

STAFF REPORT TO THE AGRICULTURAL POLICY ADVISORY COMMISSION

APPLICATION NO.: 03-0181 **APN:** 107-321-06

APPLICANTS/OWNERS: John & Laura Hoover

PROJECT DESCRIPTION: Proposal to construct a two-story single-family dwelling with garage and storage areas at the lower level. Requires an Agricultural Buffer Determination to reduce the required 200-foot buffer from Commercial Agriculture zoned property to about 35 feet at the west property line and about 85 feet at the north property line and a Development Permit for a non-habitable accessory structure (garage/storage area).

LOCATION: Property located on the north side of Hames Road (410 Hames Road) at approximately 1.5 miles east from Pleasant Valley Road in Watsonville.

PERMITS REQUIRED: Agricultural Buffer Setback Reduction

ENVIRONMENTAL DETERMINATION: Categorically Exempt - Class 1

COASTAL ZONE: —Yes X No

PARCEL INFORMATION

PARCEL SIZE: 30,317.8 Square feet

EXISTING LAND USE:

PARCEL: Vacant

SURROUNDING: Low density single-family residential, commercial agriculture

PROJECT ACCESS: Hames Road

PLANNING AREA: Aptos Hills

LAND USE DESIGNATION: R-R (Rural Residential)

ZONING DISTRICT: RA (Residential Agriculture)

SUPERVISORIAL DISTRICT: Second (Pine)

ENVIRONMENTAL INFORMATION

- | | |
|-----------------------|--|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. 174 Tierra-Watsonville complex |
| c. Fire Hazard | C Not a mapped constraint |
| d. Slopes | d. 15 – 30 percent slopes |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |
| f. Grading | f. No grading proposed |
| g. Tree Removal | g. No trees to be removed |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. No |

- | | |
|--------------------------|--|
| n. Water Availability | n. Private well |
| o. Archeology | o. Not mapped/no physical evidence on site |
| p. Agricultural Resource | p. Not a mapped resource |

SERVICES INFORMATION

Inside Urban/Rural Services Line: Yes X No

Water Supply: Pajaro Valley Water Management District
Sewage Disposal: Private septic system
Fire District: Pajaro Valley Fire Protection District
Drainage District: Zone 7 Flood Control/Fire Protection District

ANALYSIS AND DISCUSSION

The proposed project is to construct a *two* story single-family dwelling of approximately 6,188 square feet on a 30,317.8 square foot (3/4 acre) parcel. The project is located at 410 Hames Road in Corralitos. The building site is within 200 feet of Commercial Agricultural land to the north and west. The applicant is requesting a reduction in the 200-foot agricultural buffer setback to **35** feet to the west and 85 feet to the north feet from APN 107-162-04.

The subject property is characterized by sloping topography upwards toward the rear of the parcel. The parcel is not located within the Urban Services Line and may be characterized as very low-density residential and agricultural neighborhood. The parcel carries a Rural Residential (R-R) General Plan designation and the implementing zoning is (RA) Residential Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the north and west sides of the parcel at Assessor's Parcel Number 107-162-04, the 74-acre Alfaro vineyard.

A reduced agricultural buffer is recommended due to the fact that the 100-foot frontage to 130-foot rear dimension of the lot would not allow sufficient building area if the required 200-foot setbacks were maintained from the adjacent Commercial Agriculture zoned property. The applicant is proposing to construct a solid six-foot fence at the west side of *the* parcel with an evergreen hedge of plantings and to maintain the existing evergreen vegetative screening at the north of the parcel, to reduce the impact of agricultural activities on the proposed residential use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcel. The applicant shall further be required to record a Statement of Acknowledgement regarding the issuance of a **county** building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

RECOMMENDATION

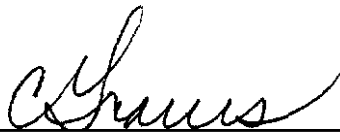
Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 35 feet to the west and **85** feet to the north feet to the single-family dwelling from the adjacent CA zoned property known as APN 107-162-04, proposed under Application # 03-0181, based on the attached findings and recommended conditions.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Assessor's parcel map, aerial photograph
- E. Zoning map, General Plan map
- F. Comments & Correspondence

