



## Staff Report to the Zoning Administrator

Application Number: **05-0214**

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**Applicant:** Ray Krulicki

**Owner:** Tom Canfield

**APN:** 57-241-08

Agenda Date: March 3, 2006

Agenda Item #: 2

Time: After 1:00 p.m.

**Project Description:** Proposal to demolish an existing one-story single family dwelling, two storage sheds and a carport; and to construct in the same location a replacement two-story single family dwelling of about 3900 square feet with an attached garage of about 850 square feet and an additional water tank of about 5000 gallons; and to make use of a temporary mobile home during construction. Driveway existing. Grading less than 50 cubic yards. Requires a Coastal Development Permit, and requires a Residential Development Permit to increase the 28 foot maximum structure height limit to 30 feet based on increasing all the required yard setbacks by 10 feet in each case.

**Location:** 440 Swanton Road, on the north (inland) side of Swanton Road, about 4 miles north from the southern junction of Swanton Road and Highway 1.

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

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

### Staff Recommendation:

- Approval of Application 05-0214, 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      |
| B. Findings                                   | F. Zoning & General Plan maps |
| C. Conditions                                 | G. Agency Comments            |
| D. Categorical Exemption (CEQA determination) |                               |

### Parcel Information

Parcel Size: 81.7 estimated acres  
Existing Land Use - Parcel: Residential, Timber Production  
Existing Land Use - Surrounding: Residential, Timber Production, Agriculture  
Project Access: Swanton Road  
Planning Area: North Coast  
Land Use Designation: R-M (Mountain Residential)  
Zone District: TP (Timber Production)  
Coastal Zone: X Inside    Outside  
Appealable to Calif. Coastal Comm.    Yes X No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence in building site area  
Soils: Santa Lucia shaly clay loam  
Fire Hazard: Not a mapped constraint  
Slopes: Gentle slope at building site; steep slopes nearby  
Env. Sen. Habitat: Not in localized building site area  
Grading: Less than 50 cubic yards  
Tree Removal: No trees proposed to be removed  
Scenic: Visible from public vista on Coast Dairies property; colors & materials mitigation provided  
Drainage: Additional details required at Building Permit stage  
Archeology: Not mapped/no physical evidence on site

### Services Information

Urban/Rural Services Line:    Inside X Outside  
Water Supply: Private well  
Sewage Disposal: Private septic system  
Fire District: County Fire  
Drainage District: n/a

### Project Overview

The proposed project involves demolishing an existing uninsulated one-story log-construction single family dwelling and existing carport, then building a new replacement two-story dwelling in **the** same location, with an attached garage. **An** existing paved driveway which winds up the steep hillside will continue to serve as access to the building site. The driveway, which is quite steep in places, is nonetheless well-designed, is in **very** good condition, and has been inspected and accepted in writing by the fire district.

The building site is on a large, gently-sloping knolltop, with steeper slopes nearby. Most of the large 81 acre parcel is in forest. The property is partly forested by Indigenous Monterey Pine

Forest (Ano Nuevo population), a protected sensitive habitat. Here the Monterey pines occur in a mix of tree species that includes Douglas fir, interior live *oak*, and California bay. The proposed project is located within the existing cleared and developed area and is not anticipated to impact any Monterey pines.

Very minimal grading (less than 50 cubic yards for the project) is proposed. There will be a small fill area at a corner of the driveway, in front of the garage, where the driveway end eases onto the beginning of a steeper slope area.

The project will include the addition of a second water storage tank, to meet County Fire requirements.

There is an existing mobile home on the site, down a hill to the south of the main residence, for which there is no record of a building permit. The mobile home does not appear to be regularly occupied at present. The applicant proposes to use the mobile home as a temporary residence during construction of the new home, then remove the mobile home for final inspection.

### Visual Analysis

The proposed new residence was potentially visible in the viewshed of Swanton Road, a highest-quality designated scenic corridor. The project is also in the viewshed of a scenic portion of the Coast Dairies property, which is slated to transfer to California State Parks. The proposed home is larger and a story higher than the existing residence. In addition, the viewshed that could be affected is of quite outstanding scenic beauty and remains largely unblemished. Planning staff required story poles with orange webbing, in order to further analyze potential visual impacts.

