



## Staff Report to the Zoning Administrator

Application Number: **04-0389**

---

**Applicant:** Deirdre Bailey Design  
**Owner:** Matt Edminster  
**APN:** 80-241-22

**Agenda Date:** May 20, 2005  
**Agenda Item #:** **7**  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a *two* story single family dwelling 30 feet high and a 1200 square foot second unit with attached garage. Requires a Coastal Development Permit, a Residential Development Permit to increase the yard setbacks by 10 feet in order to increase the maximum height from 28 feet to about 30 feet, and a Biotic Presite.

**Location:** Property located on the west side of an unnamed private right of way (approved to be named Twilight Lane), about 300 feet in from Empire Grade Road, with the access beginning off the west side of Empire Grade about 400 feet south of the intersection of Empire Grade and Ice Cream Grade.

**Supervisory District:** Third District (District Supervisor: Wormhoudt)

**Permits Required:** Coastal Development Permit and Residential Development Permit

**Staff Recommendation:**

- Approval of Application 04-0389, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

**Exhibits**

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

## Parcel Information

Parcel Size: 5.6 acre, approx.  
Existing Land Use - Parcel: Undeveloped  
Existing Land Use - Surrounding: Residential and Timber/Resource Conservation  
Project Access: New private road off Empire Grade  
Planning Area: Bonny Doon  
Land Use Designation: R-R (Rural Residential)  
Zone District: RA (Residential Agriculture)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

## Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Soils Report submitted; formal review not required  
Fire Hazard: Fire hazard area  
Slopes: Development avoids steep slopes  
Env. Sen. Habitat: Biotic Presite completed, no sensitive habitat identified  
Grading: Limited to foundation excavation and subgrade preparation  
Tree Removal: 7 trees proposed to be removed, in/adjacent building area  
Scenic: Nearby Empire Grade scenic road not impacted  
Drainage: Onsite drainage improvements required  
Traffic: Increase of two peak trips per day  
Roads: Existing roads adequate  
Parks: Existing park facilities adequate  
Archeology: Not mapped/no physical evidence on site

## Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Private well  
Sewage Disposal: Private septic system  
Fire District: County Fire  
Drainage District: N/A

## Project Setting/ Discussion

The proposed building site is a large, flat-to-gently-sloping knoll surrounded by steeper slopes on the south, west, and north sides, and bounded by an existing roughed-in access road on the east side. The knoll area, with existing partial clearing, has a number of impressive, mature native trees (chiefly Douglas-fir and Knobcone pine). The surrounding native wildland vegetation on this 5+ acre parcel is attractive and botanically diverse, with knobcone pine forest accompanied by chinquapin and scrub oak chaparral on shallow soils underlain by bedrock, and denser forest with more oaks in the less sun-exposed areas such as the north-facing ravine slope to the north of the building site.

Seven mature trees, generally of one to two feet diameter, are proposed to be removed. Six of these are in the building footprints or within about 30 feet. One other is a large knobcone pine at about 40 feet from the main residence, near the driveway entrance. One of these trees snapped in half in recent storms. Safety is a consideration in the removal of the selected trees.

The access road leaves Empire Grade about 400 feet south of Ice Cream Grade. The road has been County approved to be named Twilight Lane. This road now exists in a rough, substandard condition. Required improvements to the length of Twilight Lane, which will also serve two adjacent residential parcels to the south of the subject parcel, have been reviewed and approved under Coastal Permit 03-0071, issued to Stephen ~~Harper~~, owner of APN 80-241-24. (Mr. Harper is at present preparing a resubmittal of his Building & Grading Permit plans, after receiving agency comments on his Building & Grading Permit application 54878H.)

From Empire Grade to the Edminster driveway, Twilight Lane will be 18 feet wide with a maximum slope gradient of 20%. As a permit condition of the Edminster project, the Twilight Lane improvements extending as far as the Edminster driveway are required to be completed prior to (Edminster's) Building Permit final inspection.

