



Staff Report to the Zoning Administrator

Application Number: **04-0482**

Applicant: Richard Emigh
Owner: Monica Mejia
APN: 050-281-08

Agenda Date: March 17, 2006
Agenda Item #: 8
Time: After 10:00 a.m.

Project Description: Proposal to recognize an existing 20-foot right-of-way and less than 60-foot frontage. Requires a Variance to reduce the net site area from 8,784 square feet to approximately 6,344 square feet and the site frontage from 60 feet to 52 feet in the R-1-9 (**single-family residential** with a 9,000 square foot minimum parcel size) zone district, and a Residential Development Permit to utilize a less than 40 foot right of way for access.

Location: Property is located on the northeast side of Amesti Road, approximately ¾ mile south of Varni Road. Project is located between 678 and 682 Amesti Road in Watsonville.

Supervisory District: Second District (District Supervisor: Pirie)

Permits Required Variance, Archaeologic site review

Staff Recommendation:

- Approval of Application 04-0482, 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 | G. | Comments & Correspondence |
| B. | Findings | H. | Site photographs |
| C. | Conditions | I. | Correspondence received |
| D. | Categorical Exemption (CEQA determination) | J. | Parcel deeds |
| E. | Assessor's parcel map, Location map | K. | Permit records |
| F. | Zoning map, General Plan map | | |

Parcel Information

Parcel Size: 8,784 square feet less r/w 2,440 = 6,344 square feet
Existing Land Use - Parcel: Vacant

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Existing Land Use - Surrounding: Single-family residential
Project Access: Amesti Road
Planning Area: Pajaro Valley
Land Use Designation: R-S (Suburban Residential)
Zone District: R-1-9 (Single family residential - 9,000 square foot
minimum parcel size)
Coastal Zone: Inside Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Pinto loam
Fire Hazard: Not a mapped constraint
Slopes: 2-9 Percent slopes
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archaeology: Mapped/no physical evidence on site (Exhibit G)

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: City of Watsonville
Sewage Disposal: CSA#12, private septic system
Fire District: Pajaro Valley Fire Protection District
Drainage District: Zone 7 Flood Control/Water Conservation District

History

This parcel was created by deed on August 29 of 1960 recorded at Volume 36 Page 25 Official Records of Santa Cruz County (Exhibit J). A 20-foot easement over this parcel was granted in 1992 to access 050-281-16, a land-locked parcel to the rear (Exhibit J). Both parcels were under the same ownership when the right-of-way was established, however the parcels were subsequently sold to separate owners. A less than 40-foot right-of-way is required to recognize this access.

Project Setting

The parcel is a vacant parcel, located in a suburban residential neighborhood of single-family dwellings in the Pajaro Valley planning area. A 20-foot wide access easement crosses the northwest property boundary for a length of 122 feet providing access to APN 050-281-16, a parcel located behind the subject parcel, and developed with two single-family dwellings.

Zoning & General Plan Consistency

The subject property has an effective developable area of **6,344** square feet, located in the R-1-9

	Height	Setbacks	Floor Area Ratio	Lot coverage
R-1-6	28 feet	20, 10 & 5, 15 ft	50 percent	30 percent
Proposed	28 feet	20,10& 7'10", 24	50 percent	30 percent

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 **04-0482**, 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: Joan Van der Hoeven
Santa **Cruz** County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174
E-mail: pln140@co.santa-cruz.ca.us

Variance Findings

1. That because of special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.

This finding can be made, in that the reduction in the net site area of the subject property by approximately 2,440 square feet, from approximately 8,784 square feet to approximately 6,344 square feet, is recommended in order to allow residential development on the subject property. The existing location of the vehicular right of way on the northwest side of the subject property, creates a special circumstance in this case. The right-of-way is needed to provide access to Assessor's Parcel Number 050-281-16 which would otherwise be land-locked without this easement. Although the 72-foot wide site frontage is effectively reduced by the 20-foot width of the right-of-way connecting the subject parcel APN 050-281-08 to APN 050-281-16 (the parcel to the rear), it is proposed that the two properties share the common driveway thereby minimizing impervious area and maintaining a visually uniform driveway configuration with parcels in the vicinity. The reduced site frontage variance is required as the zoning standard for the R-1-9 district is 60 feet and the effective width of the lot is 52 feet.

2. That the granting of the variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety, or welfare or injurious to property or improvements in the vicinity.

This finding can be made, in that the development of the subject property with a single family dwelling will result in a more consistent street front appearance along the Amesti Road neighborhood than would exist if the property was to be left vacant. The proposed shared driveway would serve to minimize impervious grading and curb cuts onto the Amesti Road collector.

3. That the granting of such variances shall not constitute a grant of special privileges inconsistent with the limitations upon other properties in the vicinity and zone in which such is situated.

This finding can be made, in that other properties in the neighborhood are developed with single family dwellings similar to the proposed structure. Therefore, it would not be a grant of a special privilege for the proposed project to be constructed on the property and the design would be in harmony with the existing pattern of development in the neighborhood.

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 single family dwelling 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 less than 40-foot right-of-way of 20 feet would be sufficient to serve both the subject parcel and the two single-family residences to the rear on parcel 050-281-16. One 20-foot wide right-of-way would minimize curb cuts onto the Amesti Road collector and effectively reduce the amount of paving required by sharing access between the two parcels.

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 single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single family residential - 6,000 square foot minimum parcel size) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district. Although the parcel is zoned R-1-9, due to the reduced site area because of the right-of-way granting access to the land-locked parcel to the rear, the parcel is less than 80 percent of the minimum site area required for the R-1-9 zone district and as per County Code Section 13.10.323.2.A the building setbacks required shall be equal to those of the R-1-6 zone district which most closely correspond to the parcel. The project is consistent with Pajaro Valley Fire Protection District access standards (Exhibit G).

A less than 40-foot wide right-of-way is recommended to be utilized because the lot width of 72 feet would not allow construction to meet required zoning setbacks of 10-feet to the street side yard and 5 feet to the east side yard, leaving a narrow effective development envelope, which would not be consistent with the existing pattern of housing development along Amesti Road.

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 residential use is consistent with the use and density requirements specified for the Suburban Residential (R-S) land use designation in the County General Plan.

The proposed single family dwelling will not adversely impact the light, solar opportunities, air,

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Owner: Monica Mejia

and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling 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 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 will comply with the site standards for the R-1-6 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. The reduced 40-foot wide right-of-way would be of sufficient width to provide access to the subject parcel and to the two single-family residences located on the parcel to the rear at APN 050-281-16.

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 single family dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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 single family dwelling is consistent with the land use intensity and density of the neighborhood. The less than 40-foot wide right-of-way, at 20 feet wide, is of sufficient width to serve both the proposed residence on APN 050-281-08 and the two existing residences on APN 050-281-16. The reduced width allows for the proposed residence to be of a similar configuration to adjacent residences and to maintain consistency with required zoning setbacks which guide existing physical design aspects.

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 single family dwelling 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, 5 sheets by Richard Emigh, dated 7-13-05, revised 8-23-05

- I. This permit authorizes the construction of a single family dwelling. 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.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the Amesti Road County road right-of-way.
- 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. 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. 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. Grading, drainage, and erosion control plans. There shall be no runoff allowed to enter the existing swale along Amesti Road – all drainage shall be maintained on the site.
 3. The first 50 feet of the access right-of-way is to be paved a minimum of 18-foot wide and shall meet all Public Works Design Criteria driveway standards. The turning radius for entry into the proposed garage shall also be consistent with DPW Design Criteria.
 4. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to

allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.

