



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **111589**

Applicant: Grace Gurreri

Date: February 16, 2012

Owner: Tosello George R & Gayle S Trustees

Agenda Item #: 7

APN: 107-121-49

Time: 1:30 p.m.

Project Description: Proposal to construct a single family dwelling and a second unit within the 200 foot agricultural buffer setback. Requires an Agricultural Buffer Determination to reduce the required 200 foot setback to a minimum of 80 feet from APN 107-131-48 and an Archaeological Report Review.

Location: Property located on the west side of Las Colinas Drive about 3800 feet from Eureka Canyon (180 Las Colinas).

Permits Required: Agricultural Buffer Setback Reduction

Staff Recommendation:

- Approval of Application 111589, based on the attached findings and conditions.

Exhibits

- | | |
|--------------------------------------|--|
| A. Project plans | E. Archaeological Evaluation, prepared |
| B. Findings | by Albion Environmental, Inc., dated |
| C. Conditions | 11/2011 (full report on file) |
| D. Assessor's, Location, Zoning, and | F. Comments & Correspondence |
| General Plan maps | |

Parcel Information

Parcel Size:	1.94 acres (84,463 square feet)
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Residential to the north and south, commercial agriculture to the east.
Project Access:	Via Las Colinas Drive
Planning Area:	Eureka Canyon
Land Use Designation:	R-R (Rural Residential)
Zone District:	RA (Residential Agriculture)
Supervisory District:	2nd (District Supervisor: Pirie)
Within Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Services Information

Inside Urban/Rural Services Line: ☐ Yes ☒ No
Water Supply: Las Colinas Road and Water Association
Sewage Disposal: Septic
Fire District: Cal Fire
Drainage District: Zone 7

Analysis and Discussion

The proposed project is to construct a one story single-family dwelling of approximately 3,000 square feet, to construct a 1200 square foot second unit, and to construct a 1,000 square foot detached garage on an 84,463 square foot (1.94 acre) parcel. The project is located at 180 Las Colinas Drive in Watsonville. The building sites for the proposed single family dwelling and second unit are within 200 feet of Commercial Agricultural land to the east and the applicant is requesting a reduction in the 200 foot agricultural buffer setback to a minimum of 80 feet from APN 107-131-48.

The subject property is characterized by downward sloping topography to the west. The parcel is not located within the Urban Services Line and the area can be characterized as a rural residential neighborhood. The parcel is located within the Rural Residential (R-R) General Plan designation and the implementing zone district is Residential Agriculture (RA). The proposed development meets the required setbacks of the RA zone district, as shown in the table below. Compliance with all other site standards of the RA zone district will be verified prior to building permit issuance.

	Required as per County Code Chapter 13.10.323	Proposed
Front Yard	40'	40'
Side Yards	20' & 20'	40.6' & 20'
Rear Yard	20'	83'

An Archaeological Evaluation was completed by Albion Environmental, Inc (Exhibit E) which concluded that no cultural materials are evident at the site. Further, a records search indicated that no archaeological sites have been identified within a .25 mile radius of the project area.

A reduced agricultural buffer is recommended due to the fact that, in this location, the west side of Las Colinas Drive is currently developed with single family residences that are located closer than 200 feet from the property line of the adjacent Commercial Agriculture (CA) zoned parcel located to the east (APN 107-131-48) and, due to the steep topography of the parcel, it is less impactful to construct the residence on the flatter portion of the property at the parcel frontage where a shorter driveway can be utilized. Fencing at the east property line of the parcel is not proposed, however the proposal includes the planting of a vegetative buffer at the parcel frontage to reduce the impacts of adjacent agricultural activities on the proposed residential use, and to therefore protect the agricultural interests on the CA zoned parcel. The applicant will also be required to record a Statement of Acknowledgement regarding the issuance of a building permit

in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 80 feet from the proposed single-family dwelling to the adjacent CA zoned property known as APN 107-131-48, proposed under Application # 111589, 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
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E-mail: samantha.haschert@co.santa-cruz.ca.us

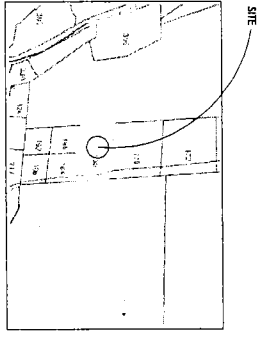
Report Reviewed By: Ken Hart
Principal Planner
Development Review

