



Staff Report to the Zoning Administrator

Application Number: **09-0326**

Applicant: Dee Murray
Owner: Kelly Wood
APN: 066-211-07

Agenda Date: 9/17/10
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to utilize space within an existing storage facility and to create additional parking area for the storage of recreational vehicles and boats.

Requires an amendment to Commercial Development Permits 03-0304, 84-0277 and 89-0953.

Location: Property located approximately 500 feet to the west of Graham Hill Road across from Roaring Camp Road. (5843 Graham Hill Road)

Supervisory District: 5th District (District Supervisor: Mark Stone)

Permits Required: Commercial Development Permit amendment

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0326, based on the attached findings and conditions.

Exhibits

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

Parcel Information

Parcel Size:	52 acres
Existing Land Use - Parcel:	Existing industrial and service commercial uses
Existing Land Use - Surrounding:	State Park, Roaring Camp RR, commercial & residential uses
Project Access:	Shared driveway from Graham Hill Road
Planning Area:	San Lorenzo valley
Land Use Designation:	R-M (Mountain Residential), I (Industrial) Overlay

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

Zone District: M-1-GH (Light Commercial - Geologic Hazards)
Coastal Zone: ☐ Inside ☒ Outside

Environmental Information

Geologic Hazards: Portions of property within mapped 100 year floodplain (Zayante Creek)
Soils: N/A
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Riparian corridor to north of project site (Zayante Creek)
Grading: Grading only to remove existing soil and replace with gravel base rock at lower site
Tree Removal: No trees proposed to be removed
Scenic: Graham Hill Road scenic corridor
Drainage: Existing drainage adequate
Archeology: Report review completed - results negative, no arch. resource identified

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Septic
Fire District: Felton Fire Protection District
Drainage District: Zone 8 Flood Control District

History & Project Setting

The subject property is approximately 52 acres located south of the town of Felton off Graham Hill Road. The property is developed with a number of industrial uses (including a lumber yard/hardware store, propane storage tanks, contractors offices and storage yards, and a personal storage facility) in separate leaseholds and contains a large amount of undeveloped area. The project site for the proposed improvements is at the existing storage facility (including a cleared area below the facility). The uses on the subject property have been in existence for many years, with historic industrial use of the property pre-dating the requirements for planning approvals. The existing uses have been recognized and authorized by the following approvals: 84-0277 (Master Occupancy Program), 89-0953 (Propane Storage Tank), and 03-0304 (Propane Storage Tank). The subject property is bounded by Roaring Camp Railroad (family amusement park) to the south, the San Lorenzo River and Zayante Creek to the north, Henry Cowell State Park to the west, and Graham Hill Road to the east. The single family residential neighborhood of Mt. Hermon is located across Graham Hill Road, and the town of Felton is located to the north across the San Lorenzo River.

RV Storage at an Existing Storage Facility

This proposal is to allow the storage of recreational vehicles, trailers, and boats at an existing personal storage facility. The project site is located in the M-1-GH (Light Commercial -

Geologic Hazards) zone district, a designation which allows commercial uses. The proposed modifications to the existing storage facility is a permitted use within the zone district. Although the General Plan land use designation for the property is R-M (Mountain Residential), the property is also designated with an I (Industrial) General Plan overlay for consistency with the M-1-GH zone district.

The proposed RV storage use is consistent with the Master Occupancy Program approved under 84-0277. The Master Occupancy Program authorized a number of service commercial and light industrial uses, including storage facilities. The proposed use of RV, trailer, and boat storage is consistent with these approved uses.

The proposal includes the demolition of one existing structure at the existing storage facility site, preparation of a lower site (including stripping the soil, placing gravel surfacing, and installing perimeter fencing), and the delineation of oversized parking spaces for storage of RVs, trailers, and/or boats in both locations. Adequate parking and circulation will be maintained and the facility will be screened from public view by the installation of colored lath material placed within the existing chain link fence facing Graham Hill Road.

Floodplain & Riparian Resources

The lower portion of the project site is located within the 100 year floodplain of Zayante Creek. The preparation of this area is limited (per County Code section 16.10.070(f) and Federal Emergency Management Agency regulations) in terms of grading no more than 50 cubic yards of earth and elevation of structures above the base flood elevation. In order to comply with these requirements, the preparation of the site will result in no net increase in grading volume (the earth removed will be replaced with gravel surfacing). Additionally, no permanent structures are proposed for this location and all vehicles will be required to be currently licensed and highway ready for ease of removal if flood danger is eminent.

The RV storage proposed at the lower site is in compliance with riparian resource protection regulations (per County Code 16.30) in that the area to be developed is separated from the riparian resource by an existing roadway. There will be no incursion into the riparian or buffer areas by the proposed use. The Environmental Planning section has reviewed this proposal and determined it to be in compliance with floodplain and riparian requirements.

Scenic Resources & Design Review

The subject property is located within the viewshed of the Graham Hill Road scenic corridor. The property is developed with various industrial and storage uses, in multiple separate leaseholds, and these uses are all visible from Graham Hill Road. The proposed use will not change the appearance of the property, or the existing storage facility, from Graham Hill Road. The existing storage buildings are between the proposed vehicle storage areas (with the lower site being screened by topography and existing vegetation) which would screen the RV, trailer, and/or boats from view on Graham Hill Road. Additionally, since insufficient area exists for the installation of landscaping, the owner proposes to install plastic slats in the existing chain link fencing on the perimeter of the existing storage facility to further screen the existing use from public view. A separate leasehold exists between the storage facility and Graham Hill Road that

is currently vacant. Future development of this vacant leasehold would incorporate additional screening vegetation for the property as viewed from Graham Hill Road.

This proposal is in compliance with the requirements of the County Design Review Ordinance, in that the proposed project will not intensify the visual impact of the existing storage facility and additional screening material (plastic slats in the existing fencing) will be installed 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.