5. The structure shall not exceed 30 percent lot coverage or 50 percent floor area ratio as per County Code Section 13.10.323.
 6. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 7. The existing six-inch diameter *oak* tree in the rear (northeast) portion of the property shall be retained and protected during construction.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- D. Meet all requirements of and pay Zone 7 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. An Acknowledgement letter for the proposed Alternative System must be recorded as per EHS requirements.
- F. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
- G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
- H. Pay the current fees for Parks and Child Care mitigation for five bedrooms. Currently, these fees are, respectively, \$1,000 and \$109 per bedroom. These fees are subject to change.
- I. Pay the current fees for Roadside and Transportation improvements for five bedrooms, one unit. Currently, these fees are, respectively, \$1,000 and \$3,000 per unit, but are subject to change.
- J. Provide required off-street parking for four 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.
- K. 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 reports.
- 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.

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 **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

Joan Van der Hoeven
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: 04-0482

Assessor Parcel Number: 050-281-08

Project Location: Amesti Road, Watsonville CA 95076 (between 678 & 682 Amesti)

- Project Description: Proposal to recognize an existing 20-foot right-of-way and Variance to reduce net site area to 6,344 square feet, and the site frontage from 60-feet to 52 feet in the R-1-9 zone district, and to utilize a less than 40-foot right-of-way for access.

Person or Agency Proposing Project: Richard **Emigh**

Contact Phone Number: (831) 479-1452

- 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:

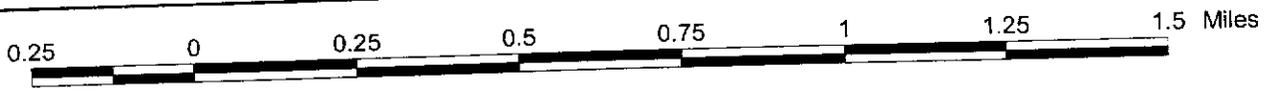
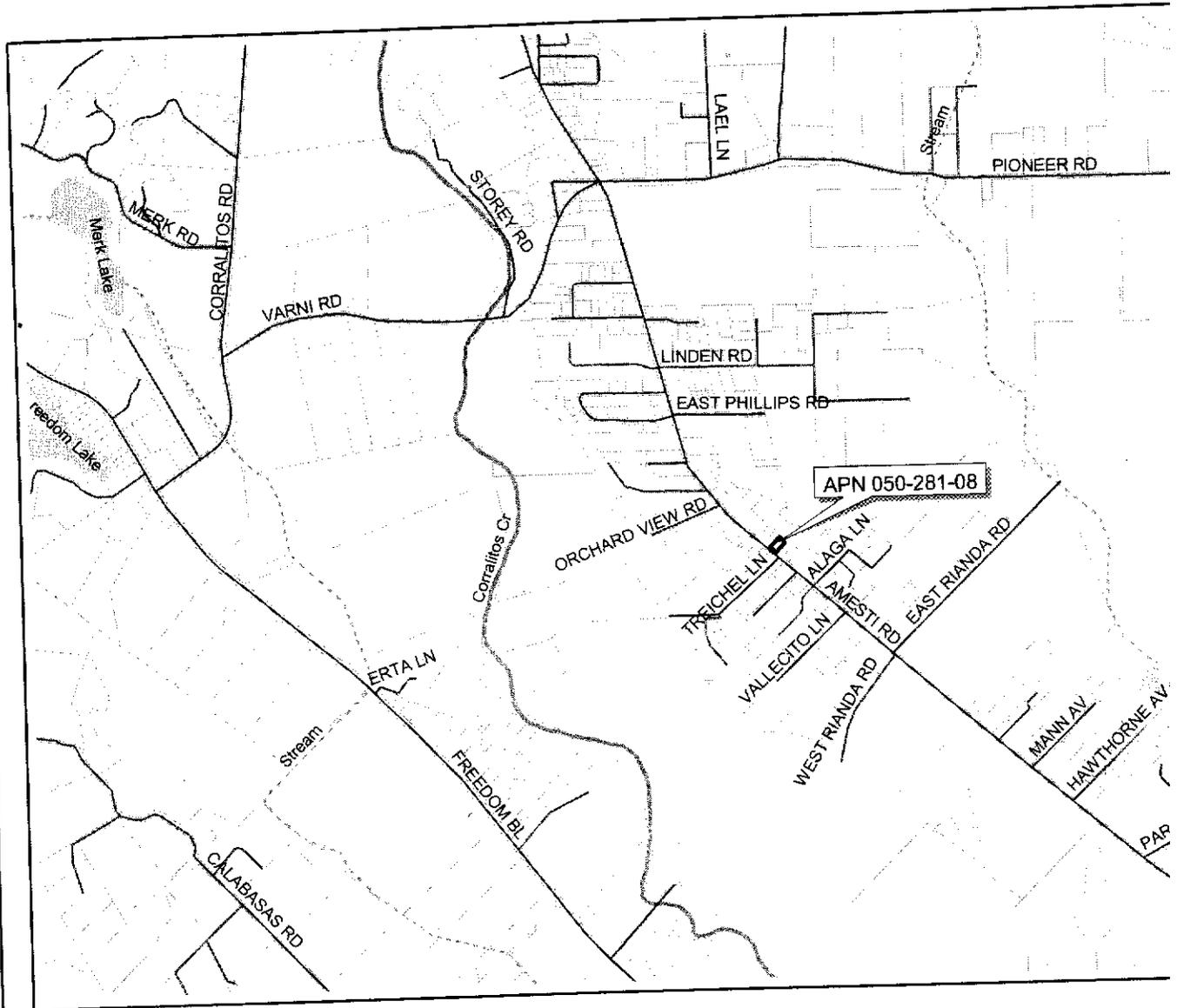
Proposal to construct a single family residence in an area designated for residential uses. New construction of a small structure

