

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 03-0362

APN: 109-271-15

APPLICANT: Douglas R. Daykin

OWNER Douglas R. Daykin

PROJECT DESCRIPTION: Proposal to convert an existing barn to a computer graphics studio and shirt printing business (986 square feet) to be used as a home occupation, utilizing equipment with greater than ¼ horsepower, and more than 20 percent of the square footage of the existing dwelling. Requires a Home Occupation Permit.

LOCATION: Property located on the east side of Wheelock Road (1 18 Wheelock Road) at approximately ¼ mile north of Casserly Road in Watsonville.

PERMITS REQUIRED: Residential Development Permit

ENVIRONMENTAL DETERMINATION: Exempt - Category 3

COASTAL ZONE: —Yes XNo

PARCEL INFORMATION

PARCEL SIZE: 2.635 acres

EXISTING LAND USE:

PARCEL: Residential

SURROUNDING: Low density residential

PROJECT ACCESS: Wheelock Road

PLANNING AREA: Eureka Canyon

LAND USE DESIGNATION: RR (Rural Residential)

ZONING DISTRICT: RA (Residential Agriculture)

SUPERVISORIAL DISTRICT: Fourth (Campos)

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|--|
| a. Geologic Hazards | a. Mapped/no physical evidence on site |
| b. Soils | b. 177 Watsonville loam |
| c. Fire Hazard | C Not a mapped constraint |
| d. Slopes | d. 2- 15 percent |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site |
| f. Grading | f. No grading proposed |
| g. Tree Removal | g. No trees proposed to be removed |
| h. Scenic | h. Not a mapped resource |
| i. Drainage | i. Existing drainage adequate |
| j. Traffic | j. No significant impact |
| k. Roads | Existing roads adequate |

- | | |
|-----------------------|--|
| l. Parks | 1. Existing park facilities adequate |
| m. Sewer Availability | m. No |
| n. Water Availability | n. Yes |
| o. Archeology | o. Not mapped/no physical evidence on site |

SERVICES INFORMATION

Inside Urban/Rural Services Line: ___ Yes X No

Water Supply: Private well

Sewage Disposal: CSA#12 private septic system

Fire District: Pajaro Valley Fire Protection District

Drainage District: Zone 7 Flood Control/Water Conservation District

HISTORY

The project was received by the Planning Department on August 25, 2003 and deemed complete on October 10, 2003.

ANALYSIS AND DISCUSSION

The subject property is a 2.63-acre lot, located in the RA (Residential Agriculture) zone district, a designation that allows home occupation-shirt printing/computer graphics uses subject to Level V review. The proposed home occupation is a permitted use within the zone district and the project is consistent with the site's (RR) Rural Residential General Plan designation.

The proposed home occupation including computer graphics and shirt printing (Exhibit H) will be carried on inside an existing barn-style prefabricated metal building existing on the site and is designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood (Exhibit I). Assessor's records indicate that the three homes existing on the parcel have existed since 1954, utilized as a foster home site for girls. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

The applicant has obtained Building Permit #133903 for the barn with a Change Order under Application #49344M to add three sinks and four hose bibs. An interior partition separating the barn from the workshop space without openings to allow access between the two areas is required to be installed and inspected prior to Building Permit final inspection. The owner has recorded a Declaration of Restriction to Maintain the Structure as a non-habitable barn, Document 2003-0000219.

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

RECOMMENDATION

Staff recommends:

1. **APPROVAL** of Application Number **03-0362**, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

- A. Project plans, 2 sheets by DDM Consultants and Engineering & Tech Services, Inc.
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map/Location Map
- F. Zoning map/General Plan map
- G. Comments & Correspondence
- H. Owner's Program Statement dated 12/01/03
- I. Site photographs

SUPPLEMENTARY REPORTS AND INFORMATION REFERRED TO IN THIS REPORT ARE ON FILE AND AVAILABLE FOR VIEWING AT THE SANTA CRUZ COUNTY PLANNING DEPARTMENT, AND ARE HEREBY MADE A PART OF THE ADMINISTRATIVE RECORD FOR THE PROPOSED PROJECT.

Report Prepared By: Joan Van der Hoeven
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174 (or, pln140@co.santa-cruz.ca.us)

DEVELOPMENT PERMIT FINDINGS:

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed detached accessory building and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential uses and home occupations (shirt printing/computer graphics) 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 home occupation within the prefabricated metal barn will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the RA (Residential Agriculture) zone district. The location of the proposed home occupation within the detached accessory building and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA zone district in that the primary use of the property remains residential and meets all current site standards for the zone district and the Home Occupation Ordinance, County Code Section 13.10.613.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is located in the Rural Residential (RR) land use designation. The proposed home occupation use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Rural Residential).

The proposed shirt printing/computer graphics use in the prefabricated barn 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 detached accessory building 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 prefabricated metal barn is not 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 detached accessory building will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. The project shall comply with all requirements of the Pajaro Valley Fire protection District and Section 13.10.613 of the County Code, the Home Occupation ordinance.

