



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0086**

Applicant: Terry Martin Associates,
Architects/Peggy Dallas, AIA

Date: April 20, 2006

Owners: Charles & Kim Korstad
APN: 098-011-05

Agenda Item #: 7
Time: 1:30 p.m.

Project Description: Proposal to convert an existing single-family dwelling to a second unit, to construct a new single-family dwelling, and to construct a fence up to six feet high in the front setback.

Location: Project is located on the south side of Loma Prieta Avenue, approximately one mile southeast of the junction of Old San Jose and Summit Roads at 24655 Loma Prieta Avenue in Los Gatos.

Permits Required: Agricultural Buffer Setback Determination

Staff Recommendation:

- Approval of Application 06-0086, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	4.9 acres
Existing Land Use - Parcel:	Single-family residential
Existing Land Use - Surrounding:	Fruit orchards, single-family residential
Project Access:	Summit Road to Loma Prieta Avenue
Planning Area:	Summit
Land Use Designation:	AG (Agriculture)
Zone District:	CA (Commercial Agriculture)
Supervisory District:	First (District Supervisor: Beutz)
Within Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside

Environmental Information

Geologic Hazards:	Mapped CFZ & SFZ/geologic/geotechnical reports required
Soils:	Lompico-Felton complex, Madonna loam, Nisene-Aptos complex
Fire Hazard:	Not a mapped constraint
Slopes:	15-50 percent slopes, building site at frontage is gently sloping
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	Preliminary grading approval required
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archaeology:	Mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	<input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
Water Supply:	Private well	
Sewage Disposal:	CSA#12, private septic system	
Fire District:	California Department of Forestry	
Drainage District:	Non-zone	

Analysis and Discussion

The proposed project is to construct a two story single-family dwelling of approximately 4,586 square feet and a detached garage of 1,000 square feet on a 4.9-acre parcel (Exhibit A). An existing single-family dwelling of 1,253 square feet is proposed to be converted to a second unit. The project is located at 24655 Loma Prieta Avenue in Los Gatos. The building site is within 200 feet of Commercial Agricultural land to the east and west, and across Loma Prieta Avenue in Santa Clara County. The applicant is requesting a reduction in the 200- foot agricultural buffer setback to 30 and 47 feet from Assessor's Parcel Numbers 098-011-20 and 098-011-22.

The subject property is characterized by gently sloping topography at the project site frontage on Loma Prieta Avenue to steeper slopes at the rear of the parcel. The parcel is not located within the Urban Services Line and the area may be characterized as a very low-density residential neighborhood with commercial agriculture (orchards). The parcel carries an Agriculture (AG) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the east and west sides of the parcel at Assessor's Parcel Numbers 098-011-20 & -22. These two adjacent parcels are certified organic orchards (apples, pears, prunes, persimmons and bay leaves – 40 acres belonging to Kennedy).

A reduced agricultural buffer is recommended due to the fact that the irregular shape of the lot, the narrow width of the lot, location of the existing structures on the site, and steep slopes to the rear of the parcel, would not allow sufficient building area if the required 200 foot setbacks were maintained from the adjacent Commercial Agriculture zoned properties. The proposed structures would be clustered towards the Loma Prieta Avenue site frontage, thereby removing as little land as possible

from production on the project site, and avoiding development on the steeper slopes to the rear of the site. The applicant is proposing a wood board, solid, six-foot fence at the east and west sides of the parcel adjacent to the structures, with an evergreen hedge of drought tolerant, native plantings to reduce the impact of the proposed residential use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. The applicant shall further be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

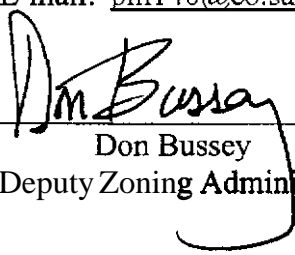
- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 30 and 47 feet to the single-family dwelling from the adjacent CA zoned properties known as APN 098-011-20 & -22, proposed under Application # 06-0086, based on the attached findings and recommended conditions.