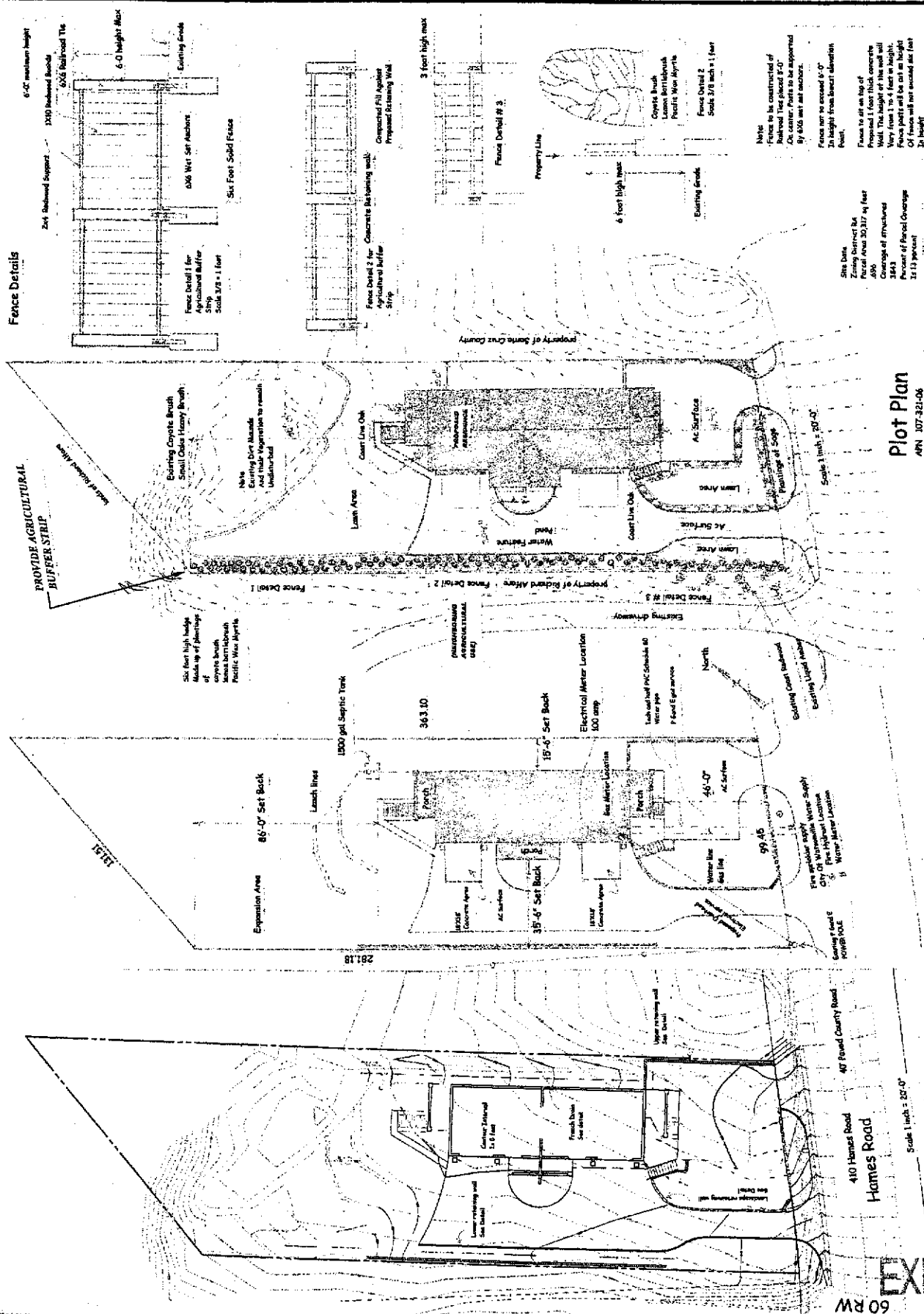
SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

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

Report Reviewed By: 
Cathy Graves
Principal Planner
Development Review

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REQUIRED FINDINGS FOR AGRICULTURAL BUFFER SETBACK REDUCTION
COUNTY CODE SECTION 16.50.095(b)

1. SIGNIFICANT TOPOGRAPHICAL DIFFERENCES EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT SETBACK; OR
2. PERMANENT SUBSTANTIAL VEGETATION OR OTHER PHYSICAL BARRIERS EXIST BETWEEN THE AGRICULTURAL AND NON-AGRICULTURAL USES WHICH ELIMINATE THE NEED FOR A 200 FOOT BUFFER SETBACK; OR A LESSER SETBACK DISTANCE IS FOUND TO BE ADEQUATE TO PREVENT CONFLICTS BETWEEN THE NON-AGRICULTURAL DEVELOPMENT AND THE ADJACENT AGRICULTURAL USES, BASED ON THE ESTABLISHMENT OF A PHYSICAL BARRIER, UNLESS IT IS DETERMINED THAT THE INSTALLATION OF A BARRIER WILL HINDER THE AFFECTED AGRICULTURAL USE MORE THAN IT WOULD HELP IT, OR WOULD CREATE A SERIOUS TRAFFIC HAZARD ON A PUBLIC OR PRIVATE RIGHT-OF-WAY; AND/OR SOME OTHER FACTOR WHICH EFFECTIVELY SUPPLANTS THE 200 FOOT BUFFERING DISTANCE TO THE GREATEST DEGREE POSSIBLE; OR

The habitable structure is proposed to be set back 35 feet to the west and 85 feet to the north feet from the adjacent Commercial Agriculture zoned land, the 74-acre Alfaro vineyard. An effective barrier consisting of a six-foot tall solid fence enhanced with evergreen shrubs and the maintenance of existing evergreen native vegetation at the rear of the property would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN 107-162-04. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

3. THE IMPOSITION OF A 200 FOOT AGRICULTURAL BUFFER SETBACK WOULD PRECLUDE BUILDING ON A PARCEL OF RECORD AS OF THE EFFECTIVE DATE OF THIS CHAPTER, IN WHICH CASE A LESSER BUFFER SETBACK DISTANCE MAY BE PERMITTED, PROVIDED THAT THE MAXIMUM POSSIBLE SETBACK DISTANCE IS REQUIRED, COUPLED WITH A REQUIREMENT FOR A PHYSICAL BARRIER, OR VEGETATIVE SCREENING OR OTHER TECHNIQUES TO PROVIDE THE MAXIMUM BUFFERING POSSIBLE, CONSISTENT WITH THE OBJECTIVE OF PERMITTING BUILDING ON A PARCEL OF RECORD.
4. REQUIRED FINDINGS FOR NON-AGRICULTURAL DEVELOPMENT ON COMMERCIAL AGRICULTURAL LAND, COUNTY CODE SECTION 16.50.095(e),