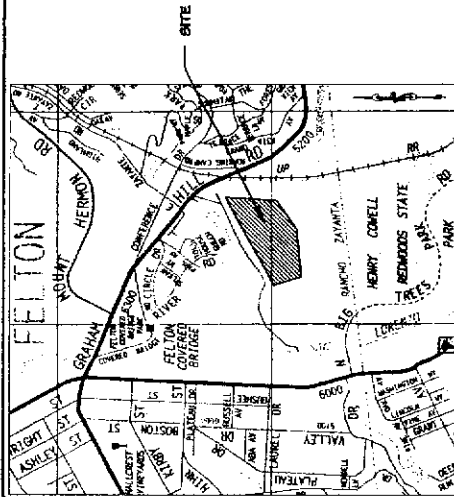
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0326**, 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: Randall Adams
Santa Cruz County Planning Department
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Santa Cruz CA 95060
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E-mail: randall.adams@co.santa-cruz.ca.us



Contractor:

Owner:
David Kelly Wood
111 Stoney Creek Rd.
Santa Cruz, CA 95060
Phone# (831) 800-8980
Cell# (520) 480-2820
Fax# (831) 335-0782

Owner Representative:

Dee Murray
Land Use Consultant
2272 Kinley St.
Santa Cruz, CA 95062
Phone# 831-475-8334

General Notes:

1. Proposed Use: RV storage.
2. Property Location: 5865 Graham Hill Road, Felton, CA 95018.
3. Directions: From Ocean St., Santa Cruz, proceed North onto Graham Hill Rd. for approximately 5 miles. Property is located on West side of Graham Hill Rd.
4. Area of Lot = 51.831 ac. (per County of Santa Cruz GIS).
5. Zoning: MH-GH, PR-GH, SU-GH.
6. General Plan: Mountain Residential.
7. Existing utilities are not to be altered or utilized.
8. Impervious area etc. No change.
9. Grading quantities: See Sheet P2.

Title Sheet



Site Plan

RV Storage Plan for Kelly Wood

PREPARED AT THE REQUEST OF
Kelly Wood
LOCATED AT
APN 086-214-07
County of Santa Cruz, California

5-10-11
DATE
ROBERT L. DEWITT



NOT BE USED FOR ANY OTHER PURPOSES WITHOUT THE WRITTEN PERMISSION OF THE ENGINEER. THE ENGINEER IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE CLIENT. THE ENGINEER'S LIABILITY IS LIMITED TO THE PROFESSIONAL SERVICES PROVIDED BY THE ENGINEER.

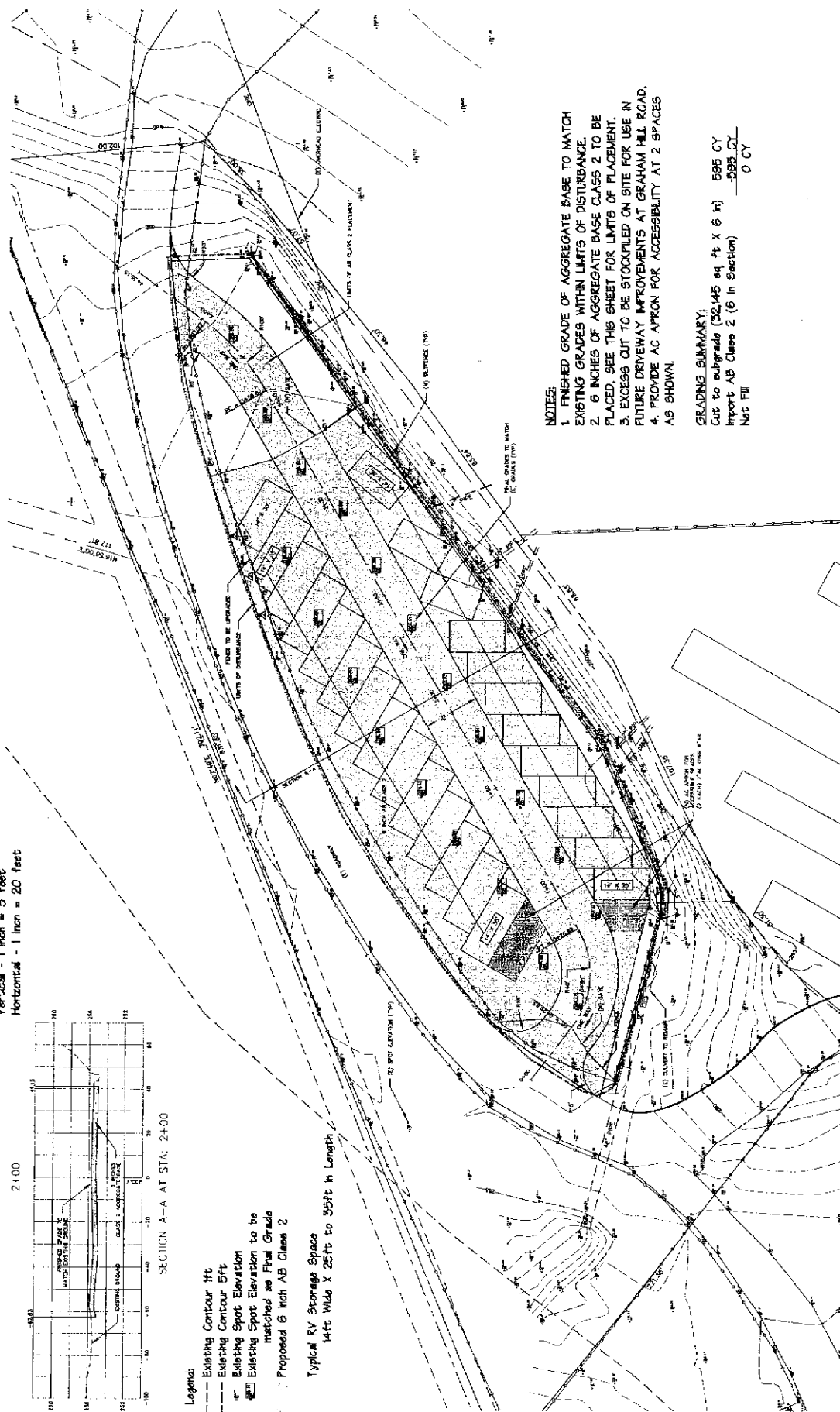
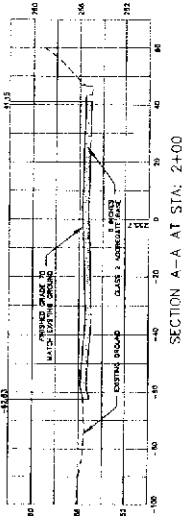
1007 Santa Cruz, Suite 1
Santa Cruz, CA 95060
(831) 425-1117
(831) 425-1118
FAX (831) 425-1119

