

## STAFF REPORT TO THE ZONING ADMINISTRATOR

**APPLICATION NO.:** 03-0373

**APN:** 108-021-20

**APPLICANT:** Robin Brownfield

**OWNER** Jason Schaefer

**PROJECT DESCRIPTION:** Proposal to recognize the construction of a two-story detached garage with storage above (980 square foot garage; 540 square foot storage) on site with a single family dwelling.

Requires a Variance to reduce the required **40** foot front yard setback from a right-of-way to about 22 feet and a Residential Development Permit to exceed the 1,000 square foot size limitation for a Non-Habitable Accessory Structure.

**LOCATION:** Property located on the north side of Redwood Heights Road (**551** Redwood Heights Road) at approximately 1/4 mile south and east from Freedom Boulevard.

**PERMITS REQUIRED:** Variance, Residential Development Permit

**ENVIRONMENTAL DETERMINATION:** Categorically Exempt - Class 3

COASTAL ZONE: —Yes X No

APPEALABLE TO CCC: \_\_\_Yes X No

### PARCEL INFORMATION

**PARCEL SIZE:** 42,166 square feet

**EXISTING LAND USE:**

**PARCEL:** Single Family Dwelling

**SURROUNDING:** Rural Residential Neighborhood

**PROJECT ACCESS:** Redwood Heights Road (off Freedom Boulevard)

**PLANNING AREA:** Aptos Hills

**LAND USE DESIGNATION:** R-R (Rural Residential)

**ZONING DISTRICT:** RA (Residential Agriculture)

**SUPERVISORIAL DISTRICT:** 2

### ENVIRONMENTAL INFORMATION

- |                      |  |
|----------------------|--|
| a. Geologic Hazards  | a. Not mapped/no physical evidence on site         |
| b. Soils             | b. <b>Report</b> required as condition of approval |
| c. Fire Hazard       | c. Not a mapped constraint                         |
| d. Slopes            | d. 2-5% at building site (15-30+% elsewhere)       |
| e. Env. Sen. Habitat | e. Not mapped/no physical evidence on site         |
| f. Grading           | f. Existing grading and retaining wall for garage  |
| g. Tree Removal      | g. No trees proposed to be removed                 |
| h. Scenic            | h. Not a mapped resource                           |

- |                       |                                      |
|-----------------------|--------------------------------------|
| i. Drainage           | 1. Existing drainage adequate        |
| j. Traffic            | j. N/A                               |
| k. Roads              | k. Existing roads adequate           |
| l. Parks              | l. Existing park facilities adequate |
| m. Sewer Availability | m. Yes                               |
| n. Water Availability | n. Yes                               |
| o. Archeology         | o. Mapped Resource – Report Negative |

**SERVICE INFORMATION**

Inside Urban/Rural Services Line: \_\_\_ Yes X No

Water Supply: Central Water

Sewer Disposal: Septic

Fire District: California Department of Forestry/County Fire

Drainage District: None

**ANALYSIS AND DISCUSSION**

The subject property is an approximately **42,166** square foot lot, located in the RA (Residential Agriculture) zone district, a designation which allows residential uses. The proposed accessory structure is accessory to the principal permitted residential use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation.

**Variance**

The reduction in the 40 foot minimum front yard setback, to approximately **22** feet, is recommended due to the steep topography and relatively small amount of level area on the subject property.

This development proposal includes a request for a variance to the required front yard setback. The special circumstance for this parcel is the steep topography and relatively small amount of level area on the subject property. The steep topography and limited amount of level area on the subject property makes it challenging for residential development to occur in a manner similar to other parcels of similar size and zoning designation. Although an attached garage could be constructed closer to the existing residence and comply with the required front yard setback, other properties in the vicinity contain detached accessory structures and larger residences and the current location of the proposed garage will allow for future expansion of the existing residence, as planned by the current property owner.

The proposed garage design includes a storage area on the upper floor. Although the proposed two story accessory structure is located below the grade of the existing traveled roadway, the grant of a variance of a structure that is two stories in height with a reduced front yard setback will result in an excessive amount of structural bulk in the required front yard area. Staff recommends that a variance approval only be granted if the proposed second story is removed from the existing structure and has included this requirement as a recommended condition of approval for this project.