ANY NON-AGRICULTURAL DEVELOPMENT PROPOSED TO BE LOCATED ON TYPE 1, TYPE 2 OR TYPE 3 AGRICULTURAL LAND SHALL BE SITED SO AS TO MINIMIZE POSSIBLE CONFLICTS BETWEEN AGRICULTURE IN THE AREA AND NON-AGRICULTURAL USES, AND WHERE STRUCTURES ARE TO BE

LOCATED ON AGRICULTURAL PARCELS, SUCH STRUCTURES SHALL BE LOCATED SO AS TO REMOVE AS LITTLE LAND AS POSSIBLE FROM PRODUCTION OR POTENTIAL PRODUCTION.

The subject parcel is zoned RA (Residential Agriculture) and carries a Rural Residential (R-R) General Plan designation. The parcel is not designated for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, but is not zoned Commercial Agriculture or Agricultural Preserve.

DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the single-family residence with the garage/storage area beneath, and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the R-A (Residential Agriculture) zone district. The proposed location of the single-family residence with the garage/storage area beneath and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-A zone district in that the primary use of the property will be one single-family residence that meets all current site standards for the zone district with the concurrent approval of the reduced agricultural buffer setback.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Rural Residential (R-R) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Rural Residential).

The proposed single-family residence with the garage and storage area beneath will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family residence will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single-family residence will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed Single-family residence will comply with the site standards for the R-A zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a four bedroom single-family residence on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area of Hames Road.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed single-family residence with the garage and storage area underneath will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity, in that the proposed structure is two stories, in a mixed neighborhood of one and two story homes and the proposed single-family residence is consistent with the land use intensity and density of the neighborhood.

CONDITIONS OF APPROVAL

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (107-162-04). 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 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 Exhibit A on file with the Planning Department. The final plans shall include the following additional information:
 - 1. A development setback of a minimum of 33 feet to the west and 85 feet to the north feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 107-162-04.
 - 2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species **type**, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - 3. A Plan Review from the project geotechnical engineer shall be provided to Environmental Planning.
 - 4. A detailed erosion control plan shall identify erosion control practices to be used on site, where they will be installed, and a construction detail shall be provided for each practice selected, to be reviewed and accepted by Environmental Planning.
 - 5. Provide plans for and retaining walls 3 feet and above, and walls 4 feet and above, which shall require design by a civil engineer.
 - 6. Building plans shall show a swale along the driveway entrance to pass roadside runoff so that this does not flow into travel lanes. Indicate and note the manner in which building downspouts will be discharged.

- B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
 - C. The owner shall record a Declaration of Restriction to maintain the structure as a single-family dwelling.
 - D. The owner shall record a Declaration of Restriction to maintain the lower level of 3,094 square feet as non-habitable space.
 - E. Obtain an encroachment permit from Public Works for any work done in the County road right of way.
 - F. Maintain a minimum 250-foot sight distance from the driveway to Hames Road, consistent with Public Works Design Criteria.
 - G. Comply with all requirements of the Environmental Health Service for the well and septic system.
 - H. Comply with all requirements of the Pajaro Valley Fire Protection District.
 - I. Capital Improvement fees for the Aptos Hills Planning Area are as follows: \$578 per bedroom for Park Dedication fees, and \$109 per bedroom for Child Care fees, but are subject to change, The structure has four bedrooms.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained.

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

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 UNLESS YOU OBTAIN THE REQUIRED PERMITS AND COMMENCE CONSTRUCTION.

Approval Date: 4/15/04

Effective Date: 4/29/04

Expiration Date: 4/29/06

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: 03-0181

Assessor Parcel Number: 107-321-06

Project Location: 410 Hames Road, Watsonville

Project Description: Agricultural Buffer Setback Reduction

Person or Agency Proposing Project: John & Laura Hoover

Contact Phone Number: (831) 724-6464

- 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 1 - New Construction of Small Structures (Section 15303)

