



Staff Report to the Zoning Administrator

Application Number: **03-0272**

Applicant: Pierre Bourriague
Owner: Kenneth & Susan Coale
APN: 62-071-18

Date: August 6, 2004
Agenda Item #: 7
Time: After 11:00 a.m.

Project Description: Proposal to construct a 1000 square foot horse stable, and maintain existing paddocks (horse pasture and arena) located in the front portion of the property, fenced to within about 5 feet of the south property line and to within about 17 feet of the north property line, and maintain an existing paddock fence of about 4.5 feet high with 5 foot high fenceposts in the front yard setback. Includes 25 cubic yards or less of grading. Existing 12 foot by 40 foot horse shade structure to be demolished. Requires a Coastal Development Permit, and a Residential Development Permit for the location of an existing paddock outside the rear half of the property, to reduce the minimum 20 foot paddock distance from property lines to about 5 feet, and to increase the 3 foot front yard fence height limit to about 5 feet.

Location: Property located on the west side of Empire Grade Road, about 400 feet south from Kamaur Lane.

Permits Required: Coastal Development Permit and Residential Development Permit.

Staff Recommendation:

- Approval of Application 03-0272, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | | | |
|----|--|----|-----------------------|
| A. | Project plans | E. | Assessor's parcel map |
| B. | Findings | F. | Zoning map |
| C. | Conditions | G. | Agency comments |
| D. | Categorical Exemption (CEQA determination) | H. | Aerial photo |

Parcel Information

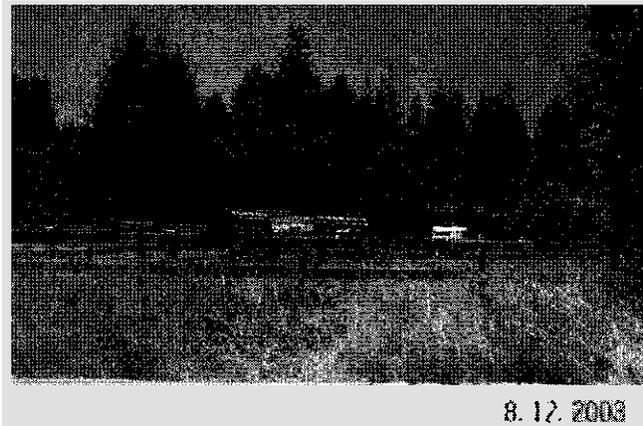
Parcel Size: 2.0 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Empire Grade Road
Planning Area: Bonny Doon
Land Use Designation: R-R (Rural Residential)
Zone District: RA (Residential Agriculture)
Supervisory District: Third (District Supervisor: Wormhoudt)
Within Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Nearby ravine area is at head of downstream riparian resources
Grading: 25 cubic yards or less, cut & fill
Tree Removal: No trees proposed to be removed
Scenic: Empire Grade, designated scenic road
Drainage: Existing drainage adequate
Traffic: NIA
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Archeological Site Review completed, negative findings

Services Information

Inside Urban/Rural Services Line: Yes No
Water Supply: Private well
Sewage Disposal: NIA
Fire District: County Fire
Drainage District: NIA



Project view from Empire Grade Road (note road pavement in foreground). The paddocks are in the front of the property, behind the fence. Existing 12' by 40' horse shade structure, at center of photo, is to be demolished. The proposed stable is to be located generally left of and beyond the horse shade structure, as shown on the site plan.

Analysis and Discussion

The subject two acre residential property is located in the Cave Gulch neighborhood, which is the first rural residential neighborhood along Empire Grade Road past the West Entrance to UC Santa Cruz. Empire Grade Road is a designated scenic road. Those parcels in this neighborhood that front on Empire Grade Road generally have residences set well back from the road, with animal pastures and other rural/agricultural land uses in picturesque view in the parcel fronts along Empire Grade.