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

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Joan Van der Hoeven, AICP
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Santa Cruz CA 95060
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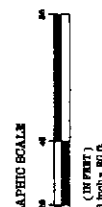
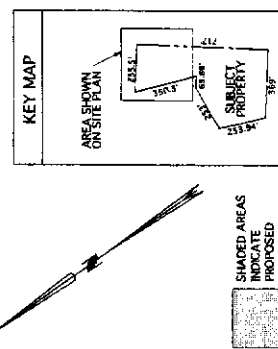
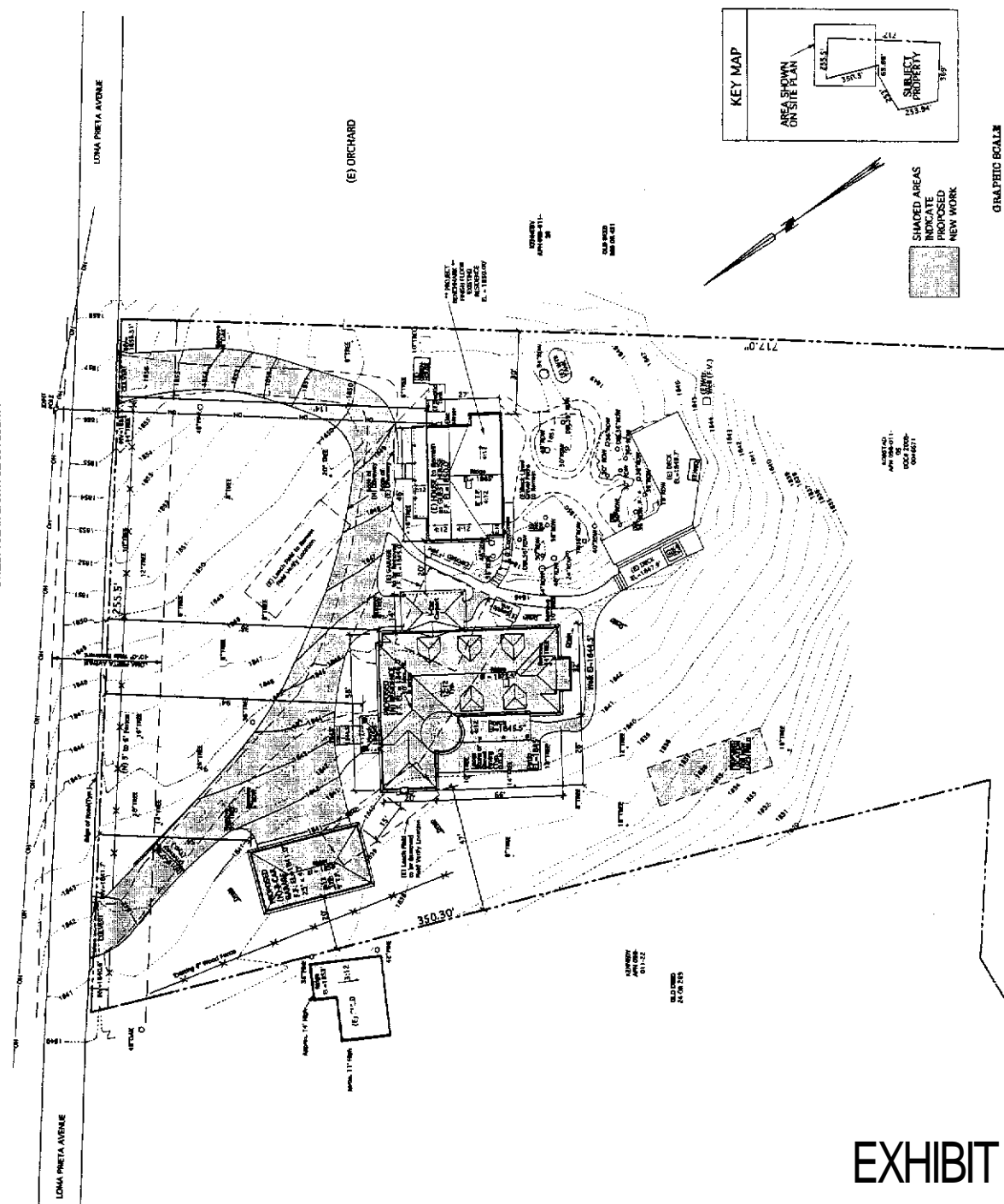
Report Reviewed By: _____


Don Bussey
Deputy Zoning Administrator

PROPOSED SITE PLAN

NOTE:
PROPERTIES ON THIS SIDE OF THE
STREET ARE IN SANTA CLARA COUNTY

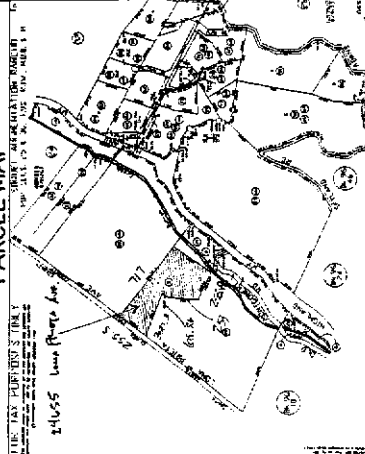
(E) ORCHARD



AERIAL VIEW



PARCEL MAP



PROJECT SUMMARY

LOT SIZE: 4.9 Acres +/-
 213,444 sq ft
 minus Loma Prieta Ave. Easement = 205,800 sq ft
 NET SITE AREA = 213,239 sq ft

LOT COVERAGE:
 (inc. all covered Porches, Carport, Stairs on both levels,
 and rooms w/ ceilings > 7'-6" all areas > 5'-0" high)

Existing House: 1213 sq ft
 New House: 4586 sq ft
 New Garage: 225 sq ft = 1000 sq ft credit
 GROSS AREA: 6614 sq ft

FLOOR AREA RATIO: GROSS AREA + NET SITE AREA
 6,614 sq ft + 213,239 sq ft = 3.1%

UTILITIES DISTRICT: n/a (Private Septic, Water Well, Propane)

IMPERVIOUS AREA: 7394 sq ft = (E)1359 + (N)5036 + (N)1000
 Driveway: 6600 sq ft = (E)4500 sq ft + (N)2100 sq ft
 Other Driveway/Stops: 200 sq ft = (E)200 sq ft + (N)0 sq ft
 TOTAL: 14,194 sq ft

GRAVING QUANTITIES:
 FM at (N)Garage approx. 74 cu yd
 EB at (N)Residence approx. 111 cu yd
 TOTAL approx. 185 cu yd

PROJECT SCOPE

CONVERT EXISTING DWELLING UNIT TO SECOND DWELLING UNIT;
 CONSTRUCT A NEW PRIMARY DWELLING;
 CONSTRUCT A FENCE 3 FEET TO 6 FEET HIGH IN FRONT YARD.