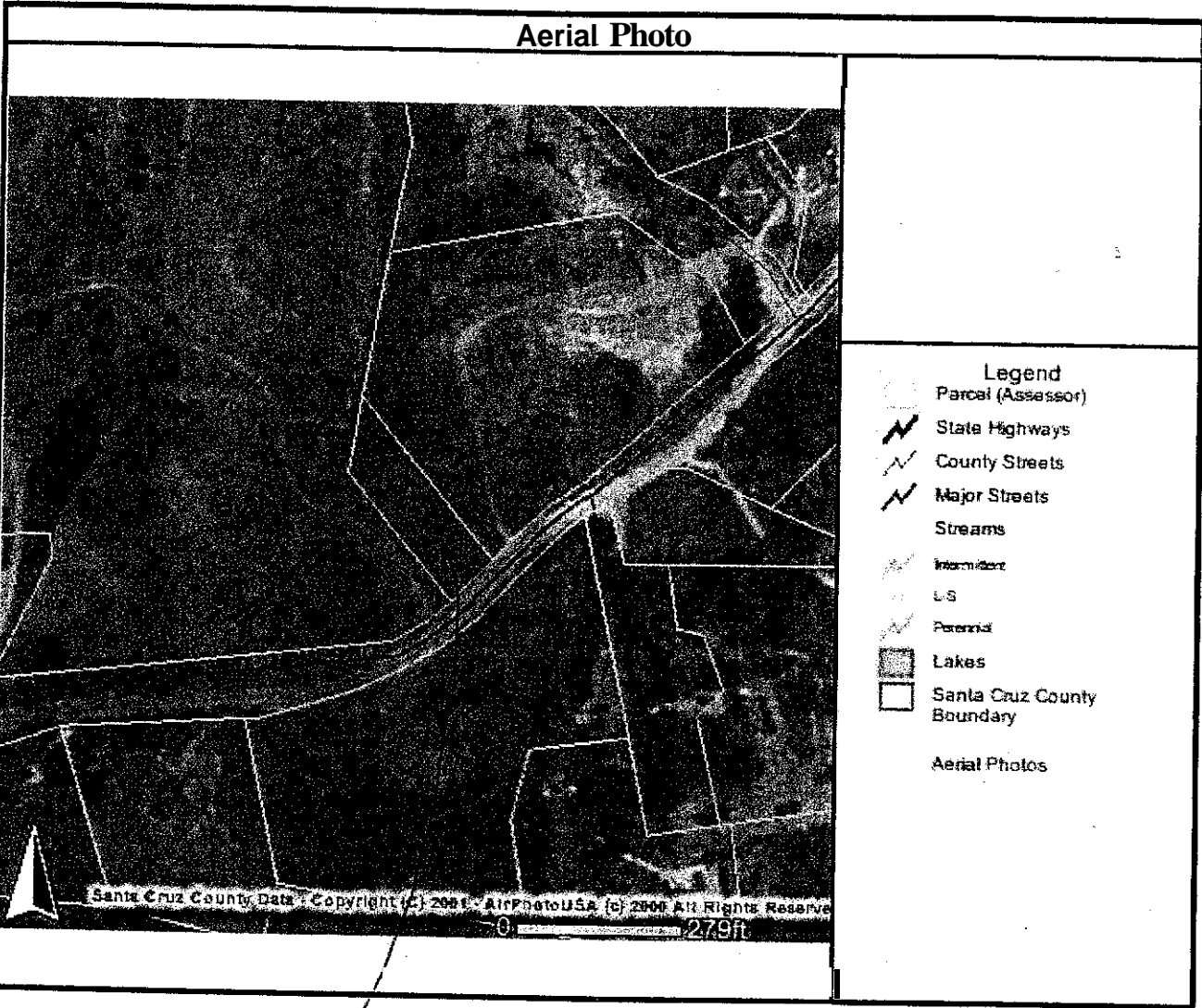
F. Reasons why the project is exempt:

Construction of a new single-family dwelling

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


Joar Van der Hoeven, Project Planner

Date: April 15, 2004



PROJECT LOCATION

FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

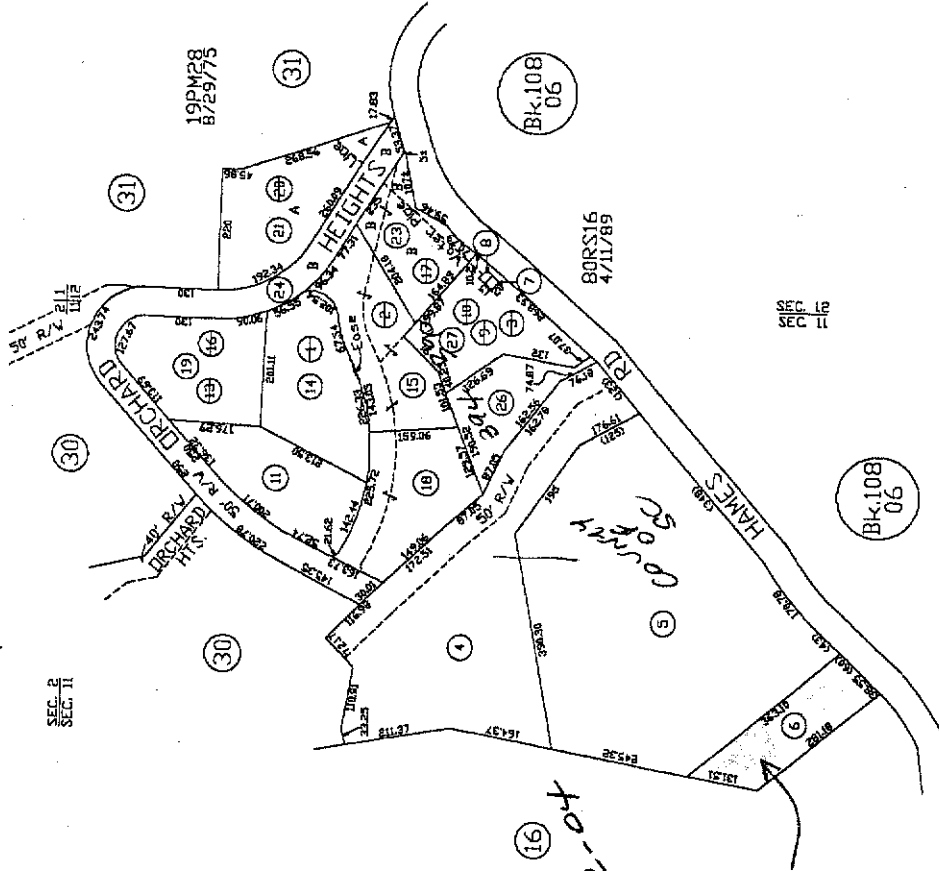
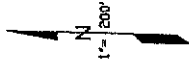
RANCHO DE LOS CORRALITOS
 PDR. SECS. 11 & 12, T11S., R1E., M.D.B. & M.

