	SCALE	NO. OF SHEETS	TOTAL SHEETS
CILIK	MORNING	8/2/08	1/4" = 1' FOOT	4	8
DRAWN BY				FLOOR FRAMING	
CHECKED BY				4 OF 8	
DATE				08	



SCALE: 1/4" = 1' FT.

1ST
FLOOR FRAMING
PLAN

NORTH ↓

7/28
-7-

EXHIBIT A

**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 eliminates or minimizes the need for a 200 foot agricultural buffer setback; or
2. Permanent substantial vegetation (such as a Riparian Corridor or Woodland protected by the County's Riparian Corridor or Sensitive Habitat Ordinances) or other physical barriers exist between the agricultural and non-agricultural uses which eliminate or minimize the need for a two hundred (200) foot agricultural buffer setback; or
3. A lesser setback is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, 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) or the existence of some other factor which effectively supplants the need for a two hundred (200) foot agricultural buffer setback; or

This finding can be made in that, as a condition of approval of this permit, the property owner will be required to establish a physical barrier in the form of a six foot tall, solid wood fence with an evergreen hedge of plantings, for a distance of about 275 feet along the right side and rear of the existing residence (south property line) and 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, both of which effectively supplant the need for a two hundred foot agricultural buffer setback.

4. The imposition of a two hundred (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 (e.g. solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback reduction from the existing residential use to APN (107-541-06). This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit, including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit and Grading Permit (if required) for the existing house from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- 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 25 feet from the existing single-family dwelling to the south adjacent Agricultural Resource designated parcel (APN 107-541-06).
 2. Show the location of the vegetative buffering barrier, which shall be composed of drought tolerant shrubbery, and a six foot tall solid wood board fence. 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. The buffering barrier (fence and vegetation) shall begin at the corner of the south property line adjacent to the northwest corner of the residence and run for a length of about 275 along the south property line to the right of the house and to the rear of the house.
 3. Landscaping plans for the planting and maintenance of new plants and trees appropriate to effectively buffer the view of the house from Brown's

Valley Road, for review and approval by County Planning Staff prior to building permit issuance. (Please contact the County Urban Designer Larry Kasparowitz for assistance in developing this plan or choosing plants appropriate for the area. 454-2676)

4. The floor plans shall be revised to show the follow room label changes:
 - a. The Family Room and Living Room labels shall be switched.
 - b. The floor plan shall label the proposed Storage room as Non-habitable Storage. No heating is permitted within the non-habitable storage room.
 5. Grading and drainage plans completed by a licensed civil engineer. Drainage plans shall show all existing drainage features on the site and how runoff from the existing residence and driveway drains.
 6. Erosion control plans that indicate erosion control measures to be implemented at the intersection of Brown's Valley Road and the private driveway.
- B. Complete and 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.
- C. Complete and record a Declaration of Restriction to recognize a non-habitable storage room. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- D. Pay the current fees for Parks and Child Care mitigation for 4 bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
- E. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- F. Obtain an Environmental Health Clearance and a septic permit for this project from the County Department of Environmental Health Services.
- G. Meet all requirements and pay any applicable plan check fee of the CalFire Fire Protection District.
- H. Submit 3 copies of a soils report prepared and signed by a California licensed geotechnical engineer.
- 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 physical barriers shall be installed.
- 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 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 listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____
Effective Date: _____
Expiration Date: _____

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: 08-0167
Assessor Parcel Number: 107-541-05
Project Location: 452 Brown's Valley Road

Project Description: Agricultural Buffer Setback Reduction

Person or Agency Proposing Project: Chuck Mornard

Contact Phone Number: (831) 685-9236

- 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:

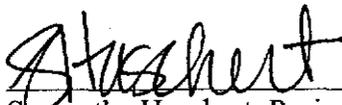
E. **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (15303)

F. **Reasons why the project is exempt:**

Recognize the construction of a single family dwelling located within the required 200 foot agricultural buffer setback.