With the benefit of story poles in place, staff verified that due to topographic circumstance the proposed project will not be visible at all from Swanton Road. The similar residence with the same color roof that is visible from a scenic area on Swanton Road proved to not be the existing Canfield residence. This reduces the concern about visual impact.

However, as a secondary matter, the project will be visible from a scenic vista area on the Coast Dairies property (which includes APN 58-022-11). This vicinity is identified and mapped as a scenic vista area in the 2001 *Coast Dairies Long-Term Resource Protection and Use Plan*. The subject area is located on an upper marine terrace and upper hillside northwest of Molino Creek, near an existing small reservoir, accessible by an existing ranch road which is a likely main trail route. Staff visited this area while the story poles and webbing were in place, and found that the story poles and part of the existing residence were visible.

Staff believes the potential increased visual impact can be adequately and reasonably mitigated by requiring the colors and materials on the facing side of the new Canfield residence to substantially and permanently blend into the surrounding forest. This mitigation will work even though the house will be notably larger, overheight, and of two stories. Distance is helpful here, in that the new project is over two miles away, allowing the use of blend-in color to be fairly effective. Also, a permit condition requires the existing forest trees which screen a portion of the existing and proposed residence to be left in place. Furthermore, the topography of the scenic

vista area is such that the residence will only be visible from a rather limited portion of the area. All told, a casual State Park visitor to this scenic area is quite likely to never notice the house.

The applicant has provided a revised colors and materials scheme which will result in the house blending into the forest backdrop.

### **Building Height Over 28 Feet**

The project proposes a maximum structure height of 30 feet in conjunction with increasing the yard setbacks, consistent with the residential development standards of County Code section 13.10.323(e)(5) regarding structures exceeding the 28 foot height limit. On this large parcel, it is easily feasible to increase all yard setbacks by 10 feet, providing an increase of at least five feet for each foot of building height over 28 feet, consistent with the cited code section. The closest property line to the new house lies at about 275 feet.

Because of the isolated location, the increased height does not raise a concern with respect to neighborhood compatibility. The increased height will not result in an unacceptable visual impact, as discussed in the preceding report section.

### **Conclusion**

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

### **Staff Recommendation**

- **APPROVAL** of Application Number **05-0214**, 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)**

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## 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 TP (Timber Production), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-M) Mountain 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.

This finding can be made, in that the development is physically and visually isolated from other development in the surrounding area so that neighborhood compatibility is not a concern. Colors and materials have been selected to minimize visual impact from a public vista on the Coast Dairies property. The use of careful color treatment is sufficient in this specific circumstance which includes a distance of over two miles.

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 structure is sited and designed to be compatible with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the TP (Timber Production) 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 incompatible 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 safety and the conservation of energy and resources. The proposed single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the TP (Timber Production) zone district in that the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

The proposed maximum height of 30 feet, which is two feet over the standard maximum height of 28 feet, is allowable as a modified height standard under zoning ordinance section 13.10.323(e)(5), based on an increase of at least 10 feet in all yard setbacks. The nearest property line is about 275 feet away. The increase in height will not result in neighborhood incompatibility or visual resource impact.

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 Mountain Residential (R-M) land use designation in the County General Plan.

The proposed single family dwelling 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 single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single family dwelling will not be improperly proportioned to the parcel size or the

character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the TP zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot, as a replacement of an existing dwelling. The expected level of traffic generated by the proposed project will not be an increase from the existing condition.

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

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

## Conditions of Approval

Exhibit A: Project plans by Ray Krulicki, dated 3-1-05, with revised-throughout date 9-1-05 indicated on new Sheet 6 only; revised sheets all indicate a set of 6 sheets. No Sheet 2 (Foundation Plan) submitted at this time. Also, revised exterior colors & materials sheet, submitted 9-9-05, stamped 'Exhibit A,' on file with County of Santa Cruz Planning Department.