The proposed horse stable is of a tasteful design with a moderate size and neo-traditional rural architectural treatment that suits the location very well.

The proposed project is consistent with the County Zoning Regulations, County Design Review Ordinance, and General Plan/LCP, as discussed in detail in the following Exhibit B findings.

The proposed horse stable would not require discretionary permit review, except that it is considered development in the Coastal Zone and requires a Coastal Permit. The initial permit application was solely for the horse stable. However, staff could not identify a County permit approval for establishment of a paddock outside the rear half of the property or for an over height paddock fence in the front yard setback, and the property owner could not provide sure evidence that the existing front-of-parcel paddock predates 1961 land use regulations. Considering longstanding land use patterns in the Cave Gulch neighborhood, it is quite possible that the paddock predates 1961. To affirmatively settle the question, staff and the applicant agreed to simply include the paddock location and fence height in this current discretionary permit review.

Conclusion

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.

Staff Recommendation

- APPROVAL of Application Number **03-0272**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

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: Jack Nelson
Santa Cruz County Planning Department
701 ~~Ocean~~ Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3259
E-mail: 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.

This finding can be made, in that the property is zoned RA (Residential Agriculture), a designation which allows private stables and paddocks. The proposed horse stable and paddock are 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.

This finding can be made, in that 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.

This finding can be made, in that the development is visually compatible and integrated with the character of the surrounding neighborhood, including as to architectural style and siting. The project is set back about as far as feasible from Empire Grade (about 160 feet) consistent with avoiding construction on steeper-sloped areas.

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.

This finding **can** be made, in that the project site is not located between the shoreline and the first public road. Consequently, the horse stable 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.

This finding can be made, 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, stables and paddocks are allowed uses in the RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

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.

This finding *can* be made, 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 horse stable 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.

The proposed paddocks location will be located approximately 60 feet from the nearest residence (on the property to the south), continuing in a longstanding, existing paddock location.

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.

This finding *can* be made, in that the proposed location of the horse stable and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary uses of the property will be one single family dwelling and a horse stable that meets all current site standards for the zone district.

The County ordinance section 13.10.641 regarding animal enclosures including paddocks, allows under subsection (a)(3), for Zoning Administrator approval of paddocks not located on the rear half of the property and closer than twenty feet to a property line. The particular geographic circumstances of the subject property justify such an approval. The rear half of the property is already occupied by a single family home and slopes including a slope down to Wilder Creek. The existing moderate-sized paddock avoids the steeper-sloped portions of the property by fitting into the very gently-sloped frontmost portion of the property; **this** reduces soil erosion and reduces watershed impacts to surface water quality. As laid out the paddock readily meets the requirement of 13.10.641 to be no closer than 40 feet to any dwelling, in that the nearest dwelling is about 60 feet away to the south. Existing vegetation along the south property line provides substantial additional buffering between the paddock/stable and the residential property to the south.

The paddock in the front of the property is also very much in keeping with long-established land use patterns in the rest of the Cave Gulch neighborhood.

County ordinance section 13. 25 regarding fences allows for discretionary approval of fences exceeding three feet in a front yard setback. For this horse paddock setting, the paddock location is appropriate at the front of the property as discussed immediately above, and the fence location follows. The fence height with the top horizontal board at about 4.5 feet high is justified to discourage horses from jumping the fence. The fence remains, at its closest, about 20 feet from the front property line. The fence location is similar to a number of other paddock fences at other properties in the Cave Gulch neighborhood, and is compatible with the particular rural character of the neighborhood.

This permit is conditioned to allow a maximum of four horses to be kept on the property, consistent with horses-per-acreage requirements of County code section 13.10.643.

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.

This finding **can** be made, in that the proposed use is consistent with the use and density requirements specified for the Rural Residential (R-R) land use designation in the County General Plan.

The proposed horse stable 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 horse stable 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 horse stable 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 horse stable will comply with the site standards for the RA 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.