GLEN CERESA & LAUREN GREEN

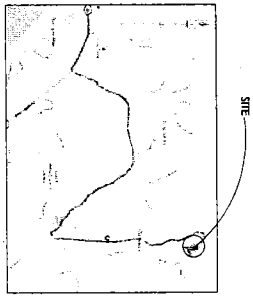
APPLICATION FOR REDUCTION OF

AGRICULTURAL BUFFER FROM 200' TO 80'

180 LAS COLINAS DRIVE,
WATSONVILLE, CA 95076



PARCEL MAP



VICINITY MAP/DIRECTIONS

1. THESE PLANS SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODES (2010) AND DISTRICT AMENDMENTS.
2. OCCUPANCY R.3, TYPE V.B. SPRINKLERED.
3. DESIGNER/INSTALLER SHALL SUBMIT THREE SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE FIRE PROTECTION DISTRICT OF SANTA CRUZ COUNTY.
4. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
5. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
6. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
7. THE JOB COMES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
8. PUBLIC FIRE HYDRANT REQUIRED WITHIN 250 FT. OF ANY PORTION OF THE BUILDING. HYDRANT SHALL BE MAINTAINED AND AVAILABLE FOR THE HYDRANT APPROXIMATELY 50 FEET FROM BUILDING.
9. THIRTY (30) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROPERTY LINE, WHICHEVER IS SHORTER DISTANCE.

FIRE PROTECTION NOTES

OWNERS: GLEN CERESA & LAUREN GREEN
106 PARKWAY DRIVE
APTOS, CA 95023

A.P.N.: 107-121-49

ZONING: RA

OCCUPANCY: R3 & U (PER 2010 C.U.C.)

GROUP: 1, 2, 3

CONSTRUCTION TYPE: V.B. (SPRINKLERED)

PROJECT DESCRIPTION: APPLICATION FOR REDUCTION OF AGRICULTURAL BUFFER FROM 200' TO 80'.

PROJECT SUMMARY

LOT SIZE: 84,443 SQ. FT. (1.94 ACRES)

PROPOSED AREAS:

- RESIDENCE: 3,000 SQ. FT.
- ACCESSORY DWELLING UNIT: 1,000 SQ. FT.
- THREE CAR GARAGE: 1,000 SQ. FT.
- TOTAL PROPOSED AREA: 5,000 SQ. FT.

PROPOSED LOT COVERAGE: (5,000 / 84,443) X 100 = 6.2%

PROJECT CALCULATIONS

PROJECT SHEET

SHEET INDEX

CONSULTANTS

ARCHITECT: WATSON BROWN ARCHITECTS
720 N. BROADWAY AVE.
SANTA CRUZ, CA 95062
PHONE: 831-425-0544
FAX: 831-425-4795
EMAIL: cvera@watsonbrown.com

PLANNING: GRACE GARDEN
DESIGN EVOLUTION
P.O. BOX 744
BOULDER CREEK, CA 95006
PHONE: 831-224-4884
EMAIL: grace.garden@evolution.com

SURVEYOR: PAUL JENSEN
P.O. BOX 1496
BOULDER CREEK, CA 95006
PHONE: 831-224-4893
FAX: 831-224-4894
EMAIL: pauljensen@pauljensen.net

SEPIC: BIO SPHERE CONSULTING
1315 KING ST.
SANTA CRUZ, CA 95060
PHONE: 831-424-1716
FAX: 831-424-1716
EMAIL: andrew@biosphereconsulting.com

SCALE: 1" = 20'-0"

SCALE: 1" = 20'-0"



PROPERTY LINE

PROPERTY LINE

SEIBACK LINE

RIGHT OF WAY (ROW)