A specific plan has not been adopted for this portion of the County.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is in a detached accessory building on an existing developed 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 of Wheelock Road in Watsonville.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed home occupation in the detached accessory building will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity, in that the proposed structure is one story, in a mixed neighborhood of one and two story homes and the proposed detached accessory building is consistent with the land use intensity and density of the neighborhood.

CONDITIONS OF APPROVAL

Exhibit A: Plot plan by Mark Treuge dated 12/16/02, Structural plans by Engineering & technical Services Inc. dated 12/13/02.

- I. This permit recognizes the use of a prefabricated metal barn of 1,972 square feet with 986 square feet utilized for a home occupation and 986 square feet utilized as a barn. 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. Complete all requirements and obtain final inspection and clearances for Building Permit #133903 and Change Order #49344M from the Santa Cruz County Building Official and Pajaro Valley Fire Department. Complete the interior structural partition without any openings separating the home occupation from the barn use.
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - E. 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.
 - F. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - G. Meet all requirements and pay any applicable plan check fee of the Pajaro Valley Fire Protection District.
 - H. Pay the current Child Care mitigation for 986 square feet. Currently, this fee is \$0.23 per square foot.
 - I. Provide required off-street parking for one car. 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.
- II. 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.

III. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. The home occupation shall be carried on in the 986 square foot section of the barn that is an allowed use in the RA zone district.
- C. There shall be no visible or external evidence of the home occupation other than one unlighted sign not to exceed one square foot in area, which shall be affixed to the barn where the home occupation is conducted. No outdoor storage, operations, or activity is allowed unless it is completely screened from Wheelock Road and all adjoining properties. Exterior lighting shall be directed onto the site and away from adjacent properties.
- D. The home occupation shall be carried out primarily by the property owner living on the property. No more than five people may be employed by the home occupation.
- E. The home occupation shall not involve the use of more than 986 square feet of the structure's total area of **1,972** square feet.
- F. Sale of goods is allowed only if the goods to be sold are produced or assembled entirely on the premises.
- G. Only one vehicle, no larger than a three-quarter ton pickup, may be used for the home occupation. All deliveries and shipments of equipment, supplies and products shall be made only with this one vehicle. An off-street parking space shall be provided for this vehicle. Additional off-street parking shall be provided for employees or customers.
- H. A compressor with a motor greater than one-half horsepower shall be allowed. The noise generated shall not exceed General Plan standards of 60 dBLdn from outdoor noise and 45 dBLdn for indoor noise.
- I. No hazardous materials shall be utilized on the premises.
- J. Hours of operation are 10 am- 4 pm four days per week, not including weekend days.
- K. The perimeter of the barn shall be landscaped with drought-tolerant, native species to soften the visual impact of the prefabricated metal barn and to reduce noise.
- L. Landscaping at the driveway entrance from Wheelock Road shall be trimmed and maintained to provide clear sight distance for a minimum distance of 250 feet as per County Public Works Traffic Engineering standards.
- M. House numbers (address identification) shall be maintained consistent with

County Code Section 12.16.010 and Pajaro Valley Fire Protection District standards.

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: 1/16/04

Effective Date: 1/30/04

Expiration Date: 1/30/06

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.

NOTICE OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

Application No.: 03-0362

Assessor Parcel No.: 109-271-15

Project Location: 118 Wheelock Road, Watsonville

Project Description: Proposal to convert an existing barn to a computer graphics studio

Person or Agency Proposing Project: Douglas R. Daykin


Contact Phone: 831-662-8351

- A. ☐ The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
- B. ☐ Ministerial Project involving only the use of fixed standards or objective measurements without personal judgment.
- C. ☐ Statutory Exemption other than a Ministerial Project.
Specify type:

D. Categorical Exemption

- | | |
|--|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input checked="" type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 10. Loans | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 30. Minor Actions to Prevent, Minimize, Stabilize, Mitigate or Eliminate the Release or Threat of Release of Hazardous Waste or Hazardous Substances |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 31. Historical Resource Restoration/Rehabilitation |
| <input type="checkbox"/> 13. Acquisition of Land for Wildlife Conservation Purposes | <input type="checkbox"/> 32. In-Fill Development Projects |
| <input type="checkbox"/> 14. Minor Additions to Schools | |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |
| <input type="checkbox"/> 17. Open Space Contracts or Easements | |
| <input type="checkbox"/> 18. Designation of Wilderness Areas | |
| <input type="checkbox"/> 19. Annexation of Existing Facilities Lots for Exempt Facilities | |

