



Staff Report to the Zoning Administrator

Application Number: **08-0339**

Applicant: Judy Miller
Owner: Richard Strayer
APN: 057-201-11

Agenda Date: 11/7/2008
Agenda Item #: 4
Time: After 10:00 a.m.

Project Description: Proposal to construct a 2400 square foot, 2 story non-habitable barn with a bathroom. Requires a Coastal Permit and a Residential Development Permit for a non-habitable accessory structure over 1000 square feet.

Location: Property located on the north side of Swanton View Road about 4 miles from Highway 1 (916 Swanton View Road) in Davenport.

Supervisory District: Third District (District Supervisor: Neil Coonerty)

Permits Required: Coastal Development Permit & Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0339, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	Approximately 8 acres (347,063 square feet)
Existing Land Use - Parcel:	Single Family Residential
Existing Land Use - Surrounding:	Single Family Residences built at rural densities and Commercial Agriculture
Project Access:	Via Swanton View Road
Planning Area:	North Coast
Land Use Designation:	R-M (Mountain Residential)

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

Zone District: A (Agriculture)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Not a mapped constraint
Fire Hazard: Not a mapped constraint
Slopes: Slopes of about 20% to the southwest corner of the parcel
Env. Sen. Habitat: Mapped biotic resource for Santa Cruz clover and Monterey Pine; no evidence of biotic resource in area of proposed development, therefore, no biotic report required.
Grading: 14 cubic yards of grading proposed
Tree Removal: No trees proposed for removal
Scenic: Not a mapped resource
Drainage: Proposed downspouts to dissipater; further drainage analysis at building permit stage.
Archeology: Proposed barn location not in area of mapped archeological resources.

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private well
Sewage Disposal: Septic
Fire District: Santa Cruz County/CDF
Drainage District: None

History

According to Assessor's records, the house was built in 1976.

In 2002, the property owner received approval for an agricultural buffer reduction (02-0254; #135308) to construct additions to the existing single family dwelling on site to create a 2198 square foot single story single family dwelling. An agricultural statement of acknowledgement was recorded for this project (2003-0004209).

Project Setting

The parcel is approximately 8 acres and is zoned A (Agriculture) and has a General Plan designation of R-M (Mountain Residential). There is an existing single family dwelling located on site and a barn is a typical ancillary use to a single family dwelling in a rural area. The property is located about 1.5 miles from the ocean, as the crow flies, at about 460 feet in elevation. There is a slight view of the ocean from the property, but the property is not visible from the scenic beach viewshed. The subject parcel is located on Swanton View Road, a road that branches off of Swanton Road which is a designated scenic road in the County General Plan;

however the proposed barn will not be visible from the Swanton Road scenic corridor.

Surrounding adjacent parcels to the northeast, east, and southeast are zoned CA-P (Commercial Agriculture with an Agricultural Preserve Contract) and are designated AG (Agriculture) in the County General Plan. Adjacent parcels to the northwest, west, and southwest are zoned A (Agriculture) and are designated R-M (Mountain Residential) in the County General Plan. The barn is a non-habitable use and is therefore not subject to the required 200 foot agricultural buffer setback from adjacent CA land to the northeast, east, and southeast.

The parcel is a mapped biotic resource; however, a biotic pre-site by Environmental Planning staff determined that there are no Monterey Pine or Santa Cruz Clover species in the location of and within the vicinity of the proposed development; therefore, no further biotic reports were required.

Project Description

The applicant is proposing to construct a 2400 square foot non-habitable, two story barn to be located about 100 feet north of the existing single family dwelling. The barn will be used to store agricultural and other outdoor equipment and will include an approximately 480 square foot workshop, a 1200 square foot second story storage area, and an approximately 35 square foot bathroom to consist of a toilet and sink. The barn will have a maximum height of 25 feet. There is a separate, outdoor entry proposed to access the second floor storage space and as a condition of approval, the property owner will be required to record a Declaration of Restriction to maintain the structure as non-habitable storage and workshop space.