The minor existing vehicle access route from Twilight Lane into the knoll area will be abandoned and restored, with a new driveway leaving Twilight Lane near the flatter top of a hill on Twilight Lane, as shown on the project plans. This more practical driveway configuration will allow a required, conformant, minimally-sloped fire truck turnaround to be simply incorporated into the junction of the driveway and Twilight Lane.

### **Grading Design**

The proposed residential structures are located on gently-sloped portions of the property and incorporate foundations fitted to the existing native slope, so that grading is limited to foundation excavation and subgrade preparation. The slope under the footprint of the main house falls to the southeast up to about a 10% gradient. This design concept is fully in conformance with County grading and erosion control regulations.

### **Building Height**

The main residence is proposed to exceed the 28 foot height limit, reaching a height of some inches less than 30 feet, as measured from the lower of existing and proposed grade. This is allowable under Zoning Ordinance section 13.10.323(e)(5) by increasing the yard setbacks by ten feet. The required front yard setback of 40 feet from the Twilight Lane right of way has been increased to 50 feet, as shown on the site plan. The other yard setbacks are handily met on this large parcel.

The increased height will not result in a visual impact, in that the structure is anticipated to be visible only from the very low-traffic private road. The existing band of dense chaparral along Twilight Lane, which will also soften the spotty view of the new structures, is required to be left intact with the exception of the new driveway access point.

## Conclusion

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

### Staff Recommendation

- APPROVAL of Application Number **04-0389**, 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](http://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](mailto:jack.nelson@co.santa-cruz.ca.us)

## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding *can* be made, in that the property is zoned RA (Residential Agriculture), a designation which allows residential uses. The proposed single family dwelling, with second unit, is a principal permitted use within the zone district, consistent with the site's R-R (Rural Residential) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

The house site has been selected to avoid building and grading on steep slopes and keep development clustered in the gently-sloped portion of the property, with the balance of the 5+ acre property undeveloped except for the access road. The residential development is compatible with the locally diverse residential properties in terms of architectural style.

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 single family dwelling 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 structures are 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 RA (Residential Agriculture) 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. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

## **Development Permit Findings**

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

The proposed single family dwelling and second unit 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 single family dwelling with second unit, and the conditions under which it would be operated or maintained, will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property will be one single family dwelling and a second unit 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 Rural Residential (R-R) land use designation in the County General Plan.

The proposed single family dwelling and second unit 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 structures 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 structures 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 structures 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 structures 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 single family dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only two peak trips per day; such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling and second unit are consistent with the land use intensity and density of the neighborhood.

## Conditions of Approval

Exhibit A: Project plans by Deirdre Bailey Design, Sheets 1 through 5, revised 12-22-04

- I. This permit authorizes the construction of a single family dwelling and second unit. Prior to exercising any rights granted by *this* permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
- 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. The final plans shall include the following additional information:
    1. Identify color and finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" paper format, two copies.
    2. Grading, drainage, and erosion control plans.
    3. Provide details of measures to protect trees and chaparral during construction. Locate protective construction fencing on the site plan (or separate grading & erosion control plan sheet), specified to be in place prior to any site disturbance. The existing band of dense chaparral along Twilight Lane is required to be left intact with the exception of the new driveway access point.
    4. For the main dwelling, proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.