E. ☐ Lead Agency Other Than County: N/A


Joan Van der Hoeven, Project Planner

Date: January 16, 2004

EXHIBIT D

FOR TAX PURPOSES ONLY

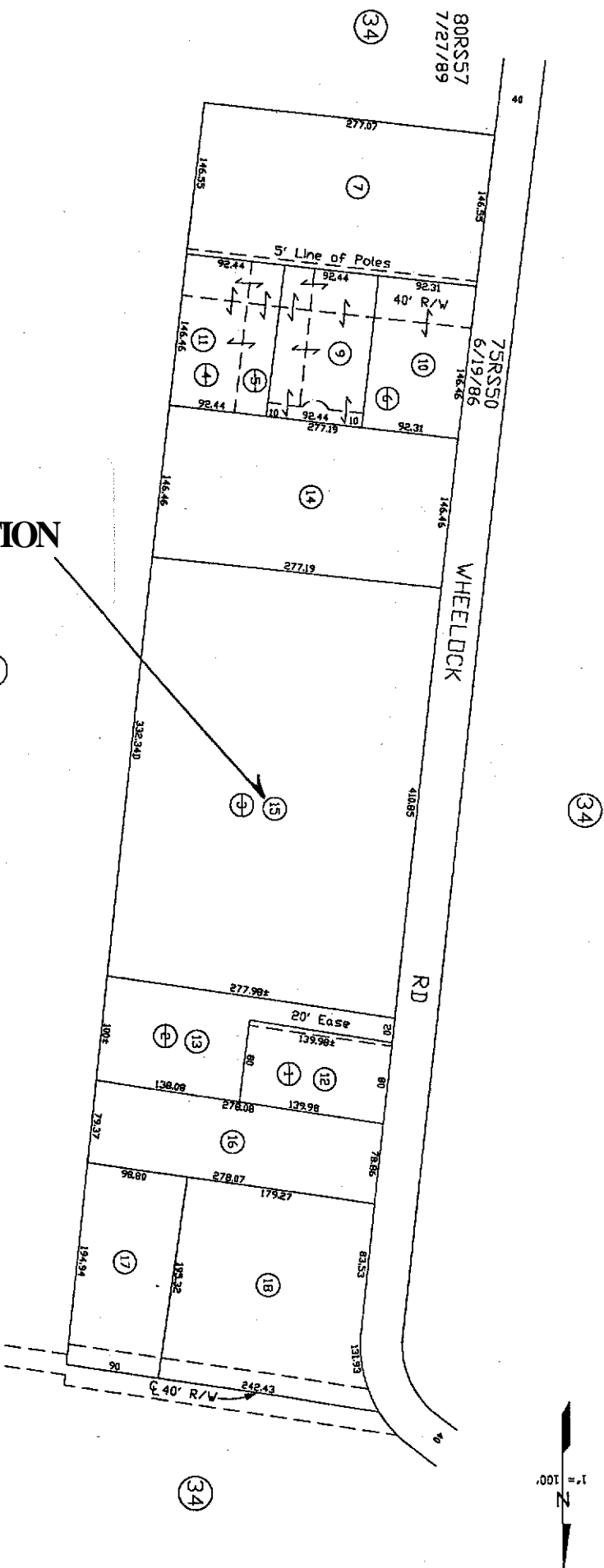
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RANCHO DE LOS CORRALITOS
PDR. SEC. 17, T.11S., R.2E., M.D.B. & M.