Zoning & General Plan Consistency

The subject property is a 347,063 square foot lot, located in the A (Agriculture) zone district, a designation which allows agricultural uses. The proposed barn is a permitted use within the zone district and the project is consistent with the site's (R-M) Mountain Residential General Plan designation. In addition, the proposed barn complies with all required site standards for the A (Agriculture) zone district, as shown in the following table:

	Required Site Standards AG (Agriculture) >5 Acres 13.10.313	As Proposed
Front Yard	20'	177.8'
Side Yard	20'	30' & 295'
Rear Yard	20'	560'
Max. Height (Ag Structures)	40'	25'
FAR	N/A	N/A
Lot Coverage	N/A	N/A

Local Coastal Program Consistency

The proposed barn is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with

the character of the surrounding neighborhood in that the architectural style will be that of a typical barn with a shed roof and as conditions of approval the exterior will be left natural or stained/painted with muted natural earth tones that will blend in with the surrounding natural environment. Developed parcels in the area contain single family dwellings and many have ancillary/accessory buildings such as sheds or barns for additional storage. The proposed barn will not be visible from neighboring residences. The project site is not located between the shoreline and the first public road and 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.

Design Review

The proposed barn complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate typical site and architectural design features for a barn such as a shed roof, vertical wood siding, and, as a condition of approval, natural muted exterior paint or stain to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

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 08-0339, based on the attached findings and conditions.

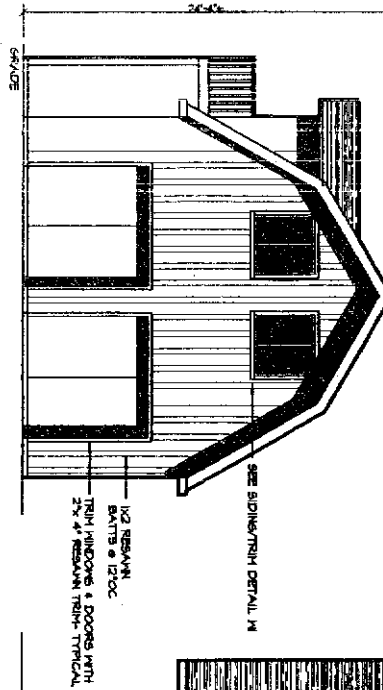
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

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

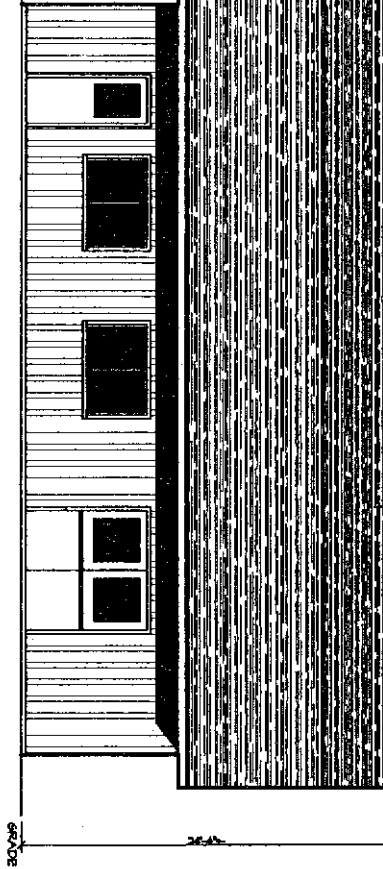
Report Prepared By: Samantha Haschert
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

EXHIBIT A

VERBODEN 1-23-68	SCALB 1-4-68	FILE NUMBER 047-68	1 C 28
---------------------	-----------------	-----------------------	--------------



NORTH ELEVATION
FRONT SIDE

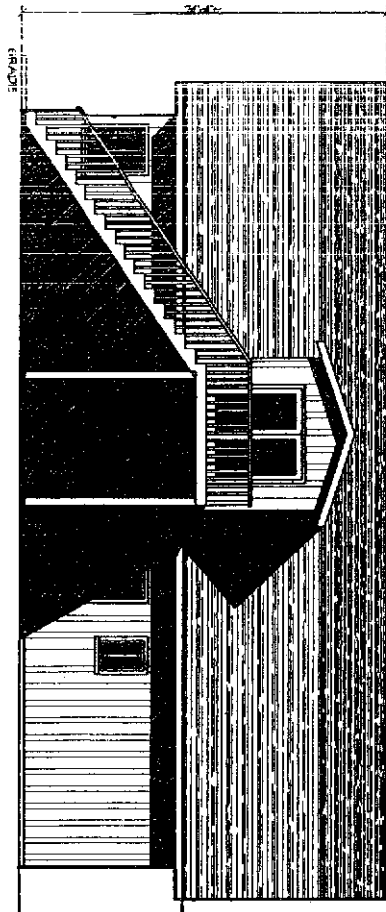


WEST ELEVATION
FRONT SIDE

2x6 REMAIN EXTERIOR PLYWOOD	2x6 REMAIN EXTERIOR PLYWOOD
REMAIN 2x4 TRIM	REMAIN 2x4 TRIM
REMAIN 2x4 SILL AND PLATE	REMAIN 2x4 SILL AND PLATE
2x4 REMAIN TRIM	2x4 REMAIN TRIM
REMAIN BATHS (OPTIONAL)	REMAIN BATHS (OPTIONAL)

