



Staff Report to the Zoning Administrator

Application Number: **05-0151**

Applicant: Dee Murray

Agenda Date: April 7, 2006

Owner: Douglas Shanoian & Patricia Calvelli

Agenda Item #: **2**

APN: 58-066-01

Time: After 11:00 a.m.

Project Description: Proposal to recognize the demolition of a detached 400 square foot garage and the reconstruction of a **554** square foot garage, located to within 6 feet of the rear property line along the Second Avenue alley. Proposal also to construct a 6 foot high fence along most of the rear property line, along with a separate short "wing" of 6 foot high fence in the Adeline Street side yard. Requires a Coastal Development permit. Also requires a Residential Development Permit to increase the maximum 3 foot fence height to about 6 feet within portions of **the** required street side yard and **the** required rear yard abutting a street.

Location: West side of First Avenue (11 First Ave.) at the corner of Adeline St., in "Newtown," Davenport.

Supervisory District: Third District (District Supervisor: Wormhoudt)

Permits Required: Coastal Development Permit, Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0151, based on **the** attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	7,859 sq. ft. estimated
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	First Avenue

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

Planning Area: North Coast
Land Use Designation: R-UL (Residential--Urban Low Density)
Zone District: R-1-6 (Single-Family Residential)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. ___ Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Elkhom sandy loam
Fire Hazard: Not a mapped constraint
Slopes: Gently sloping
Env. Sen. Habitat: Mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Area mapped in Hwy. 1 viewshed, but not in actual view of Hwy. 1
Drainage: Existing drainage adequate
Archeology: Archeological survey not required for garage rebuild

Services Information

Urban/Rural Services Line: X Inside ___ Outside
(RSL)
Water Supply: Davenport public water supply
Sewage Disposal: Davenport Sanitation District
Fire District: County Fire
Drainage District: N/A

History

Construction on this project was initiated without benefit of permits, and a Notice of Violation was issued by Code Compliance staff. An old existing garage was demolished, and a new, larger garage was framed up and sheathed, at which point in time the work was red-tagged (see photos, next page). New six foot **high** fencing, located in yard setbacks, was also red-tagged. Code Compliance determined that the garage and fence construction require permits.

Required Yard Setbacks and Site-Structural Dimension Exception at Alley

The subject property is a corner lot, zoned R-1-6. The required front yard setback at First Ave. is 20 feet. For this corner lot, the side yard setback on Adeline is 10 feet (while the interior side yard setback, facing the adjoining residential parcel, is 5 feet). The rear yard setback on Second Ave. is 15 feet.

Second Avenue is an alley, including per County Code definition. County Code section 13.10.323(e)(6)(E), regarding accessory structures and distance from alleys, provides that detached accessory structures shall not be located within six feet of any alley. This site and

structural dimension exception is applied on residential parcels abutting alleys to allow a detached accessory structure such as the subject garage to be sited as close as, but no closer than, 6 feet from the property line at the alley.

A portion of the new uncompleted garage, as built, is located as close as 1.5 feet from the rear property line as determined by a partial property survey by a licensed surveyor. Planning staff advised the applicant that findings for a variance, to allow the new construction in the setback, could not be made. Therefore the project proposal for a nonhabitable garage of 20.5 feet in final width will involve removing 4.5 feet from the west (alley) side of the as-built 25-foot wide structure. The north and south elevations on the Exhibit A project plans show how the modified, conforming structure will consequently have a roof peak located off the center of the building width.



View from corner of Adeline Street (with sidewalk) and Second Ave. (unpaved alley). Garage as-built is in foreground; main residence, which fronts on First Ave., is in background. Left side of garage in photo is to be cut back 4.5 feet in order to meet the minimum distance from the alley of 6 feet. Fence along Adeline Street was initially built at 6 feet high, but will be reduced to 3 feet high maximum.



View on Second Avenue, looking southwest toward Adeline St. intersection. Subject garage is in left foreground.

Fences up to 6 feet high in yard setbacks

As shown on the Exhibit A plans, the project proposes a new six foot high fence along the rear property line, in the rear yard setback, except that for the final 10 feet approaching Adeline Street, the height is to reduce to 3 feet, in order to allow better sight distance for vehicles approaching the Second Avenue and Adeline Street intersection. In this rear yard/alley location, the proposal does not raise any special concerns, such as inadequate air and light for the alley, stemming from the increased fence height.

