



Staff Report to the Zoning Administrator

Application Number: **05-0674**

Applicant: James Lloyd Design
Owner: Joel & Laurie Spray
APN: 63-021-21

Agenda Date: July 7, 2006
Agenda Item #: 6
Time: After 10:00 a.m.

Project Description: Proposal to construct a residential addition to an existing single family dwelling. Addition includes four components: (1) One-story 1,424 sq. ft. addition to residence; (2) convert existing attached 572 sq. ft. garage to habitable portion of residence; (3) 1,012 sq. ft. nonhabitable garage/workshop addition to existing detached nonhabitable garage/workshop; and (4) 535 sq. ft. entry porch and covered breezeway connecting residence to garage/workshop.

Location: Property on the west side of Bonny Doon Road, approximately 600 feet north of the intersection with Thayer Road (5657 Bonny Doon Road).

Supervisory District: Third District (District Supervisor: Wormhoudt)

Permits Required: Coastal Development Permit for an addition of more than 500 square feet.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0674, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	5.85 acres estimated
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Bonny Doon Road

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Planning Area: Bonny Doon
Land Use Designation: R-R (Rural Residential)
Zone District: RA (Residential Agriculture)
Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Felton sandy loam
Fire Hazard: Not a mapped constraint
Slopes: Gentle slopes
Env. Sen. Habitat: Not mapped no physical evidence on site
Grading: Minimal, to maintain positive drainage away from structures
Tree Removal: Remove 36" madrone, 20" madrone, 24" redwood
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: Archeological survey requirement not triggered by this project

Services Information

Urban/Rural Services Line: Inside X Outside
Water Supply: Private well
Sewage Disposal: Private septic system
Fire District: County Fire
Drainage District: none

History

Coastal Permit 85-1063 was approved in 1986 for the original single family dwelling project. A 1996 Building Permit was approved for a nonhabitable workshop addition to the detached garage; this used a portion of the one-time Coastal Permit square footage exemption for a residential addition. The square footage of the present proposed addition requires a Coastal Permit.

Project Setting and General Discussion

The proposed residential addition is located in an existing developed and landscaped area in the central portion of the subject 5.8 acre parcel. The surroundings are redwood/madrone/oak/fir forest on gentle slopes. Due to the size of the parcel and existing mature vegetation, the residence and proposed project are for the most part not visible from neighboring residences or Bonny Doon Road.

The project will result in an increase of two bedrooms for a total count of five bedrooms, per the County definition, in the **main** house.

The proposed main addition and new rear decking avoid removal of mature redwood trees located behind the house.

The existing workshop is in use as a workshop. The workshop addition includes a utility **sink** to serve workshop uses.

The existing subdued/natural stained-wood colors and materials are harmonious with the rural forested site; the proposed addition will maintain and complement the existing colors and materials scheme.

Following one round of plan revision to respond to agency comments and Planning staffs comments, the project is fully ready to progress to the Building Permit stage.

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 **05-0674**, 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

Report Prepared By: Jack Nelson
Santa Cruz County Planning Department
701 ~~Ocean~~ Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3259
E-mail: jack.nelson@co.santa-cruz.ca.us

Coastal Development Permit Findings

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

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

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

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

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

This finding can be made, in that the development is sited and designed to be visually compatible with the character of the site and the surrounding neighborhood; the colors and materials will be natural in appearance and complementary to the site; and site disturbance and vegetation removal will be minimized.

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 addition to a 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 visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RA (Residential Agriculture) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area,

and the design submitted is not inconsistent with the existing range.

Development Permit Findings

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

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

The proposed addition to a 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 addition to a 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 RA (Residential Agriculture) 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.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Rural Residential (R-R) land use designation in the County General Plan.

The proposed addition to a 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 addition to a 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 addition to a 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 addition to a single family dwelling will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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 addition to a single family dwelling is to be constructed on an existing developed residential lot. The expected level of traffic generated by the proposed project is anticipated to be only one **peak** trip per day (1 *peak* trip ~~per~~ dwelling unit); such an increase will not adversely impact existing roads and intersections in the surrounding area.

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 addition to a single family dwelling is consistent with the land use intensity and density of the neighborhood.