Tax Area Code
 69-262

107-32

SEC. 2
 SEC. 11

SEC. 1
 SEC. 12



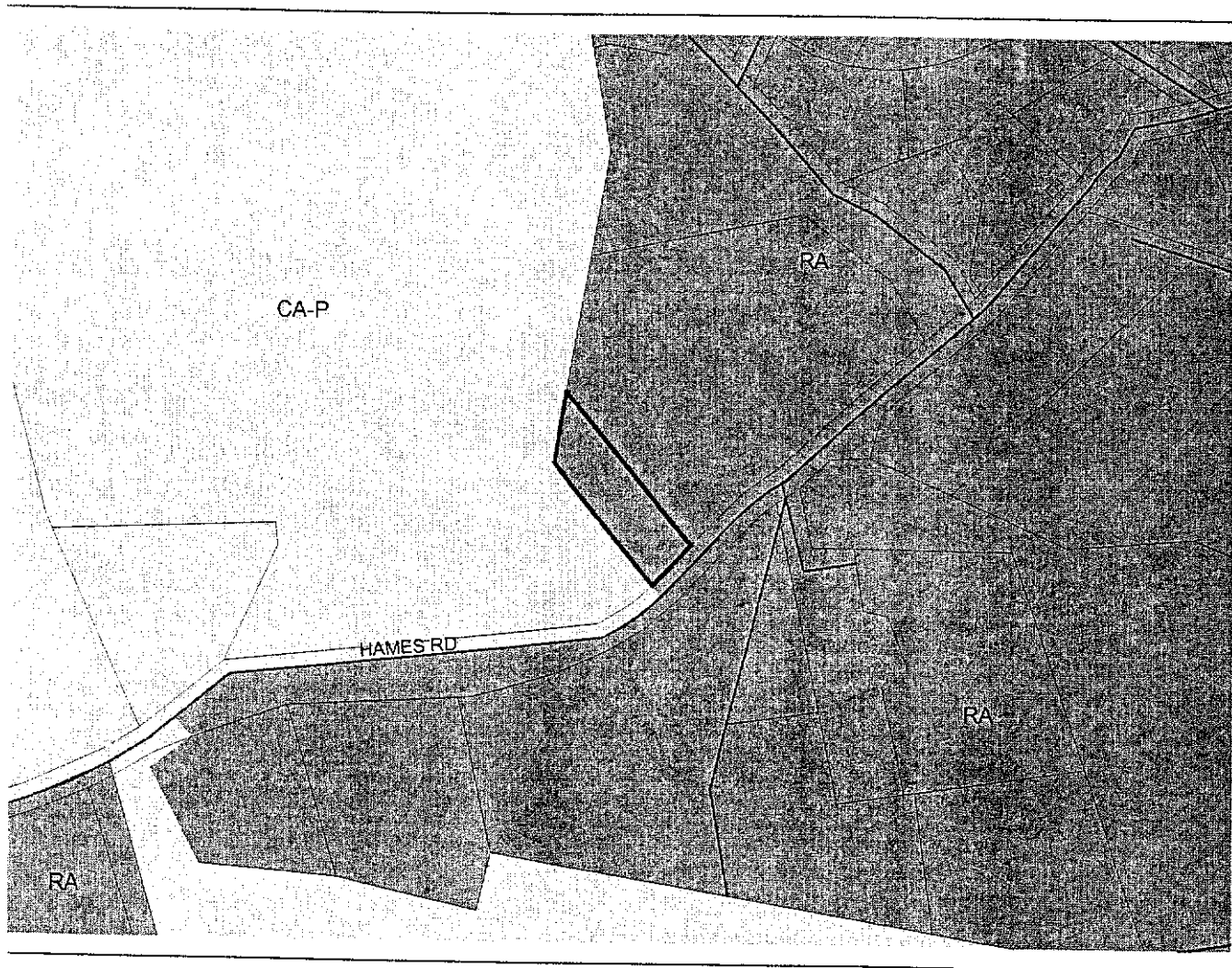
PROJECT LOCATION

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

Assessor's Map No. 107-32
 County of Santa Cruz, Calif.
 Jan. 1998






EXHIBIT D

Zoning Map



500 0 500 1000 Feet

Legend

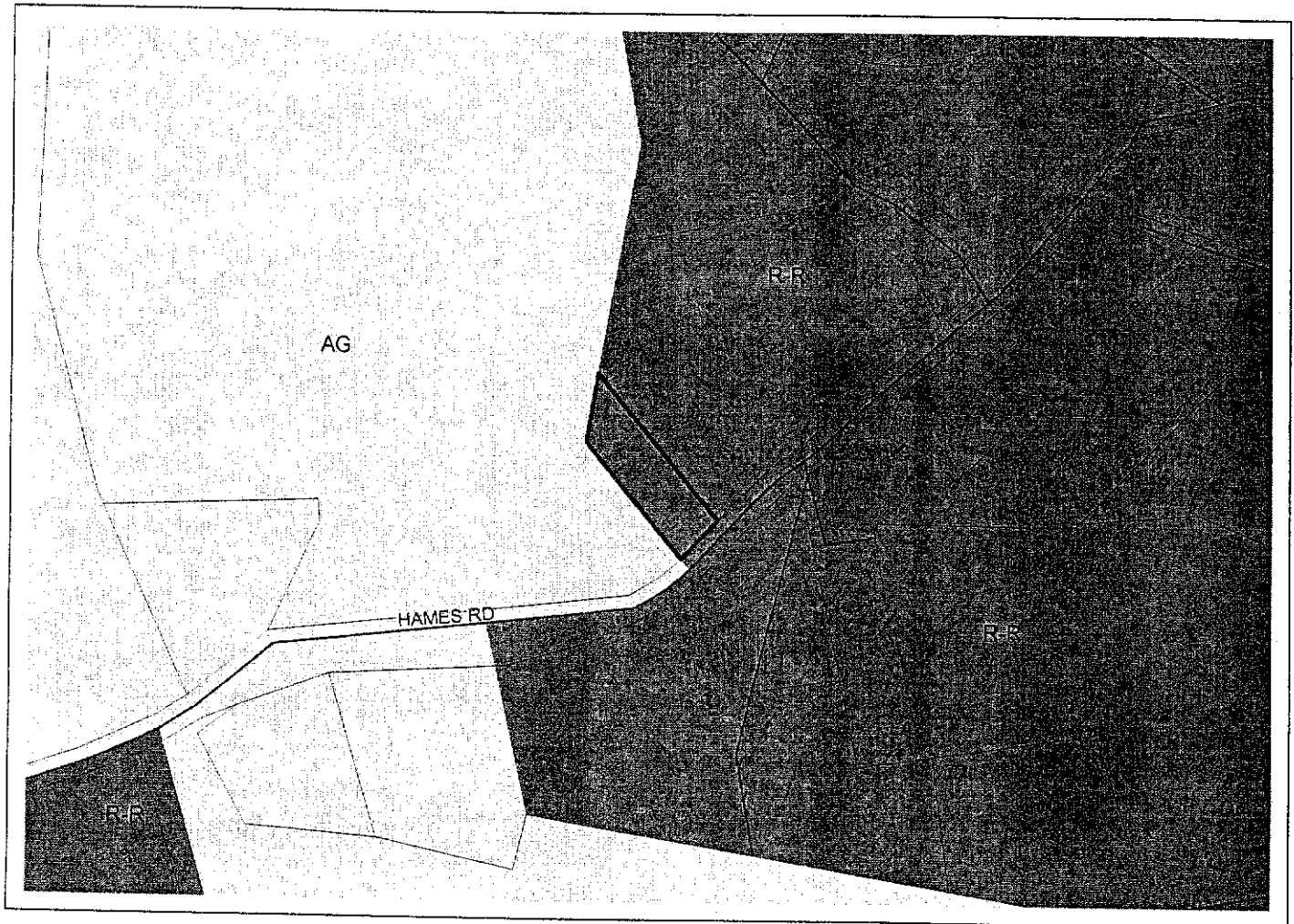
-  APN 107-321-06
-  Parcel boundaries
-  Streets
-  CA
-  RA



Map created by Santa Cruz County
Planning Department:
May 2003






EXHIBIT E

General Plan Map



500 0 500 1000 Feet

Legend

-  APN 107-321-06
-  Parcel boundaries
-  Streets
-  Agriculture
-  Rural Residential



Map created by Santa Cruz County
Planning Department:
May 2003

EXHIBIT E

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: Joan Van Der Hoeven
Application No. : 03-0181
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Date: March 26, 2004
Time: 16:20:42
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Environmental Planning Completeness Comments

===== REVIEW ON JUNE 9, 2003 BY ROBERT S LOVELAND =====

1. The geotechnical firm referenced on the grading plans is no longer in business and the report date is over three years old. A new geotechnical firm and an addendum report will need to be submitted for review. The enclosed Soils Engineer Transfer of Responsibility form must be completed and returned to Environmental Planning.

2. Please review the enclosed Minimum Grading Plan sheet enclosed and include those items checked on the plans, ===== UPDATED ON SEPTEMBER 10, 2003 BY ROBERT S LOVELAND =====

The two items listed above were not provided. Please submit the information requested. ===== UPDATED ON MARCH 18, 2004 BY ROBERT S LOVELAND =====

1. Comment 1 above still needs to be addressed

2. As part of the 3rd routing, I received only "Sheet 1" of the "Grading & Drainage Plan" produced by Mid Coast Engineers (dated 11/25/03). Please submit sheet 2 & 3 for review. NOTE: Make sure earthwork quantities are included in the grading plans.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 9, 2003 BY ROBERT S LOVELAND =====

Conditions of Approval :

1. A Plan Review from the project geotechnical engineer will need to be provided to Environmental Planning.

2. Please submit a detailed erosion control plan for review. Identify what type of erosion control practices will be used on site, where they will be installed and provide a construction detail for each practice selected.

3. Retaining walls 3 feet and above require a permit and walls 4 feet and above require design by a civil engineer. Please include construction details for walls 3 feet and above.

