



Staff Report to the Planning Commission

Application Number: **04-0176**

Applicant: Stephen Graves & Associates
Owner: Gary & Judy Jones Trustees
APN: 029-101-03

Agenda Date: October 12, 2005
Agenda Item # 8
Time: After 9:00 a.m.

Project Description: Proposal to divide a parcel into 4 single family lots of 6,491, 6,533, 9,028 and 6,432 square feet: construct a two-story single family dwelling on each new lot and one single story, 17-foot high, detached accessory structure (garage with habitable accessory structure) on proposed Lot 3 and to reduce the required right-of-way and road width from 56 feet and 36 feet to 41 feet and 32 feet respectively, to reduce the required corner radius from 20 feet to 12 feet on the northern corner of the new road and Chanticleer Avenue and construct contiguous (not separated) sidewalks.

Location: The property is located on the west side of Chanticleer Avenue at the intersection of Thomas Avenue. Situs: 1815 Chanticleer Avenue, Live Oak.

Supervisory District: 1st District (District Supervisor: Beautz)

Permits Required: Minor Land Division and Roadway/Roadside Exception Permits

Staff Recommendation:

- Approval of Application 04-0176, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

Exhibits

- | | |
|---|--------------------------------------|
| A. Project Plans | G. Will Serve Letters |
| B. Findings | H. Design Review Memo |
| C. Conditions | I. Arborist's Report Recommendations |
| D. Categorical Exemption (CEQA determination) | J. Soils Report Conclusions |
| E. Assessor's Parcel Map | K. Soil Report Review Letter |
| F. Zoning & General Plan Maps | L. Comments & Correspondence |

Parcel Information

Parcel Size: 38,345 square feet

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

Existing Land Use - Parcel: vacant
 Existing Land Use - Surrounding: Residential – single family, and mobile home park
 Project Access: Chanticleer Avenue
 Planning Area: Live *Oak*
 Land Use Designation: R-UL (Urban Low Density Residential)()
 Zone District: R-1-6 (Single Family Residential - 6,000 sq. ft. minimum)
 Coastal Zone: Inside XX Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
 Soils: N/A
 Fire Hazard: Not a mapped constraint
 Slopes: N/A
 Env. Sen. Habitat: Not mapped/no physical evidence on site
 Grading: About 500 cubic yards of grading proposed
 Tree Removal: No **trees** proposed to be removed
 Scenic: Not a mapped resource
 Drainage: Existing drainage adequate
 Traffic: N/A
 Roads: Existing roads adequate
 Parks: Existing park facilities adequate
 Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: XX Inside Outside
 Water Supply: Santa Cruz Municipal Utilities
 Sewage Disposal: Santa Cruz County Sanitation District
 Fire District: Central Fire
 Drainage District: Zone 5

History

On April 22, 2004, the County Planning Department accepted this application for a Minor Land Division, Residential Development Permit and Roadway/Roadside Exception. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was determined to be categorically exempt from the provisions of CEQA, per Section 15315 of the California Code of Regulations. A Notice of Exemption was prepared for the proposed project (See Exhibit D).

Project Setting

The parcel is 38,345 square feet in area and is in the Live Oak Planning Area. The subject parcel fronts Chanticleer Avenue, which is a County maintained road. The parcel is relatively flat, with slopes less than 5 percent. There are two substantial Coastal Live *oaks* on the property. The property had been developed with a single family dwelling, which was demolished under Demolition

Permit #133347 in 2003. Currently, the subject parcel is vacant. Surrounding development consists predominately of residential uses, developed to a similar density as that requested by this proposal and a mobile home park at the southwestern property boundary. Commercial uses are located south of the site on Capitola Road.

Zoning in the immediate area is R-1-6, with RM zoning east and southeast of the neighborhood and RM-3-MH for the mobile home park immediately southwest of the subject property. Commercial zoning (C-1, PA and C-T) and Public Facilities (PF) zoning are found south and southeast of the property along Capitola Road.

Zoning & General Plan Consistency

The project site has a General Plan land use designation of "R-UL" (Urban Low Density Residential). This designation allows a density range of **4.4** to 7.2 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of 6,000 to 10,000 net developable square feet. The objective of this land use designation is to provide for low density residential development in areas within the Urban Services Line that have a full range of urban services. **As** proposed, the four units on 28,876 net developable square feet results in a density of 6.0 U/NDA and is therefore consistent with the General Plan.

The proposed division of land complies with the zoning ordinance as the property is intended for residential use, the lot sizes meet the minimum dimensional standard for the R-1-6 zone district, and the setbacks on the new lots created will be consistent with the minimum zoning ordinance requirements. Specifically, the proposed development on the new lots will meet the required setbacks of 20 feet from the front parcel boundary/edge of any right of way and street side yard (for the corner lot), 15 feet from the rear parcel boundary, and 5 and 8 feet from the side parcel boundaries. All of the proposed development will cover slightly less than 30 percent of the each new lot area, and the proposed floor area ratio for the development on each new lot is less than 50 percent. The proposed building footprints are shown on the architectural plans included as Exhibit A, as are the lot coverage and floor area ratio calculations.

About 500 cubic yards of grading is proposed for the minor land division. The majority of this grading is to regrade the southwestern corner of the parcel to correct an existing drainage problem. Currently, runoff leaves the subject parcel, resulting in an accumulation of water in the adjacent mobile home park. The grading and drainage plans will direct the runoff into drainage swales and into the new storm drain system.