Near the southwest corner of the main residence, the Exhibit A plans show the plan-view location of a proposed right-angles "wing" of increased-height fence partly in the side yard setback. The plans incorrectly indicate 8 feet height. This wing of fence is proposed to be 3 feet high for the first 3 horizontal feet extending away from the 3 foot high fence that parallels Adeline Street, and then transition to a maximum height of 6 feet for the remaining portion located more than 3 feet from the Adeline Street fence. With that transition, this increased height fence, partially in the 10 foot side yard setback, does not raise special visual or neighborhood compatibility concerns.

These increased fence heights will afford the owners increased privacy and increased wind protection in this extra-windy North Coast neighborhood.

Local Coastal Program Consistency

The proposed replacement garage and six foot high fence are 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.

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 **05-0151**, 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 R-1-6 (Single-Family Residential), a designation which allows residential uses. The proposed replacement garage and six foot high fence is a principal permitted use within the zone district, consistent with the site's (R-UL) Residential--Urban Low Density 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 consistent with the surrounding neighborhood in terms of architectural style and intermittent increases in fence height, and the site is surrounded by lots developed to an urban density.

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 replacement garage and six foot high fence 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, residential uses are allowed uses in the R-1-6 (Single-Family 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, including detached garages. The size and design of the accessory garage structure is not inconsistent with the existing range 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 safety and the conservation of energy and resources. The proposed replacement garage and six foot high fence 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.

This finding can be made, in that the proposed location of the replacement garage and six foot high fence 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) zone district in that the primary use of the property will be one single family dwelling with a replacement garage and six foot high fencing 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.

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

The proposed replacement garage and six foot high fence 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 replacement garage and six foot high fence 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 replacement garage and six foot high fence 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 replacement garage and six foot high fence 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.

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 replacement garage and six foot high fence is to be constructed on an existing lot containing an existing single family dwelling; no additional traffic will be generated.

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 neighborhood containing similar architectural styles and accessory structures, and the proposed replacement garage and six foot high fence are 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 replacement garage and six foot high fence will be of an appropriate scale and type of design compatible with 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, 1 sheet, by Brownfield & Associates, revised October 2005.

- I. This permit authorizes the construction of a replacement garage and six foot high fencing. 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,
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way. Driveway shall conform to County Design Criteria standards; related details shall be shown on Building Permit plans.

- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Complete and record a Declaration of Restriction to construct a nonhabitable garage. **You may** not alter the wording **of** this declaration. Follow the instructions to record and return the form to the Planning Department.
 - B. Pay any remaining unpaid Code Compliance costs.
 - 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. 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 color/finish of exterior materials and roof covering for Planning Department approval. Paint color and roof color shall be in substantial conformance with the colors submitted with the Coastal Permit application.

2. Details showing compliance with fire department requirements. Show on the plans, the location of a public fire hydrant within 250 feet of any portion of the property, meeting fire flow and location requirements.
- D. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached.
 - E. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage.
 - F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
 - G. 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.
 - H. 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. 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.

Application #: 05-0151
APN: 58-066-01
Owner: Douglas Shanoian & Patricia Calvelli

Please note: This permit expires on the expiration date listed below 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: 05-0151
Assessor Parcel Number: 58-066-01
Project Location: 11 First Avenue, Davenport

Project Description: Proposal to recognize a garage demolition and reconstruction, and construction of six foot high fencing within yard setbacks.

Person or Agency Proposing Project: Dee Murray

Contact Phone Number: (831) 475-5334

- 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 garage and fence on property zoned for residential use