(E) 4 HERCE 10 KEMAN

1000

PROPOSED AGRICULTURAL BUFFER

INTERNATIONAL ASSOCIATION OF AGRICULTURAL ECONOMISTS

1. UNNECESSARY GRADING AND

1. UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.

OFF SITE OR STOCKPILED IN A MANNER THAT

3. ANY MATERIAL STOCKPILED DURING

4. NOTED GRADES ARE PRELIMINARY.

5. PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS

CERESA & GREEN
NEW RESIDENCE
80 LAS COLINAS DRIVE
WATSONVILLE, CA 95076
A.P.J. 107 - 121 - 49

SITE PLAN AND NOTES

P2

P2

Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(d)
(Only one finding must be made)

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

The single family dwelling is proposed to be set back 40 feet from the edge of the Las Colinas Drive right of way. With the 40 foot width of the Las Colinas right-of-way, the effective agricultural setback is proposed to be a minimum of 80 feet where 200 feet are required. An effective vegetative barrier consisting of plantings determined to be appropriate for buffering qualities would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 107-131-48. This barrier, as proposed, will not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

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 proposed residential use to APN 107-131-48 from 200 feet to a minimum of 80 feet. 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 Building Permits and Grading Permits 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 80 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel (APN 107-131-48).
 2. Final plans shall show the location of the vegetative buffering barrier which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department for both the single family dwelling and second unit, 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. Obtain clearance from the Department of Environmental Health Services.
 - D. Pay all fees and obtain approval from the County Fire Department.
 - E. Submit a grading/drainage plan completed by a licensed civil engineer for review and approval. NOTE: The project shall be designed to work with the existing topography to the greatest extent possible in order to minimize grading.
 - F. Submit a detailed erosion/sediment control plan completed by a licensed civil engineer or a person with the following credential: Certified Professional in Sediment & Erosion Control (CPESC).
 - G. Submit a soils report (3 original signed/stamped versions) completed by a California licensed geotechnical engineer for review and approval.
 - H. Submit an arborist report completed by a licensed arborist for review and approval. All the trees which could be subject to negative impacts from the proposed development shall be included.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier has been completed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative barrier shall be permanently maintained.
 - B. All required Agricultural Buffer Setbacks shall be maintained.
 - C. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, up to and including permit revocation.
- 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 three years from the effective date listed below or if additional discretionary permits are required for the above permitted project, this permit shall expire on the same date as any subsequent approved discretionary permit(s) 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: _____