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

Joan Van der Hoeven, Project Planner

Date: March 17, 2006

Location Map



Map created by Santa Cruz County
Planning Department:
October 2004



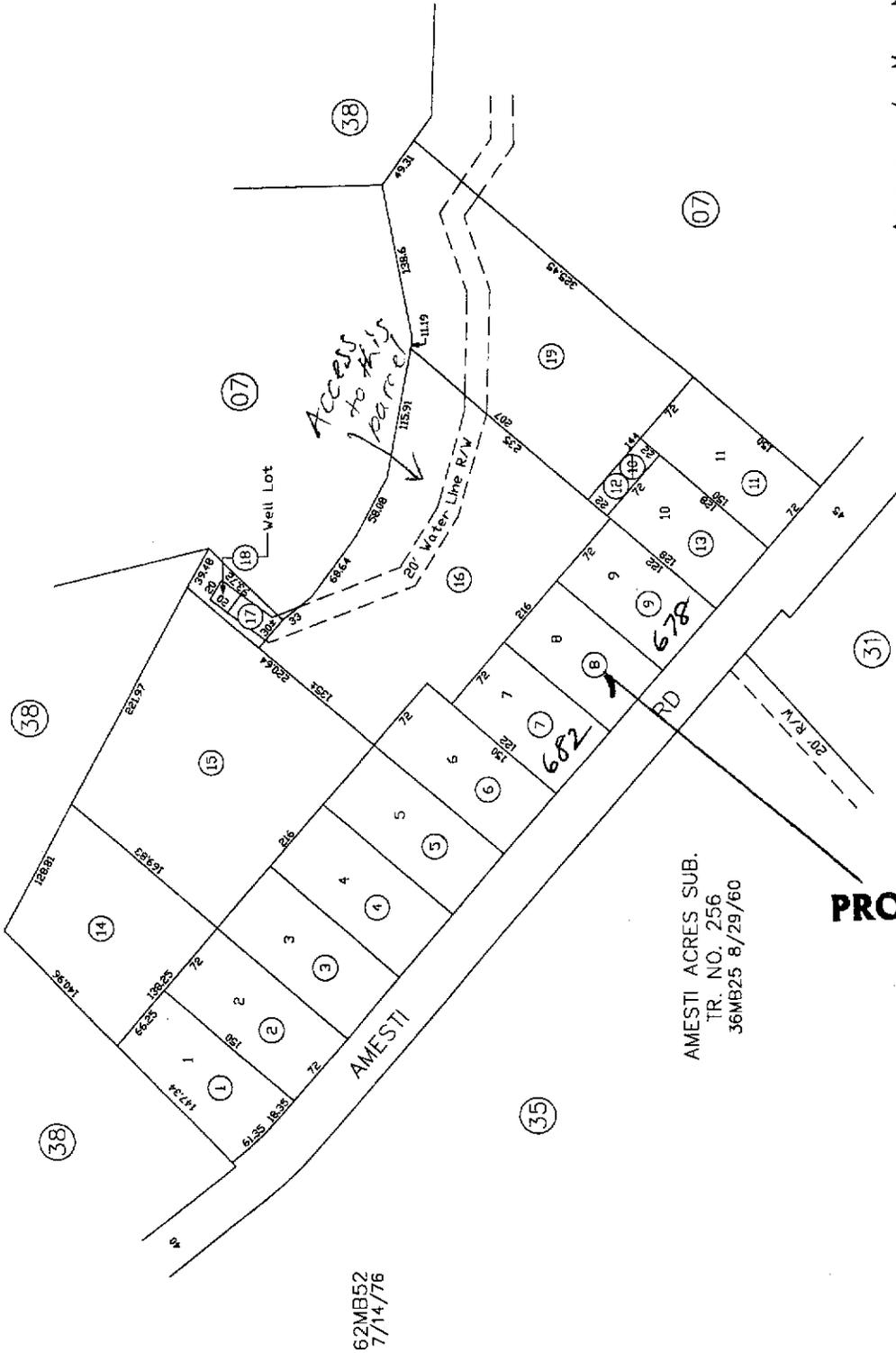
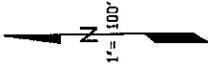
EXHIBIT E

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 2000

POR, RANCHO DE LOS CORRALITOS
 N. 1/2 SEC. 19, T.11S., R.2E., M.D.B. & M.

Tax Area Code
 69-258

50-28



62MB52
 7/14/76

AMESTI ACRES SUB.
 TR. NO. 256
 36MB25 8/29/60

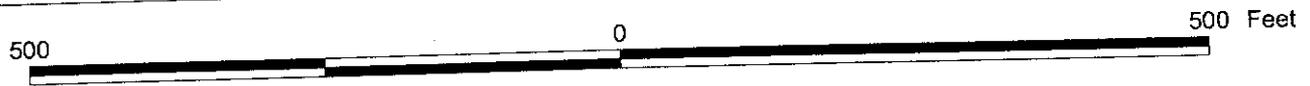
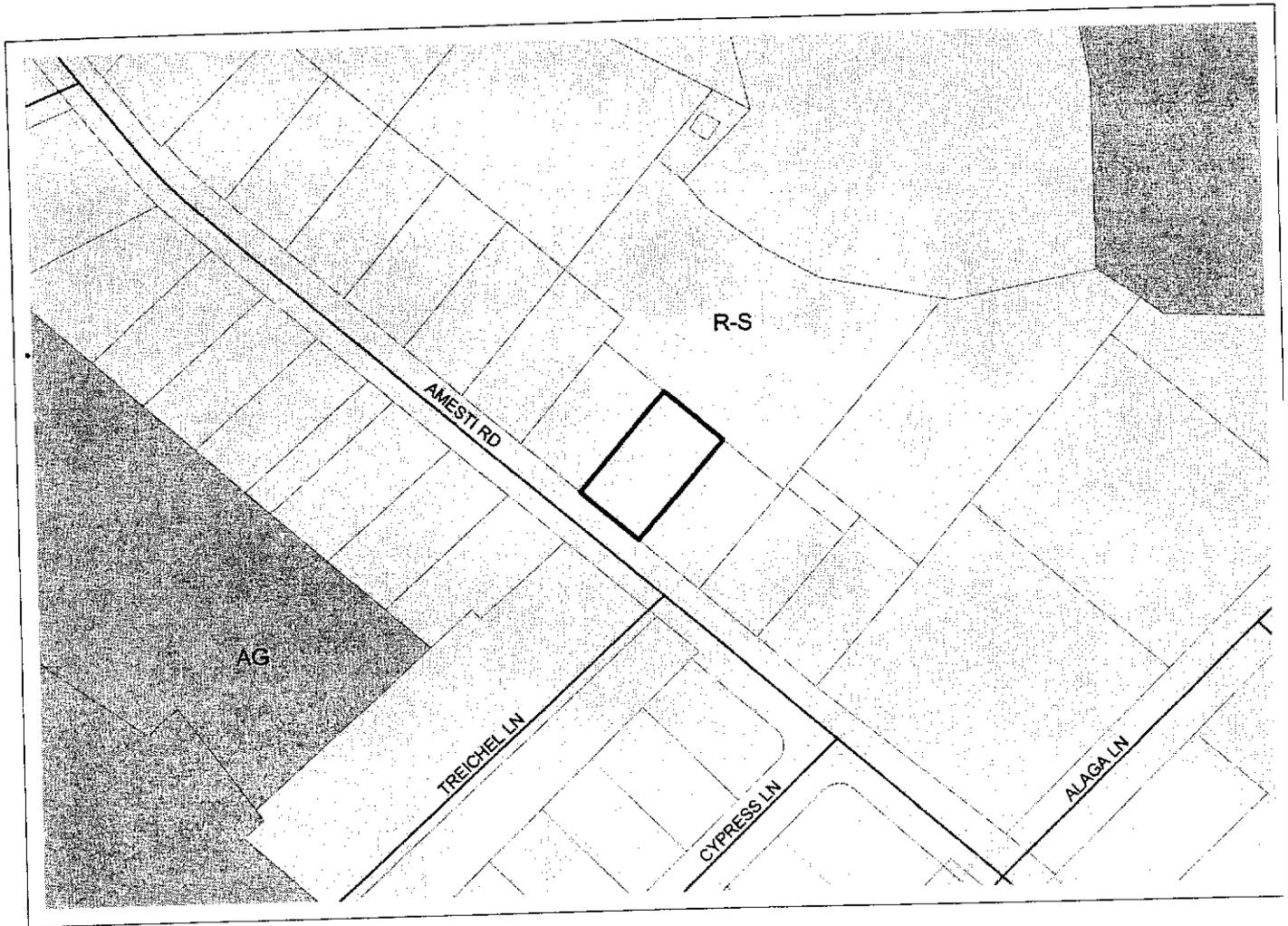
PROJECT LOCATION