Robert L. DeWitt
& Associates, Inc.
Civil Engineers & Land Surveyors

NO.	DATE	DESCRIPTION
1	5-10-11	RV Storage Plan
2		
3		
4		
5		
6		
7		
8		
9		
10		

P1 of 3

Section A-A
Scale:
Vertical - 1 inch = 5 feet
Horizontal - 1 inch = 20 feet



- NOTES:
1. FINISHED GRADE OF AGGREGATE BASE TO MATCH EXISTING GRADES WITHIN LIMITS OF DISTURBANCE.
 2. 6 INCHES OF AGGREGATE BASE CLASS 2 TO BE PLACED. SEE THIS SHEET FOR LIMITS OF PLACEMENT.
 3. EXCESS CUT TO BE STOCKPILED ON SITE FOR USE IN FUTURE DRIVEWAY IMPROVEMENTS AT GRAHAM HILL ROAD.
 4. PROVIDE AC APRON FOR ACCESSIBILITY AT 2 SPACES AS SHOWN.

GRADING SUMMARY:
Cut to subgrade (32,145 sq ft X 6 in) 595 CY
Import AB Class 2 (6 in Section) -595 CY
Net Fill 0 CY

Lower Site - Grading, Drainage and Erosion Control Plan

Scale: 1 inch = 20 feet

Prepared at the request of
Kelly Wood
APN: 066-211-07
County of Santa Cruz, California

DATE: 05-10-12

ROBERT L. DEWILL



RV Storage Plan for Kelly Wood

County of Santa Cruz, California



Scale: 1 inch = 20 feet

Note: No proposed grading.

- NOTES:
1. REMOVE EXISTING BUILDING.
 2. REGRADE AND PAVE BUILDING REMOVAL AREA TO MATCH EXISTING PAVING.
 3. MINIMUM PAVING SECTION IS 2" AC (TYPE B) OVER 6" AS (CLASS 2).
 4. RV STORAGE SPACES TO BE DELINEATED BY PAINTED STRIPES ON PAVEMENT.
 5. FIRE TURNAROUND IS AN ADAPTATION OF THE HAMMERHEAD "T" SHOWN ON DIAGRAM 6, (G.P. 6.5.10).

Upper Site - Layout Plan



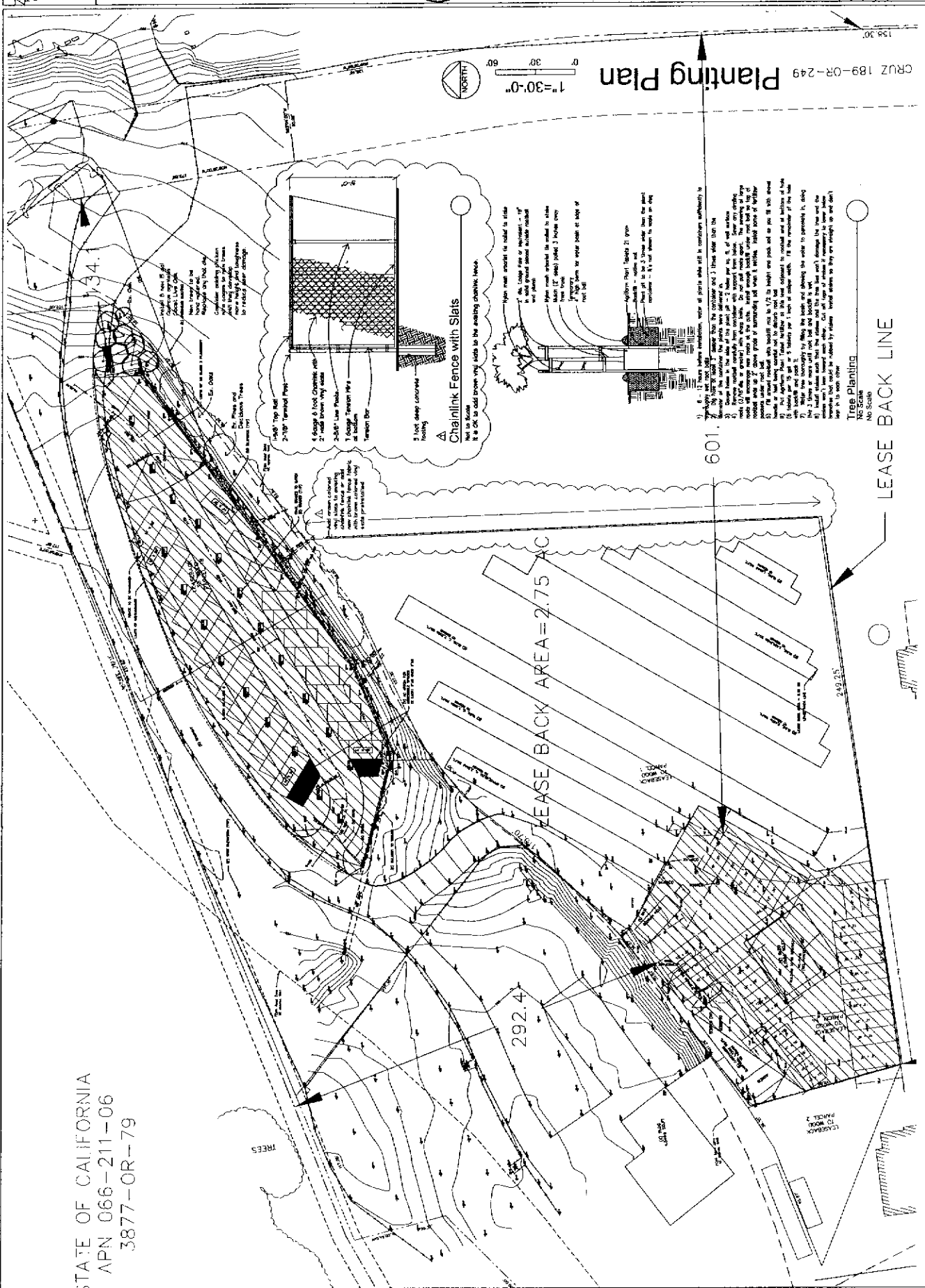
Robert L. DeWitt
DATE: 4-10-07

RV Storage Plan for Kelly Wood
APN 066-214-07
County of Santa Cruz, California

P3 of 3

Robert L. DeWitt
& Associates, Inc.
Civil Engineers & Land Surveyors
1007 Ocean Street, Suite 1
Santa Cruz, California 95060
(408) 423-0224 FAX
(408) 423-1817 RL

1/4" = 1' - SEE PLAN FOR A 1/4" = 1' SCALE. DIMENSIONS TO BE SHOWN TO THE 1/4" = 1' SCALE. DIMENSIONS TO BE SHOWN TO THE 1/4" = 1' SCALE. DIMENSIONS TO BE SHOWN TO THE 1/4" = 1' SCALE.