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

Jack Nelson, Project Planner

Date: _____

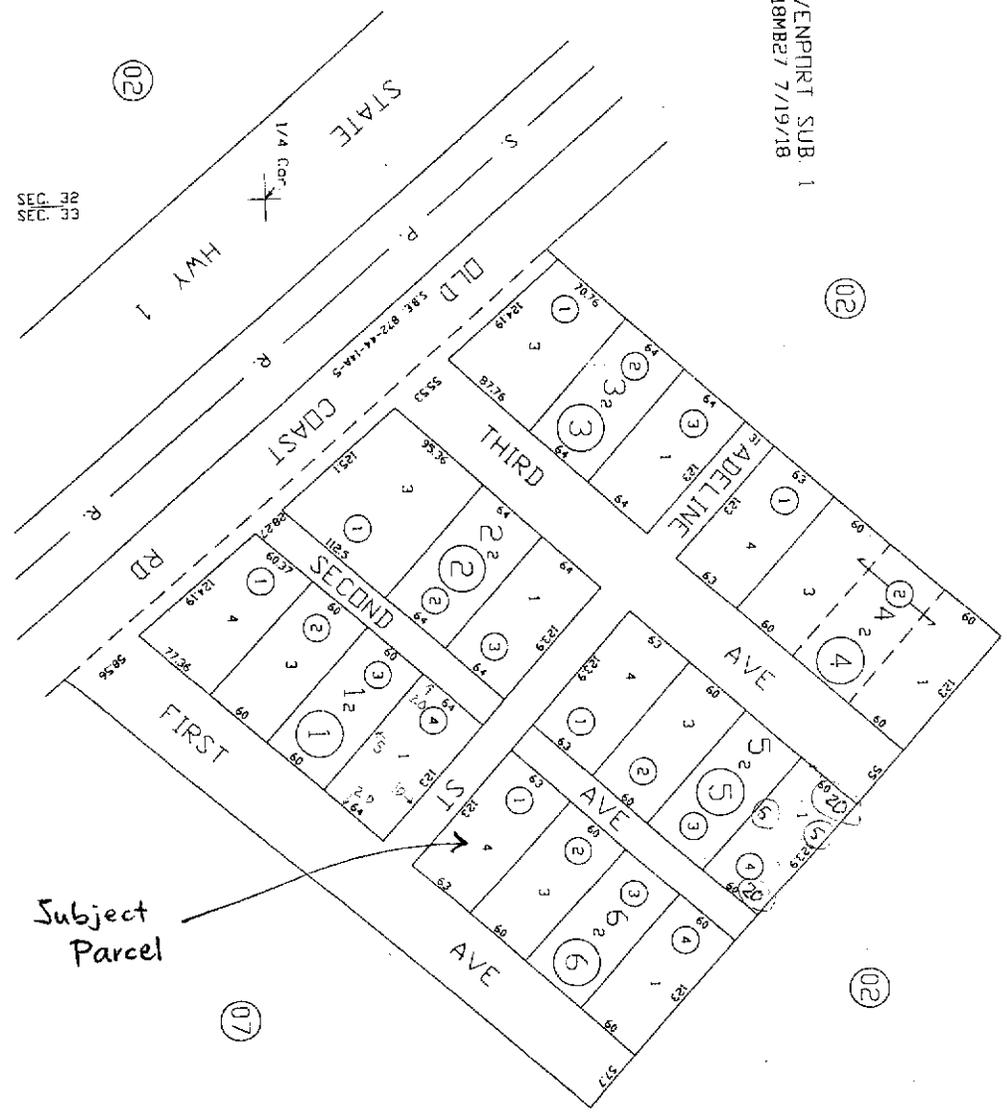
FOR TAX PURPOSES ONLY
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999

SAN VICENTE RANCHO
 PDR. SEC. 33, T.10S., R.3W., M.D.B. & M.

