



Staff Report to the Zoning Administrator

Application Number: **06-0067**

Applicant: Joshua Dautoff
Owner: Joshua Dautoff
APN: 046-221-51

Agenda Date: July 7, 2006
Agenda Item # **3**
Time: After 10:00 a.m.

Project Description: Proposal to install a temporary farm worker's quarter's unit of 672 square feet.

Location: Property located on the east side of Lilly Way, about 250 feet north from Zils Road in La Selva Beach.

Supervisory District: Second District (District Supervisor: Pirie)

Permits Required: Coastal Development Permit, Agricultural Buffer Determination

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0067, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|---------------|----|--|
| A. | Project plans | D. | Categorical Exemption (CEQA determination) |
| B. | Findings | E. | APAC staff report & minutes |
| C. | Conditions | | |

Parcel Information

Parcel Size:	6.192 acres
Existing Land Use - Parcel:	Commercial agriculture – cut flowers
Existing Land Use - Surrounding:	Commercial agriculture, low density residential
Project Access:	Zils Road to Lilly Way
Planning Area:	San Andreas
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)
Coastal Zone:	<u>X</u> Inside ___ Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes ___ No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Baywood loamy sand, Elder sandy loam
Fire Hazard:	Not a mapped constraint
Slopes:	2 – 9 percent slopes
Env. Sen. Habitat:	Mapped/no physical evidence on site
Grading:	74 cubic yards of grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archaeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Water Supply:	San Andreas Mutual Water Company
Sewage Disposal:	Private septic system
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Non-zone

History

The project was reviewed at a noticed public hearing before the Santa Cruz County Agricultural Policy Advisory Commission on May 18, 2006. Subject to the attached conditions (Exhibits C & E), the project was recommended for approval.

Project Setting

The 6.192-acre project site is characterized by gently sloping topography. The parcel has been used for cut flower production since 1969. The parcel is not located within the Urban Services Line and may be characterized as a rural agricultural neighborhood. The parcel is surrounded by Commercial Agriculture zoned land to the north, east and west.

Zoning & General Plan Consistency

The subject property is a 6.192-acre parcel, located in the CA (Commercial Agriculture) zone district, a designation that allows residential uses when ancillary to the commercial agricultural use of the parcel, consistent with General Plan Policy 5.13.28. County Code Section 13.10.631.e.2 allows for temporary dwelling units to be placed on parcels less than 20 acres provided that farm workers who live in such housing derive at least 50 percent of their income from agricultural operations on the parcel on which the housing is located. The project is consistent with General Plan Policy 5.13.27 in that the proposed structure is to be located on the perimeter of the parcel, removing as little land as possible from production. The proposed temporary farmworkers residence is a permitted use within the zone district and the project is consistent with the site's (A) Agriculture General Plan designation. The installation and continued use of the temporary agricultural farm

worker's quarters shall comply with all state and County health and housing code regulations, including Title 25 Section 1333 and County Code Section 13.10.683(d) which specify installation standards. The project has been reviewed and approved by the Environmental Health Service.

Local Coastal Program Consistency

The proposed 672 square foot temporary farm worker's residence is in conformance with the County's certified Local Coastal Program, in that the structure is sited toward the rear of the property and is visually compatible with, and integrated with the character of the surrounding agricultural neighborhood. The housing is required to provide security and a residence for the farmer. The cut flower operation is a labor-intensive operation. Adjacent developed parcels in the area contain single-family dwellings. Size and architectural styles of residences vary widely in the area, and the design submitted is not inconsistent with the existing development. The use is proposed to be temporary, with a permanent single-family residence to be located on the site at a later date. The project site is located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. Public coastal access is available at Sunset and Manresa State beaches in the project vicinity.

Environmental Review

Environmental review has not been required for the proposed project per the requirements of the California Environmental Quality Act (CEQA) as the project qualifies for a Categorical Exemption as per Section 15303, New construction of Small Structures.

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0067**, based on the attached findings and conditions.

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

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Owner: Joshua Dautoff

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Report Prepared By: Joan Van der Hoeven
Santa **Cruz** County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5174
E-mail: pln140@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 CA (Commercial Agriculture), a designation which allows residential uses ancillary to the commercial agricultural use of the parcel. The proposed temporary farmworkers residence is a permitted use within the zone district, consistent with the site's (A) Agriculture General Plan designation.

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

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

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the project will utilize a vegetative buffer to screen the proposed temporary farm worker's quarters from adjacent lots; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

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 although the project site is located between the shoreline and the first public road, public coastal access is available at Manresa and Sunset State beaches in the project vicinity. Consequently, the temporary farmworkers residence will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The project is consistent with General Plan policy 5.13.27 in that it is located at the perimeter of the parcel, removing as little land as possible from production. Additionally, residential uses are allowed uses in the CA (Commercial Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. County Code Section 13.10.631.e.2 allows temporary

dwelling units to be placed on parcels less than 20 acres provided that the farm workers who live in such housing derive at least 50 percent of their income from agricultural operations on the parcel on which the housing is located. 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 that allows residential uses when ancillary to commercial agricultural operations on the parcel, 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 temporary farm worker's residence 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 temporary farmworkers residence and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the CA (Commercial Agriculture) zone district in that the primary use of the property remains commercial agriculture and one temporary farmworkers residence 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 Agriculture (A) land use designation in the County General Plan.

The proposed temporary farm worker's residence 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 temporary farmworkers residence 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 temporary farmworkers residence will not be improperly proportioned to the parcel

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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 temporary farmworkers residence will comply with the site standards for the CA 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. Consistent with General Plan Policy 5.13.29.c, the structure is sited in such a manner so as to minimize possible conflicts with agriculture in the area and to remove as little land as possible from production.

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 temporary farmworkers residence is to be constructed on an existing undeveloped lot used for agricultural production. The expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area of Zils Road.

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 temporary farmworkers residence is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit A: Project Plans, 1 sheet, dated 3-30-06

- I. This permit authorizes the installation of a 672 square foot, two bedroom, temporary farmworkers residence. 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
 - C. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way if required.
 - D. The owner/applicant shall authorize of a Time Certificate of Deposit (or similar transaction) for a minimum period of five years payable to the County of Santa Cruz, or equivalent security approved by County Counsel in the amount of \$1,000 for one unit to guarantee compliance with the conditions of the permit and applicable law within the time permitted or any extension thereof. The term of the deposit shall begin with the issuance of the permit and shall remain in effect until the conditions of the permit have been fulfilled to the satisfaction of the Planning Department. If the permittee fails to comply with all of the conditions of the permit, the Department shall take appropriate measures to obtain compliance. Any unused portion of the deposit shall be refunded to the permittee upon compliance with the conditions of the permit.
 - E. All conditions of the approved Agricultural Buffer Determination (Exhibit E) are incorporated as conditions of approval for this Coastal Development Permit.
- 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. 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 finish of exterior materials and color of roof covering for Planning

Department approval. Any color boards must be in 8.5" x 11" format.

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. 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 Aptos/La Selva Fire Protection District.
 - F. Pay the current fees for Parks and Child Care mitigation for two bedrooms. Currently, these fees are, respectively, \$800 and \$109 per bedroom.
 - G. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. 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. The permit is for a period of five years. It shall expire five years from the date of permit approval. If the applicant wishes to renew the permit, an application for renewal shall be made at least 90 days before the expiration date of this permit. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:

1. COUNTY bears its own attorney's fees and costs; and
2. COUNTY defends the action in good faith.

C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.

D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor's in interest, transferee(s), and assign(s) of the applicant.