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 commercial uses. 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.

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 modifications to an existing storage facility and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the M-1-GH (Light Commercial - Geologic Hazards) zone district in that the existing storage facility use is allowed within the zone district and is an allowed use in the Master Occupancy Program for the subject property.

The lower portion of the project site is located within the 100 year floodplain of Zayante Creek. The project is in compliance with County Code section 16.10.070(f) - Floodplains (and Federal Emergency Management Agency regulations) in that the preparation of the site will result in no net increase in grading volume (the earth removed will be replaced with gravel surfacing) and no permanent structures are proposed for this location. All vehicles will be required to be currently licensed and highway ready for ease of removal if flood danger is eminent.

The project is in compliance with riparian resource protection regulations (per County Code 16.30) in that the area to be developed is separated from the riparian resource by an existing roadway and there will be no incursion into the riparian or buffer areas by the proposed use.

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 existing M-1-GH (Light Commercial - Geologic Hazards) zoning is consistent with I (Industrial) General Plan overlay as specified in the County General Plan.

A specific plan has not been adopted for this portion of the County. The Felton Town Plan covers areas located to the north of the subject property. Although the subject property is identified as "lumber yard" in the town plan, no guidelines or requirements for this site have been indicated in the Felton Town Plan.

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 addition of new long term vehicle storage at the existing storage facility is not anticipated to generate a substantial number of additional trips to and from the subject property. The increase in trips associated with the proposed long term vehicle storage is considered as insignificant and 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 visual appearance of the existing storage facility is will not be substantially modified by this proposal and the existing storage use is consistent with the land use intensity authorized on the subject property.

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 project will not intensify the visual impact of the existing storage facility and additional screening material (plastic slats in the existing fencing) will be installed to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Conditions of Approval

Exhibit A: Project Plans, "RV Storage Plan for Kelly Wood", 3 sheets, prepared by Robert L. DeWitt & Associates, revised 5/10/10.

- I. This permit authorizes the demolition of an existing building, the construction of an additional lower vehicle storage area, and the designation of long term vehicle (RV, trailer, and/or boat) storage parking spaces at an existing storage facility, as indicated in the approved Exhibit "A" for this permit. 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. This permits is an amendment to Commercial Development Permit 84-0277 and all required conditions of approval for that permit are hereby incorporated into these conditions of approval by reference. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 1. Obtain all required permits from the Monterey Bay Unified Air Pollution Control District for demolition of the existing commercial building.
 - C. 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.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- 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 color and material board, including a copy of the brochure with color samples for the proposed fencing slat materials, in 8 1/2" x 11" format for Planning Department review and approval.
 2. Grading, drainage, and erosion control plans prepared and wet stamped by a licensed civil engineer. All requirements of the Federal Emergency Management Agency (FEMA) and the Environmental Planning section shall be met in the improvement plans.
 3. Details showing compliance with fire department requirements.
- 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 and pay Zone 8 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
1. Obtain a final inspection of the septic permit on the subject property.
- E. Meet all requirements and pay any applicable plan check fee of the Felton Fire Protection District.
- F. Provide required off-street parking for 4 cars (3 spaces for the existing caretakers residence and 1 space for customers of the storage facility). Parking spaces must be a minimum of 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.
- 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. Install brown colored plastic slat material in the chain link fence around the perimeter of the existing storage facility.

- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- 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. RVs, trailers, and boats shall be parked in the locations indicated on the approved Exhibit "A" for this permit. Additional vehicles, trailers, or other equipment shall not be placed outside of these locations, and at no time shall vehicles, trailers, or other equipment be parked or stored in a manner that would block any of the circulation pathways on the project site.
- B. All vehicles (RVs, trailers, and boats) stored on the site will be required to be currently licensed and highway ready for ease of removal if flood danger is eminent.
- C. The brown colored plastic slat material in the chain link fence around the perimeter of the existing storage facility shall be maintained and any damaged, broken, or discolored slats shall be replaced.
- D. 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 three years from the effective date listed below unless a grading permit (or permits) is obtained as 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 grading permit and to complete all of the construction under the grading permit, resulting in the expiration of the grading permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney
Deputy Zoning Administrator

Randall Adams
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: 09-0326

Assessor Parcel Number: 066-211-07

Project Location: 5843 Graham Hill Road

Project Description: Proposal to create a commercial storage yard for recreational vehicles and boats at an existing storage facility.

Person or Agency Proposing Project: Dec Murray

Contact Phone Number: (831) 475-5334

- 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. X **Categorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

F. Reasons why the project is exempt:

Minor remodel at an existing shopping center in an area designated for commercial development..