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


Samantha Haschert, Project Planner

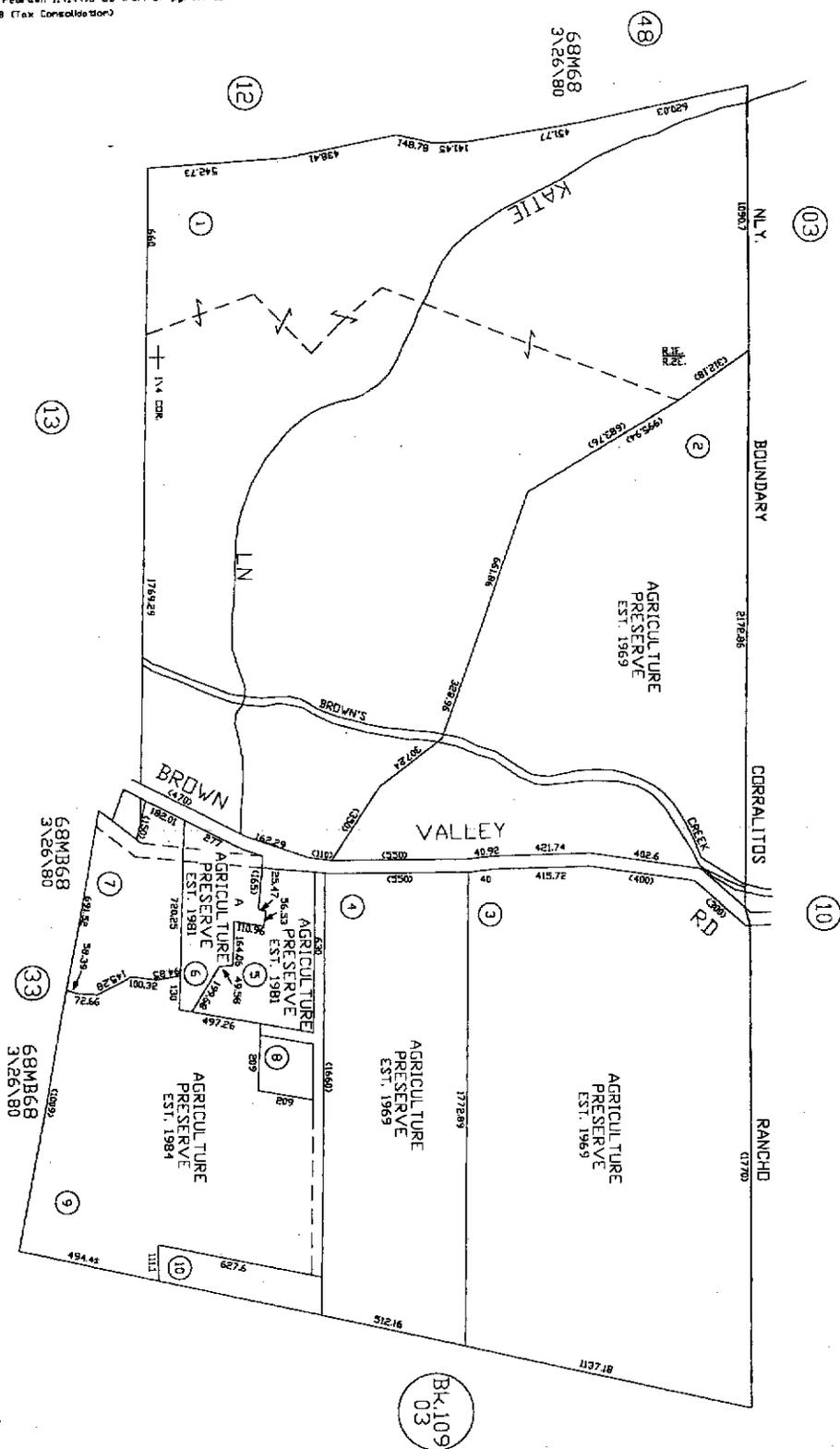
Date: 1/21/09

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY. NOE ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1995

RANCHO DE LOS CORRALITOS
 PDR. SEC. 1, T.11S, R.1E. & SEC. 6, T.11S, R.2E., M.D.B. & M.