Design Review

Because the project is a land division located inside the Urban Services Line, it is subject to the provisions of County Code Chapter 13.11 (Site, Architectural and Landscape Design Review). The primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1 (Quality Design), is to achieve functional, high quality development through design review policies that recognize the diverse characteristics of the area, maintain design creativity, and preserve and enhance the visual fabric of the community. Architectural drawings, floor plans, and a perspective drawing for the proposed new homes are included as part of Exhibit A.

The new homes are proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Siding for the new homes on Lots 1, 2 and 4 is proposed to be stucco on the first floor and horizontal “hardiplank” siding for the second floor. Lot 1, which is located at the corner of Chanticleer Avenue and the land division’s new access road, will have additional shingle trim at the tops of the gables. The home on Lot 3 is proposed to use stucco on both the first and second floors and on the single story detached accessory structure (habitable accessory structure and garage). The exterior colors for the homes are proposed to be earth tones in beige, cream, brown, green and gold tones. Roofing material is proposed to be darker earth toned composition shingles. To assure that the final construction is in conformance with the information submitted, a condition of approval has been included that requires all construction to be as presented in Exhibits A.

There are two mature Coastal Live *oak* trees on the property. The access road placement and design as well as configuration of the parcel boundaries and building footprint for Lot 2 have been designed to maintain these two trees. An arborist has prepared a report evaluating the health of these trees and proposing recommendations to minimize impacts. According to the arborist, the smaller tree, which is located within 10 feet of the proposed road improvements shows signs of compromised vigor that appears to be the result of improper pruning. A landscape plan is proposed which includes special measures for maintaining the existing *oak* trees. The landscape plan proposes street trees that meet the requirements of the County’s Urban Forestry Master Plan and that will provide a canopy of vegetation along the street. The street trees facing the new access road will utilize 15-gallon size street trees, and the street trees along Chanticleer Avenue will be required to be a minimum 24-inch box size. Front yards will be landscaped with a combination of trees, shrubs, turf and hardscape. Irrigation will be installed in the front yards. Side and rear yard landscaping will be left to the individual homeowner, with the exception that planting will be prohibited under the *oak* tree in the backyard of Lot 2.

The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

Roadway and Roadside Exceptions

The land division has been designed with a 41-foot right of way and a 32 foot wide road width to serve all four parcels, whereas a 56-foot right-of-way with a 36-foot wide road width are the design standards established in the Santa Cruz County Design Criteria for an urban road with two travel lanes and parking on both sides of the street. The road’s width narrows further in two locations: at the beginning of the cul-de-sac bulb the road narrows to 24 feet in order to minimize impacts to the existing *oak* tree adjacent to the road improvements and at the entrance of the access road where it is 25 feet wide due to the bulb at the north corner of the new road and Chanticleer Avenue. The purpose of this bulb is to minimize traffic conflicts between the new access road and the neighboring driveway located immediately north of the subject parcel. This bulb has a radius of 12 feet where the design standard is 20 feet. Should the parcel to the immediate north subdivide its land, it is expected that those new lots would take access from this new access road and that the road and right-of-way would be widened at that time. The Department of Public Works Road Engineering does not recommend the Roadway/Roadside Exception for the reduced radius for the bulb at the north corner

bulb at the north corner of the access road. Meeting this standard would require moving the road further south reconfiguring Lots 1, 2 and 3 and placing the larger oak on or very near the property line between Lots 1 and 2, which would make its long-term preservation more difficult, as two property owners could impact the tree through landscaping. Thus, Planning staff is recommending this exception in this specific situation.

Affordable Housing

The project is subject to the most recent affordable housing regulations as adopted by the Board of Supervisors. According to County Code Section 17.10.031, the project is required to pay inclusionary housing in-lieu fees for small residential projects for two units. The construction of an affordable unit is not required for project.

Conclusion


As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

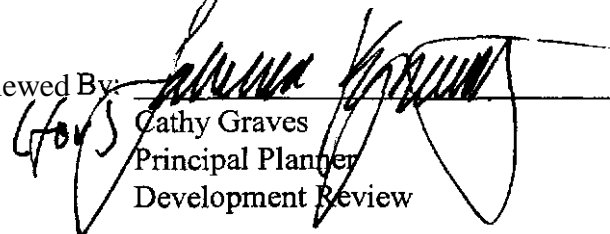
Staff Recommendation

- **APPROVAL** of Application Number **04-0176**, based on the attached findings and conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

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

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

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Report Reviewed By: 
Cathy Graves
Principal Planner
Development Review

SUBDIVISION FINDINGS:

1. THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OR CONDITIONS OF THE SUBDIVISION ORDINANCE AND THE STATE SUBDIVISION MAP ACT.

The proposed division of land meets all requirements and conditions of the County Subdivision Ordinance and the State Map Act in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. THAT THE PROPOSED SUBDIVISION, ITS DESIGN, AND ITS IMPROVEMENTS, ARE CONSISTENT WITH THE GENERAL PLAN, AND THE AREA GENERAL PLAN OR SPECIFIC PLAN, IF ANY.

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates one new single-family lot and is located in the Residential, Urban Low General Plan designation. This designation allows a density range of 4.4 to 7.2 Units per Net Developable Acre (U/ND A), which corresponds to lot size requirements of 6,000 to 10,000 net square feet. The objective of this land use designation is to provide for lower density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the four residential units on 28,876 net developable square feet results in a density of 6.0 U/ND A and is therefore consistent with the General Plan.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcels created, including municipal water and sewer service. The land division will be served by a new cul-de-sac off of Chanticleer Avenue, to provide satisfactory access to the new parcels created by the project and will provide on street parking on one side of the street. The proposed subdivision is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and, with proposed road improvements, will have adequate and safe vehicular access.

