



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

0739

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
ALVIN JAMES, DIRECTOR

October 22, 2001

AGENDA: November 6, 2001

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

REVISED DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND BRIDGES

Members of the Board:

On February 27, 2001 your Board gave preliminary approval to proposed amendments (Exhibit 1-A of Attachment 1) to the Grading Ordinance's Design Standards for Private Roads, Driveways and Bridges (Section 16.20.180) that would ensure that firefighting trucks/equipment can safely and effectively use the County's rural private roads, and to make the guidelines consistent with the County General Plan/Local Coastal Program (GP/LCP), and directed the Planning Department to process the amendments. On August 8, 2001 the Planning Commission considered the proposed amendments and recommended their approval by your Board (see Planning Commission Resolution – Attachment 5). These proposed amendments are now being brought back to your Board for consideration of final approval. The attached proposed Resolution (Attachment 1) gives final approval to the proposed amendments and directs the Planning Department to forward the amendments to the California Coastal Commission for their approval.

Background:

On December 14, 1999, your Board adopted a number of policy and ordinance amendments, including revisions to the rural road standards, for privately maintained roadways. Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges) of the County Code, a part of the County Grading Ordinance, establishes standards for the construction of all private roads, driveways and bridges where a Grading Permit is required (Attachment 1 of Exhibit C of Attachment 7). This section, adopted as a part of the original Grading Ordinance in 1977, had not been amended since 1984, until your Board adopted the amendment to the road surfacing standard as a part of the timber regulations (Attachment 2 of Exhibit C of Attachment 7). These revised road standards required a drain rock surface for all roads with grades between 0 and 10%, instead of the currently required baserock surfacing. This new surfacing requirement was intended to reduce the deterioration of private roads and the resultant erosion problems. Following adoption by your Board, this package of amendments was forwarded to the Coastal Commission for its review. In May 2000; the Coastal Commission adopted the revised road standards as a minor amendment.

On June 20, 2000, your Board directed Planning staff to present a report outlining the efforts the Department was undertaking to educate the public and facilitate the implementation of the recently adopted standards. Planning staff began the outreach process by first discussing the new road standards with the Fire Chiefs Association of Santa Cruz County. As a result of these discussions, Planning staff reported back in September and December 2000 that the Fire Chiefs Association had a number of concerns with the adopted road standard as well as the existing road standards in the Grading Ordinance. These included concerns about the ability of fire/emergency vehicles to negotiate roads with the proposed drain rock surfacing. In addition, the fire chiefs were also concerned that the current private road, driveway and bridge standards in the Grading Ordinance were not consistent with the County Fire Code, nor the County General Plan/LCP. Planning staff requested, and your Board granted, additional time to allow the Planning Department and the Fire Chiefs Association to complete the review of the road standards and to develop any necessary revisions prior to any additional outreach. Planning staff and the Fire Chiefs Association met on a monthly basis to address these issues and crafted amendments to the Grading Ordinance which are consistent with the County Fire Code and the County General Plan/LCP.

Road Standards

The proposed amendments to Section 16.20.180 (Exhibit 1-A of Attachment 1) modify the wording of the section for clarity and conformity with the current Fire Code and General Plan. The following table summarizes these changes:

| STANDARD | CURRENT GRADING ORDINANCE | PROPOSED GRADING ORDINANCE |
|-------------------------------------|---|---|
| all-weather surface | 5 inches of baserock, Class II or certain Class IV; if grade exceeds 15%, 1 ½ inches of asphaltic concrete (or 4 inches of concrete, with no sub-base); if grade exceeds 10% and there are high erosion hazards, oil and screenings can be required | 6 inches of compacted Class II baserock; 95% compaction required; if grade exceeds 15%, 2 inches of asphaltic concrete (or 4 inches of concrete, with no sub-base); oil and screen required for all other roads with grades up to 15%; all secondary access roads require 2 inches asphaltic concrete |
| road dimensions-width | 16-foot wide for roadway, 12-foot wide for driveway (the 16-foot wide road may be reduced to 12-feet if there are environmental constraints, if turnouts (12' x 30') are provided every 500-feet and approved by Fire Chief) | 18-foot wide for roadways serving more than 2 habitable structures; 12-foot wide for driveways serving 2 or fewer habitable structures (the 18-foot wide road may be reduced to 12-feet if there are environmental constraints, if turnouts (12' x 35', with approach and departure areas) are provided every 500-feet and approved by Fire Chief); |
| bridges - width | 16-feet | 20-feet; may be reduced by fire chief consistent with Fire Code and GP/LCP |
| bridges - vertical clearance | n/a | 14-feet |
| bridges - design | H-20 loading | HS-20-44 (25 ton); posted at both ends of bridge |
| maintenance | n/a | requires all roads, driveways and bridges to be maintained as originally constructed |

The proposed road, driveway and bridge standards were based on the Policy 6.5.5 of the 1994 County General Plan/LCP (Attachment 4 of Exhibit C of Attachment 7) and the requirements of

the County Fire Prevention Code (Chapter 7.92 – Attachment 5 of Exhibit C of Attachment 7). These new road standards would only be applicable for new roads or upgrades to existing roads which require a grading permit.

As indicated in the table above, the major areas of the amendments deal with the width and surfacing of roads and driveways. The roadway widths specified in the proposed Grading Ordinance have been increased to be consistent with the minimum widths established by the General Plan/LCP and the Fire Prevention Code. These widths (18-feet for more than two habitable structures and 12-feet for two or fewer habitable structures) will allow fire apparatus to gain access to the structures in the event of an emergency while allowing residents to exit the area. The exception clause, which allows for the reduction of the 18-foot wide roadway to 12-feet (with approved turn-outs) in cases where there would be significant environmental impacts resulting from meeting the full width standard, is retained with minor modifications.

The surfacing requirement has been upgraded to require oil and screened surfacing for all roads with grades between 0 and 10%. This standard is consistent with the Fire Prevention Code definition of ‘all-weather’ road surfacing and the intent of the 1999 amendment to reduce the amount of erosion from new roads. While this will increase the construction cost of new roads (and all road improvements where a grading permit is required), the property owner and the community will benefit from the savings in long-term maintenance of the roads, the reduction in sedimentation in area streams and the improvement in fire apparatus access.

Other minor changes to the Grading Ordinance standards include changes to the standards for bridge construction, a requirement for permanent maintenance of the roadways and bridges constructed under the Grading Permit and a number of wording changes that have been added for clarity. The standards for new and replacement bridges include minimum requirements, consistent with the Fire Prevention Code, for width, weight limit and posting. These standards will insure that bridges are capable of supporting fire apparatus and allow adequate vehicular access. The maintenance requirement is a new provision to insure that property owners maintain their roads as they were constructed, thereby maintaining adequate fire, vehicular access and proper drainage.

Discussion

The road surfacing standards approved by your Board in 1999 were originally proposed to be applied to new private roads as well as to new timber harvest roads. However, the road surfacing standards, that were a part of the 1999 and 2000 packages of amendments to the Forest Practice Rules, were not approved by the California Board of Forestry. Your Board, however, approved the amended standards for use on private roads and subsequently directed the Planning Department to prepare a public information and implementation program for the new standards.

Over the past year, Planning staff, Public Works and the Fire Chiefs Association has worked together to identify and resolve a number of issues related to road access and fire safety. The proposed amendments to the Grading Ordinance are a product of this collaboration (Attachment 6 of Exhibit C of Attachment 7). The proposed amendments to Section 16.20.180 are consistent with the General Plan/LCP and are consistent with the County Fire Prevention Code.

Proposed Implementation Program

To facilitate implementation of the new rural road standards, staff proposes to conduct a public education/outreach program that includes preparation of a new "Rural Road, Bridge and Driveway Standards" brochure (to be made available on the Planning Department website and in a brochure available at the zoning counter), as well as updating the existing grading ordinance and erosion control brochures to include reference to the new standards. In addition, the public education effort will include presentations to be made at appropriate public meetings and outreach through the Santa Cruz County Resource Conservation District. A specific effort will be made to ensure that appropriate Public Works Department staff members are made fully aware of the new standards as well. Additionally, information on the new standards will be provided to applicants at the Planning Department zoning counter.

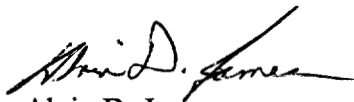
Conclusion and Recommendation

The proposed amendments have been found by Planning Department staff to be categorically exempt from CEQA and a CEQA Categorical Exemption form has been prepared (Attachment 3). The Planning Commission, on August 8, 2001, following a duly noticed public meeting, adopted a Resolution recommending approval of the proposed amendments to the Grading Ordinance's Design Standards for Private Roads, Driveways and Bridges - County Code Section 16.20.180 (Attachment 5), and the CEQA Categorical Exemption (Attachment 3).

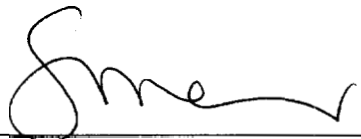
It is, therefore, RECOMMENDED that your Board:

1. Adopt the attached Resolution Amending County Code Section 16.20.180 – Grading Ordinance Design Standards for Private Roads, Driveways and Bridges (Attachment 1) giving final approval to the proposed amendments; and
2. Adopt the attached Ordinance Amending County Code section 16.20.180 - Grading Ordinance Design Standards for Private Roads, Driveways and Bridges (Attachment 2); and
3. Certify the CEQA Categorical Exemption (Attachment 3); and
4. Direct the Planning Department to transmit the amendments to the California Coastal Commission as a Local Coastal Program Implementation Plan amendment for their approval and certification.

Sincerely,


 Alvin D. James
 Planning Director

RECOMMENDED



 Susan A. Mauriello
 County Administrative Officer

ATTACHMENTS:

~~0401~~

1. Resolution Approving the Proposed Grading Ordinance Amendments
Exhibit 1-A: Proposed Ordinance No. ___ Amending County Grading Ordinance (County Code Section 16.20.180) **0743**
2. Ordinance Amending County Code section 16.20.180- Grading Ordinance Design Standards for Private Roads, Driveways and Bridges
3. CEQA Exemption
4. Board of Supervisors Letter from Alvin James, Planning Director, dated February 14,2001
5. Planning Commission Resolution
6. Minutes of Planning Commission Meeting of August 8, 2001
7. Planning Commission staff report
8. August 7, 2001 Letter from James Nelson, Chair of San Lorenzo Valley Water District Board of Directors

cc: Fire Chiefs Association of Santa Cruz County
Public Works Department
San Lorenzo Valley Water District
County Counsel
Santa Cruz County Resource Conservation District

BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

0744

RESOLUTION NO. _____

On the motion of Supervisor
duly seconded by Supervisor
the following Resolution is adopted:

RESOLUTION AMENDING COUNTY CODE SECTION 16.20.180– GRADING ORDINANCE
DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND BRIDGES

WHEREAS, the Santa Cruz County Planning Department in conjunction with the County Public Works Department and the Fire Chiefs Association of Santa Cruz County is proposing amendments to County Code Section 16.20.180 – Grading Ordinance Design Standards for Private Roads, Driveways and Bridges; and

WHEREAS, the proposed amendments would ensure that firefighting and other emergency service trucks/equipment can safely and effectively use the County's rural private roads built or improved under the proposed guidelines; and

WHEREAS, the proposed amendments would make the Grading Ordinance Design Standards for Private Roads, Driveways and Bridges consistent with the County Fire Code and the County General Plan/Local Coastal Program (GPLCP); and

WHEREAS, this amendment is intended to reduce the deterioration of private roads and the resultant erosion problems; and

WHEREAS, the proposed minimum roadway widths have been increased, to 18-feet for more than two habitable structures and 12-feet for two or fewer habitable structures, to allow fire apparatus to gain access to the structures in the event of an emergency while allowing residents to exit the area, with an exception clause that allows for the reduction to 12-feet (with approved turn-outs) in cases where there would be significant environmental impacts resulting from meeting the full width standard; and

WHEREAS, on February 27, 2001, the Board of Supervisors gave preliminary approval to the proposed changes and directed staff to formally process the amendment through the environmental review and Planning Commission/Board of Supervisors public hearing processes; and

WHEREAS, the Planning Commission, on August 8, 2001, following a duly noticed public meeting recommended that the proposed amendments to the Grading Ordinance, as set forth in Exhibit 1-A, and the CEQA Categorical Exemption, incorporated herein by reference, be approved by the Board of Supervisors and submitted to the Coastal Commission as part of the Local Coastal Program Update; and

WHEREAS, the Board of Supervisors, on November 6, 2001, following a duly noticed public meeting, considered the amendments to the Grading Ordinance, as set forth in Exhibit 1-A, and the CEQA Categorical Exemption, incorporated herein by reference, the staff report, and all testimony and evidence received at the public hearing; and

0745

WHEREAS, the Board of Supervisors finds that the proposed amendments are consistent with the California Coastal Act; and

WHEREAS, the proposed amendments to the Grading Ordinance have been found to be categorically exempt from the California Environmental Quality Act (CEQA), consistent with the provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors approves amendments to the Grading Ordinance's Design Standards for Private Roads, Driveways and Bridges (Section 16.20.180), as set forth in Exhibit 1-A, and the CEQA Categorical Exemption, incorporated herein by reference, and authorizes their submittal to the California Coastal Commission as part of the next round of LCP Amendments.

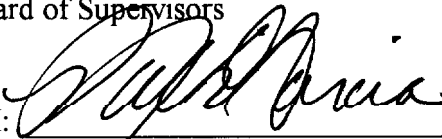
BE IT FURTHER RESOLVED AND ORDERED that these amendments will become effective upon certification by the California Coastal Commission.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this _____ day of _____, 2001 by the following vote:

- AYES: SUPERVISORS
- NOES: SUPERVISORS
- ABSENT: SUPERVISORS
- ABSTAIN: SUPERVISORS

Chairperson of the Board of Supervisors

ATTEST: _____
Clerk of the Board of Supervisors

APPROVED AS TO FORM: 

County Counsel

cc: County Counsel
Planning Department

ORDINANCE NO. _____

AN ORDINANCE AMENDING COUNTY CODE SECTION 16.20.180- GRADING
ORDINANCE DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND
BRIDGES

SECTION I

Section 16.20.180 of the Santa Cruz County Code is hereby amended to read as follows:

16.20.180 DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND
BRIDGES

(a) All private road, bridge and driveway construction, including all secondary access roads required by a land division, requiring a grading approval shall conform to the provisions of this section. These requirements may be modified for emergency access, temporary roads or roads leading to an agricultural building or well site if approved in writing by the Planning Director and the Fire Chief of the applicable Fire Protection District.

(b) Unobstructed width of roadbed for a roadway serving more than two habitable structures shall be ~~16~~ **18** feet minimum; unobstructed width of a driveway serving two or fewer habitable structures shall be 12-foot minimum. Where these criteria conflict with other Chapter **16** standards ~~it is environmentally infeasible to meet these criteria (due to including excessive grading, sensitive habitats or tree removal)~~, a 12-foot wide all-weather road with 12-foot wide by ~~35~~ **30**-foot long turnouts, with approved approach and departure access, located approximately every 500 feet may be approved with the approval of the fire department. The distance between turnouts may be adjusted at the discretion of the Planning Director and the Fire Chief of the applicable Fire Protection District if deemed appropriate for reasons of topography, environment or emergency access.

(c) ~~All roadways and driveways shall have a minimum centerline radius shall be of 36 35-feet. (EXCEPTION: Driveways which serve as access to any habitable structure and which are 150 feet or less from the main road.)~~

(d) The maximum grade of the road or driveway shall not exceed ~~15~~ **20** percent; however, grades of up to ~~20~~ over 15 percent are ~~permitted for up~~ limited to stretches of 200 feet. ~~at a time.~~

(e) All roadways, secondary access roads and driveways shall have a ~~The~~ structural section ~~shall consist~~ of a minimum ~~5~~ **6** inches of compacted Class ~~II~~ **II** baserock. ~~Class II or Class IV.~~ Compaction to **95%** required and certified by a licensed engineer. ~~Class~~

IV ~~aggregate base should have a minimum R value of 50, and not more than 10 percent of the aggregate shall pass the number 200 sieve.~~ **Exceptions to this standard are as follows:**

- (f) i. Where the subgrade is designated as an expansive clayey soil, the structural section should be determined using the California Design Procedure.
- (g) ii. The aggregate base required by these design standards can be omitted if the **Planning** Director determines that the native material provides **sufficient equivalent** bearing capacity ~~for all-weather use to that specified in (e) above, as certified by a licensed soils or civil engineer.~~

(h)(f) In all cases, where road gradients exceed 15 percent, ~~1-1/2~~ **2 inches** of asphaltic concrete shall be ~~provided~~ **placed over the baserock.** (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of **4 inches** of concrete is used.) ~~Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, Oil and screen, at a minimum, may be~~ **is required over the baserock at the discretion of the Planning Director. for all grades up to 15%.** All secondary access roads shall be surfaced with **2 inches** of asphaltic concrete.

(i)(g) Asphalt or concrete berms or their equivalent may be required to control drainage, Discharges shall be at points of natural drainage courses with energy dissipaters installed where necessary to prevent erosion.

(j)(h) Entrances from private roads or driveways into private roads shall be limited in gradient as shown by Figure 4.

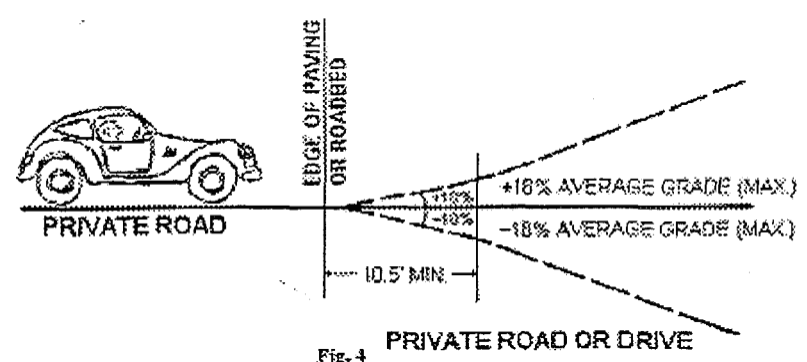


Fig-4

(k)(i) Any roadway or driveway which is more than ~~300~~ **150** feet long and a dead end shall have a turn-around area with a minimum of ~~35~~ **36** feet unobstructed radius, or equivalent.

(l)(j) ~~A horizontal clearance of 16 feet and a~~ vertical clearance of 14 feet shall be maintained on all roadways, driveways, bridges, and turnouts.

(m)(k) Where a private driveway will connect to a County-maintained road, an Encroachment Permit shall first be obtained from the Public Works Department.

(n)(l) Bridges shall be at least ~~16~~ **20** feet of clear width. The Fire Chief of the authority having jurisdiction may allow the width to be reduced in accordance with the adopted fire code and Fire Safety Element of the Santa Cruz County General Plan. Bridges and culverts shall be designed by a civil engineer for a ~~H-20~~ **HS-20-44** (25 ton) loading. The bridge weight limit shall be posted at both ends of the bridge. If the bridge crosses a stream or drainage channel, hydraulic calculations based on a 100-year storm shall be submitted showing hydraulic adequacy of the spanned cross-section of the stream or drainage channel.