### **Non-Habitable Accessory Structure**

The applicant is proposing to recognize a non-habitable accessory structure in excess of 1,000 square feet in area. Although a structure of this square footage could be considered as compatible with the surrounding pattern of development (as many accessory structures exist in the neighborhood of various sizes) the second story of the proposed accessory structure creates an additional visual impact along the street facing side of the subject property. Staff recommends that the proposed second story be removed from the existing structure and has included this requirement as a recommended condition of approval for this project.

### **Retaining Walls & Grading**

A retaining wall has been constructed along the street and side yard facing sides of the garage that is proposed to be recognized. This wall varies in height from approximately 4 to eight feet in height. Environmental Planning staff have evaluated the proposed wall and have requested that additional soils and grading information be provided with the building plans for the proposed project. A height exception is not required for the proposed retaining wall, in that it is located below the level of the existing roadway, in that a wall in this location will retain material below the existing roadway and will not create a visual impact to other properties in the neighborhood.

### **Site Access**

Driveway access to the subject property appears to pass through the adjacent parcel to the west (APN 108-021-47) outside of the right of way of Redwood Heights Road. As this access is an existing condition, which serves an existing residence on the subject property, staff has determined that further resolution of this issue should occur between neighbors and that the presence of an existing access to the subject property is adequate for this review.

### **Conclusion**

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

### **RECOMMENDATION**

Staff recommends:

1. **APPROVAL** of Application Number 03-0373, based on the attached findings and conditions.
2. Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

## EXHIBITS

- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Assessor's parcel map
- F. Zoningmap
- G. Comments & Correspondence

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: Randall Adams  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3218  
E-mail: [randall.adams@co.santa-cruz.ca.us](mailto:randall.adams@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.

The reduction in the 40 foot minimum front yard setback, to approximately 22 feet, is recommended due to the steep topography and relatively small amount of level area on the subject property. Application of the 40 foot minimum front yard setback in this case, would not take advantage of the existing level areas on the subject property and would potentially push future residential development on the property into areas of steep slopes. The special circumstance for this parcel is the steep topography and relatively small amount of level area on the subject property

Other properties in the vicinity, while all constrained by the steep slopes found in the area, have more developable area off of the steep slopes and, therefore, more options. Finally, many properties in the vicinity have accessory structures and this application is a request to allow what is generally found on similar properties nearby.

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.

In this case, the applicant is requesting an exception to the requirement for the 40 foot front yard setback. The purpose of having a front yard setback is to allow for light, air and open space in the front yards of properties, to prevent sight distance problems for vehicles traveling along (or entering/exiting properties) roadways, and to create a semi-public area that provides the residential character of a neighborhood. In this case, granting of the Variance will be in harmony with these intents, because the structure will be located approximately 35 feet from the existing roadway, providing light, air, and open space for the residents of the neighborhood and the users of the structure.

Granting of the Variance will not be materially injurious to public health, safety or welfare or to properties in the vicinity for the reasons mentioned above, and because the nature of the project is such that the structure's footprint will be approximately 35 feet from the existing roadway.

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.

The approval of the Variance will not constitute a *grant* of special privilege as other properties in the neighborhood have detached accessory structures. Therefore, it would not be grant of a special privilege for an accessory structure to be constructed on the property and the design would be in harmony with the existing homes in the neighborhood if it is modified to eliminate the second floor storage area to reduce visual bulk of the structure in the required front yard setback.

### **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 accessory structure 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. 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 structure will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the upper floor will be removed from the existing structure and will be adequately separated from adjacent residential development and from the traveled roadway ensuring 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 proposed location of the accessory structure 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 will be one single family dwelling with a detached residential accessory structure.

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 (R-R) land use designation. The proposed residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Rural Residential).

The proposed accessory structure do not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meet all current site and development standards for the zone district, with the exception of the requested variance, as specified in Objective 8.1.3 (Residential Site and Development Standards Ordinance), in that the

accessory structure will not adversely shade adjacent properties, and will not be out of scale with existing development in the surrounding residential neighborhood if the upper **floor** is eliminated from the garage design.