The land division, as conditioned, will be consistent with the General Plan regarding infill development in that the proposed single-family development will be consistent with the pattern of the surrounding development, and the design of the proposed home is consistent with the character of the surrounding neighborhood. The land division is not in a hazardous or environmentally sensitive area and protects natural resources by providing residential development in an area designated for this type and density of development.

3. THAT THE PROPOSED SUBDIVISION COMPLIES WITH ZONING ORDINANCE PROVISIONS AS TO USES OF LAND, LOT SIZES AND DIMENSIONS AND ANY OTHER APPLICABLE REGULATIONS.

The proposed division of land complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-6 zone district where the project is located, and all setbacks will be consistent with the zoning standards. The

proposed new dwellings will comply with the development standards in the zoning ordinance as they relate to setbacks, maximum parcel coverage, minimum site width, floor area ratio and minimum site frontage.

4. THAT THE SITE OF THE PROPOSED SUBDIVISION IS PHYSICALLY SUITABLE FOR THE TYPE AND DENSITY OF DEVELOPMENT.

The site of the proposed land division is physically suitable for the type and density of development in that no challenging topography affects the site, the existing property is commonly shaped to ensure efficiency in further development of the property, and the proposed parcels offer a traditional arrangement and shape to insure development without the need for variances or site standard exceptions. No environmental constraints exist which would necessitate the area remain undeveloped.

5. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE NOR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The design of the proposed division of land and its improvements will not cause environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. No mapped or observed sensitive habitats or threatened species impede development of the site as proposed. The project was determined to be categorically exempt from CEQA, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines (Exhibit D).

6. THAT THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed division of land or its improvements will not cause serious public health problems in that municipal water and sewer are available to serve the proposed parcel, and these services will be extended to serve the new parcel created.

7. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The design of the proposed division of land and its improvements will not conflict with public easements for access in that no easements are known to encumber the property. Access to all lots will be from the proposed new cul-de-sac connecting to Chanticleer Avenue.

8. THE DESIGN OF THE PROPOSED SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES.

The design of the proposed division of land provides to the fullest extent possible, the ability to use

passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities. All of the proposed parcels are conventionally configured and the proposed building envelopes meet the minimum setbacks as required by the zone district for the property and County code.

9. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076) AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed lot sizes meet the minimum dimensional standards for the R-1-6 zone district, and all development standards for the zone district will be met.

The new home is proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Siding for the new homes on Lots 1, 2 and 4 is proposed to be stucco on the first floor and horizontal “hardiplank” siding for the second floor. Lot 1, which is located at the corner of Chanticleer Avenue and the land division’s new access road, will have additional shingle trim at the tops of the gables. The home on Lot 3 is proposed to use stucco on both the first and second floors and on the single story detached accessory structure (habitable accessory structure and garage). The exterior colors for the homes are proposed to be earth tones in beige, cream, brown, green and gold tones. Roofing material is proposed to be darker earth toned composition shingles. The house located at the corner of Chanticleer and the access road provides a more detailed side yard façade facing Chanticleer, and fencing along Chanticleer will not exceed 3 feet in height along the side yard setback along Chanticleer to enhance an open, inviting street scape.

The land division has been configured to retain the two existing mature Live *oak* trees and to minimize the impacts to these trees to the greatest extent feasible. The retention of these trees will enhance the appearance of the project. The proposed project has been designed to complement and harmonize with the existing and proposed land uses in the vicinity. It will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

Development Permit Findings

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed residential development and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use

of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. A soils engineering report has been completed to ensure the proper design and functioning of the proposed residences. The proposed residential development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

An engineered drainage plan has been prepared for the project. The proposed drainage plan will not only handle the runoff generated by the increased impervious surfaces, but will also include drainage swales and inlets which will intercept the existing runoff that currently leaves the site and adversely affects the neighboring parcel to the southwest.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the R-1-6 (Single-Family Residential - 6,000 square foot minimum) zone district. The proposed location of the residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 zone district in that the primary use of the property will be one residential development that meets all current site standards for the zone district.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

As discussed in Subdivision Finding #2, the project creates four new single-family lots and is located in the Residential, Urban Low General Plan designation. This designation allows a density range of 4.4 to 7.2 Units per Net Developable Acre (U/ND A), which corresponds to lot size requirements of 6,000 to 10,000 net square feet. The objective of this land use designation is to provide for lower density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the four residential units on 28,876 net developable square feet results in a density of 6.0 U/ND A and is therefore consistent with the General Plan.

The proposed residential development will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the residential development will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed residential development will not be improperly proportioned to the parcel size or the

character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential development will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

A specific plan has not been adopted for this portion of the County.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The proposed use will not overload utilities or generate more than the acceptable level of traffic on the streets in the vicinity in that it is a residential development on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be four (4) peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed residential development will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood in the vicinity, in that the proposed structure is two stories, in a mixed neighborhood of both one and two story homes and the proposed residential development is consistent with the land use intensity and density of the neighborhood.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed residential development will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The existing mature *oak* trees have been incorporated into the design of the land division in order to retain these trees.