Tax Area Code
69-258

109-27

EXHIBIT F

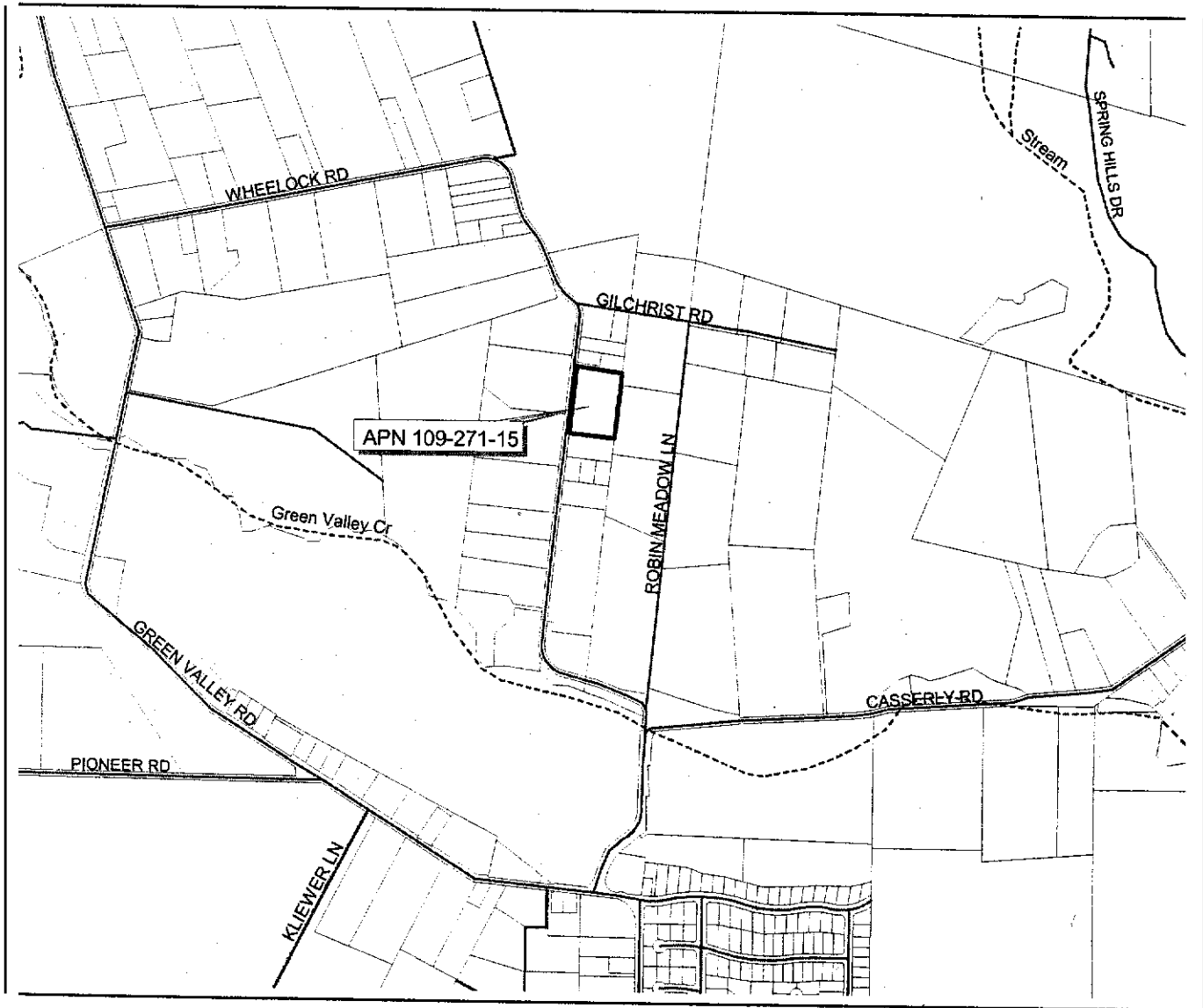


PROJECT LOCATION

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

Assessor's Map No. 109-27
County of Santa Cruz, Calif.
Oct. 1997

Location Map



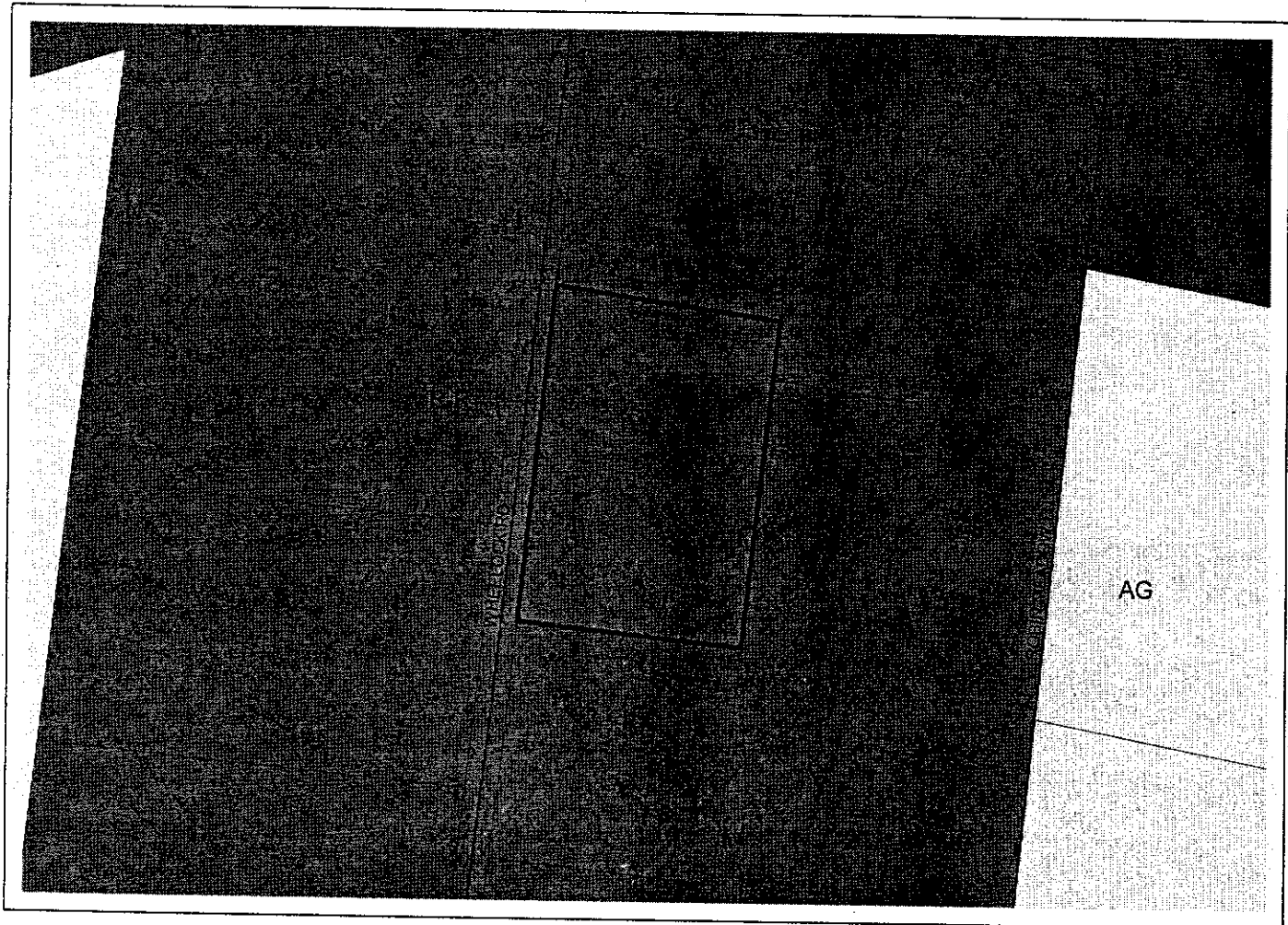