Tax Area Code
 69-262

107-54

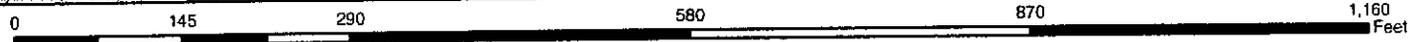
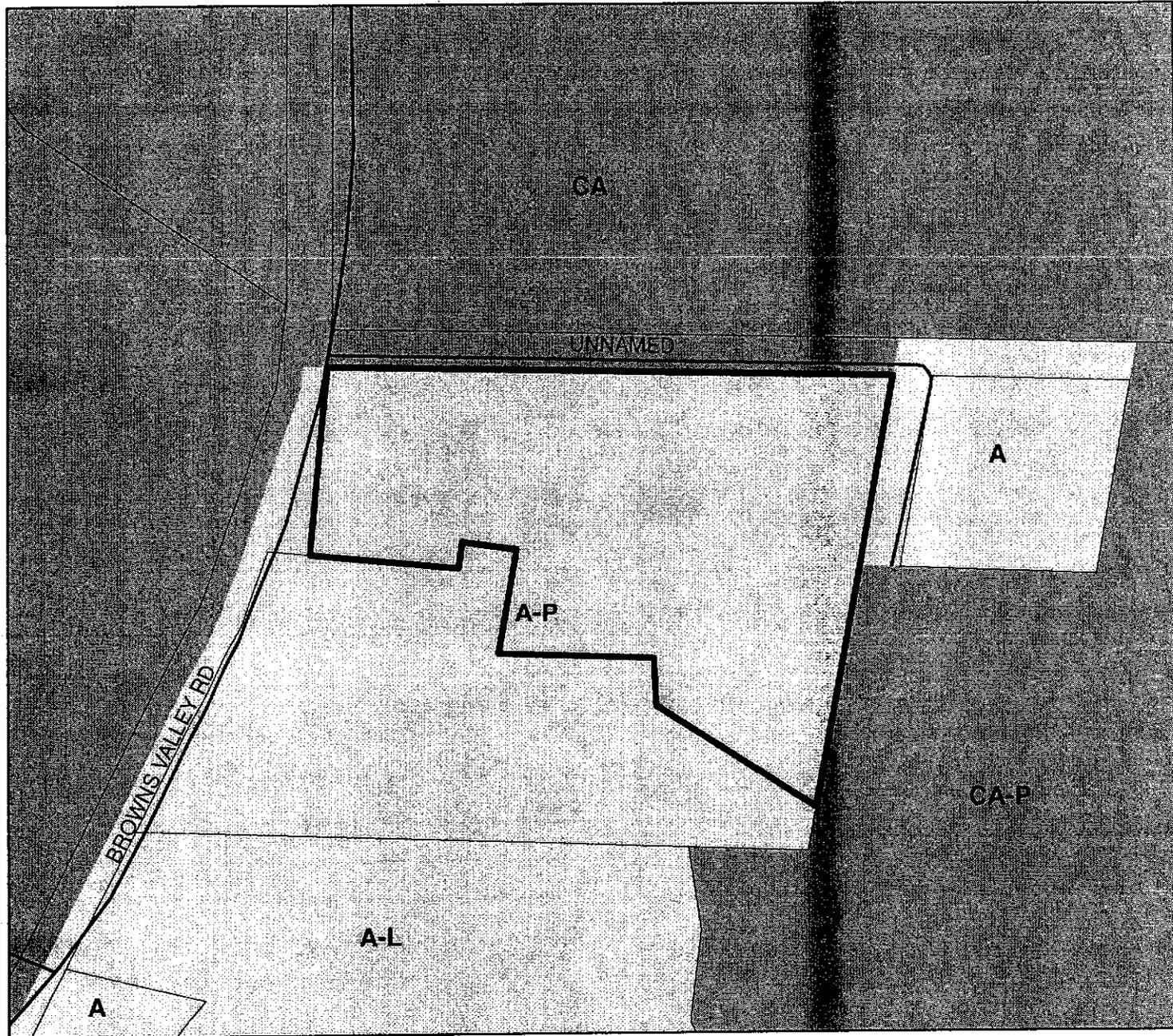


Note - Assessor's Parcel Block & Lot Numbers Shown in Circles.