- I. This permit authorizes the demolition of an existing single family dwelling and construction of a replacement single family dwelling. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
  - C. Obtain a Building Permit from the Santa Cruz County Building Official.
- II. General permit condition: The required front yard setback is increased to 50 feet minimum. The side and rear yard setbacks are increased to 30 feet minimum.
- III. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
    1. Identify exterior building colors and materials for Planning Department approval. Provide two copies in 8.5" x 11" paper format. Submittal shall be equal to or better than the Coastal Permit exhibit A colors and materials submittal, in terms of "camouflage" forest colors for the side of the house facing roughly south toward the Coast Dairies property (which includes APN 58-022-11). All exterior materials on that side of the house are included in this requirement, including window frames and trim.
    2. Grading, drainage, and erosion control plans.



3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
  - C. Submit four copies of the approved Discretionary Permit with **the** Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - D. Meet all requirements of and pay any applicable drainage fees to the County Department of Public Works, Drainage.
  - E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - F. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
  - G. Pay the current fees for Parks and Child Care mitigation for 6 bedroom(s).
  - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
  - I. Complete and record the *Statement of Acknowledgement Regarding the Issuance of a County Building Permit on Property Adjacent to Lands Zoned for Timber Production and Harvesting* (reflecting that adjacent parcels are zoned "TP" Timber Production). Use the recordable form to be provided by the Planning Department.
- IV. 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 temporary mobile home, for occupancy during construction, shall be removed from **the** property prior to final inspection approval on the related building permit.
  - D. The forest **trees** on the south, downslope side of the house shall be left undisturbed and shall be protected from construction disturbance. The slope on the south side of the house shall be maintained undisturbed and **free** of debris (whether demolition, grading, or construction) during demolition and construction, with the sole exception of the specified minor grading at the end of the driveway and only as shown on the plans.

- 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.
- V. Operational Conditions
- A. The exterior colors and materials shall be permanently maintained with colors that cause the house to blend in to the surrounding forest, for the approximately south-facing portion of the house as viewed from the Coast Dairies property (which includes APN 58-022-11). In terms of this “camouflage” effect, the colors and materials, whenever redone, shall be equal to or better than the original color scheme approved under this permit and on file with the Planning Department. This requirement includes all exterior materials on that side of the house, including window frames and trim.
  - B. The forest trees on the approximately south, downslope side of the dwelling, which provide partial screening of the residence as viewed from the aforementioned Coast Dairies property, shall be allowed to remain permanently, including allowing for natural recruitment of younger replacement trees as the trees age.
  - C. 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.
- VI. As a condition of this development approval, the holder of this development approval (“Development Approval Holder”), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys’ fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to

defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor's in interest, transferee(s), and assign(s) of the applicant.

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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

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

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 05-0214

Assessor Parcel Number: 57-241-08

Project Location: 440 Swanton Road, Davenport

**Project Description: replacement single family dwelling**

**Person or Agency Proposing Project: Ray Krulicki**

**Contact Phone Number: (831) 685-8351**

- 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: New construction of small structure (Section 15303)

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

Demolition of existing single family dwelling and construction of a replacement dwelling on a parcel zoned for residential development.