SEE SLOPE/TRIM DETAIL IN

NOTE:
COVER ALL WALLS WITH 5/8" REMAIN COX STRUCTURAL PLYWOOD
WALLED WITH 6x6 & 8x8 EDGES AND 1/2"X6 FILL WITH REMAIN
BATHS & 8x8 OVER SINKING UNIT. PLYWOOD SHALL RUN
CONTIGUOUS FROM TOP PLATE TO SILL PLATE AND ALL EDGES SHALL
BE 1/2"X6. PROVIDE 1/2" EXTERIOR ROOF ABOVE ALL
PLYWOOD PANELS.



EAST ELEVATION
LEFT SIDE



SOUTH ELEVATION
FRONT SIDE

2x6 REMAIN PLYWOOD FASCIA
WITH 2" COSE OUTRINGS & DOWN-
SPROUTS INSULATED JOINTS

LOOKAWAY RIDGE VENT ON ROOF

REINFORCED 1/2" SHIMBLES
CLOSE 1/2" HALL PRESENTING



VERSION 1.0-08	SCALE 1/4" = 1'-0"	FILE NAME Wayne
-------------------	-----------------------	--------------------

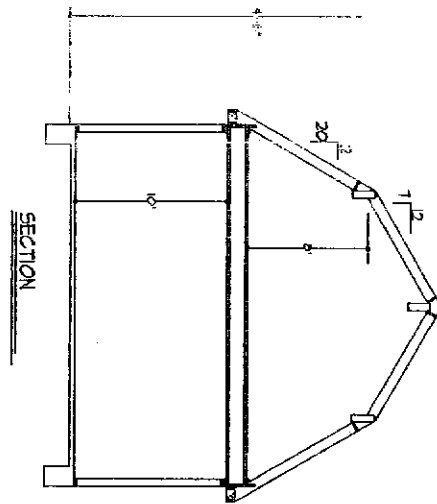
ELEVATIONS

Dick and Linda Strayer, 816 Swanton View Road, Doverport, CA APN 291-224-1

DESIGNED BY
WAYNE MILLER
P.O. BOX 1021
FREEDOM, CA 95041
(800) 724-8833
wayne@cdolyst2001.com



EXHIBIT A



DOOR SCHEDULE

DOOR ID	SIZE	OPERATION	REMARKS
1	3000	SWING IN	MAY BE USED FOR COVER
2	3000	SWING IN	DITCH DOOR
3	3000	SWING OUT	PRIVATE LOCK
4	3000	SWING IN	
5	3000	SWING IN	