TERRY J. MARTIN ASSOCIATES, AIA
 45 BARTLAND STREET, SUITE 2
 LOS GATOS, CA 95030
 Phone: 408-295-8316
 Fax: 408-295-8332
 E-mail: terry@tmartin.com

Project Date: 12/06/05

DATE: 12/12/05
 PLANNING DEPARTMENT SUBMITTAL

Project Location:
 APN: 058-011-05

KORSTAD RES.
 Remodel / Addition
 2455 Loma Prieta Avenue
 Los Gatos, Ca 95033
 Santa Cruz County

Sheet 1000
 Date: December 2005
 Project: # 05003
 Scale: 1" = 80'-0"

PROPOSED
 SITE PLAN

A-2

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 30 and 47 feet from the adjacent Commercial Agriculture zoned land. An effective barrier consisting of a six foot tall solid wood board fence enhanced with evergreen shrubs would be adequate to prevent conflicts between the non-agricultural development and the adjacent commercial Agriculture zoned lands of APN 098-011-20 & -22. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic along Loma Prieta Avenue.

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 CA (Commercial Agriculture) and carries an Agriculture (AG) General Plan designation. The 4.9-acre parcel is designated for agricultural production and has supported residential development at the Loma Prieta frontage since 1941. The proposed development would be clustered in the vicinity of the existing residence, removing as little land as possible from production, consistent with General Plan policy 5.13.27. The parcel is within 200 feet of Commercial Agriculture zoned land, but with the required agricultural buffers installed and maintained in perpetuity, the proposed development shall not negatively impact adjacent agricultural operations.

**Required Findings for Development on Land Zoned Commercial Agriculture or
Agricultural Preserve
County Code Section 13.10.314(A)**

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce, restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The establishment of the new single-family dwelling and conversion of the existing single-family dwelling to a second unit will support the continued operation of commercial agriculture on the parcel in that it will provide suitable accommodation for the property owner. The existing orchard is located behind the residential cluster and so existing production shall not be diminished because of the residential development. With the required agricultural buffers in place to mitigate any potential adverse impacts of the proposed residential use (fencing and vegetative screening), the economic viability of commercial agricultural operations in the area shall not be impacted.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or

The residential use of the parcel remains ancillary to the continued agricultural use of the parcel as a fruit orchard. Although the parcel is only 4.9 acres in size, the cropped area is not diminished by the residential development as there has been a long-standing separation of the residential and agricultural uses by a native stand of redwoods (Exhibit A).

3. The use consists of an interim public use which does not impair long-term agricultural viability; and
4. Single family residential uses will be sited to minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The proposed single-family residential uses are sited toward the front of the 4.9-acre parcel, where the existing residence has been located since 1941. The orchards are buffered from the existing residential use by a small redwood grove. The applicant is proposing to buffer the adjacent orchards from the proposed new single-family dwelling by installing a solid wood board fence, six feet in height and a vegetative screen in the area of the habitable structures along the east and west property boundaries adjacent to APN's 098-01 1-20 and -22. The applicant shall be required to record an Agricultural Statement of Acknowledgement as per County Code Section 16.50.090, to acknowledge that Santa Cruz County has established agriculture as a priority use on productive agricultural lands, and that residents of adjacent properties should be prepared to accept such inconvenience or discomfort from normal, necessary farm operations.

5. The use will be sited to remove no land from production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

The proposed single-family residence is sited in close proximity to the existing residence, which is to be converted to a second unit. By clustering the development toward the site frontage on Lorna Prieta Avenue, as little land as possible is removed from commercial agricultural production as the existing orchard is located behind the structures, separated by a small redwood grove.

Conditions of Approval

Exhibit A: Project Plans, 10 sheets by Terry J. Martin Associates, AIA, dated 12-12-05.

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to Assessor's Parcel Numbers 098-011-20 and 098-011-22. 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 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 **30** and 47 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcels APN's 098-011-20 & -22.
 2. Final plans shall show the location of the vegetative buffering barrier (and any fences/walls used for the purpose of buffering adjacent agricultural land) which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet **upon** maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- III. All construction shall be performed according to the approved plans for the building permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
 - A. The agricultural buffer setbacks shall be met as verified by the County Building

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EXHIBIT C

Inspector.

- B. The required vegetative and/or physical barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative and/or other) has been completed.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.

IV. Operational Conditions

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

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, Indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own 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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: 4-20-06