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

Assessor's Map No. 50-28
 County of Santa Cruz, Calif.
 May 2000

EXHIBIT E

General Plan Map



Legend

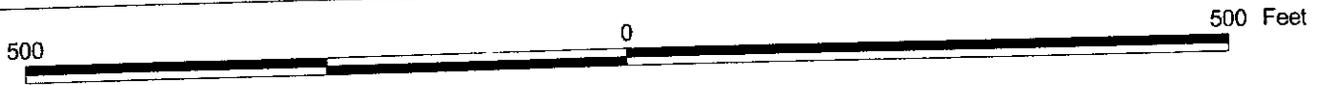
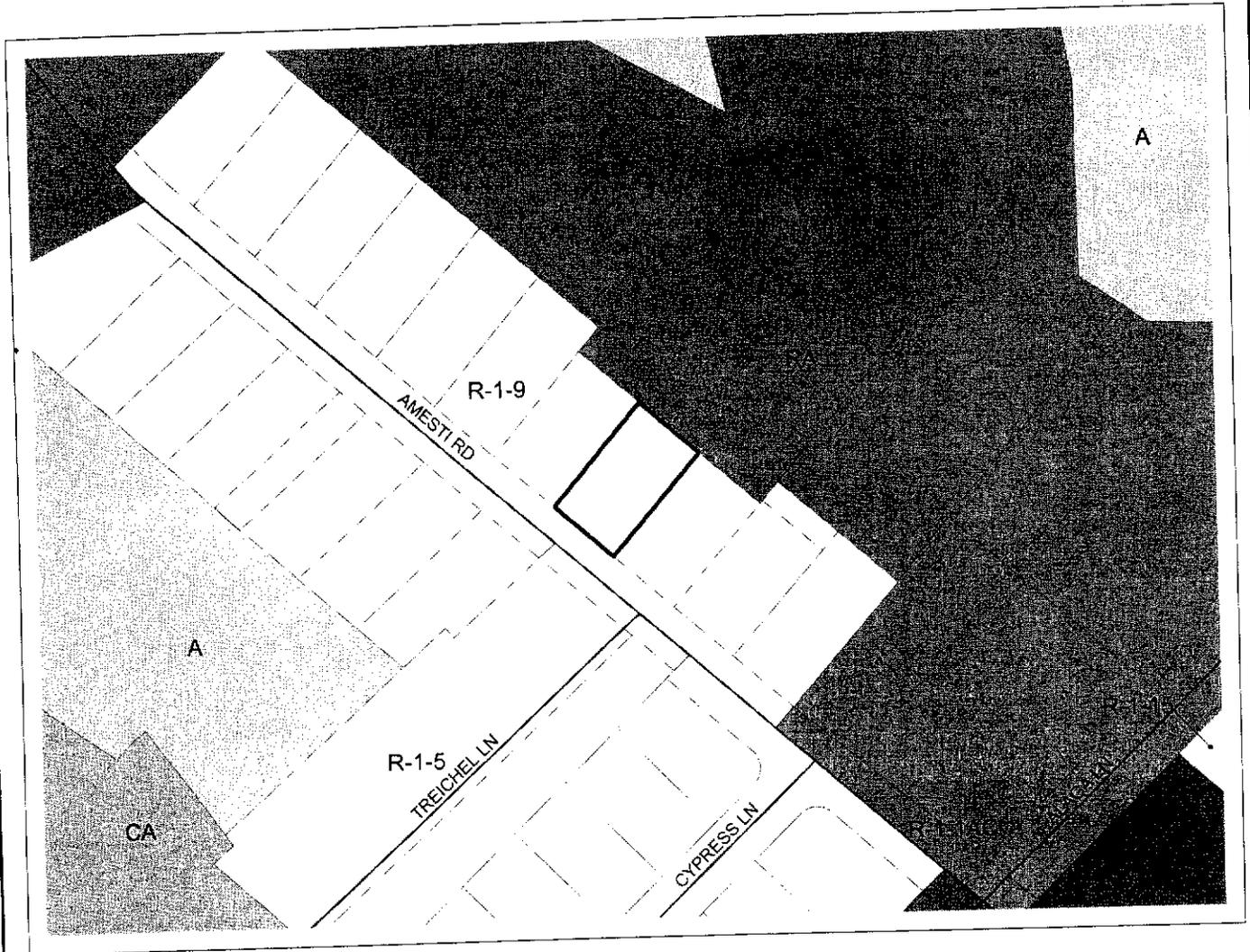
	APN 050-281-08
	Parcel boundaries
	Streets
	Agriculture
	Suburban Residential



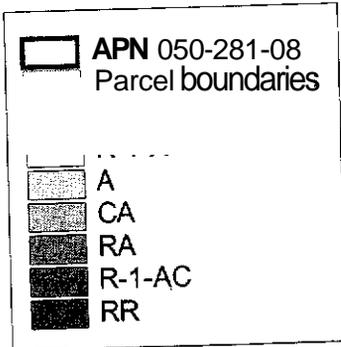
Map created by Santa Cruz County
Planning Department:
October 2004

EXHIBIT F

Zoning Map



Legend



Map created by Santa Cruz County
Planning Department:
October 2004

EXHIBIT F

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project Planner: Joan Van Der Hoeven
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Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 25, 2004 BY ROBERT S LOVELAND =====
NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 25, 2004 BY ROBERT S LOVELAND =====

Conditions of Approval:

1. A detailed erosion control plan is required prior to building permit issuance.
2. Although not required, a soils report completed by a licensed geotechnical engineer is recommended.

Project Review Completeness Comments

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

===== REVIEW ON OCTOBER 29, 2004 BY JOAN VAN DER HOEVEN =====

Please provide property deeds showing access easement. Demonstrate satisfactory septic system clearance - compliance with all Environmental Health requirements.

Project Review Miscellaneous Comments

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

===== REVIEW ON OCTOBER 29, 2004 BY JOAN VAN DER HOEVEN =====

Six-inch diameter oak in rear yard to be protected during any construction and retained on the project site.

Dpw Drainage Completeness Comments

===== REVIEW ON NOVEMBER 8, 2004 BY CARISA REGALADO =====

No 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; therefore, proposed 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, if taken off-site.
- The project will not adversely impact roads and adjacent or downslope properties if taken off-site.

Please address the following comments:

Project Planner: Joan Van Der Hoeven
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- 1) What is the existing drainage pattern (topography)?
- 2) What is the proposed drainage pattern?
- 3) How will roof and impervious area runoff be handled for this development? New impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc. If runoff will be directed off-site, please show the method to be used on-site for conveyance to the existing off-site drainage system. A description of the existing off-site system must be included along with its adequacy to accept the increase in runoff from this development.
- 4) Consider using yards and landscaped areas to spread and maintain runoff from impervious surfaces on-site lessening impacts to off-site areas and drainage systems.
- 5) Will runoff from this development flow towards adjacent structures or parcels?
- 6) Where will the septic system be located in this parcel? Clearly define the driveway and surface type. Please show these items on the plans. If other impervious surfaces are proposed in this development, such as patios, these should also be shown.