Project Review Completeness Comments

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

===== REVIEW ON JUNE 14, 2003 BY JOAN VAN DER HOEVEN =====

A landscape plan is required with details on how the project proposes to provide an evergreen, drought tolerant vegetative buffer from the adjacent CA Commercial Agriculture zoned farmland at APN 107-162-04 (north and west property lines). Project design shall comply with all Urban Designer comments (attached). Comply with all Environmental Planning requirements - Soils Engineer transfer of Responsibility Form enclosed for your action. Thank you for staking the project site.

EXHIBIT F .

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
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Date: March 26, 2004
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===== UPDATED ON JUNE 14, 2003 BY JOAN VAN DER HOEVEN =====
Public Works Drainage comments are forthcoming - will be forwarded upon receipt

Project Review Miscellaneous Comments

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

----- REVIEW ON JUNE 14, 2003 BY JOAN VAN DER HOEVEN -----
The following Declaration of Restriction forms are required to be recorded prior to issuance of Building Permit for construction: 1. Declaration to Maintain the Structure as a Single-family Dwelling 2. Declaration to maintain the first floor as non-habitable 3. Declaration to maintain the detached spa house as nonhabitable 4. Agricultural Statement of Acknowledgement.

Dpr Drainage Completeness Comments

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

===== REVIEW ON JUNE 17, 2003 BY DAVID W SIMS =====
NO COMMENT

===== UPDATED ON SEPTEMBER 12, 2003 BY DAVID W SIMS =====
2ND ROUTING:

The drainage plan has been omitted from the second routing. This information should be retained in future routings of the discretionary application as it shows the applicants intent to properly handle drainage control. Prior miscellaneous comments still apply. ===== UPDATED ON MARCH 15, 2004 BY DAVID W SIMS =====
3RD ROUTING:

Completeness:

The proposed plan is approved for discretionary stage stormwater management review. Please see miscellaneous comments for items to be addressed in the building application stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 17, 2003 BY DAVID W SIMS =====
To be addressed in the building application plans:

A swale is needed along the driveway entrance to pass roadside runoff. Show this on the plans. The new driveway should not direct roadside runoff or driveway runoff into travel lanes.

The french drain should outlet to a vegetated soil area rather than pavement. Constant seepage water can promote moss/slime growth that can be a nuisance or hazardous.

Downspouts from bathhouse and back corner of the house discharge onto the septic

EXHIBIT F

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
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Date: March 26, 2004
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leach field. This should be avoided by separating recharge areas

The turf block drive surface is encouraged as an alternative to traditional pavements, and for limiting impervious surface development. Reduction in the overall size of the proposed driveway surfaces would also be encouraged. Mapped site soils do not appear to have high permeability, so infiltration may be limited for large storm events. The 2x2x40 drain field should have an adequate route for water overflow. Show this on the plans. Applicant should consider whether the function of this drainfield as a receiver of excess driveway runoff is compatible with the stability of the 4-foot retaining wall. This drainfield should not create seepage zone that would adversely affect the neighboring access road that runs closely parallel, and at lower elevation.

Show sub-drain pipe routings in the plan view drainage plan.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 to 12:00 am if you have questions. ===== UPDATED ON SEPTEMBER 12, 2003 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON MARCH 15, 2004 BY DAVID W SIMS =====

Miscellaneous:

When submitting the building application:

1) Indicate and note the manner in which building downspouts will be discharged.

2) Indicate the routing of water discharged at the parcel frontage to a point of disposal in either a County maintained inlet or a natural drainage channel.

All resubmittals of plans, calculations, reports, faxes, extra copies, etc... shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section. from 8:00 am to 12:00 noon if you have questions,

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MAY 19, 2003 BY RUTH L ZADESKY =====

no comment ===== UPDATED ON SEPTEMBER 2, 2003 BY RUTH L ZADESKY =====

Show driveway plan view.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MAY 19, 2003 BY RUTH L ZADESKY =====

Driveway to conform to County Design Criteria Standards.

Encroachment permit required for all off-site work in the County road right-of-way.

Fencing is not allowed within the County road right-of-way.

Proposed fencing shall not block sight distance for motorists at adjacent intersections and driveways.

===== UPDATED ON SEPTEMBER 2, 2003 BY RUTH L ZADESKY =====

EXHIBIT F

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 03-0181
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Driveway to conform to County Design Criteria Standards.
Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

===== UPDATED ON JUNE 6, 2003 BY GREG J MARTIN =====

The driveway profile should be drawn to scale and have an x and y axis with values for each increment in distance or vertical elevation. The cut slope in the County right-of-way will require 2:1 side slopes. This should be shown in the plan view and will likely require drainage improvements.

The plan view shows three different drawings, each one is slightly different than the other. The drawings must match or dimensions must be provided so they are consistent. Specifically the area in front of the front porch is different. Also on the "plot plan" there is inadequate room for a 15 foot inner radius for the driveway as required by the County Design Criteria.

The encroachment into the County right-of-way must be constructed of 2 inches of Asphalt Concrete over 6 inches of Aggregate Base. A concrete driveway encroaching into the County right-of-way is not allowed. The driveway shall conform to Figure DW-6 in the County Design Criteria and the figure should be specifically referenced on the plans. The encroachment should be shifted to avoid being in front of the County's property.