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

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

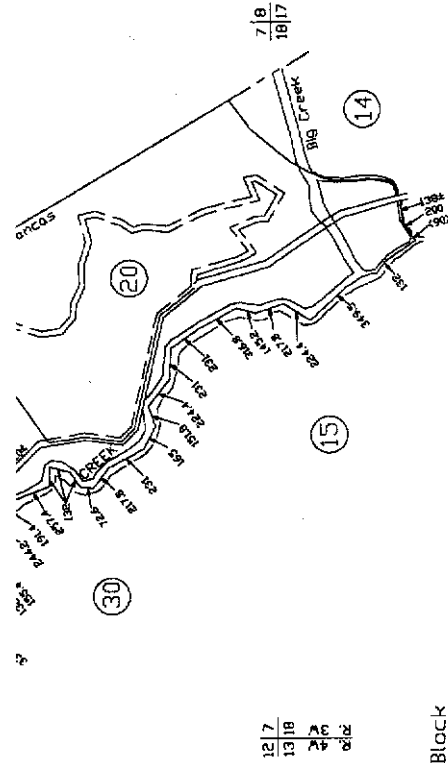
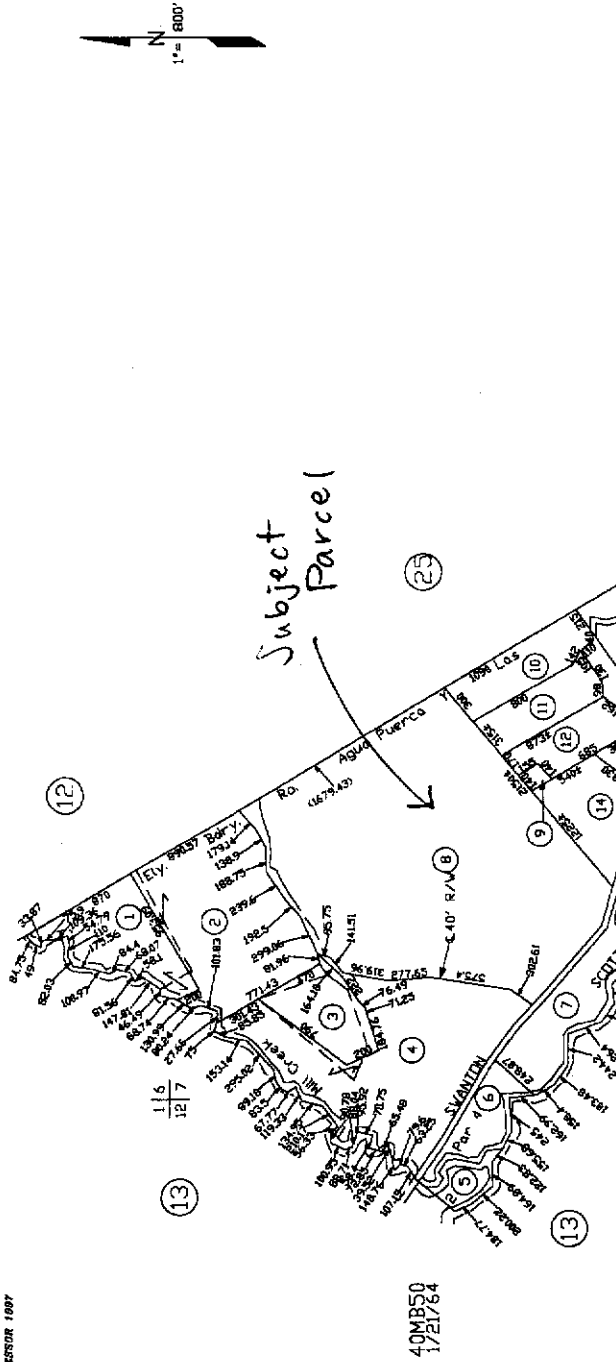
Date: \_\_\_\_\_

FOR TAX PURPOSES ONLY  
 THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY  
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
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RANCHO AGUA PUERCA Y LAS TRANCAS  
 POR. SECS. 6,7&18, T.10S., R.3W., &12, T.10S., R.4W., M.D.B. & M.

Tax Area Code  
 86-022

5/-24



# EXHIBIT E

Assessor's Parcel & Block  
 Numbers Shown in Circles.

Assessor's Map No. 57-24  
 County of Santa Cruz, Calif.  
 March 1997

REPRODUCTION PROHIBITED  
 3/20/97 (from 57-12) m  
 5/27/98 (CDA CORRECTIONS) m  
 6/26/01 (m changed page refs.)