The proposed accessory structure will not be improperly proportioned to the parcel size or the character **of** the neighborhood as specified in General Plan Objective 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed accessory structure will comply with the site standards for the SU zone district, with the exception of the requested variance, (including lot coverage, floor area ratio, height, and number of stories) and will result in a pattern of development consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

The proposed residential use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that the detached accessory structure will not generate any additional traffic.

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 detached accessory structure 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 upper floor will be eliminated from the proposed garage design to reduce visual bulk within the required front yard setback. The proposed residential accessory structure will be constructed in a neighborhood of single family homes, many with accessory structures, and the proposed project is consistent with the land use intensity and density of the neighborhood.



## **CONDITIONS OF APPROVAL**

**Exhibit A:** Project plans entitled, “ Proposed Garage for Jason Schaefer”, 5 sheets, prepared by Robin Brownfield, dated 9/1/02, with revisions through 11/03.

- I. This permit authorizes the construction of a single story non-habitable accessory structure (garage) that is not to exceed 17 feet in height. 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 a Grading Permit from the Santa Cruz County Building Official.
  - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the 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, with the exception that the upper floor storage area shall be removed from the proposed garage design. The final plans shall include the following additional information:
    1. A modified design of the proposed accessory structure that results in a garage design that is no more than one story. The garage must not exceed 17 feet in height from existing or finished grade, whichever is the greater measurement.
    2. Grading, drainage, and erosion control plans. The existing retaining walls and grading on the project site that is proposed to be recognized must comply with all requirements and recommendations of the geotechnical engineer.
    3. 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.

4. Details showing compliance with fire department requirements.
  - C. Meet all requirements of and pay all required drainage fees to the County Department of Public Works, Drainage.
  - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - E. Meet all requirements and pay any applicable plan check fee of the California Department of Forestry/County Fire.
  - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer. The soils report must evaluate the existing grading and retaining walls at the project site and provide any pertinent recommendations.
  - G. Complete and record a Declaration of Restriction to construct a single story non-habitable accessory structure (garage). **YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.** Follow the instructions to record and return the form to the Planning Department.
- 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.

---

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

---

Randall Adams  
Project Planner

---

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa **Cruz** County Code.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 03-0373

Assessor Parcel Number: 108-021-20

Project Location: 551 Redwood Heights Road

**Project Description: Proposal to construct a detached garage.**

**Person or Agency Proposing Project: Robin Brownfield**

**Contact Phone Number: (831) 685-3818**

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

Specify type:

- E. ☒ Categorical Exemption

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

**F. Reasons why the project is exempt:**

Construction of a detached garage on site with a single family dwelling in an area designated for residential development.