Assessor's Map No. 107-54
 County of Santa Cruz, Calif.
 Nov. 1995

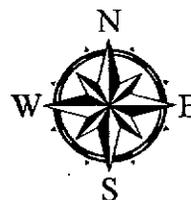


Zoning Map



LEGEND

-  APN: 107-541-05
-  Assessors Parcels
-  Streets
-  AGRICULTURE
-  AGRICULTURE COMMERCIAL

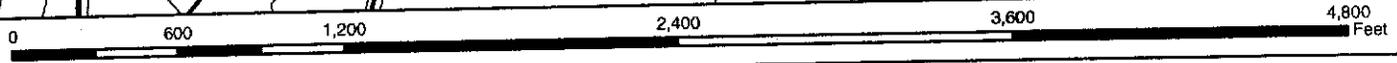
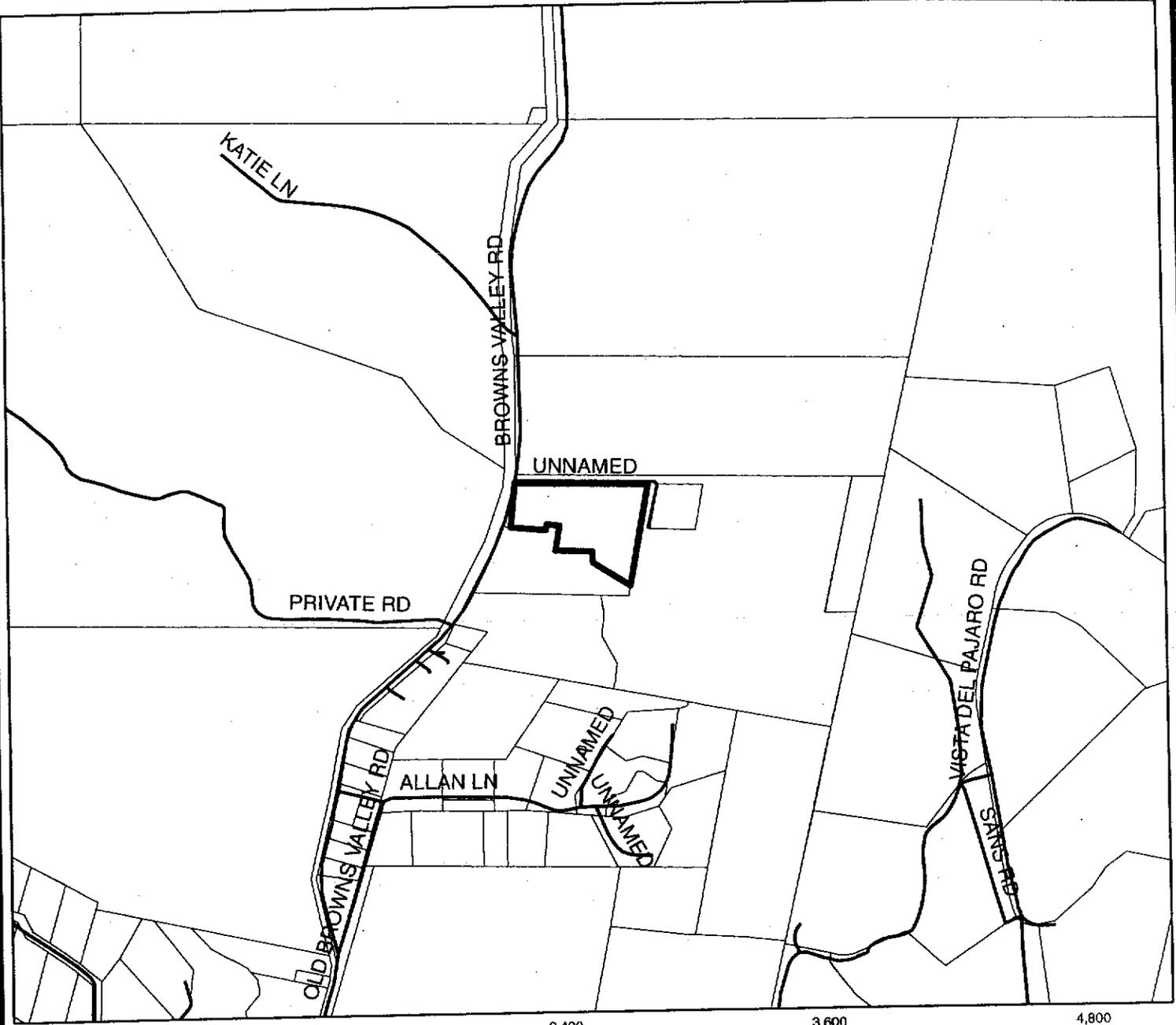