(m) **All** roads, secondary access roads, driveways and bridges shall be permanently maintained as originally constructed in conformance with these standards. Failure to maintain all roads, secondary access roads, driveways, drainage improvements and bridges that were constructed pursuant to these standards is subject to the code enforcement provisions of Chapter **19.01** of the County Code.

SECTION II

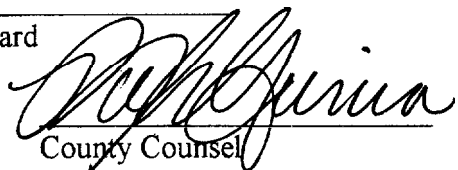
This Ordinance shall take effect on the 31st day after final passage or upon certification by the California Coastal Commission, whichever is later.

PASSED AND ADOPTED this _____ day of _____, 2001, by the Board of Supervisors of the County of Santa Cruz by the following vote:

- AYES: SUPERVISORS
- NOES: SUPERVISORS
- ABSENT: SUPERVISORS
- ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: 
County Counsel

Copies to: Planning Department
County Counsel

ORDINANCE NO. _____

0749

AN ORDINANCE AMENDING COUNTY CODE SECTION 16.20.180- GRADING
ORDINANCE DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND
BRIDGES

SECTION I

Section 16.20.180 of the Santa Cruz County Code is hereby amended to read as follows:

16.20.180 DESIGN STANDARDS FOR PRIVATE ROADS ,DRIVEWAYS AND
BRIDGES

(a) All private road, bridge and driveway construction, including all secondary access roads required by a land division, requiring a grading approval shall conform to the provisions of this section. These requirements may be modified for emergency access, temporary roads or roads leading to an agricultural building or well site if approved in writing by the Planning Director and the Fire Chief of the applicable Fire Protection District.

(b) Unobstructed width of roadbed for a roadway serving more than two habitable structures shall be ~~16~~ **18** feet minimum; unobstructed width of a driveway serving two or fewer habitable structures shall be 12-foot minimum. Where these criteria conflict with other Chapter **16** standards ~~it is environmentally infeasible to meet these criteria (due to~~ including excessive grading, sensitive habitats or tree removal), a 12-foot wide all-weather road with 12-foot wide by ~~35~~ **30**-foot long turnouts, with approved approach and departure access, located approximately every 500 feet may be approved with the approval of the fire department. The distance between turnouts may be adjusted at the discretion of the Planning Director and the Fire Chief of the applicable Fire Protection District if deemed appropriate for reasons of topography, environment or emergency access.

(c) **All roadways and driveways shall have a minimum centerline radius shall be of 36 35-feet. (EXCEPTION: Driveways which serve as access to any habitable structure and which are 150 feet or less from the main road.)**

(d) The maximum grade of the road or driveway shall not exceed ~~15~~ **20** percent; however, grades ~~of up to 20~~ over 15 percent are ~~permitted for up~~ limited to stretches of 200 feet. **at a time.**

(e) All roadways, secondary access roads and driveways shall have a ~~The~~ structural section shall consist of a minimum ~~5~~ **6** inches of compacted Class **II** baserock. ~~Class II or Class IV.~~ Compaction to **95%** required and certified by a licensed engineer. ~~Class~~

IV ~~aggregate base should have a minimum R-value of 50, and not more than 10 percent of the aggregate shall pass the number 200 sieve. Exceptions to this standard are as follows:~~

- (f) i. Where the subgrade is designated as an expansive clayey soil, the structural section should be determined using the California Design Procedure.
- (g) ii. The aggregate base required by these design standards can be omitted if the Planning Director determines that the native material provides **sufficient equivalent** bearing capacity ~~for all-weather use to that specified in (e) above, as certified by a licensed soils or civil engineer.~~

0750

(h)(f) In all cases, where road gradients exceed 15 percent, ~~1-1/2~~ **2** inches of asphaltic concrete shall be **provided placed over the baserock.** (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of **4** inches of concrete is used.) ~~Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, Oil and screen, at a minimum, may be is required over the baserock at the discretion of the Planning Director. for all grades up to 15%. All secondary access roads shall be surfaced with 2 inches of asphaltic concrete.~~

(i)(g) Asphalt or concrete berms or their equivalent may be required to control drainage. Discharges shall be at points of natural drainage courses with energy dissipaters installed where necessary to prevent erosion.

(j)(h) Entrances from private roads or driveways into private roads shall be, limited in gradient as shown by Figure 4.

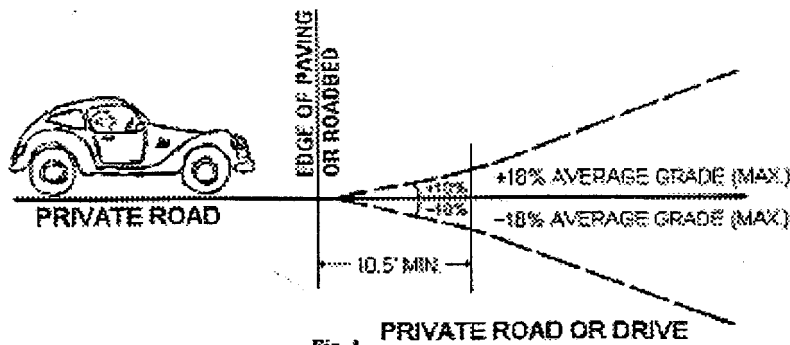


Fig-4

(k)(i) Any roadway or driveway which is more than ~~300~~ **150** feet long and a dead end shall have a turn-around area with a minimum of ~~35~~ **36** feet unobstructed radius, or equivalent.

~~(l)(j)~~ **(j)** A ~~horizontal clearance of 16 feet and a~~ vertical clearance of 14 feet shall be maintained on all roadways, driveways, bridges, and turnouts.

~~(m)(k)~~ **(k)** Where a private driveway will connect to a County-maintained road, an Encroachment Permit shall first be obtained from the Public Works Department.

~~(n)(l)~~ **(l)** Bridges shall be at least ~~16~~ **20** feet of clear width. The Fire Chief of the authority having jurisdiction may allow the width to be reduced in accordance with the adopted fire code and Fire Safety Element of the Santa Cruz County General Plan. Bridges and culverts shall be designed by a civil engineer for a ~~H-20~~ **HS-20-44 (25 ton)** loading. The bridge weight limit shall be posted at both ends of the bridge. If the bridge crosses a stream or drainage channel, hydraulic calculations based on a 100-year storm shall be submitted showing hydraulic adequacy of the spanned cross-section of the stream or drainage channel.

(m) All roads, secondary access roads, driveways and bridges shall be permanently maintained as originally constructed in conformance with these standards. Failure to maintain all roads, secondary access roads, driveways, drainage improvements and bridges that were constructed pursuant to these standards is subject to the code enforcement provisions of Chapter **19.01** of the County Code.

SECTION II


This Ordinance shall take effect on the 31st day after final passage or upon certification by the California Coastal Commission, whichever is later.

PASSED AND ADOPTED this _____ day of _____, 2001, by the Board of Supervisors of the County of Santa Cruz by the following vote:

- AYES: SUPERVISORS
- NOES: SUPERVISORS
- ABSENT: SUPERVISORS
- ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: 
County Counsel

Copies to: Planning Department
County Counsel

NOTICE OF EXEMPTION FROM THE CALIFORNIA ENVIRONMENTAL QUALITY ACT

ATTACHMENT 3

0470

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

0752

Application No.

Assessor Parcel No.

Project Location: *Countywide*

Project Description: *Proposed Revisions for Grading Ordinance Sec. 16.20.180 - Design Standards for Private Roads, Driveways and Bridges*

Person or Agency Proposing Project: Planning and Public Works Depts.

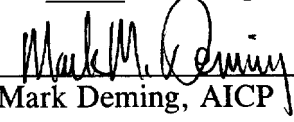
Phone Number:

- A. The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
- B. Ministerial Project involving only the use of fixed standards or objective measurements without personal judgement.
- C. Statutory Exemption other than a Ministerial Project.
Specify type:

D. Categorical Exemption

- | | |
|--|---|
| <input type="checkbox"/> 1. Existing Facility | <input type="checkbox"/> 17. Open Space Contracts or Easements |
| <input type="checkbox"/> 2. Replacement or Reconstruction | <input type="checkbox"/> 18. Designation of Wilderness Areas |
| <input type="checkbox"/> 3. New Construction of Small Structure | <input type="checkbox"/> 19. Annexation of Existing Facilities/Lots for Exempt Facilities |
| <input type="checkbox"/> 4. Minor Alterations to Land | <input type="checkbox"/> 20. Changes in Organization of Local Agencies |
| <input type="checkbox"/> 5. Alterations in Land Use Limitations | <input type="checkbox"/> 21. Enforcement Actions by Regulatory Agencies |
| <input type="checkbox"/> 6. Information Collection | <input type="checkbox"/> 22. Educational Programs |
| <input type="checkbox"/> 7. Actions by Regulatory Agencies for Protection of the Environment | <input type="checkbox"/> 23. Normal Operations of Facilities for Public Gatherings |
| <input checked="" type="checkbox"/> 8. Actions by Regulatory Agencies for Protection of Nat. Resources | <input type="checkbox"/> 24. Regulation of Working Conditions |
| <input type="checkbox"/> 9. Inspection | <input type="checkbox"/> 25. Transfers of Ownership of Interests in Land to Preserve Open Space |
| <input type="checkbox"/> 10. Loans | |
| <input type="checkbox"/> 11. Accessory Structures | <input type="checkbox"/> 26. Acquisition of Housing for Housing Assistance Programs |
| <input type="checkbox"/> 12. Surplus Govt. Property Sales | <input type="checkbox"/> 27. Leasing New Facilities |
| <input type="checkbox"/> 13. Acquisition of Land for Wildlife Conservation Purposes | <input type="checkbox"/> 28. Small Hydroelectric Projects at Existing Facilities |
| <input type="checkbox"/> 14. Minor Additions to Schools | <input type="checkbox"/> 29. Cogeneration Projects at Existing Facilities |
| <input type="checkbox"/> 15. Minor Land Divisions | |
| <input type="checkbox"/> 16. Transfer of Ownership of Land to Create Parks | |

E. Lead Agency Other Than County: _____


Mark Deming, AICP

Date: _____

68 Project Planner



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

0471
0753

February 14, 2001

AGENDA: February 27, 2001

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: REVISED RURAL ROAD STANDARDS

Members of the Board:

On December 14, 1999, your Board adopted a number of policy and ordinance amendments, including revisions to the rural road standards, for privately maintained roadways. These revised road standards required a drain rock surface for all roads with grades between 0 and 10%, instead of the currently required baserock surfacing. Following adoption by your Board, this package of amendments was forwarded to the Coastal Commission for its review. In May 2000, the Coastal Commission adopted the revised road standards as a minor amendment.

On June 20, 2000, your Board directed Planning staff to present a report outlining the efforts the Department was undertaking to educate the public and facilitate the implementation of the recently adopted standards. Planning staff began **the** outreach process by first discussing the new road standards with the Fire Chiefs Association of Santa Cruz County. As a result of **these** discussions, Planning staff reported back in September and December 2000 (Attachments 7 and 8) that the Fire Chiefs Association had a number of concerns with the adopted road standard as well as the existing road standards in the Grading Ordinance. Planning staff requested and your Board granted additional time to allow the Planning Department and the Fire Chiefs Association to complete the review of the road standards and to develop any necessary revisions prior to any additional outreach.

Background

Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges) of the County Code, a part of the County Grading Ordinance, establishes standards for the construction of all private roads, driveways and bridges where a Grading Permit is required (Attachment 1). This section, adopted as a part of the original Grading Ordinance in 1977, had not been amended since 1984, until your Board adopted the amendment to the road surfacing standard as a part of the timber regulations (Attachment 2). As mentioned above, this amendment would require ~~that all new private roads and driveways with grades between 0 and 10% be surfaced with 2~~ inches of drain rock compacted into a 4 inch sub-grade of Class II baserock. This new

surfacing requirement was intended to reduce the deterioration of private roads and the resultant erosion problems.

0472

Soon after the adoption of the new road standard by your Board, as a part of the Planning Department's initial outreach, the Fire Chiefs Association expressed a concern with the new standards. They also raised concerns about the existing standards, which had not been revised even though significant changes to the County's Fire Code and General Plan Fire Safety Element were made in 1998 and 1994, respectively. Specifically, the Fire Chiefs Association had concerns about the ability of their vehicles to negotiate roads with the proposed drain rock surfacing. In addition, they also were concerned that the current private road, driveway and bridge standards in the Grading Ordinance were not consistent with the County Fire Code or the County General Plan/Local Coastal Program Land Use Plan (GPLCP). Planning staff and the Fire Chiefs Association have been meeting on a monthly basis to address these issues and have crafted amendments to the Grading Ordinance which are consistent with the County Fire Code and the County GP/LCP.

Road Standards

The proposed amendments to Section 16.20.180 (Attachment 3) modify the wording of the section for clarity and conformity with the current Fire Code and General Plan. The following table summarizes these changes:

| STANDARD | CURRENT GRADING ORDINANCE | PROPOSED GRADING ORDINANCE |
|------------------------------|---|---|
| all-weather surface | 5 inches of baserock, Class II or certain Class IV; if grade exceeds 15%, 1 ½ inches of asphaltic concrete (or 4 inches of concrete, with no sub-base); if grade exceeds 10% and there are high erosion hazards, oil and screenings can be required | 6 inches of compacted Class II baserock; 95% compaction required; if grade exceeds 15%, 2 inches of asphaltic concrete (or 4 inches of concrete, with no sub-base); oil and screen required for all other roads with grades up to 15%; all secondary access roads require 2 inches asphaltic concrete |
| road dimensions - width | 16-feet wide for roadway, 12-feet wide for driveway (the 16-foot wide road may be reduced to 12-feet if there are environmental constraints, if turnouts (12' x 30') are provided every 500-feet and approved by Fire Chief) | 18-feet wide for roadways serving more than 2 habitable structures; 12-feet wide for driveways serving 2 or fewer habitable structures (the 18-foot wide road may be reduced to 12-feet if there are environmental constraints, if turnouts (12' x 35', with approach and departure areas) are provided every 500-feet and approved by Fire Chief); |
| bridges - width | 16-feet | 20-feet; may be reduced by fire chief consistent with Fire Code and GP/LCP |
| bridges - vertical clearance | n/a | 14-feet |
| bridges - design | H-20 loading | HS-20-44 (25 ton); posted at both ends of bridge |

| STANDARD | CURRENT GRADING ORDINANCE | PROPOSED GRADING ORDINANCE |
|-------------|---------------------------|--|
| maintenance | n/a | requires all roads, driveways and bridges to be maintained as originally constructed |

The proposed road, driveway and bridge standards were based on the Policy 6.5.5 of the 1994 County GP/LCP (Attachment 4) and the requirements of the County Fire Prevention Code (Chapter 7.92 - Attachment 5).

As indicated in the table above, the major areas of the amendment deal with the width and surfacing of roads and driveways. The roadway widths specified in the proposed Grading Ordinance have been increased to be consistent with the minimum widths established by the GP/LCP and the Fire Prevention Code. These widths (18-feet for more than two habitable structures and 12-feet for two or fewer habitable structures) will allow fire apparatus to gain access to the structures in the event of an emergency while allowing residents to exit the area. The exception clause, which allows for the reduction of the 18-foot wide roadway to 12-foot (with approved turn-outs) in cases where there would be significant environmental impacts resulting from meeting the full width standard, is retained with minor modifications.

The surfacing requirement has been upgraded to require oil and screened surfacing for all roads with grades between 0 and 10%. This standard is consistent with the Fire Prevention Code definition of 'all-weather' road surfacing and the intent of the 1999 amendment to reduce the amount of erosion from new roads. While this will increase the construction cost of new roads (and all road improvements where a grading permit is required), the property owner and the community will benefit from the savings in long-term maintenance of the roads, the reduction in sedimentation in area streams and the improvement in fire apparatus access.

Other minor changes to the Grading Ordinance standards include changes to the standards for bridge construction, a requirement for permanent maintenance of the roadways and bridges constructed under the Grading Permit and a number of wording changes that have been added for clarity. The standards for new and replacement bridges include minimum requirements, consistent with the Fire Prevention Code, for width, weight limit and posting. These standards will insure that bridges are capable of supporting fire apparatus and allow adequate vehicular access. The maintenance requirement is a new provision to insure that property owners maintain their roads as they were constructed, thereby maintaining adequate fire, vehicular access and proper drainage.

Discussion and Recommendation

The road surfacing standards approved by your Board in 1999 were originally proposed to be applied to new private roads as well as to new timber harvest roads. However, the road surfacing standards that were a part of the 1999 and 2000 packages of amendments to the Forest Practice Rules were not approved by the California Board of Forestry. Your Board, however, approved the amended standards for use on private roads and subsequently directed

the Planning Department to prepare a public information and implementation program for the new standards.

~~8474~~

Regrettably, during the preparation of the revised road standards, staff only focused on the road surfacing standards and did not examine the entire section for consistency with the General Plan/Local Coastal Program Land Use Plan. In discussions with the Fire Chiefs Association regarding the new road surfacing standard, it became apparent that additional changes had to be made to Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges) to bring the section into consistency with not only the GP/LCP but the Fire Prevention Code as well. The proposed amendments to Section 16.20.180 are consistent with the GP/LCP and are consistent with the County Fire Prevention Code. 0756.

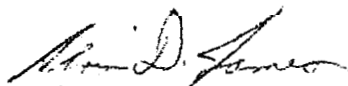
Over the past year, Planning staff, Public Works and the Fire Chiefs Association has worked together to identify and resolve a number of issues related to road access and fire safety. The proposed amendments to the Grading Ordinance are a product of this collaboration. We are continuing to meet monthly to work towards resolving other fire safety issues (Attachment 6).

Staff recommends that your Board direct the Planning Department to process the proposed amendments to the Grading Ordinance (Attachment 3), including the required review under CEQA and public hearings before the Planning Commission and your Board. When this matter is brought to your Board for the public hearing, staff intends to include a program for the implementation of the ordinance following certification by the California Coastal Commission. This program will include educational outreach, including meetings with neighborhood groups and road associations, and other actions to inform the public and the road builders of the County about the new standards.

It is, therefore, RECOMMENDED that your Board:

1. Accept and file the report on amendments to County Code Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges); and
2. Direct the Planning Department to process the suggested ordinance amendments as a part of the current year's work program (Attachment 3); and
3. Direct the Planning Department to include an implementation program for the new road standards as a part of the materials for the public hearing before your Board.