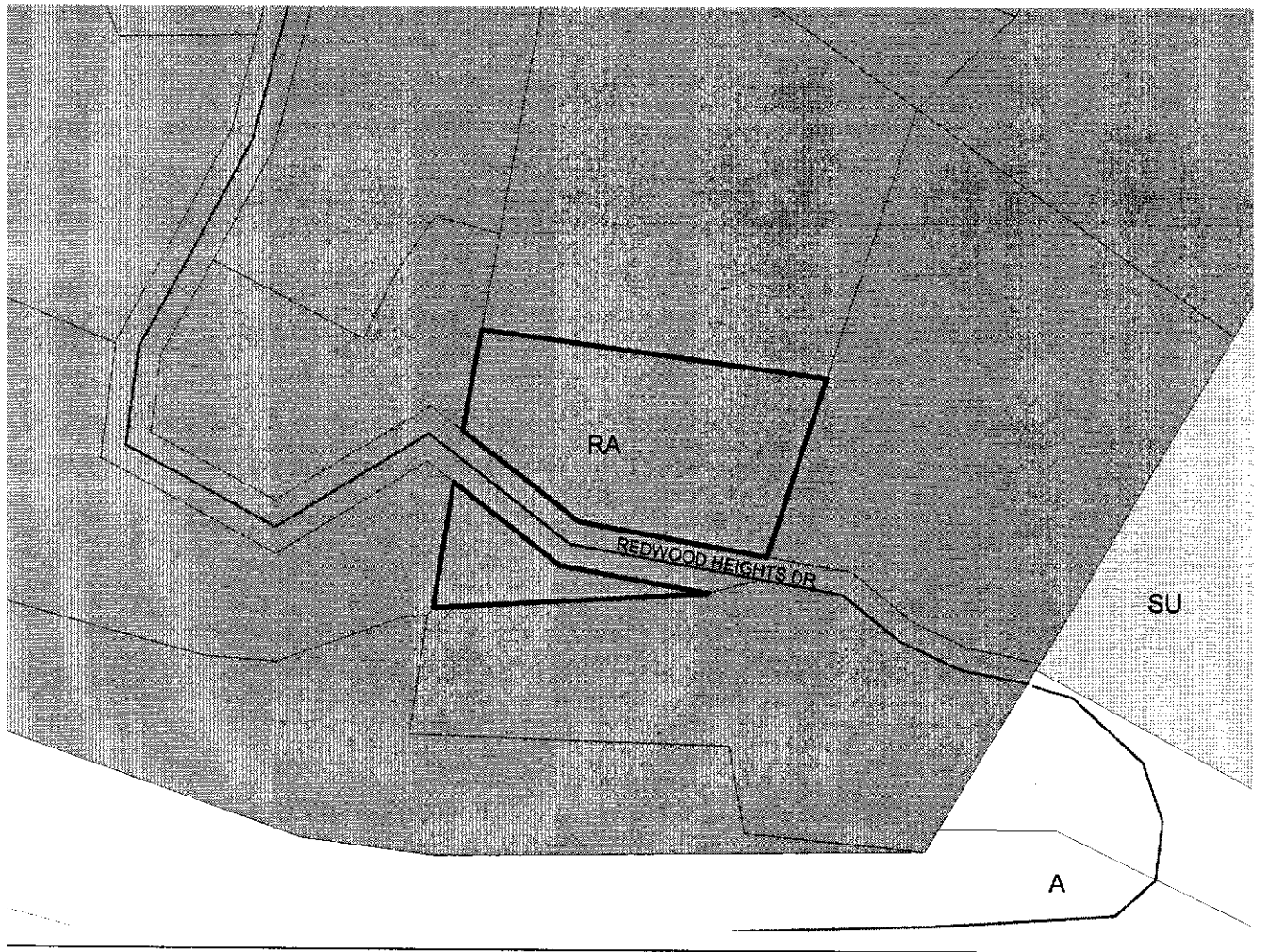
In addition, none of the conditions described in Section 15300.2 apply to this project.

\_\_\_\_\_  
Randall Adams, Project Planner

Date: \_\_\_\_\_



# Zoning Map



500 0 500 Feet

## Legend

	APN 108-021-20
	Parcel boundaries
	Streets
	A
	RA
	SU



Map created by Santa Cruz County  
Planning Department:  
September 2003

**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: Randal Adams  
Application No.: 03-0373  
APN: 108-021-20

Date: June 16, 2004  
Time: 13:18:34  
Page: 1

**Environmental Planning Completeness Comments**

===== REVIEW ON OCTOBER 1, 2003 BY ROBERT S LOVELAND =====  
NO COMMENT

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON OCTOBER 1, 2003 BY ROBERT S LOVELAND =====

Site plan (Sheet 2) reviewed was dated 9/1/02:

1. This project requires a soils report completed by a licensed geotechnical engineer. I have included a list of recommended geotechnical engineers for you to review.

2. The site plan does not identify the retaining wall constructed around the south and west sides of the proposed garage. The retaining wall system needs to be identified (type, heights and length). The retaining wall system needs to be evaluated in the required soils report.