Map Created by
County of Santa Cruz
Planning Department
May 2008

EXHIBIT F

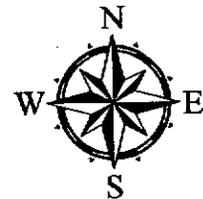


Location Map



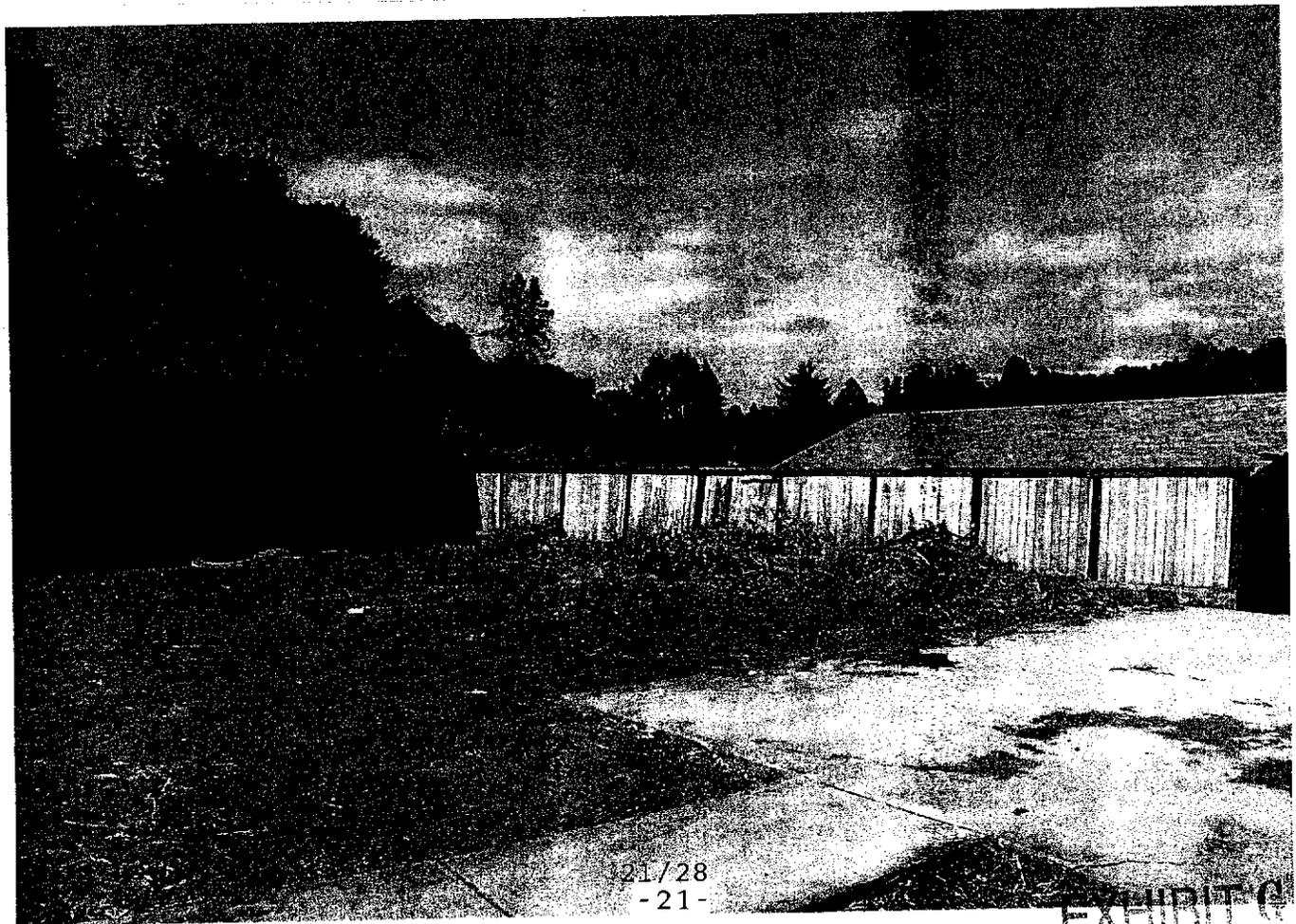
LEGEND

-  APN: 107-541-05
-  Assessors Parcels
-  Streets



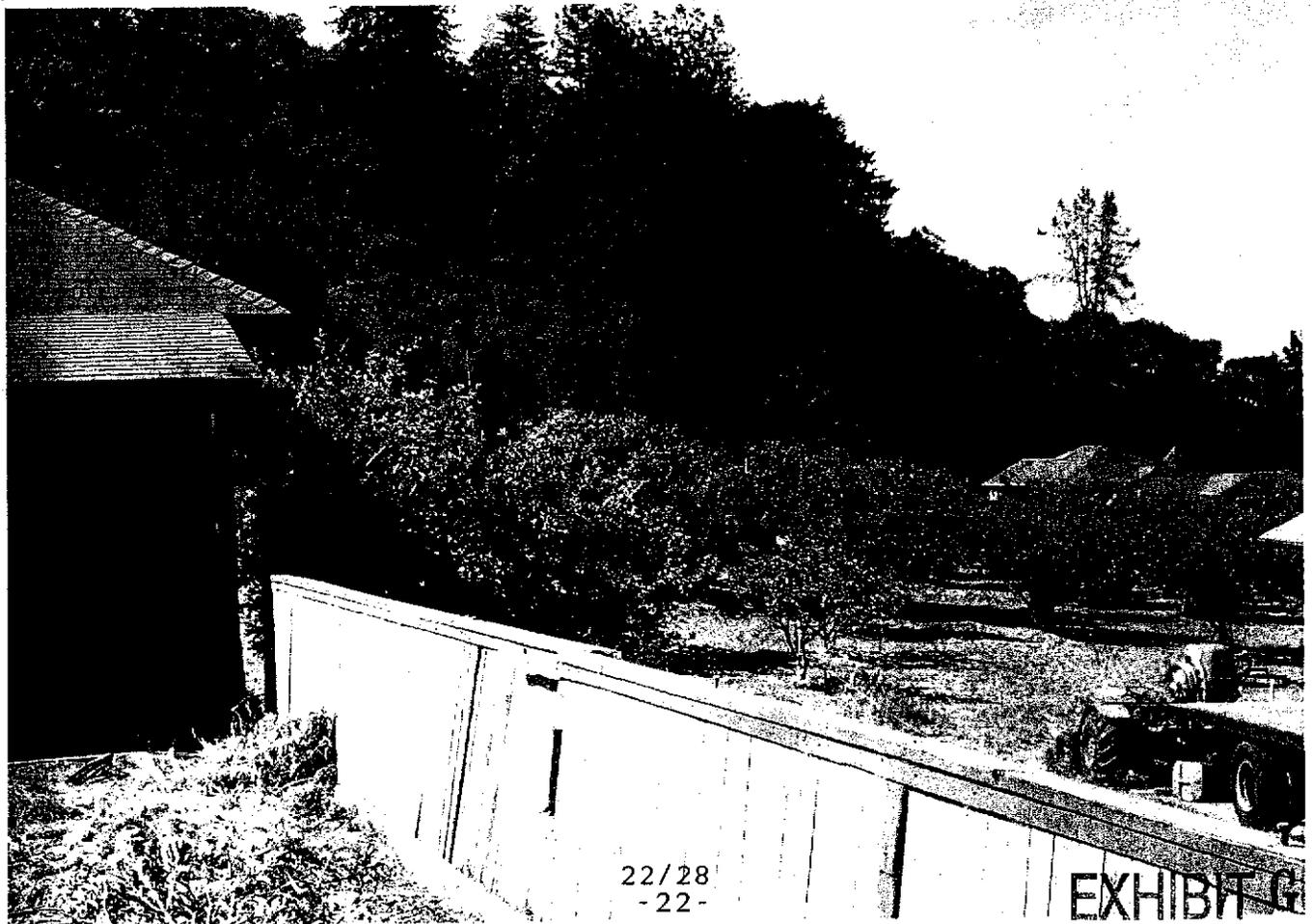