This finding can be made, in that the proposed horse stable is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be no additional peak trips per day (1 peak trip per dwelling unit); this 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.

This finding *can* be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed horse stable 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.

This finding can be made, in that the proposed horse stable will be of **an** appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project plans by Bourriague Construction, revised October 13, 2003, sheets 1-8.

- I. This permit authorizes the construction of a horse stable. 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. 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 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. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 2. All required grading, drainage, and erosion control plan information
 3. Details showing compliance with fire department requirements. The stable shall either (1) have fire protection sprinklers, or (2) a written exemption **from** the sprinklers requirement, signed by the Fire Chief, shall be submitted.
 - B. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - C. Obtain an Environmental Health Clearance **for this** project from the County Department of Environmental Health Services.
 - D. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
 - E. 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. The existing horse shade structure shall be demolished.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. 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. No more than four horses shall be kept on the property. The sloping area west of the stable, beyond the stable parking and driveway, shall not be used for animal keeping.
- B. The paddock fence locations approved by this permit, as shown in Exhibit A, may not in the future be moved closer to adjacent property lines, unless a related Use Approval is obtained from the County.
- C. 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.

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: 03-0272

Assessor Parcel Number: 62-071-18

Project Location: 2309 Empire Grade, Bonny Doon CA

Project Description: Proposal to construct a 1000 square foot horse stable and maintain an existing paddock area.

Person or Agency Proposing Project: Pierre Bourriague

Contact Phone Number: 831-335-5000

- 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: New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of a horse stable that is not anticipated to generate any environmental impacts.