Roadway/Roadside Exception Findings

1. THE IMPROVEMENTS WOULD BE LOCATED IN AN ENVIRONMENTALLY SENSITIVE AREA AS SHOWN BY INFORMATION ON FILE IN THE PLANNING DEPARTMENT; AND THE IMPACTS CANNOT BE SATISFACTORILY MITIGATED;

The construction of a separated sidewalk along the proposed access road and cul-de-sac would adversely impact the root system of an existing mature *oak* tree. This additional disturbance would likely result in the decline of the tree's long-term health. The size of the tree and its visibility is an asset to the aesthetic design of the land division and neighborhood. The narrower right-of-way and road width and corner radius (northern corner) also result from designing the proposed access road and cul-de-sac to retain the two existing mature *oak* trees. The bulb to the north is necessary to minimize conflicts between the access road and a driveway immediately adjacent to it on the northern contiguous parcel.

2. THE REQUIRED IMPROVEMENTS WOULD ENCROACH ON PRIVATE PROPERTY IN WHICH NEITHER THE DEVELOPER NOR THE COUNTY HAVE AN INTEREST SUFFICIENT TO ALLOW THE IMPROVEMENTS TO BE CONSTRUCTED OR INSTALLED; THE DEVELOPER HAS ATTEMPTED IN GOOD FAITH, BUT BEEN UNABLE TO ACQUIRE SUCH AN INTEREST; AND THE COUNTY HAS NOT ACQUIRED SUCH AN INTEREST THROUGH ITS POWER OF EMINENT DOMAIN PURSUANT TO SECTIONS 14.01.513 OR 18.10.240 OF THE COUNTY CODE.

The required improvements and right-of-way acquisition of additional 15 feet necessary for these improvements would encroach on an adjacent separately owned parcel to the north. In addition, obtaining adequate room would require the demolition of existing improvements on this parcel.

Conditions of Approval

Land Division Permit 04-0176

Applicant: Stephen Graves and Associates

Property Owners: Gary and Judy Jones, Trustees

Assessor's Parcel Number(s): 029-101-03

Property Address and Location: 1815 Chanticleer Avenue, on the west side of Chanticleer Avenue at the intersection of Thomas Avenue

Planning Area: Live Oak

Exhibits:

- A. Tentative Map and Preliminary Improvement Plans, 3 sheets, prepared by Mid Coast Engineers, dated 4/20/04 last revised 6-27-05, Neighborhood Concept Plan dated 8-3-04;

Architectural and floor plans prepared by Gary Jones 7-27-05;

Landscape Plans prepared by Greg Lewis, Landscape Architect, dated 4-20-04, last revised 7-13-05
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All correspondence and maps relating to this land division shall carry the permit number noted above.

- I. Prior to exercising any rights granted by ~~this~~ Approval, the owner shall:
 - A. Sign, date and return one copy of the Permit Form to indicate acceptance and agreement with the conditions thereof, and
 - B. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder). The conditions shall also be recorded on the Parcel Map and are applicable to all resulting parcels.
 - C. Submit a copy of the approved Tentative Map on vellum to the County Surveyor.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the Tentative Map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are

allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:

- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. **All** other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than four (4) single-family residential lots.
- C. The minimum lot size shall be 6,000 square feet, net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Development envelopes and/or building setback lines located according to the approved Tentative Map. The building envelope shall meet the minimum setbacks for the R-1-6 zone district. Garages shall be a minimum of 18 feet from the edge of the sidewalk or 20 feet from the edge of the right-of-way, whichever is more restrictive setback.
 - 2. Show the net area of each lot to nearest square foot.
 - 3. The owner's certificate shall include:
 - a. **An** irrevocable offer of dedication to the County of Santa Cruz for improvements shown on the Tentative Map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for water service to City of Santa Cruz Water District.
 - 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
 - 3. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "A" and shall also meet the following additional conditions:
 - a. Exterior finishes shall incorporate stucco side, wood shingles, and wood trim (painted in earth tones) with accents and details, as shown on the approved plans. T1-11 type wood siding is not permitted.
 - b. Notwithstanding the approved preliminary architectural plans, all

future development shall comply with the development standards for the R-1-6 zone district. The development of any lot shall not exceed 30 percent lot coverage, or 50 percent floor area ratio, or other standards as may be established for the zone district.

- C The footprint of the structure on Lot 1 shall be shifted one (1) foot towards the western property line, so that the bay windows along the Chanticleer Avenue elevation meet the required 20 foot setback.
 - d. Lots 1, 2 and 4 shall have a minimum of three on-site parking spaces and Lot 3 shall have a minimum of four on-site parking spaces, including both covered and uncovered spaces.
 - e. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface (existing and final grades) and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site, which clearly depict the total height of the proposed structure.
 - f. For building sites containing fill placed as part of the land division improvements, the building height shall include the height of the fill above the original grade.
 - g. No fencing shall exceed three feet in height within the required front yard or street-side setbacks and shall not exceed six feet in height within the required interior side or rear yard setbacks.
 - h. Trimming or pruning of the *oak* trees on Lot 2 is prohibited, unless completed under the supervision of the project certified arborist.
4. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement of the City of Santa Cruz water conservation regulations and to the tree preservation recommendations contained in the Arborist Report by Maureen Hamb:
- a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. Plant Selection. At least 80 percent of the plant materials selected for

non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.