3. Please provide an accurate estimate of earthwork (cubic yards) completed within the project area.

**Code Compliance Completeness Comments**

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

Today, 10/08/03, I reviewed OP Application 03-0373. This application addresses the accessory structure violation. Note: The PO should include the retaining wall (+4'-0") located behind the structure in the building permit application that he will have to submit in the future. Code costs of \$662.25 should be added to this app. ===== REVIEW ON OCTOBER 8, 2003 BY GUSTAVO A GONZALEZ =====

===== UPDATED ON OCTOBER 8, 2003 BY GUSTAVO A GONZALEZ =====

**Code Compliance Miscellaneous Comments**

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

===== REVIEW ON OCTOBER 8, 2003 BY GUSTAVO A GONZALEZ =====  
NO COMMENT

===== UPDATED ON OCTOBER 8, 2003 BY GUSTAVO A GONZALEZ =====  
NO COMMENT

**Dpw Drainage Completeness Comments**

===== REVIEW ON SEPTEMBER 30, 2003 BY CARISA REGALADO =====

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

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No. : 03-0373  
APN: 108-021-20

Date: June 16, 2004  
Time: 13:18:34  
Page: 2

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

Please address the following concerns:

- 1) **It** is unclear what the direction of slope is for areas north of the constructed garage. Please label these contours.
- 2) **How** will runoff from constructed impervious areas be handled?
- 3) Is the driveway to the constructed garage also being recognized in this application? Please indicate on the plan what is existing and new. Also, please note **if** this is an impervious surface (concrete. etc.).
- 4) This project is for development greater than 500 sf in a Groundwater Recharge Zone; therefore, **it** is required that on-site runoff generated by new impervious area from the new development be retained on-site. **New** impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc. **It** must be conclusively demonstrated that the post- development runoff rate does not exceed the pre-development rate and that the completed project does not adversely impact roads or downslope properties.
- 5) **If it** is determined that resulting runoff from the proposed development cannot be handled on-site, an offsite analysis by an engineer will be required. Offsite analysis includes making use of any existing offsite drainage systems. All existing and proposed drainage systems and connections must be shown. Amount of runoff to be added to the existing offsite drainage system, along with the system condition and adequacy should be clarified. Also, an easement for use of the adjacent properties to handle the post- development runoff will be required.
- 6) Are there any structures in the path of flow that would be impacted by this development in the adjacent parcels?

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

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm **if** you have any questions. ===== UPDATED ON DECEMBER 31, 2003 BY CARISA REGALADO =====  
2nd ROUTING:

Revised submittal was received, This application is complete for the discretionary stage. (Additional notes in Miscellaneous Comments.)

Dpw Drainage Miscellaneous Comments



Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 03-0373  
APN: 108-021-20

Date: June 16, 2004  
Time: 13:18:34  
Page: 3

===== REVIEW ON SEPTEMBER 30, 2003 BY CARISA REGALADO =====

For the building permit application stage, please address the following concerns on plans to be submitted:

1) How is runoff kept from impacting constructed garage in areas where ground slopes toward structure (west and south walls)?

2) Has there been soil erosion in the area as a result of the construction?

3) Please have your engineer address slope stability and erosion potential considering the garage construction. ===== UPDATED ON DECEMBER 31, 2003 BY CARISA REGALADO =====

2nd ROUTING:

For the building permit application stage, please address the following concerns on plans to be submitted:

Items as listed in the 9/24/03 review (1st routing)

If needed, 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>

Please call or visit the Dept. of Public Works, Stormwater Management Division, from 8:00 am to 12:00 pm if you have any questions.

**Dpw Driveway/Encroachment Completeness Comments**

===== REVIEW ON SEPTEMBER 16, 2003 BY RUTH L ZADESKY =====  
no comment

**Dpw Driveway/Encroachment Miscellaneous Comments**

===== REVIEW ON SEPTEMBER 16, 2003 BY RUTH L ZADESKY =====  
No comment.

**Environmental Health Completeness Comments**

===== REVIEW ON SEPTEMBER 23, 2003 BY JIM G SAFRANEK =====

Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning. Contact Land Use staff of Environmental Health at 454-2022.

===== UPDATED ON JANUARY 5, 2004 BY JIM G SAFRANEK =====

Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning. Contact Land Use staff of Environmental Health at 454-2022.