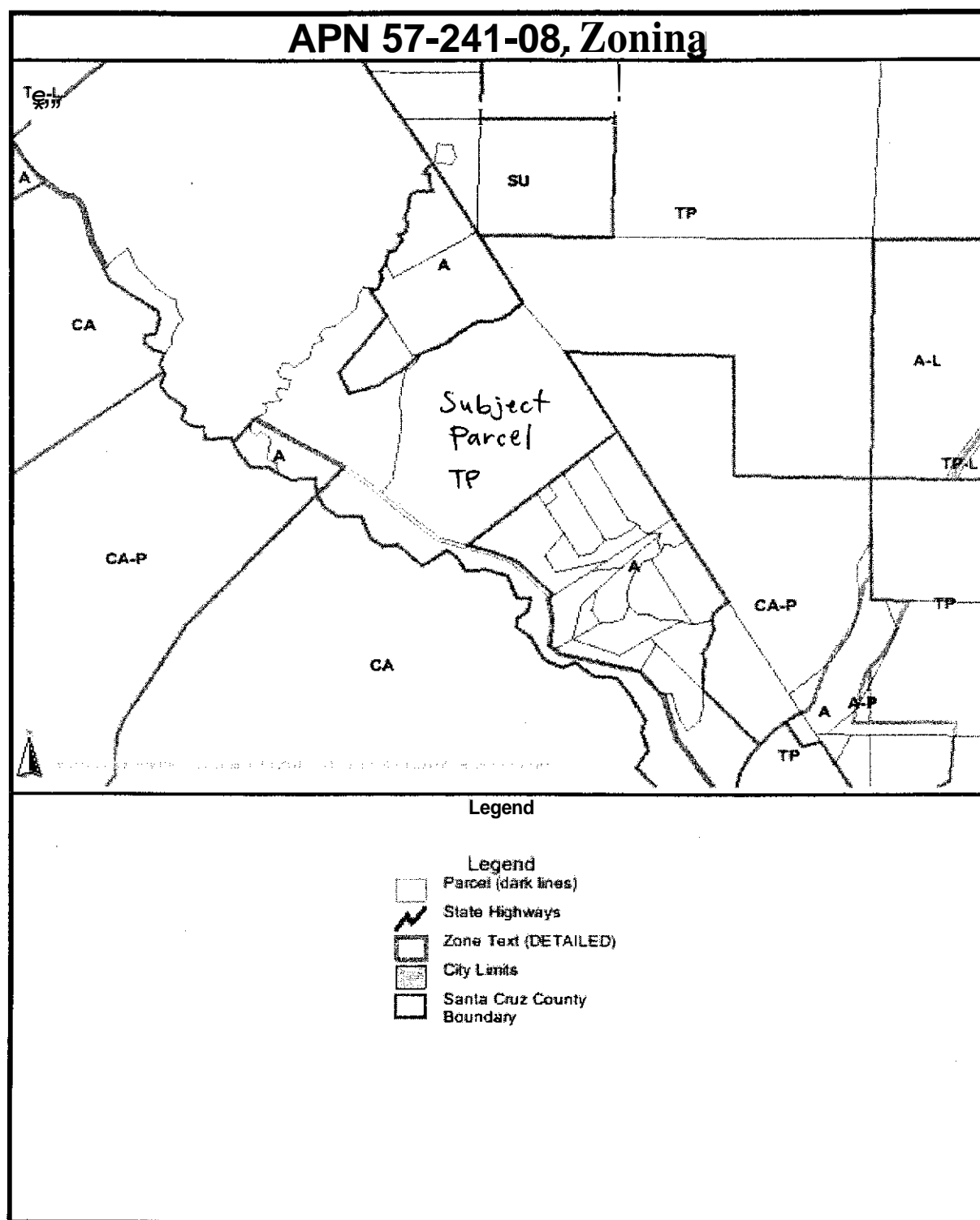


EXHIBIT F

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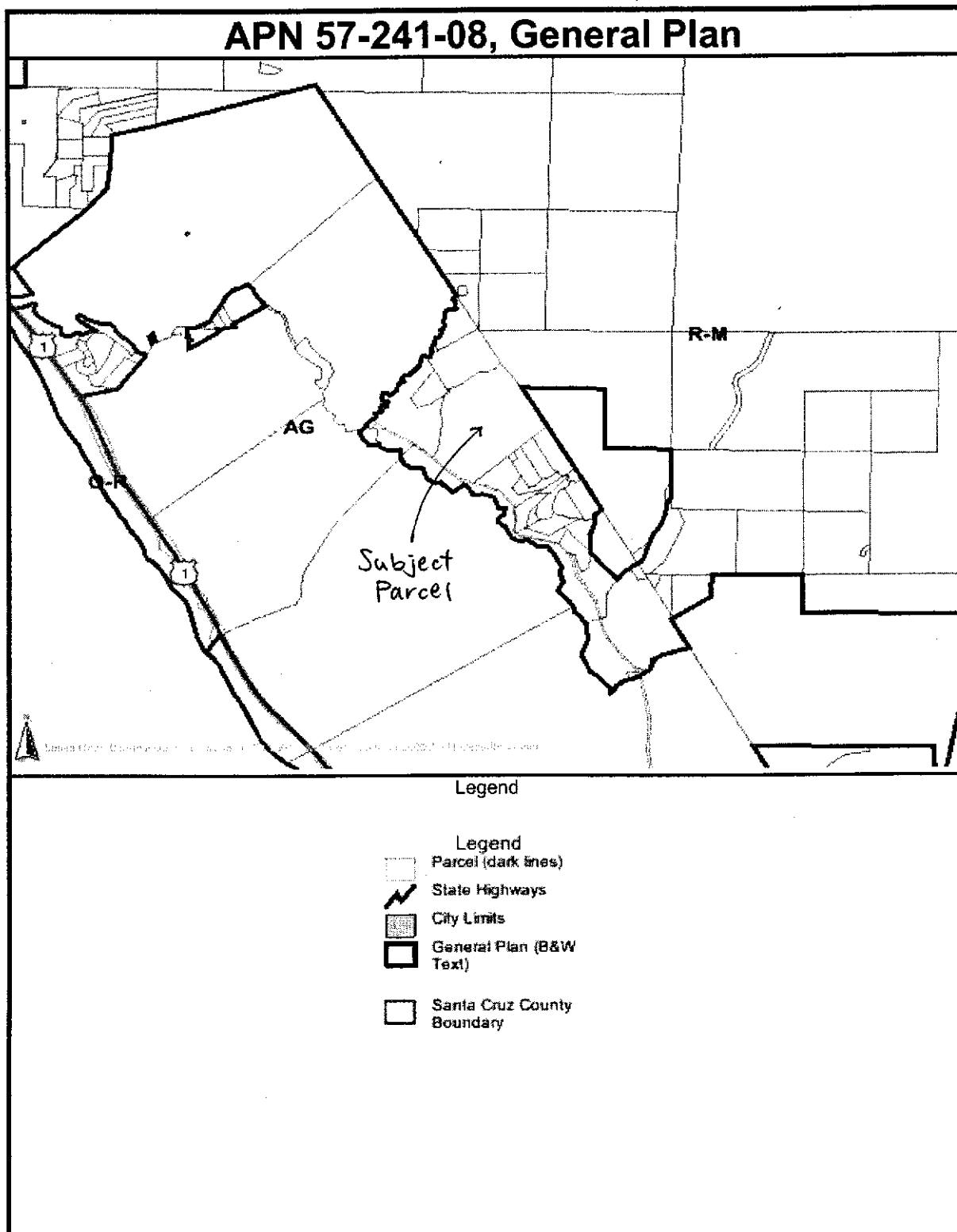


EXHIBIT F

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**C O U N T Y   O F   S A N T A   C R U Z**  
**DISCRETIONARY APPLICATION   COMMENTS**

Project Planner: Jack Nelson  
Application No.: 05-0214  
APN: 057-241-08

Date: January 27, 2006  
Time: 16:06:19  
Page: 1

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**Dpw Drainage Completeness Comments**

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

===== REVIEW ON APRIL 22, 2005 BY CARISA REGALADO =====

Plans accepted as submitted. Discretionary stage application review is complete for this division. (Additional note in Miscellaneous Comments.)