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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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Joan Van der Hoeven
Project Planner

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

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: 06-0067

Assessor Parcel Number: 046-221-51

Project Location: Lilly Way, La Selva Beach

Project Description: Proposal to install a temporary farmworker's quarters

Person or Agency Proposing Project: Joshua Dautoff

Contact Phone Number: (831) 722-9757

- 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. ☒ **Cateorical Exemption**

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

F. Reasons why the project is exempt:

Proposal to construct a small structure - farmworkers quarters

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


Joan Van der Hoeven, Project Planner

Date: July 07, 2006



County of Santa Cruz

BRUCE DAU, Chairperson
KEN KIMES, Vice Chairperson
DAVID W. MOELLER, Executive Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – May 18, 2006

Members Present

Bruce Dau
Ken Kimes
Frank "Lud" McCrary
Dave Moeller (ex officio)

Staff Present

Joan Van der Hoeven
Lisa LeCoup
Neil Sulborski

Others Present

Grant Sakai
Joshua Dautoff

1. The meeting **was** called to order by Bruce Dau at 1:58 p.m.
2. (a) Approval of April 20, 2006 Minutes

M/S/P to approve the minutes.

(b) Additions/Corrections to Agenda

None.

(c) Joan Van der Hoeven mentioned that there would be no meeting in June.
3. Review of APAC correspondence:
 - (a) Response to letter of Donald Cooley dated 3-13-06 re 00-0728 Conditions of Approval.

4. Commissioner's Presentations:

None.

5. Oral Communications:

None.

CONSENT AGENDA:

Notice of Pending Action pursuant to County Code Section 16.50.095(g)

6. Proposal to recognize the conversion of a 2-car attached garage to a 2 bedroom, family room and half bath within ~~an~~ existing one-story, 3 bedroom, single-family dwelling. Requires an Agricultural Buffer Setback Determination. Property located on the southeast side of Corralitos View Road, about 370 feet from the intersection of Corralitos Road and Webb Road, at 195 Corralitos View Road in Watsonville.

Application: #06-0197

APN: 051-661-06

Applicant: Patrizia Materassi

Owner: Leticia Anaya

Project Planner: Joan Van der Hoeven, phone 454-5174, pln140@co.santa-cruz.ca.us

M/S/P to accept consent agenda.

REGULAR AGENDA:

7. Proposal to install a temporary farm worker quarter's unit of 672 square feet. Requires a Coastal Development Permit and an Agricultural Setback Determination. Property located on the east side of Lilly Way about 250 feet north from Zils Road (immediately north of 232 Zils Road) in La Selva Beach.

Application: #06-0067

APN: 046-221-51

Applicant/Owner: Joshua Carl Dautoff

Project Planner: Joan Van der Hoeven, phone 454-5 174, pln140@co.santa-cruz.ca.us

Joan Van der Hoeven gave the staff report. The applicant is proposing an evergreen

hedge to reduce the impact to neighboring agricultural activities, which is already in place. Staff is recommending a change in Condition II.A.2., which would delete the reference to fences and walls, since staff is not recommending fences or walls. Staff is recommending approval of the project with this change.

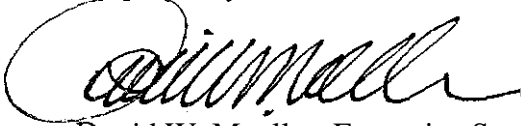
Grant Sakai, a neighboring grower, had a concern about the drainage water and the plan for maintaining it on the property.

Joan **Van** der Hoeven explained that the plans were reviewed by the Department of Public **Works** Drainage Division, and these concerns were addressed.

M/S/P to approve staffs recommendation with the suggested modifications.

There being no further business, the meeting was adjourned at 3:00 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'D. W. Moeller', is written over a circular stamp or seal.

David W. Moeller, Executive Secretary

DWM:ll



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **06-0067**

Applicant: Joshua Carl Dautoff
Owner: Joshua Carl Dautoff
APN: 046-221-51

Date: May 18, 2006
Agenda Item #: 7
Time: 1:30 p.m.

Project Description: Proposal to install a temporary farm worker quarters unit of 672 square feet.

Location: Property located on the east side of Lilly Way about 250 feet north from Zils Road in La Selva Beach.

Permits Required: Agricultural Buffer Setback Determination, Coastal Zone Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0067, based on the attached findings and conditions.

Exhibits

- | | |
|--|---------------------------------|
| A. Project plans | E. Zoning map, General Plan map |
| B. Findings | F. Comments & Correspondence |
| C. Conditions | G. Site photographs |
| D. Assessor's parcel map, Location map | |

Parcel Information

Parcel Size:	6.192 acres
Existing Land Use - Parcel:	Commercial agriculture – flower growing
Existing Land Use - Surrounding:	Commercial agriculture, residential
Project Access:	Zils Road
Planning Area:	San Andreas
Land Use Designation:	A (Agriculture)
Zone District:	CA (Commercial Agriculture)
Supervisory District:	Second (District Supervisor: Pirie)
Within Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Baywood loamy sand, Elder sandy loam
Fire Hazard:	Not a mapped constraint
Slopes:	2 – 9 percent slopes
Env. Sen. Habitat:	Mapped/no physical evidence on site
Grading:	74 cubic yards of grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archaeology:	Not mapped/no physical evidence on site

Services Information

Inside Urban/Rural Services Line:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
Water Supply:	San Andreas Mutual Water Company
Sewage Disposal:	Private septic system
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Non-zone

Analysis and Discussion

The proposed project is to install a 672 square foot temporary farm worker dwelling unit on a 6.192-acre parcel. The project is located on Lilly Way, about 250 feet north from Zils Road in La Selva Beach. The building site is within 200 feet of Commercial Agricultural land to the north, east and west. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to 90, 75 & 50 feet from APN's 046-221-49, 046-221-01 & -02 and 046-241-41.

The subject property is characterized by gently sloping topography. The parcel has been utilized for commercial cut flower production since 1969. The parcel is not located within the Urban Services Line and may be characterized as a rural agricultural neighborhood. The parcel carries an Agriculture (A) General Plan designation and the implementing zoning is (CA) Commercial Agriculture. Commercial Agriculture zoned land is situated within 200 feet at the north, east and west sides of the parcel at Assessor's Parcel Numbers 046-221-49, 046-221-01 & -02 and 046-241-41.

A reduced agricultural buffer is recommended due to the fact that the 200-foot setback would remove an excessive amount of land from production, inconsistent with General Plan policy 5.13.27, which requires that structures be sited on the perimeter of the parcel. The proposed residential use is ancillary to the commercial agricultural use of the parcel, consistent with General Plan policy 5.13.28. County Code Section 13.10.631.e.2 allows for temporary dwelling units to be placed on parcel less than 20 acres provided that the farm workers who live in such housing derive at least 50 percent of their income from an agricultural operation on the parcel on which the housing is located.