1. Plantings are prohibited within the critical root zone of the ~~two~~ existing *oak* trees.
 - ii. The critical root zone of the existing *oaks* shall be treated with mulch, wood chips, river rock or other treatment as recommended by the project Arborist.
- c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
- d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
1. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
 - ii. Irrigation within the critical root zones established in the Arborist's Report is prohibited. Irrigation outside of the critical root zone, but under the dripline of each existing *oak* shall be limited to **very** low flow drip-type emitters.
 - iii. Appropriate irrigation equipment, including the use of a

- separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
- iv. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - v. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- e. All planting shall conform to the preliminary plan shown as part of Exhibit A, except that all trees planted adjacent to or in the public right of way shall be 24" box in size and shall be selected from the suggested planting list in the Urban Forestry Master Plan. Also:
- i. All landscaping shall be permanently maintained by the property owner including any plantings within the County right of way along the frontage of the property.
 - ii. Any trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
 - iii. Notes shall be added to the improvement plans and the building permit plans that include all of the tree protection measures specified in the Arborist Report in order to protect the two existing *oak* trees during construction.
5. The final plans shall be consistent with the recommendation of the accepted soils report by Haro Kasunich, dated April 2003. Final plans shall reference the project soils report and soils engineer. A plan review letter from the project soils engineer is required.
6. The final plans shall be consistent with the recommendations of the accepted arborist report by Maureen Hamb, dated April 19, 2004. The final plans shall reference the project arborist report and include the arborist's name and contact number. A plan review letter from the project arborist is required.
7. Submit grading and drainage plans that include limits of grading, estimated earthwork, cross sections through all pads delineating existing and proposed cut and fill areas, existing and proposed grades, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy

dissipaters, etc. Final drainage and grading plans shall incorporate the comments of David Sims dated April 15, 2005 and shall include the following:

- a. The final drainage plan shall include a detention system.
 - b. Full detention design calculations and all maintenance agreements shall be submitted with the final improvement plans.
 - c. The final drainage plans shall incorporate the recommendations for drainage improvement locations and construction methods contained in the accepted Arborist Report.
 - d. The final grading plans shall include all tree protection measures including fencing locations and specifications set forth in the accepted Arborist Report.
 - e. Final grading plans shall provide cross sections showing the existing and proposed grades and the maximum fill depths through all building sites.
 - f. The final grading plans shall be reviewed and approved by the Environmental Planning Section of the Planning Department and the Department of Public Works.
 - g. Zone 5 drainage fees will apply to the net increase in impervious surface.
8. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located. In the case of Live Oak School District, the applicant/developer is advised that the development may be subject to inclusion in a Mello-Roos Community Facilities District.
9. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the location and type of erosion control practices and devices to be used and shall include the following:
- a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.

- b. Soil management that prevents loose material from leaving the site.
 - c. A plan to prevent construction vehicles from carrying soil, dirt, gravel, or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the site reach the street.
 - d. Tree protection fencing and straw bales.
10. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code.

III. Prior to recordation of the Parcel Map, the following requirements shall be met:

- A. Submit a letter of certification from ~~the~~ Tax Collector's Office that there are no outstanding **tax** liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated December 30, 2004 including, without limitation, the following standard conditions:
 - 1. Submit and secure final approval of an engineered sewer improvement plan showing on-site and off-site sewers needed to provide service to each lot proposed. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements.
 - 2. **All** existing and proposed easements shall be shown on the Final Map.
 - 3. Pay all necessary bonding, deposits, and connections **fees**, and furnish a copy of the CC&R's to the district, if applicable.
- C. **All** new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical panels shall not be visible from public streets or building entries.
- D. Engineered improvement plans **are** required for this land division, and an agreement backed by financial securities is necessary. Improvements shall occur with the

issuance of building permits for the new parcels and shall comply with the following:

1. All improvement plans shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
 2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations, and cross-sections for the grassy lined swales. The plans shall show construction details for the detention system. The detention system should include safe overflow and bypass provisions. Describe all paths of runoff.
 3. The final improvement plans shall be consistent with the recommendations of the accepted arborist report by Maureen Hamb, dated April 19, 2004. The final plans shall reference the project arborist report and include the arborist's name and contact number. A plan review letter from the project arborist is required.
 4. Plans shall comply with the accepted soils report by Haro Kasunich, dated April 2003. Plan review letters shall be submitted as needed to verify that the plans are in compliance with geotechnical recommendations.
- E. Engineered improvement plans for all water line extensions, if required by City of Santa Cruz, shall be submitted for the review and approval of the water agency.
- F. A street lighting plan shall be submitted and installed.
- G. All requirements of the Central Fire District shall be met as set forth in the District's letter dated May 14, 2004.
- H. Park dedication in-lieu fees shall be paid for four (4) dwelling units (with four bedrooms each) and one additional bedroom (habitable accessory structure). These fees are \$4,000 per unit and \$1,000 for the habitable accessory structure, but are subject to change.
- I. Transportation improvement fees shall be paid for four (4) dwelling units and one additional bedroom (habitable accessory structure). These fees \$2,000 per unit and \$667 per additional bedroom, but are subject to change.
- J. Roadside improvement fees shall be paid for four (4) dwelling units and one additional bedroom (habitable accessory structure). These fees are \$2,000 per unit and \$667 per additional bedroom, but are subject to change.
- K. Child Care Development fees shall be paid for four (4) dwelling units and one

additional bedroom (habitable accessory structure). These fees \$436 per unit (which assumes four bedrooms at \$109 per bedroom), but are subject to change.

- L. A credit in the Capital Improvement fees may be granted for the original dwelling, if proof of its legality and the number of bedrooms are provided.
- M. Inclusionary Housing In-lieu Fee for Small Residential Projects shall be paid for two (2) new dwelling units. These fees are \$10,000 per unit, but are subject to change.
- N. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- O. A private maintenance agreement, applicable to all parcels, for the maintenance of retention structures, the drainage system, silt and grease traps, private access road and cul-de-sac and landscaping in the public right of way shall be recorded.