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 Drainage Miscellaneous Comments**

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

===== REVIEW ON APRIL 22, 2005 BY CARISA REGALADO =====

Maintain existing drainage patterns as shown on the plans and do not adversely affect adjacent and/or downstream structures and properties (by flooding, erosion etc.).

**Dpw Driveway/Encroachment Completeness Comments**

===== REVIEW ON APRIL 22, 2005 BY DEBBIE F LOCATELLI =====

Site inspection conducted on 4/21/05. Existing driveway is adequate, no requirements. Traffic engineer will verify site distance.

**Dpw Driveway/Encroachment Miscellaneous Comments**

===== REVIEW ON APRIL 22, 2005 BY DEBBIE F LOCATELLI =====

No comment.

**Dpw Road Engineering Completeness Comments**

===== REVIEW ON MAY 5, 2005 BY TIM N NYUGEN =====

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: The structural section, a centerline profile, and a typical cross section.

2. The driveway needs to meet fire department requirements. Therefore, show on project plans how the driveway will meet access standards required by the General Plan Policy Description of turnarounds and turnouts required.

3. Clearly show on the plan view, all the limits of the driveway for the property.

===== UPDATED ON OCTOBER 5, 2005 BY TIM N NYUGEN =====

NO COMMENT

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**EXHIBIT G**



Discretionary Comments - Continued

Project Planner: Jack Nelson  
Application No. : 05-0214  
APN: 057-241-08

Date: January 27, 2006  
Time: 16:06:19  
Page: 2

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Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 5, 2005 BY TIM N NYUGEN =====  
NO COMMENT  
===== UPDATED ON OCTOBER 5, 2005 BY TIM N NYUGEN =====  
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MAY 4, 2005 BY JIM G SAFRANEK ===== Applicant obtained a  
septic permit application; permit is complete for EHS.

Environmental Health Miscellaneous Comments

===== REVIEW ON MAY 4, 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 MAY 20, 2005 BY COLLEEN L BAXTER =====  
===== UPDATED ON MAY 20, 2005 BY COLLEEN L BAXTER ===== DEPARTMENT  
NAME: CDF/COUNTY FIRE Add the appropriate NOTES and DETAILS showing this information  
on your plans and RESUBMIT, with an annotated copy of this letter: Note on the plans  
that these plans are in compliance with California Building and Fire Codes (2001) as  
amended by the authority having jurisdiction, Each APN (lot) shall have separate  
submittals for building and sprinkler system plans. The job copies of the building  
and fire systems plans and permits must be onsite during inspections.  
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 Chap-  
ter 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 UNDER-  
GROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT, Building numbers shall be  
provided. Numbers shall be a minimum of 4 inches in height on a contrasting back-  
ground 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.  
The access road shall be 12 feet minimum width and maximum twenty percent slope. All  
bridges, culverts and crossings shall be certified by a registered engineer. Minimum  
capacity of 25 tons. Cal-Trans H-20 loading standard. The access road shall be in

Discretionary Comments - Continued

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place to the following standards prior to any framing construction, or construction will be stopped: - The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%, with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 15 feet for its entire width and length, including turnouts. 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-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

SHOW on the plans, DETAILS of compliance with the driveway requirements. The driveway shall be 12 feet minimum width and maximum twenty percent slope. 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.

A MINIMUM OF 4,000 GALLONS OF WATER IS REQUIRED TO BE ON SITE DEDICATED FIRE SUPPRESSION. SHOW ON PLANS WATER STORAGE AND FIRE HYDRANT. THIS BUILDING IS REQUIRED TO BE EQUIPPED WITH A SPRINKLER SYSTEM PER NFPA13D.

Cal Dept of Forestry/County Fire Miscellaneous Con

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

===== REVIEW ON MAY 20, 2005 BY COLLEEN L BAXTER =====

EXHIBIT G