The applicant is proposing an evergreen hedge to reduce the impact of residential activities on the existing agricultural use, and to therefore protect the agricultural interests on the Commercial Agriculture zoned parcels. The applicant shall further be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

e

Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.


e

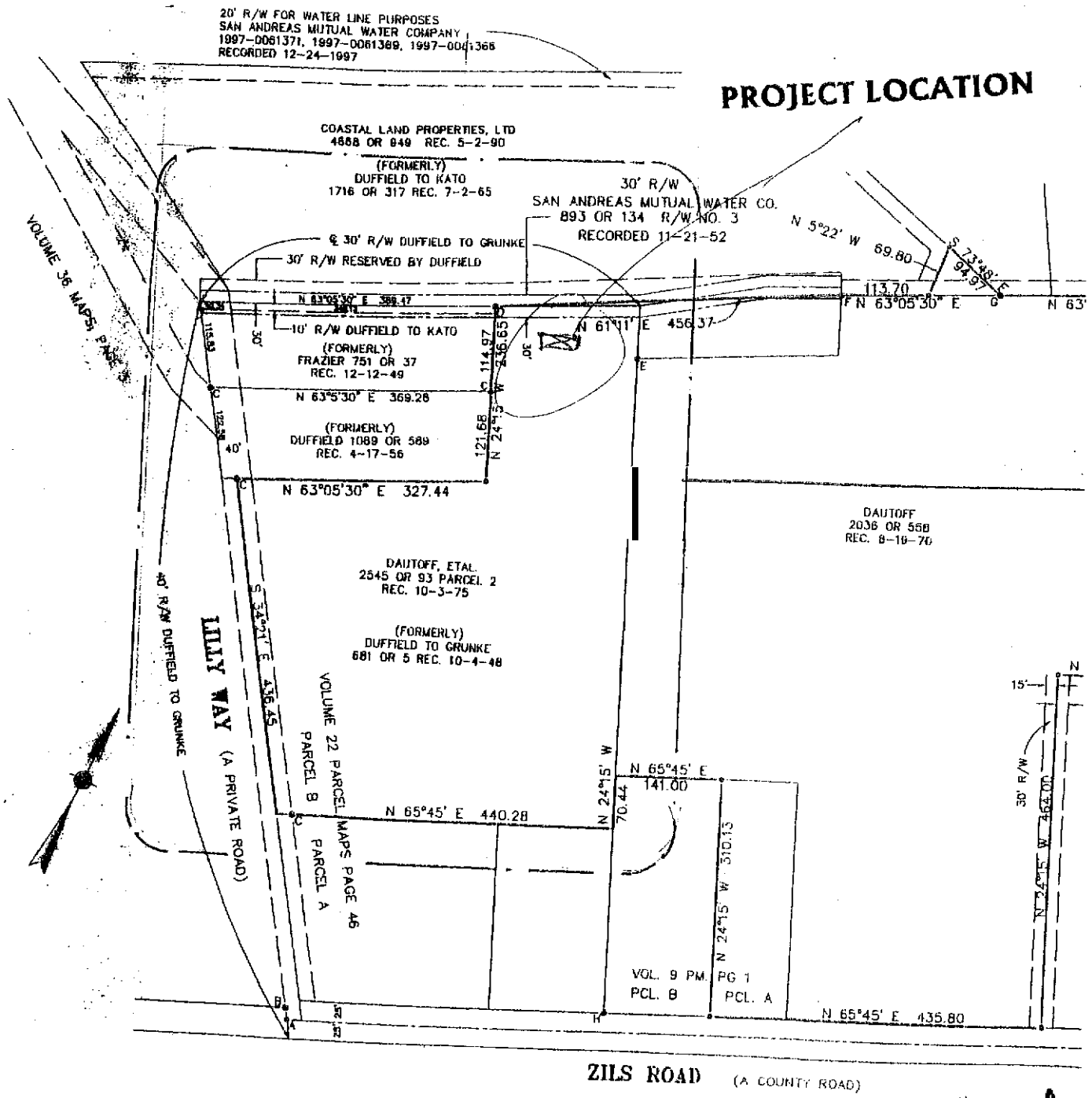
Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to about 90, 75 & 50 feet to the temporary farm worker's quarters from the adjacent CA zoned properties known as APN's 046-221-49, 046-221-01 & -02, and 046-241-41, proposed under Application # 06-0067, based on the attached findings and recommended conditions. Note: The Effective Date and Expiration Date shall coincide with the final date of project approval for the required Coastal Zone Permit.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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

Report Reviewed By: 
Don Bussey
Deputy Zoning Administrator
Santa Cruz County Planning Department



PROJECT LOCATION

EXHIBIT A

FARM MAP

-20- L FARM

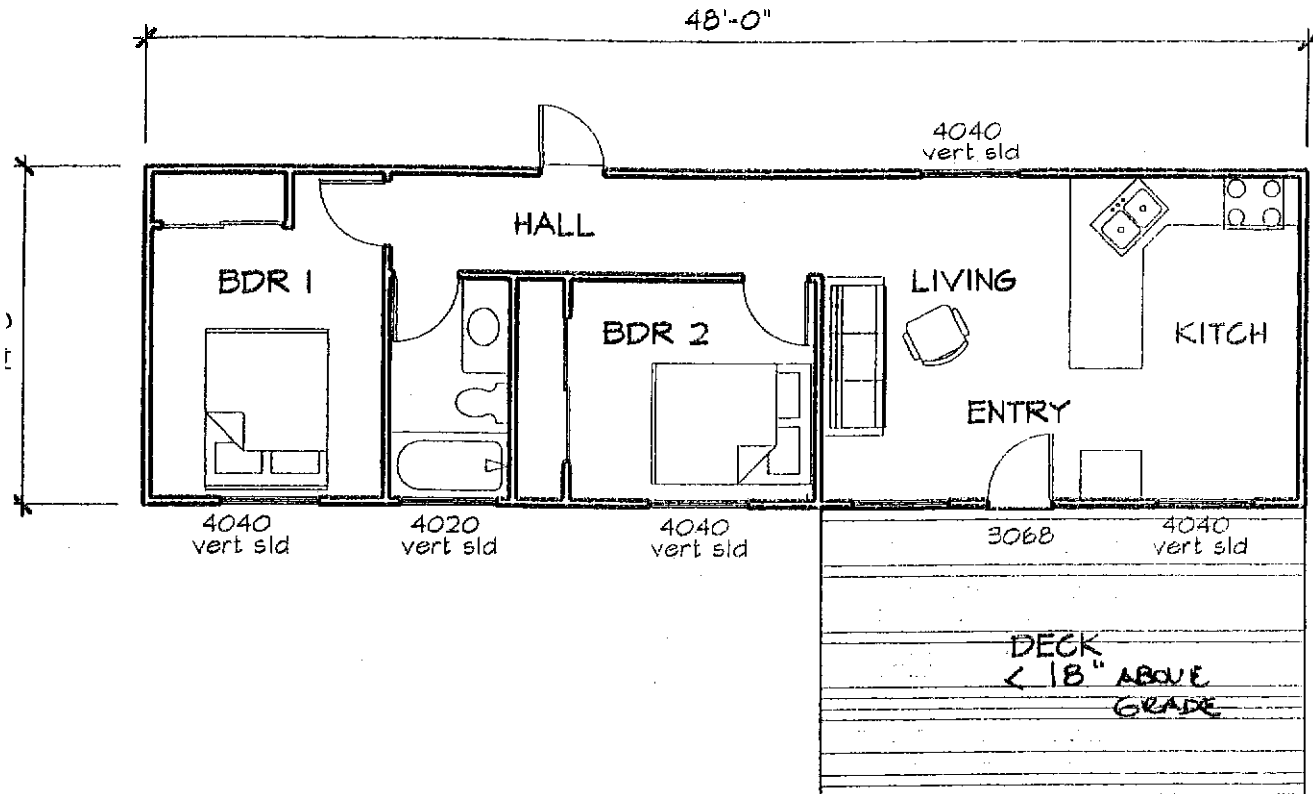
SUBJECT PROP.