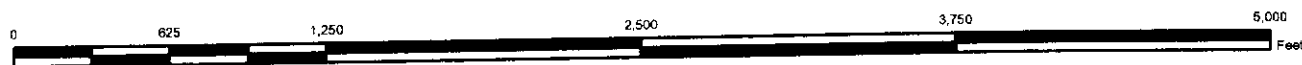
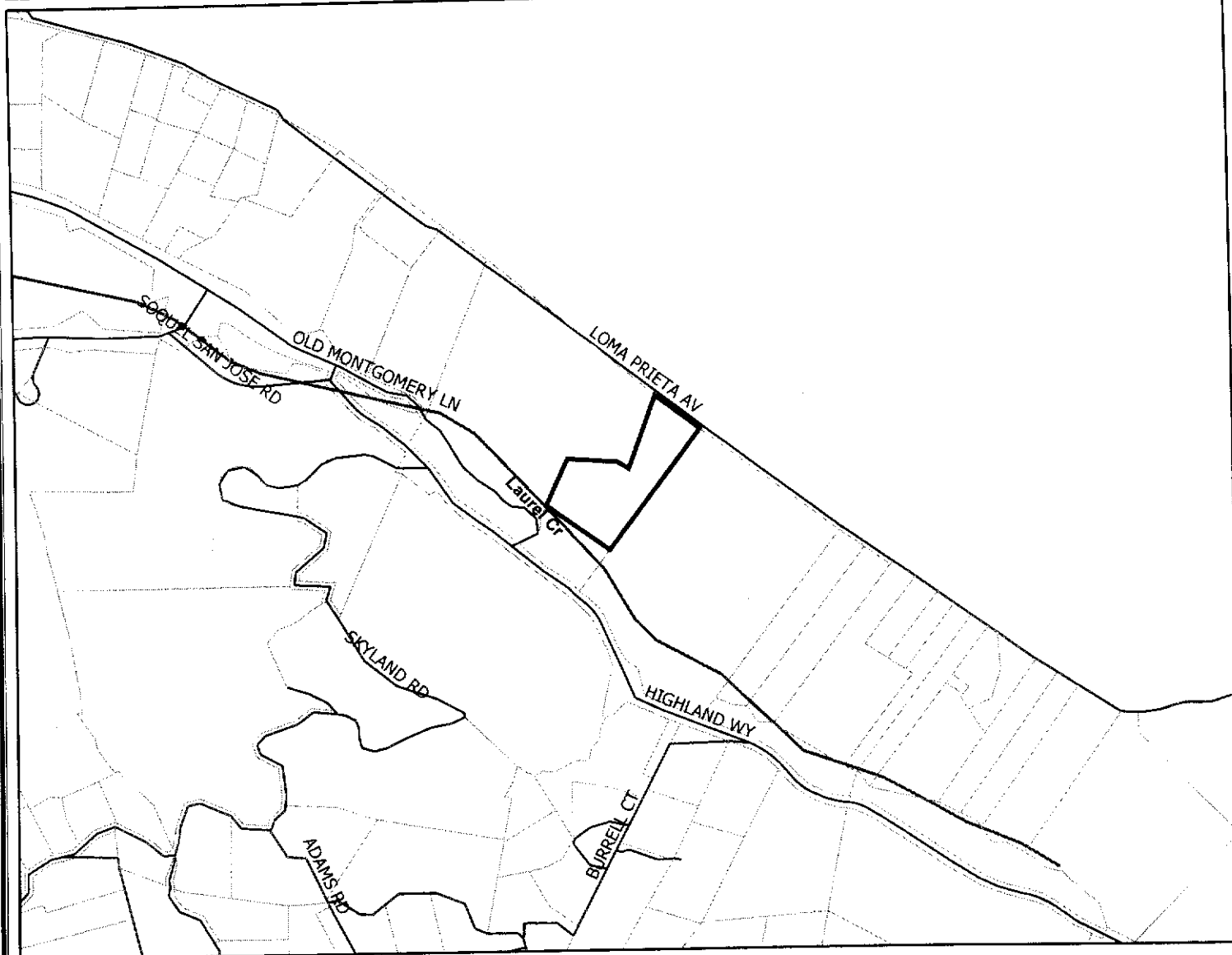
Effective Date: 5-04-06