Sincerely,



Alvin D. James
Planning Director

Recommended: _____
Susan A. Mauriello, CAO

- Attachments:
1. Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges)
 2. Subsection (h) of Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges), revised December 1999
 3. Proposed Amendments to Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges)
 4. Section 6.5, Santa Cruz County General Plan/Local Coastal Program Land Use Plan
 5. County Code Chapter 7.92 - Fire Prevention Code
 6. Letter of Ron Rickabaugh, President, Fire Chiefs Association of Santa Cruz County, dated February 1, 2001
 7. Letter of Alvin D. James, Planning Director, dated September 19, 2000
 8. Letter of Alvin D. James, Planning Director, dated November 15, 2000

cc: Fire Chiefs Association of Santa Cruz County
Public Works

ly), shall have down drains. (Ord. 2500, 11/8/77; 3321, ~~0476~~
11/23/82)

0758

**16.20.180 DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS
AND BRIDGES.**

(a) All private road and driveway construction requiring a grading approval shall conform to the provisions of this section. These requirements may be modified for emergency access, temporary roads, or roads leading to an agricultural building or well site if approved in writing by the Planning Director.

(b) Width of roadbed for a roadway shall be 16 feet minimum; width of a driveway shall be 12 feet minimum. Where it is environmentally infeasible to meet these criteria (due to excessive grading or tree removal), a 12-foot-wide all-weather road with 12-foot wide by 30-foot long turnouts located approximately every 500 feet may be approved with the approval of the fire department. The distance between turnouts may be adjusted at the discretion of the Planning Director if deemed appropriate for reasons of topography, environment or emergency access.

(c) Minimum centerline radius shall be 35 feet. (EXCEPTION: Driveways which serve as access to any habitable structure and which are 150 feet or less from the main road.)

(d) The maximum grade of the road or driveway shall not exceed 15 percent; however, grades of up to 20 percent are permitted for up to 200 feet at a time..

(e) The structural section shall consist of a minimum 5 inches of baserock, Class II or Class IV. Class IV aggregate base should have a minimum R value of 50, and not more than 10 percent of the aggregate shall pass the number 200 sieve.

(f) Where the subgrade is designated as an expansive clayey soil, the structural section should be determined using the California Design Procedure.

(g) The aggregate base required by these design standards can be omitted if the Planning Director determines that the native material provides sufficient bearing capacity for all weather use.

(h) In all cases, where road gradients exceed 15 percent, 1-1/2 inches of asphaltic concrete shall be provided. (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used.) Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, oil and screen may be required at the discretion of the Planning Director.

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 12-01

0759

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING AMENDMENT TO COUNTY
CODE SECTION 16.20.180 – GRADING ORDINANCE DESIGN STANDARDS FOR PRIVATE
ROADS, DRIVEWAYS AND BRIDGES

WHEREAS, the Santa Cruz County Planning Department in conjunction with the County Public Works Department and the Fire Chiefs Association of Santa Cruz County is proposing amendments to County Code Section 16.20.180 – Grading Ordinance Design Standards for Private Roads, Driveways and Bridges; and

WHEREAS, the proposed amendments would ensure that firefighting and other emergency service trucks/equipment can safely and effectively use the County’s rural private roads built or improved under the proposed guidelines; and

WHEREAS, the proposed amendments would make the Grading Ordinance Design Standards for Private Roads, Driveways and Bridges consistent with the County Fire Code and the County General Plan/Local Coastal Program (GP/LCP); and

WHEREAS, this amendment is intended to reduce the deterioration of private roads and the resultant erosion problems; and

WHEREAS, the proposed minimum roadway widths have been increased, to 18-feet for more than two habitable structures and 12-feet for two or fewer habitable structures, to allow fire apparatus to gain access to the structures in the event of an emergency while allowing residents to exit the area, with an exception clause that allows for the reduction to 12-feet (with approved turn-outs) in cases where there would be significant environmental impacts resulting from meeting the full width standard; and

WHEREAS, at their February 27, 2001 meeting, the Board of Supervisors gave their preliminary approval to the proposed changes and directed staff to formally process the amendment through the environmental review and Planning Commission/Board of Supervisors public hearing processes;

WHEREAS, the proposed amendments have been found to be categorically exempt from the California Environmental Quality Act (CEQA), and consistent with the provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines;

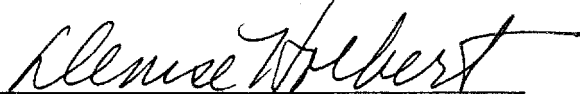
NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendments to the Grading Ordinance’s Design Standards for Private Roads, Driveways and Bridges (Section 16.20.180), as set forth in Attachment A-1, and the CEQA Categorical Exemption,

Exhibit A

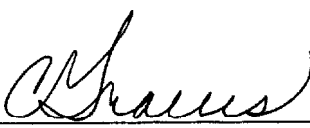
incorporated herein by reference, be approved by the Board of Supervisors and submitted to the Coastal Commission as part of the Local Coastal Program Update. ~~0470~~

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 8th day of August, 2001 by the following vote:

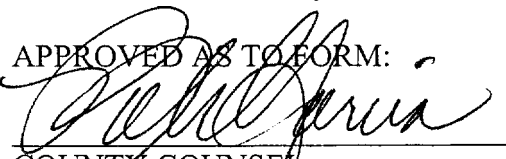
- AYES: COMMISSIONERS Bremner, Durkee, Holbert, and Osmer.
- NOES: COMMISSIONERS
- ABSENT: COMMISSIONERS Shepherd and/or DeAlba.
- ABSTAIN: COMMISSIONERS



 Chairperson

ATTEST: 

 Secretary

APPROVED AS TO FORM:


 COUNTY COUNSEL

cc: County Counsel
 Planning Department

ORDINANCE NO. _____

AN ORDINANCE AMENDING COUNTY CODE SECTION 16.20.180 - GRADING
ORDINANCE DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND
BRIDGES

SECTION I

The Santa Cruz County Code Section 16.20.180 is hereby amended to read as follows:

16.20.180 DESIGN STANDARDS FOR PRIVATE ROADS , DRIVEWAYS AND
BRIDGES

(a) **All** private road, bridge and driveway construction, including all secondary access roads required by a land division, requiring a grading approval shall conform to the provisions of this section. These requirements may be modified for emergency access, temporary roads or roads leading to an agricultural building or well site if approved in writing by the Planning Director and the Fire Chief **of** the applicable Fire Protection District.

(b) Unobstructed width of roadbed for a roadway serving more than two habitable structures shall be ~~16~~ **18** feet minimum; unobstructed width of a driveway serving **two** or fewer habitable structures shall be 12-foot minimum. Where these criteria conflict with other Chapter **16** standards it is environmentally infeasible to meet these criteria (~~due to~~ including excessive grading, sensitive habitats or tree removal), a 12-foot wide all-weather road with 12-foot wide by ~~35~~ **30**-foot long turnouts, with approved approach and departure access, located approximately every 500 feet may be approved with the approval of the fire department. The distance between turnouts may be adjusted at the discretion of the Planning Director and the Fire Chief **of** the applicable Fire Protection District if deemed appropriate for reasons of topography, environment or emergency access.

(c) All roadways and driveways shall have a minimum centerline radius ~~shall be of 36~~ **35**-feet. (~~EXCEPTION: Driveways which serve as access to any habitable structure and which are 150 feet or less from the main road.~~)

(d) The maximum grade of the road or driveway shall not exceed ~~15~~ **20** percent; however, grades ~~of up to 20~~ over 15 percent are ~~permitted for up~~ limited to stretches of 200 feet at a time.

(e) All roadways, secondary access roads and driveways shall have a ~~The structural section shall consist of a minimum 5~~ **6** inches of compacted Class **II** baserock. ~~Class II or Class IV. Compaction to 95% required and certified by a licensed engineer. Class IV aggregate base should have a minimum R value of 50, and not more than 10 percent of~~

the aggregate shall pass the number 200 sieve. **Exceptions to this standard are as follows:**

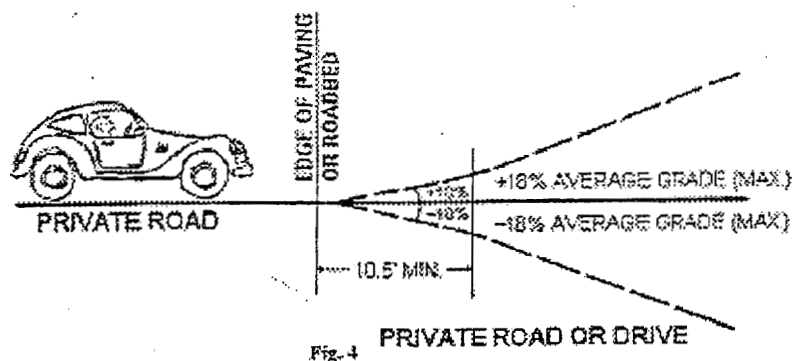
0480

- (f) i. Where the subgrade is designated as an expansive clayey soil, the structural section should be determined using the California Design Procedure.
- (g) ii. The aggregate base required by these design standards can be omitted if the Planning Director determines that the native material provides sufficient **equivalent** bearing capacity for all-weather use to that specified in (e) above, as **certified by a licensed soils or civil engineer.**

(h)(f) In all cases, where road gradients exceed 15 percent, $\pm \frac{1}{2}$ 2 inches of asphaltic concrete shall be provided **placed over the baserock.** (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inches of concrete is used.) Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, Oil and screen, **at a minimum, maybe** is required **over the baserock** at the discretion of the Planning Director. **for all grades up to 15%. All secondary access roads shall be surfaced with 2 inches of asphaltic concrete.**

(i)(g) Asphalt or concrete berms or their equivalent may be required to control drainage. Discharges shall be at points of natural drainage courses with energy dissipaters installed where necessary to prevent erosion.

(j)(h) Entrances from private roads or driveways into private roads shall be limited in gradient as shown by Figure 4.



~~(k)~~(i) Any roadway or driveway which is more than ~~300~~ **150** feet long and a dead end shall have a turn-around area with a minimum of ~~35~~ **36** feet unobstructed radius, or equivalent.

0763

~~(j)~~(j) A horizontal clearance of ~~16~~ feet and a vertical clearance of 14 feet shall be maintained on all roadways, driveways, bridges, and turnouts.

~~(m)~~(k) Where a private driveway will connect to a County-maintained road, an Encroachment Permit shall first be obtained from the Public Works Department.

~~(n)~~(l) Bridges shall be at least ~~16~~ **20** feet of clear width. The Fire Chief of the authority having jurisdiction may allow the width to be reduced in accordance with the adopted fire code and Fire Safety Element of the Santa Cruz County General Plan. Bridges and culverts shall be designed by a civil engineer for a ~~H-20~~ **HS-20-44** (25 ton) loading. The bridge weight limit shall be posted at both ends of the bridge. If the bridge crosses a stream or drainage channel, hydraulic calculations based on a 100-year storm shall be submitted showing hydraulic adequacy of the spanned cross-section of the stream or drainage channel.

(m) All roads, secondary access roads, driveways and bridges shall be permanently maintained as originally constructed in conformance with these standards. Failure to maintain all roads, secondary access roads, driveways, drainage improvements and bridges that were constructed pursuant to these standards is subject to the code enforcement provisions of Chapter **19.01** of the County Code.

SECTION II

This Ordinance shall take effect upon certification by the California Coastal Commission.

PASSED AND ADOPTED this _____ day of _____, 2001, by the Board of Supervisors of the County of Santa Cruz by the following vote:

- AYES: SUPERVISORS
- NOES: SUPERVISORS
- ABSENT: SUPERVISORS
- ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning Department
County Counsel

9
3

**County of Santa Cruz Planning Commission
Minutes**

0764

DATE: August 8,2001

PLACE: Board of Supervisors Chambers, Room 525
County Government Center, 701 Ocean Street, Santa Cruz, CA

COMMISSIONERS PRESENT: ROB BREMNER, TED DURKEE,
DENNIS OSMER, DENISE HOLBERT

STAFF MEMBERS PRESENT: CATHY GRAVES, MARK DEMING,
FRANK BARRON, MICHELLE GREEN

COUNTY COUNSEL PRESENT: RAHN GARCIA

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

- A. **ROLL CALL:**
Commissioners Durkee, Holbert, Osmer and Bremner were present at 9:00 a.m.
- B. **PLANNING DIRECTOR'S REPORT:** None
- C. **COUNTY COUNSEL'S REPORT:** Update on land-use related court actions regarding takings.
- D. **ADDITIONS AND CORRECTIONS TO THE AGENDA:** Items F-1 & F-2 removed from agenda for correction. To be brought back after corrections.
- E. **ORAL COMMUNICATIONS:** None
- F. **CONSENT ITEMS:**
There are no consent items on this agenda.
- G. **CONTINUED ITEMS**
There are no continued items on this agenda.
- H. **SCHEDULED ITEMS**
 - H-1. Public Hearing to consider amendments to the County Code Section 16.20.180 (Grading Ordinance) revising design standards for private roads, driveways and bridges.
PROJECT PLANNER: FRANK BARRON, 454-2530

Introduction by Frank Barron. New standards for private roads when grading permit required. New surfacing requirements to reduce erosion & extend life of roads. Developed in conjunction with local fire agencies to provide adequate fire access. Proposed amendments are consistent with General Plan and Fire Code.

COMMISSIONER DURKEE: Is this final action needed from Commission in order to implement changes.

MARK DEMING: Yes, this is result of public outreach and revisions requested by fire agencies for consistency with State Fire Code.

COMMISSIONER DURKEE: Does it make any changes to existing development?

MARK DEMING: No, only applies to new roads and improvements to existing roads.

COMMISSIONER BREMNER: Oil and screening requirement exceeds fire code, why? Do we have to follow fire code?

MARK DEMING: Difficult to determine road grades without survey which would be extra cost. County adopts fire code with amendments. Farm roads not subject to the grading ordinance.

MR. HAINES, SAN LORENZO VALLEY WATERDISTRICT Submitted letter from district in support of changes. Would like it to apply to maintenance of existing roads, as well as new. Support changes to improve water quality. (See Action Agenda)

Approve as amended. Motion made by Osmer and seconded by Bremner.
Voice Vote, 4-0, without Shepherd and her alternate's vote.

H-2. Public Hearing to consider amendments to various County Code sections to eliminate the term "handicapped" and revise the standards for accessible parking.
PROJECT PLANNER: FRANK BARRON, 454-2530

Introduction by Frank Barron. History of Board instructions for changes to remove the word, "handicapped" from County Ordinances. Also makes changes to 13.10 to change parking requirements for consistency with ADA. (See Action Agenda).

Approved as recommended. Motion made by Durkee and seconded by Osmer.
Voice Vote, 4-0, without Shepherd and her alternate's vote.

PLEASE NOTE: THESE MINUTES HAVE NOT BEEN APPROVED BY THE PLANNING COMMISSION AS OF OCTOBER 19, 2001.

KRISTY MILLER
PLANNING DEPARTMENT



COUNTY OF SANTA CRUZ

~~0404~~

PLANNING DEPARTMENT

0766

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
 ALVIN JAMES, DIRECTOR

July 10, 2001

AGENDA: August 8, 2001

Planning Commission
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz, California 95060

SUBJECT: REVISED DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND BRIDGES

Commissioners:

Your Commission is being requested to review the attached proposed amendments to the Grading Ordinance's Design Standards for Private Roads, Driveways and Bridges (Section 16.20.180), and forward your recommendation to the Board of Supervisors. These construction guideline changes (Attachment A-1 of Exhibit A) are being proposed to ensure that firefighting trucks/equipment can safely and effectively use the County's rural private roads, and to make the guidelines consistent with the County General Plan/Local Coastal Program (GP/LCP). At their February 27, 2001 meeting, the Board of Supervisors gave their preliminary approval to the proposed changes and directed staff to formally process the amendment through the environmental review and Planning Commission/Board of Supervisors public hearing processes. The attached proposed Resolution (Exhibit A) recommends that the Board of Supervisors give final approval to the proposed amendment.

Background:

On December 14, 1999, the Board of Supervisors adopted a number of policy and ordinance amendments, including revisions to the rural road standards, for privately maintained roadways. Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges) of the County Code, a part of the County Grading Ordinance, establishes standards for the construction of all private roads, driveways and bridges where a Grading Permit is required (Attachment 1 of Exhibit C). This section, adopted as a part of the original Grading Ordinance in 1977, had not been amended since 1984, until the Board of Supervisors adopted the amendment to the road surfacing standard as a part of the timber regulations (Attachment 2 of Exhibit C). These revised road standards required a drain rock surface for all roads with grades between 0 and 10%, instead of the currently required baserock surfacing. This new surfacing requirement was intended to reduce the deterioration of private roads and the resultant erosion problems. Following adoption by the Board, this package of amendments was forwarded to the Coastal Commission for its review. In May 2000, the Coastal Commission adopted the revised road standards as a minor amendment.

On June 20, 2000, the Board of Supervisors directed Planning staff to present a report outlining the efforts the Department was undertaking to educate the public and facilitate the implementation of the recently adopted standards. Planning staff began the outreach process by first discussing the new road

standards with the Fire Chiefs Association of Santa Cruz County. As a result of these discussions, Planning staff reported back in September and December 2000 (Attachments 7 and 8 of Exhibit C) that the Fire Chiefs Association had a number of concerns with the adopted road standard as well as the existing road standards in the Grading Ordinance. These included concerns about the ability of fire/emergency vehicles to negotiate roads with the proposed drain rock surfacing. In addition, the fire chiefs were also concerned that the current private road, driveway and bridge standards in the Grading Ordinance were not consistent with the County Fire Code, nor the County General Plan/Local Coastal Program Land Use Plan (GP/LCP). Planning staff requested, and the Board granted, additional time to allow the Planning Department and the Fire Chiefs Association to complete the review of the road standards and to develop any necessary revisions prior to any additional outreach. Planning staff and the Fire Chiefs Association met on a monthly basis to address these issues and crafted amendments to the Grading Ordinance which are consistent with the County Fire Code and the County GP/LCP.

Road Standards

The proposed amendments to Section 16.20.180 (Attachment A-1 of Exhibit A) modify the wording of the section for clarity and conformity with the current Fire Code and General Plan. The following table summarizes these changes:

| STANDARD | CURRENT GRADING ORDINANCE | PROPOSED GRADING ORDINANCE |
|-------------------------------------|---|---|
| all-weather surface | 5 inches of baserock, Class II or certain Class IV; if grade exceeds 15%, 1 ½ inches of asphaltic concrete (or 4 inches of concrete, with no sub-base); if grade exceeds 10% and there are high erosion hazards, oil and screenings can be required | 6 inches of compacted Class II baserock; 95% compaction required; if grade exceeds 15%, 2 inches of asphaltic concrete (or 4 inches of concrete, with no sub-base); oil and screen required for all other roads with grades up to 15%; all secondary access roads require 2 inches asphaltic concrete |
| road dimensions-width | 16-feet wide for roadway, 12-feet wide for driveway (the 16-foot wide road may be reduced to 12-feet if there are environmental constraints, if turnouts (12' x 30') are provided every 500-feet and approved by Fire Chief) | 18-feet wide for roadways serving more than 2 habitable structures; 12-feet wide for driveways serving 2 or fewer habitable structures (the 18-foot wide road may be reduced to 12-feet if there are environmental constraints, if turnouts (12' x 35', with approach and departure areas) are provided every 500-feet and approved by Fire Chief); |
| bridges - width | 16-feet | 20-feet; may be reduced by fire chief consistent with Fire Code and GP/LCP |
| bridges - vertical clearance | n/a | 14-feet |
| bridges - design | H-20 loading | HS-20-44 (25 ton); posted at both ends of bridge |
| maintenance | n/a | requires all roads, driveways and bridges to be maintained as originally constructed |

The proposed road, driveway and bridge standards were based on the Policy 6.5.5 of the 1994 County GP/LCP (Attachment 4 of Exhibit C) and the requirements of the County Fire Prevention Code (Chapter 7.92 - Attachment 5 of Exhibit C).