IV. All future construction within the property shall meet the following conditions:

- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria.
- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100. shall be observed.
- E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the

project contractor, comply with the following measures during all construction work

1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
- F. Construction of improvements shall comply with the requirements and recommendations of the accepted soil report by Haro Kasunich, dated April 2003. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with any geotechnical recommendations.
- G. Construction of improvements and landscaping adjacent to the two *oak trees* shall comply with the requirements and recommendations of the accepted arborist report by Maureen Hamb, dated April 19, 2004. The arborist engineer shall supervise any trenching within the trees' driplines and shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with any report recommendations.
- H. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on ~~the~~ new lots.
- I. The health of the *oak trees* shall be evaluated by the project arborist within six months of completion of the land division improvements for health and long-term viability.
- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.E, above.
- A. The health of the *oak tree* adjacent to the cul-de-sac shall be monitored by the project arborist shall be monitored for a one-year period of time for health and vigor.
- B. Any *oak* that dies or is removed shall be replaced by a minimum of one 36-inch box live *oak tree*.
- VI. In the event that **future** County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VII. As a condition of this development approval, the holder of *this* development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including

attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
 - 1. COUNTY bears its own attorney's fees and costs; and
 - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the **Santa** Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

**AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE
PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE.**

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves

Cathleen Carr

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

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

Application Number: 04-0176

Assessor Parcel Number: 029-101-03

Project Location: 1815 Chanticleer Avenue

Project Description: Proposal to divide a parcel into **4** single family lots of **6,491, 6,533, 9,028** and **6,432** square feet and to reduce ~~the~~ required right-of-way and road width from **56** feet and **36** feet to **41** feet and **32** feet respectively, to reduce ~~the~~ required comer radius from **20** feet to **12** feet on the northern corner of ~~the~~ new road and Chanticleer Avenue and construct contiguous (not separated) sidewalks.

Person or Agency Proposing Project: Stephen Graves & Associates

Contact Phone Number: **(831) 465-0677**

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

Specify type:

- E. ☒ Categorical Exemption

Specify type: Class 15 - Minor Land Divisions (Section 15315)

- F. Reasons why the project is exempt:

Division of a parcel in an urbanized area with existing road access and utilities available.

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


Cathleen Carr, Project Planner

Date: 9/26/05

FOR TAX PURPOSES ONLY

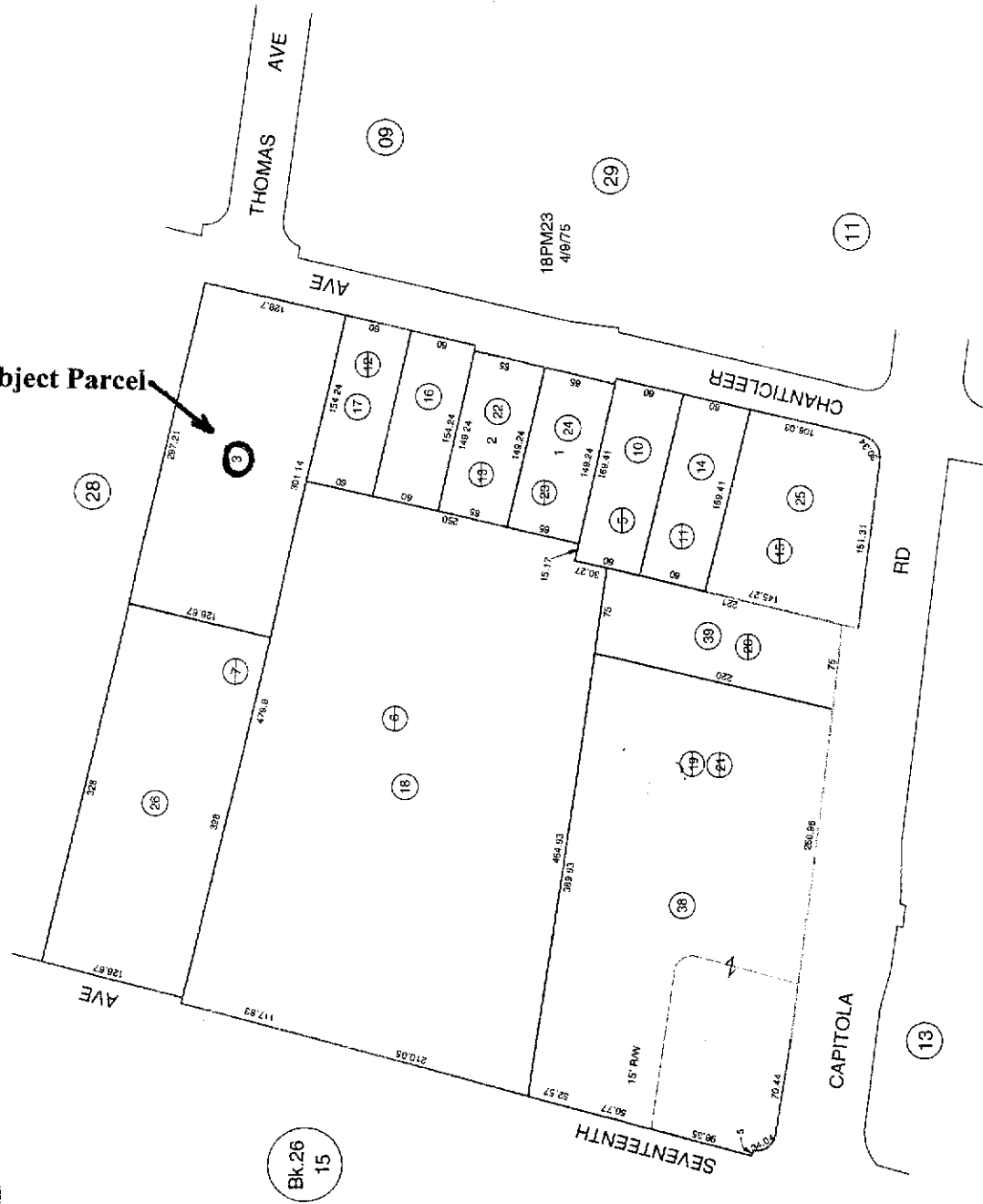
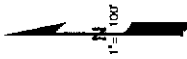
THE ASSESSOR MAKES NO WARRANTY AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. OF SEC. 16 & 17,

