

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 02-0630 **APN:** 080-283-01
APPLICANT: Carol Naumann
OWNER: George Hansen et al

PROJECT DESCRIPTION: Proposal for a new four bedroom single family home (either site-built or install a manufactured home), and a detached garage on a vacant parcel *in the* Coastal Zone. Includes grading of less than 90 cubic yards. May include temporary mobile home onsite during construction of new home.

LOCATION: Property located on the south side of Northwest Drive, just west of the intersection with Westdale Drive, Bonny Doon.

PERMITS REQUIRED: Coastal Development Permit
ENVIRONMENTAL DETERMINATION. Categorically Exempt - Class 3
COASTAL ZONE: Yes No **APPEALABLE TO CCC:** Yes No

PARCEL INFORMATION

PARCEL SIZE: 1.2 acres
EXISTING LAND USE:
 PARCEL: Undeveloped forest land
 SURROUNDING: Rural residential and undeveloped forest land
PROJECT ACCESS: Ice Cream Grade Rd. to Northwest Drive
PLANNING AREA: Bonny Doon
LAND USE DESIGNATION: R-R (Rural Residential)
ZONING DISTRICT: RR (Rural Residential)
SUPERVISORIAL DISTRICT: Third

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|---|
| a. Geologic Hazards | a. Not mapped/no physical evidence on site |
| b. Soils | b. Soils engineering report required |
| c. Fire Hazard | c. Not a mapped constraint |
| d. Slopes | d. Approx. 25 % at house footprint; gentle slope at garage and driveway |
| e. Env. Sen. Habitat | e. No physical evidence on site |
| f. Grading | f. Grading of less than 90 cubic yards |
| g. Tree Removal | g. Tree removal limited to development envelope |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Onsite retention facilities required |
| j. Traffic | j. N/A |

- | | |
|-----------------------|--|
| k. Roads | k. Existing roads adequate |
| l. Parks | l. Existing park facilities adequate |
| m. Sewer Availability | m. N/A |
| n. Water Availability | n. N/A |
| o. Archeology | o. Archeological reconnaissance was negative |

SERVICES INFORMATION

Inside Urban/Rural Services Line: Yes X No

Water Supply: Private onsite well
Sewage Disposal: Private septic system
Fire District: Calif. Dept. of Forestry
Drainage District: N/A

HISTORY

The site is undeveloped. Previous technical review #02-0 included an Archeological Site Review and a Biotic-Pre-site; those reviews did not identify special biotic or archeological resource constraints.

ANALYSIS AND DISCUSSION

The subject property is a 1.2 acre lot, located in the RR (Rural Residential) zone district, a designation which allows residential uses. The proposed single family dwelling and detached garage are principal permitted uses within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation. The proposed project is in conformance with the County's certified Local Coastal Program in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood.

Developed parcels in the area contain single family dwellings, including adjacent parcels developed in a quasi-natural forested setting. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The proposed project size is in well-balanced scale with the 1.2 acre size of the rural parcel.

The subject parcel and adjacent parcels are vegetated with an attractive, diverse native forest of madrone, Douglas fir, redwood, tan oak, and live oak. Similar to development on adjacent parcels, the proposed project has been designed to limit tree removal and grading, leaving undisturbed areas of mature trees and forest understory vegetation.

Grading is minimized in particular by the house design which is notched into and fitted with the existing topography. The originally-submitted driveway layout has been reconfigured to protect an area of natural rock outcrop and mature trees.

The site plan defines limits to tree removal and grading. Tree root zone protective fencing will be required during construction. A landscape plan which complements the quasi-natural area

between the house front and Northwest Drive will be required at the Building Permit stage.

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **02-0630**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map
- F. General Plan map and Zoning map
- G. Agency Comments

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

COASTAL DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

The property is zoned RR (Rural Residential), a designation which allows residential uses. The proposed single family dwelling and detached garage is a principal permitted use within the zone district, consistent with the site's R-R (Rural Residential) General Plan designation.

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.

The proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is compatible with the surrounding neighborhood in terms of architectural style; grading and tree removal are minimized; the colors shall be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

Developed parcels in the area contain single family dwellings, including adjacent parcels developed in a quasi-natural forested setting. The subject parcel and adjacent parcels are vegetated with an attractive mixed forest of madrone, Douglas fir, redwood, tan oak, and live oak. Similar to development on adjacent parcels, the proposed project has been designed to limit tree removal and grading, leaving undisturbed areas of mature trees and forest understory vegetation.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located between the shoreline and the first public road. Consequently, the single family dwelling and detached garage will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

The proposed project is in conformity with the County's certified Local Coastal Program in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RR (Rural Residential) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the proposed design is within the existing range.

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 proposed single family dwelling and detached garage 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 single family dwelling and detached garage 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 RR (Rural Residential) zone district. The proposed location of the single family dwelling and detached garage and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RR zone district in that the primary use of the property will be one single family dwelling and detached garage that meets all current site standards for the zone district.

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 proposed residential use is consistent with the General Plan policies for residential development.

The proposed Single family dwelling and detached garage 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), in that the single family dwelling and detached garage 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 dwelling and detached garage 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 dwelling and detached garage will comply with the site standards for the RR 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 single family dwelling and detached garage on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 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.

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 dwelling and detached garage 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 dwelling and detached garage is consistent with the land use intensity and density of the neighborhood.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the development is not subject to Chapter **13.11**.

CONDITIONS OF APPROVAL

Exhibit A: Project Plans by Dennis Grady (revised through January 8, 2004), Dunbar & Craig (Sheet 2.1 site plan, dated January 8, 2004) and Coastal Home Solutions (January 15, 2004, including preliminary Grading and Erosion Control Plan).

- I. This permit authorizes the construction of a single family dwelling and detached garage, and a temporary mobile home onsite during construction. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. A soils report, prepared and stamped by a licensed soils engineer, and providing foundation, grading, and drainage design recommendations, is required. Submit three copies. Drainage recommendations shall take into account Public Works Drainage requirements for on-site retention (see comments by Alyson Tom, Exhibit G of Staff Report to the Zoning Administrator). Fee-paid review and approval of the soils report by Environmental Planning is required.
 - C. 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. The final plans shall include the following additional information:
 1. Final plans shall be internally consistent (i.e., the same single design and final locations shown throughout all plan sheets). The actual surveyed tree locations and topography shall be shown where appropriate on all site planning sheets. The schematic "rubber stamp" tree locations and approximated topography of Sheet 2 shall not be used.
 2. Sheet 2.1 presently shows and governs the limits of grading and tree removal. These limits shall be incorporated in and shown **on** the finalized Grading Plan.
 3. Location of a temporary mobile home during construction (if proposed) shall be shown on the site plan. The location shall be either (1) limited to

the existing clearing for well rig access, between the well and Northwest Drive, or (2) accommodated within the plan limits of grading and tree removal, such as in a portion of the proposed driveway (with early mobile home removal required in order to complete the driveway).

4. Identify finish of exterior materials and color of roof covering for Planning Department approval, consistent with natural site-compatible colors and materials submitted for this Coastal Development Permit.
 5. Grading, Drainage, and Erosion Control Plan. Show and label existing and proposed grade contours in plan view. Excess cut material shall be specified to be hauled offsite. Show the limits of grading and tree removal. Show the location of temporary fencing, specified to be in place prior to site disturbance, for the protection of trees and tree root zones. All utility trenching shall be shown, located so as to maximize tree root zone protection. Specify which trees are to be removed.
 6. Landscape Plan. Final landscaping design shall be shown for the area directly between the front of the house and Northwest Drive, keeping the existing small native trees and maintaining this area as a “quasi-natural” area with any added plantings being either drought-tolerant natives or non-invasive, native-compatible drought-tolerant plants. This area shall not be converted to a mowed lawn or cleared area, and shall have protective fencing during grading and construction. Areas outside the limits of grading shall be specified to leave existing understory vegetation intact. The 32” madrone shown adjacent the deck at the front of the house may be removed if deemed appropriate. The several hazardous dead/dying mature Douglas fir trees in the western parcel corner (vicinity of the well) shall be specified to be removed using special hazard tree removal methods which leave adjacent mature trees undamaged.
 7. Details showing compliance with fire department requirements.
- D. Meet all requirements of the County Department of Public Works, Drainage section, including the comments by Alyson Tom in Exhibit **G** of the May 7, 2004 Staff Report to the Zoning Administrator.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. Final leach field location, with Environmental Health approval, shall be field-located to maximize root-zone protection of mature trees.
- F. Meet all requirements and pay any applicable plan check fee of the fire protection agency.
- G. Pay the current fees for Parks and Child Care mitigation for four bedroom(s).