Expiration Date: 5-04-08





Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

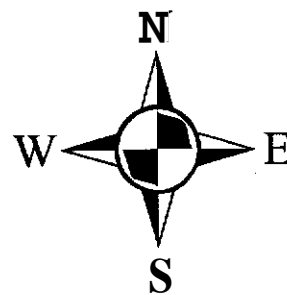


Location Map



Legend

-  APN 098-011-05
-  Assessors Parcels
-  Streets
-  PERENNIAL STREAM



Map Created by
County of Santa Cruz
Planning Department
March 2006

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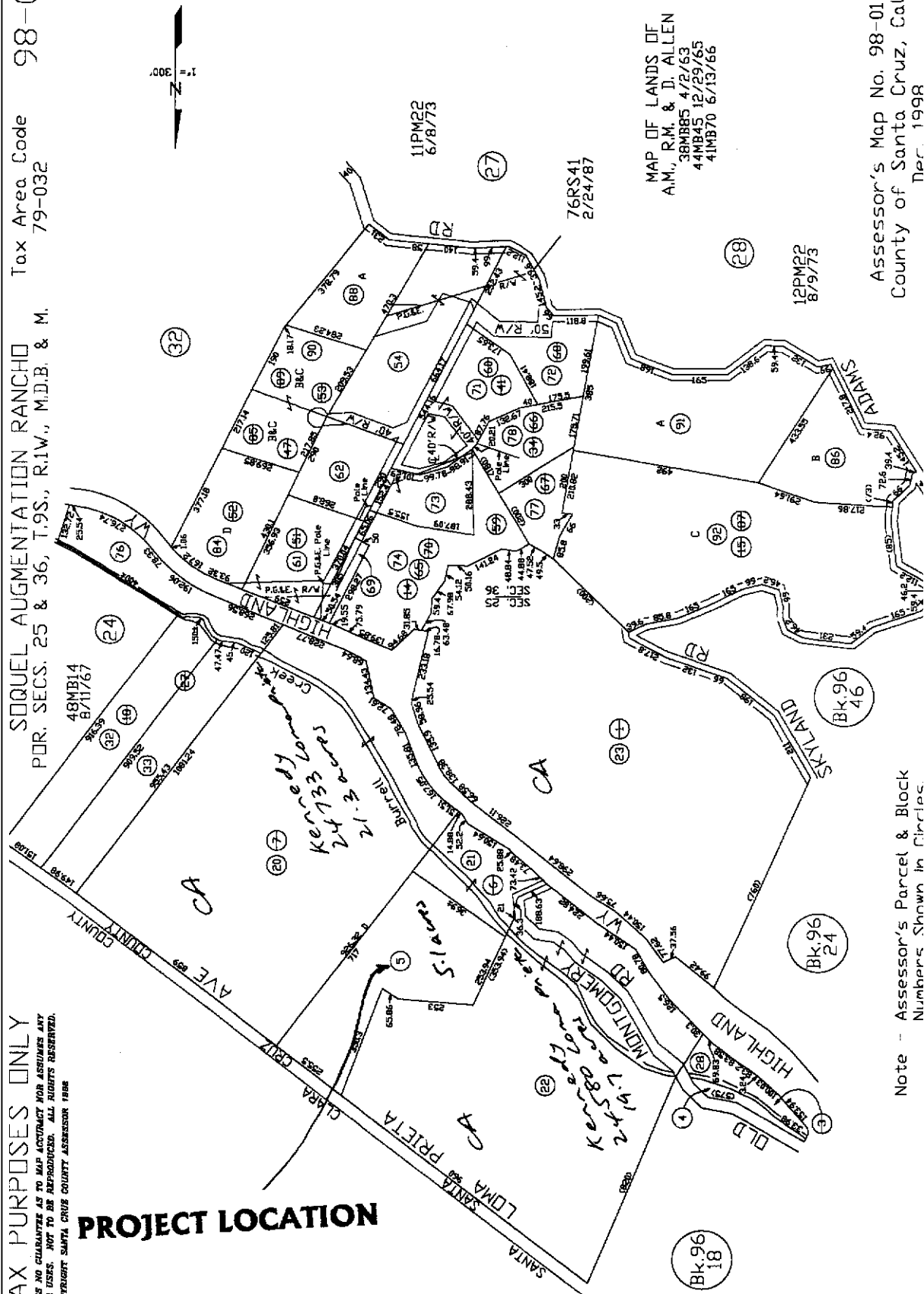
EXHIBIT D

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

SOQUEL AUGMENTATION RANCHO
 POR. SECS. 25 & 36, T.9S., R.1W., M.D.B. & M.

Tax Area Code 98-01
 79-032

PROJECT LOCATION



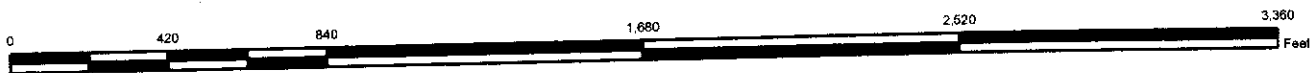
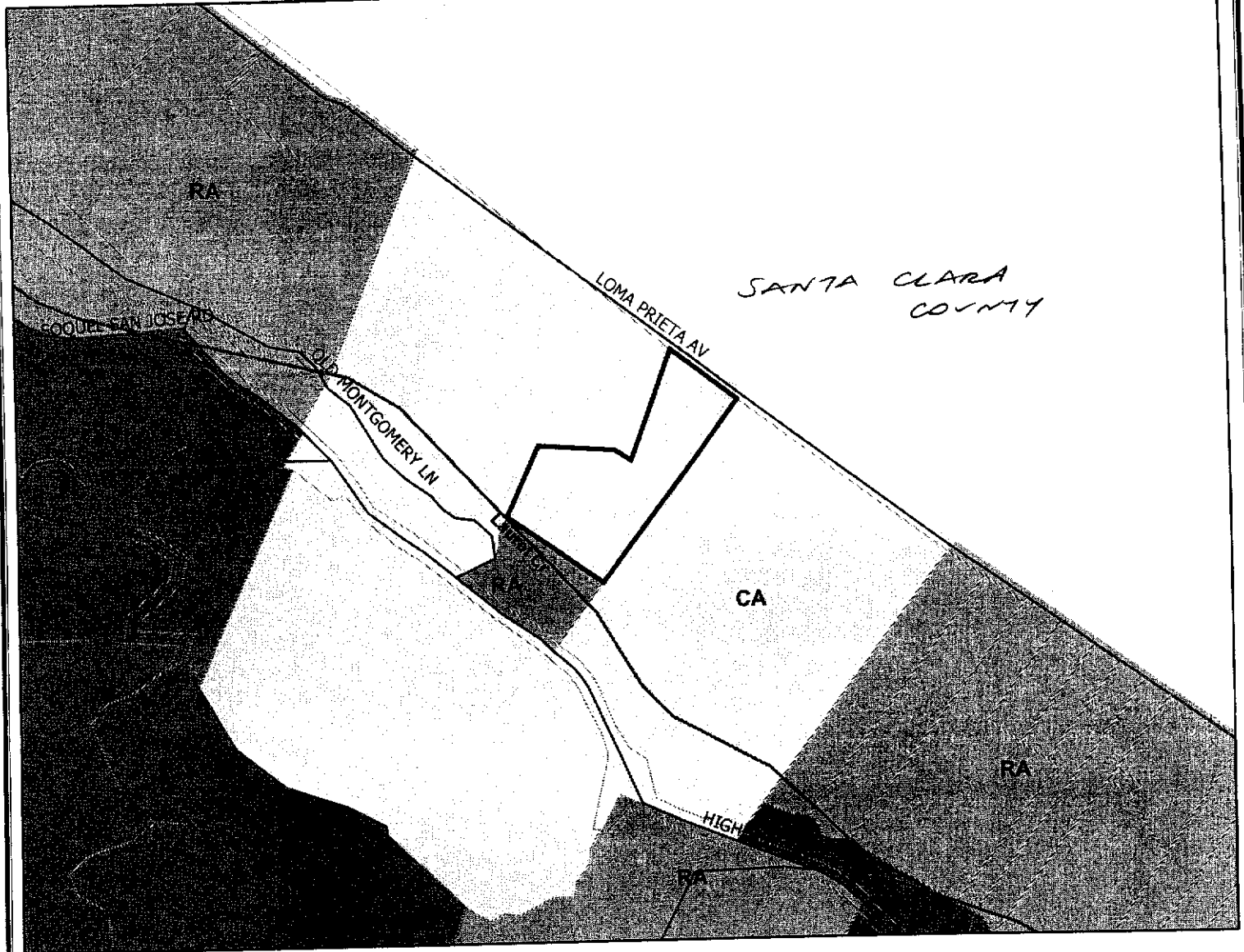
Assessor's Map No. 98-01
 County of Santa Cruz, Calif.
 Dec. 1998