Tax Area Code
 86-020

58-06

DAVENPORT SUB 1
 18MB27 7/19/18



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

Assessor's Map No. 58-06
 County of Santa Cruz, Calif.
 Oct. 1999

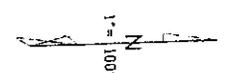
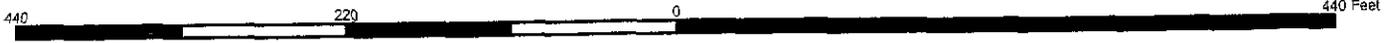
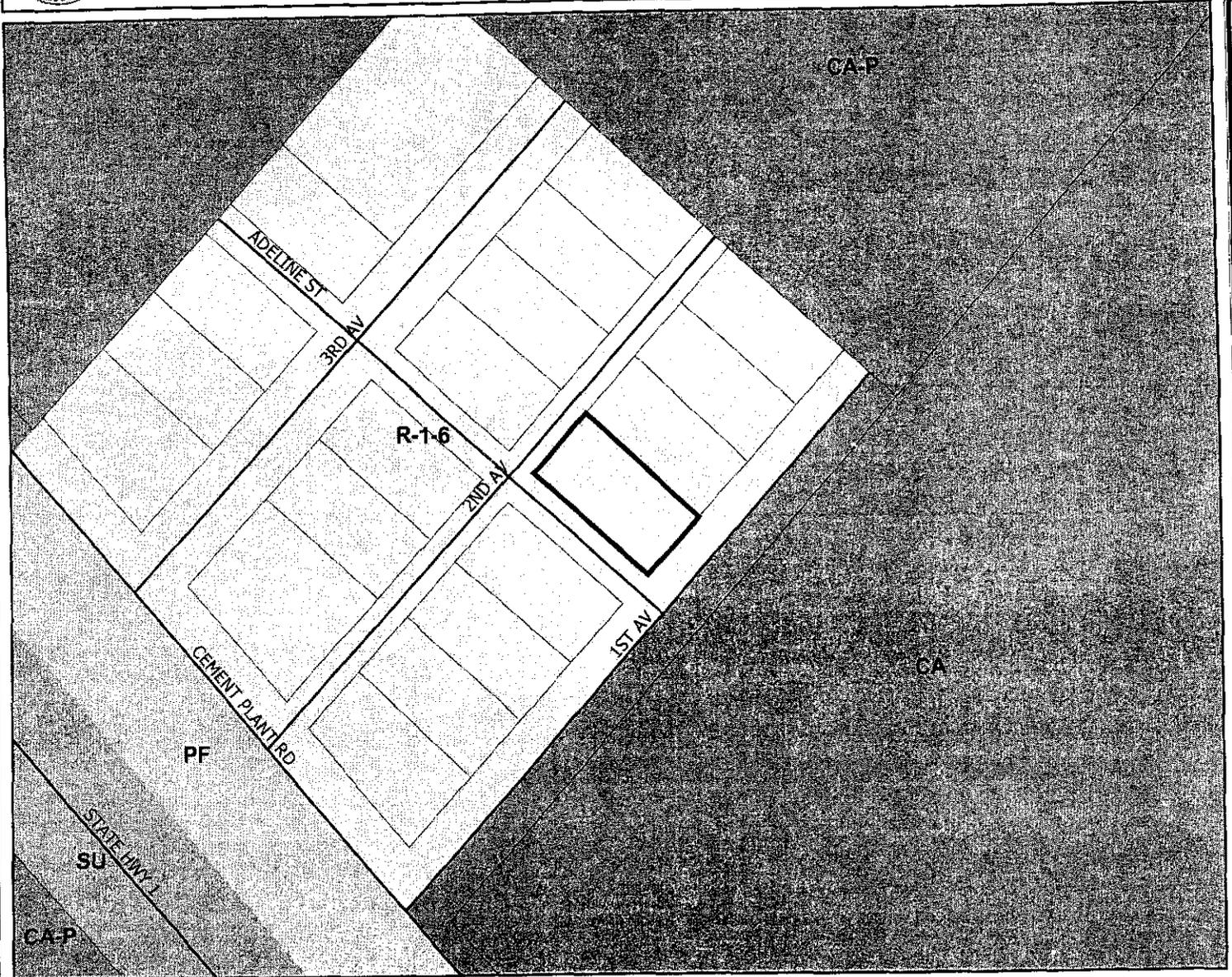


EXHIBIT E



Zoning Map



Legend

-  APN 058-066-01
-  Streets
-  Assessors Parcels
-  AGRICULTURE COMMERCIAL (CA)
-  PUBLIC FACILITY (PF)
-  RESIDENTIAL-SINGLEFAMILY (R-1)
-  SPECIAL USE (SU)