As indicated in the table above, the major areas of the amendment deal with the width and surfacing of roads and driveways. The roadway widths specified in the proposed Grading Ordinance have been increased to be consistent with the minimum widths established by the GP/LCP and the Fire Prevention Code. These widths (18-feet for more than two habitable structures and 12-feet for two or fewer habitable structures) will allow fire apparatus to gain access to the structures in the event of an emergency while allowing residents to exit the area. The exception clause, which allows for the reduction of the 18-foot wide roadway to 12-feet (with approved turn-outs) in cases where there would be significant environmental impacts resulting from meeting the full width standard, is retained with minor modifications.

The surfacing requirement has been upgraded to require oil and screened surfacing for all roads with grades between 0 and 10%. This standard is consistent with the Fire Prevention Code definition of 'all-weather' road surfacing and the intent of the 1999 amendment to reduce the amount of erosion from new roads. While this will increase the construction cost of new roads (and all road improvements where a grading permit is required), the property owner and the community will benefit from the savings in long-term maintenance of the roads, the reduction in sedimentation in area streams and the improvement in fire apparatus access.

Other minor changes to the Grading Ordinance standards include changes to the standards for bridge construction, a requirement for permanent maintenance of the roadways and bridges constructed under the Grading Permit and a number of wording changes that have been added for clarity. The standards for new and replacement bridges include minimum requirements, consistent with the Fire Prevention Code, for width, weight limit and posting. These standards will insure that bridges are capable of supporting fire apparatus and allow adequate vehicular access. The maintenance requirement is a new provision to insure that property owners maintain their roads as they were constructed, thereby maintaining adequate fire, vehicular access and proper drainage.

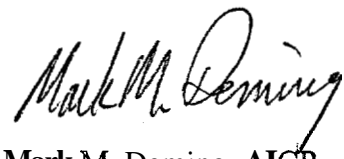
Discussion and Recommendation

The road surfacing standards approved by the Board of Supervisors in 1999 were originally proposed to be applied to new private roads as well as to new timber harvest roads. However, the road surfacing standards that were a part of the 1999 and 2000 packages of amendments to the Forest Practice Rules were not approved by the California Board of Forestry. The Board of Supervisors, however, approved the amended standards for use on private roads and subsequently directed the Planning Department to prepare a public information and implementation program for the new standards.

Over the past year, Planning staff, Public Works and the Fire Chiefs Association has worked together to identify and resolve a number of issues related to road access and fire safety. The proposed amendments to the Grading Ordinance are a product of this collaboration (Attachment 6 of Exhibit C). The proposed amendments to Section 16.20.180 are consistent with the GP/LCP and are consistent with the County Fire Prevention Code.

The proposed amendment has been found by Planning Department staff to be categorically exempt from CEQA and a CEQA Categorical Exemption form has been prepared (Exhibit B). Staff RECOMMENDS that the Planning Commission adopt the attached Resolution (Exhibit A) Recommending Approval of Proposed Amendments to the Grading Ordinance.

Sincerely,



Mark M. Deming, AICP
Principal Planner

Frank Barron, AICP
Planner

EXHIBITS:

- A. Resolution Recommending Approval of the Proposed Grading Ordinance Amendments

Attachment **A-1**: Proposed Ordinance No. ____ amending County Grading Ordinance (County Code Section 16.20.180)

- B. CEQA Exemption
- C. Board of Supervisors Letter from Alvin James, Planning Director, dated February 14,2001

cc: Fire Chiefs Association of Santa Cruz County
Public Works

BEFORE THE PLANNING COMMISSION
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

~~0488~~

RESOLUTION NO, _____

On the motion of Commissioner
duly seconded by Commissioner
the following Resolution is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING AMENDMENT TO COUNTY
CODE SECTION 16.20.180 – GRADING ORDINANCE DESIGN STANDARDS FOR PRIVATE
ROADS, DRIVEWAYS AND BRIDGES

WHEREAS, the Santa Cruz County Planning Department in conjunction with the County Public Works Department and the Fire Chiefs Association of Santa Cruz County is proposing amendments to County Code Section 16.20.180 – Grading Ordinance Design Standards for Private Roads, Driveways and Bridges; and

WHEREAS, the proposed amendments would ensure that firefighting and other emergency service trucks/equipment can safely and effectively use the County’s rural private roads built or improved under the proposed guidelines; and

WHEREAS, the proposed amendments would make the Grading Ordinance Design Standards for Private Roads, Driveways and Bridges consistent with the County Fire Code and the County General Plan/Local Coastal Program (GP/LCP); and

WHEREAS, this amendment is intended to reduce the deterioration of private roads and the resultant erosion problems; and

WHEREAS, the proposed minimum roadway widths have been increased, to 18-feet for more than two habitable structures and 12-feet for two or fewer habitable structures, to allow fire apparatus to gain access to the structures in the event of an emergency while allowing residents to exit the area, with an exception clause that allows for the reduction to 12-feet (with approved turn-outs) in cases where there would be significant environmental impacts resulting from meeting the full width standard; and

WHEREAS, at their February 27, 2001 meeting, the Board of Supervisors gave their preliminary approval to the proposed changes and directed staff to formally process the amendment through the environmental review and Planning Commission/Board of Supervisors public hearing processes;

WHEREAS, the proposed amendments have been found to be categorically exempt from the California Environmental Quality Act (CEQA), and consistent with the provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines;

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the amendments to the Grading Ordinance’s Design Standards for Private Roads, Driveways and Bridges (Section 16.20.180), as set forth in Attachment A-1, and the CEQA Categorical Exemption,

Exhibit A

incorporated herein by reference, **be** approved by the Board of Supervisors and submitted to the Coastal Commission as **part** of the Local Coastal Program Update.

0771

PASSED **AND** ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this _____ day of _____, 2001 by the following vote:

- AYES: COMMISSIONERS
- NOES: COMMISSIONERS
- ABSENT: COMMISSIONERS
- ABSTAIN: COMMISSIONERS

Chairperson

ATTEST: _____
Secretary

APPROVED AS TO FORM:

COUNTY COUNSEL

cc: County Counsel
Planning Department

ORDINANCE NO. _____

0772

AN ORDINANCE AMENDING COUNTY CODE SECTION 16.20.180 - GRADING ORDINANCE DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND BRIDGES

SECTION I

The Santa Cruz County Code Section 16.20.180 is hereby amended to read as follows:

16.20.180 DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND BRIDGES

(a) All private road, bridge and driveway construction, including all secondary access roads required by a land division, requiring a grading approval shall conform to the provisions of this section. These requirements may be modified for emergency access, temporary roads or roads leading to an agricultural building or well site if approved in writing by the Planning Director and the Fire Chief of the applicable Fire Protection District.

(b) Unobstructed width of roadbed for a roadway serving more than two habitable structures shall be ~~16~~ **18** feet minimum; unobstructed width of a driveway serving ~~two~~ or fewer habitable structures shall be 12-foot minimum. Where these criteria conflict with other Chapter **16** standards ~~it is environmentally infeasible to meet these criteria (due to including excessive grading, sensitive habitats or tree removal), a 12-foot wide all-weather road with 12-foot wide by 35~~ **30**-foot long turnouts, with approved approach and departure access, located approximately every 500 feet may be approved with the approval of the fire department. The distance between turnouts may be adjusted at the discretion of the Planning Director and the Fire Chief of the applicable Fire Protection District if deemed appropriate for reasons of topography, environment or emergency access.

(c) All roadways and driveways shall have a minimum centerline radius ~~shall be of 36~~ **35**-feet. ~~(EXCEPTION: Driveways which serve as access to any habitable structure and which are 150 feet or less from the main road.)~~

(d) The maximum grade of the road or driveway shall not exceed ~~15~~ **20** percent; however, grades ~~of up to 20~~ over 15 percent are ~~permitted for up~~ limited to stretches of 200 feet at a time.

(e) All roadways, secondary access roads and driveways shall have a ~~The structural section shall consist of a minimum 5~~ **6** inches of compacted Class ~~II~~ **II** baserock. ~~Class II or Class IV. Compaction to 95% required and certified by a licensed engineer. Class IV aggregate base should have a minimum R value of 50, and not more than 10 percent of~~

the aggregate shall pass the number 200 sieve. **Exceptions to this standard are as follows:**

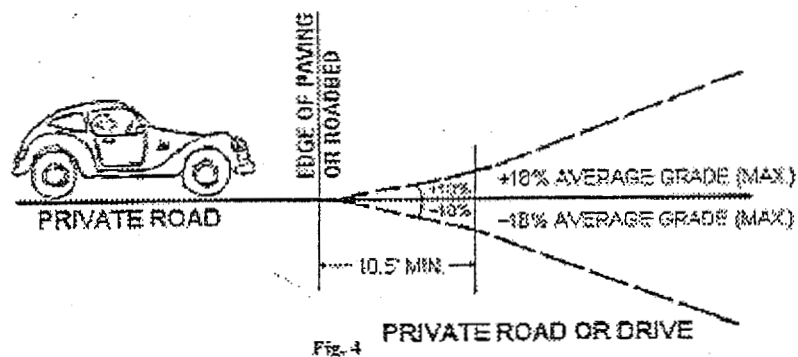
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- (f) i. Where the subgrade is designated as an expansive clayey soil, the structural section should be determined using the California Design Procedure.
- (g) ii. The aggregate base required by these design standards can be omitted if the Planning Director determines that the native material provides sufficient **equivalent** bearing capacity for all weather use to that specified in (e) above, as certified by a licensed soils or civil engineer.

(h)(f) In all cases, where road gradients exceed 15 percent, 1½ 2 inches of asphaltic concrete shall be provided **placed over the baserock**. (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inches of concrete is used.) Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, Oil and screen, **at a minimum**, may be is required **over the baserock** at the discretion of the Planning Director. **for all grades up to 15%. All secondary access roads shall be surfaced with 2 inches of asphaltic concrete.**

(i)(g) Asphalt or concrete berms or their equivalent may be required to control drainage. Discharges shall be at points of natural drainage courses with energy dissipaters installed where necessary to prevent erosion.

(j)(h) Entrances from private roads or driveways into private roads shall be limited in gradient as shown by Figure 4.



~~(k)~~(i) Any roadway or driveway which is more than ~~300~~ **150** feet long and a dead end shall have a turn-around area with a minimum of ~~35~~ **36** feet unobstructed radius, or equivalent.

~~(l)~~(j) A horizontal clearance of ~~16~~ feet and a vertical clearance of 14 feet shall be maintained on all roadways, driveways, bridges, and turnouts.

~~(m)~~(k) Where a private driveway will connect to a County-maintained road, an Encroachment Permit shall first be obtained from the Public Works Department.

~~(n)~~(l) Bridges shall be at least ~~16~~ **20** feet of clear width. The Fire Chief of the authority having jurisdiction may allow the width to be reduced in accordance with the adopted fire code and Fire Safety Element of the Santa Cruz County General Plan. Bridges and culverts shall be designed by a civil engineer for a ~~H-20~~ **HS-20-44** (25 ton) loading. The bridge weight limit shall be posted at both ends of the bridge. If the bridge crosses a stream or drainage channel, hydraulic calculations based on a 100-year storm shall be submitted showing hydraulic adequacy of the spanned cross-section of the stream or drainage channel.

(m) All roads, secondary access roads, driveways and bridges shall be permanently maintained as originally constructed in conformance with these standards. Failure to maintain all roads, secondary access roads, driveways, drainage improvements and bridges that were constructed pursuant to these standards is subject to the code enforcement provisions of Chapter **19.01** of the County Code.

SECTION II

This Ordinance shall take effect upon certification by the California Coastal Commission.

PASSED AND ADOPTED this _____ day of _____, 2001, by the Board of Supervisors of the County of Santa Cruz by the following vote:

- AYES: SUPERVISORS
- NOES: SUPERVISORS
- ABSENT: SUPERVISORS
- ABSTAIN: SUPERVISORS

CHAIRPERSON, BOARD OF SUPERVISORS

ATTEST: _____
Clerk of the Board

APPROVED AS TO FORM: _____
County Counsel

Copies to: Planning Department
County Counsel

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CALIFORNIA ENVIRONMENTAL QUALITY ACT

0495

The County of Santa Cruz has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15329 of CEQA for the reason(s) which have been checked on this document.

0775

Application No.
Assessor Parcel No,
Project Location: Countywide
Project Description: Proposed Revisions for Grading Ordinance Sec. 16.20.180 - Design Standards for Private Roads, Driveways and Bridges

Person or Agency Proposing Project: Planning and Public Works Depts.
Phone Number:

- A. The proposed activity is not a project under CEQA Guidelines, Sections 1928 and 501.
B. Ministerial Project involving only the use of fixed standards or objective measurements without personal judgement.
C. X Statutory Exemption other than a Ministerial Project. Specify type:

D. Categorical Exemption

- Existing Facility, Replacement or Reconstruction, New Construction of Small Structure, Minor Alterations to Land, Alterations in Land Use Limitations, Information Collection, Actions by Regulatory Agencies for Protection of the Environment, X 8. Actions by Regulatory Agencies for Protection of Nat. Resources, Inspection, Loans, Accessory Structures, Surplus Govt. Property Sales, Acquisition of Land for Wildlife Conservation Purposes, Minor Additions to Schools, Minor Land Divisions, Transfer of Ownership of Land to Create Parks, Open Space Contracts or Easements, Designation of Wilderness Areas, Annexation of Existing Facilities/Lots for Exempt Facilities, Changes in Organization of Local Agencies, Enforcement Actions by Regulatory Agencies, Educational Programs, Normal Operations of Facilities for Public Gatherings, Regulation of Working Conditions, Transfers of Ownership of Interests in Land to Preserve Open Space, Acquisition of Housing for Housing Assistance Programs, Leasing New Facilities, Small Hydroelectric Projects at Existing Facilities, Cogeneration Projects at Existing Facilities

E. Lead Agency Other Than County:

Date:

Mark Deming, AICP
Project Planner



County of Santa Cruz ~~0494~~

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
 (831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

0776

ALVIN D. JAMES, DIRECTOR

February 14, 2001

AGENDA: February 27, 2001

Board of Supervisors
 County of Santa Cruz
 701 Ocean Street
 Santa Cruz, California 95060

SUBJECT: REVISED RURAL ROAD STANDARDS

Members of the Board:

On December 14, 1999, your Board adopted a number of policy and ordinance amendments, including revisions to the rural road standards, for privately maintained roadways. These revised road standards required a drain rock surface for all roads with grades between 0 and 10%, instead of the currently required baserock surfacing. Following adoption by your Board, this package of amendments was forwarded to the Coastal Commission for its review. In May 2000, the Coastal Commission adopted the revised road standards as a minor amendment.

On June 20, 2000, your Board directed Planning staff to present a report outlining the efforts the Department was undertaking to educate the public and facilitate the implementation of the recently adopted standards. Planning staff began the outreach process by first discussing the new road standards with the Fire Chiefs Association of Santa Cruz County. As a result of these discussions, Planning staff reported back in September and December 2000 (Attachments 7 and 8) that the Fire Chiefs Association had a number of concerns with the adopted road standard as well as the existing road standards in the Grading Ordinance. Planning staff requested and your Board granted additional time to allow the Planning Department and the Fire Chiefs Association to complete the review of the road standards and to develop any necessary revisions prior to my additional outreach.

Background

Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges) of the County Code, a part of the County Grading Ordinance, establishes standards for the construction of all private roads, driveways and bridges where a Grading Permit is required (Attachment 1). This section, adopted as a part of the original Grading Ordinance in 1977, had not been amended since 1984, until your Board adopted the amendment to the road surfacing standard as a part of the timber regulations (Attachment 2). As mentioned above, this amendment would require that all new private roads and driveways with grades between 0 and 10% be surfaced with 2 inches of drain rock compacted into a 4 inch sub-grade of Class II bastrock. This new

surfacing requirement was intended to reduce the deterioration of private roads and the resultant erosion problems.

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Soon after the adoption of the new road standard by your Board, as a part of the Planning Department's initial outreach, the Fire Chiefs Association expressed a concern with the new standards. They also raised concerns about the existing standards, which had not been revised even though significant changes to the County's Fire Code and General Plan Fire Safety Element were made in 1998 and 1994, respectively. Specifically, the Fire Chiefs Association had concerns about the ability of their vehicles to negotiate roads with the proposed drain rock surfacing. In addition, they also were concerned that the current private road, driveway and bridge standards in the Grading Ordinance were not consistent with the County Fire Code or the County General Plan/Local Coastal Program Land Use Plan (GP/LCP). Planning staff and the Fire Chiefs Association have been meeting on a monthly basis to address these issues and have crafted amendments to the Grading Ordinance which are consistent with the County Fire Code and the County *GPLCP*.

Road Standards

The proposed amendments to Section 16.20.180 (Attachment 3) modify the wording of the section for clarity and conformity with the current Fire Code and General Plan. The following table summarizes these changes:

| STANDARD | CURRENT GRADING ORDINANCE | PROPOSED GRADING ORDINANCE |
|------------------------------|---|---|
| all-weather surface | 5 inches of baserock, Class II or certain Class IV; if grade exceeds 15%, 1 ½ inches of asphaltic concrete (or 4 inches of concrete, with no sub-base); if grade exceeds 10% and there are high erosion hazards, oil and screenings can be required | 6 inches of compacted Class II baserock; 95% compaction required; if grade exceeds 15%, 2 inches of asphaltic concrete (or 3 inches of concrete, with no sub-base); oil and screw required for all other roads with grades up to 15%; all secondary access roads require 2 inches asphaltic concrete |
| road dimensions-width | 16-feet wide for roadway, 12-feet wide for driveway (the 16-foot wide road may be reduced to 12-feet if there are environmental constraints, if turnouts (12' x 30') are provided every 500-feet and approved by Fire Chief) | 18-feet wide for roadways serving more than 2 habitable structures; 12-feet wide for driveways serving 2 or fewer habitable structures (the 18-foot wide road may be reduced to 12-feet if there are environmental constraints, if turnouts (12' x 35', with approach and departure areas) are provided every 500-feet and approved by Fire Chief); |
| bridges - width | 15-feet | 20-feet; may be reduced by fire chief consistent with Fire Code and GP/LCP |
| bridges - vertical clearance | n/a | 14-feet |
| bridges - design | H-20 loading | HS-20-44 (25 ton); posted at both ends of bridge |

| STANDARD | CURRENT GRADING ORDINANCE | PROPOSED GRADING ORDINANCE |
|-------------|---------------------------|--|
| maintenance | n/a | requires all roads, driveways and bridges to be maintained as originally constructed |

The proposed road, driveway and bridge standards were based on the Policy 6.5.5 of the 1994⁴⁹⁶ County GP/LCP (Attachment 4) and the requirements of the County Fire Prevention Code 0778 (Chapter 7.92 - Attachment 5).