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

Jack Nelson, Project Planner

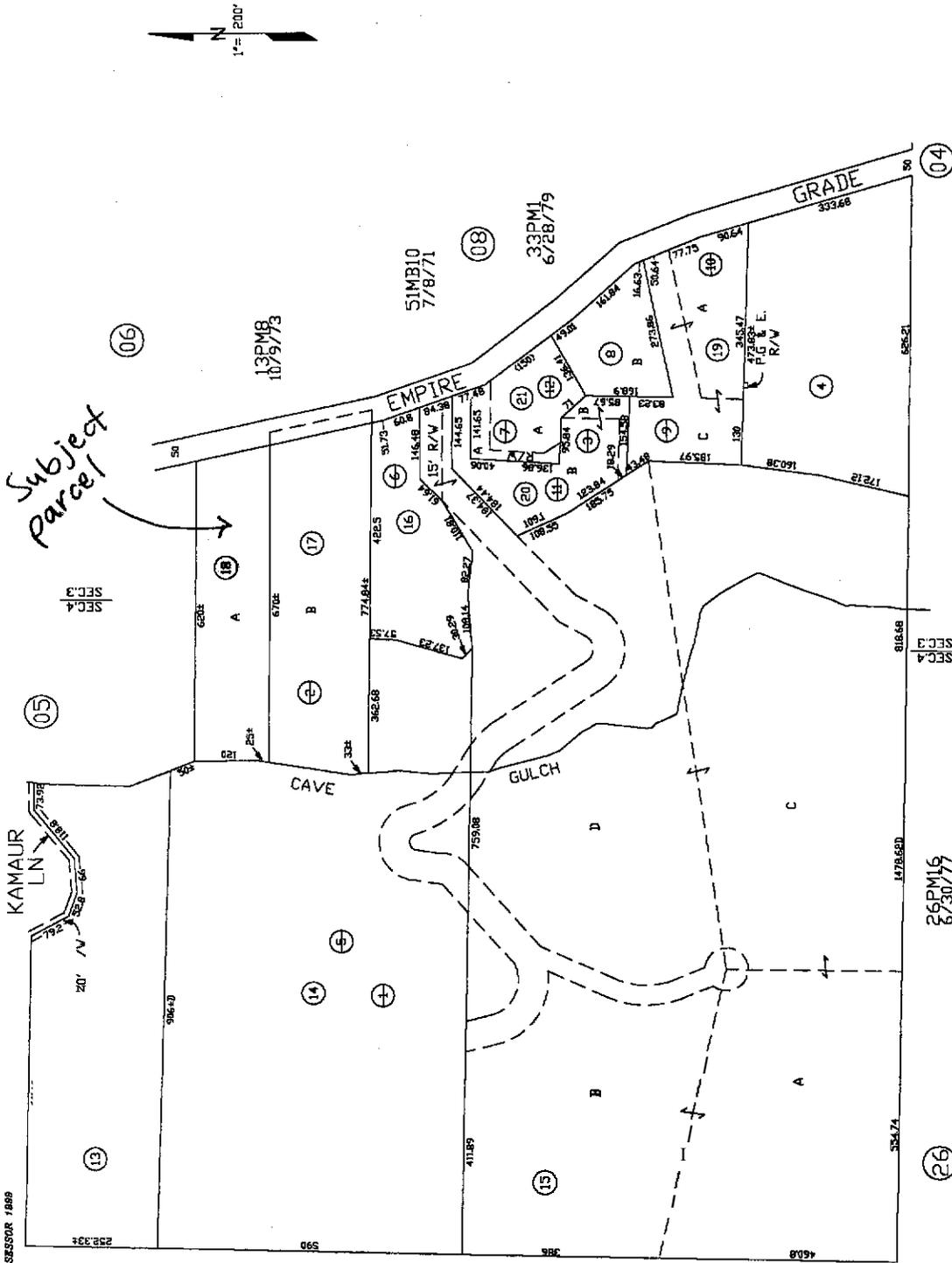
Date: _____

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REFUGIO RANCHO
POR. SEC. 3 & 4, T.11S., R.2W., M.D.B. & M.