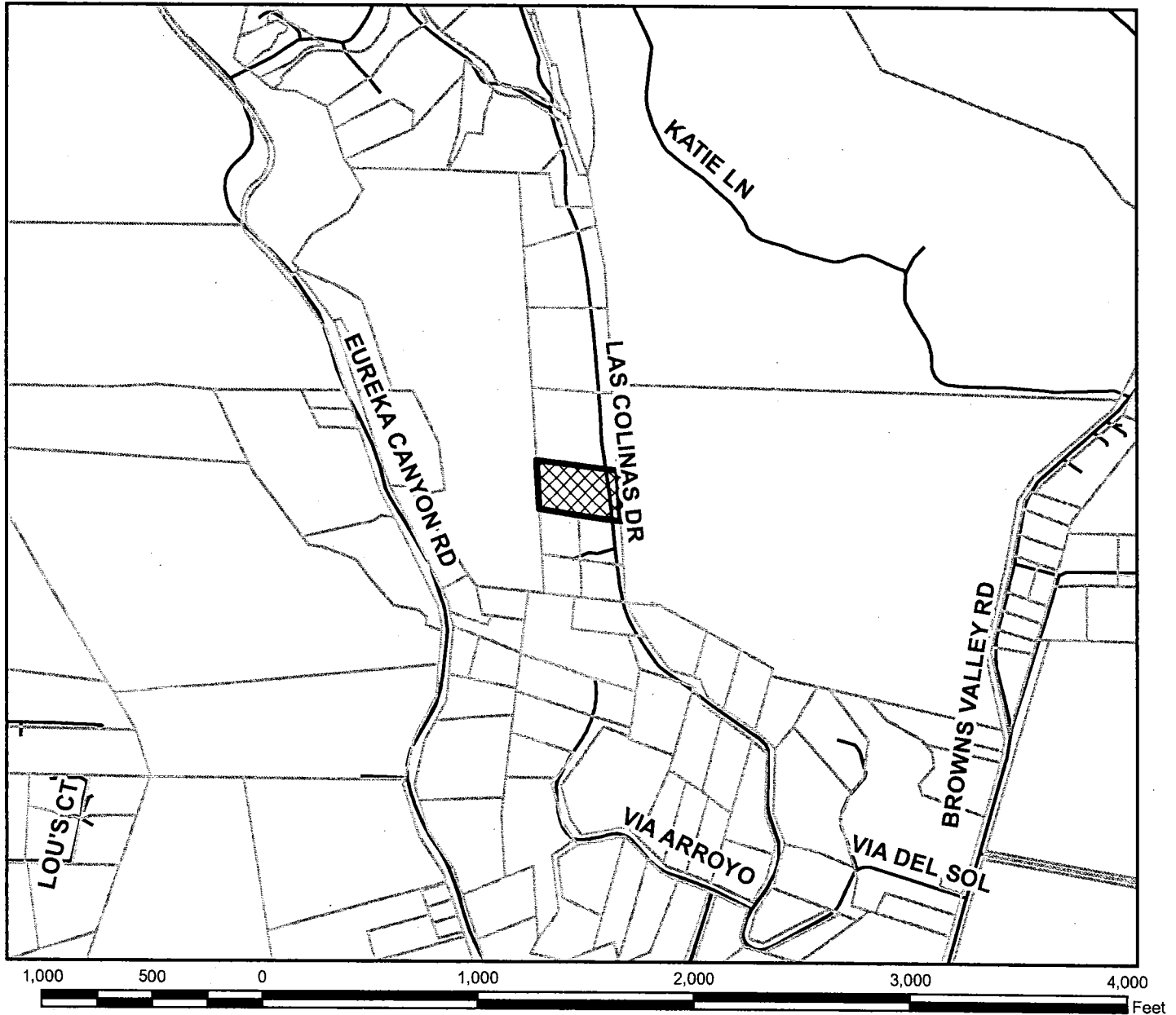
Effective Date: _____

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.