As indicated in the table above, the major areas of the amendment deal with the width and surfacing of roads and driveways. The roadway widths specified in the proposed Grading Ordinance have been increased to be consistent with the minimum widths established by the GP/LCP and the Fire Prevention Code. These widths (18-feet for more than two habitable structures and 12-feet for two or fewer habitable structures) will allow fire apparatus to gain access to the structures in the event of an emergency while allowing residents to exit the area. The exception clause, which allows for the reduction of the 18-foot wide roadway to 12-feet (with approved turn-outs) in cases where there would be significant environmental impacts resulting from meeting the full width standard, is retained with minor modifications.

The surfacing requirement has been upgraded to require oil and screened surfacing for all roads with grades between 0 and 10%. This standard is consistent with the Fire Prevention Code definition of 'all-weather' road surfacing and the intent of the 1999 amendment to reduce the amount of erosion from new roads. While this will increase the construction cost of new roads (and all road improvements where a grading permit is required), the property owner and the community will benefit from the savings in long-term maintenance of the roads, the reduction in sedimentation in area streams and the improvement in fire apparatus access.

Other minor changes to the Grading Ordinance standards include changes to the standards for bridge construction: a requirement for permanent maintenance of the roadways and bridges constructed under the Grading Permit and a number of wording changes that have been added for clarity. The standards for new and replacement bridges include minimum requirements, consistent with the Fire Prevention Code, for width, weight limit and posting. These standards will insure that bridges are capable of supporting fire apparatus and allow adequate vehicular access. The maintenance requirement is a new provision to insure that property owners maintain their roads as they were constructed, thereby maintaining adequate fire, vehicular access and proper drainage.

Discussion and Recommendation

The road surfacing standards approved by your Board in 1999 were originally proposed to be applied to new private roads as well as to new timber harvest roads. However, the road surfacing standards that were a part of the 1999 and 2000 packages of amendments to the Forest Practice Rules were not approved by the California Board of Forestry. Your Board, however, approved the amended standards for use on private roads and subsequently directed

the Planning Department to prepare a public information and implementation program for the new standards.

Regrettably, during the preparation of the revised road standards, staff only focused on the road surfacing standards and did not examine the entire section for consistency with the General Plan/Local Coastal Program Land Use Plan. In discussions with the Fire Chiefs Association regarding the new road surfacing standard, it became apparent that additional changes had to be made to Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges) to bring the section into consistency with not only the GP/LCP but the Fire Prevention Code as well. The proposed amendments to Section 16.20.180 are consistent with the GP/LCP and are consistent with the County Fire Prevention Code.

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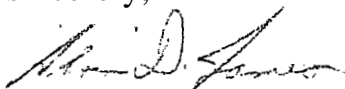
Over the past year, Planning staff, Public Works and the Fire Chiefs Association has worked together to identify and resolve a number of issues related to road access and fire safety. The proposed amendments to the Grading Ordinance are a product of this collaboration. We are continuing to meet monthly to work towards resolving other fire safety issues (Attachment 6).

Staff recommends that your Board direct the Planning Department to process the proposed amendments to the Grading Ordinance (Attachment 3), including the required review under CEQA and public hearings before the Planning Commission and your Board. When this matter is brought to your Board for the public hearing, staff intends to include a program for the implementation of the ordinance following certification by the California Coastal Commission. This program will include educational outreach, including meetings with neighborhood groups and road associations, and other actions to inform the public and the road builders of the County about the new standards.

It is, therefore, RECOMMENDED that your Board:

1. Accept and file the report on amendments to County Code Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges); and
2. Direct the Planning Department to process the suggested ordinance amendments as a part of the current year's work program (Attachment 3); and
3. Direct the Planning Department to include an implementation program for the new road standards as a part of the materials for the public hearing before your Board.

sincerely,


Alvin D. James
Planning Director

Recommended: _____
Susan A. Mauriello, CAO

- Attachments:
1. Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges)
 2. Subsection (h) of Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges), revised December 1999 ~~0498~~
 3. Proposed Amendments to Section 16.20.180 (Design Standards for Private Roads, Driveways and Bridges)
 4. Section 6.5, Santa Cruz County General Plan/Local Coastal Program Land Use Plan
 5. County Code Chapter 7.92 - Fire Prevention Code
 6. Letter of Ron Rickabaugh, President, Fire Chiefs Association of Santa Cruz County, dated February 1, 2001
 7. Letter of **Alvin** D. James, Planning Director, dated September 19, 2000
 8. Letter of Alvin D. James, Planning Director, dated November 15, 2000

cc: Fire Chiefs Association of Santa Cruz County
Public Works

ly), shall have down drains. (Ord. 2500, 11/8/77; 3321, 11/23/82)

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16.20.180 DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS

AND BRIDGES.

(a) All private road and driveway construction requiring a grading approval shall conform to the provisions of this section. These requirements may be modified for emergency access, temporary roads, or roads leading to an agricultural building or well site if approved in writing by the Planning Director.

(b) Width of roadbed for a roadway shall be 16 feet minimum; width of a driveway shall be 12 feet minimum. Where it is environmentally infeasible to meet these criteria (due to excessive grading or tree removal), a 12-foot wide all-weather road with 12-foot wide by 30-foot long turnouts located approximately every 500 feet may be approved with the approval of the fire department. The distance between turnouts may be adjusted at the discretion of the Planning Director if deemed appropriate for reasons of topography, environment or emergency access.

(c) Minimum centerline radius shall be 35 feet. (EXCEPTION: Driveways which serve as access to any habitable structure and which are 150 feet or less from the main road.)

(d) The maximum grade of the road or driveway shall not exceed 15 percent; however, grades of up to 20 percent are permitted for up to 200 feet at a time..

(e) The structural section shall consist of a minimum 5 inches of baserock, Class II or Class IV. Class IV aggregate base should have a minimum R value of 50, and not more than 10 percent of the aggregate shall pass the number 200 sieve.

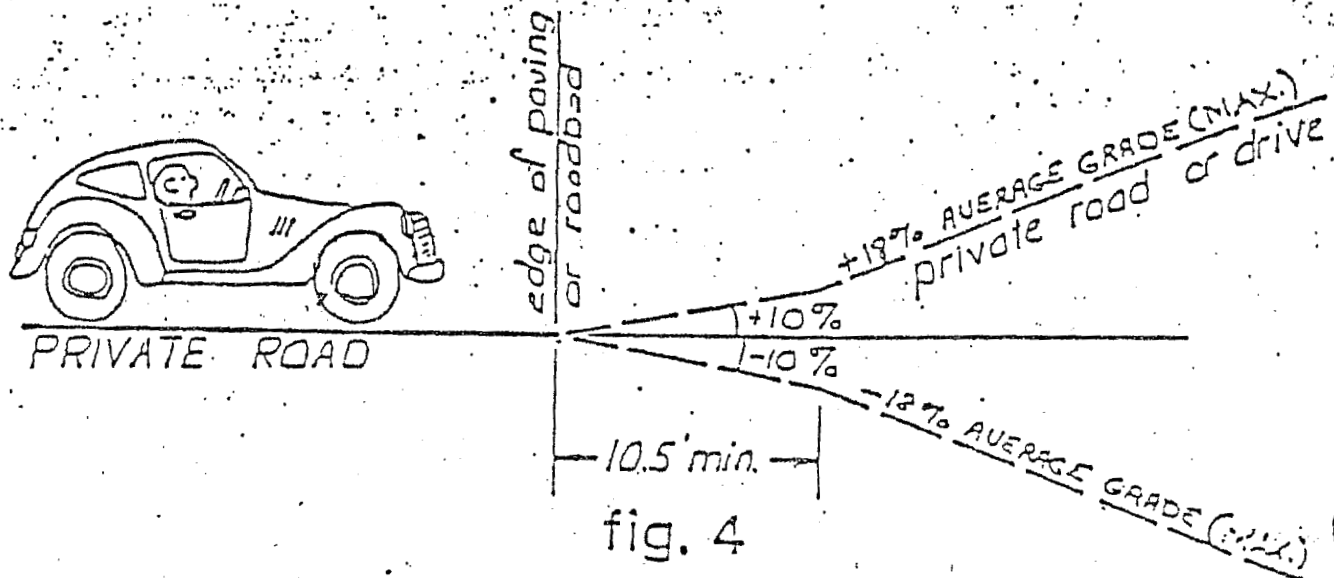
(f) Where the subgrade is designated as an expansive clayey soil, the structural section should be determined using the California Design Procedure.

(g) The aggregate base required by these design standards can be omitted if the Planning Director determines that the native material provides sufficient bearing capacity for all weather use.

(h) In all cases, where road gradients exceed 15 percent, 1-1/2 inches of asphaltic concrete shall be provided. (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used.) Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, oil and screen may be required at the discretion of the Planning Director.

(i) Asphalt or concrete berms or their equivalent may be required to control drainage. Discharge shall be at points of natural drainage courses with energy dissipaters installed where necessary to prevent erosion. 0782

(j) Entrances from private roads or driveways into private roads shall be limited in gradient as shown by Figure 4.



(k) Any roadway or driveway which is more than 300 feet long and a dead end shall have a turn-around area with a minimum of 32 feet radius, or equivalent.

(l) A horizontal clearance of 16 feet and a vertical clearance of 14 feet shall be maintained on all roadways, driveways, and turnouts.

(m) Where a private driveway will connect to a county-maintained road, an Encroachment Permit shall first be obtained from the Public Works Department.

(n) Bridges shall be at least 16 feet wide and shall be designed by a civil engineer for a H-20 loading. If the bridge crosses a stream or drainage channel, hydraulic calculations based on a 100-year storm shall be submitted showing hydraulic adequacy of the spanned cross-section of the stream or drainage channel. (Ord. 2500, 11/8/77; 3321, 11/23/82; 3599, 11/6/84)

(b) Within those zone districts in which timber harvesting is otherwise allowed by this Code, the cutting and removal of trees and other solid wood products for commercial purposes which require either a Timber Harvest Plan or a Non-industrial Timber Management Plan shall not occur within riparian corridors, defined as:

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1) 50-feet from the bank full flow line of a perennial stream, as defined in Section 16.30.030 of the County Code

2) 30-feet from the bank full flow line of an intermittent stream, as defined in Section 16.30.030 of the County Code

(c) Notwithstanding the above, if compliance with section (b) would preclude access to timber that is otherwise subject to harvest consistent with this section, the cutting and removal of trees and other solid wood products for commercial purposes which require either a Timber Harvest Plan or a Non-industrial Timber Management Plan within riparian corridors shall be permitted only as necessary to provide access to such timber.

SECTION V

Subsection (h) of Section 16.20.180- Design Standards for Private Roads, Driveways and Bridges - of the County Code is hereby amended to read as follows:

(h) In all cases, where road gradients exceed 15 percent, 1 1/2 inches of asphaltic concrete shall be provided. (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used.) Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, oil and screen may be required at the discretion of the Planning Director. Road surfacing shall meet the following standards, based on the road gradient: 0 to 10 percent gradient - 2 inches of drain rock compacted into a 4-inch sub-base of Class II baserock; 10-15 percent gradient - oil and screenings; greater than 15 percent gradient - 1 1/2 inches asphaltic concrete (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used).

SECTION VI

If any section, subsection, division, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this ordinance. The Board of Supervisors of this County hereby declares that it would have adopted this Ordinance and, each section, subsection, division, sentence, clause, phrase, or portion thereof, irrespective of any such

PROPOSED REVISIONS TO SECTION 16.20.180

16.20.180 DESIGN STANDARDS FOR PRIVATE ROADS ,DRIVEWAYS AND BRIDGES

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(a) All private road, bridge and driveway construction, including all secondary access roads required by a land division, requiring a grading approval shall conform to the provisions of this section. These requirements may be modified for emergency access, temporary roads or roads leading to an agricultural building or well site if approved in writing by the Planning Director **and** the Fire Chief of the applicable Fire Protection District.

(b) Unobstructed width of roadbed for a roadway serving more than **two** habitable Structures shall be ~~16~~ **18** feet minimum; unobstructed width of a driveway serving two or fewer habitable structures shall be 12-feet minimum. Where these criteria conflict with other Chapter 16 standards ~~it is environmentally infeasible to meet these criteria (due to including excessive grading, sensitive habitats or tree removal)~~, a 12-foot wide all-weather road with 12-foot wide by ~~35~~ **30**-foot long turnouts, with approved approach and departure access, located approximately every 500 feet may be approved with the approval of the fire department. The distance between turnouts may be adjusted at the discretion of the Planning Director and the Fire **Chief** of the **applicable** Fire Protection District if deemed appropriate for reasons of topography, environment or emergency access.

(c) All roadways and driveways shall have a minimum centerline radius shall be of ~~36~~ **35**-feet. ~~(EXCEPTION: Driveways which serve as access to any habitable structure and which are 150 feet or less from the main road.)~~

(d) The maximum grade of the road or driveway shall not exceed ~~15~~ **20** percent; however, grades of up to ~~20~~ over 15 percent are ~~permitted for up~~ limited to stretches of 200 feet at a time.

(e) **All** roadways, secondary access roads and driveways shall have ~~The structural section shall consist of a minimum 5 6 inches of compacted Class II baserock. , Class II or Class IV. Compaction to 95% required and certified by a licensed engineer. Class IV aggregate base should have a minimum R value of 50, and not more than 10 percent of the aggregate shall pass the number 200 sieve.~~ Exceptions to this standard are as follows:

(f) i. Where the subgrade is designated as an expansive clayey soil, the structural section should be determined using the California Design Procedure.

(g) ii. The aggregate base required by these design standards can be omitted if the Planning Director determines that ~~the native material provides sufficient~~ equivalent bearing capacity ~~for all-weather use~~ to that specified in (e) above, as ~~certified~~ certified by a licensed soils or civil engineer.

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(h)(f) In all cases, where road gradients exceed 15 percent, ~~1-1/2~~ 2 inches of asphaltic concrete shall be ~~provided~~ placed over the baserock. (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inches of concrete is used.) ~~Where road gradients exceed 10 percent and a high erosion hazard has been identified by field review, Oil and screen, at a minimum, may be is required over the baserock at the discretion of the Planning Director.~~ for all grades up to 15%. All secondary access roads shall be surfaced with 2 inches of asphaltic concrete.

(i)(g) Asphalt or concrete berms or their equivalent may be required to control drainage. Discharges shall be at points of natural drainage courses with energy dissipaters installed where necessary to prevent erosion.

(j)(h) Entrances from private roads or driveways into private roads shall be limited in gradient as shown by Figure 4.

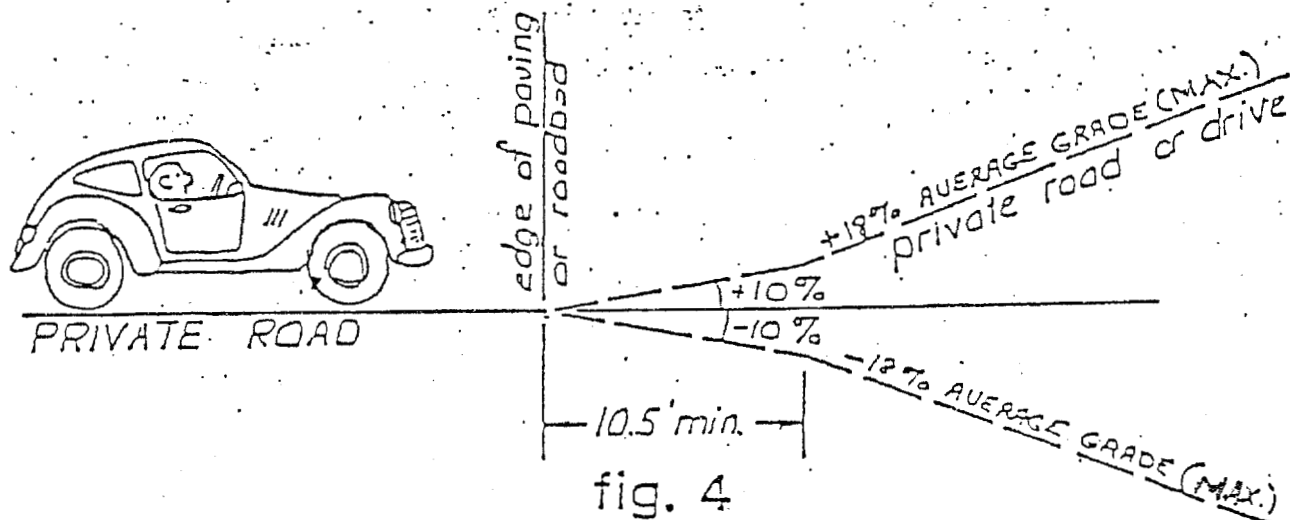


fig. 4

(k)(i) Any roadway or driveway which is more than ~~300~~ 150 feet long and a dead end shall have a turn-around area with a minimum of ~~35~~ 36 feet unobstructed radius, or equivalent.

(l)(j) A horizontal ~~clearance of 16 feet~~ and a vertical clearance of 14 feet shall be maintained on all roadways, driveways, bridges, and turnouts.

~~(m)~~(k) Where a private driveway will connect to a County-maintained road, an Encroachment Permit shall first be obtained from the Public Works Department. ~~0504~~

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~~(n)~~(l) Bridges shall be at least ~~16~~ **20** feet of clear width. The Fire Chief of the authority having jurisdiction may allow the width to be reduced in accordance with the **adopted** fire code and Fire Safety Element of the Santa Cruz County General Plan. **Bridges** and culverts shall be designed by a civil engineer for a ~~H-20~~ **HS-20-44 (25 ton)** loading. The bridge weight limit shall be posted at both ends of the bridge. If the bridge crosses a stream or drainage channel, hydraulic calculations based on a 100-year storm shall be submitted showing hydraulic adequacy of the spanned cross-section of the stream or drainage channel.

(m) **All** roads, secondary access roads, driveways and bridges shall be permanently maintained **as** originally constructed in conformance **with** these standards. Failure to maintain **all** roads, secondary access roads, driveways and bridges that were constructed pursuant to these standards is subject to the code enforcement provisions of Chapter 19.01 of the County Code.