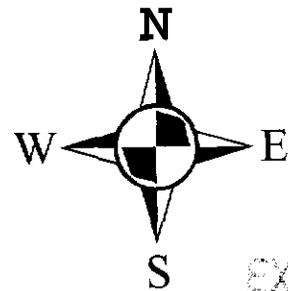
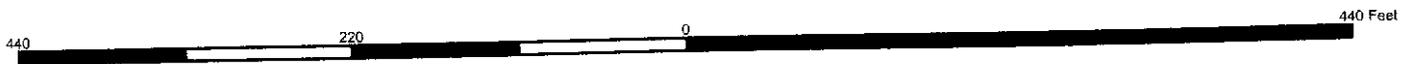
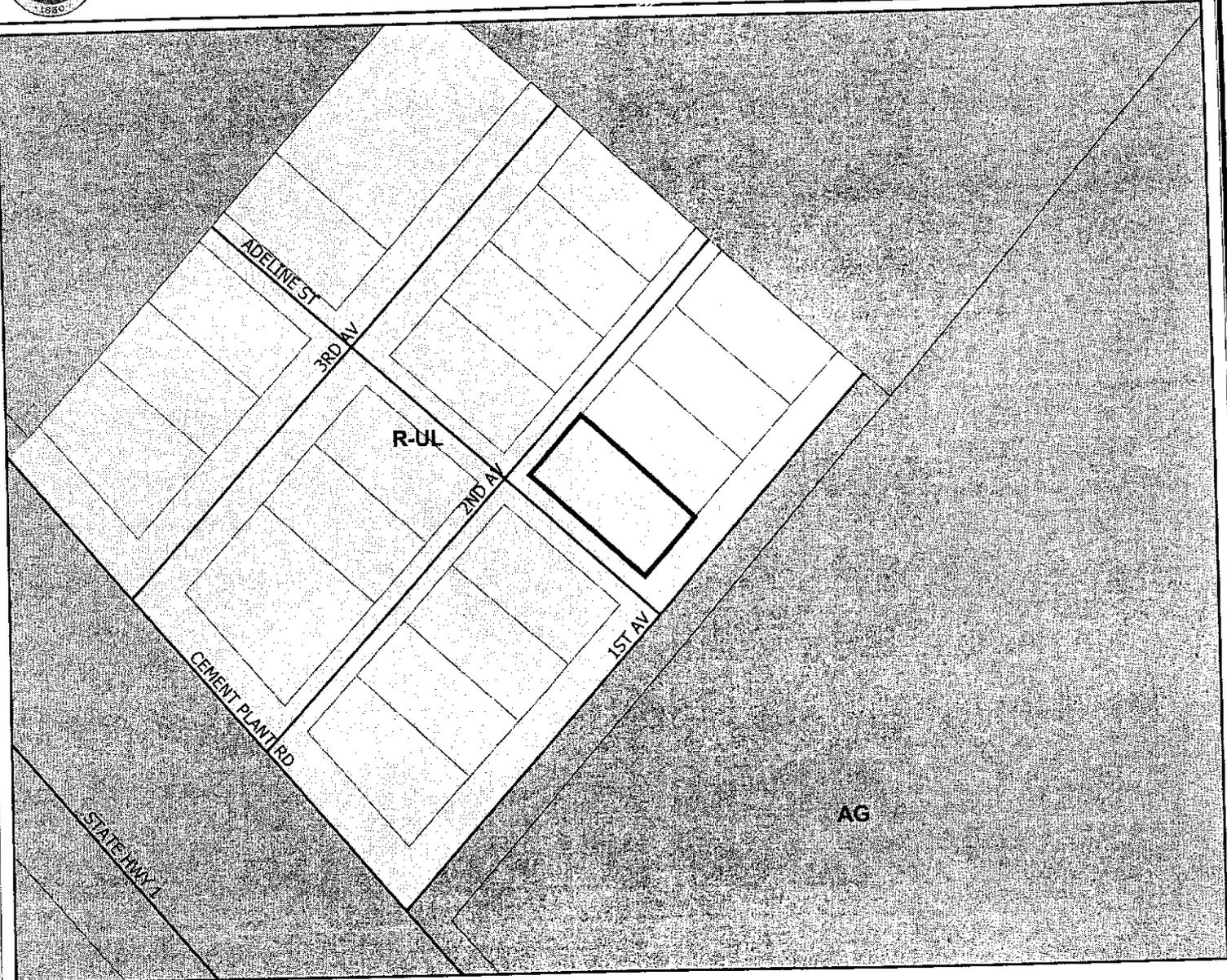


EXHIBIT F

Map Created by
 County of Santa Cruz
 Planning Department
 February 2005



General Plan Designation Map



Legend

-  APN 058-066-01
-  Streets
-  Assessors Parcels
-  Agriculture (AG)
-  Residential - Urban Low Density (R-UL)