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

Randall Adams, Project Planner

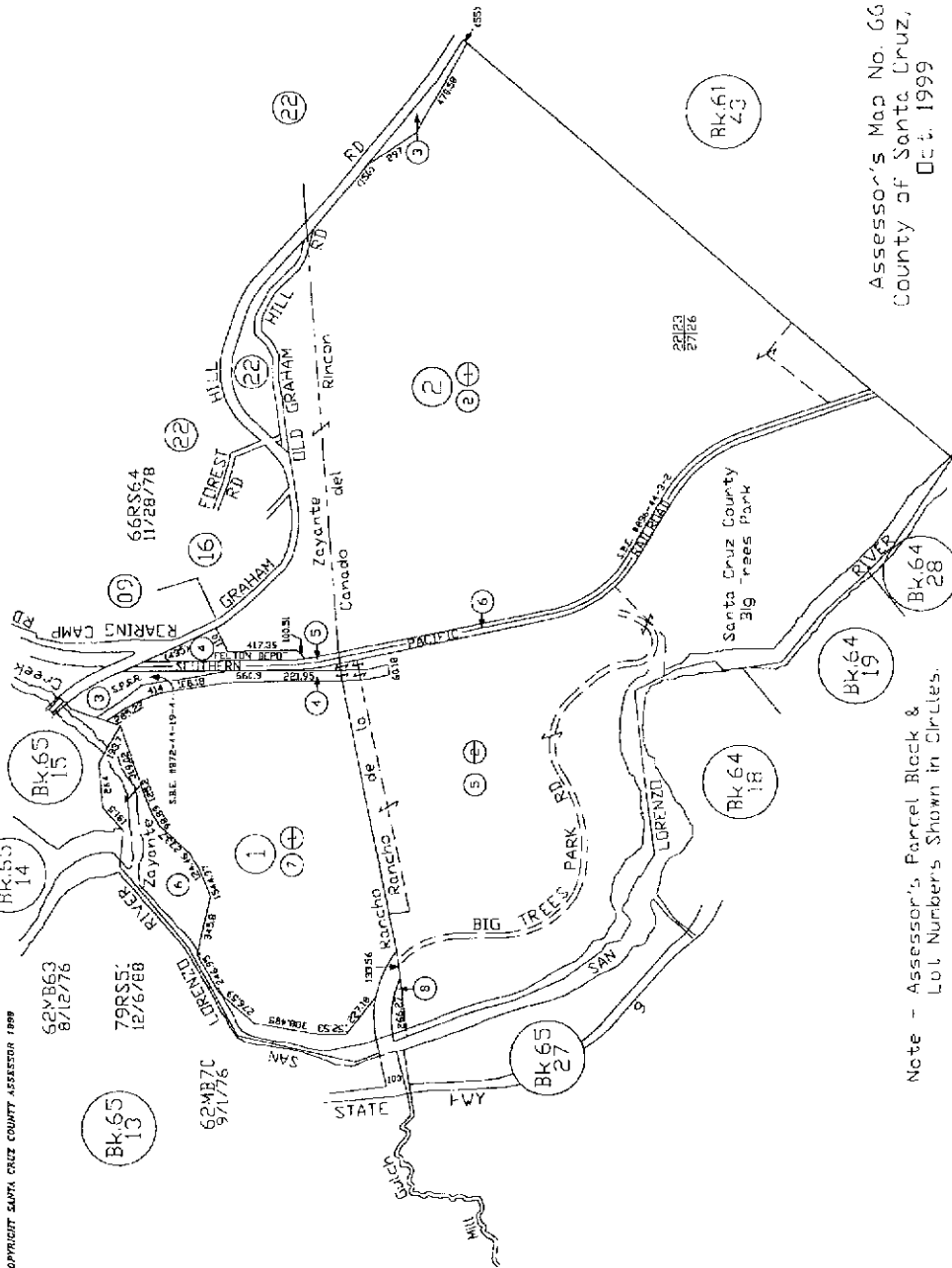
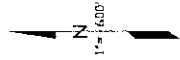
Date: _____

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PER. ZAYANTE & RINCON RANCHO'S
 SECS 22,23,26 & 27, T.10S., R.2W., M.D.E. & M.

Tax Area Code
 90-045

66-21



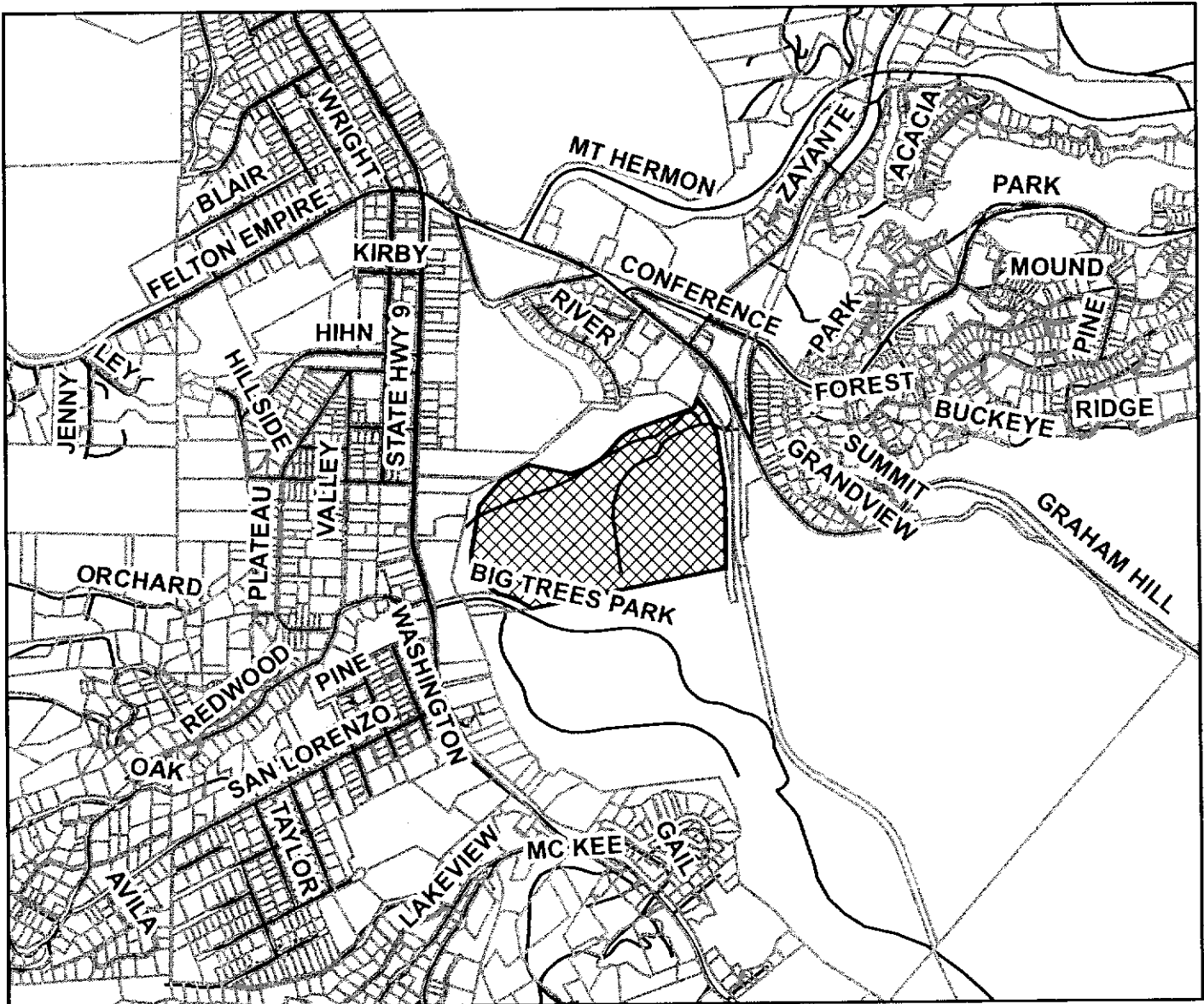
Assessor's Map No. GG 21
 County of Santa Cruz, Calif.
 Oct. 1999