Currently, these fees are, respectively, \$578 and \$109 per bedroom.

- I. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - J. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- 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. All site improvements **shown** on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils report, and the requirements of the County's Soils Report Review.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance 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, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
 - B. The downstairs room shall be maintained as part of the single family dwelling.

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: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Jack Nelson
Project **Planner**

Appeals: Any property owner, or other person aggrieved, or any other person whose interests **are** adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission 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: 02-0630
Assessor Parcel Number: 080-283-01
Project Location: (no situs) Northwest Drive

Project Description: Construct a new single family dwelling

Person or Agency Proposing Project: Carol Naumann

Contact Phone Number: 831-338-4119

- A. The proposed activity **is** not a project under CEQA Guidelines Section 15378.
- B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060(c).
- C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

- E. **Categorical Exemption**

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

F. Reasons why the project is exempt:

Construction of a new single family dwelling on a residentially-zoned undeveloped parcel

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

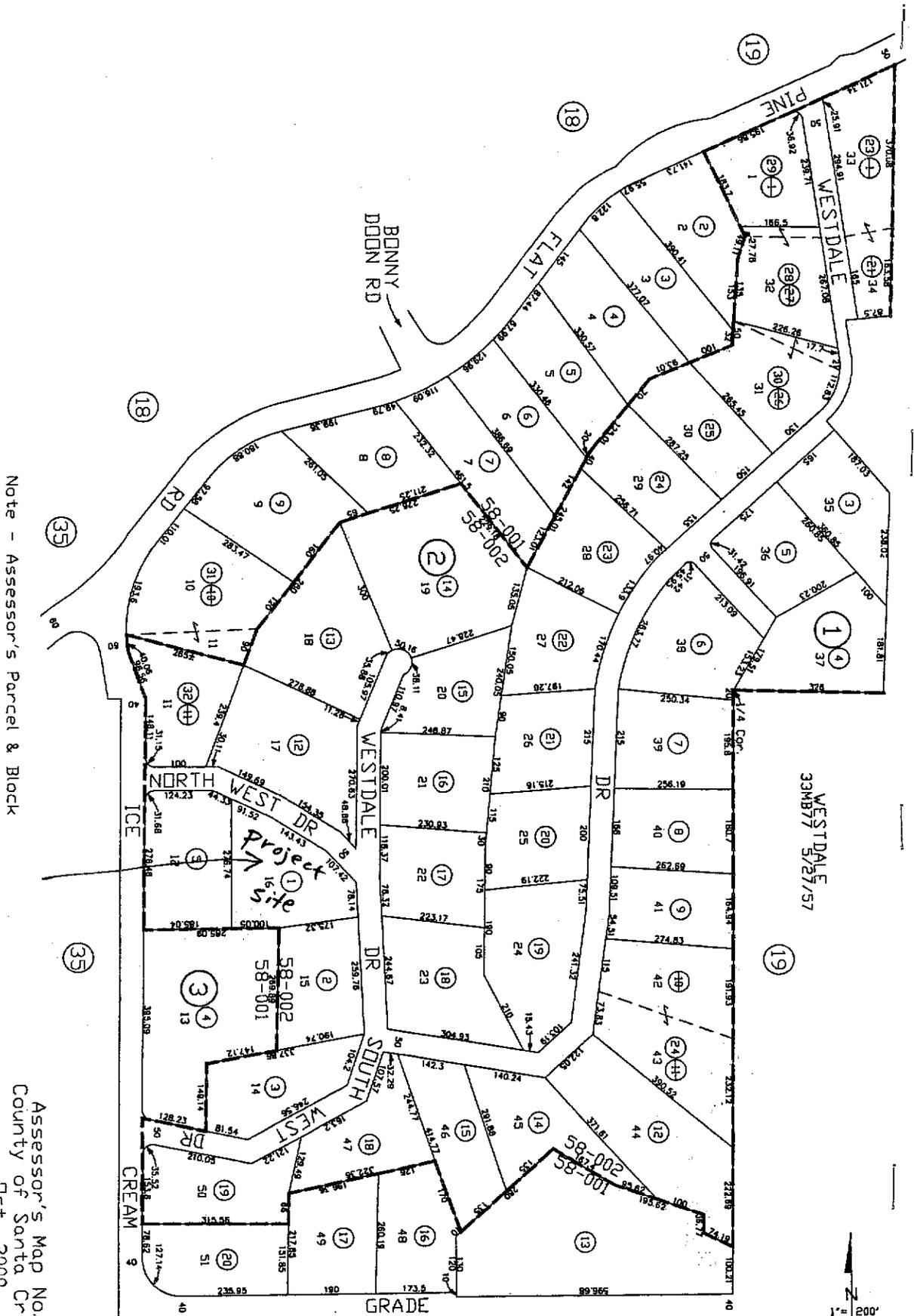
Jack Nelson, Project Planner

Date: _____

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.

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Note - Assessor's Parcel & Block

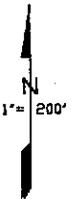
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County of Santa Cruz, Calif
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PLK. SEC. 13, 1100, N.O.W., M.L.D. & 11.

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EXHIBIT E



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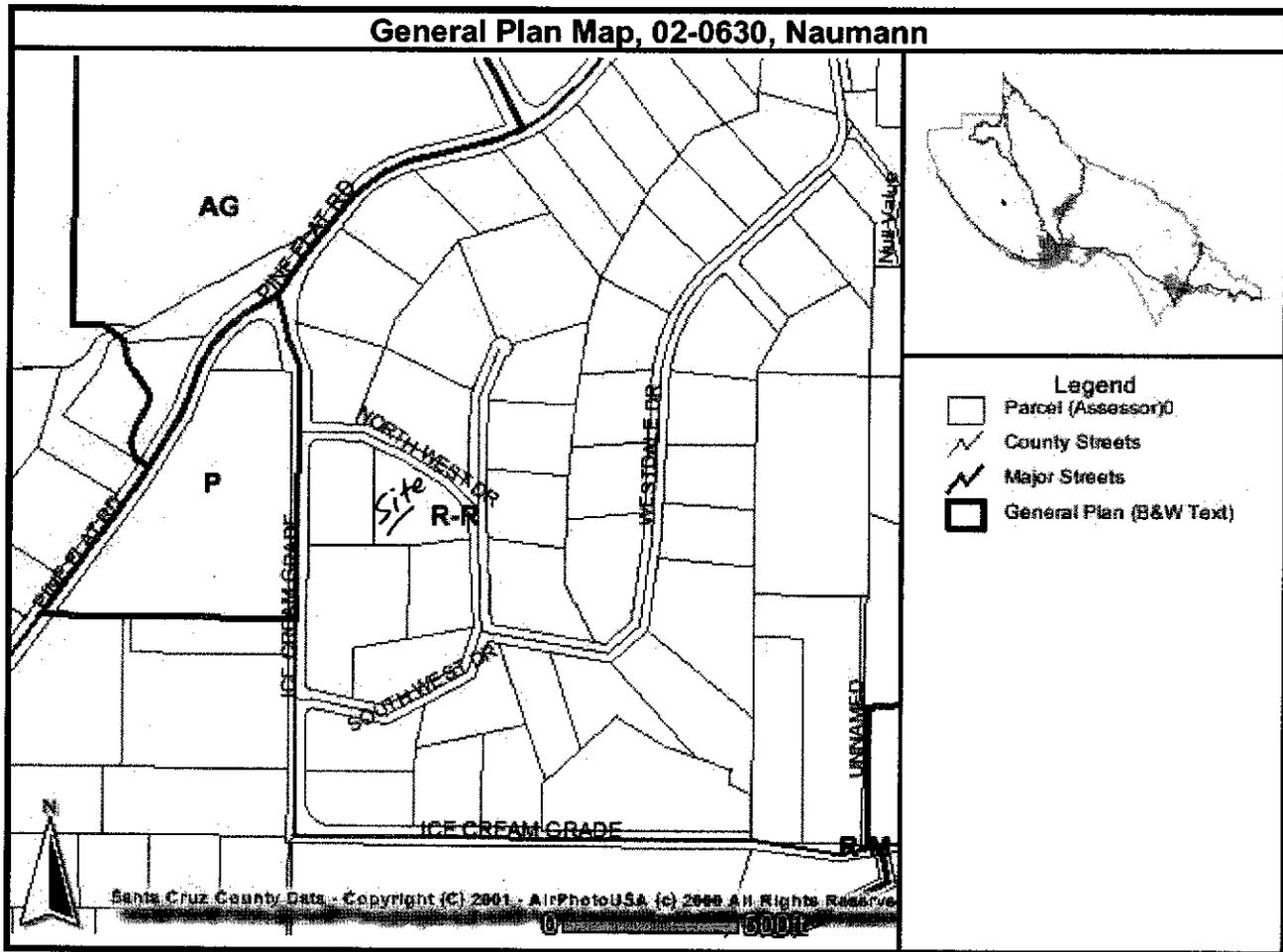