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








EXHIBIT D

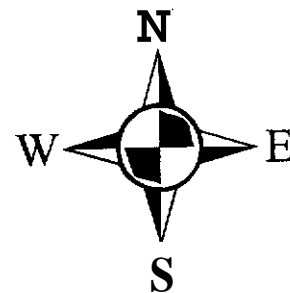


Zoning Map



Legend

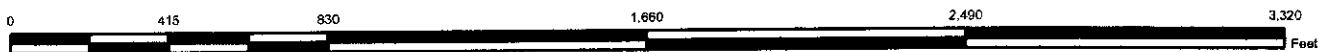
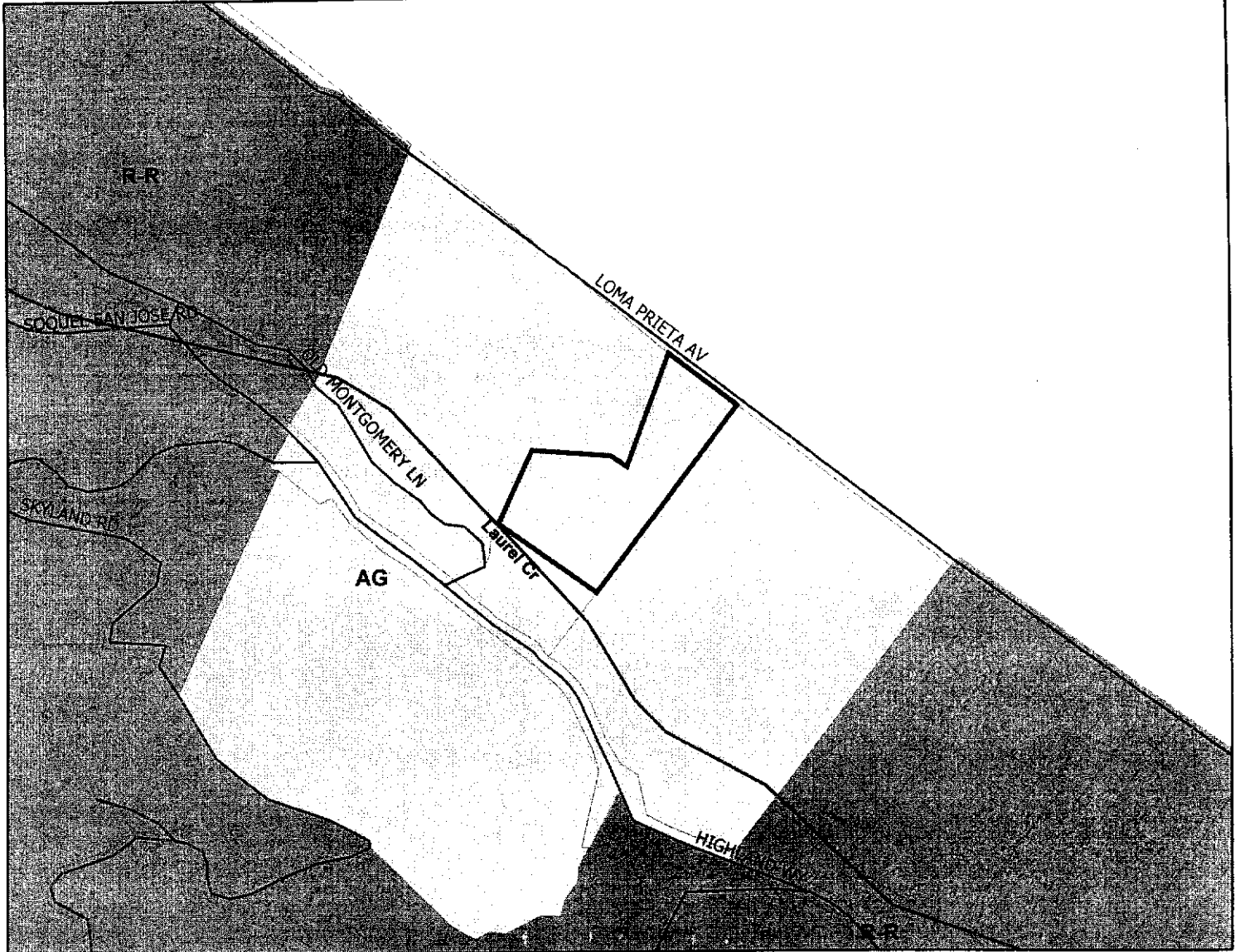
-  APN 098-011-05
-  Assessors Parcels
-  Streets
-  PERENNIAL STREAM
-  AGRICULTURE COMMERCIAL(CA)
-  AGRICULTURE RESIDENTIAL(RA)
-  SPECIAL USE (SU)