TELEPHONE: 831 722-3737

E-MAIL: JDAUTOFF@AOL.COM

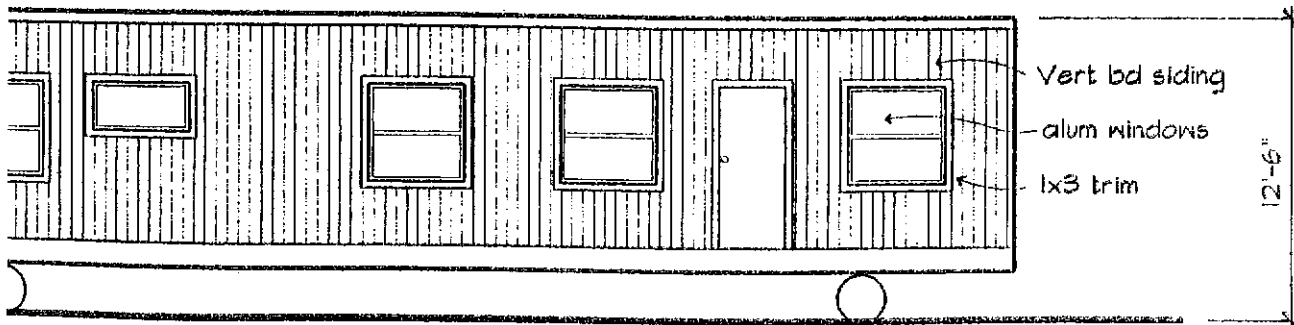
TONING: COMMERICAL AGRICULTURE

PROPOSED USE: COMMERICAL
AGRICULTURE / AGRICULTURAL
CARETAKER'S UNIT



"FLEETWOOD" MOBILE HOME FLOOR PLAN 672 sq ft

1/8"=1'-0"



SOUTH ELEVATION

Required **Findings** for Agricultural Buffer Setback Reduction
County **Code** Section 16.50.095(b)

1. Significant topographical differences exist between the agricultural and non-agricultural **uses** which eliminate the need for a 200 foot setback; or
2. Permanent substantial vegetation **or** other physical barriers exist between the agricultural and non-agricultural uses which eliminate the need for a 200 foot buffer setback; **or** a lesser setback distance is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural uses, based on the establishment of a physical barrier, unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right-of-way; and/or some other factor which effectively supplants the 200 foot buffering distance to the greatest degree possible; **or**

The habitable structure is proposed to be set back 90, 75 & 50 feet from the adjacent Commercial Agriculture zoned land. All adjacent CA zoned parcels are primarily home sites rather than parcels engaged in agricultural production. An effective barrier consisting of an evergreen hedge would be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land of APN's 046-221-49, 046-221-01 & -02, 046-241-41. This barrier, as proposed, shall not create a hazard in terms of the vehicular sight distance necessary for safe passage of traffic.

3. The imposition of a 200 foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance **is** required, coupled with a requirement for a physical barrier, or vegetative screening or other techniques to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.
4. Required findings for non-agricultural development on commercial agricultural land, County Code section 16.50.095(e).

Any non-agricultural development proposed to be located on type 1, type 2 or type 3 agricultural land shall be sited so as to minimize possible conflicts between agriculture in the area and non-agricultural uses, and where structures are to be located on agricultural parcels, such structures shall be located so as to remove as little land as possible from production or potential production.

The subject parcel is zoned CA (Commercial Agriculture) and carries a Agriculture (A) General Plan designation. The parcel is designated for agricultural production. The parcel is within 200 feet of Commercial Agriculture zoned land, and the proposed farm worker housing is ancillary to the Commercial Agricultural use of the parcel. By locating at the perimeter of the parcel, the proposal removes as little land as possible from the commercial cut flower operation on site while providing a residence for the farm worker and additional security for the site.

Required Findings for Development **on** Land Zoned Commercial Agriculture or
Agricultural Preserve
County Code Section 13.10.314(A)

1. The establishment or maintenance of this use will enhance or support the continued operation of commercial agriculture on the parcel and will not reduce ,restrict or adversely affect agricultural resources, or the economic viability of commercial agricultural operations, of the area.

The establishment of the residential use for farm worker housing will enhance and support the continued operation of commercial agricultural operations on the site in that the cut flower farm has existed there since 1969 and the 672 square foot structure will provide housing for farm labor and also provide security for the site. The removal of a small portion of land from the property perimeter will not adversely affect agricultural resources or the economic viability of commercial operations in the Zils Road area.

2. The use or structure is ancillary, incidental or accessory to the principal agricultural use of the parcel or no other agricultural use of the parcel is feasible for the parcel; or

The proposed farm worker housing use is clearly ancillary **to** the continued agricultural use of the parcel. The cut flower operation is highly labor intensive and the provision of housing on the site supports the continued agricultural use.

3. The use consists of an interim public use which does not impair long-term agricultural viability; and
4. Single family residential uses will be sited **to** minimize conflicts, and that all other uses will not conflict with commercial agricultural activities on site, where applicable, or in the area.

The farm labor residential use is sited at the northern perimeter of the parcel in order to minimize any potential conflict with commercial agricultural operations on the site and in the area in general. A vegetative agricultural buffer is proposed to mitigate the impact of the residential activities on the existing agricultural operations.

5. The use will be sited to remove no land **from** production (or potential production) if any non-farmable potential building site is available, or if this is not possible, to remove as little land as possible from production.

By locating on the northern perimeter of the parcel, the proposed temporary farm worker dwelling unit removes as little land as possible from production. The proposed site is somewhat clustered with adjacent residential development in the area.

**Required Findings for Residential Development on Land Zoned Commercial Agriculture
or Agricultural Preserve In The Coastal Zone
County Code Section 13.10.314(b)**

1. The parcel is less than one acre in size; or the parcel has physical constraints (such as adverse topographic, geologic, hydrologic, or vegetative conditions) other than size which preclude commercial agricultural use; or that the residential use will be ancillary to commercial agricultural use of the parcel based upon the fact that either:

- (i) The farmable portion of the parcel, exclusive of the building site, is large enough in itself to constitute a minimum economic farm unit for three crops, other than greenhouses, suited to the soils, topography, and climate of the area; or

The proposed farm worker dwelling unit is ancillary to the existing cut flower agricultural operations on the site in that it will provide needed housing for farm labor consistent with General Plan policy 5.13.28.

- (ii) The owners of the subject parcel have a long-term binding arrangement for commercial agricultural use of the remainder of the parcel, such as an agricultural easement.

2. The residential use will meet all the requirements of section 16.50.095 pertaining to agricultural buffer setbacks.

The proposed residential use is consistent with County Code section 16.50.095 in that adjacent agriculturally zoned parcels will be buffered from the proposed temporary farm worker dwelling by an approved vegetative agricultural buffer.

3. The owners of the subject parcel have executed binding hold-harmless covenants with the owners and agricultural operators of adjacent agricultural parcels. Such covenants shall run with the land and shall be recorded prior to the issuance of the permit for the proposed development.

As a condition of permit approval, the owner is required to record an Agricultural Statement of Acknowledgement, consistent with County Code Section 16.50.095.

Conditions of Approval

Exhibit A: Project plans, 1 sheet, dated 3-30-06

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN's (046-221-49, 046-221-01 &-02, 046-241-41). 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 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. A development setback of a minimum of 90, 75 & 50 feet from the single-family dwelling to the adjacent Commercial Agriculture zoned parcel APN 046-221-49, 046-221-01 &-02, 046-241-41.
 2. Final plans shall show the location of the vegetative buffering barrier which shall be composed of drought tolerant shrubbery. The shrubs utilized shall attain a minimum height of six feet and a maximum height of 12-25 feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 3. Submit a detailed drainage/erosion control plan for review.
 4. Roof runoff is to be spread onto the surrounding soil for infiltration, and not to be concentrated and discharged off site.
 5. New road grading for site access is to be performed such that road surface runoff can be infiltrated in the surrounding field and will not leave the site as concentrated flow.
 6. Obtain a grading permit from the County of Santa Cruz should one be required.