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

Electronically redrawn 10/17/99 USA







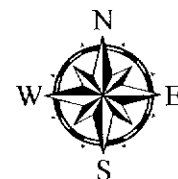
Location Map



1,800 900 0 1,800 3,600 5,400 7,200 Feet

LEGEND

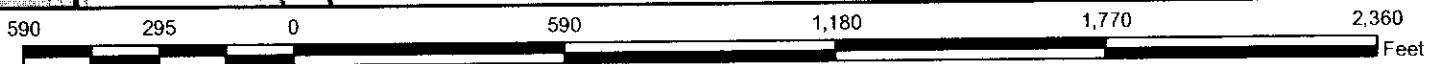
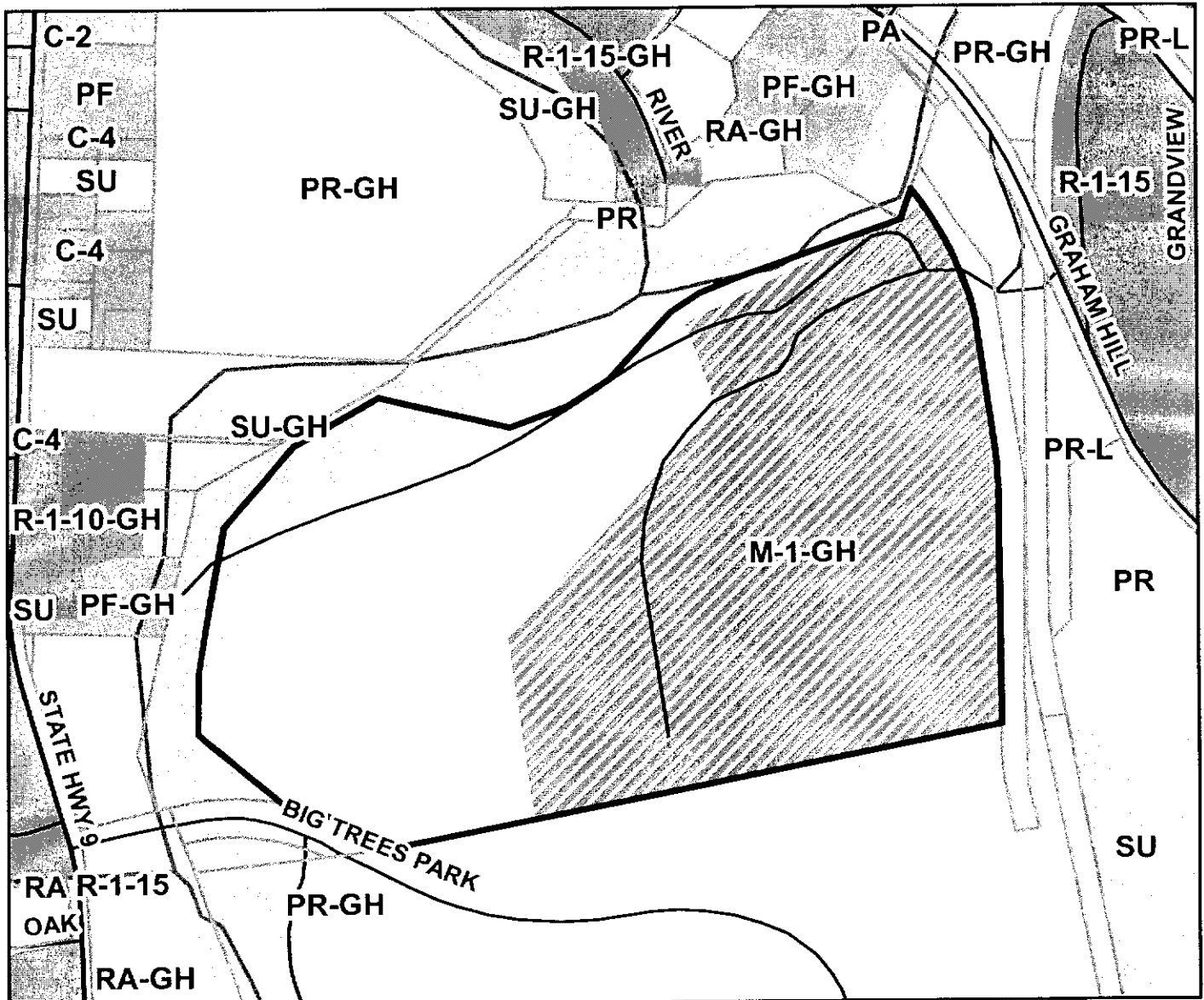
-  APN: 066-211-07
-  Assessors Parcels
-  Streets
-  State Highways