Map Created by
County of Santa Cruz
Planning Department
March 2006

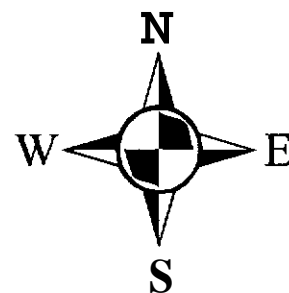


General Plan Designation Map



Legend

-  APN 098-011-05
-  Assessors Parcels
-  Streets
-  PERENNIAL STREAM
-  Agriculture (AG)
-  Residential-Rural (R-R)



Map Created by
County of Santa Cruz
Planning Department
March 2006

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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: Annette Olson
Application No. : 06-0086
APN: 098-011-05

Date: March 29, 2006
Time: 15:09:01
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MARCH 1, 2006 BY KENT M EDLER =====

The grading plans are complete. See misc. comments for items to be addressed in the building permit stage.

Note: The engineering geology report / soils report is currently under review by the County Geologist,

===== UPDATED ON MARCH 23, 2006 BY ANDREA M KOCH =====

1) Please pay \$402 in fees for an archaeological site review to determine the likelihood of the presence of archaeological resources on your property. A full archaeological report may be required depending on the results of the archaeological site review.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 1, 2006 BY KENT M EDLER =====

The following items must be addressed prior to issuance of a building permit:

1. The driveway should only be 12' wide.
2. Show the limits of grading.
3. Clearly show the locations of all retaining walls. Include top of wall and bottom of wall elevations.
4. Include the excavation quantity on the plans
5. Show drainage inlets, pipes, dissipators, etc. on the grading plan
6. Include a driveway profile. Note: the minimum structural section of a driveway is 5" of baserock. Where grades exceed 10%, oil and screen is required. Where grades exceed 15%, AC or concrete is required. The plans must indicate the surfacing / structural section.
7. An erosion control plan must be submitted
8. Plan review letters from the engineering geologist and soils engineer are required to be submitted.

Project Review Completeness Comments

===== REVIEW ON MARCH 15, 2006 BY JOAN VAN DER HOEVEN =====

Submit a landscape plan with details of the required agricultural buffer and solid wood board 6-ft fencing adjacent to the orchards. Fenceline to be surveyed to ensure that any improvements be located on the subject property.

Project Review Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No. : 06-0086
APN: 098-011-05

Date: March 29, 2006
Time: 15:09:01
Page: 2

===== REVIEW ON MARCH 15, 2006 BY JOAN VAN DER HOEVEN =====
Record an Agricultural Statement of Acknowledgement

Dpw Drainage Completeness Comments

===== REVIEW ON MARCH 15, 2006 BY CARISA R DURAN =====

Not enough drainage information has been given to consider acceptance of this application. To be approved by this division at the discretionary application stage, all potential off-site impacts and mitigations must be determined and compliance with the County Design Criteria and County General Plan policies (g.p.p.) demonstrated.

Please address the following items:

1) A drainage plan was not submitted in the plans received as required for proposed development. How is roof and other impervious area runoff proposed to be handled for the development?

1) (g.p.p. #7.23.2 - Minimizing Impervious Surfaces) Extensive impervious surfaces are proposed by this project. New development is required to limit such coverage to minimize post-development runoff. Consider limiting proposed impervious surfaces, using pervious or semi-pervious type surfaces for driveways and patios.

2) This project is for development of impervious areas greater than 500 sf in a Water Supply Watershed zone; therefore, it is required that on-site runoff generated by new impervious and semi-impervious areas from new development be retained on-site. It must be conclusively demonstrated that the post-development runoff rate does not exceed the pre-development rate and that the completed project does not adversely impact roads, adjacent structures, or downslope properties.

3) If it is determined that resulting runoff from the proposed development cannot be handled on-site, an offsite analysis by an engineer is required. Such determinations (unfeasibility) should be included in documentation or plans submitted for this application. Offsite analysis includes making use of any existing offsite drainage systems. All existing and proposed drainage systems and connections must be shown, Amount of runoff to be added to the existing offsite drainage system, along with the system path. condition. and adequacy should be clarified.

4) (g.p.p. #7.23.1 - New Development) Projects are required to maintain predevelopment rates where feasible. Mitigating measures should be used on-site to limit increases in post-development runoff leaving the site. Best Management Practices should be employed within the development to meet this goal as much as possible. Such measures include limiting impervious areas, using pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into land scaping, etc. Please show proposed mitigations on the plans.

Until a drainage plan is submitted, a thorough review of this application cannot be completed. Once submitted, additional items may need to be addressed before the application can be deemed complete.

All subsequent submittals for this application must be done through the Planning

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No. : 06-0086
APN: 098-011-05

Date: March 29, 2006
Time: 15:09:01
Page: 3

Department. Submittals made directly to Public Works will result in delays.