EXHIBIT F

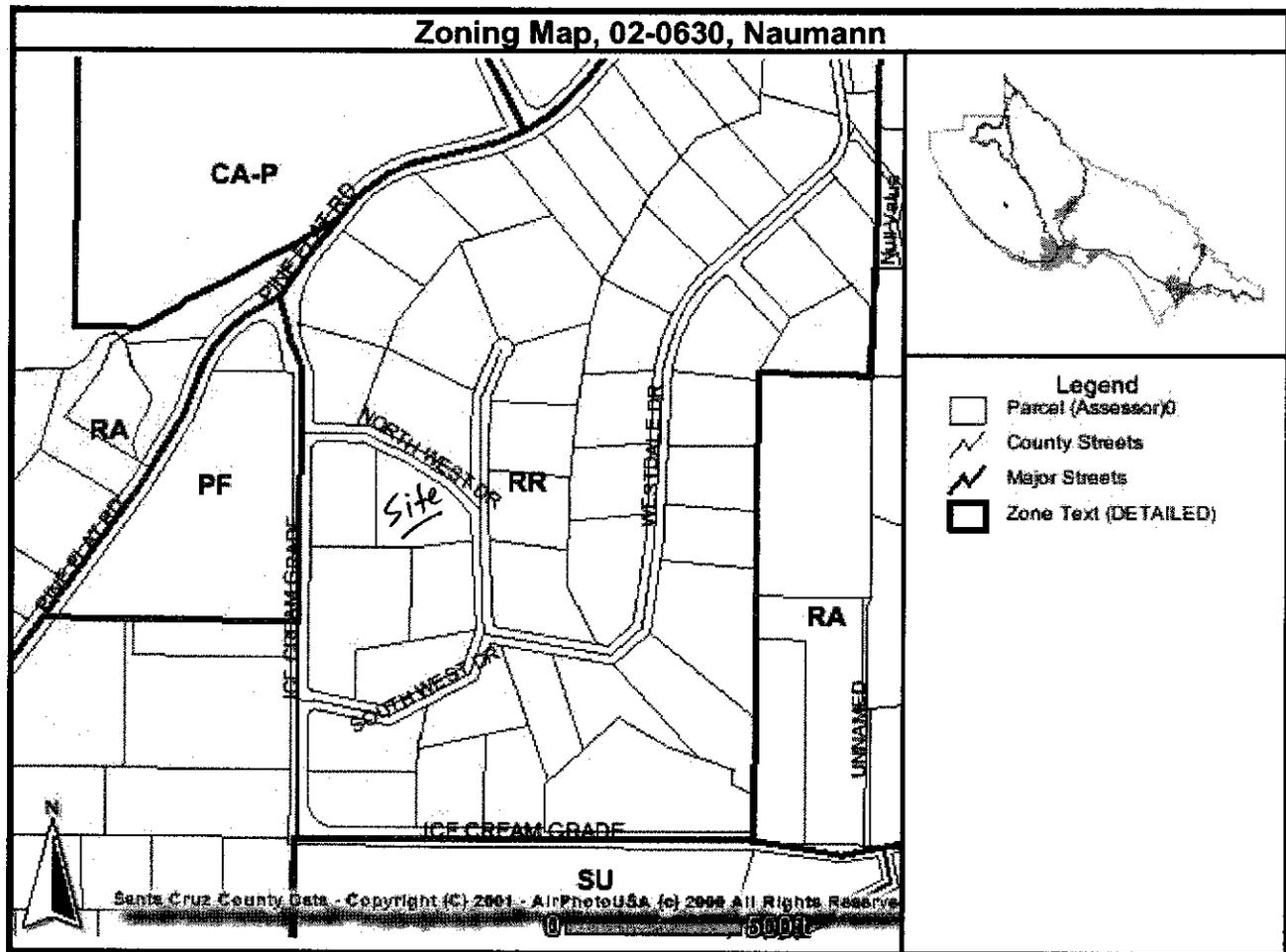


EXHIBIT F

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Jack Nelson
Application No.: 02-0630
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Dpw Drainage Completeness Comments

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

===== REVIEW ON DECEMBER 26, 2002 BY ALYSON B TOM ===== The application with plans dated 12/11/02 and 11/4/02 is not complete for the discretionary stage. All potential off-site impacts and mitigations must be identified prior to discretionary approval.

1) Site is located in groundwater and water supply watershed zones. Accordingly, all added runoff due to proposed impervious areas must be retained on site and allowed to infiltrate back into the ground so that post-development runoff rates are limited to pre-development levels. The proposed drainage plan should incorporate retention facilities. Detention will be allowed only if retention is deemed infeasible. The design of the retention/infiltration facilities should take soil type, vegetation, slope, safe overflow, maintenance and other relevant site specific factors into account. Consider splitting the runoff from proposed impervious areas to multiple infiltration and outlet locations.

2) Provide drainage details for the proposed driveway and parking areas. Runoff should be retained on site. Northwest Drive is not county maintained. Please describe what drainage facilities exist along Northwest Drive and how the proposed driveway will tie into these facilities. If driveway runoff is directed towards the road demonstrate that the existing facilities are adequate in capacity and condition to handle the added runoff. Who owns and maintains Northwest Drive?

For questions regarding this review Public Works drainage staff is available from 8:00-12:00 Monday through Friday.

===== UPDATED ON SEPTEMBER 11, 2003 BY ALYSON B TOM ===== Application with plans revised on 5/1/03 have been received. Previous completeness comments have not been addressed. All potential off-site impacts and mitigations must be addressed prior to discretionary completeness.

1) See previous completeness comment No. 1. Is the single dispersion pit meant to retain the runoff from all of the proposed impervious areas (house roof, garage roof, driveway and parking areas)? If so, the proposed system does not appear adequate nor feasible. There should be a silt trap located above the proposed dispersion pit to retain solids and help with the maintenance of the system. The owner of the property will be responsible for the maintenance of the system. Consider splitting the runoff from the proposed impervious areas to multiple dispersion/infiltration locations. Please provide a letter from the project soils engineer stating that the proposed drainage plan is feasible for meeting groundwater recharge requirements. The details for the system can be provided in the building permit stage.

2) Previous comment No. 2 has not been addressed and is still outstanding. Consider out-sloping the proposed driveway and parking areas so that runoff can sheet flow evenly off of the paved surfaces and infiltrate on-site, away from the property boundary. If runoff from the driveway will be directed to Northwest Rd. please provide details and description of the existing drainage facilities.

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
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3) Describe where and how the swale around the proposed structure will discharge

For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday.