0.25 0 0.25 0.5 Miles

Map created by Santa Cruz County
Planning Department:
September 2003








EXHIBIT 1

General Plan Map



500 0 500 Feet

Legend

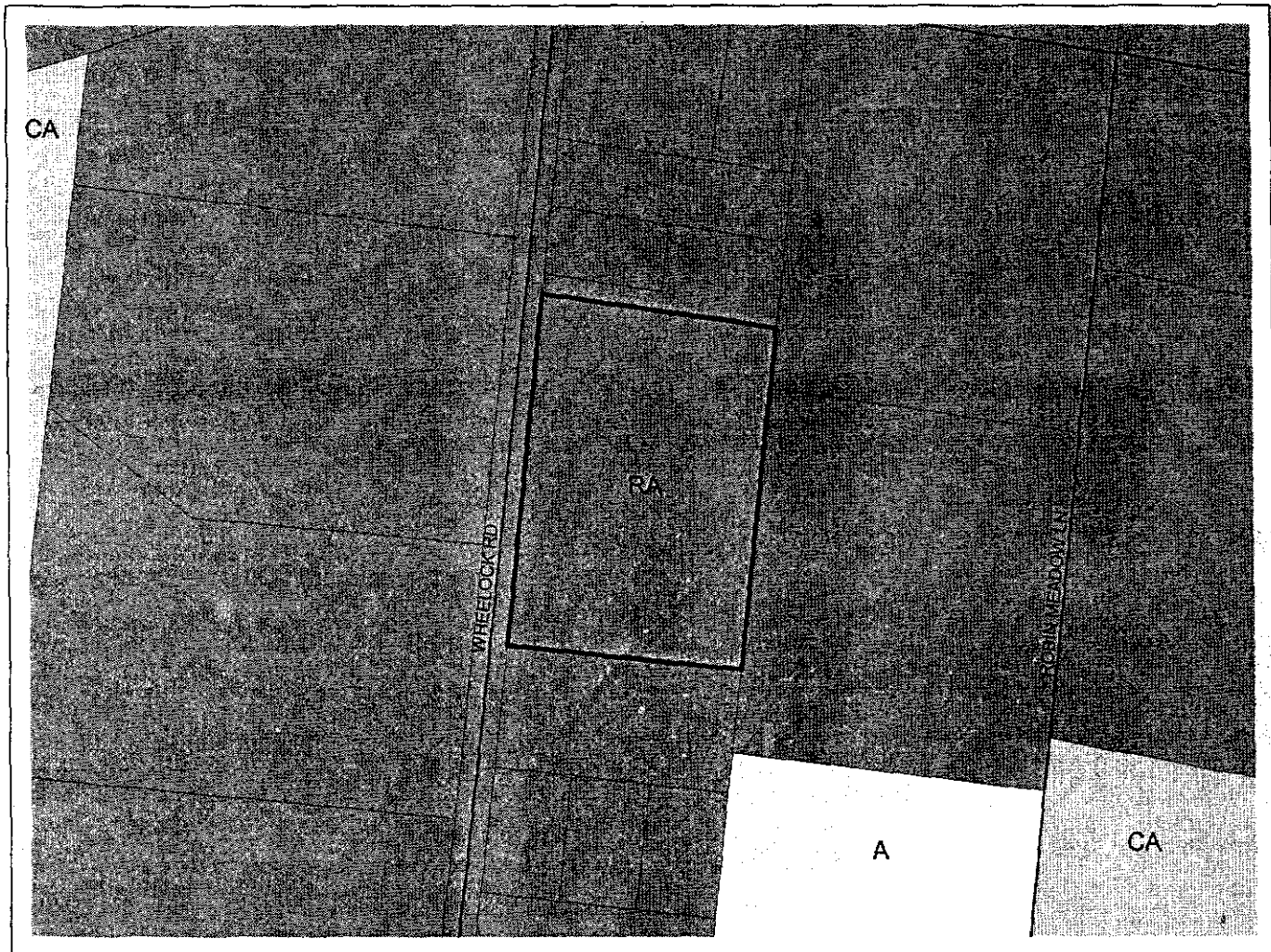
-  APN 109-271-15
-  Parcel boundaries
-  Streets
-  Agriculture
-  Rural Residential