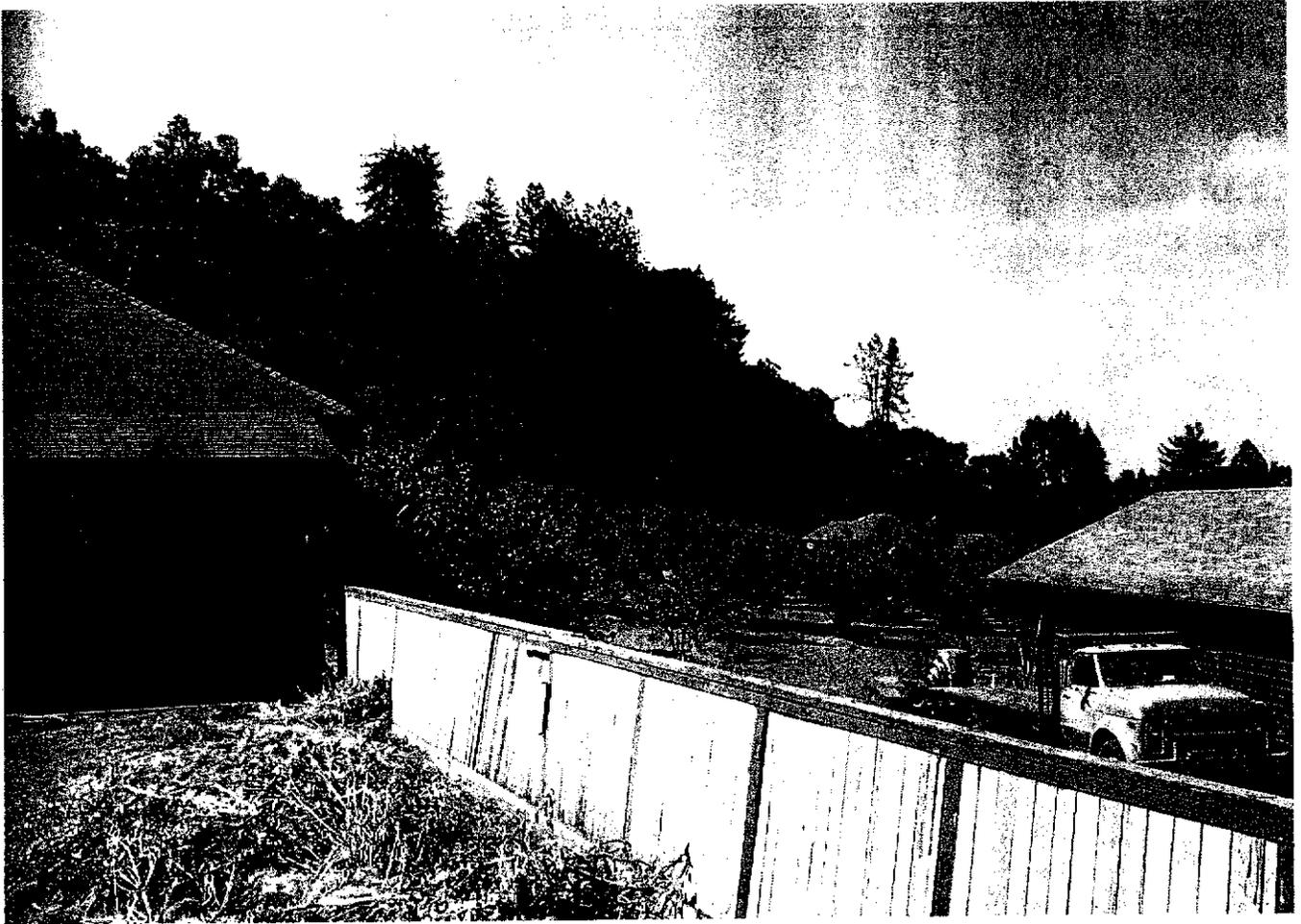
Map Created by
 County of Santa Cruz
 Planning Department
 May 2008