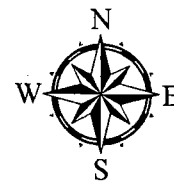


Location Map



LEGEND

-  APN: 107-121-49
-  Assessors Parcels
-  Streets

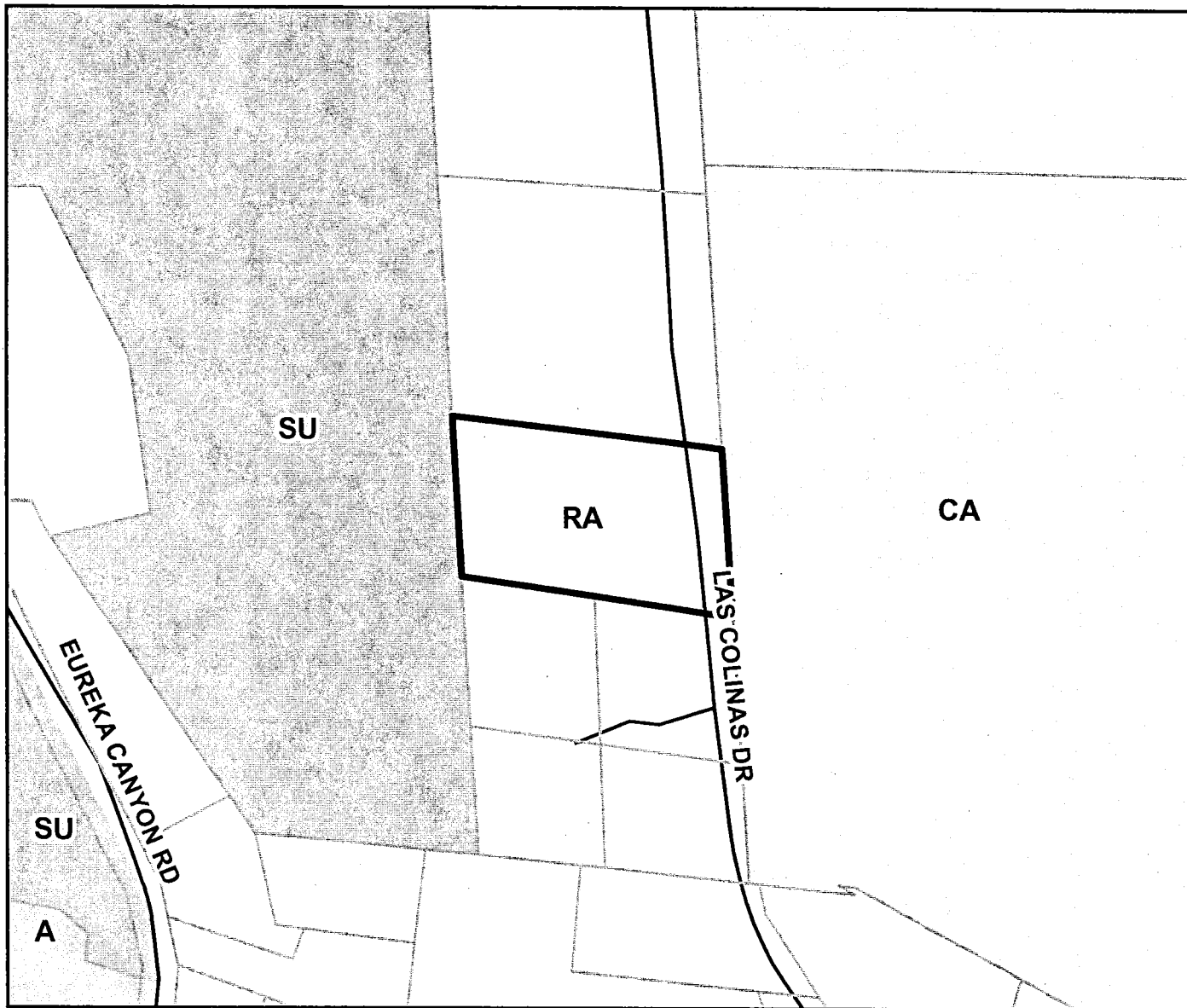


Map Created by
County of Santa Cruz
Planning Department
December 2011

EXHIBIT D



Zoning Map



LEGEND

APN: 107-121-49

Assessors Parcels

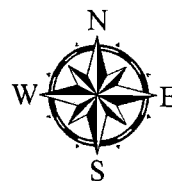
Streets

AGRICULTURE RESIDENTIAL

AGRICULTURE COMMERCIAL

AGRICULTURE

SPECIAL USE

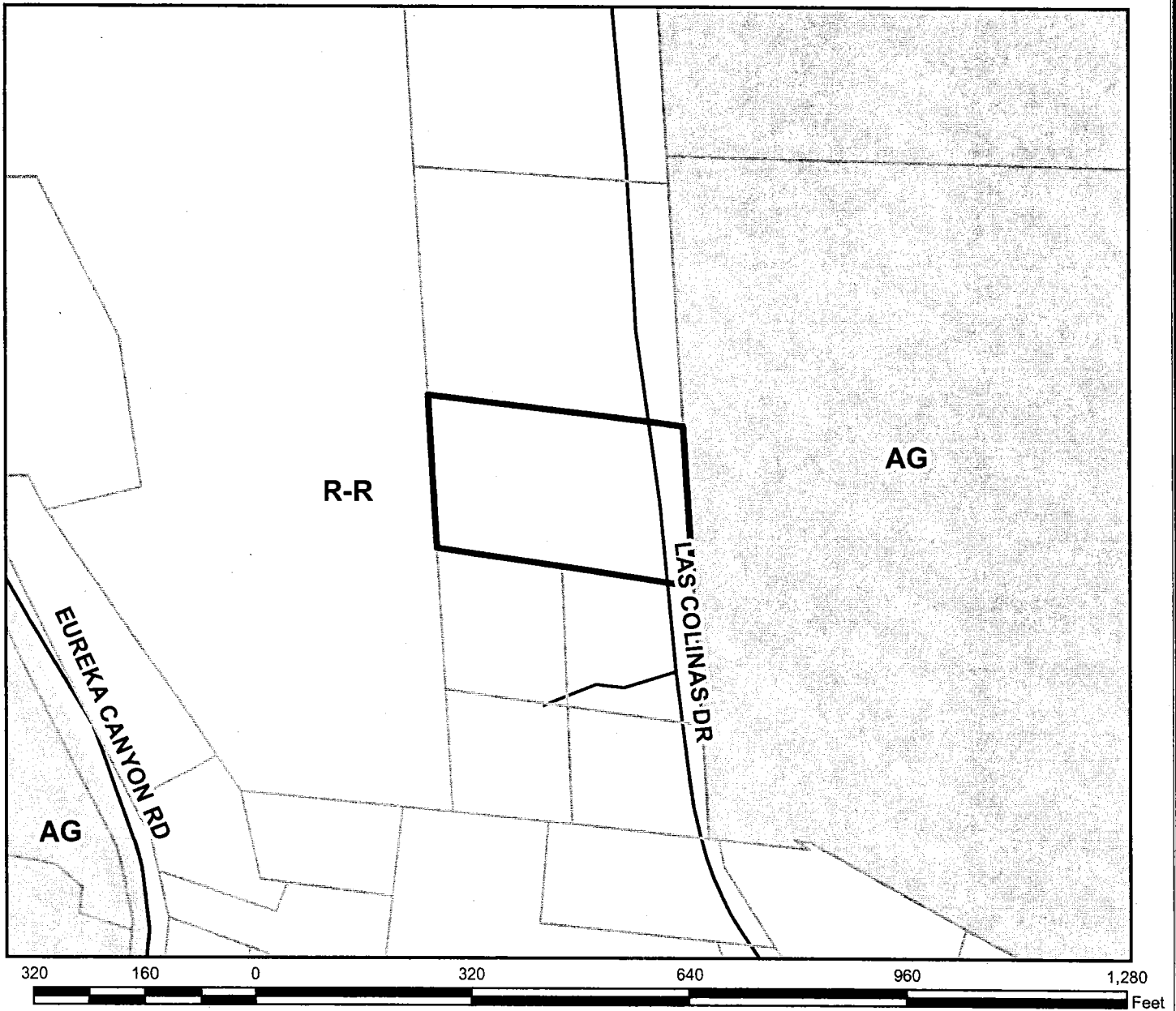


Map Created by
County of Santa Cruz
Planning Department
December 2011






EXHIBIT D

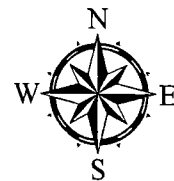


General Plan Designation Map



LEGEND

-  APN: 107-121-49
-  Assessors Parcels
-  Streets
-  Residential-Rural
-  Agriculture



Map Created by
County of Santa Cruz
Planning Department
December 2011

TOSELLO PROPERTY

**ARCHAEOLOGICAL EVALUATION
OF
PROPOSED CONSTRUCTION
AT
180 LAS COLINAS DRIVE**

WATSONVILLE, CALIFORNIA

NOVEMBER 2011



ALBION ENVIRONMENTAL, INC.



EXECUTIVE SUMMARY

In October 2011, Ms. Grace Gurreri, on behalf of George and Gayle Tosello, contracted with Albion Environmental, Inc. (Albion), to conduct an archaeological evaluation for construction of a single-family residence, a detached garage, and an Affordable Dwelling Unit (ADU) at 180 Las Colinas Road, Watsonville, California (APN: 107-121-49). Albion's investigation included a background records search at the California Historical Resources Information System Northwest Information Center at Sonoma State University, and a field investigation entailing pedestrian survey and limited shovel testing of the subject parcel. The cultural resources evaluation was designed to adequately address treatment of cultural resources under current CEQA guidelines (Article 5: Section 15064.5) as well as the Archaeological and Historic Resources section of the General Plan for the County of Santa Cruz (Section 5-19).

A search of records at the Northwest Information Center (NWIC) at Sonoma State University indicated no surveys have been conducted within 0.25-mi of the project area and no archaeological sites have been identified within a 0.25-mi radius of the project area.

After reviewing the record search results, Albion conducted an intensive pedestrian survey and limited shovel testing of the project site. Only cultural material representing modern trash was encountered on the surface. One piece of modern trash was observed in the shovel tests indicating an absence of archaeological deposits in the project area.

Given these findings, no further action regarding cultural resources at this parcel is recommended. If prehistoric or historic deposits or features are discovered at any time during construction, activities in the area should cease and a qualified archaeologist should inspect the discovery and prepare a recommendation for a further course of action.