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON MARCH 16, 2006 BY CARISA R DURAN =====
ADDITIONAL COMMENT:

For development of a Significant Single Family Dwelling (4500 sf or more, building or improvements) as shown on the plans, a Department of Public Works Flood Control and Water Conservation District application review fee of \$650 is required. (See 2005/06 Santa Cruz County Department of Public Works Service & Capital Improvement Fees.) Therefore, an additional \$250.00 is due for this type of project. (An incorrect development classification was assessed at application intake resulting in a \$400.00 review payment.) Upon payment of the review fee for this type of proposed construction and after resolution to review comments, this application will be deemed complete for the DPW Stormwater Management Division review portion.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON MARCH 15, 2006 BY CARISA R DURAN =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 9, 2006 BY TIM N NYUGEN ===== 1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: A centerline profile and typical cross sections.

2. County zoning regulations section 13.10.552 requires 3 parking spaces onsite for a 2 bedroom single family dwelling. A parking space is defined as 8.5 feet wide by 18 feet long. Please revise project plans show parking requirements for each home,

3. If applicant is planning to install a new fence or to maintain an existing fence on the subject property. the following criteria must be observed:

-County policies prohibit the installation of fences within the public Right of Way

- The fence shall be a 3 feet maximum height for a distance of 20 feet from Right of Way into the property. Please revise plans to meet these requirements.

- The proposed/existing fence shall not reduce sight distance in any direction.

===== UPDATED ON MARCH 9, 2006 BY TIM N NYUGEN =====

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 9, 2006 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MARCH 6, 2006 BY JIM G SAFRANEK ===== EHS has no record of

Discretionary Comments - Continued

Project Planner: Annette Olson
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septic permitting for this APN. The septic systems serving both units will need to be upgraded. Applicant will need an approved onsite sewage disposal permit application to satisfy completeness reqs. For permit questions contact Troy Boone. 454-3069.

Environmental Health Miscellaneous Comments

===== REVIEW ON MARCH 6, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON MARCH 27, 2006 BY COLLEEN L BAXTER ===== DEPARTMENT NAME:
CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT. with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. SHOW on the plans a public fire hydrant within 150 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.

A minimum fire flow 500 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans a 10,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located. contact the fire department in your 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 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.

The access road shall be 12 feet minimum width and maximum twenty percent slope.

Discretionary Comments - Continued

Project Planner: Annette Olson
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All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

The access road shall be in place to the following standards prior to any framing construction. or construction will be stopped:

- The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%, 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 access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

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

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

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, 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.

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.

Discretionary Comments - Continued

Project. Planner: Annette Olson
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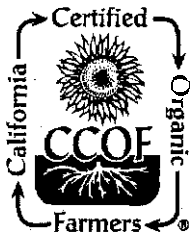
Your project is subject to the requirements of the Urban Wildland Intermix Code (UWIC) as deemed by the Planning Department as a new residential development and is in the State Responsibility Area (SRA). Contact your Local Fire Agency at 335-6748 for a copy of the UWIC Requirements

Cal Dept of Forestry/County Fire Miscellaneous Com

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

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

ADJACENT CA ZONED
APN'S 098-011-20 & -22



CALIFORNIA CERTIFIED ORGANIC FARMERS CLIENT PROFILE

6/28/2004

Charles & Bruce Kennedy
KENNEDY RANCH
24580 Lorna Prieta Ave.
Los Gatos, CA 95033

This Client Profile is documentation of certified status for Parcels/Crops, Livestock or Handling products or services currently entered into the CCOF USDA Certification Program. The CCOF name and seal may not be used to identify products in New Applicant, Certification Pending or Suspended status. see sections 3.5.1 3.5.2 of the CCOF Certification Handbook, Manual 1. Please Contact the CCOF Santa Cruz, CA Office with any questions regarding the information in this profile.

Parcel Information:

1 Location: **Lorna Prieta Ave., Highland Way, Skyland Rd.**

Parcel Certified Since: **11/17/2001**

Acres: **75**

2004 Crops:

Apples [10], Bay Leaves [2], Pears [30], Persimmons [0.25], Prunes [35]

Total Acres Certified 75.

CALIFORNIA CERTIFIED ORGANIC FARMERS

hereby certifies that

KENNEDY RANCH

24580 Loma Prieta Ave.

Los Gatos, CA 95033

managed by

Charles & Bruce Kennedy

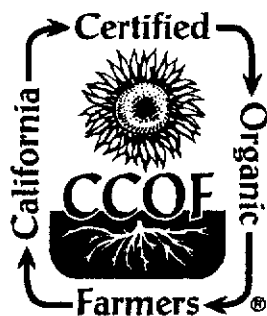
meets National Organic Standards established by the
USDA/National Organic Program for:

Crops

Since the Date of:

April 29, 2002

This Certificate is valid until surrendered, suspended, or
revoked according to USDA/NOP section 206.404(c)



Brian McElroy

Certification Services Manager

Date Printed: 6/28/2004

This Operation has been Certified by CCOF Since: 11/17/2001

Operation Code: cc261

Standards and documentation available from the CCOF Statewide Office:
1115 Mission St. Santa Cruz CA 95060 (831) 423-2263 www.ccof.org

CCOF 87 revised 7/1/03



ADJACENT "CA" ORCHARDS
098-04-20 1-22