In parking areas where vehicles are unrestricted and sharp turns are possible the maximum slope in any direction is 4 percent. This area would be in front of the garages. The grass paver area between the front porch and the concrete driveway shall be further constrained to a maximum slope of 2 percent to prevent any deposition of sediment onto the County road. A minimum slope of 1 percent is required for all driveway or parking areas to allow proper drainage.

The house must be protected from vehicles hitting it. This may be done by providing a 4 foot buffer of landscaping, curbing, or other means so that a physical barrier or warning is provided to the driver before the house would be struck.

It should also be noted that the grass paver parking area in front of the garages exceeds County Standards significantly. The grass pavers stretch out in front of each garage for 42 feet. The requirement for a parking area is 26 feet. Typically parking areas meet the minimum requirements provided by County Standards.

Please contact Greg Martin at 831-454-2811 if you have any questions. ===== UP-DATED ON SEPTEMBER 3, 2003 BY GREG J MARTIN =====

Review of 2nd Routing The driveway profile should be drawn to scale and have an x and y axis with values for each increment in distance or vertical elevation. The cut slope in the County right-of-way will require 2:1 side slopes. This should be shown in the plan view and will likely require drainage improvements.

The surface of the driveway must be specified. The encroachment into the County right-of-way must be constructed of 2 inches of Asphalt Concrete over 6 inches of Aggregate Base. A concrete driveway encroaching into the County right-of-way is not allowed. The driveway shall conform to Figure DW-6 in the County Design Criteria and

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the figure should be specifically referenced on the plans

A field review of the site revealed that there may be a sight distance issue for the driveway due to the vertical curve in Hames Road. The minimum sight distance required is 250 feet. A sight distance analysis is required to ensure the driveways are acceptable. The analysis should include consideration of whether one or two driveways is acceptable. The analysis must be performed by a California registered Traffic Engineer or qualified California registered Civil Engineer. ===== UP-
DATED ON DECEMBER 3, 2003 BY GREG J MARTIN =====

Sight distance analysis has been provided and the sight distance is acceptable.

===== UPDATED ON DECEMBER 3, 2003 BY GREG J MARTIN =====

Dpw Road Engineering Miscellaneous Comments

===== UPDATED ON JUNE 6, 2003 BY GREG J MARTIN =====

===== UPDATED ON JUNE 10, 2003 BY GREG J MARTIN =====

===== UPDATED ON SEPTEMBER 3, 2003 BY GREG J MARTIN =====

===== UPDATED ON DECEMBER 3, 2003 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON JUNE 10, 2003 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 approval of the sewage disposal permit. Contact EHS Land Use staff: 454-2751. Note: Mounding of dirt over proposed leachfield area is not allowed as per the County's septic code. Septic designer should address (through the septic permitting process) setbacks to spa, bath house, and recharge pits.

===== UPDATED ON SEPTEMBER 4, 2003 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 approval of the sewage disposal permit. See previous comments above. Note: Sewage disposal application has been submitted and is under review but not approved. Septic application now approved.

===== UPDATED ON MARCH 16, 2004 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON JUNE 10, 2003 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON SEPTEMBER 4, 2003 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON MARCH 16, 2004 BY JIM G SAFRANEK =====

===== UPDATED ON MARCH 16, 2004 BY JIM G SAFRANEK =====

NO COMMENT

Pajaro Valley Fire District Completeness Comments

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

===== REVIEW ON MAY 27, 2003 BY COLLEEN L BAXTER ===== DEPARTMENT

NAME:PAJARO VALLEY FIRE Note on the plans that these plans are in compliance with

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

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

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

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Discretionary Comments - Continued

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compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other

IF YOU ARE NOT ON A MUNICIPAL WATER SYSTEM. INSTALLATION OF A 4,000 GALLON WATER TANK AND A WHARF HYDRANT ARE REQUIRED. PERMITS FOR BOTH TANK AND HYDRANT ARE AVAILABLE THROUGH CDF. IF YOU ARE ON A MUNICIPAL WATER SYSTEM AND HAVE A PUBLIC FIRE HYDRANT, SHOW ON PLANS LOCATION OF PUBLIC FIRE HYDRANT AND DISREGARD NOTES REGARDING SUBMISSION OF UNDERGROUND DRAWINGS. ===== UPDATED ON MAY 27, 2003 BY COLLEEN L BAXTER =====

===== UPDATED ON SEPTEMBER 4, 2003 BY COLLEEN L BAXTER ===== THIS IS A SECOND REVIEW OF PLANS, UNTIL ALL FIRE NOTES LISTED ABOVE ARE INCLUDED ON PLANS, PLANS WILL NOT BE APPROVED, NO OTHER COMMENTS. ===== UPDATED ON SEPTEMBER 4, 2003 BY COLLEEN L BAXTER =====

----- UPDATED ON FEBRUARY 25, 2004 BY COLLEEN L BAXTER ===== UP-
DATED ON FEBRUARY 25, 2004 BY COLLEEN L BAXTER =====

Pajaro Valley Fire District Miscellaneous Comments

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

----- REVIEW ON MAY 27, 2003 BY COLLEEN L BAXTER =====
===== UPDATED ON SEPTEMBER 4, 2003 BY COLLEEN L BAXTER =====
===== UPDATED ON SEPTEMBER 4, 2003 BY COLLEEN L BAXTER =====
===== UPDATED ON FEBRUARY 25, 2004 BY COLLEEN L BAXTER =====
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