7. The driveway must meet County of Santa Cruz standards. Minimum required surface shall be 6-inch aggregate base, Class II, compacted to **95%**.
 8. Three parking spaces shall be provided on site for the 2-bedroom dwelling. The parking space shall be 8.5 feet wide by 18 feet long.
 9. Comply with all Aptos/La Selva Fire Department requirements including automatic fire sprinklers and a new fire hydrant.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The Statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.
- 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. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative barrier shall be installed. The applicant/owner shall contact the Planning Department's Agricultural Planner, a minimum of three working days in advance to schedule an inspection to verify that the required barrier (vegetative) has been completed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
 - A. The vegetative barrier shall be permanently maintained.
 - B. All required Agricultural Buffer Setbacks shall be maintained.
 - C. The use of the temporary dwelling unit shall be for not more than **5** years, with the possibility of renewal.
 - D. In the event that future County inspections of the subject property disclose non-compliance 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, up to and including permit revocation.
 - E. The occupant of the farm worker's quarters shall provide evidence on an annual basis that over 50 percent of their income is from the on-site farm operation.

- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor Variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: May 18, 2006

Note: The Effective Date and Expiration Date shall coincide with the final date of project approval for the required Coastal Zone Permit.

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected

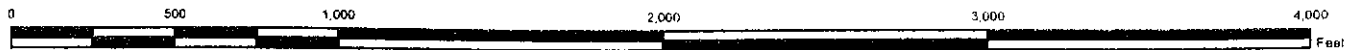
Application #: 06-0067
APN: 046-221-51
Owner: Joshua Carl Dautoff

Page 10




by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

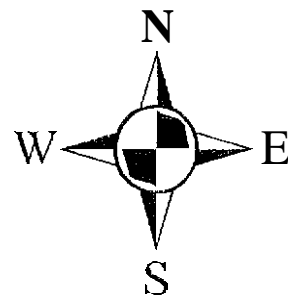


Location Map



Legend

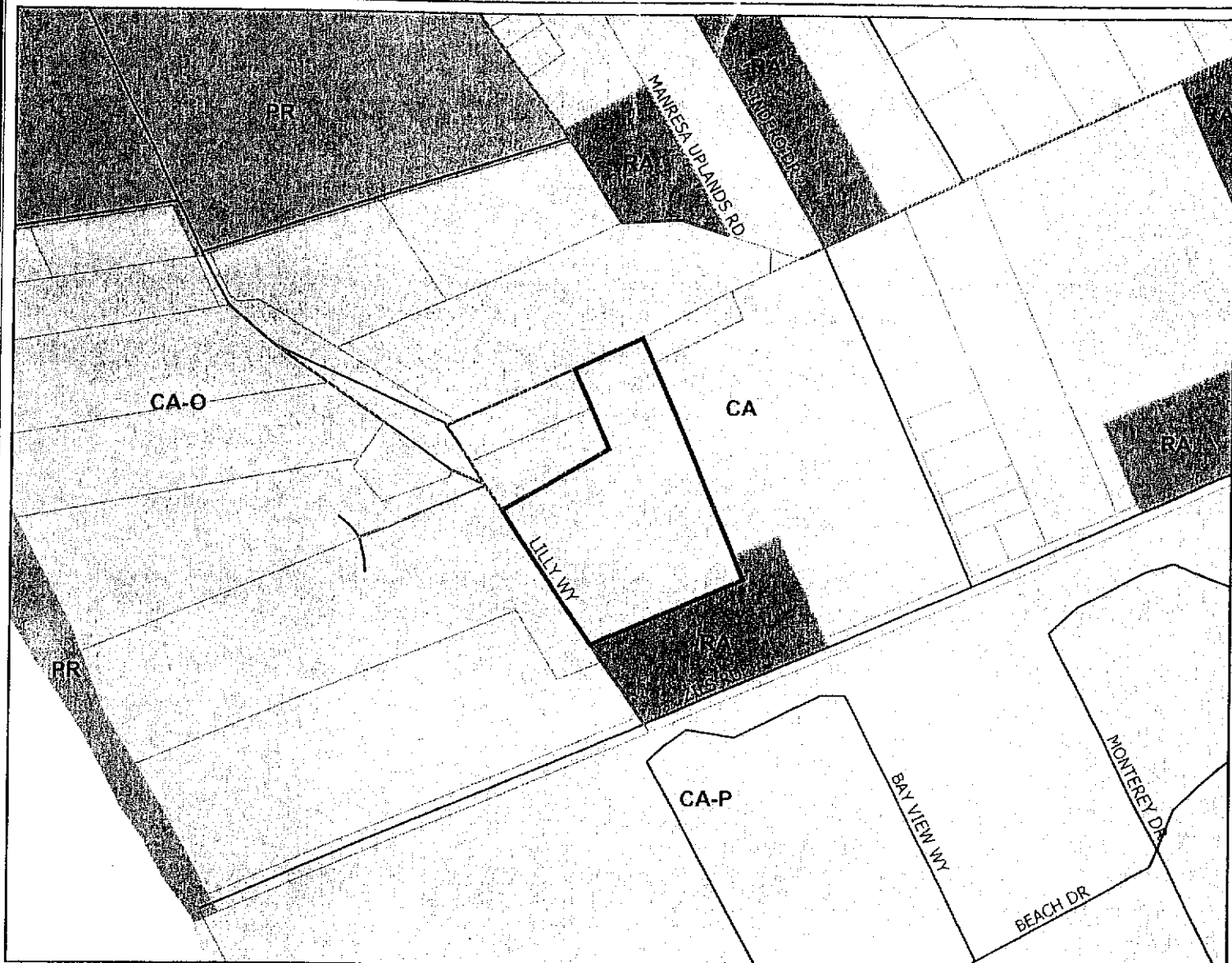
-  APN 046-221-51
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
February 2006

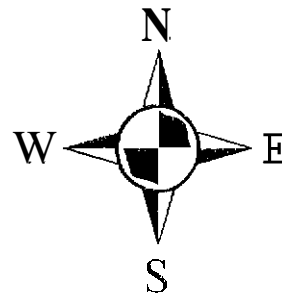


Zoning Map



Legend

-  APN 046-221-51
-  Assessors Parcels
-  Streets
-  AGRICULTURE COMMERCIAL (CA)
-  PARK (PR)
-  AGRICULTURE RESIDENTIAL (RA)