Objective 6.5 Fire Hazards0787
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To protect the public from the hazards of fire through citizen awareness, mitigating the risks of fire, responsible fire protection planning and built-in systems for fire detection and suppression,

Policies**6.5.1 Access Standards**

Require all new structures, including additions of more than 500 square feet, to single-family dwellings on existing parcels of record, to provide an adequate road for fire protection in conformance with the following standards:

- (a) Access roads shall be a minimum of 18 feet wide for all access roads or driveways serving more than two habitable structures, and 12 feet for an access road or driveway serving two or fewer habitable structures. Where it is environmentally inadvisable to meet these criteria (due to excessive grading, tree removal or other environmental impacts), a 12-footwide all-weather surface access road with 12-footwide by 35-foot long turnouts located approximately every 500 feet may be provided with the approval of the Fire Chief. Exceptions: Title 19 of the California Administrative Code, requires that access roads from every state governed building to a public street shall be all-weather hard-surface (suitable for use by fire apparatus) roadway not less than 20 feet in width. Such roadway shall be unobstructed and maintained only as access to the public street.
- (b) Obstruction of the road width, as required above, including the parking of vehicles, shall be prohibited, as required in the Uniform Fire Code.
- (c) The access road surface shall be "all weather", which means a minimum of six inches of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95 percent compaction and shall be maintained. Where the grade of the access road exceeds 15 percent, the base rock shall be overlain by 2 inches of asphaltic concrete, Type B or equivalent, and shall be maintained.
- (d) The maximum grade of the access road shall not exceed 20 percent, with grades greater than 15 percent not permitted for distances of more than 200 feet at a time.
- (e) The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts.
- (f) Gates shall be a minimum of 2 feet wider than the access road/driveway they serve. Overhead gate structures shall have a minimum of 15 feet vertical clearance.
- (g) An access road or driveway shall not end farther than 150 feet from any portion of a structure.
- (h) 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.
- (i) No roadway shall have an inside turning radius of less than 50 feet. Roadways with a radius curvature of 50 to 100 feet shall require an additional 4 feet of road width. Roadways with radius curvatures of 100 to 200 feet shall require an additional 2 feet of road width.
- (j) Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures.
- (k) Bridges shall be as wide as the road being serviced, meet a minimum load bearing capacity of 25 tons, and have guard rails. Guard rails shall not reduce the required minimum road width. Width requirements may be modified only with written approval from the Fire Chief. Bridge capacity shall be posted and shall be certified every five years by a licensed engineer. For bridges served by 12 foot access roads, approved turnouts shall be provided at each bridge approach.
- (l) 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.

- (m) To ensure maintenance of private access roads, driveways, turnarounds and bridges, the owner(s) of parcels where new development is proposed shall participate in an existing road maintenance group. For those 88 without existing maintenance agreements, the formation of such an agreement shall be required.
- (n) All access road and bridge improvements required under this section shall be made prior to permit approval, or as a condition of permit approval.
- (o) Access for any new dwelling unit or other structure used for human occupancy, including a single-family dwelling on an existing parcel of record, shall be in the duly recorded form of a deeded access or an access recognized by court order.

Diagrammatic representations of access standards are available at the Santa Cruz County Planning Department and local fire agencies.

6.5.2 Exceptions to Access Road Standards

Exceptions to these standards may be granted at the discretion of the Fire Chief for single-family dwellings on existing parcels of record as follows:

- (a) When the existing access road is acceptable to the Fire Department having jurisdiction.
- (b) In addition, any of the following mitigation methods may be required:
- (1) Participation in an existing or formation of a new road maintenance group or association.
 - (2) Completion of certain road improvements such as fill put holes, resurface access road, provide turnouts, cut back brush, etc. are made, as determined by the fire officials, and provided that the fire department determines that adequate fire protection can still be provided
 - (3) Provision of approved fire protection system as determined by the Fire Chief.
- (c) The level of road improvement required shall bear a reasonable relationship to the magnitude of development proposed.

55.3 Conditions for Project Approval

Condition approval of all new structures and additions larger than 500 square feet, and to single family dwellings on existing parcels of record to meet the following fire protection standards:

- (a) Address numbers shall be posted on the property so as to be clearly visible from the access road. Where visibility cannot be provided, a post or sign bearing the numbers shall be set adjacent to the driveway or access road to the property and shall have a contrasting background. Numbers shall be posted when construction begins.
- (b) Provide adequate water availability. This may be provided from an approved water system within 500 feet of a structure, or by an individual water storage facility (water tank, swimming pool, etc.) on the property itself. The fire department shall determine the adequacy and location of individual water storage to be provided. Built-in fire protection features (i.e., sprinkler systems) may allow for some exemptions of other fire protection standards when incorporated into the project
- (c) Maintain around all structures a clearance of not less than 30 feet or to the property line (whichever is a shorter distance) of all flammable vegetation or other combustible materials; or for a greater distance as may be prescribed by the fire department.
- (d) Provide and maintain one-half inch wire mesh screens on all chimneys.
- (e) Automatic smoke detection devices shall be installed and maintained in accordance with the California Building Code and local Fire Department regulations. Sprinkler and fire alarm systems, when installed, shall meet the requirements of the local Fire Department.
- (f) Provide adequate disposal of refuse. All development outside refuse collection boundaries shall be required to include a suitable plan for the disposal of flammable refuse. Refuse disposal shall be in accordance with state, County or local plans or ordinances. Where practical, refuse disposal should be by methods other than open burning.
- (g) Require fire retardant roofs on all projects, as specified in the County Fire Code and the Uniform Fire Code. Exterior walls constructed of fire resistant materials are recommended, but are not necessarily required.

6.5.4 Fire Protection Standards for Land Divisions Outside the Urban Services Line

Require all new minor land divisions and subdivisions outside the Urban Services Line to meet the following fire protection standards:

- 300-40
- (a) If a proposed building ~~sire~~ is located on a dead-end access road and is more than one-half mile from the nearest intersection with a through road, then secondary access must be provided. [See section 6.5.5, Standards for Dead End Roads] If building site is located within a 5 minute response time from the fire department and within 500 feet of a county maintained road, then secondary access will not be required. Secondary access is defined as a 12 foot wide all-weather surface roadway with a recorded right of access and maintenance agreement. The secondary access may be provided with a gate or other barrier on the approval of the Fire Chief. ~~If these conditions cannot be met, development may take place only at the lowest density allowed for the area by the General Plan and LCP Land Use Plan.~~
 - (b) All primary and secondary roads shall meet the requirements of this section and shall be maintained through a County Service Area or a joint road maintenance agreement with all property owners of record.
 - (c) Location within the response time of 20 minutes from the fire station which is responsible for serving the parcel. Response time is defined as the length of time between the dispatch of ground fire vehicles from the fire station to their arrival at the location of the proposed structure(s). In areas exceeding 20 minutes response time, development may take place only at the lowest density allowed by the General Plan and LCP Land use Plan.
 - (d) Locate the building site outside any designated Critical Fire Hazard Area. If building sites cannot be located outside a critical Fire Hazard Area, the following criteria shall be met:
 - (1) If the building site is served by a through access road or by secondary access, development may be approved only at the lowest density allowed by the General Plan and LCP Land use Plan.
 - (2) If the parcel is on a dead-end access road and cannot develop secondary access, development may consist of only one single-family residence on the existing parcel of record; all land divisions must be denied.
 - (e) The project can meet the vegetation modification requirements called for by the Fire Chief, based upon an on-site inspection, including appropriate erosion control facilities. The homeowner must maintain this vegetation modification in order to assure long-term protection. Land clearing or vegetation modification which exceeds one acre, whether planned to take place prior to or after development approval, must submit an erosion control plan for the review and approval of the County Watershed Management Section. Vegetation modification plans shall not be allowed which introduce non-native invasive plant species, and wherever possible should utilize native fire-mistant vegetation.
 - (f) The project can meet the standards established by the Fire Chief for water supply and/or water storage for fire-fighting purposes.
 - (g) Mitigable Critical Fire Hazard Areas. If the project lies in a Critical Fire Hazard Area and within the area bordered by the following access roads: From Day Valley Road to Freedom Blvd., to Hames Road, to Browns Valley Road to Hazel Dell Road, to Gaffey Road, down Highway 152 to Carlton road, Carlton Road to Highway 129 and ending at Murphy road, * and the project can meet the water storage standards, then the development may proceed at a density as determined by the Rural Density Matrix. Mitigation was based upon the following criteria:
 - (1) extent of the critical fire hazard vegetation;
 - (2) distance to adjacent fire hazard areas
 - (3) accessibility for fire-fighting equipment;
 - (4) air moisture content;
 - (5) historic record of wildland fires;
 - (6) slope and terrain.

*This area has been mapped to denote areas where the fire hazard is of lesser concern, if mitigated by vegetation modification and water supply/storage supplementation. These maps are available at Santa Cruz County Planning Department, or at the California Department of Forestry and Fire Protection headquarters for review.

6.5.5 Standards for New Dead End Roads

Prohibit newly constructed dead-end roads without secondary access serving more than one parcel in new minor land divisions or subdivisions which exceed the following distances from an adequate through road unless approved by the applicable fire protection agency, the Department of Public Works, and by the Planning Commission; in no case shall a new dead-end road exceed 1/2 mile in length.

| | |
|---|-------|
| Urban & Suburban General Plan and LCP Land Use Plan designation | 500' |
| Rural General Plan and LCP Land Use Plan designation | 1000' |
| Mountain General Plan and LCP Land Use Plan designation | 1500' |

The standard for new subdivisions of 5 or more lots shall not exceed 500' unless recommended by the applicable fire protection agencies and the Department of Public Works, and approved by the Planning Commission.

6.5.6 Maintenance for Private Roads

Require the creation or expansion of County Service Areas (to provide road maintenance), road maintenance agreements or associations (deemed adequate to provide appropriate road maintenance) for all new private roads, and land divisions in rural areas served by private roads.

6.5.7 Certification of Adequate Fire Protection Prior to Permit Approval

(LCP) Require all land divisions, multi-unit residential complexes, commercial and industrial complexes, public facilities and critical utilities to obtain certification from the appropriate fire protection agency that adequate fire protection is available, prior to permit approval.

6.5.8 Public Facilities Within Critical Fire Hazard Areas

(LCP) Discourage location of public facilities and critical utilities in Critical Fire Hazard Areas. When unavoidable, special precautions shall be taken to ensure the safety and uninterrupted operation of these facilities.

6.5.9 Consistency With Adopted Codes Required for New Development

(LCP) Require all new development to be consistent with the Uniform Fire Code, California Building Code, and other adopted County and local fire agency ordinance.

6.5.10 Land Divisions Access Requirements

- (LCP) (a) Require all private roads used for either primary or secondary access to be maintained through road maintenance agreements and/or associations or through a County Service Area.
- (b) Prohibit land divisions where any new building site is located more than 1/2 mile from a through road unless secondary access is provided.
- (c) In the North Coast and Bonny Doon planning areas, prohibit new land divisions where any new building site is located more than 1/2 mile from a publicly maintained road even where secondary access is provided.

6.5.11 Fire Protection Standards for Land Divisions Inside the Urban Services Line

Require all new land divisions within the Urban Services Line to be consistent with the California Fire Code, California Building Code, and other adopted County and local fire agency ordinances.

Programs

ATTACHMENT 4

- a. Encourage fire protection agencies to enter into first alarm response and initiate contractual agreements in order to assure that the fire unit nearest the fire will respond on first alarm to a fire emergency. (Responsibility: County Fire Marshal, Board of Supervisors, local fire protection agencies)
- b. Newly constructed or approved public and private roads and streets must be identified by a name or number through a consistent countywide system, which provides for sequenced or patterned numbers and/or non-duplicating naming within the County. All signs shall be mounted and oriented in a uniform manner. This section does not require any entity to rename or renumber existing roads or streets. Nor shall a roadway providing access only to a single commercial or industrial occupancy require naming or numbering (Responsibility: Office of Emergency Services, County Fire Marshal)
- c. Define levels of fire protection services using criteria relating to distance from fire stations, density of development and magnitude of fire risk. (Responsibility: Board of Supervisors, local fire protection agencies)
- d. Develop firebreak standards for new development to separate communities or clusters of structures from native vegetation. (Responsibility: County Fire Marshal, Board of Supervisors, State Department of Forestry, and local fire protection agencies)
- e. Develop an overall firebreak **plan** in Critical **Fire** Hazard Areas and implement the plan in conjunction with the Department of Forestry and fire protection agencies. (Responsibility: California Department of Forestry and Fire Protection, local fire protection agencies, Office of Emergency Services)
- f. Provide, to the maximum extent feasible, two emergency access routes for all communities, with at least one developed to County standards. (Responsibility: Board of Supervisors, Planning Department, Public Works)
- g. **Upgrade** water distribution systems when deficient to ensure adequate **peak** load water supply requirements for fire protection **within** the service areas of recognized water purveyors. Priority shall be given to areas within the Urban Services Line. (Responsibility: Water Purveyors, County Fire Department, local fire protection agencies, County Office of Emergency Services)
- h. Give **priority** to areas within the Urban Services Line when planning expansion of fire protection facilities and equipment. (Responsibility: fire protection agencies, Board of Supervisors)
- i. Encourage all fire protection agencies to **participate** in the development and implementation of a joint communications center. (Responsibility: Board of Supervisors, Communications Director, County Fire Department, California Department of Forestry and Fire Protection, local fire protection agencies, County Office of Emergency Services)
- j. Update annually the "Fire Protection Improvement Program and Long-Range Plan for Santa Cruz County." (Responsibility: Board of Supervisors, County Fire Marshal, County Office of Emergency Services)

- k. Encourage the State Department of Forestry to provide land and air fire-fighting facilities and equipment adequate to meet estimated peak fire demands. (Responsibility: Board of Supervisors, County Fire Marshal)
- l. Encourage *fire* protection agencies to establish educational fire prevention programs in order to have the public recognize their responsibility in preventing fires. (Responsibility: California Department of Forestry and Fire Protection, County Fire Marshal, local fire protection agencies, County Office of Emergency Services)
- m. Review and update on a periodic basis the countywide Disaster Contingency Plan. Include the appropriate County agencies in all phases of disaster contingency planning. (Responsibility: Board of Supervisors, Office of Emergency Services)
- (LCP) n. Update the Critical Fire Hazard Map as new site-specific information becomes available which more precisely defines these *mas*. (Responsibility: Planning Department, County Fire Department, California Department of Forestry and Fire Protection, local fire protection agencies)
- o. Identify high fire risk areas within the Urban Services Line and rural areas with topography, hazardous fuels, structures, density similar to those found in the Oakland Hills Fire of 1991. (Responsibility: Planning Department, County Fire Marshal, local fire protection agencies, Board of Supervisors)
- (LCP) p. In cooperation with fire protection agencies, develop coordinated action programs to reduce the hazard to existing development in critical fire hazard areas such as the following:
- (1) Assessment districts to finance road improvements and secondary access; water storage, distribution and hydrant facilities; purchase of pumper trucks and/or vegetation clearance and fire break construction.
 - (2) Fire hazard inspection and code enforcement.
 - (3) Public education programs on fire prevention.
- (Responsibility: Planning Department, County Fire Marshal, local fire protection agencies, Board of Supervisors)
- q. Amend and update the Santa Cruz County General Plan Fire Safety Element as needed, to reflect fire code amendments. (Responsibility: Board of Supervisors, County Fire Marshal, local fire protection agencies, Planning Department)

Chapter 7.92

FIRE PREVENTION CODE*

Sections:

| | | | |
|----------|--|----------|--|
| 7.92.010 | UFC Section 101.1 amended—Title. | 7.92.115 | UFC Section 105.3 added and amended—Application for permit. |
| 7.92.015 | UFC Section 108 added and mended — Reference to appendix. | 7.92.120 | UFC Section 105.8 amended—Permit required. |
| 7.92.020 | UFC Section 103.1.4 Deleted—Appeals. | 7.92.130 | UFC Section 202 amended—“A” definitions. |
| 7.92.030 | UFC Section 103.1.4.1.1 added—Establishment of board of appeals. | 7.92.135 | UFC Section 283 added and amended—“B” definitions. |
| 7.92.040 | UFC Section 103.1.4.1.2 added—Appealable decisions. | 7.92.140 | UFC Section 204 amended—“C” definitions. |
| 7.92.050 | UFC Section 103.1.4.1.3 added—Initiating appeal. | 7.92.150 | UFC Section 207 amended—“F” definitions. |
| 7.92.060 | UFC Section 103.1.4.1.4 added—Stay of order. | 7.92.160 | UFC Section 209 amended—“H” definitions. |
| 7.92.070 | UFC Section 103.1.4.1.3 added—Hearing of appeal. | 7.92.170 | UFC Section 221 amended—“T” definitions. |
| 7.92.080 | UFC Section 103.1.4.1.6 added—Decision of the board of appeals. | 7.92.180 | UFC Section 901.2.2.1 amended—Fire apparatus access. |
| 7.92.090 | UFC Section 103.1.4.1.7 added—Time of decision. | 7.92.185 | UFC Section 901.4.5.1 added—Prohibition of unauthorized signage. |
| 7.92.100 | UFC Section 103.2.1.1, No. 4 amended—General. | 7.92.190 | UFC Section 902.2.2.1 amended—Dimensions. |
| 7.92.110 | UFC Section 105.1 amended—Scope. | 7.92.193 | UFC Section 902.2.2.5 added and amended—Bridges. |
| | | 7.92.196 | Section 903.4.5 added—Painting. |
| | | 7.92.198 | Section 903.5 added—Removal from service. |

* Prior ordinance: Ord. 4384.

7.92.010

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- 7.92.200 UFC Section 1003.1.2 amended—Standards.
- 7.92.210 UFC Section 1003.2 through 1003.2.8 deleted—Required installations.
- 7.92.220 UFC Section 1003.5 added—Required installation of automatic sprinkler systems.
- 7.92.230 UFC Section 1109.7 amended—Sparks from chimneys.
- 7.92.240 UFC Section 5204.5.2 amended—Maximum capacity within established limits.
- 7.92.250 UFC Section 7401.6.4 No. 1 amended—Securing compressed gas containers, cylinders and tanks.
- 7.92.260 UFC Section 7701.1 amended—Scope.
- 7.92.270 UFC Section 7902 amended—Locations where aboveground tanks are prohibited.
- 7.92.280 UFC Section 8204.2 amended—Maximum capacity within established limits.
- 7.92.290 UFC Appendix II-A amended—Suppression and control of hazardous fire areas, Section 7, spark arresters.
- 7.92.300 UFC Section 9501 added—Violation—Public nuisance—Abatement—Costs.

- 7.92.310 UFC Section 9502 added—Violation—Penalty. .0794
- 7.92.320 UFC Section 9503 added—Enforcement.

7.92.010 UFC Section 101.1 amended—Title.
 UFC Section 101.1 is mended to read as follows:

This code shall be known as the "FIRE CODE OF THE COUNTY OF SANTA CRUZ" and, may be cited as *such*, and will be referred to herein as "this code." The Fire Code of the County of Santa Cruz shall be *the* 1997 Edition of the Uniform Fire Code (UFC), including the appendices, supplements, and errata published by the International Fire Code Institute, subject to the amendments set out in Chapter 7.92 of the Santa Cruz County Code.