WINDOW SCHEDULE

WINDOW ID	SIZE	OPERATION	REMARKS
1	3000	SLIDER	NO
2	3000	SLIDER	NO
3	3000	SLIDER	NO
4	3000	SLIDER	NO
5	3000	SLIDER	NO

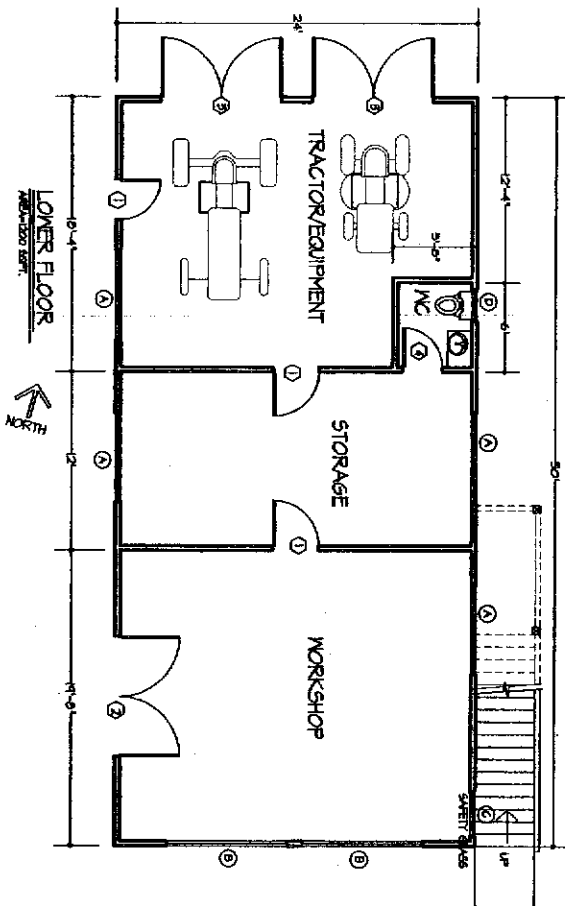
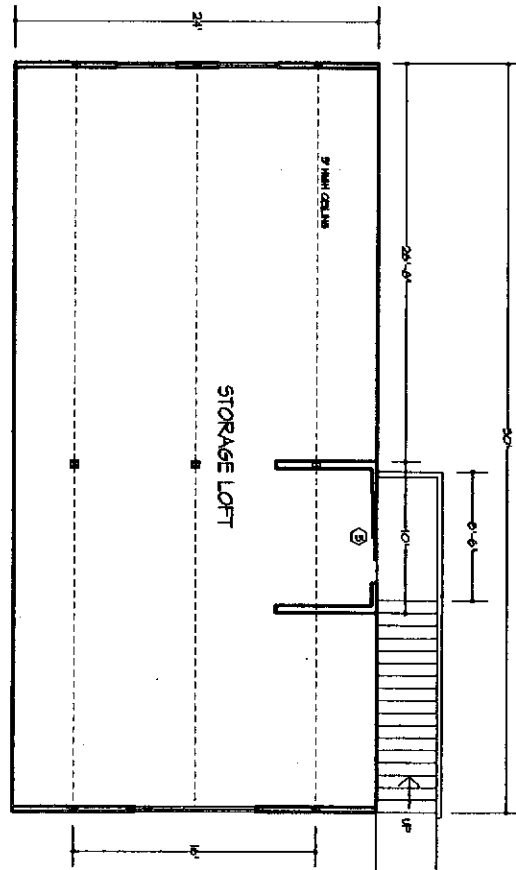


EXHIBIT A

DESIGNED BY
WAYNE MILLER
P.O. BOX 100
FREEDOM, CA 95026
(916) 724-1882
wayne@colost2001.com

BARN FLOOR PLAN

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 A (Agriculture), a designation which allows agricultural uses. The proposed barn is a principal permitted use within the zone district, consistent with the site's (R-M) Mountain Residential General Plan designation.

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

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

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

This finding can be made, in that the architectural design of the barn is consistent with the surrounding rural agricultural neighborhood in terms of architectural style; the site is surrounded by lots developed at rural densities; the colors shall be natural in appearance and complementary to the site; and 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 the project site is not located between the shoreline and the first public road. Consequently, the barn 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 rural agricultural neighborhood. Additionally, agricultural uses are allowed uses in the A (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 agricultural uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed barn will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets and exceeds all current setbacks that ensure access to light, air, and open space in the area.

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 barn and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the A (Agriculture) zone district in that the primary use of the property will be a barn used for agricultural and outdoor equipment storage and a workshop 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 agricultural use is consistent with the use and density requirements specified for the Mountain Residential (R-M) land use designation in the County General Plan.

There will still be only one single family dwelling on the parcel and the proposed barn will not impact natural resources on the parcel. In addition, the proposed barn is only about 2400 square feet and the parcel is about 7.9 acres, therefore, open space will not be reduced as a result of barn construction.

The resulting parcel, as proposed, will contain one single family dwelling and an accessory barn which complies with the General Plan Objective 2.4 to provide for low density residential development in the Mountain Residential Designation.

In addition, Swanton Road is a scenic road in the County General Plan (5.10.10); however, the proposed development is located on Swanton View Road and will not be visible from Swanton Road.

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 barn is to be constructed on an existing lot developed with a single family residence. The proposed barn is not expected to generate traffic in that the use of the barn will be for equipment storage and a workshop.

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 rural neighborhood containing a variety of architectural styles, and the proposed barn is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed barn will be of an appropriate scale and type of design that will blend in with the aesthetic qualities of the surrounding properties and natural landscape and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project Plans, 3 sheets prepared by Wayne Miller dated 1/25/08.

- I. This permit authorizes the construction of a 2400 square foot barn. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. 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.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- 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. The applicant shall supply a color and material board in 8 ½" x 11" format for Planning Department review and approval that depicts the use of natural, muted paint colors, stain and roofing materials on the exterior of the barn.
 2. Grading, drainage, and erosion control plans.
 - a. Plans shall show all earthwork proposed, including excavation for footings, driveway widening, and any overexcavation/recompaction required.
 3. Plans should include all proposed landscaping for review and approval by

Environmental Planning staff to ensure that no invasive species are introduced which may negatively impact protected plant species on the adjacent parcel.