5. Details showing compliance with fire department requirements.
  - C. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage. Show how roof runoff from the second unit and driveway will be handled. Show construction details for energy dissipators.
  - 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 County Fire Protection District. If required by County Fire, increase the Ignition Resistance rating of the construction rather than increasing the removal of vegetation.
  - F. Submit 2 copies of the soils report prepared and stamped by a licensed Geotechnical Engineer. For this project, a formal fee-paid County soils report review of the Geotechnical Investigation by Amso Engineers dated May 31, 2001, is not required. However, submit a brief update letter from the soils engineer verifying that this out of date soils report is current and valid for current site conditions. **Also** submit a brief plan check letter from the soils engineer, referencing the final revised-date plans and stating the plans are in conformance with the soils report recommendations.
  - G. Pay the current fees for Parks and Child Care mitigation for six bedroom(s).
  - H. Provide required off-street parking for five cars, inclusive of garage spaces. 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.
  - I. 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.
  - J. Complete and record a ***Declaration of Restriction Regarding Second Unit***. You may not alter the wording of this declaration. Follow the instructions to record and return the form to the Planning Department.
  - K. Complete and record a ***Statement of Acknowledgement Regarding the Issuance of a County Building Permit on Property Adjacent to Lands Zoned for Timber Production and Harvesting***, provided by the Planning Department. 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. Road improvements to Twilight Lane, as approved under Coastal Permit 03-0071 (~~Harper~~), shall be completed extending from Empire Grade at least through the fire turnaround on the subject property.
- C. **All** inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the approved soils reports. Provide a foundation excavation inspection letter from the soils engineer, prior to foundation pour. On project completion, provide a final letter from the soils engineer, verifying that the project has been completed in conformance with the soils report recommendations.
- E.** 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.

Application# 04-0389  
APN: 80-241-22  
**Owner:** Man Edminster

**Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.**

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

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

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

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
Jack Nelson  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 04-0389

Assessor Parcel Number: 80-241-22

Project Location: no situs, Twilight Lane, off Empire Grade, Bonny Doon

**Project Description: Single family dwelling and second unit with attached garage**

**Person or Agency Proposing Project: Deirdre Bailey Design**

**Contact Phone Number: (831) 454-0470**

- 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 Structure (Section 15303)

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

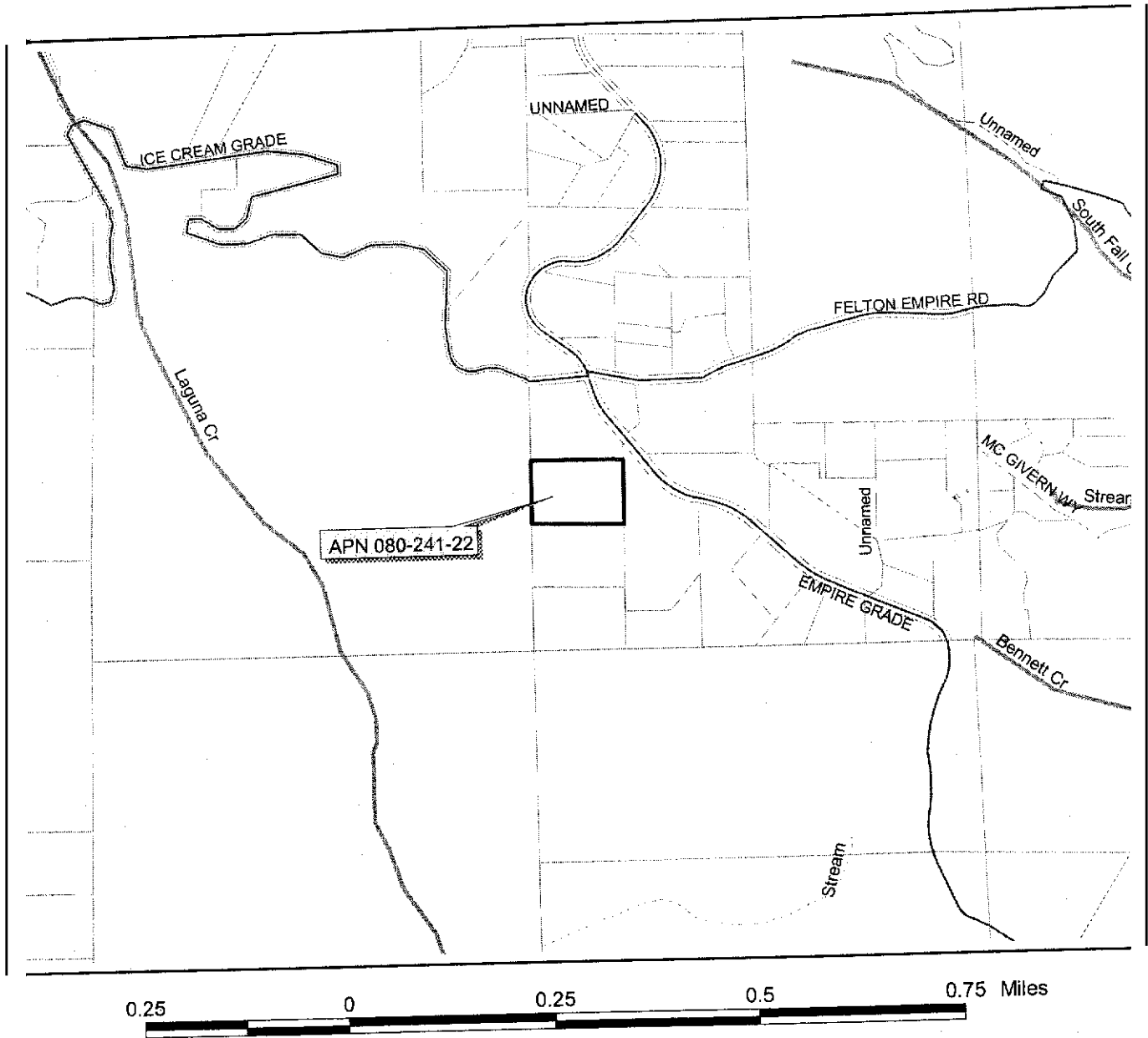
Construction of two residential structures, in which site disturbance is minimized.