Tax Area Code
92-004

62-07

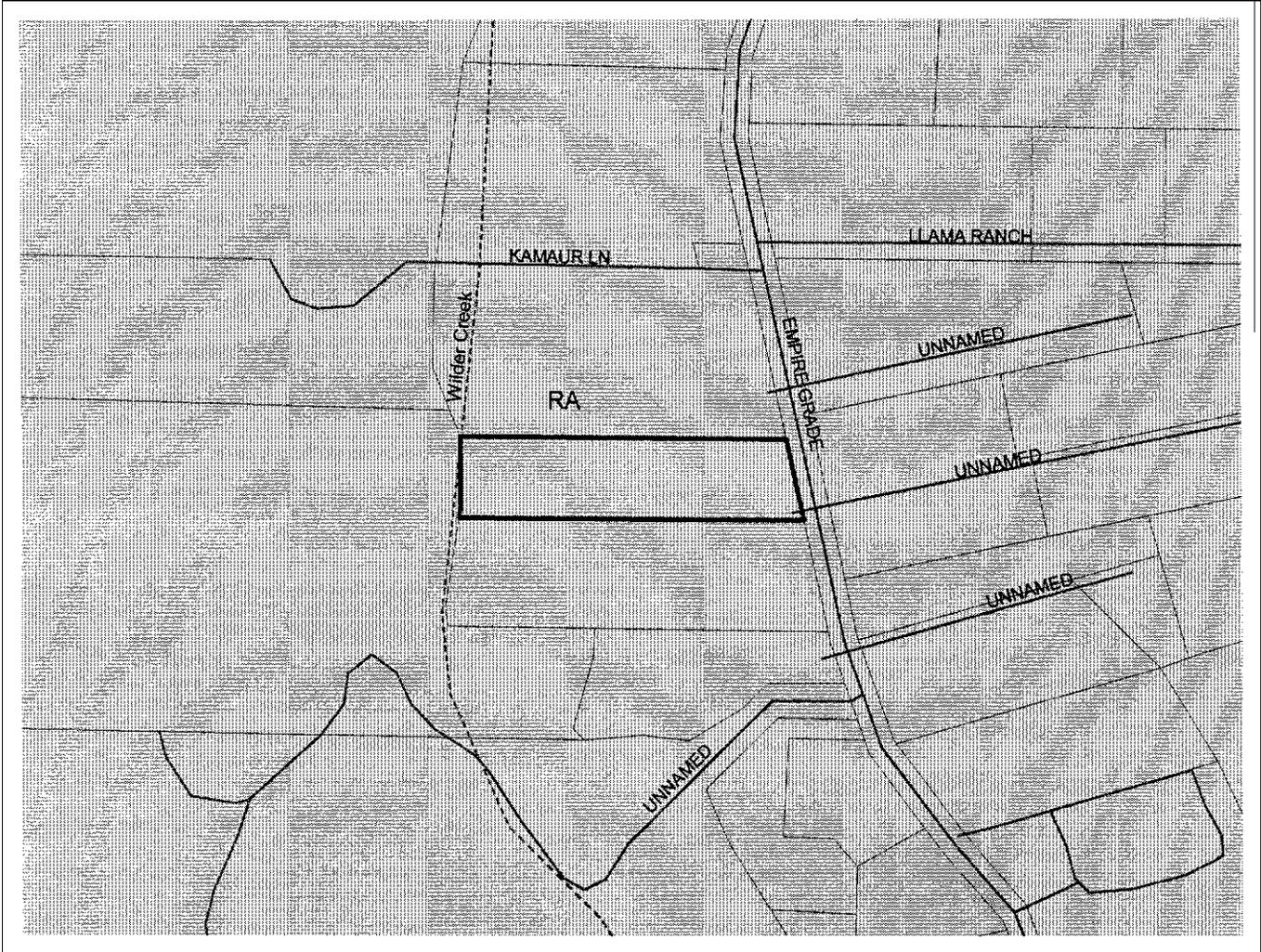


Assessor's Map No. 62-07
County of Santa Cruz, Calif.
March 1999

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

EXHIBIT E

Zoning Map



Legend

	APN 062-071-18
	Parcel boundaries
	Streets
	intermittent Stream
	RA



Map created by Santa Cruz County
Planning Department:
July 2003

EXHIBIT F

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

Project Planner: Jack Nelson
Application No.: 03-0272
APN: 062-071-18

Date: March 9, 2004
Time: 07:45:39
Page: 1

Dpw Drainage Completeness Comments

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

----- REVIEW ON AUGUST 6, 2003 BY CARISA REGALADO =====

Not enough drainage information has been shown to consider acceptance of this application. To be approved by this division at the discretionary application stage, proposed building projects must conclusively demonstrate that (see drainage guidelines):

- The site is being adequately drained.
- Site runoff will be conveyed to the existing downstream drainage conveyance system or other safe point(s) of release.
- The project will not adversely impact roads and adjacent or downslope properties.

Please address the following concerns on a revised set of plans

- 1) What is the existing drainage pattern (topography) in the area of the proposed development?
- 2) Are any changes to the drainage pattern being proposed?
- 3) What will be the path of flow for roof runoff from the proposed development after exiting downspouts?
- 4) Are there any structures in the adjacent parcels along the southern and northern parcel boundaries in the path of flow (if in a southerly and/or northerly direction) that would be impacted by this development?
- 5) Will this development make use of any existing offsite drainage systems? If so, please show all existing and proposed drainage systems and connections. Amount of runoff to be added, if any, to the existing offsite drainage system, along with the system condition and adequacy should be clarified.

For development greater than 500 sf, a Department of Public Works Flood Control and Water Conservation District application review fee of \$260 is required. (See 2003/04 Santa Cruz County Department of Public Works Service & Capital Improvement Fees.) Therefore, an additional \$50 is due for this type of project. (An incorrect development classification was assessed at application intake resulting in a \$210 review payment.) Upon payment of the review fee for this type of proposed construction and after resolution to the above concerns, this application will be deemed complete for the DPW Stormwater Management Division review portion.