Conditions of Approval

Exhibit A: Project plans by James Lloyd Design, dated February 15, 2006

- I. This permit authorizes the construction of a(n) addition to a 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 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. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color display must be in 8.5" x 11" paper 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.
 - B. 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.
 - C. Meet all requirements of the County Department of Public Works, Drainage Section.
 - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.

- E. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
 - F. Pay the current fees for Parks and Child Care mitigation for two additional bedroom(s).
 - G. 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.
 - H. Complete and record a Declaration of Restriction to construct a detached nonhabitable accessory structure. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay **to** the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- 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.

Application #: 05-0674
APN: 63-021-21
Owner: Joel & Laurie Spray

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

Jack Nelson
Project Planner

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

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 05-0674

Assessor Parcel Number: 63-021-21

Project Location: 5657 Bonny Doon Road

Project Description: residential addition to an existing single family dwelling

Person or Agency Proposing Project: James Lloyd Design

Contact Phone Number: (831) 459-0999

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

Specify type:

E. ☒ **Categorical Exemption**

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

F. Reasons why the project is exempt:

Construction of an addition to a single family dwelling in an area designated for residential uses.

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

Jack Nelson, Project Planner

Date: _____

FOR TAX PURPOSES ONLY

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POR. SEC. 14, T. 10S., R. 3.W., M.D.B & M.

Tax Area Code
58-001

63-02

Electronically Redrawn 10/19/99 KB
Rev. 5/17/00 GG (ICor. North Arrow)
Rev. 8/28/00 (98RS21) mm.
Rev. 7/11/01 mm (changed page ref.)
Rev. 11/25/01 mm (st. name)
Rev. 12/9/03 CB (SBE)
Rev. 4/27/05 CB (Par of Bk 80-12)
Rev. 4/27/05 CB (5-0001872, LBA 1-35)