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

\_\_\_\_\_  
Jack Nelson, Project Planner

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

# Location Map



Map created by Santa Cruz County  
Planning Department:  
August 2004



EXHIBIT E

80-

Tax Area Code  
58-001

POR. S. 1/2 SEC. 18, T10S., R2W., M.D.B. & M.

R TAX PURPOSES ONLY  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000  
PERSON MAKING NO WARRANTY AS TO MAP ACCURACY FOR ANY PURPOSES OTHER THAN TAX PURPOSES. ALL RIGHTS RESERVED.

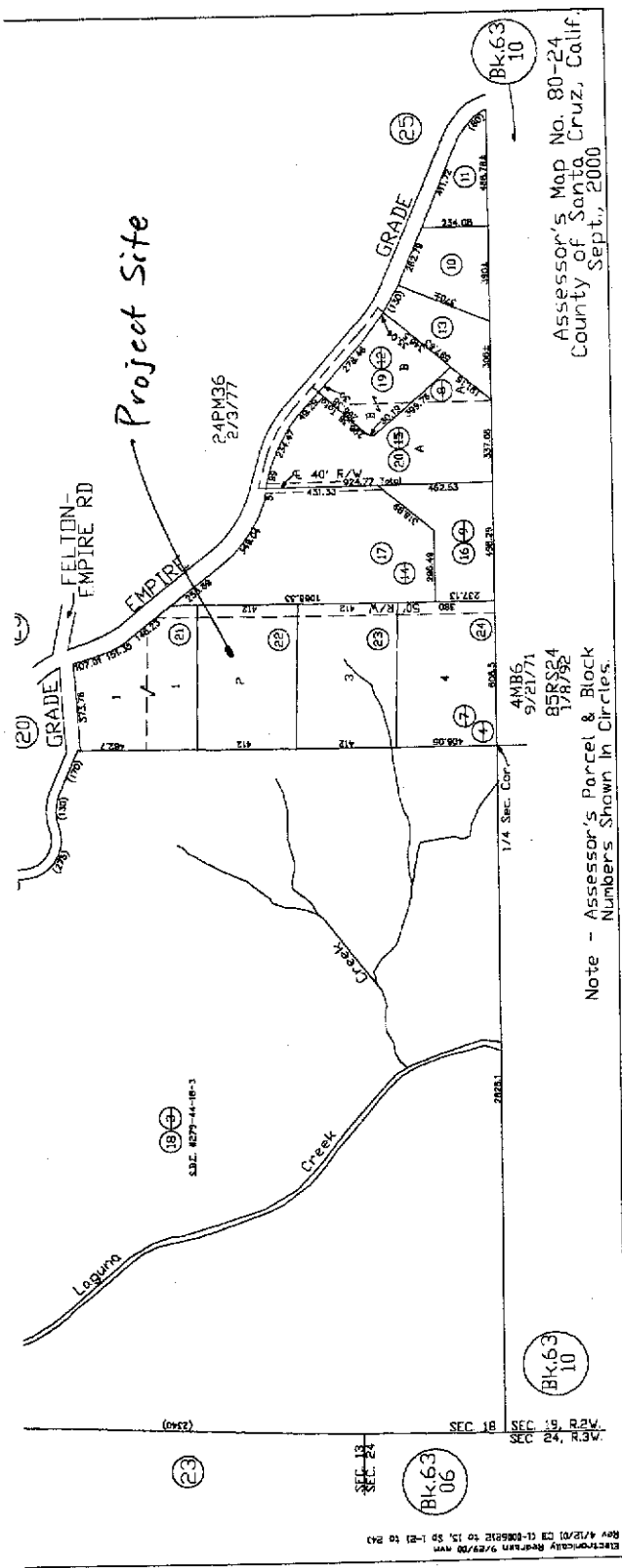
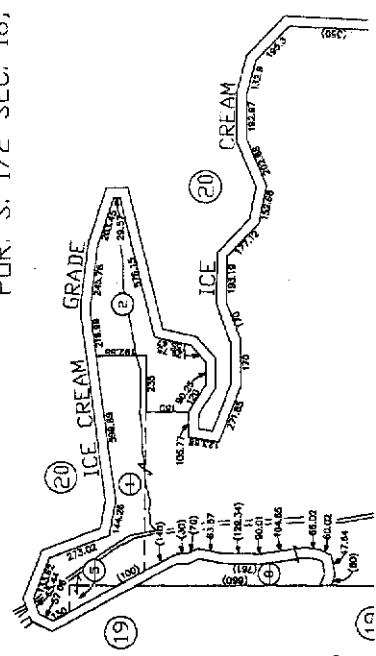
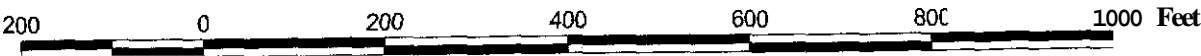
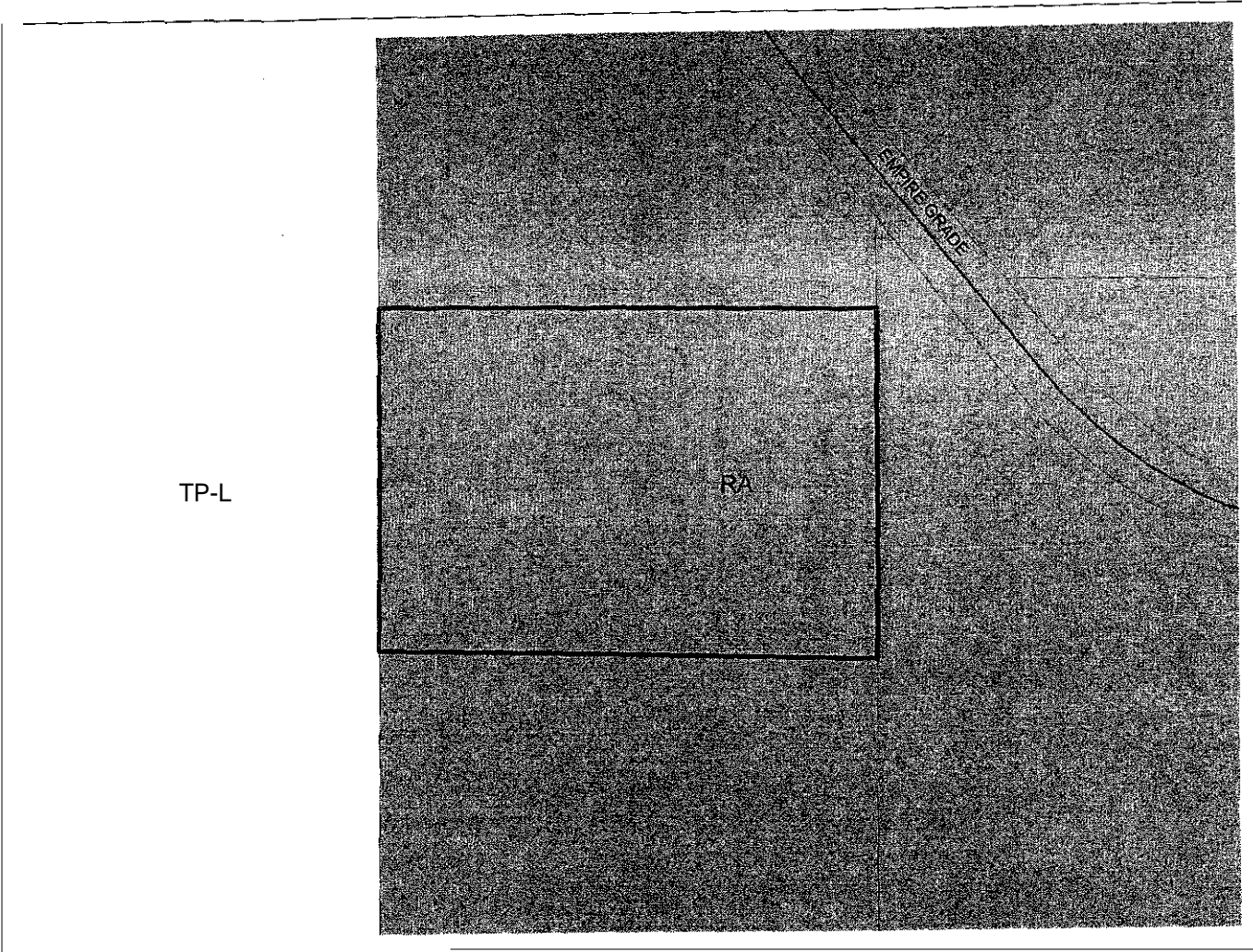