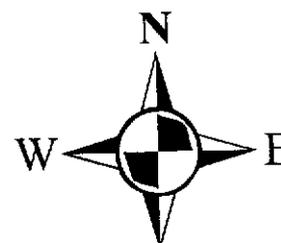


EXHIBIT F

Map Created by
County of Santa Cruz
Planning Department
February 2005

15

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.: 05-0151
APN: 058-066-01

Date: December 14, 2005
Time: 11:31:22
Page: 1

Code Compliance Completeness Comments

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

===== REVIEW ON MARCH 28, 2005 BY RUTH C OWEN =====

COMMENT

===== UPDATED ON MARCH 28, 2005 BY RUTH C OWEN =====

On January 11, 2005, I issued a Notice of Violation for violation of 12.10.125 A; 13.10.275 B; 13.10.279A; 13.10.525, 13.20.170 A. The accessory structure was built within the coastal zone without a coastal zone permit. The property owner built a detached accessory structure without a building permit. He also built an over three-foot high fence that parallels Adeline Street and another right of way without a variance. The accessory structure does not meet the rear-yard setback requirements. Application 05-0151 describes how the owner proposes the first of three steps to resolve the zoning and building violations. Application 05-0129 (Discretionary application appointment and associated parcel research for a Coastal Development Permit) is completed. The Administrative Hearing Officer signed the Stipulation and Order on July 7, 2005. Within one year, July 7, 2006, the owner must obtain all permits and required inspections, If this time frame is met, the \$1,500.00 civil penalty is waived. By September 7, 2005, he was to pay the balance of code compliance costs, \$517.29 (\$656.61 minus \$139.32 paid March 9, 2005 plus any additional enforcement costs that may accrue. ===== UPDATED ON MARCH 28, 2005 BY RUTH C OWEN =====

===== UPDATED ON NOVEMBER 29, 2005 BY RUTH C OWEN =====

NO COMMENT

Code Compliance Miscellaneous Comments

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

===== REVIEW ON MARCH 28, 2005 BY RUTH C OWEN =====

COMMENT

If the property owners obtain an approval for the variance, and coastal zone application, they must obtain a building permit and all required inspections for the as-built accessory structure. If not, they must obtain a demolition permit and final inspection to verify the structure is demolished. If the owners obtain an over-height fence and coastal zone permit approval, that portion of the violations will be resolved. If they do not obtain the over-height fence approval, they must reduce the fence ht. to three feet. If they do not obtain the coastal zone approval, they must meet the planner's coastal application conditions. I have completed an Administrative Hearing Packet and Stipulation for Dave Laughlins review. Code Compliance will request the hearing officer to levy a \$1,500.00 civil penalty fee will be levied. The current code costs are \$656.61 and the owner paid \$139.32 with application 05-0151. The balance will be requested at the Administrative Hearing.

===== UPDATED ON NOVEMBER 29, 2005 BY RUTH C OWEN =====

NO COMMENT

Dpw Drainage Completeness Comments

===== REVIEW ON MARCH 30, 2005 BY JOHN G LUMICAO =====

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
Application No.: 05-0151
APN: 058-066-01

Date: December 14, 2005
Time: 11:31:22
Page: 2

NO COMMENT

Dpw Drainage Miscellaneous Comments

_____ REVIEW ON MARCH 30, 2005 BY JOHN G LUMICAO =====
NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON NOVEMBER 8, 2005 BY OEBBIE F LOCATELLI =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON NOVEMBER 8, 2005 BY DEBBIE F LOCATELLI =====

Driveway to conform to County Design Criteria Standards, details shall be required on building plans at the time of BP submittal. (driveway profile, co. of s.c. design criteria driveway details. existing road improvements, i.e. curb, gutter, etc.)

Proposed fencing shall not block sight distance for motorists at adjacent intersections and driveways (comment only)

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON MARCH 17, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON MARCH 17, 2005 BY COLLEEN L BAXTER ===== DEPARTMENT NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. Each APN (lot) shall have separate submittals for building and sprinkler system plans. The job copies of the building and fire systems plans and permits must be onsite during inspections. SHOW on the plans a public fire hydrant within 250 feet of any portion of the property, along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company. 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. The access road shall be 12 feet minimum width and maximum twenty percent slope. The access road shall be in place to the following standards prior to any framing construction. or construction will be stopped: - The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
Application No.: 05-0151
APN: 058-066-01

Date: December 14, 2005
Time: 11:31:22
Page: 3

meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped: - The driveway surface shall be "all weather". a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. - The maximum grade of the driveway shall not exceed 20%, with grades of 15% not permitted for distances of more than 200 feet at a time. - The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width. - A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. - Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. - All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times. - The driveway shall be thereafter maintained to these standards at all times. All Fire Department building requirements and fees will be addressed in the Building Permit phase. Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction. 72 hour minimum notice is required prior to any inspection and/or test. Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

===== UPDATED ON NOVEMBER 7, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON NOVEMBER 7, 2005 BY COLLEEN L BAXTER =====

Cal Dept of Forestry/County Fire Miscellaneous Coin

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

===== REVIEW ON MARCH 17, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON NOVEMBER 7, 2005 BY COLLEEN L BAXTER =====

EXHIBIT G