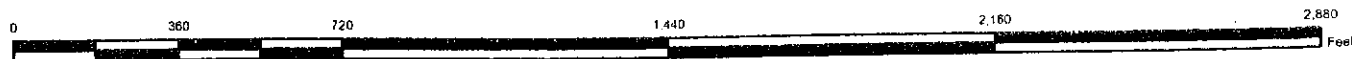
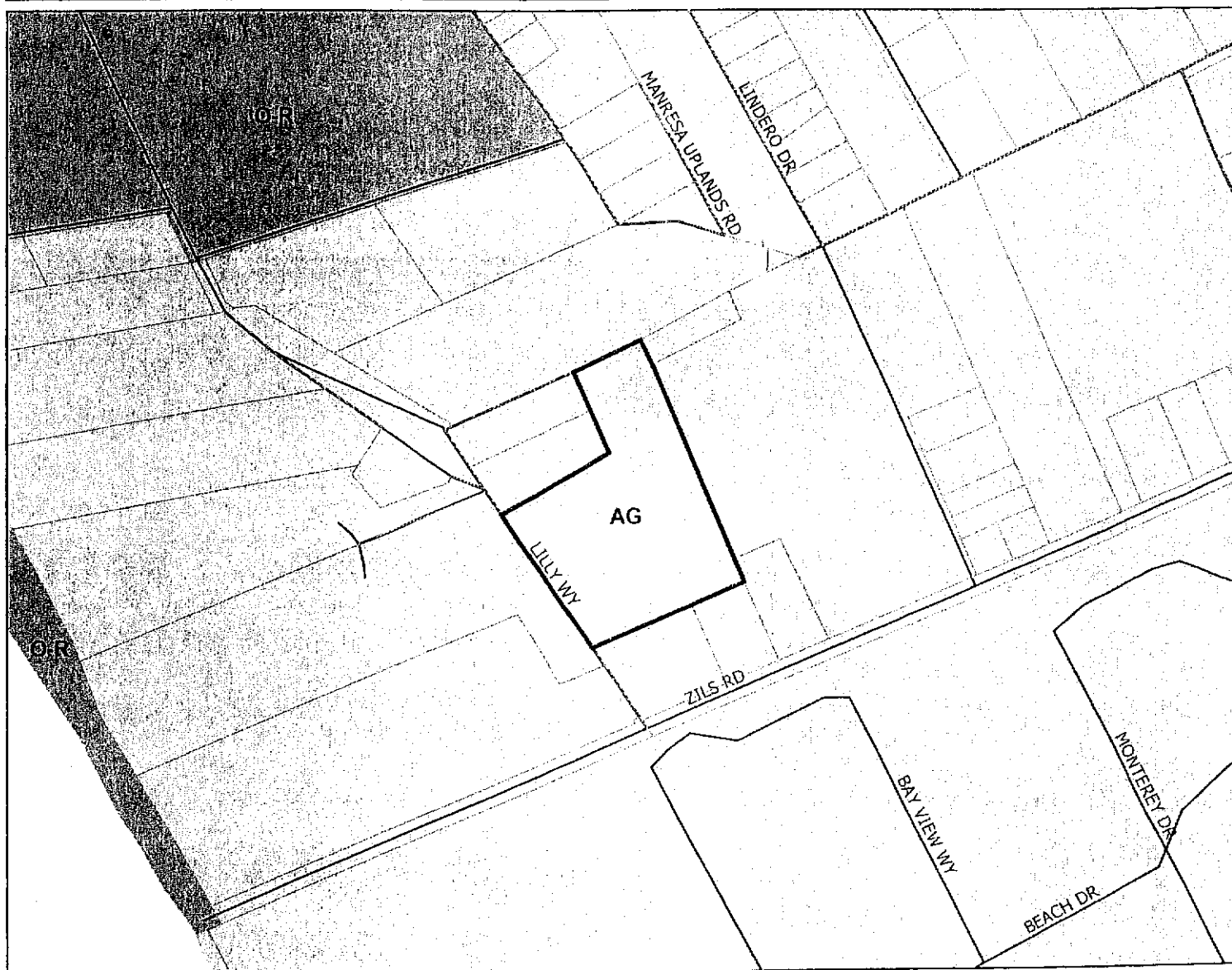


Map Created by
County of Santa Cruz
Planning Department
February 2006


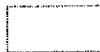

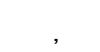

EXHIBIT E

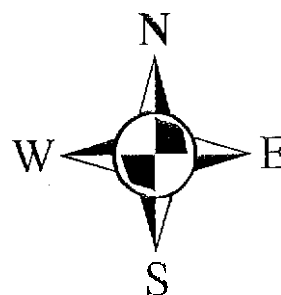


General Plan Designation



Legend

-  APN 046-221-51
-  Assessors Parcels
-  Streets
-  Agriculture (AG)
-  Parks and Recreation.(O-R)



Map Created by
County of Santa Cruz
Planning Department
February 2006

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

Project Planner: Joan Van Der Hoeven
Application No.: 06-0067
APN: 046-221-51

Date: April 19, 2006
Time: 09:53:41
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MARCH 9, 2006 BY ROBERT S LOVELAND =====

1. The road alignment, hammerhead turnout and mobile home footprint were not staked in the field when I completed my site visit (3/8). A note on the plan (Sheet 1) states "no grading" required for this project. Based on my site visit, this project will include some earthwork activities. Please show proposed contours and provide earthwork volumes (cubic yards) for the entire driveway improvement and mobile home area.

2. Identify road surface material to be used for the driveway

3. Identify how road drainage will be handled on the property. ===== UPDATED ON APRIL 18, 2006 BY ROBERT S LOVELAND =====

Items above have been addressed. An estimate of 74 cubic yards of earthwork have been identified.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 9, 2006 BY ROBERT S LOVELAND =====

NOTE TO PLANNER: The parcel is mapped biotic (county) but this project will have no impact on the mapped resource.

Conditions of Approval:

1. Submit a detailed drainage/erosion control plan for review.
2. Obtain a grading permit from the County of Santa Cruz should one be required.

Project Review Completeness Comments

===== REVIEW ON MARCH 10, 2006 BY JOAN VAN DER HOEVEN =====
NO COMMENT

Project Review Miscellaneous Comments

===== REVIEW ON MARCH 10, 2006 BY JOAN VAN DER HOEVEN =====

An agricultural buffer consisting of a solid wood board, six foot high, fence and vegetative screening shall be recommended to be placed along the property line adjacent to APN046-221-01 to separate the proposed residential use from adjacent CA zoned land.

An Agricultural Statement of Acknowledgement is required to be recorded to protect adjacent agricultural interests. Form sent with this letter'.

Discre nary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No. : 06-0067
APN: 046-221-51

Date April 19, 2006
Time 09:53 41
Page 2

Dpw Drainage Cdmpleteness Comments

===== REVIEW ON MARCH 7, 2006 BY DAVID W SIMS =====
NO COMMENT - See miscellaneous comments

Dpw Drainage Miscellaneous Comments

===== REVIEW ON MARCH 7, 2006 BY DAVID W SIMS =====

The new temporary structure will be sited in a groundwater recharge zone. Due to this, the application is approved with the following conditions to be met:

- 1) Roof runoff is to be spread onto the surrounding soil for infiltration, and not to be concentrated and discharged offsite.
- 2) New road grading for site access is to be performed such that road surface runoff can be infiltrated in the surrounding field and will not leave the site as concentrated flow.
- 3) When the structure is removed, any portion of the access road no longer needed is to be decompacted by tillage practices to restore infiltration capabilities.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 9, 2006 BY TIM N NYUGEN =====

1. The driveway must meet County of Santa Cruz standards. Please provide the following information for the driveway: Typical cross sections.

Minimum required surface shall be 6" AB (aggregate base) Class II, compacted to 95%

2. County zoning regulations section 13.10.552 requires 3 parking spaces onsite for a 2 bedroom single family dwelling. A parking space is defined as 8.5 feet wide by 18 feet long. Please revise project plans to meet parking requirements

3. The driveway needs to meet fire department requirements. Therefore, show on project plans how the existing/proposed driveway will meet required access standards. Description of turnarounds and turnouts Required.