EXHIBIT F

# Zoning Map



## Legend

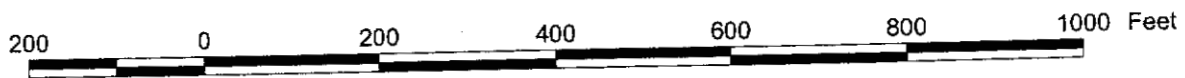
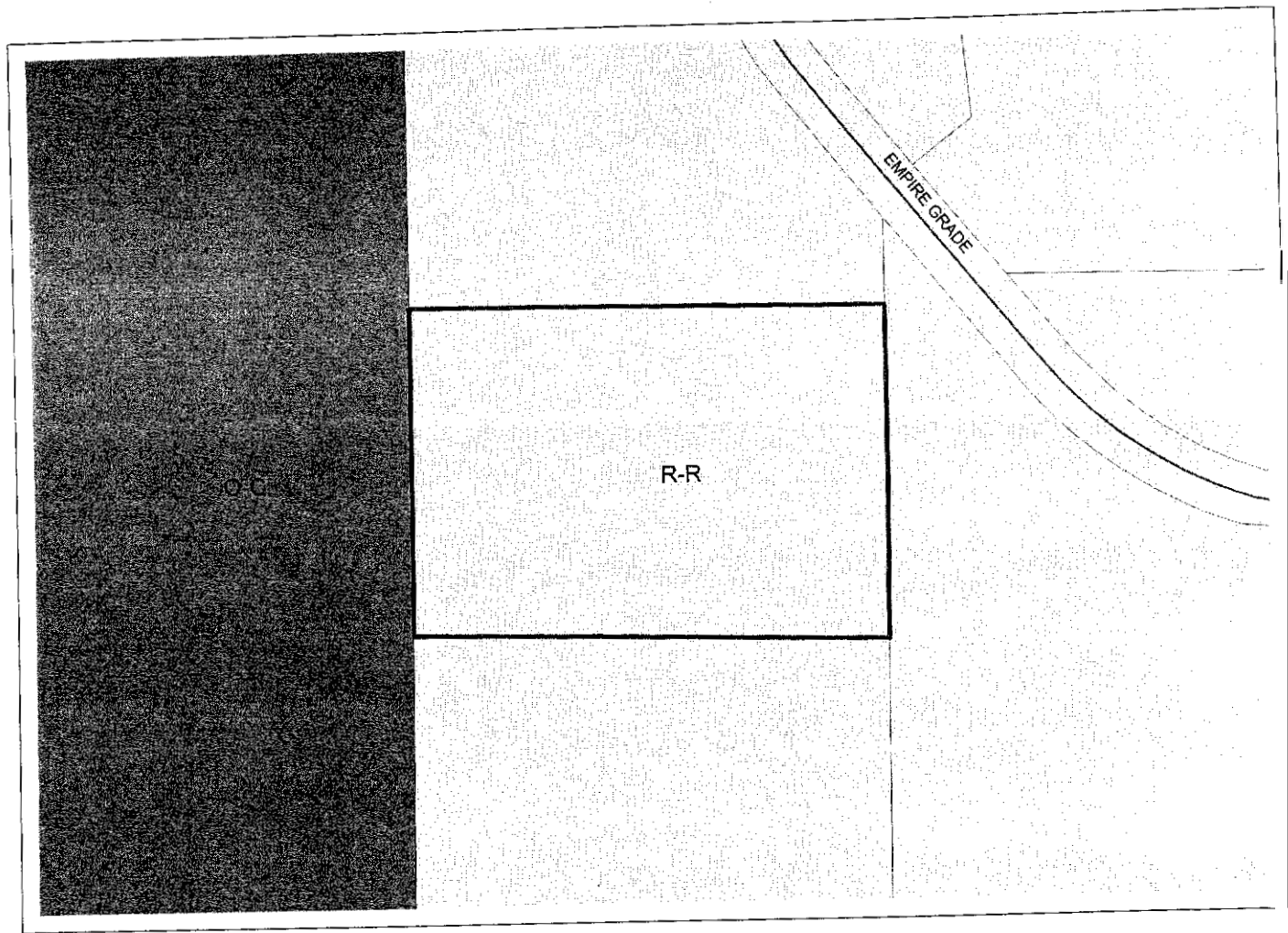
	APN 080-241-22
	Parcel boundaries
	Streets
	Residential Agriculture (RA)
	Timber Production (TP)








Map created by Santa Cruz County  
Planning Department:  
August 2004

EXHIBIT F

# General Plan Map



## Legend

-  APN 080-241-22
-  Parcel boundaries
-  Streets
-  Rural Residential (O-C)
-  Resource Conservation (R-R)



Map created by Santa Cruz County  
**Planning Department:**  
August 2004

EXHIBIT D



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. : 04-0389  
APN: 080-241-22

Date: May 3, 2005  
Time: 16:11:06  
Page: 1

Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 31, 2004 BY JOHN G LUMICAO =====  
NO COMMENT

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 31, 2004 BY JOHN G LUMICAO =====  
1. Show construction details for the energy dissipators.