4. Plans shall show an approved CalFire turnaround that includes dimensions and radius. The turnaround may be a hammerhead or a circular turnaround. The dimensions for a hammerhead turnaround are sixteen foot entrances and a turning radius of 20 feet. A circular turnaround must have a radius of 36 feet. Location of turnaround shall be reviewed and approved by Environmental Planning to ensure that special species are not impacted by the additional paving.
 5. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code.
- C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay all drainage fees to the County Department of Public Works, Drainage.
 - E. Correct septic issues identified by Environmental Health Services and apply for a septic permit if a tank replacement is needed.
 - F. Meet all requirements and pay any applicable plan check fee of the Santa Cruz County Fire Protection District.
 - G. Complete and record a Declaration of Restriction to construct a nonhabitable barn. **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. 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 barn is not permitted to be used as living space.
- B. 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.

Please note: This permit expires two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Samantha Haschert
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: 08-0339

Assessor Parcel Number: 05720111

Project Location: 916 Swanton View Road

Project Description: Proposal to construct a 2 story, 2400 square foot nonhabitable barn on a parcel with an existing single family dwelling.

Person or Agency Proposing Project: Judy Miller

Contact Phone Number: (831) 725-1332

- 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 (15303)

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

Proposal to construct a 2400 square foot barn on a parcel with an existing single family dwelling.

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

Samantha Haschert, Project Planner

Date: _____

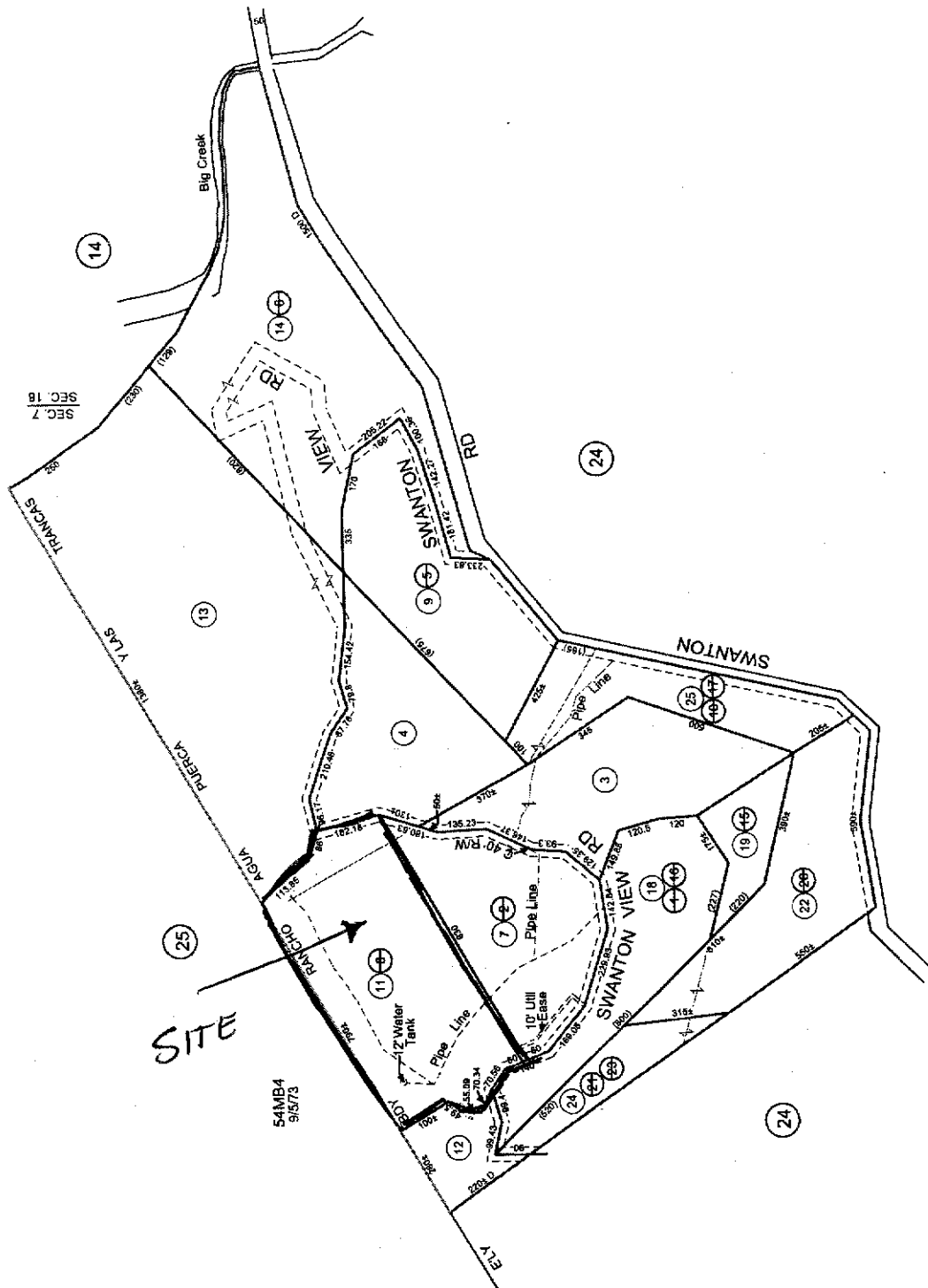
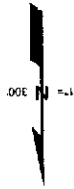
57-20