Note: Parking spaces can not be located within the approved Fire turnaround area.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 9, 2006 BY TIM N NYUGEN =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON MARCH 6, 2006 BY JIM G SAFRANEK ===== Applicant received approval from EHS for a septic system to serve a max of 2 bedrooms.
===== UPDATED ON MARCH 6, 2006 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Joan Van Der Hoeven
Application No.: 06-0067
APN: 046-221-51

Date: April 19, 2006
Time: 09:53:41
Page: 3

===== REVIEW ON MARCH 6, 2006 BY JIM G SAFRANEK =====
NO COMMENT

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON FEBRUARY 22, 2006 BY ERIN K STOW =====
DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED
Automatic fire sprinklers and a new fire hydrant are required
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.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON FEBRUARY 22, 2006 BY ERIN K STOW =====
NO COMMENT

San Andreas Mutual Water Company

P.O. BOX 326 APTOS CA. 95076

831-728-3850

INTENT TO SUPPLY WATER

10/25/2005

The purpose for which this Corporation is formed is to engage in the sole business of developing, distributing, supplying or delivering water for domestic use or both solely **by** stockholders of this Corporation, owners of real property in the tract of land commonly known as Duffield Acres and surrounding areas, located on or near the San **Andreas** Road in the county of Santa Cruz, state of California, or those holding under them, at cost plus necessary expenses.

Whereas parcel #46-221-51 (APN) is located within the area described above and the owner and/or shareholder of parcel #46-221-51 (APN) has made/will make an application for water service to such parcel, San Andreas Mutual Water Company will endeavor to deliver to applicant a proportionate share of the water produced, not exceeding actual need, subject to all rules, regulations, fees and policies of the San Andreas Mutual Water Company.

Sincerely,



Ralph Bracamonte

District Manager

San Andreas Mutual Water Company

Application Fee: Paid ☐ Waived ☐ None ☒

ENVIRONMENTAL HEALTH CLEARANCE TO APPLY FOR BUILDING PERMIT FOR RURAL PROPERTIES
THIS IS NOT A PERMIT

TO BE COMPLETED BY APPLICANT:

12/5/05 046-221-51 141-1-1-1
Date Assessor's Parcel Number Construction Site Location
Josma Davoff Josma Davoff 721-722-9757
Applicant's Name Owner's Name Applicant's Phone Number
198 Zils Rd 4700000000
Mailing Address

PROPOSED PROJECT

- | | ENVIRONMENTAL HEALTH REQUIREMENTS (SEE BELOW) |
|---|---|
| <input checked="" type="checkbox"/> New Residence | 1,(2),5 |
| <input type="checkbox"/> Affordable Second Dwelling | 3,(4),5 |
| <input type="checkbox"/> Accessory Habitable Structure/Guest House (No Kitchen) | 3,(4),5 |
| <input type="checkbox"/> Replacement of Structure | 3,(4),5 |
| <input type="checkbox"/> Reconstruction of Destroyed Residence; Date Destroyed _____
(Provide documentation of catastrophe) | 3,(4),5 |
| <input type="checkbox"/> Remodel Increasing Number of Bedrooms and/or an addition of
more than 500sq. ft. of floor area. Proposed Total Bedrooms _____ | 3,(4),5 |
| <input type="checkbox"/> Remodel with a one-time addition of 500 square feet or less with no bedroom increase | 3,5 |
| <input checked="" type="checkbox"/> Other <u>Ag Correlator</u> | |
| <input type="checkbox"/> Simple foundation replacement with no change in footprint. wiring, plumbing, roofing, interior remodeling with no increase in bedrooms, and/or exterior remodeling with no change in footprint | |

Applicant's Signature _____

TO BE COMPLETED BY ENVIRONMENTAL HEALTH STAFF: ADDITIONAL FEE REQUIRED \$ _____

ENVIRONMENTAL HEALTH REQUIREMENTS

MAXIMUM NUMBER OF BEDROOMS ALLOWED	Permit	Approved:	Denie
<input checked="" type="checkbox"/> 1 Individual Sewage Disposal Permit - New	_____	_____	_____
<input type="checkbox"/> 2a Individual Water System Permit	_____	_____	_____
<input type="checkbox"/> 2b Connection to Existing Water System: _____	_____	_____	_____
<input type="checkbox"/> 3 Evaluation of Existing Septic System	_____	_____	_____
<input type="checkbox"/> 4 Individual Sewage Disposal Permit-Repair/Upgrade	_____	_____	_____
<input type="checkbox"/> 5 No construction over septic system or in expansion area.	_____	_____	_____

ADDITIONAL CONDITIONS OR REMARKS: _____

This Clearance is granted subject to the conditions specified above and in approved Environmental Health permits. Building plans submitted with the building permit application must be in compliance with those conditions and with the above project description. Applications not in compliance will be denied by Environmental Health.

- ☐ Clearance to Apply for Building Permit Approved - Application Review and Clearance Valid Until _____ (Date)
☐ Environmental Health Requirements Cannot Be Met - Clearance Denied
☐ Environmental Health Clearance not required per Section 7.38.080B(6).
☐ Compliance with Environmental Health requirements not yet determined-owner applies for Bldg. Permit at own risk

By _____
Environmental Health Staff

Date: _____

EXHIBIT F



Aptos/La Selva Fire Protection District

6934 Soquel Drive • Aptos, CA 95003
Phone # 831-685-6690 • Fax # 831-685-6699

February 21, 2006

Planning Department
County of Santa Cruz
Attention: Joan Van der Hoeven
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 46-221-51 / Appl #06-0067
Lilly Way

Dear Ms. Van der Hoeven:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has **no** objections as presented.

- Automatic fire sprinklers are required.
- A new fire hydrant is required.
- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2001) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE / FIRE RATING , and SPRINKLERED or NON-SPRINKLERED as determined by building official and outlined in Part IV of the California Building Code.

(e.g. R-3, Type V-N, Sprinklered)

SHOW on the plans a public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building. This information can be obtained from the water company.

If the public fire hydrant is further than 250 feet from any portion of the building, a new fire hydrant will be required.

FIRE FLOW requirements for the subject property are 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

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 adopted standards of the Aptos/La Selva Fire Protection District.

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. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class C-36 or owner/builder. No exceptions.

SHOW on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement.

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc.)
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans, building numbers shall be provided. Numbers shall be a minimum of four (4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2" - 3/8" -

NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

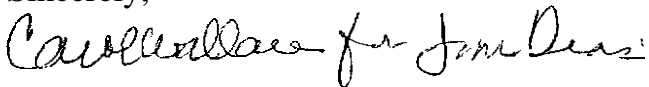
NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures or to the property line whichever is a shorter distance.

EXCEPTION: 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.

NOTE on the plans the job copies of the building and fire systems plans and permits must be on-site during inspections.

Note: **As** a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with 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 reviewer and reviewing agency.