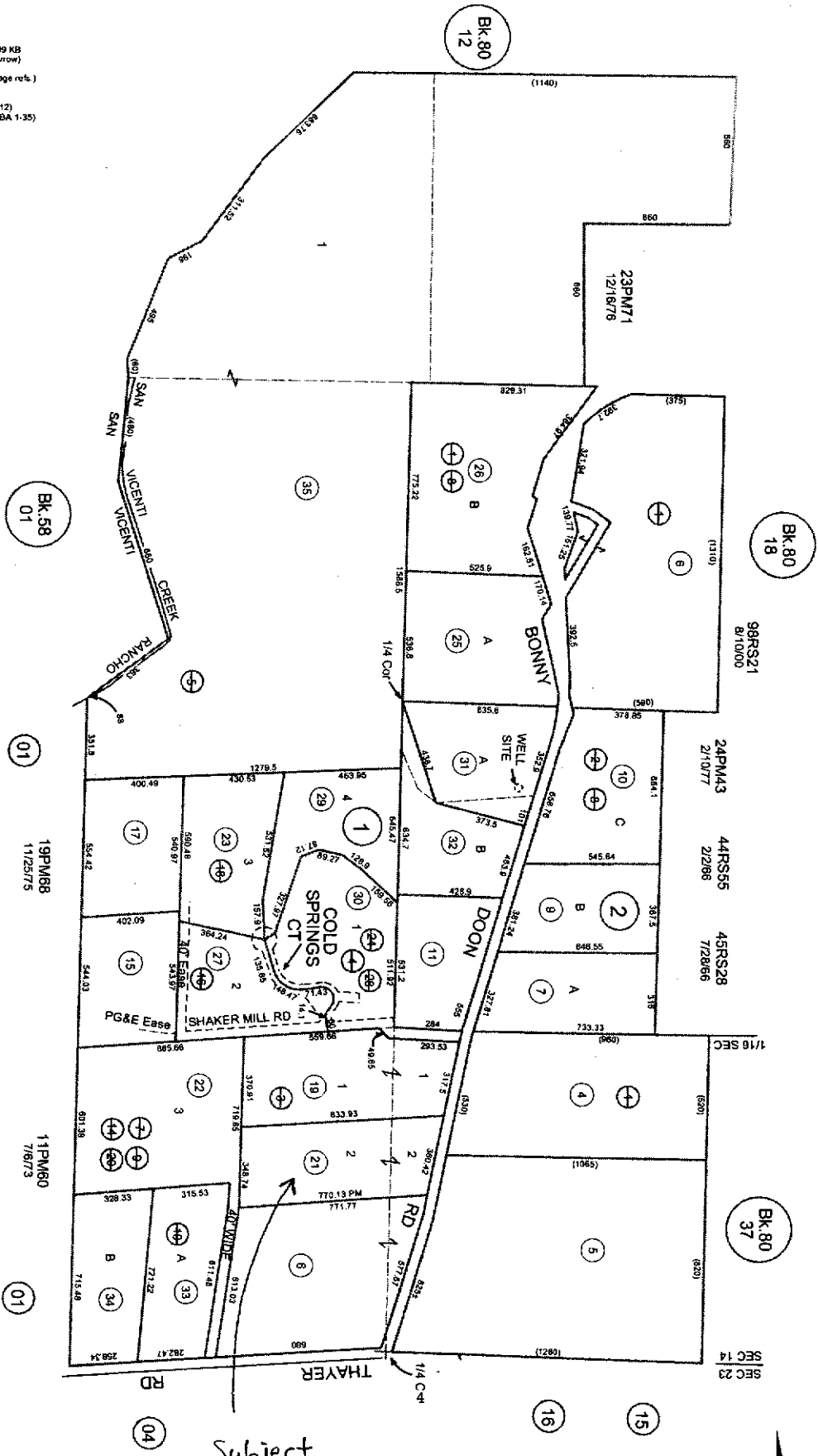
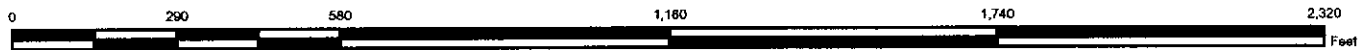
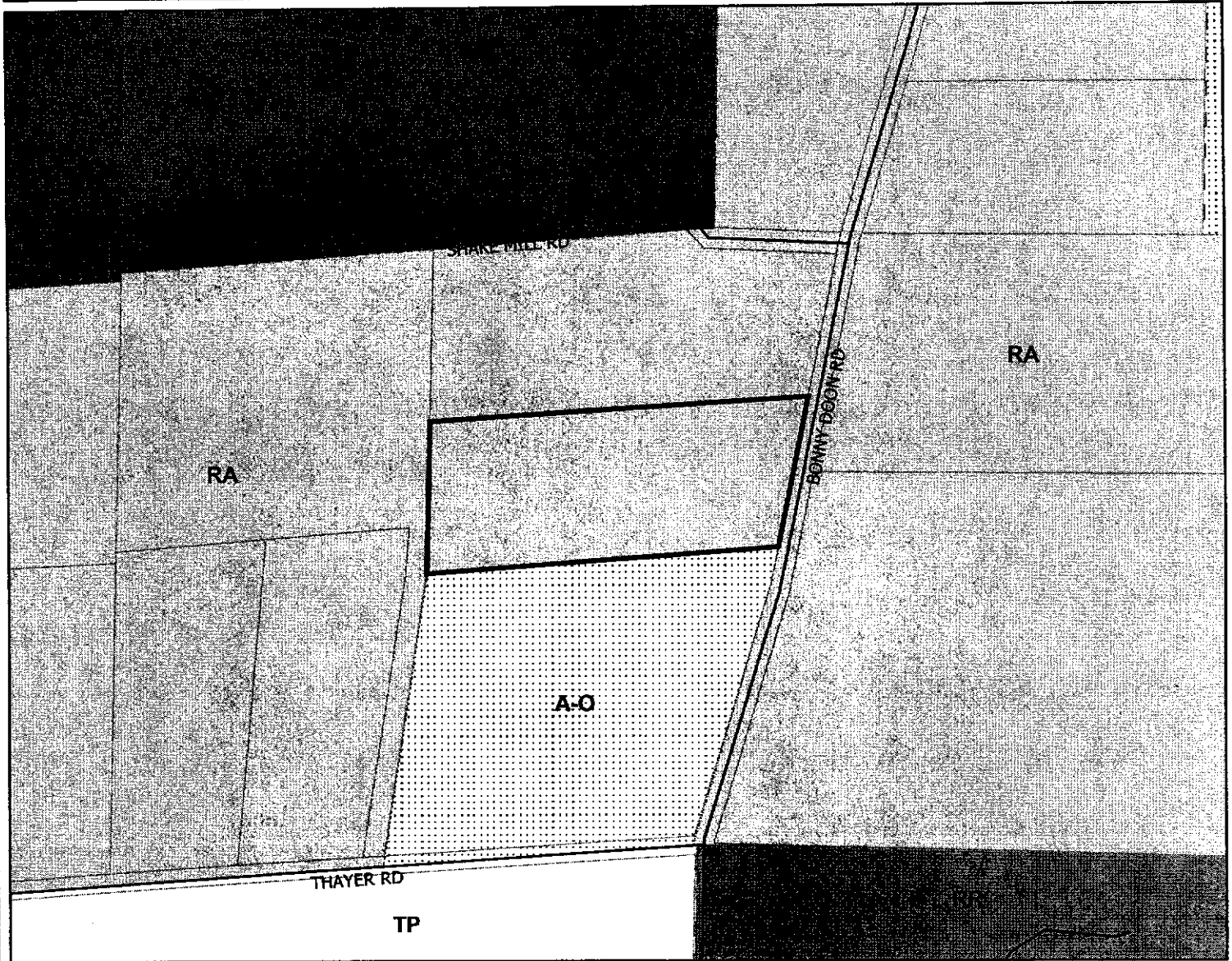