Map created by Santa Cruz County
Planning Department
September 2003







EXHIBIT F

Zoning Map



500 0 500 Feet

Legend

-  APN 109-271-15
-  Parcel boundaries
-  Streets
-  A
-  CA
-  RA



Map created by Santa Cruz County
Planning Department:
September 2003

EXHIBIT 1

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: Joan Van Der Hoeven
Application No.: 03-0362
APN: 109-271-15

Date: December 16, 2003
Time: 16:09:26
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 12, 2003 BY ROBERT S LOVELAND =====
ND COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 12, 2003 BY ROBERT S LOVELAND =====
NO COMMENT

Project Review Completeness Comments

===== REVIEW ON SEPTEMBER 23, 2003 BY JOAN VAN DER HOEVEN =====
Site plan must show detached garage(?) in front of rental units. Property must have address numbers clearly posted in front of the homes (in addition to wherever the mailbox is located). Existing vegetation shall be trimmed at property entrance so that a clear sight distance is maintained to allow for safe entry/exit onto the property from Wheelock Road. Please specify arrangements that will be made for deliveries onto the site. Provide details of landscaping proposed. Provide a copy of Assessor's Records to establish use of the three residences on site.

Project Review Miscellaneous Comments

===== REVIEW ON SEPTEMBER 23, 2003 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Dpw Road Engineering Completeness Comments

===== REVIEW ON SEPTEMBER 24, 2003 BY GREG J MARTIN =====
The plans are incomplete with respect to sight distance, driveway structural section, parking area structural section, and parking area limits. Please show the sight distance at the driveway encroachment on Wheelock Road. A minimum sight distance of 250 feet is required. Indicate the structural section of the driveway and parking area on the plans and any areas in need of repair (potholes, deflections, heavy alligating). The east end of the parking area is unbounded so it is not possible to determine where the surface ends.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-
DATED ON OCTOBER 14, 2003 BY GREG J MARTIN =====
We no longer have any comments on this project. The project does not involve the construction of new buildings and the sight distance has been improved. =====
UPDATED ON OCTOBER 29, 2003 BY GREG J MARTIN =====

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON SEPTEMBER 24, 2003 BY GREG J MARTIN =====
===== UPDATED ON OCTOBER 14, 2003 BY GREG J MARTIN =====

Environmental Health Completeness Comments

EXHIBIT G

Discretionary **Comments** - Continued

Project Planner: Joan Van Der Hoeven
Application **No.:** 03-0362
APN: 109-271-15

Date: December 16, 2003
Time: 16:09:26
Page: 2

===== REVIEW ON SEPTEMBER 26, 2003 BY JIM G SAFRANEK =====

===== UPDATED ON SEPTEMBER 26, 2003 BY JIM G SAFRANEK =====

===== UPDATED ON DECEMBER 1, 2003 BY JIM G SAFRANEK ===== HazMat reviewed applicant's project. No HazMat permit required Other requirements from Sept. were in error (for another discr. permit). Applicant intends to apply for a graywater system for proposed project. for printmaking operation.

Environmental Health Miscellaneous **Comments**

===== REVIEW ON SEPTEMBER 26, 2003 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON DECEMBER 1, 2003 BY JIM G SAFRANEK =====

EXHIBIT G



Home Occupational Permit Level 5

12/1/2003

doug@daykinimaging.com

RE: Intended Use .Computer Graphics Studio & Shirt Printing Studio

I'm requesting Approval for a LevelV Home Occupational Permit.

This permit would allow me the use of a compressor with a motor larger than 114HP. This compressors duty cycle at present is about every 35 minutes for about 2 minutes when in use, and will be in a sound proof housing to muffle what little noise it makes.

Hours of Operation on a part time basis would be 10:00 am to 400 pm 4 days a week.

I will have no retail showroom, I will have conforming signs, limited UPS, and will limit clients by appointment only and mostly at there office.

At present I'm not planning on employees, but understand that this permit would cover me for up to five non resident employees if needed, and I would make sure to meet all clearence approvals.

I use environmentally friendly products, and pride myself on finding manufactures who support a healthy environment by making products that comply with today's standards.

Thanks for Reviewing my application

I have contacted the following departments as requested.