Tax Area Code
86-022

RANCHO AGUA PUERCA Y LAS TRANCAS
POR SECS. 7 & 18, T.10S., R.3W., M.D.B. & M.

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2009



Assessor's Map No. 57-20
County of Santa Cruz, Calif.
Nov. 2000

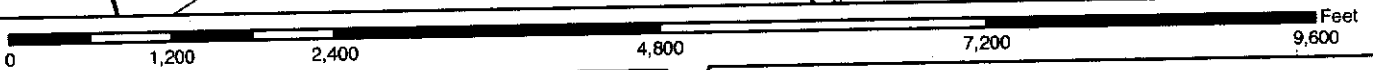
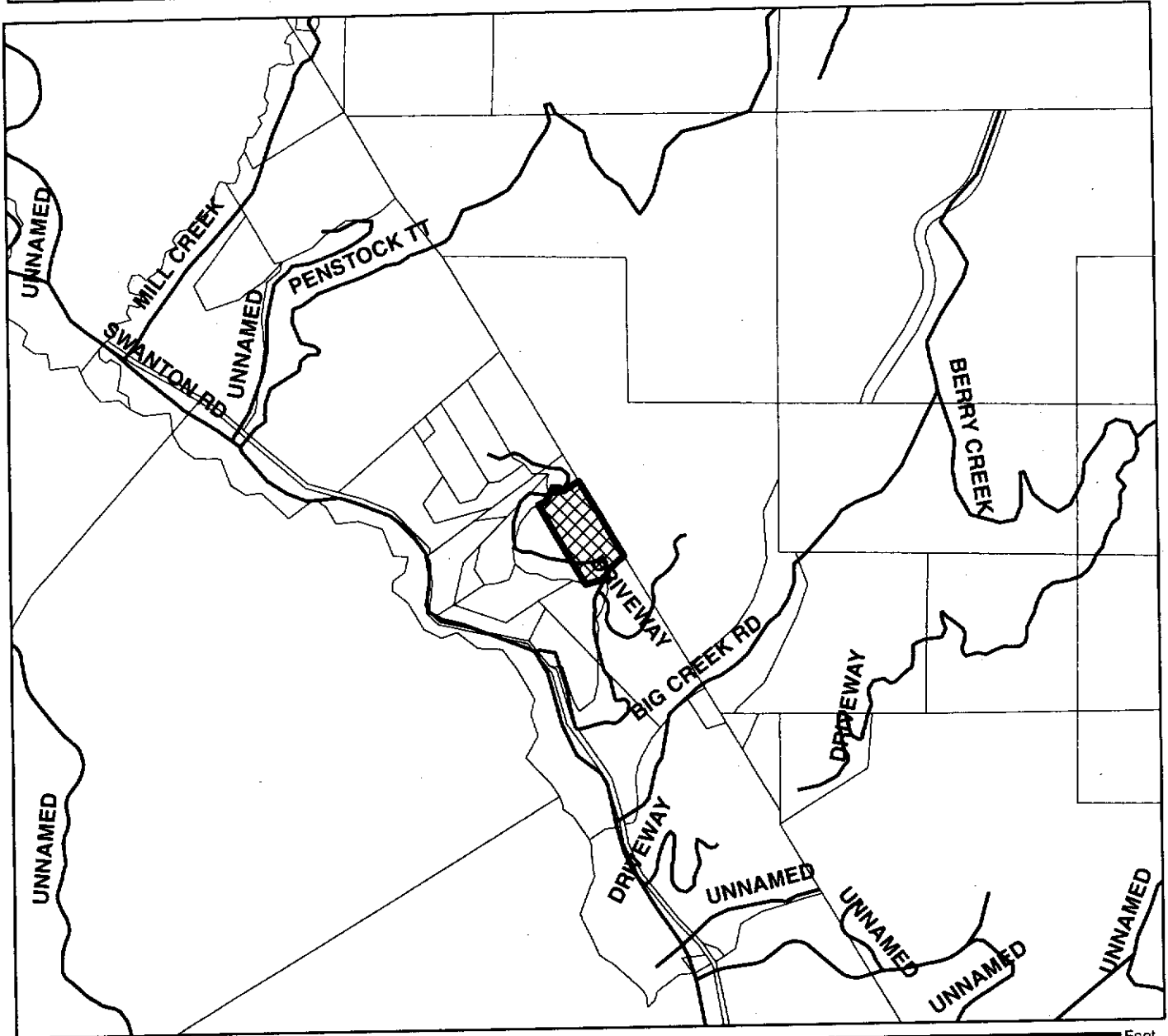
Note - Assessor's Parcel & Block
Numbers are Shown in Circles.