(Ord. 4549 § 1 (part), 1999)

7.92.015 UFC Section 108 added and amended—Reference to appendix.

UFC Section 108 is added and amended to read as follows:

References to Appendix. When this code references the appendix, the provisions in the appendix shall apply as adopted.

(Ord. 4549 § 1 (part), 1999)

7.92.020 UFC Section 103.1.4 Deleted—Appeals,
 UFC Section 103.1.4 is deleted. (Ord. 4549 § 1 (part), 1999)

**7.92.030 UFC Section 103.1.4.1.1
added—Establishment of
board of appeals.**

Section 103.1.4.1 is added to read as follows:

The Board of Appeals is established under the provisions of Chapter 2.100 of the Santa Cruz County, Code.

(Ord. 4549 § 1 (part), 1999)

**7.92.040 UFC Section 103.1.4.1.2
added—Appealable
decisions.**

Section 103.1.4.2 is added to read as follows:

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, except for orders affecting acts or conditions which, in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

(Ord. 4549 § 1 (part), 1999)

**7.92.050 UFC Section 103.1.4.1.3
added—Initiating appeal.**

Section 103.1.4.3 is added to read as follows:

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order.

If the tenth day falls on a Saturday, Sunday, or federal holiday, the time to

file is extended to the next working day. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.

(Ord. 4549 § 1 (part), 1999)

**7.92.060 UFC Section 103.1.4.1.4
added—Stay of order.**

Section 103.1.4.1.4 is added to read as follows:

The filing of a properly completed notice of appeal shall have the effect of staying the implementation of the order appealed until the final decision of appeal, except for the orders affecting acts or conditions which in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion, or release.

(Ord. 4549 § 1 (part), 1999)

**7.92.070 UFC Section 103.1.4.1.5
added—Hearing of appeal.**

Section 103.1.4.1.5 is added to read as follows:

Following is the process for establishing and hearing appeals:

1. The Board of Appeals, or the secretary thereof, shall set the matter to be heard at a date within thirty days of receipt of such notice of appeal. Written notice of the time and place set for hearing shall be served on the appellant by first class mail to the mailing address given in the notice of appeal at least five days prior to the date set for the hearing. The Fire Chief shall transmit to the

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Board of Appeals all records related to the appeal.

2. *At* the hearing on the appeal, the appellant shall, in the first instance present evidence in support of the grounds enumerated in her/his notice of appeal. The Fire Chief shall next present evidence in support of her/his order. The appellant and the Fire Chief shall each have one opportunity to rebut the evidence presented by the other. The hearing shall be de novo in all respects. (Ord. 4549 § 1 (part), 1999)

7.92.080 UFC Section 103.1.4.1.6 added—Decision of the board of appeals.

Section 103.1.4.1.6 is added to read as follows:

Upon hearing the appeal, the Board of Appeals may issue a decision affirming, modifying or vacating the order of the Fire Chief. The decision shall be in writing and shall be served upon the appellant by mail in the manner provided for in the notice of hearing pursuant to section 7.92.103.1.4.5 of the Uniform Fire Code. (Ord. 4549 § 1 (part), 1999)

7.92.090 UFC Section 103.1.4.1.7 added—Time of derision.

Section 103.1.4.1.7 is added to read as follows:

The Board of Appeals shall have the powe: to continue any hearing and may, in its discretion, take the appeal under submission. The Board of Appeals shall render a decision not later than the sev-

enth day following the date the matter was taken under submission, and forthwith notify the interested parties as previously set forth.

(Ord. 4549 § 1 (part), 1999)

7.92.100 UFC Section 103.2.1.1, No. 4 amended—General.

UFC Section 103.2.1.1, No. 4 is mended to read as follows:

4. The installation and maintenance of automatic, manual and other private fire alarm systems and fire extinguishing equipment. EXCEPTION: For residential construction projects of 500 square feet or less ~~within~~ the unincorporated area, the enforcing authority shall be the Planning Director of the County of Santa Cruz or his/her designee.

(Ord. 4549 § 1 (part), 1999)

7.92.110 UFC Section 105.1 amended—Scope.

UFC Section 105.1 is amended to read as follows:

Permits shall be in accordance with Section 105 or other provisions of this code as required by the jurisdiction having authority,

(Ord. 4549 § 1 (part), 1999)

7.92.115 UFC Section 105.3 added and amended—Application for permit.

UFC Section 105.3 is added and amended to read as follows:

Applications for permits, when required by the Chief, shall be made to bureau of fire prevention in such form

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and detail as described by the bureau. Applications for permits shall be accompanied by such plans as required by the bureau.

(Ord. 4549 § 1 (part), 1999)

7.92.120 UFC Section 105.8 amended—Permit required.


UFC Section 105.8 is amended to read as follows:

A permit shall be obtained from the bureau of fire prevention prior to engaging in the following activities, operations, practices or functions when required by the fire district.

(Ord. 4549 § 1 (part), 1999)

7.92.130 UFC Section 202 amended—"A" definitions.

UFC Section 202 is amended as follows: By adding the following definition after the definition of "ALARM ZONE":



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%.

By adding the following definition after the definition of "ATRIUM":

AUTHORIZED REPRESENTATIVES shall mean those persons described in Sections 103.2.1.2 and 103.2.2.2 of the Uniform Fire Code.

(Ord. 4549 § 1 (part), 1999)

7.92.135 UFC Section 203 added and amended—"B" definitions.

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UFC Section 203 is added and amended as follows: By adding the following definition after the definition of "BREAK":

BRIDGE shall be defined as a structure designed to carry a roadway over a depression or obstacle.

(Ord. 4549 § 1 (part), 1999)

7.92.140 UFC Section 204 amended—"C" definitions..

UFC Section 204 is amended as follows: By adding the following definition before the definition of "CARCINOGEN":

CALIFORNIA BUILDING CODE shall mean the Uniform Building Code as adopted and amended by the State of California, promulgated by the International Conference of Building Officials.

By adding the following definition after the definition of "CALIFORNIA BUILDING CODE":

CALIFORNIA FIRE CODE shall mean the Uniform Fire Code as adopted and amended by the State of California, promulgated by the International Fire Code Institute.

By adding the following definition after the definition of "CONVERSION RANGE OIL BURNER":

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CORPORATION COUNSEL shall mean the County Counsel as retained or appointed by the County of Santa Cruz. (Ord. 4549 § 1 (part), 1399)

7.92.150 UFC Section 207 amended—"F" definitions.

UFC Section 207 is amended as follows: By adding the following definition after the definition of "FIRE BARRIER":

FIRE CHIEF shall mean the Chief Officer of the Fire Protection District within the unincorporated territory of its jurisdiction and shall mean the County Fire Marshal within the unincorporated territory of the County of Santa Cruz which is not within the jurisdiction of a Fire Protection District.

By changing the definition of "FIRE DEPARTMENT" to read as follows:

FIRE DEPARTMENT shall mean the Office of the Fire Marshal of the County of Santa Cruz or any regularly organized Fire Protection District within its respective jurisdictional area.

By adding the following definition after the definition of "FIRE POINT":

FIRE SAFETY ELEMENT is a document contained within the General Plan of Santa Cruz County as adopted specifying certain minimum fire safety requirements within the unincorporated areas of the County of Santa Cruz. (Ord. 4519 § 1 (part), 1999)

7.92.160 UFC Section 209 amended—"H" definitions.

UFC Section 209 is amended by changing the definition of "HAZARDOUS FIRE AREA" to read as follows:

HAZARDOUS FIRE AREA is land which is covered with grass, grain, brush, or forest, whether privately or publicly owned, which is so situated or is of such inaccessible location that a fire originating upon such land would present an abnormally difficult job of suppression or would result in great and unusual damage through fire or resulting erosion. The declaration of a hazardous fire area shall be made by the chief for purposes of this code and shall not contradict with hazardous fire areas as defined by the California Public Resources Code.

(Ord. 4549 § 1 (part), 1999)

7.92.170 UFC Section 221 amended—"T" definitions.

UFC Section 221 is amended by adding the following definition after the definition of "THERMAL INSECTICIDAL FOGGING":

TOTAL FLOOR AREA is the sum of all spaces, exclusive of area separations.

(Ord. 4549 § 1 (part), 1994)

7.92.180 UFC Section 901.2.2.1 amended—Fire apparatus access.

UFC Section 901.2.2.1 is amended to read as follows:

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Plans for fire apparatus access roads shall be submitted to the fire department for review and approval prior to construction. When grading work is needed for the access road(s) within the jurisdiction of Santa Cruz County, application for a grading permit shall be made with the Santa Cruz County Planning Department pursuant to the Santa Cruz County Grading Ordinance. Such Permits shall be reviewed by the Santa Cruz County Environmental Coordinator as required. (Ord. 4549 § 1 (part), 1999)

7.92.185 UFC Section 901.4.5.1 added—Prohibition of unauthorized signage.

UFC Section 901.4.5.1 is added to read as follows:

Posting of any road naming signs not authorized by the Office of Street Naming and Numbering of the County of Santa Cruz, and the Fire Chief is prohibited.

(Ord. 4549 § 1 (part), 1999)

 **7.92.190 UFC Section 902.2.2.1 amended—Dimensions.**

UFC Section 902.2.2.1 is amended to read as follows:

Fire Apparatus access roads shall have an unobstructed width of not less than 20 feet (6096 mm) and an unobstructed vertical clearance of not less than 14 feet (47.927 mm).

EXCEPTIONS: 1. Outside of the Urban Services Line as established by the County of Santa Cruz, access roads shall be a minimum of 18 feet wide for

all access roads or driveways serving more than two habitable structures, and 12 feet for an access road or driveway serving two or fewer habitable structures. Where it is environmentally inadvisable to meet these criteria (due to excessive grading, tree removal or other environmental impacts), a 12-foot wide all-weather surface access road with 12-foot wide by 35-foot long turnouts located approximately every 500 feet may be provided with the approval of the Fire Chief.

NOTE: Title 19 of the California Administrative Code requires that access roads from every structure governed building to a public street shall be all-weather hard-surface (suitable for use by fire apparatus) roadway not less than 20 feet in width. Such roadway shall be unobstructed and maintained only as access to the public street.

2. Vertical clearance may be reduced, provided such reduction does not impair access by fire apparatus and approved signs are installed and maintained indicating the established vertical clearance when approved by the chief.

Vertical clearances or widths shall be increased when, in the opinion of the chief, vertical clearances or widths are not adequate to provide fire apparatus access.

(Ord. 4549 § 1 (part), 1999)

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7.92.193 UFC Section 902.2.2.5 added and amended — Bridges.

UFC Section 902.2.2.5 is added and amended to read as follows:

902.2.2.5.1 General. When a bridge is required to be used as **a** part of a fire apparatus access road, it shall be constructed and maintained in accordance with nationally recognized standards. See Article 90. Standard a.1.1. The bridge shall be designed for a live load **sufficient** to carry the imposed loads of fire apparatus.

902.2.2.5.2 Weight. Every private bridge hereafter constructed shall be designed for a minimum of HS20-44 loading as prescribed by the American Association of State Highways and Transportation Officials. Vehicle load limits shall be posted at both entrances to bridges when required by the chief.

902.2.2.5.3 Height. Clear vertical clearance shall be not less than 14 feet. In situations where a grade change requires a greater vertical clearance, such additional clearance shall be determined by the Fire Chief.

902.2.2.5.4 Width. All bridges shall be a minimum of 20 feet of clear width. The Chief may allow the width to be reduced for access to U-1, U-2 or R-3 occupancies in accordance to the Fire Safety Element of the Santa Cruz County General Plan.

902.2.2.5.5 Certification. Every private bridge hereafter consmcted shall be

engineered by a licensed civil or structural engineer and approved by the Chief. Certification that the bridge complies with the design standards required by this section and the identified **standards** shall be provided by the licensed engineer, in writing to the Chief.

902.2.2.5.6 Recertification. Every private bridge shall be recertified **every** ten years or whenever deemed necessary by the Chief. Such recertification shall be in accordance with the requirements of 902.2.2.5.5

902.2.2.5.7 Existing Private Bridges. An existing private bridge not conforming to these regulations may be required to conform when alterations or additions are made to existing structures served by a non-conforming bridge.

902.2.2.5.8 Fees. All fees charged for the purpose of certification or recertification required under this section shall be at the owners expense.

(Ord. 4549 § 1 (part), 1999)

7.92.196 Section 903.4.5 added — Painting.

Section 903.4.5 is added to read as follows:

903.4.5 Painting of Fire Hydrants. When required by the Chief, fire hydrants shall be painted in accordance with NFPA 291.

(Ord. 4549 § 1 (part), 1999)

7.92.198 Section 903.5 added — Removal from service.

Section 903.5 is added to read as follows:

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7.92.903.5 Removed from service or otherwise modified. The Chief shall be notified whenever any portion of the water supply system for fire protection, including fire hydrants, is altered, removed from service, or otherwise modified.

(Ord. 4543 § 1 (pal?), 1999)

7.92.200 UFC Section 1003.1.2 amended—Standards.

UFC Section 1003.1.2 is amended to read as follows:

Fire extinguishing system shall comply with U.B.C Standards 9-1.

Exceptions:

1. Automatic fire extinguishing systems not covered by the Building Code shall be approved and installed in accordance with approved standards.
2. Automatic sprinkler systems may be connected to domestic water-supply main when approved by the chief, provided the domestic water supply is of adequate pressure, capacity, and sizing for the combined domestic and sprinkler requirements. In such case, the sprinkler system connection shall be made between the public water main or meter and the building shut-off valve, and there shall not be intervening valves or connections. The fire department connection may be omitted when approved by the chief.
3. Automatic sprinkler systems in Group R Occupancies four stories or less may be in accordance with the

Building Code requirements for residential sprinkler system. (See U.B.C. Standard 9-3.)

(Ord. 4549 § 1 (part), 1999)

7.92.210 UFC Section 1003.2 through 1003.2.8 deleted—Required installations.

UFC Sections 1003.2 through 1003.2.8 are deleted. (Ord. 4549 § 1 (part), 1999)

7.92.220 UFC Section 1003.5 added—Required installation of automatic sprinkler system.

Section 1003.5 is added to read as follows:

1003.5 General. Automatic sprinkler systems shall be provided in accordance with the provisions of this section and in accordance with current fire department standards and nationally recognized standards (Standards 13, 13D, and 13R of the National Fire Protection Association, NFPA)

1003.5.1 Definitions. An automatic sprinkler system shall be provided in all new structures as follows:

1003.5.1.1 In all Group A, Group B, Group E, Group F, Group H, Group I, Group M, Group R, Group S and Group U occupancies, as defined in the California Building Code, Table 3-A, regardless of type of construction or floor area.

1003.5.1.2 Single Floor Area is the area of any one floor, exclusive of area separations.

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10035.13 Total Floor Area is the sum of the area of all stories, exclusive of area separations.

1003.5.2 New Structures. An Automatic Sprinkler System shall be provided in all new occupancies as defined in Table 3-A of the California Building Code regardless of type of construction and/or floor area. Any occupancy not specifically mentioned; shall be included in the group which it most nearly resembles, based on the proposed life and fire hazard.

EXCEPTIONS: 1. Private garages, carports, sheds not more than 1,000 square feet (93 m²) of total floor area shall not require fire sprinklers where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code as adopted and amended, Table No. 3-A for Group U-1 occupancies.

2. Agricultural buildings as defined in Appendix Chapter 3, Division II, of the California Building Code not exceeding 2,000 square feet (186 m²), not exceeding 7.92 feet (7620 mm) in height, having a clear unobstructed side yard exceeding 60 feet (15,280 mm) in all directions, and located within an Agricultural zoned district, as defined in the Santa Cruz County Planning Code, or as exempted by the Fire Chief, shall not require fire sprinklers.

3. Group B and Group M Occupancies not more than 500 square feet (46.5m²) shall not require fire sprinklers

where they are detached and separate from other structures and provided with exterior wall and opening protection as per the California Building Code, Table 5-A.

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4. Greenhouses of non-combustible construction shall not require fire sprinklers.

1003.5.3 Existing Structures. An automatic sprinkler system shall be provided in existing structures when, after the effective date of this Code, a building permit is issued to allow additions to be made to an existing structure so as to increase the total floor area of the structure or the single floor area of any floor of the structure as follows.

1003.5.3.1 Group "A" Occupancies.

1003.5.3.1.1 Drinking establishments. An automatic sprinkler system shall be installed in room used by the occupants for the consumption of alcoholic beverages and unseparated accessory uses where the total floor area of such unseparated rooms and assembly uses exceeds 5,000 square feet (465 m²). For uses to be considered separate, the separation shall not be less than as required for a one-hour occupancy separation. The area of other uses shall be included unless separated by at least a one-hour occupancy separation.

1003.5.3.1.2 Basements. An automatic sprinkler system shall be installed in basements classified as a Group A Occupancy when the basement is larger

than 1,500 square feet (139 m²) in floor area.

1003.5.3.1.3 Exhibition and display room. An automatic sprinkler system shall be installed in Group A Occupancies which have more than 12,000 square feet (1114.83 m²) of floor area which can be used for exhibition or display purposes.

1003.5.3.1.4 Stairs. An automatic sprinkler system shall be installed in enclosed usable space below or over a stairway in a Group A, Division 2,2.1,3 and 4 Occupancies.

1003.5.3.1.5 Multi-theater complexes. An automatic fire sprinkler system shall be installed in every building containing a multi-theater complex regardless of additional square footage.

1003.5.3.1.6 Amusement buildings. An automatic sprinkler system shall be installed in all amusement buildings regardless of additional square footage. The main water-flow switch shall be electrically supervised. The sprinkler main cut off valve shall be supervised. When the amusement building is temporary, the sprinkler water-supply system may be of approved temporary type.

EXCEPTION: An automatic sprinkler system need not be provided when the floor area of a temporary amusement building is less than 1,000 square feet (92.9 m²) and the exit travel distance from any point is less than 50 feet (15 240 mm)

1003.5.3.1.7 Stages. All stages shall be sprinklered regardless of additional square footage. Such sprinklers shall be provided throughout the stage and in dressing rooms, workshops, storerooms and other accessory spaces contiguous to such stages.

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Exceptions:

1. **Sprinklers** are not required for stages 1,000 square feet (92.9 m²) or less in area and 50 feet (15 240 mm) or less in height where curtains, scenery or other combustible hangings are not retractable vertically. Combustible hangings shall be limited to a single main curtain, borders, legs and a single back drop.

2. Under stage area less than 4 feet (1219 mm) in clear height used exclusively for chair or table storage and lined on the inside with 5/8-inch (16 mm) Type X gypsum wall board or an approved equal.