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

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00am to 12:00 pm if you have any questions. ===== UPDATED ON AUGUST 11, 2005 BY CARISA REGALADO =====

Revised drawings dated 7/13/05 have been received. Although a drainage plan was included, the application cannot be deemed complete at this time. Please address the following items:

- 1) **It** appears that a rock pond is planned for the front yard. Notes on the plan are difficult to read. Please clarify. Is the pond part of the drainage design to handle the increase in runoff from this development?
- 2) For runoff that cannot be dissipated in the front yard area, **it** is assumed the designer intends to use the swale along Amesti Road. **It** has been noted that this swale outlets into Pinto Lake. For an increase in runoff into the swale, what down stream parcels and structures will be impacted? ===== UPDATED ON SEPTEMBER 27, 2005 BY CARISA REGALADO =====
Revised drawings dated 8/23/05 have been received.

Per the plans, the increase in runoff will be maintained on-site and there will be no change in flow to the existing swale along Amesti Road. This application is complete for the Discretionary stage.

Dpw Drainage Miscellaneous Comments

Discretionary Comments - Continued

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===== REVIEW ON NOVEMBER 8, 2004 BY CARISA REGALADO =====
No comment. ===== UPDATED ON AUGUST 11, 2005 BY CARISA REGALADO =====
No comment. ===== UPDATED ON SEPTEMBER 27, 2005 BY CARISA REGALADO =====
No comment.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 22, 2005 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

- ===== REVIEW ON JULY 22, 2005 BY RUTH L ZADESKY =====
Encroachment permit required for all off-site work in the County road right-of-way.

Dpw Road Engineering Completeness Comments

===== REVIEW ON OCTOBER 20, 2004 BY GREG J MARTIN =====

1. The 20 foot right-of-way is sufficient to serve two lots, The adjacent parcel, APN 050-281-06, which utilizes this right of way may be large enough to divide into additional parcels. In order to accommodate additional parcels, the 20 foot right-of-way would be required to be widened to County standards, either 40 feet if the road serves four or less parcels, or 56 feet if the road serves more than four parcels total.
2. The plans show a potential future building site plan. The potential building site plan is not relevant to the action proposed under this permit application and should not be included on the plans.
3. We have the following informal comments on the building site plan. These comments may change with the submittal of plans on which we might make formal comments. The existing driveway is approximately 13 feet in width. The first 50 feet of the access road is recommended to be paved a minimum of 18 feet wide and the remaining distance to the first driveway is recommended to be 18 feet wide and meet driveway standards. The turning radius for vehicles turning into the garage does not meet County Standards. The radius shown is approximately 8 feet. The inside radius of an 13 foot wide driveway may not be less than 14 feet. The parking requirements for the residence are for 3 parking spaces. The parking spaces other than the garage space are not shown. The parking spaces should be identified with a triangle and a number in it. Dimensions on the parking spaces and any aisle/driveway widths should be given. Sections should be provided for the access road, driveway, and parking areas to identify the thickness and composition. The edge of pavement should be clearly shown and should not consist of disconnected lines.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-
DATED ON AUGUST 9, 2005 BY GREG J MARTIN =====
The informal comments made previously regarding the building site plan have been ad-
dressed.

Dpw Road Engineering Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 04-0482
APN: 050-281-08

Date: February 13, 2006
Time: 14:51:07
Page: 4

===== REVIEW ON OCTOBER 20, 2004 BY GREG J MARTIN =====
===== UPDATED ON AUGUST 9, 2005 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON OCTOBER 20, 2004 BY JIM G SAFRANEK ===== The decrease in available land for the required sewage disposal system will require the applicant's sewage disposal consultant to submit a preliminary plot plan showing the location of the onsite sewage disposal system. This will be considered a supplement to the Site Evaluation on file with EHS (the formal septic application and fee can be applied for at a later date). For more information contact Rafael Sanchez at 454-2735.
===== UPDATED ON AUGUST 5, 2005 BY JIM G SAFRANEK ===== Swale illustrated on sheet 2 does not appear to meet setback to 34' expansion field (next to garage)..
===== UPOATED ON AUGUST 5, 2005 BY JIM G SAFRANEK =====
===== UPDATED ON AUGUST 23, 2005 BY JIM G SAFRANEK ===== I've reviewed the swale /septic issue identified in the last comment w/ the owner's planning consultant. A revised septic plan and site plan was proposed and can be completed at the building phase of the project.
===== UPDATED ON SEPTEMBER 23, 2005 BY JIM G SAFRANEK ===== No change in Aug 5th comment.
===== UPDATED ON SEPTEMBER 23, 2005 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

===== REVIEW ON OCTOBER 20, 2004 BY JIM G SAFRANEK =====
NO COMMENT
===== UPDATED ON AUGUST 5, 2005 BY JIM G SAFRANEK ===== No Comment.
===== UPDATED ON AUGUST 23, 2005 BY JIM G SAFRANEK ===== See Completeness comment on 8-23-05.
===== UPDATED ON SEPTEMBER 23, 2005 BY JIM G SAFRANEK =====
NO COMMENT

Pajaro Valley Fire District Completeness Comments

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

===== REVIEW ON OCTOBER 7, 2004 BY COLLEEN L BAXTER ===== DEPARTMENT NAME: CDFI PAJARO VALLEY FIRE 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.

Pajaro Valley Fire District Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 04-0482
APN: 050-281-08

Date: February 13, 2006
Time: 14:51:07
Page: 5

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

===== REVIEW ON OCTOBER 7, 2004 BY COLLEEN L BAXTER =====
===== UPDATED ON OCTOBER 7, 2004 BY COLLEEN L BAXTER =====



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831)454-2580 FAX: (831)454-2131 TDD: (831)454-2123

TOM BURNS, PLANNING DIRECTOR

November 5, 2004

Richard Emigh
413 Capitola Avenue
Capitola, CA 95010

SUBJECT: Archaeological Reconnaissance Survey for APN 050-281-08

To Whom It May Concern,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that pre-historical cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-3372 if you have any questions regarding this review.

Sincerely,

Elizabeth Hayward
Planning Technician

Enclosure

EXHIBIT B

SANTA CRUZ ARCHAEOLOGICAL SOCIETY.
1305 EAST CLIFF DRIVE; SANTA CRUZ, CALIFORNIA 95062

Preliminary Prehistoric Cultural Resource
Reconnaissance Report

Parcel APN: 050-281-08

SCAS Project #: SE-04-996

Planning Permit #: 04-0782

Parcel Size: 9000 sq. ft?

Applicant: Richard Emigh

Nearest Recorded Prehistoric Site: CA-SCR-158

On 10/22/04 (1) members of the Santa Cruz Archaeological Society spent a total of (1) hours on the above described parcel for the purposes of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel **was** traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of prehistoric cultural resources where soil **was** obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the **Santa** Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would therefore, have no direct impact on prehistoric resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified

Further details regarding this reconnaissance are available from the Santa Cruz County Planning Department or from Rob Edwards, Director, Archaeological Technology Program, Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (831) 479-6294, or email redwards@Cabrillo cc.ca.us

Page 4 of 4

facsimile TRANSMITTAL

to: Katie King
 fax #: 476-1300
 re: City Water for 050-251-08
 date: 06/01/2004
 pages: 1, including this cover sheet.