Map Created by
County of Santa Cruz
Planning Department
October 2009

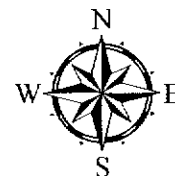


Zoning Map



LEGEND

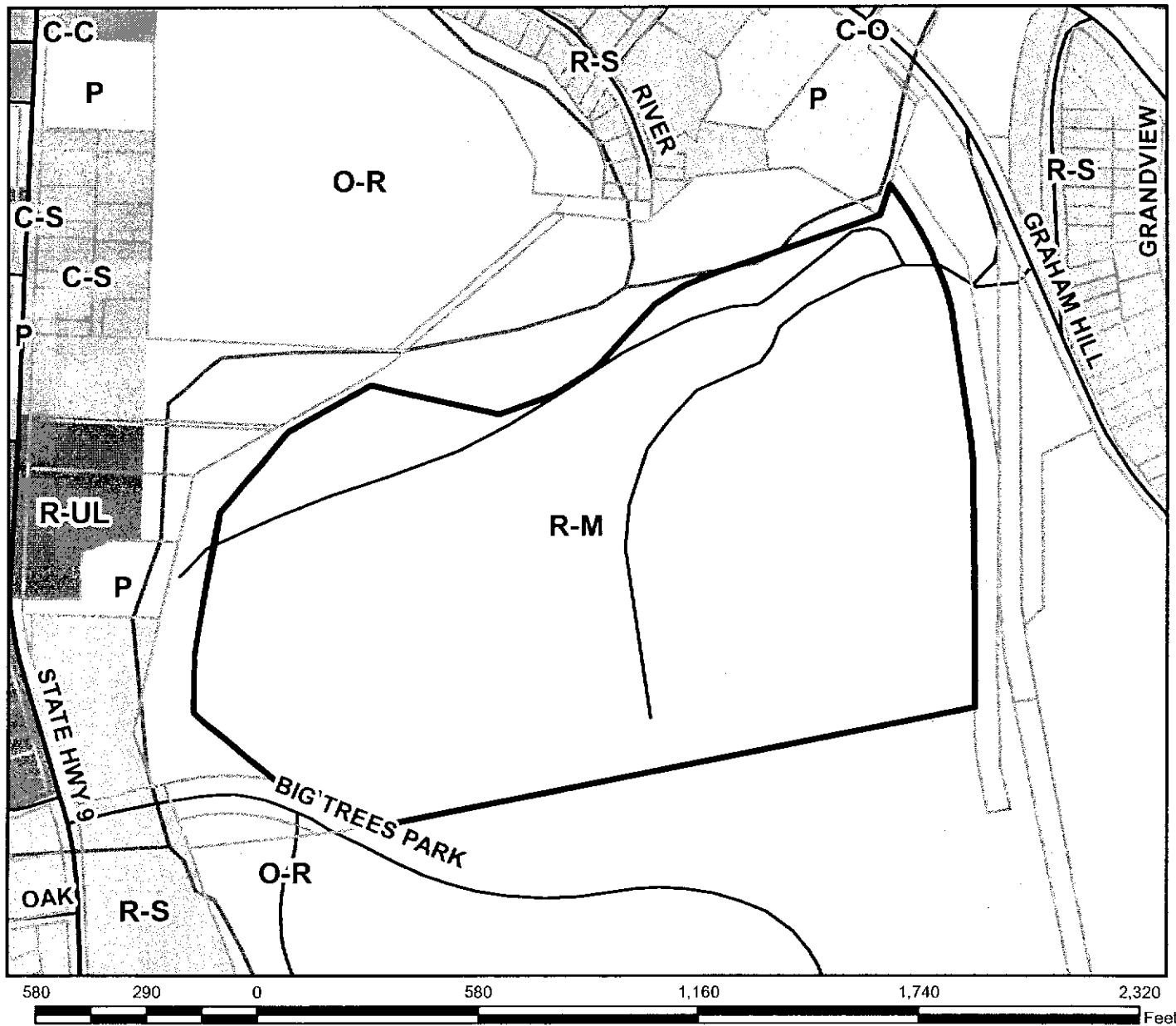
APN: 066-211-07	AGRICULTURE RESIDENTIAL
Assessors Parcels	COMMERCIAL-COMMUNITY
Streets	COMMERCIAL-SERVICE
State Highways	PARK
STREAMTYPE	RESIDENTIAL-SINGLE FAMILY
PERENNIAL	SPECIAL USE
LIGHT INDUSTRIAL	PUBLIC FACILITY



Map Created by
County of Santa Cruz
Planning Department
October 2009

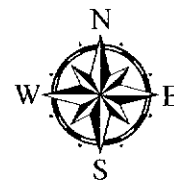


General Plan Designation Map



LEGEND

- | | |
|-------------------|---------------------------------|
| APN: 066-211-07 | Residential-Mountain |
| Assessors Parcels | Parks and Recreation |
| Streets | Public Facilities |
| State Highways | Residential-Suburban |
| STREAMTYPE | Commercial-Service |
| PERENNIAL | Residential - Urban Low Density |
| | Commercial-Community |



Map Created by
County of Santa Cruz
Planning Department
October 2009

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

Project Planner: Randall Adams
Application No.: 09-0326
APN: 066-211-07

Date: August 24, 2010
Time: 11:06:48
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Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 20, 2009 BY JESSICA L DUKTIG =====

Please submit new grading plans for review and pay associated fees. Per conversation with project planner, the grading quantities are going to be reduced to under 1,000 cubic yards to avoid Environmental Review.

Please note that no more than 50 yards of fill may be imported to this site, as it is located within the FEMA designated floodplain. ===== UPDATED ON AUGUST 24, 2010 BY JESSICA L DUKTIG =====

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 20, 2009 BY JESSICA L DUKTIG =====

===== UPDATED ON AUGUST 24, 2010 BY JESSICA L DUKTIG =====

The project is in compliance with county code section 16.10.070(f) and meets the required FEMA flood hazard regulations. The proposed storage of recreational vehicles and boats shall be conditioned to maintain all vehicles as highway ready in case of flooding where evacuation is required.

The project is in compliance with county code section 16.30.040 Riparian Protection Ordinance. The proposed storage site is located on the southern side of an existing dirt road, outside the riparian corridor and buffer zone associated with Zayante Creek.