1003.2.3.8 Smoke-protected assembly seating. All areas enclosed with walls and ceilings in buildings or structures containing smoke-protected assembly seating shall be protected with an approved automatic sprinkler system.

EXCEPTION: Press boxes and storage facilities less than 1,000 square feet (92.9 m²) in area and in conjunction with outdoor seating facilities where all means of egress in the seating area are essentially open to the outside.

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1003.5.3.2.1 An automatic sprinkler system shall be installed when the occupancy has over 6,000 square feet (556 m²) of total floor area regardless of type of construction

1003.5.3.2.2 An automatic sprinkler system shall be installed in any enclosed usable space below or over a stairway.

1003.5.3.2.3 An automatic sprinkler system shall be installed in all basements when the basement is larger than 1,500 square feet (139 m²).

1003.5.3.3 GROUP "E" OCCUPANCIES

1003.5.3.3.1 An automatic sprinkler system shall be installed when the occupancy has over 6,000 square feet (556 m²) of total floor area regardless of type of construction.

1003.5.3.3.2 An automatic sprinkler system shall be installed in any enclosed usable space below or over a stairway (see section 904.2.3.4 of the Building Code).

1003.5.3.3.3 An automatic sprinkler system shall be installed in all basements when the basement is larger than 1,500 square feet (139 m²).

1003.5.3.4 GROUP "F" OCCUPANCIES

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1003.5.3.4.1 An automatic sprinkler system shall be installed when the occupancy has over 6,000 square feet (556 m²) of total floor area regardless of type of construction.

1003.5.3.4.2 An automatic sprinkler system shall be installed in any enclosed usable space below or over a stairway.

1003.5.3.4.3 An automatic sprinkler system shall be installed in all basements when the basement is larger than 1,500 square feet (139 m²).

1003.5.3.5 GROUP "H" OCCUPANCIES

1003.5.3.5.1 An automatic fire-extinguishing system shall be installed in Group E, Divisions 1, 2, 3, and 7 Occupancies.

1003.5.3.5.2 An automatic fire-extinguishing system shall be installed in Group H, Division 4 Occupancies having a floor area of more than 3,000 square feet (279 m²).

1003.5.3.5.3 An automatic fire-extinguishing system shall be installed throughout buildings containing Group H, Division 6 Occupancies. The design of the sprinkler system shall not be less than that required under the Building Code (see U.B.C Standard 9-1) for the occupancy hazard classification as follows:

| LOCATION | OCCUPANCY HAZARD CLASSIFICATION |
|----------------------------------|---------------------------------|
| Fabrication areas | Ordinary Hazard Group 2 |
| Service Corridors | Ordinary Hazard Group 2 |
| Storage rooms without dispensing | Ordinary Hazard Group 2 |
| Storage rooms with dispensing | Extra Hazard Group 2 |
| Exit corridors | Ordinary Hazard Group 2 * |

*When the design area of the sprinkler system consists of a corridor protected by one row of sprinklers, the maximum number of sprinklers that needs to be calculated is 13.

1003.5.3.5.4 An automatic sprinkler system shall be installed in room where flammable or combustible liquids are stored or handled in excess of the quantities set forth in Table 3-D of the Building Code, or any combination of flammable liquids totaling 240 gallons, as defined in the Uniform Fire Code. Buildings and structures to which additions, alterations or repairs are made shall comply with all the requirements of this section.

1003.5.3.5.5 An automatic sprinkler system shall be installed in paint spray booths or rooms and for special provisions on hazardous chemicals, magnesium and calcium carbide, see, Article 45, 48, 49 and 50.

1003.5.3.5.6 An automatic sprinkler system shall be installed in any enclosed usable space below or over a stairway.

1003.5.3.5.7 An automatic sprinkler system shall be installed in all basements when the basement is larger than 1,500 square feet (139 m2).

1003.5.3.6 GROW "I" OCCUPANCIES.

1003.5.3.6.1 An automatic sprinkler system shall be installed in Group I Occupancies.

Exception: In jails, prisons and reformatories, the piping system may be dry, provided a manually operated valve is installed at a continuously monitored location. Opening the valve will cause the piping system to be charged. Sprinkler heads in such system shall be equipped with a fusible element or the system shall be designed as required for deluge systems in U.B.C. Standard 9-1.

1003.5.3.7 GROUP "M" OCCUPANCIES

1003.5.3.7.1 An automatic sprinkler system shall be installed when the occupancy has over 6,000 square feet (556 m2) of total floor area, regardless of type of construction.

1003.5.3.7.2 An automatic sprinkler system shall be installed in any enclosed usable space below or over a stairway.

1003.5.3.7.3 An automatic sprinkler system shall be installed in all basements when the basement is larger than 1,500 square feet (139 m2).

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1003.5.3.8 GROUP "R" OCCUPANCIES**1003.5.3.8.1 Group R - Division 1**

1003.5.3.8.1.1 An automatic sprinkler system shall be installed when additions cause the structure to exceed 6,000 square feet (556 m²), of total floor area regardless of type of construction.

1003.5.3.8.1.2 An automatic sprinkler system shall be installed in any enclosed usable space below or over a stairway.

1003.5.3.8.1.3 An automatic sprinkler system shall be installed in all basements when the basement is larger than 1,500 square feet (139 m²)

1003.5.3.8.2 Group R - Division 3

1003.5.3.8.2.1 Plans shall be submitted to the enforcing agency for review and permit for any additions or alterations to an existing dwelling equipped with an automatic sprinkler system.

Such additions or alterations may require modifications or additions to the existing automatic sprinkler system.

1003.5.3.8.2.2 An automatic sprinkler system shall be installed in any dwelling when more than 75% of the exterior walls are replaced, rebuilt or altered in any way with the exception of replacement of wall coverings.

1003.5.3.9 GROUP "S" OCCUPANCIES

1003.5.3.9.1 An automatic sprinkler system shall be installed when the occupancy has over 6,000 square feet (556 m²) of total floor area, regardless of type of construction.

1003.5.3.9.2 An automatic sprinkler system shall be installed in any enclosed usable space below or over a stairway.

1003.5.3.9.3 An automatic sprinkler system shall be installed in all basements when the basement is larger than 1,500 square feet (139 m²).

1003.5.3.10 GROUP "U" OCCUPANCIES

1003.5.3.10.1 An automatic sprinkler system shall be installed when the occupancy has over 6,000 square feet (556 m²) of total floor area, regardless of type of construction.

1003.5.3.10.2 An automatic sprinkler system shall be installed in any enclosed usable space below or over a stairway.

1003.5.3.10.3 An automatic sprinkler system shall be installed in all basements when the basement is larger than 1,500 square feet (139 m²).

1003.5.4 Special Provisions

1003.5.4.1 The Fire Chief may require the installation of an automatic fire system when there is a change in the character of the occupancy or use of any

building which increases or may cause to increase the hazard of fire or threat to life or safety.

1003.5.4.2 The Fire Chief may require the installation of *m* automatic fire system when any alteration or change in the use *of* a building or portion thereof changes access to property so as to impede the fire department's ability to control a fire.

10035.5 Local Conditions. The provisions of this Section are justified by local conditions, as more particularly set forth in the Resolution adopted by the Board of Directors of the Fire District prior to enactment of this Code.
(Ord. 4549 § 1 (part), 1999)

7.92.230 UFC Section 1109.7 amended—Sparks from chimneys.

UFC Section 1109.7 is amended to read as follows:

Chimneys used with fireplaces or heating appliances in which solid or liquid fuel is used shall be maintained with a spark arrester as required for incinerators by the Mechanical Code.

(Ord. 4549 § 1 (part), 1999)

7.92.240 UFC Section 5204.5.2 amended—Maximum capacity within established limits.

UFC Section 5204.5.2 amended to read as follows:

Within the limits established by law restricting the storage of CNG for the

protection of heavily populated or congested commercial areas, the aggregate capacity of any one installation shall not exceed 183,000 cubic feet (5 181 974 L) except ~~as~~ approved by the chief within the areas zoned for such use.

(Ord. 4549 § 1 (part), 1999)

7.92.250 UFC Section 7401.6.4 No. 1 amended—Securing compressed gas containers, cylinders and banks.

UFC Section 7401.6.4 No. 1 is amended to read as follows:

1. Securing containers, cylinders and tanks to a fixed object with two or more non-combustible restraints.

(Ord. 4549 § 1 (part), 1999)

7.92.260 UFC Section 7701.1 amended—Scope.

UFC Section 7701.1 is amended to read as follows:

The manufacture, possession, storage, sale, transportation and use of explosives and blasting agents is prohibited in all areas of the County of Santa Cruz except those designated for zoning purposes as M-2 (Heavy Industrial).

EXCEPTIONS:

1. The armed forces of the United States, Coast Guard or National Guard.
2. Explosives in forms prescribed by the official United States Pharmacopoeia.

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3. The possession, transportation, storage and use of small arms ammunition when packaged in accordance with DOT packaging requirements.

4. The possession, storage, transportation and use of not more than 5 pounds (2.27 kg) of commercially manufactured sporting black powder, 20 pounds (9.07 kg) of smokeless powder and 10,000 small arms primers for hand loading of small arms ammunition for personal consumption.

5. The transportation and use of explosive materials by the United States Bureau of Mines, and federal, state and local law enforcement and fire agencies acting in their official capacities.

6. Special industrial explosive devices which in the aggregate contain less than 50 pounds (22.7 kg) of explosive materials.

7. The possession, transportation, storage and use of blank industrial power load cartridges when packaged in accordance with DOT packaging regulations.

8. When preempted by federal or state regulations.

9. The use and handling of Class B (Explosives, Division 1.2 or 1.3—see Appendix VI-E) fireworks as set forth in Article 78.

10. Temporary storage, transportation or use in connection with approved blasting operations.
(Ord. 4549 § 1 (part), 1999)

7.92.270 UFC Section 7902 amended—Locations where aboveground tanks are prohibited.

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UFC Section 7902.2.2.1 is amended to read as follows:

Class I and II liquids in aboveground tanks outside of buildings shall be stored in listed and approved vaulted tanks. The tank(s) shall have an interstitial space capable of manual and/or electronic monitoring. The tanks(s) shall be installed only in those areas zoned for such use and shall be approved by the chief.
(Ord. 4549 § 1 (part), 1999)

7.92.280 UFC Section 8204.2 amended—Maximum capacity within established limits.

UFC Section 8204.2 is amended to read as follows:

Within the limits established by law restricting the storage of LP-gas for the protection of heady populated or congested commercial areas, the aggregate capacity of any one installation shall not exceed a 2,000-gallon (7571 L) water capacity except as approved by the chief within the areas zoned for such use.
(Ord. 4549 § 1 (part), 1999)

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7.92.290 UFC Appendix II-A amended—Suppression and control of hazardous fire areas, Section 7, spark arresters.

See Section 7.92.230 of this chapter. (Ord. 4549 § 1 (part), 1999)

7.92.300 UFC Section 9501 added—Violation—Public nuisance—Abatement—costs..

Section 9501 is added to read as follows:

In addition to the effects of violations enumerated in Article 1 of the Uniform Fire Code, any violation of the Fire Code shall be deemed a public nuisance pursuant to Santa Cruz County Code Section 1.12.030 and/or the Santa Cruz County Fire Department's Code. In the event that a public nuisance is not abated in accordance with the Fire Chiefs order or the order of the Board of Appeals, if any, the Fire Chief may, upon securing approval of the Board of Directors of the Fire District, proceed to abate the nuisance by force account, contract, or any other method deemed most expedient by the Board. The cost of such abatement may be charged to the owner of record, or assessed to the property in a manner provided in Sections 1.14.040 through 1.14.070 of the County of Santa Cruz Code.

(Ord. 4549 § 1 (part), 1999)

7.92.310 UFC Section 9502 added—Violation—Penalty.

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Section 9502 is added to read as follows:

Unless otherwise provided, it is unlawful for any person, firm or corporation to violate any of the provisions of the code as adopted in this chapter, or to fail to comply with any order made thereunder, or any certificate or permit issued thereunder, or to fail to comply with an order by the Board of Appeals, established by Section 103.1.4 of the Uniform Fire Code and section 103.1.4.1.1 of this code, or to fail to comply with an order of the court of competent jurisdiction within the time fixed therein and shall be guilty of a misdemeanor and is subject to the bail as outlined by the County of Santa Cruz Court. Every such violation shall be deemed a infraction or misdemeanor in accordance with Chapter 1.12 of the Santa Cruz County Code.

(Ord. 4549 § 1 (part), 1999)

7.92320 UFC Section 9503 added—Enforcement.

Section 9503 is added to read as follows:

The Fire Chief and her/his delegated subordinates, pursuant to the provisions of Section 536.5 of the Penal Code of the State of California, are hereby authorized to arrest a person without a warrant whenever they have reasonable cause to believe that the person has committed an infraction in their presence which is a violation of any of the provisions of this Chapter. Upon making such an arrest, the Fire Chief or her/his delegated subordinate shall prepare a citation and release

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the person arrested pursuant to Section 853.6 of the Penal **Code** of the State of California, the provisions of which are hereby adopted by reference as **part of** this Section.

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(Ord. 4549 § 1 (part), 1999)

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Fire Chiefs Association ⁰⁵²⁹ of Santa Cruz County

FIRE PREVENTION OFFICERS SECTION

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February 1, 2001

Santa Cruz County Board of Supervisors
 C/O Supervisor Tony Campos, Chairman
 701 Ocean Street
 Santa Cruz, CA 95060

Chairman Campos,

Before your Board is a proposal to revise the Santa Cruz County Code, specifically §16.20.180. A study group comprised of representatives from the Planning Department, Public Works, and the fire service has worked cohesively with a common goal in mind, "to resolve conflicts within our respective codes and ordinances." These changes are the product of this joint effort.

It is our belief that the public will be better served by these changes, and that the requirements for new private roads, driveways, and bridges will be easier to understand, meet, and enforce. As you see, this section addresses new roads, driveways, and bridges which require a grading permit. However, as we all know, roads are usually permanent and do require a certain amount of maintenance. In some cases, these may require upgrades because of changes in use and traffic. With this in mind, it is the intent of the study group to continue meeting to address and develop common sense standards for existing roads. Once these standards are developed, they will be brought forth for your approval.

The fire service representatives who served on this study group would also like to let you, as the Board of Supervisors, know that it was a pleasure to work with both the Public Works and Planning Department representatives on this project and that they are looking forward to continuing to work in resolving these types of conflicts. With cooperation and a common sense approach to resolve such conflicts, our communities will be better served, improving safety.

The Santa Cruz County Fire Chiefs Association and the Fire Prevention Officers Section would like to encourage your Board to adopt the proposed revisions to §16.20.180 of the Santa Cruz County Code as presented by the Planning Director.

Sincerely,

Ron Rickabaugh, President
 Fire Chiefs Association of Santa Cruz County

Jeanette Lambert, President
 Fire Prevention Officers Section

Revised
10/5/01

~~0530~~

Directions for one stop building permit process

0812

Projects that qualify:

1. Residential remodels and additions of **500** square feet or less.
2. Must be zoned residential or agricultural and-residential **or** agricultural on the General Plan
3. **NO** multi-residential parcels.
4. **No** redtags **or** active investigations
5. Must be exempt from an inspection by the Environmental Planning Department.
6. Applicants must have an owner agent form signed by the property owner **if** not present.
7. **No** unfinished, 'void permits on the property.
8. **No** new bedrooms if septic system used.
9. **No** new driveways off County maintained roads.

Steps for processing one stop permits

Residential interior remodels and repairs:

1. Planner or Planning Technician reviews plans to determine if project qualifies. If it does, plan check **two** sets of blueprints.
2. Building Technician reviews plans **for** completeness enters the application into the computer and prints the application form for routing with the plans.
3. Building plan checker completes building plan check on two sets of blueprints and enters results into the computer. Denials and questions are resolved with the applicant at this time.
4. oning approval **is** entered into the computer. Denials and questions are resolved with the applicant at this time.
5. Building technician completes computer updates and evaluation.
6. Applicant pays cashier and permit is issued.

Residential additions less than 500 square feet:

1. If project is connected to public sewer, go to #2 below. If the project is served by an onsite septic system, obtain an Environmental Health Service Building Clearance. Applicant must demonstrate that the septic tank **and** disposal system serving the property is functioning adequately based on a septic pumper's report completed within three years from the date of building application. **If** no recent septic pumper's report is on file within the

EHS database, then the applicant must have a septic pumper's report for submittal. ~~0531~~

2. In addition to a satisfactory septic pumper's report, **EHS** will confirm that the applicants building plans show that the proposed addition is adequately setback from the onsite septic system and septic system replacement area. Applicant must have a site plan located the septic tank, disposal system and future replacement area based on EHS septic system permit plot plan or other source of information.
3. Planning technician completes their part of the Building Permit Application Disclosure Form and has the applicant complete the section to be filled out by them. Planning Technician reviews this information and makes preliminary determination that project qualifies for one stop processing. Disclosure form is referred to Planner with plans.
4. Planner review project plans to confirm that project qualifies and that the plans are complete. Adequate information relative to drainage must be provided. Site plan must indicate that runoff will be directed to a safe point of release.
5. Building technician reviews plans for completeness, enters application into the computer and has application form printed to route with the plans.
6. Building plan checker completes building plan check on **two** sets and enters approval into the computer.
7. Planner completes zoning plan check on two sets and enters approval into the computer.
8. Environmental Health enters approval into the computer.
9. If project is within a Drainage District, plans will be brought to the drainage plan checker to be approved and entered into the computer.
10. Building technician completes update in computer and evaluation.
11. Applicant pays cashier and permit is issued.

Revised
10/201

Directions for one stop building permit process

~~0952~~

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Steps for processing one stop permits

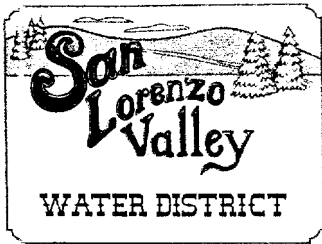
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SAN LORENZO VALLEY WATER DISTRICT

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(831) 338-2153 • FAX (831) 338-7986

~~0574~~

ATTACHMENT 8
0816

August 7, 2001

Santa Cruz Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz CA 95060

Subject: Revised Design Standards for Private Roads, Driveways and
Bridges

Honorable Chairperson and Fellow Commissioners:

The San Lorenzo Valley Water District Board of Directors reviewed the proposed amendments to the County Grading Ordinance at our regular meeting of August 2, 2001. The Board, by unanimous vote, directed a letter be sent to your Commission endorsing the approval of the proposed amendments.

By requiring better all weather surface materials on all new private roads we can assure the protection of water quality from storm runoff. In addition, the proposed requirement for maintenance will provide planning staff with the necessary County policy direction and enforcement language to insure private roads are properly maintained to prevent excessive erosion. Chronic erosion from unpaved roads and exposed road cut banks is a documented source of excessive sediment that is choking County streams and rivers.

Thank you for the opportunity to comment on this important issue.

Sincerely,

James Nelson
President, Board of Directors

AH/JN:kas

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