EXHIBIT E



Zoning Map



Legend

-  APN 063-021-21
-  Streets
-  Assessors Parcels
-  AGRICULTURE RESIDENTIAL (RA)
-  AGRICULTURE (A)
-  TIMBER PRODUCTION (TP)
-  RESIDENTIAL-RURAL (RR)
-  SPECIAL USE (SU)

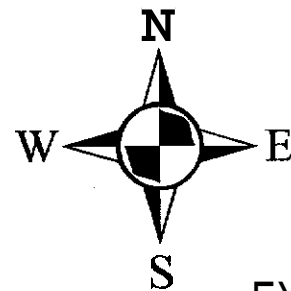


EXHIBIT F

Map Created by
County of Santa Cruz
Planning Department
October 2005

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.: 05-0674
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Dpw Drainage Completeness Comments

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

=====**REVIEW ON NOVEMBER 8, 2005 BY CARISA REGALADO**=====

This project is for development of impervious areas greater than 500 sf in a Water Supply Watershed; therefore, **it** is required that on-site runoff generated by new impervious and semi-impervious areas from new development be retained on-site. New impervious areas include roofed structures, driveways, parking areas, turnarounds, walkways, patios, etc.

Although retention is shown for the residential addition, a method for handling runoff for the proposed garage / workshop and new driveway has not been specified on the plans. Please show how the increase in runoff from these areas will be retained on-site. Mitigation measures can also be used on-site to limit increases in post-development runoff. Best Management Practices (BMPs) should be employed within the development to meet this goal as much as possible. Such measures include pervious or semi-pervious pavements, runoff surface spreading, discharging roof and driveway runoff into landscaping, etc. **It** appears from the plans that the natural drainage pattern is westerly towards the rear of the parcel over a gradual slope and that a large area **may** be available to disperse runoff from these areas on-site.

It appears that the flagstone patio is a proposed item and not existing. No drainage information is shown on the plans. **If** proposed, this area should also employ BMPs as much as possible rather than allowing runoff to flow towards the driveway. Considering sloping this area into the existing grass lawn.

All subsequent submittals for this application must be done through the Planning Department. Submittals made directly to Public Works will result in delays.

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. =====
BY CARISA R DURAN =====

Revised drawings dated February 15, 2006 have been received.

This application is complete for the Discretionary stage.

(See additional items in Miscellaneous Comments for the Building application stage.)

Dpw Drainage Miscellaneous Comments

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

=====**REVIEW ON NOVEMBER 8, 2005 BY CARISA REGALADO**=====

No comments. =====
For the building application submittal, please submit sizing calculations for proposed retention basins.

Dpw Road Engineering Completeness Comments

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
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===== REVIEW ON NOVEMBER 2, 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 sections, a centerline profile, and typical cross sections.