Environmental Health Review

Routing No: 1 Review Date: 12/19/2011

JIM SAFRANEK (JSafraneK) : Complete

The applicant has an approved preliminary onsite septic system evaluation from EHS.

Environmental Planning

Routing No: 1 Review Date: 12/20/2011

ROBERT LOVELAND (RLOVELAND) : Complete

The "Archaeological Evaluation Report" completed by: Albion Environmental, dated 11/11 has been reviewed and accepted (Application # 111088).

CONDITIONS OF APPROVAL:

1. Submit a grading/drainage plan completed by a licensed civil engineer for review and approval.
NOTE: The project shall be designed to work with the existing topography to the greatest extent possible in order to minimize grading.
2. Submit a detailed erosion/sediment control plan completed by a licensed civil engineer or a person with the following credential: Certified Professional in Sediment & Erosion Control (CPESC).
3. Submit a soils report (3 original signed/stamped versions) completed by a California licensed geotechnical engineer for review and approval.
4. Submit an arborist report completed by a licensed arborist for review and approval. All the trees which could be subject to negative impacts from the proposed development shall be included.

Fire Review

Routing No: 1 Review Date: 12/06/2011

COLLEEN BAXTER (CBAXTER) : Complete

OFFICE OF THE FIRE MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / *CALFIRE*

CAL FIRE

SAN MATEO-SANTA CRUZ UNIT

6059 HIGHWAY 9
P.O. DRAWER F-2
FELTON, CA 95018
Phone (831) 335-6748
Fax # (831) 335-4053

JOHN FERREIRA
FIRE CHIEF

Date: 12/6/11



Fire Review

Routing No: 1 Review Date: 12/06/2011

COLLEEN BAXTER (CBAXTER) : Complete

Planning Department
County of Santa Cruz
Attention: Samantha Haschert
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 107-121-49 / Appl # 111589
ADDRESS

Dear PLANNER'S NAME:

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project, **APPROVAL IS DENIED**. We require the additional information listed below in order to complete our review.

Please add the appropriate NOTES, DETAILS and INFORMATION on your plans and **RESUBMIT with an annotated copy of this letter. All changes to drawings will require "clouding of the change"**.

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

SHOW on the plans, **DETAILS** of compliance with the access road requirements. The access road shall be **12** feet minimum unobstructed width and maxi-mum twenty percent slope. The access road fronting the project property corner to property corner shall conform to the minimum width standard.

ACCESS ROAD / DRIVEWAY REQUIREMENTS

The access road / driveway shall be an "all weather" surface. "All Weather Surface" is defined as a minimum 6" of compacted aggregate base rock, Class II or equivalent, and certified in writing by a licensed engineer to 95% compaction for grades up to and including 5%. For grades in excess of 5% but not exceeding 15%, oil and screeds shall be applied to a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95% compaction. For grades exceeding 15%, 2" of asphaltic concrete shall be applied over a minimum 6" of compacted aggregate base rock, Class II or equivalent, certified in writing by a licensed engineer to 95%.

The maximum grade of the access road shall not exceed 20%, with grades greater than 15%

EXHIBIT B



Fire Review

Routing No: 1 Review Date: 12/06/2011

COLLEEN BAXTER (CBAXTER) : Complete

not permitted for distances of more than 200 feet at a time.

· The access road shall have a vertical clearance of 13'-6" for its entire width and length, including turnouts.

· An approved turn-a-round 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.

· The driveway shall be thereafter maintained to these standards at all times.

BRIDGE REQUIREMENTS

NOTE on the plans, the following bridge requirements:

- All bridges are required to meet Cal-Trans Bridge Standard H20. (25 ton limit). Please provide details for bridge as part of your submittal.
- Provide written certification by a licensed civil engineer that the bridge meets a minimum load bearing capacity of 25 tons.
- Bridge capacity shall be posted and shall be certified every five years by a licensed engineer.

NOTE on the plans "the job copies of the building and fire systems plans and permits must be on-site during inspections."

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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 reviewer and reviewing agency.

Should you have any additional concerns, you may contact our office at (831) 335-6748.

Project Review

Routing No: 1 Review Date: 12/20/2011

SAMANTHA HASCHERT (SHASCHERT) : Incomplete

incomplete for signage