Dpw Road Engineering Completeness Comments

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

===== REVIEW ON OCTOBER 14, 2009 BY RODOLFO N RIVAS =====

This project proposes the construction and operation of two storage facilities for Recreational Vehicles (RV's) and for boats. Applicant needs to provide the following information for the existing driveway: a) centerline profile, b) structural section, and c) cross section. Note: The proposed project does not include RV's or boats rental/retail operations. ===== UPDATED ON OCTOBER 14, 2009 BY RODOLFO N RIVAS =====

===== UPDATED ON JUNE 7, 2010 BY RODOLFO N RIVAS =====

This project proposes the construction and operation of two storage facilities for Recreational Vehicles (RV's) and for boats. Applicant needs to provide the following information for the existing driveway: a) centerline profile, b) structural section, and c) cross section. Note: The proposed project does not include RV's or boats rental/retail operations.

Dpw Road Engineering Miscellaneous Comments

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

===== REVIEW ON OCTOBER 14, 2009 BY RODOLFO N RIVAS =====

NO COMMENT

===== UPDATED ON JUNE 7, 2010 BY RODOLFO N RIVAS =====

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 09-0326
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NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON OCTOBER 1, 2009 BY JIM G SAFRANEK ===== The project is complete; however prior to the issuance of the BP and as part of the EH Clearance the applicant will need to obtain a final on septic appl (08-024).

Environmental Health Miscellaneous Comments

===== REVIEW ON OCTOBER 1, 2009 BY JIM G SAFRANEK =====
NO COMMENT

Felton Fire Department Completeness Comments

===== REVIEW ON OCTOBER 14, 2009 BY RON E RICKABAUGH =====

===== UPDATED ON OCTOBER 14, 2009 BY RON E RICKABAUGH =====

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

SHOW on the plans, DETAILS of compliance with the Access Standards of the Santa Cruz County General Plan (Objective 6.5 Fire Hazards).

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

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

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

The street/access road shall be named and addressed by the County Office of Emergency Services. Street signs shall be posted, and maintained, to County Public Works. Green and white County style signs shall be used.

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.

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 fur-

Discretionary Comments - Continued

Project Planner: Randall Adams
Application No.: 09-0326
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ther 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.

Felton Fire Department Miscellaneous Comments

===== REVIEW ON OCTOBER 14, 2009 BY RON E RICKABAUGH =====
NO COMMENT

Accessibility: Project Comments for Development Review : 2nd Review
County of Santa Cruz Planning Department

Date: May 26, 2010
Planner: Randall Adams
Project: RV Storage at Existing Commercial Storage

Application Number: **09-0326**
APN: 066-211-07

Dear Ms. Murray

A preliminary review of the above project plans was conducted to determine accessibility issues. The following comments are to be applied to the project design.

Please refer to the attached brochure entitled Accessibility Requirements - Building Plan Check which can also be found at the County of Santa Cruz Planning Department website:

http://www.sccoplanning.com/brochures/access_plancheck.htm

This document is an information source for the designer when preparing drawings for building plan check.

Completeness Items:

Plans complete for this review

Permit Conditions/Additional Information:

- A demo permit will be required to remove the existing 3000+ square foot structure. Commercial structures require confirmation that they are free of asbestos through the Monterey Bay Unified Air Pollution Control District, www.mbuapcd.org.
- P1: Please state the occupancy group, construction type and whether the proposed parking structures are Sprinklered or Non-sprinklered. (ie. S-2, IIB, Sprinklered). Please provide a calculation of the proposed occupant load.
- Provide details of the accessible parking, and entrance signs, cross slope expressed as a percent. (CBC1129B)
- Provide detectable warnings as required by CBC 1133B.8.5 and 1127B.5(7).
- Provide details of the office entry, threshold, type of door hardware and state maximum opening pressure.
- Include an egress plan showing maneuverability clearances at all doorways to and from the office, passageways and landings (CBC1133B).
- The RV "carport" structures will require complete structural plans and a soils report as part of the building permit process [SCCC 12.10.215(c)].
- Indicate how the entry gates to the facility will be accessible (CBC 1103B.1).
- Premanufactured steel buildings require an approved fabricator. Two recognized accreditation processes are: The International Accreditation Service, Inc. (IAS). For the procedure and criteria, see the web address www.iasonline.org and search for the document titled Accreditation Criteria For Fabrication Programs For Structural Steel-AC172; or Certification process through the American Institute of Steel Construction (AISC). See the web address www.aisc.org for information. Otherwise steel structures require special inspection as part of the manufacturing process (CBC 2205).

Please contact me with any questions regarding these comments.

Laura Brinson

Senior Building Plans Examiner
Santa Cruz County Planning
phone: 831-454-3151
laura.brinson@co.santa-cruz.ca.us

INTEROFFICE MEMO

APPLICATION NO: 09-0326

Date: October 14, 2009

To: Sheila McDaniel, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: RV parking storage lot, Graham Hill Road, Felton

COMPLETENESS ITEMS

- none

COMPLIANCE ISSUES

Design Review Authority

13.11.040 Projects requiring design review.

(e) All commercial remodels or new commercial construction.

Design Review Standards

13.11.072 Site design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping		✓	provide landscape to screen view from Graham Hill Road.
Streetscape relationship			N/A
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography			N/A

Retention of natural amenities			N/A
Siting and orientation which takes advantage of natural amenities			N/A
Ridgeline protection			N/A
Views			
Protection of public viewshed		✓	
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.074 Access, circulation and parking.

Parking			
Minimize the visual impact of pavement and parked vehicles.		✓	
Parking design shall be an integral element of the site design.			N/A
Site buildings toward the front or middle portion of the lot and parking areas to the rear or side of the lot is encouraged where appropriate.			N/A
Lighting			
All site, building, security and landscape lighting shall be directed onto the site and away from adjacent properties.			<i>Suggest as Condition of Approval</i>
Area lighting shall be high-pressure sodium vapor, metal halide, fluorescent, or equivalent energy-efficient fixtures.			<i>Suggest as Condition of Approval</i>
All lighted parking and circulation areas shall utilize low-rise light standards or light fixtures attached to the building. Light standards to a maximum height of 15 feet are allowed.			<i>Suggest as Condition of Approval</i>
Building and security lighting shall be integrated into the building design.			<i>Suggest as Condition of Approval</i>
Light sources shall not be visible from adjacent properties.			<i>Suggest as Condition of Approval</i>