Enviro Health: Rafael Sanchez Re: (Gray Water System)

HazMat: Rebecca Supplee & Tim Eppersen Re: (No Permit Required See Attached Sheet)

Pajaro Valley Fire: Lori Borrelli Re: (No Sprinklers Required as per Building Permit # 133903)

Sincerely

Doug Daykin

3

EXHIBIT H

8024 A Soquel Dr. Aptos, Ca 95003 831 662-8351

orig

12/04/03 PL17 COUNTY OF SANTA CRUZ - 3.1 U-ALPDR355
13:39:35 BROWSE DISCRETIONARY APPLICATION COMMEMS ALSDR385

APPL NO: 03-0362 REVIEW AGENCY: ENVIRONMENTAL HEALTH
SENT TO PLNR: 12/04/03 REVIEWER: JGS
ROUTING NO: 1 VERSION NO: 4

COMMENTS:

HazMat reviewed applicant's project. No HazMat permit required
Other requirements from Sept. were in error (for another discr.
permit). Applicant intends to apply for a graywater system for
proposed project.
for printmaking operation.

MISCELLANEOUS COMMENTS

===== REVIEW ON SEPTEMBER 26, 2003 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON DECEMBER 1, 2003 BY JIM G SAFRANEK =====

10/11=PAGE COMMENTS THIS VERSION 12/13=OLDER/NEWER VERSIONS
PF5-BACK TO REVIEW SCREENN PA2-EXIT

9/29/03

LEVEL V HOME OCCUPATIONAL PERMIT

Application #03-0362

Apn# 109-271-15

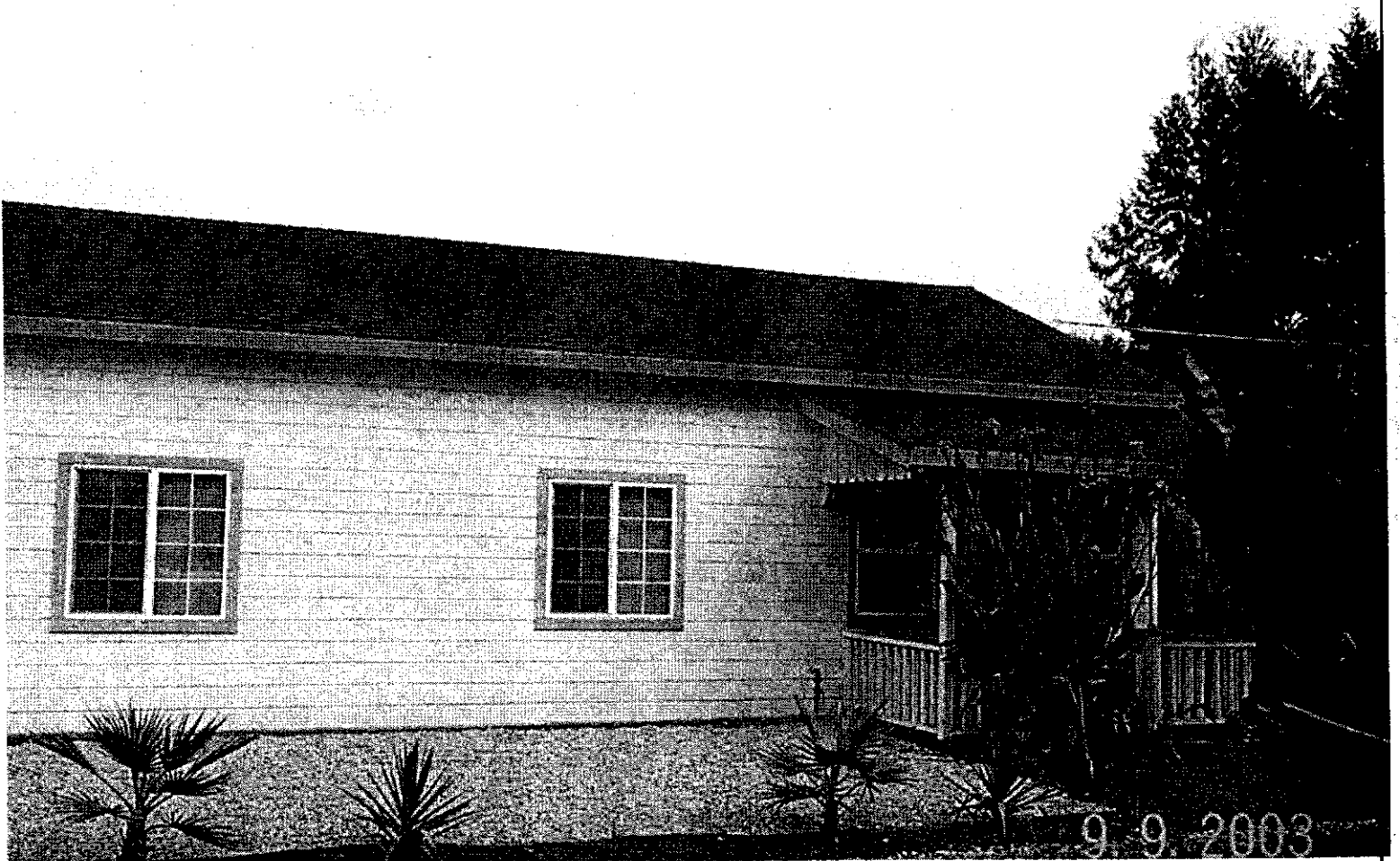
Landscaping will consist of drought resistant plants, such as Palms Trees, Day Lily's ,Yucca, and some decorative grasses. Fruit trees will eventually be planted. Ground cover around walk ways will be rock or gravel. Deliveries on site: Most deliveries will be UPS or Fed X I intend to pick up most UPS in Watsonville , but understand that UPS and like carriers are aloud to come on site.