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. ===== UPDATED ON MARCH 24, 2006 BY TIM N NYUGEN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON NOVEMBER 2, 2005 BY TIM N NYUGEN =====

NO COMMENT

===== UPDATED ON MARCH 24, 2006 BY TIM N NYUGEN =====

NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON NOVEMBER 4, 2005 BY JIM G SAFRANEK ===== Based on a recent septic pumper's report, the existing sewage disposal system MAY need to be upgraded; contact Rafael Sanchez to discuss his recommended course of correction of this issue: 454-2735. 8-9:30 AM.

===== UPDATED ON MARCH 21, 2006 BY JIM G SAFRANEK =====

NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON NOVEMBER 4, 2005 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON MARCH 21, 2006 BY JIM G SAFRANEK ===== Applicant will need to obtain a minor permit to install a diversion device on the existing leachfields. Can be done at building phase prior to EHS building clearance.

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON NOVEMBER 1, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON NOVEMBER 1, 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.

A minimum fire flow 200 GPM is required from 1 hydrant located within 150 feet SHOW on the plans a 4,000 gallon water tank for fire protection with a "fire

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
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hydrant" as located and approved by the Fire Department if your building is not serviced by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction. NOTE on the plans that the roof covering shall be no less than Class "B" rated roof.

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

The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The driveway surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%.
- The maximum grade of the driveway shall not exceed 20% with grades of 15% not permitted for distances of more than 200 feet at a time.
- The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- The driveway shall be thereafter maintained to these standards at all times.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency.

SHOW ON PLANS A DRIVEWAY PROFILE INDICATING DRIVEWAY WIDTH AND SLOPE. SHOW ON PLANS DIMENSIONS OF HAMMERHEAD TURNAROUND. HAMMERHEAD MUST BE 16 FEET WIDE BY 51 FEET AND THE "T" MUST BE 86 FEET LONG TO PROVIDE FOR 20 FOOT TURNING RADIUS. SHOW ON PLANS LOCATION OF FIRE HYDRANT AND WATER TANK. ===== UPDATED ON NOVEMBER 1, 2005 BY COLLEEN L BAXTER =====

===== = UPDATED ON MARCH 27, 2006 BY COLLEEN L BAXTER =====

DEPARTMENT NAME:

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 (1997) as amended by the authority having jurisdiction.

A minimum fire flow 250 GPM is required from 1 hydrant located within 150 feet.

SHOW on the plans a 4,000 gallon water tank for fire protection with a "fire hydrant" as located and approved by the Fire Department if your building is not

EXHIBIT G

Discretionary Comments - Continued

Project Planner: Jack Nelson
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served by a public water supply meeting fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire department in your jurisdiction.

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

The driveway shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The driveway surface shall be "all weather". a minimum 6" of compacted aggregate base rock, Class 2 or equivalent certified by a licensed engineer to 95% compaction and shall be maintained.
- ALL WEATHER SURFACE: shall be a minimum of 6" of compacted Class II base rock for grades up to and including 5%. oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%. but in no case exceeding 20%.
- The maximum grade of the driveway shall not exceed 20% with grades of 15% not permitted for distances of more than 200 feet at a time.
- The driveway shall have an overhead clearance of 14 feet vertical distance for its entire width.
- A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length.
- Drainage details for the road or driveway shall conform to current engineering practices. including erosion control measures.
- All private access roads, driveways, turn-arounds and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.
- The driveway shall be thereafter maintained to these standards at all times.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

72 hour minimum notice is required prior to any inspection and/or test.

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with the applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewing agency. ===== UPDATED ON MARCH 27, 2006 BY COLLEEN L BAXTER =====

SHOW A DRIVEWAY PROFILE AND THE DIMENSIONS OF THE DRIVEWAY AND AN APPROVED TURN-AROUND ON RE-SUBMITTED PLANS SHOW ON PLANS A WATER TANK AND HYDRANT. ===== LIP DATED ON MAY 11, 2006 BY COLLEEN L BAXTER =====

FIRE DEPARTMENT REQUIREMENTS HAVE BEEN MET. NO NEW FIRE DEPARTMENT COMMENTS.

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON NOVEMBER 1, 2005 BY COLLEEN L BAXTER =====

===== UPDATED ON MARCH 27, 2006 BY COLLEEN L BAXTER =====

===== UPDATED ON MAY 11, 2006 BY COLLEEN L BAXTER =====

EXHIBIT G