Further drainage plan' guidance may be obtained from the County of Santa Cruz Planning website: <http://sccounty01.co.santa-cruz.ca.us/planning/drain.htm>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from

EXHIBIT G

Project Planner: Jack Nelson
Application No. : 03-0272
APN: 062-071-18

Date: March 9, 2004
Time: 07:45:39
Page: 2

8:00 am to 12:00 pm if you have any questions. ===== UPDATED ON FEBRUARY 2, 2004
BY CARISA REGALADO =====

Revised plans accepted as submitted. Discretionary stage application review is complete for this division.

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.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 6, 2003 BY CARISA REGALADO =====
No comment. ===== UPDATED ON FEBRUARY 2, 2004 BY CARISA REGALADO =====
Maintain path of overflow from drainage pits, if any, away from adjacent structures.

Environmental Health Completeness Comments

===== REVIEW ON AUGUST 4, 2003 BY JIM G SAFRANEK ===== Applicant must submit a manure management plan for review and approval by Rick Jones of EHS (454-2746). Plan requirements availble from EHS.

===== UPDATED ON JANUARY 26, 2004 BY JIM G SAFRANEK ===== See comment from Aug. 2003.

Rick Jones advised me, manure plan not required - N.

Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 4, 2003 BY JIM G SAFRANEK =====
Incorrect fee charged by Planning. Planning to collect fee for an EHS Dev. Permit.
===== UPDATED ON JANUARY 26, 2004 BY JIM G SAFRANEK ===== See previous comment if fee was not collected.

→ Paid. J.N.

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON JULY 24, 2003 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. The job copies of the building and fire systems plans and permits must be onsite during inspections. Fire hydrant shall be painted in accordance with the state of California Health and Safety Code. See authority having jurisdiction. A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet. 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 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

EXHIBIT G

Disc? i onary Comments - Continued

Project Planner: Jack Nelson
Application No. : 03-0272
APN: 062-071-18

Date: March 9, 2004
Time: 07:45:39
Page: 3

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. 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.

AGRICULTURAL BUILDINGS AS DEFINED IN APPENDIX CHAPTER 3, DIVISION 22 OF THE CALIFORNIA BUILDING CODE NOT EXCEEDING 2,000 SQUARE FEET AND NOT EXCEEDING 25 FEET IN HEIGHT AND HAVING A CLEAR UNOBSTRUCTED SIDE YARD OF 60 FEET IN ALL DIRECTIONS, AND LOCATED WITHIN AN AGRICULTURAL ZONED DISTRICT, AS DEFINED IN THE SANTA CRUZ COUNTY PLANNING CODE, OR AS EXEMPTED BY THE FIRE CHIEF SHALL NOT REQUIRE FIRE SPRINKLERS. PLEASE NOTE ON PLANS THAT YOUR BUILDING MEETS THESE REQUIREMENTS UPON RE-SUBMITTAL OF PLANS. ===== UPDATED ON JULY 24, 2003 BY COLLEEN L BAXTER =====

===== UPDATED ON JANUARY 22, 2004 BY COLLEEN L BAXTER =====

PLEASE REFER TO PREVIOUS PLAN REVIEW NOTES FOR EXEMPTION OF FIRE SPRINKLERS, NO NEW NOTES REFER TO THIS. NO NEW NOTES FROM CDF/COUNTY FIRE OTHER THAN PREVIOUS NOTES WHICH ARE STILL APPLICABLE.