===== UPDATED ON OCTOBER 7, 2003 BY ALYSON B TOM ===== Application with plans dated 9/22/03 has been received and is complete for the discretionary stage. Please see miscellaneous comments that must be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON DECEMBER 26, 2002 BY ALYSON B TOM =====
NO COMMENT

===== UPDATED ON SEPTEMBER 11, 2003 BY ALYSON B TOM ===== The following items can be addressed in the building permit stage.

1) Provide a detailed drainage plan that describes how all impervious surfaces will drain. Provide design analysis for the proposed retention facilities demonstrating that the post development runoff rates will be limited to pre development levels.

2) Provide a detail for the proposed swale at the rear of the structure. Demonstrate that the swale is adequately sized to handle flows from the upstream watershed area (what is the upstream watershed area)?

3) Provide a review letter from the project soils/geotechnical engineer approving of the drainage plan and referring to dated plans.

===== UPDATED ON OCTOBER 7, 2003 BY ALYSON B TOM ===== Applicant must address all previous miscellaneous comments in addition to the following comments prior to building permit issuance

1) Additional details regarding the retention facilities are required. There should be a silt trap located above the retention pits to retain solids and help with the maintenance of the system. Safe overflow provisions should be provided for the retention facilities. Provide details for the proposed retention facilities as well as the design calculations described in the previous miscellaneous comments.

2) The owner of the property will be responsible for the maintenance of the retention and silt trap. Please submit a maintenance agreement recorded against the deed of this property for the retention facilities and silt trap.

3) Provide a detail for the swale at the base of the proposed driveway. Demonstrate that this swale will be adequate to handle any runoff from the proposed driveway in a non-erosive manner.

4) Describe how each downspout will be routed to provide retention

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JANUARY 8, 2003 BY RUSSELL M ALBRECHT =====

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
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Nb Comment, project adjacent to a non-County maintained road.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JANUARY 8, 2003 BY RUSSELL M ALBRECHT =====
Nb comment.

Dpw Road Engineering Completeness Coimments

===== REVIEW ON FEBRUARY 28, 2003 BY RODOLFO N RIVAS =====
NO COMMENT
===== UPDATED ON JUNE 6. 2003 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Coimments

===== REVIEW ON FEBRUARY 28, 2003 BY RODOLFO N RIVAS =====
NO COMMENT
===== UPDATED ON JUNE 6. 2003 BY GREG J MARTIN =====
The building permit application will require more detail. The driveway should reference the correct figure in the County Design Criteria. A profile and section should be provided.

Environmental Health Completeness Comments

===== REVIEW ON JANUARY 8, 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 the EHS Land Use staff: 454-2735.
===== UPDATED 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 the EHS land use staff: 454-2735.
===== UPDATED ON OCTOBER 15, 2003 BY JIM G SAFRANEK ===== Septic and well applications have been approved by EHS. Oiscr. permit requirements have been satisfied for EHS.

Environmental Health Miscellaneous Comments

===== REVIEW ON JANUARY 8, 2003 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON JUNE 10, 2003 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON OCTOBER 15. 2003 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 DECEMBER 30, 2002 BY COLLEEN L BAXTER ===== DEPARTMENT

Discretionary Comments - Continued

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NAME:CDF/COUNTY FIRE 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. Health and Safety Code. See authority having jurisdiction. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances. and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency. ===== UPDATED ON DECEMBER 30, 2002 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 11, 2003 BY COLLEEN L BAXTER ===== DEPARTMENT
NAME:CDF/COUNTY FIRE

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===== UPDATED ON JUNE 11, 2003 BY COLLEEN L BAXTER =====
===== UPDATED ON OCTOBER 29, 2003 BY COLLEEN L BAXTER =====
NO NEW REVIEW NOTES. PLANS HAVE ALL FIRE NOTES AND ARE READY FOR APPROVAL

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON DECEMBER 30, 2002 BY COLLEEN L BAXTER =====
===== UPDATED ON DECEMBER 30, 2002 BY COLLEEN L BAXTER =====
===== UPDATED ON JUNE 11, 2003 BY COLLEEN L BAXTER =====
===== UPDATED ON OCTOBER 29, 2003 BY COLLEEN L BAXTER =====

EXHIBIT G