Sincerely,

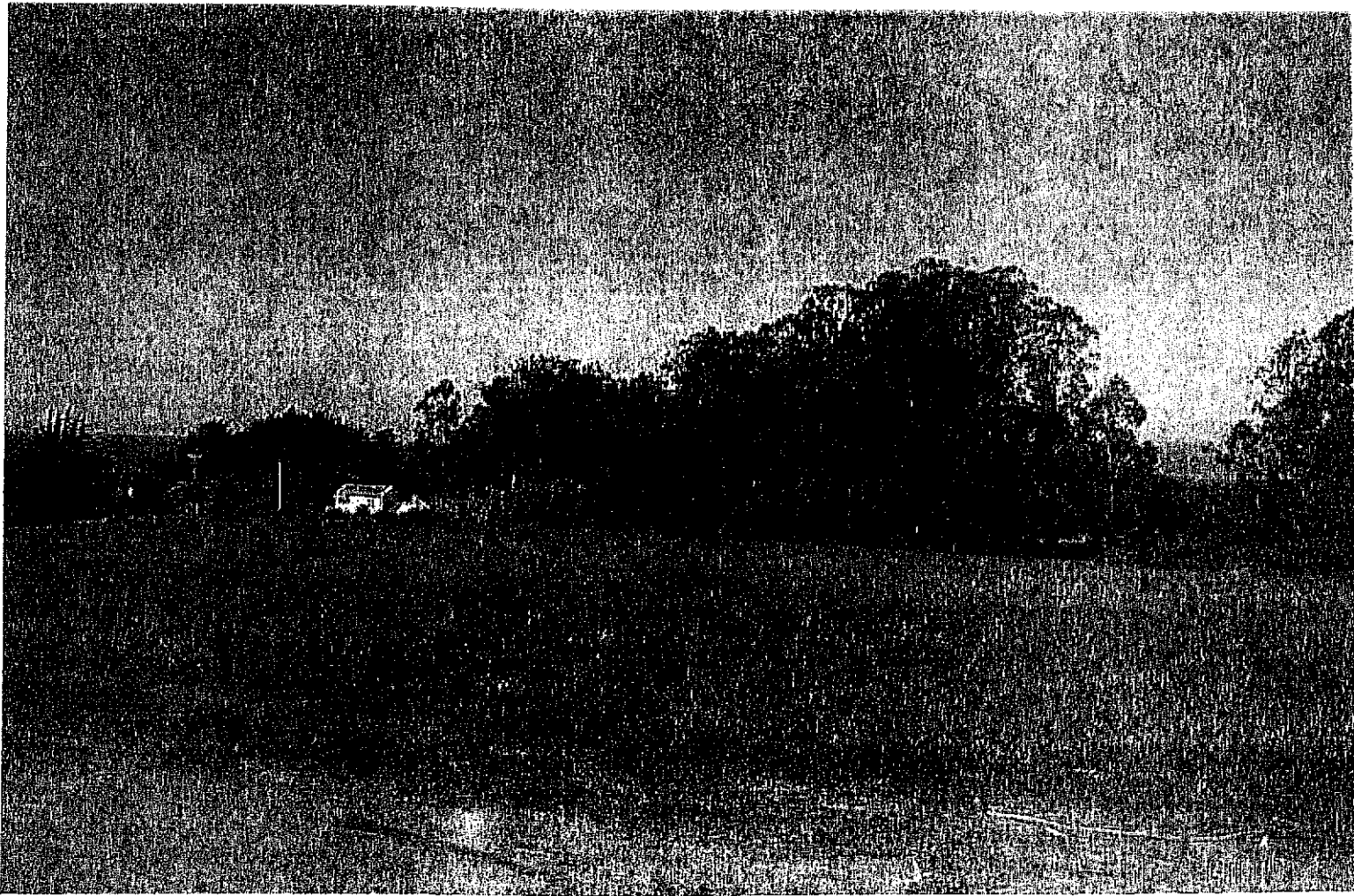
A handwritten signature in cursive script, appearing to read "C. Williams for Jim Dias".

Jim Dias, Fire Marshal
Fire Prevention Division
Aptos/La Selva Fire Protection District

Cc: Joshua Dautoff
198 Zils Road
Watsonville, CA 95076



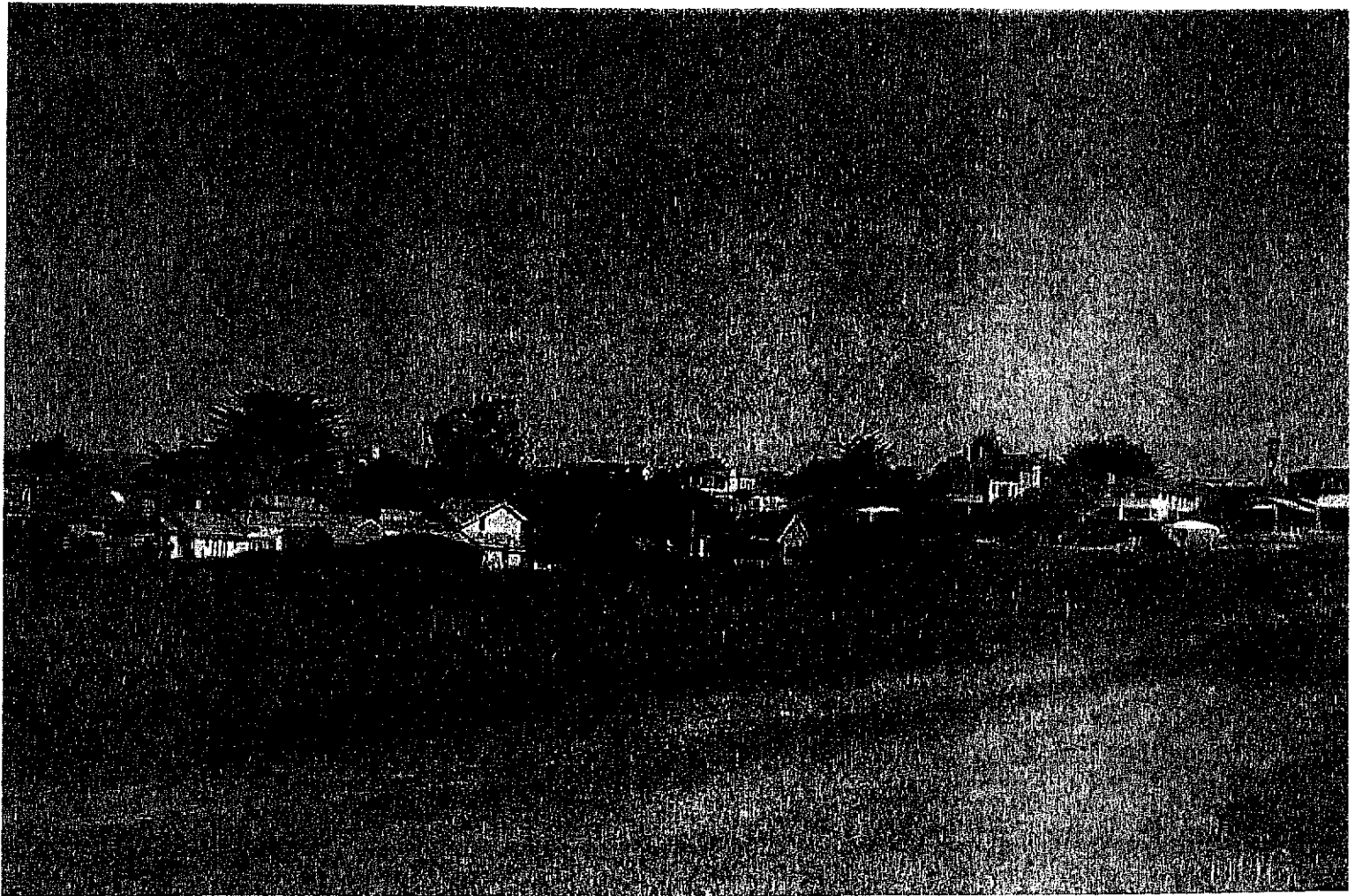
PROPOSED DEVELOPMENT SITE
046-221-51



ADJACENT "CA" PARCEL

APN 1046-241-41

MARIE MASSEY



ADJACENT "CA" PARCEL

APN 046-241-~~48~~49

KIT SH107ANI