EXHIBIT H



BARN FOR
HOME OCCUPATION
1925 \$ 900 \$ HOME OCC

EXHIBIT I



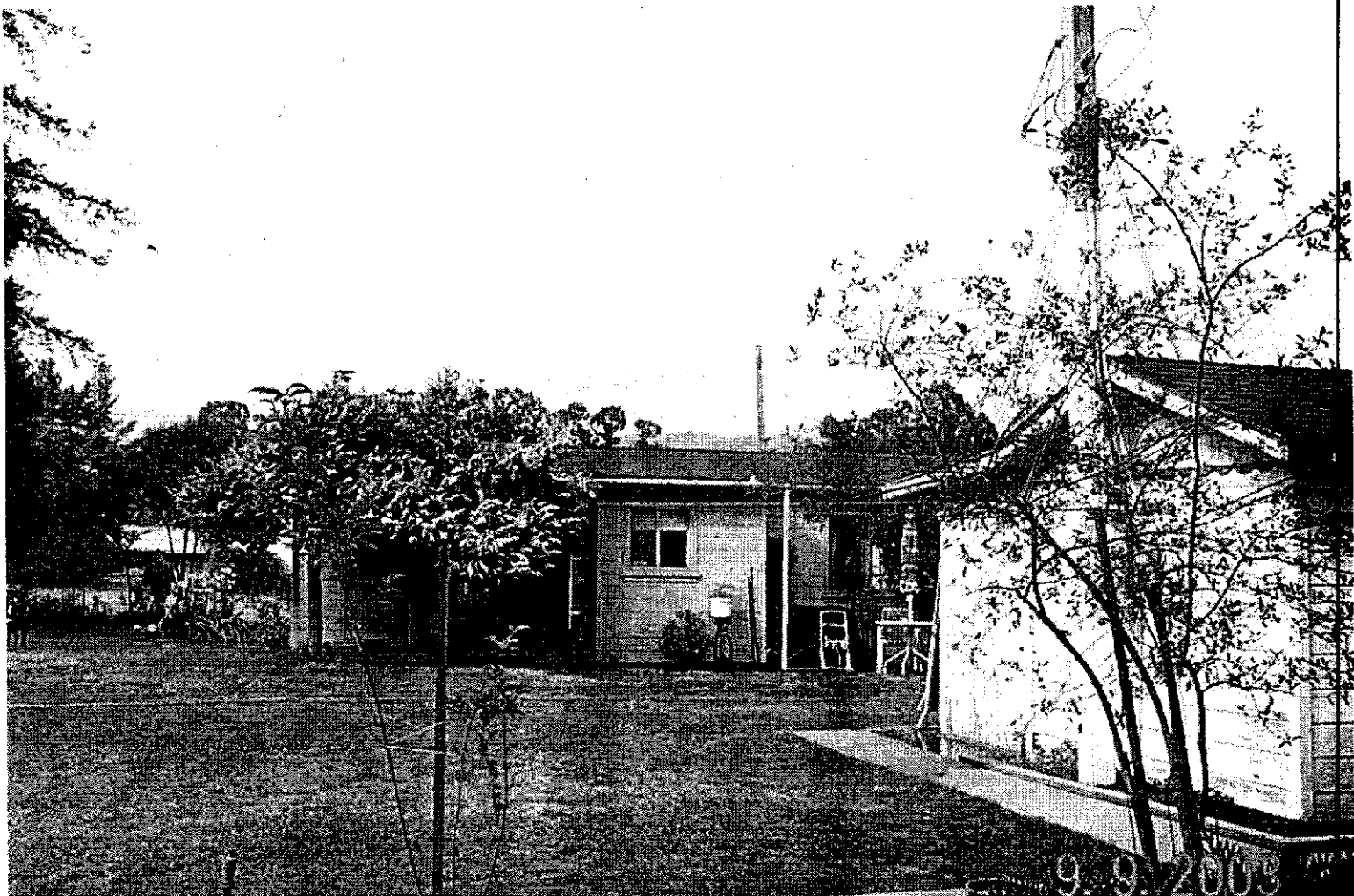
OWNER'S
RESIDENCE

EXHIBIT I



SFD

EXHIBIT I



SPD

EXHIBIT I