2. Show how roof runoff from the 2nd unit and the driveway will be handled

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 27, 2004 BY TIM N NYUGEN =====  
If access is gained from the adjacent parcels, reference information regarding  
deeded access will have to be included in the project plans. ===== UPDATED ON  
FEBRUARY 2, 2005 BY GREG J MARTIN =====  
Evidence of deeded access has been provided.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 27, 2004 BY TIM N NYUGEN =====  
NO COMMENT  
===== UPDATED ON FEBRUARY 2, 2005 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON AUGUST 31, 2004 BY JIM G SAFRANEK =====  
Applicant must obtain a sewage disposal permit for the new development. Applicant  
will have to have an approved water supply prior approval of the sewage disposal  
permit. Contact EHS staff at 454-2735, R. Sanchez.

HS review for this project is \$462, not \$280: remainder is due

===== UPDATED ON JANUARY 27, 2005 BY JIM G SAFRANEK ===== Applications for  
sewage disposal and water supply have been submitted, but are not approved. Both ap-  
provals are still required.

===== UPDATED ON FEBRUARY 15, 2005 BY JIM G SAFRANEK ===== Septic and water  
supply applications are now approved by EHS

Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 31, 2004 BY JIM G SAFRANEK =====  
NO COMMENT  
===== UPDATED ON JANUARY 27, 2005 BY JIM G SAFRANEK ===== See previous com-

EXHIBIT C

Discretionary Comments - Continued

Project Planner: Jack Nelson  
Application No.: 04-0389  
APN: 080-241-22

Date: May 3, 2005  
Time: 16:11:06  
Page: 2

ment if correct payment has not been paid.

===== UPDATED ON FEBRUARY 15, 2005 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 AUGUST 26, 2004 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. A minimum fire  
flow 500 GPM is required from 1 hydrant located within 150 feet. SHOW on the plans a  
10,000 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 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 SYSTEM 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 the in-  
stallation of an approved spark arrester on the top of the chimney. The wire mesh  
shall be 1/2 inch. NOTE on the plans that the roof covering shall be no less than  
Class "A" 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 fol-  
lowing 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 com-  
pacted 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 depart-  
ment shall be provided for access roads and driveways in excess of 150 feet in

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson  
Application No. : 04-0389  
APN: 080-241-22

Date: May 3, 2005  
Time: 16:11:06  
Page: 3

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. CHECK WITH THE COUNTY BUILDING OR CDF COUNTY FIRE FOR THE NEW URBAN WILDLAND INTERMIX CODE REQUIREMENTS. A PACKET MAY BE PICKED UP FROM EITHER DEPARTMENT. A REVIEW WILL BE MADE OF YOUR PLANS PRIOR TO SUBMITTAL. ===== UPDATED ON JANUARY 21, 2005 BY COLLEEN L BAXTER =====

DEPARTMENT NAME: 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 AUGUST 26, 2004 BY COLLEEN L BAXTER =====  
===== UPDATED ON JANUARY 21, 2005 BY COLLEEN L BAXTER =====

EXHIBIT G

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

August 19, 2004  
11:36:30

APN: 080 241 22

APPLICATION NO.: 04-0389

Review Agency : HOUSING

Reviewer : JULIANNE \_ WARD

COMPLETENESS COMMENTS

===== REVIEW ON AUGUST 19, 2004 BY JULIANNE WARD =====  
All requirements of the Second Unit ordinance (13.10.681) must be met, including but not limited to the recording of a Declaration of Restrictions and homeowners exemption. Because this is the construction of both a new SFD and second unit, the SFD should be finalized prior to the second unit so that the H0 exemption can be in effect prior to BP final of the second unit. The second unit must not be finalized prior to the H0 exemption being in effect.

MISCELLANEOUS COMMENTS

EXHIBIT G