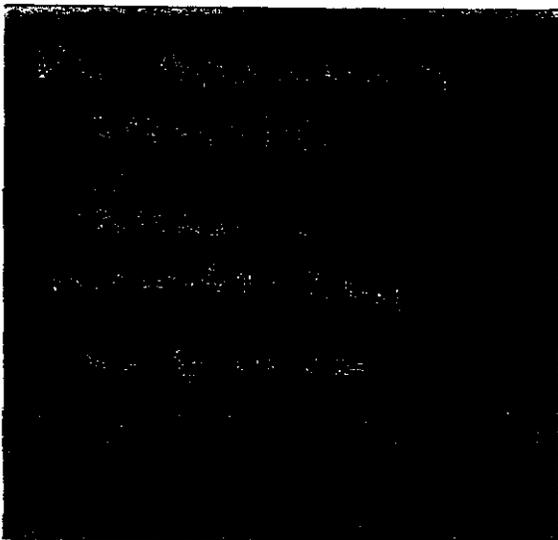
READ AND ACKNOWLEDGED
 by *Alta Garcia*
 Sig. _____
 Date _____ Pages 1

This letter is to inform you that under current City of Watsonville (City) policy, City water may be provided to serve a single-family home and a deed-restricted accessory dwelling unit (if desired) at APN: 050-281-08 provided the following conditions are met:

1. The parcel may not, under the current Santa Cruz County General Plan and Zoning, be further subdivided.
2. Complete and submit a water service application to the City of Watsonville. Pay applicable connection, construction, and groundwater impact fees. Subject parcel shall have a valid address assigned by Santa Cruz County prior to water meter installation.
3. The accessory dwelling unit (if desired) shall be deed restricted as affordable according to Santa Cruz County requirements.

This letter is not a guarantee of water availability. The provision of water service is determined by the City Council of the City of Watsonville.

Please contact me at (831) 728-6127 if you have any questions or concerns



From the desk of...

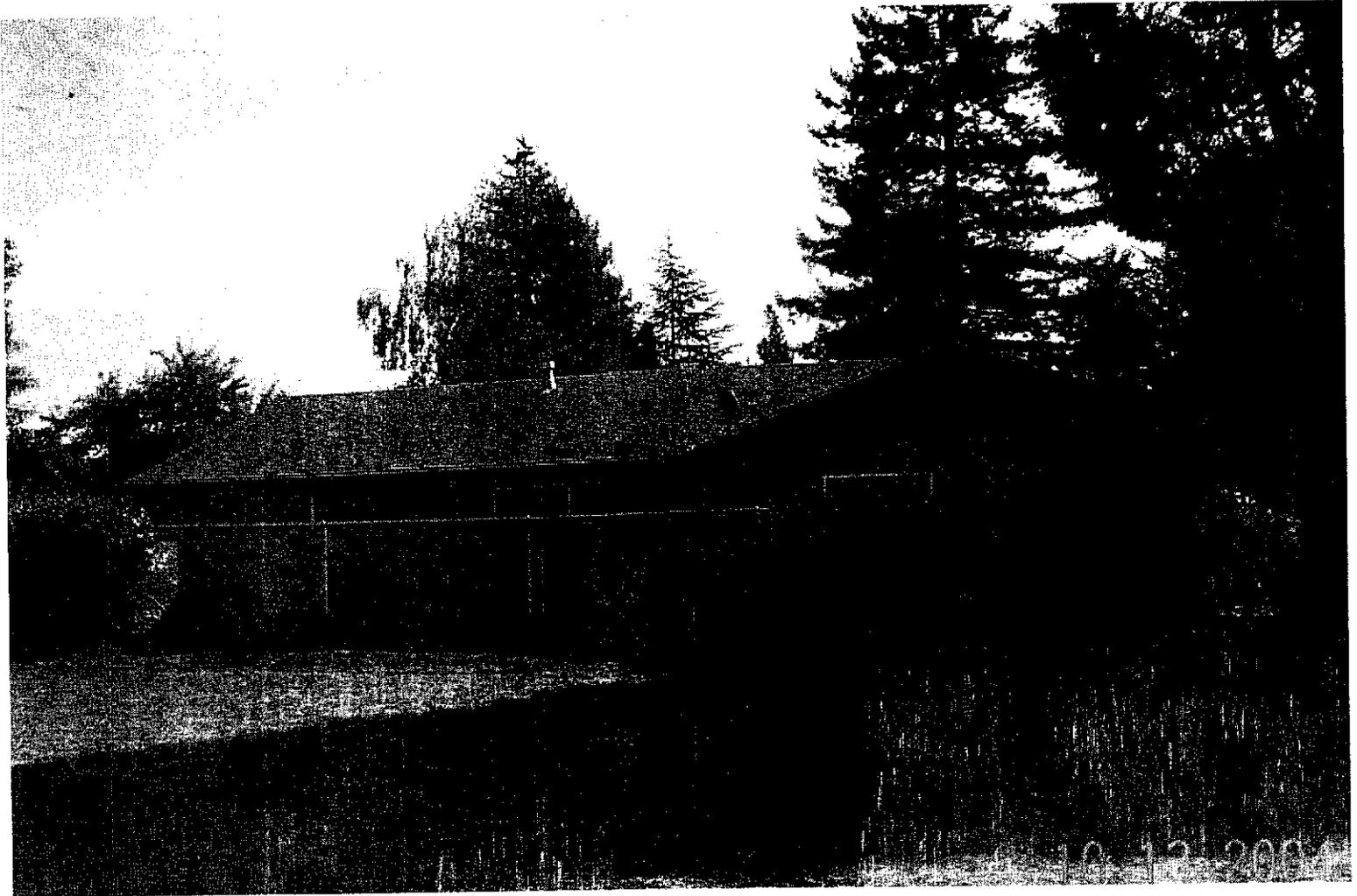
Joy Bader
 Assistant Engineer
 City of Watsonville
 Community Development Department
 P.O. Box 50000
 Watsonville, CA 95077-0000
 jbader@cd.watsonville.ca.us
 (831) 728-6127
 Fax: (831) 728-6173



EXISTING 20' R/W
APN 050-281-08



6" DIAMETER OAK TO
BE RETAINED



ADJACENT SFD APN 050-281-09
678 AMESTI RD



ADJACENT SFO APN 050-281-07
682 AMESTI ROAD

Terrie Chun and Associates
951 Old County Rd., #241,
Belmont, CA 94002
Ph: (650) 578-1876/ Fax: (650)212-3002

March 7, 2005

Joan Van der Hoeven
County of Santa Cruz Planning Dept
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
Ph: (831) 454-2580
Fax: (831) 454-2131

Subject: Application # 04-0482; APN # 050-281-08
Owner: Monica Mejia (682 Amesti Rd., Watsonville, CA 95076)

I am writing this letter on behalf of Mr. Steve Gendel who owns the neighboring parcel immediately behind the subject property application (APN # 050-281-16, 680, Amesti Rd., Watsonville, CA) and twenty (20) foot recreational easement along the westernly border of applicant's property.

Mr. Gendel would like to voice his concerns against approving the above referenced zoning variance application and his desire to be kept informed of this permit approval process by notice mailed to him and his rights to further protest.

You may send legal notices to Mr. Gendel at the following address:

**Mr. Steve Gendel at:
P.O. Box 19578, Stanford, CA.. 94309**

Expanding upon the prior letter dated October 28, 2004, submitted by attorney Miles Dolinger; Mr. Gendel raises objections to the proposed variance application on the additional grounds of nuisance and environmental public health and safety reasons as follows:

1. Mr. Gendel's bedroom faces the applicant's 3rd parking space, and he is concerned about the noise, and exhaust fumes from the proximity of the parking space to his bedroom.