EXHIBIT E




Electronically redrawn 1/16/00 KSA
Rev. 3/15/05 mmm (Added Swanton View Rd.)

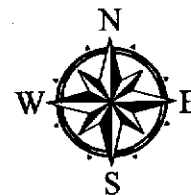


Location Map



LEGEND

-  APN: 057-201-11
-  Assessors Parcels
-  Streets

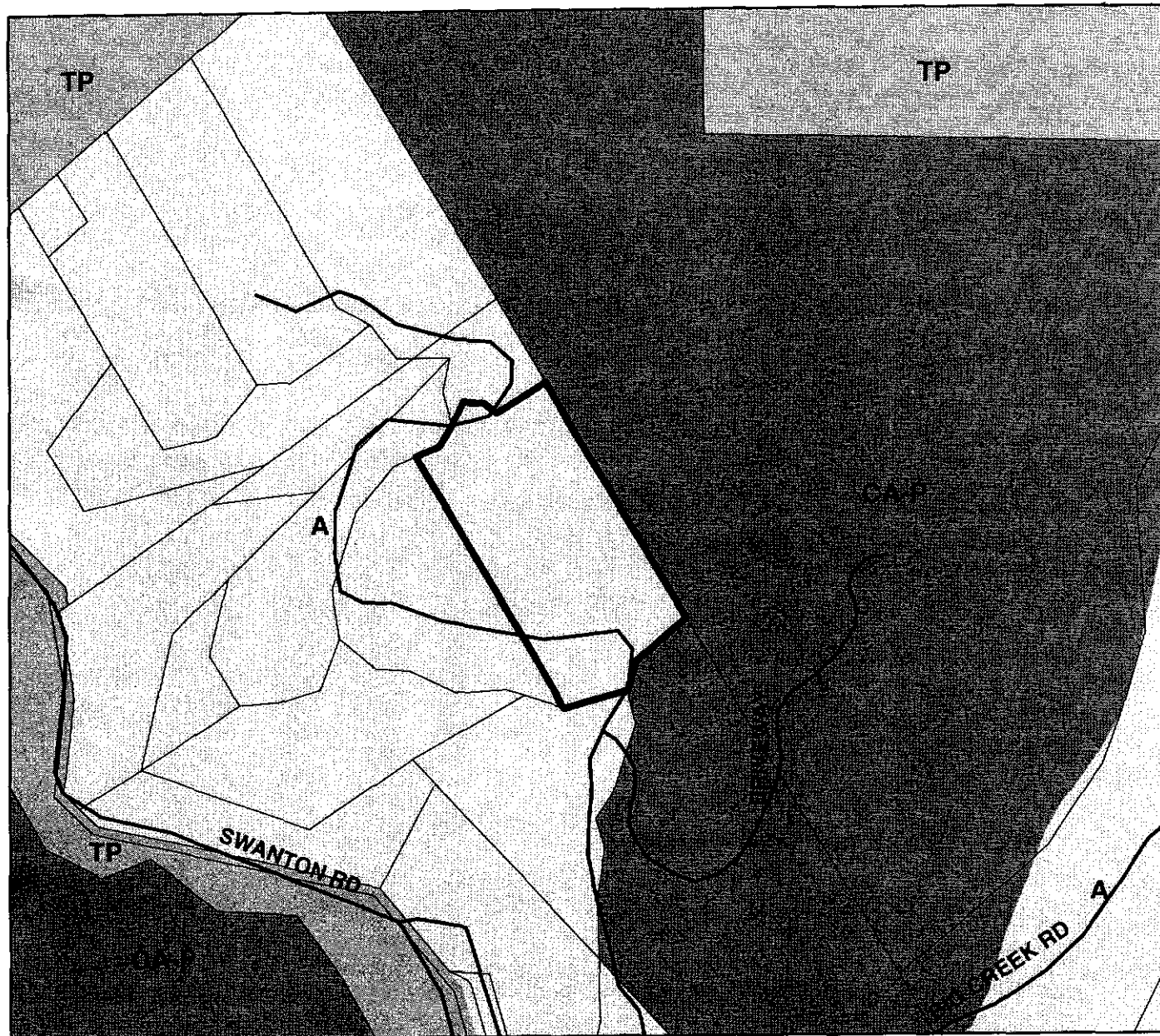


Map Created by
County of Santa Cruz
Planning Department
August 2008




EXHIBIT F

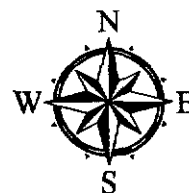


Zoning Map



LEGEND

-  APN: 057-201-11
-  Assessors Parcels
-  Streets
-  AGRICULTURE
-  AGRICULTURE COMMERCIAL
-  TIMBER PRODUCTION



Map Created by
County of Santa Cruz
Planning Department
August 2008

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

Project Planner: Samantha Haschert
Application No.: 08-0339
APN: 057-201-11

Date: September 26, 2008
Time: 13:58:54
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON AUGUST 29, 2008 BY ROBIN M BOLSTER ===== NO COMMENT

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 29, 2008 BY ROBIN M BOLSTER =====

Policy compliance

Although the area is mapped as containing protected species, the area of the proposed accessory structure has been historically disturbed and is not expected to provide habitat for any protected species. Therefore no impact will result from the proposal. Similarly, the area is mapped as containing an area of archaeological resources, however the proposed barn is not in the vicinity of the resource area and will not create any impact.

Prior to building permit approval:

Plans should include all proposed landscaping for review and approval by Environmental Planning staff to ensure that no invasive species are introduced which may negatively impact protected plant species on the adjacent parcel.

Final plans must show all earthwork proposed, including excavation for footings, driveway widening, and any overexcavation/recompaction required. A detailed erosion control plan may be required following review of all proposed earthwork for this project.

Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 19, 2008 BY GERARDO VARGAS ===== Application 08-0339 is complete with regards to drainage for the discretionary stage. Please see miscellaneous comments for issues that must be addressed in the building application stage.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 19, 2008 BY GERARDO VARGAS ===== 1. Projects are required to minimize impervious surfacing. This project is proposing an extensive amount of impervious area. The requirement to minimize impervious surfacing can be achieved by reducing the size of building or the use of porous pavement, pavers, or

Discretionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 08-0339
APN: 057-201-11

Date: September 26, 2008
Time: 13:58:54
Page: 2

base rock etc, where feasible.

Environmental Health Completeness Comments

===== REVIEW ON AUGUST 14, 2008 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 14, 2008 BY JIM G SAFRANEK ===== Prior to building final applicant must correct septic issues identified by R Sanchez of EHS. If a tank replacement is needed, applicant must apply for septic permit.

Cal Dept of Forestry/County Fire Completeness Comm

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

===== REVIEW ON AUGUST 12, 2008 BY COLLEEN L BAXTER =====
DEPARTMENT NAME: SANTA CRUZ CO FIRE

Add the appropriate NOTES and DETAILS showing this information on your plans and RESUBMIT, with an annotated copy of this letter:

The job copies of the building and fire systems plans and permits must be onsite during inspections.

All bridges, culverts and crossings shall be certified by a registered engineer.

Minimum capacity of 25 tons. Cal-Trans H-20 loading standard.

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

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

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

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

Your driveway to the barn is over 150 feet and length and requires an approved CAL-FIRE turnaround. Show on your building plans the details of the turnaround including the radius. You may install either a hammerhead or circular turnaround. The dimensions for the hammerhead turnaround are a sixteen foot entrances and a turning radius of 20'. A circular turnaround must have a radius of 36'. ===== UPDATED ON AUGUST 12, 2008 BY COLLEEN L BAXTER =====

===== UPDATED ON AUGUST 12, 2008 BY COLLEEN L BAXTER =====
===== UPDATED ON AUGUST 12, 2008 BY COLLEEN L BAXTER =====

Cal Dept of Forestry/County Fire Miscellaneous Com

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

===== REVIEW ON AUGUST 12, 2008 BY COLLEEN L BAXTER =====