EXHIBIT F



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EXHIBIT C





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

Project Planner: Samantha Haschert
Application No.: 08-0167
APN: 107-541-05

Date: January 27, 2009
Time: 12:39:25
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 10, 2008 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 10, 2008 BY ROBERT S LOVELAND =====

Condition of Approval:

1. Submit a soils report (3 copies) completed by a California licensed geotechnical engineer for review.
2. Submit a grading and drainage plan completed by a licensed civil engineer for review.
3. Obtain a grading permit if required.

Code Compliance Completeness Comments

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

===== REVIEW ON MAY 21, 2008 BY JACOB RODRIGUEZ =====
NO COMMENT
Rev and approve.

Code Compliance Miscellaneous Comments

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

===== REVIEW ON MAY 21, 2008 BY JACOB RODRIGUEZ =====
NO COMMENT
Rev and approve.

Dpw Drainage Completeness Comments

===== REVIEW ON JUNE 3, 2008 BY GERARDO VARGAS ===== In order for this application to be deemed complete, submit a reviewing fee of \$300.00 to the Public Works Department. ===== UPDATED ON OCTOBER 27, 2008 BY GERARDO VARGAS =====
Applicaition fee of \$445.00 has been accepted. Please see miscellaneous comments to address in the building applicaiton stage.

Dpw Drainage Miscellaneous Comments

- ===== REVIEW ON JUNE 3, 2008 BY GERARDO VARGAS =====
1. How does the existing home runoff drain? Are there any problems?
 2. Please show on plan all existing drainage features on site.

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0167
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Date: January 27, 2009
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3. Indicate on plan how the driveway runoff drains.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.00 per square foot, and are assessed upon permit issuance.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON OCTOBER 27, 2008 BY GERARDO VARGAS =====
No Comment

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MAY 30, 2008 BY DAVID GARIBOTTI ===== No comment

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MAY 30, 2008 BY DAVID GARIBOTTI ===== Install erosion control measures at the driveway's intersection with Brown's Valley Road.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 2, 2008 BY ANWARBEG MIRZA ===== Project will be reviewed at building permit level.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON JUNE 2, 2008 BY ANWARBEG MIRZA =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MAY 27, 2008 BY JIM G SAFRANEK =====
Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior to approval of the sewage disposal permit. Contact the appropriate Land Use staff of Env Health at 454-2751, Ruben Sanchez.

===== UPDATED ON OCTOBER 15, 2008 BY JIM G SAFRANEK ===== Requirements for septic and water supply requested in May have not been satisfied. Project is incomplete for EHS.

===== UPDATED ON DECEMBER 10, 2008 BY JIM G SAFRANEK ===== No septic permit application has been submitted to EHS for review and approval.

SEE ATTACHED NOTICE FROM EHS

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 27, 2008 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

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0167
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Date: January 27, 2009
Time: 12:39:25
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===== REVIEW ON MAY 28, 2008 BY COLLEEN L BAXTER =====

===== UPDATED ON MAY 28, 2008 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: CALFIRE

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 (2008) 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.

SHOW on the plans a public fire hydrant within 500 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.

Fire hydrant shall be painted in accordance with the state of California Health and Safety Code. See authority having jurisdiction.

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.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

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.

NOTE on the plans that a 100 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 bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

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

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

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. -

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0167
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Date: January 27, 2009
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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.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON MAY 28, 2008 BY COLLEEN L BAXTER =====

MELLO 21ST CENTURY BERRY 82-88
Nov 19 08 10:02P

SANTA CRUZ COUNTY ENVIRONMENTAL HEALTH SERVICE
701 OCEAN STREET, ROOM 312, SANTA CRUZ, CA 95060

ASSESSOR'S PARCEL NUMBER 107-541-05 DATE 11/12/88

WE ARE UNABLE TO COMPLETE THE PROCESSING OF YOUR:

- WATER WELL PERMIT
- INDIVIDUAL SEWAGE DISPOSAL PERMIT
- INDIVIDUAL WATER SYSTEM PERMIT
- NEEDED INFORMATION:**
- Approved Water Supply
- Percolation Test
- Groundwater Observation During Rainy Season
- Annual Operating Permit
- Building Plan #
- Soil Excavation
- Sepsilo Pumpers Report
- Plot Plans
- Additional Fees Due

Other Septic Permit cannot be approved until
add-tops are resolved with planning.

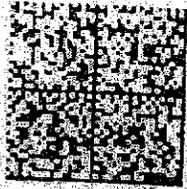
* Until all the required information is provided, review of the Sewage Disposal Permit application cannot be completed for a determination of finding of compliance (i.e. permit approval). Application shall be stamped and void if all required information is not submitted within 12 months of the date of application.

Your Individual Sewage Disposal Permit Application will expire on: 7/3/89 PHONE: 454-2151

QUESTIONS? CALL: Rubio, S.C.T. (BETWEEN 6:00 A.M. AND 9:30 A.M. MONDAY-FRIDAY ONLY) 24.

HSA-106 (REV. 1/93)

SANTA CRUZ COUNTY
ENVIRONMENTAL HEALTH SEF
701 OCEAN STREET, ROOM 312
SANTA CRUZ, CA 95060



016H265 2
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11/12/2008
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8426 wayland Ln.
Gilroy, CA. 95020

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EXHIBIT H