Terrie Chun and Associates
951 Old County Rd., #241,
Belmont, CA 94002
Ph: (650) 578-1876/ Fax: (650) 212-3002

2. Mr. Gendel is concerned about the intended commercial use of applicant's property, by having three (3) parking spaces, with the intent of parking commercial vehicles and or heavy equipment on the premises with greater noise and exhaust than a normal passenger vehicle.

3. Along with the anticipated commercial use of the parking space, is increased vehicular trafficking of both commercial and passenger vehicles, which would increase the likelihood of pedestrian vehicular collision, much less passenger vehicle and commercial vehicle collision. The Applicant can not overburden the easement to the exclusion of Mr. Gendel's present existing use of the easement.

4. The application does not conform to existing neighborhood homes that have driveways directly off of Amesti Road leading up to the house. Instead, the Applicant desires to use the easement as the primary driveway to park three (3) vehicles behind the home, and perhaps hide from public view, the commercial activity being conducted from the home, including storage for equipment and accumulation of wood debris, which would constitute a fire hazard.. The Applicant as the servient tenant has a duty not to overburden the easement currently in existence and use by Mr. Gendel.

5. The fact that Mr. Gendel's parcel is large enough to be subdivided to accommodate further dwellings may further extend Mr. Gendel's current easement use as a matter of necessity for ingress and egress to his landlocked property, further increasing the vehicular traffic over the easement parcel.

Regards,

Terrie Chun, Attorney

Joan Vanderhoeven

From: T Chun [tchun@hiprint.com]
Sent: Monday, December 20, 2004 4:50 PM
To: Joan Vanderhoeven
cc: sgendel@stanford.edu
Subject: Status update on Application No. 04-0482; objections to plans

Ms. Joan Van der Hoeven, I've left a message for your to call me regarding the **status** of this subject APN: 050-281-08 and the procedure and time line for objecting to these plans. I'm inquiring on behalf of **Mr. Steve Gendel** who would like copies of any documents or correspondence keeping him apprised of the status of whether these plans will be approved by the County of Santa Cruz directly, and which may have inadvertently been sent to the prior attorney, Miles Dolinger.

Who is the registered title owner of the subject APN that I may be in touch with him directly?

Thank you for your urgent attention to this matter.

Terrie Chun, Attorney on behalf of Steve Gendel, neighboring property
951 Old County Rd., #241
Belmont, CA 94002
Ph: (650) 578-1876
Fax: (650) 212-3002



2004-0048902

RECORDING REQUESTED BY
First American Title Company

AND WHEN RECORDED MAIL TO:
Adolfo Garcia
330 Jefferson St.
Watsonville, CA 95076

Recorded	REC FEE	10.00
Official Records	TAX	211.75
County Of		
SANTA CRUZ		
RICHARD U. BEDAL		
Recorder		
CAROL D. SUTHERLAND		
Assistant	LAH	
02:02PM 02-Jul-2004	Page 1 of 2	

Space Above This Line for Recorder's Use Only

A.P.N.: 050-281-08

File No.: 4408-1465473 (SR)

GRANT DEED

The Undersigned Grantor(s) Declare(s): DOCUMENTARY TRANSFER TAX \$211.75; CITY TRANSFER TAX \$0.00;
SURVEY MONUMENT FEE \$

- [] computed on the consideration or full value of property conveyed. OR
- [] computed on the consideration or full value less value of liens and/or encumbrances remaining at time of sale,
- [X] unincorporated area, [] City of, and

FOR A VALUABLE CONSIDERATION, receipt of which is hereby acknowledged, **Patrick J. Burns**

hereby GRANTS to **Monica Mejia and Adolfo Garcia, wife and husband**
as Community Property with Rights of Survivorship
the following described property in the unincorporated of, County of **Santa Cruz**, State of **California**:

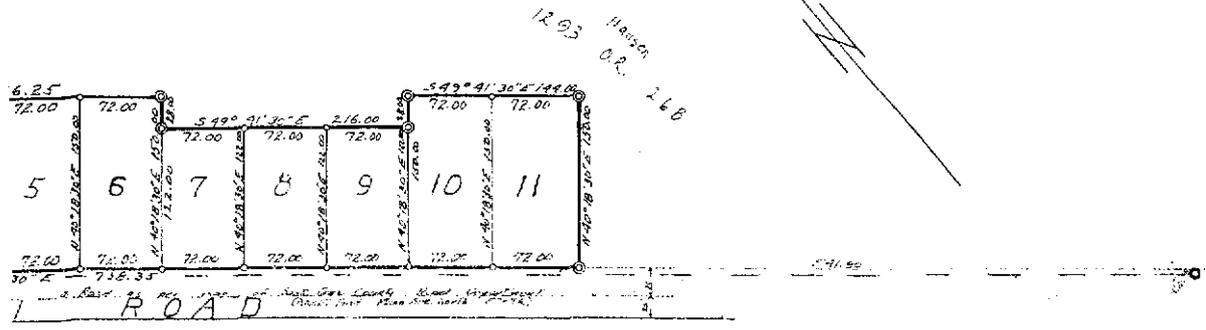
BEING LOT 8, AS THE SAME IS SHOWN UPON THAT CERTAIN MAP ENTITLED "AMESTI ACRES, TRACT NO. 256", FILED FOR RECORD IN THE OFFICE OF THE COUNTY RECORDER OF SANTA CRUZ COUNTY ON AUGUST 29, 1960, IN MAP BOOK 36, AT PAGE 25, SANTA CRUZ COUNN RECORDS.

Dated: 06/23/2004

Patrick J. Burns by Gordon McLean
Patrick J. Burns *his atty in fact*

Mail Tax Statements To: SAME AS AEOVE

Original - Copy Filed Vol. 36 Page 25



1000
was in outside boundaries.

n in feet

ies of the

MAP OF
TRACT NUMBER 256
AMESTI ACRES SUBDIVISION

Being a part of the Rancho Corralitos, and also a portion of the lands conveyed by Etsuke Fukuba to Alvin A. Hansen et al by deed recorded January 8, 1960 in Volume 1293 of Page 268 Official Records, Santa Cruz County

EXHIBIT "A"

PARCEL ONE:

A part of the Corralitos Rancho and also a portion of the lands conveyed by Ensuke Fukuba to Alvin A. Hansen, et al, by Deed recorded January 8, 1960 in volume 1293, Page 268, Official Records of Santa Cruz County, and being more particularly bounded and described as follows, to wit:

BEGINNING at a pipe the most Easterly corner of Lot 5, as said lot is shown and designated on the map entitled, "Map of Tract No. 256 Amesti Acres Subdivision", filed for record August 29, 1960 in Volume 36 of Maps at Page 25, Santa Cruz County Records; thence along the Northeastern boundary of said Amesti Acres South 49° 41' 30" East 72.00 feet to a 1 1/2 inch pipe; thence South 40° 18' 30" West 28.00 feet to a 1 1/2 inch pipe; thence South 49° 41' 30" East 216.00 feet to a 1 1/2 inch pipe at the most Eastern corner of Lot 9; thence along the Northwestern boundary of Lot 10 as shown on said map, North 40° 18' 30" East 28.00 feet to a 1 1/2 inch pipe at the most Northern corner of said Lot 10 and being the most Western corner of the lands conveyed to Ben T. Clark, et ux., by Deed recorded September 4, 1962 in Volume 1493, Page 51, Official Records of Santa Cruz County; thence along the Northwestern boundary of said lands of Clark, North 40° 18' 30" East 207.00 feet to the Northeasterly boundary of said lands of Hansen; thence along said last mentioned boundary North 79° 50' West 115.91 feet to a station thence North 62° 50' West 56.08 feet to a station; thence North 54° 00' West 68.64 feet to a station; thence North 39° 00' West 33.00 feet to a station; thence North 49° 41' 30" West 30 feet, more or less, to a point on the Southeast boundary of the lands conveyed to Raymond P. Parra, et ux., by Deed recorded February 17, 1964 in Volume 1597, Page 738, Official Records of Santa Cruz County; thence along the Southeastern boundary of said lands of Parra, South 40° 18' 30" West 135 feet, more or less, to the point of beginning.