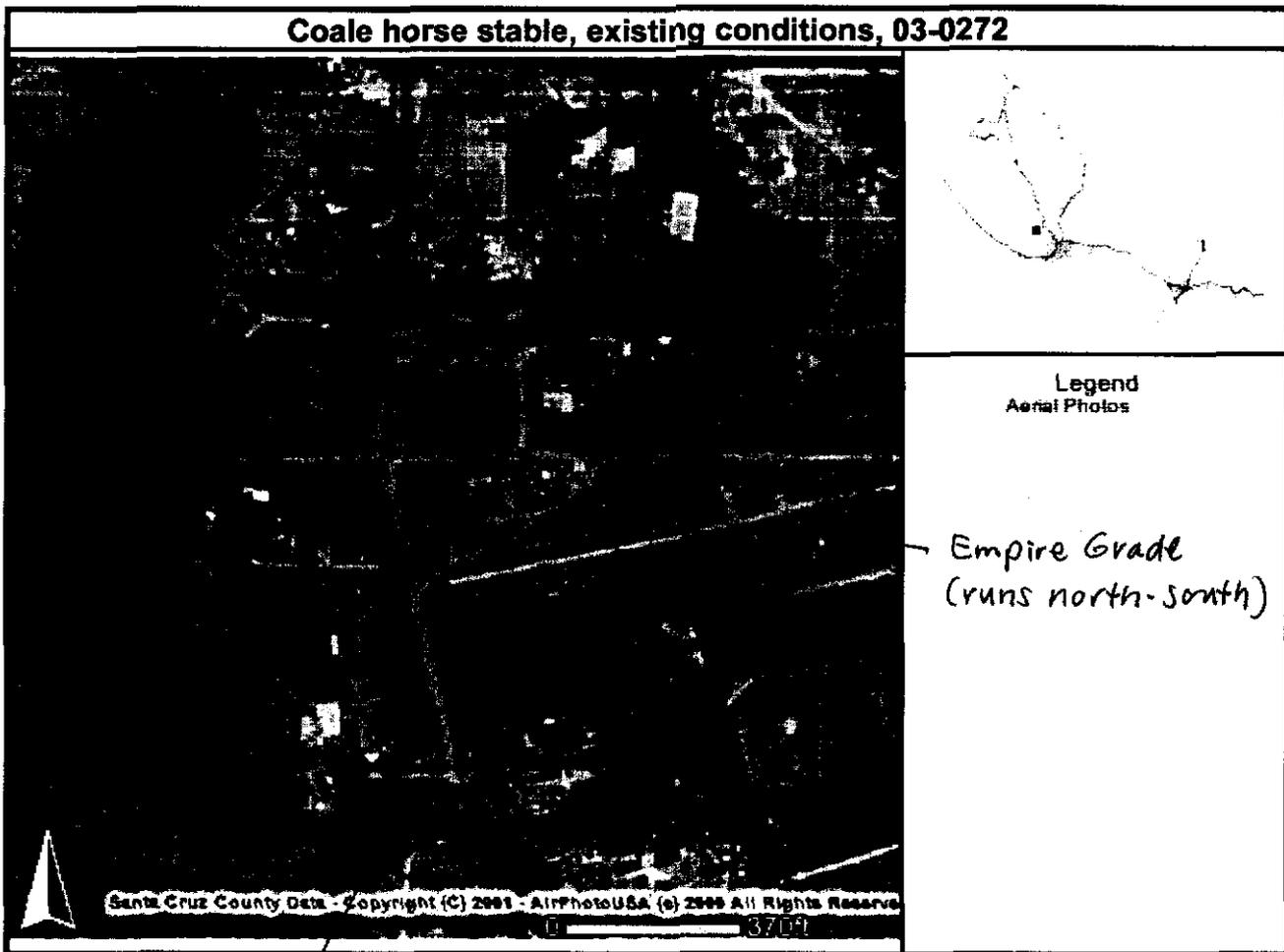
Cal Dept of Forestry/County Fire Miscellaneous Con

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

===== REVIEW ON JULY 24, 2003 BY COLLEEN L BAXTER =====

===== UPDATED ON JANUARY 22, 2004 BY COLLEEN L BAXTER =====

EXHIBIT G



Coale's existing paddock;
existing shade structure visible to left

EXHIBIT H