===== UPDATED ON JANUARY 5, 2004 BY JIM G SAFRANEK =====

Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning. Contact Land Use staff of Environmental Health at 454-2022.

===== UPDATED ON FEBRUARY 12, 2004 BY JIM G SAFRANEK =====

EXHIBIT C

Discretionary Comments - Continued

Project Planner: Randall Adams  
Application No.: 03-0373  
APN: 108-021-20

Date: June 16, 2004  
Time: 13:18:34  
Page: 4

Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning. Contact Land Use staff of Environmental Health at 454-2022.

===== UPDATED ON FEBRUARY 12, 2004 BY JIM G SAFRANEK ===== Applicant's 1996 septic system upgrade was approved but never finalized by Env. Health so the septic system location on the site plan can't be verified as built. Contact the district EH inspector Ruben Sanchez 454-2751 for info on obtaining a final on the septic system permit appl.

===== UPDATED ON FEBRUARY 24, 2004 BY JIM G SAFRANEK ===== Septic pumper's okay. Final on septic system permit application can be linked to building permit phase of project. EHS discr. permit reqs. have been satisfied.js

Environmental Health Miscellaneous Comments

===== REVIEW ON SEPTEMBER 23, 2003 BY JIM G SAFRANEK =====  
NO COMMENT

===== UPDATED ON JANUARY 5, 2004 BY JIM G SAFRANEK =====  
NO COMMENT

===== UPDATED ON JANUARY 5, 2004 BY JIM G SAFRANEK =====  
NO COMMENT

===== UPDATED ON FEBRUARY 12, 2004 BY JIM G SAFRANEK =====  
NO COMMENT

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON SEPTEMBER 18, 2003 BY COLLEEN L BAXTER ===== DEPARTMENT NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans that these plans are in compliance with California Building and Fire Codes (2001) as amended by the authority having jurisdiction. 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. Fire hydrant shall be painted in accordance with the state of California Health and Safety Code. See authority having jurisdiction.

A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet and no closer than 50 feet.

SHOW on the plans a 4,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction. NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13D and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction. NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Fire Sprinkler System to this agency for approval. Installation shall follow our guide sheet. NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYS-

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 03-0373  
APN: 108-021-20

Date: June 16, 2004  
Time: 13:18:34  
Page: 5

TEM INSTALLATION POLICY HANDOUT.

Building numbers shall be provided. Numbers shall be a minimum of 4 inches in height on a contrasting background and visible from the street, additional numbers shall be installed on a directional sign at the property driveway and street. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof. NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line (whichever is a shorter distance). Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure are exempt. All bridges, culverts and crossings shall be certified by a registered engineer. Minimum capacity of 25 tons. Cal-Trans H-20 loading standard. 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 15 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.

YOUR GARAGE EXCEEDS 1,000 SQUARE FEET. AS DEFINED BY THE CALIFORNIA BUILDING CODE AS ADOPTED AND AMENDED, TABLE NO. 3-A FOR GROUP U-1 OCCUPANCIES, AN AUTOMATIC SPRINKLER SYSTEM SHALL BE PROVIDED PER NFPA 13D. ===== UPDATED ON DECEMBER 16, 2003 BY COLLEEN L BAXTER =====

NO NEW NOTES FROM CDF/COUNTY FIRE. NOTE ON FUTURE PLANS THAT ALL ROOF CLASSES IN SANTA CRUZ COUNTY ARE A "B" OR BETTER, YOUR PLANS HAVE CLASS "C". ===== UPDATED ON FEBRUARY 5, 2004 BY COLLEEN L BAXTER =====

DEPARTMENT NAME:

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 con-

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Randall Adams  
Application No. : 03-0373  
APN: 108-021-20

Date: June 16, 2004  
Time: 13:18:34  
Page: 6

struction. 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.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON SEPTEMBER 18, 2003 BY COLLEEN L BAXTER =====  
===== UPDATED ON DECEMBER 16, 2003 BY COLLEEN L BAXTER =====  
===== UPDATED ON FEBRUARY 5, 2004 BY COLLEEN L BAXTER =====

EXHIBIT G