PARCEL TWO:

Easement for recreation, planting vegetation, removal of fencing and private gating; the right of way, for driveway purposes for access to and from said land, also, utility easements for purposes of use and maintenance, repair and replacement of overhead electric power and telecommunications lines and underground water pipe line such as presently exist, and underground gas pipeline and sewer pipe line such as may exist or be installed. In and as to that portion of the adjoining parcel of land designated as Lot 8 and delineated on the map of "Tract Number 256 Amesti Acres Subdivision", recorded August 29, 1960 in Map Book 36, Page 25, Santa Cruz County Records, of a uniform width of 20 feet adjoining the Northwesterly boundary line of said Lot 8, measured perpendicularly Southeasterly from said Northwesterly boundary; and of an uniform width of 3 feet adjoining the Southeasterly boundary of said Lot 6, measured perpendicularly Northwesterly from said Southeasterly boundary.

Said right of way and easements are to be conveyed as appurtenant to said Parcel One.

Assessor's Parcel Number: 050-281-16

OWNER SMITH, E.T.	PARCEL NUMBER 50-281-08
LOCATION 680 Amesti Rd, Watsonville	TYPE 50' of 6' chain link fence
	VALUATION 150.

CONTRACTORS

BUILDING		PLUMBING AND GAS		ELECTRIC	
NAME owner		NAME		NAME	
PERMIT NUMBER 36085	DATE 9-11-73	PERMIT NUMBER	DATE	PERMIT NUMBER	DATE

INSPECTIONS

BUILDING	PLUMBING AND GAS	ELECTRIC
FOUNDATION	ROUGH	ROUGH
FRAME	VENT	FINISH
STUCCO WIRE	FINISH	FIXTURES, ETC.
LATH	GAS - ROUGH	
FLUES	GAS - P.T.	
FINISH COMPLETE OK 10.10.73 D/S	GAS - FINISH	SERVICE CLEARED

BUILDING INSPECTION JOB RECORD
REV. 1
SMITH, E.T.

REMARKS ON REVERSE
Amesti Road

fence

OWNER: SMITH, Edward T 772-5324 680 Amesti Rd., Watsonville PARCEL NUMBER: 50-281-08

LOCATION: same		DESCRIPTION: construct fence not to exceed 6' in height		VALUATION: 700	
BUILDING		PLUMBING - GAS		ELECTRIC	
PERMIT NO. 62120	DATE 11.1.79	PERMIT NO.	DATE	PERMIT NO.	DATE
NAME: owner		NAME		NAME	

INSPECTIONS			<i>PROGRESS 11-18-81</i>		
BUILDING	PLUMBING - GAS	OTHER			
FOUNDATION	VOID	PLANNING			
UNDERFLOOR		ENVIRONMENTAL HEALTH			
INSULATION		PUBLIC WORKS: SANITATION			
STUCCO WIRE		PUBLIC WORKS: DRIVEWAY			
SCRATCH		DRAINAGE: <i>pid</i>			
FRAME		FIRE DISTRICT: <i>393</i>			
SHEETROCK		GRADING:			
FINAL		OTHER:			
FINAL		CLEAR			

BLDG. 3 (REV. 12/78) REMARKS ON REVERSE

SMITH, Edward T 680 Amesti Road, Watsonville, fence

OWNER

PARCEL NUMBER

SMITH, Edward 722-5324 680 Amesti Road, Watsonville . 50--281-16

LOCATION same		DESCRIPTION construct fence not to exceed 6' in height,		VALUATION 1500	
BUILDING		PLUMBING-GAS		ELECTRIC	
PERMIT NO. 62121	DATE 11.1.79	PERMIT NO.	DATE	PERMIT NO.	DATE
NAME owner		NAME		NAME	

INSPECTIONS

BUILDING	PLUMBING - GAS	OTHER
FOUNDATION	ROUGH	PLANNING
UNDERFLOOR	PT	ENVIRONMENTAL HEALTH
INSULATION	R	PUBLIC WORKS: SANITATION
STUCCO WIRE	CL	PUBLIC WORKS: DRIVEWAY
SCRATCH	ELECTRIC	DRAINAGE:
FRAME	ROUGH	FIRE DISTRICT:
SHEETROCK	Remarks: APR 26 1983 RAS	GRADING:
FINAL	CLEAR	OTHER:

VOID

P/D
3-93

BLDG. 3 (REV. 12/78)

REMARKS ON REVERSE

SMITH, Ted 680 Amesti Road, Watsonville, fence

EXHIBIT K

OWNER	DANIEL SANCHEZ		PARCEL NUMBER	050-281-16
LOCATION	680 Amesti Road, Watsonville	TYPE		VALUATION

CONTRACTORS

BUILDING		PLUMBING AND GAS		ELECTRIC	
NAME		NAME		NAME	
PERMIT NUMBER	DATE	PERMIT NUMBER	DATE	PERMIT NUMBER	DATE
				A 6321	7-23-65

INSPECTIONS

BUILDING	PLUMBING AND GAS	ELECTRIC
FOUNDATION	ROUGH	ROUGH
FRAME	VENT	FINISH
STUCCO WIRE	FINISH	FIXTURES, ETC.
LATH	GAS - ROUGH	
FLUES	GAS - P.T.	
FINISH COMPLETE	GAS - FINISH	SERVICE CLEARED OK 7-27-65 H.S.

BUILDING INSPECTION JOB RECORD
 BLD - 3 (REV. 1) DANIEL SANCHEZ

REMARKS ON REVERSE

OWNER

SMITH, EDWARD T.

PARCEL NUMBER

050-281-16

LOCATION

680 Amesti Rd, Wats.

TYPE

re roof SFD

EVALUATION

500.00

CONTRACTORS

BUILDING		PLUMBING AND GAS		ELECTRIC	
NAME		NAME		NAME	
OWNER					
PERMIT NUMBER	DATE	PERMIT NUMBER	DATE	PERMIT NUMBER	DATE
40089	10-11-74				
BUILDING		PLUMBING AND GAS		ELECTRIC	
FOUNDATION	ROUGH				
FRAME	VENT				
STUCCO WIRE	FINISH				
LATH	GAS . ROUGH				
FLUES	GAS . P.T.				
FINISH COMPLETE	GAS . FINISH				SERVICE CLEARED

VOID

Remarks: -----

BUILDING INSPECTION JOB RECORD

OLD - 3 (REV. 1)
SMITH, Edward T

REMARKS ON REVERSE
Amesti Rd

re roof