T.11S., R.1W. M.D.B. & M.

Tax Area Code
82-040

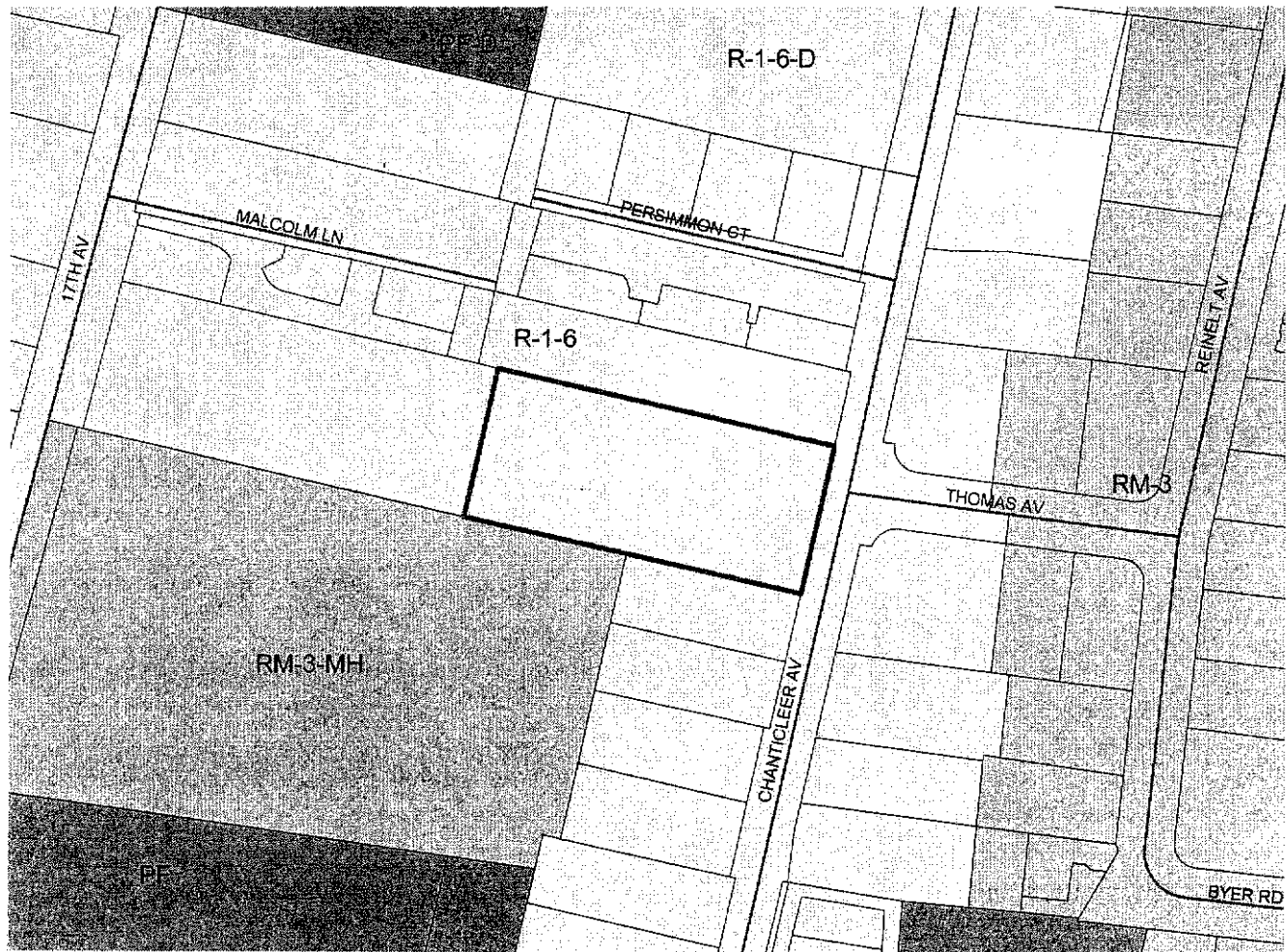
29-10



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






Assessor's Map
County of Santa Cruz

Zoning Map



200 0 200 400 600 Feet

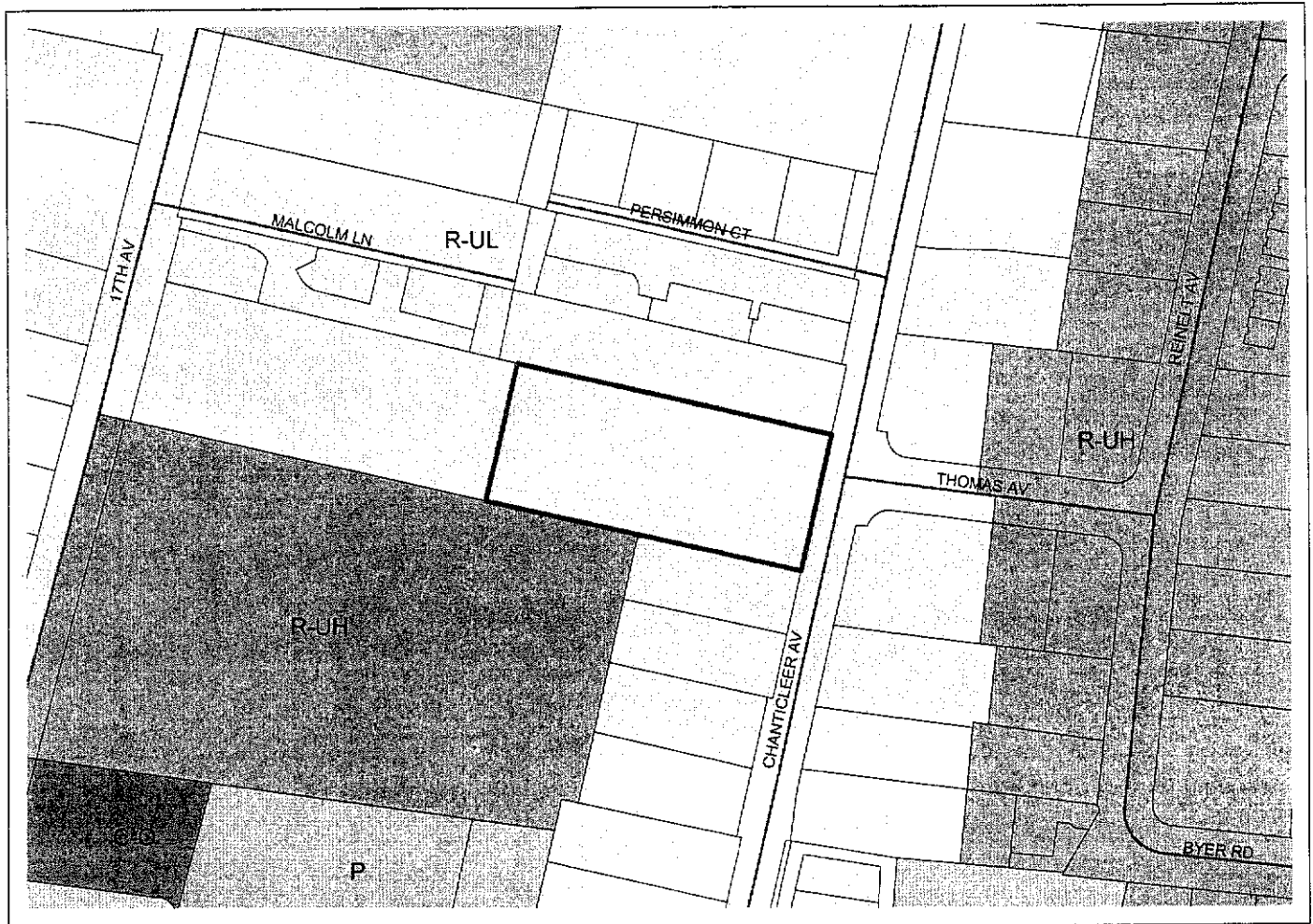
Legend

-  APN 029-101-03
-  Streets
-  R-1-X
-  RM
-  PF









Map created by Santa Cruz County
Planning Department
April 2004

General Plan Map



200 0 200 400 600 Feet

Legend

-  APN 029-101-03
-  Streets
-  Office Commercial
-  Public Facilities
-  Residential - Urban High Density
-  Residential - Urban Low Density



Map created by Santa Cruz County
Planning Department:
April 2004

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: December 30, 2004

TO: Planning Department, ATTENTION: JOHN SHLAGHECK

FROM: Santa Cruz County Sanitation District

SUBJECT: SEWER AVAILABILITY AND DISTRICT'S CONDITIONS OF SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN: 029-101-03 APPLICATION NO.: 04-0176

PARCEL ADDRESS: 1815 CHANTICLEER AVENUE

PROJECT DESCRIPTION: FOUR PARCEL MINOR LAND DIVISION


Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.

The plan shall show all existing and proposed plumbing fixtures on floor plans of building application
Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.


Drew Byrne
Sanitation Engineering

DB:abc/209

c: Applicant: STEVEN GRAVES & ASSOCIATES
 2735 PORTER STREET
 SOQUEL CA 95073

Property Owner: GARY & JUDY JONES
 2455 NICKLAUS DRIVE
 TURLOCK CA 95382

(Rev. 3-96)

NEW WATER SERVICE INFORMATION FORM

APN #: 029-10 1-03

Page 2

SECTION 7 WATER FACILITIES REQUIRED AND RELATED FEES

Right of Way or Utility Easement Requirement: required if not public accepted street right of way

WATER MAIN: Replacement / Extension l.f: appr 200'

Size: 6" min

WATER MAIN EXTENSION PLAN REVIEW FEE: \$300.00 plus \$50.00 each hour over 5.5

WATER MAIN EXTENSION INSPECTION FEES:

Category:	Base Rate:
Linear Feet of New Water Main	\$0.60 / LF or \$60.00 Minimum
Taps and Tie-Ins:	\$120.00 / Tap or Tie-in
Hydrants:	\$60.00 / Hydrant
Thrust Blocks:	\$60.00 / Thrust Block
Disinfection & Pressure Testing:	\$60.00 / Disinfection

Plans, agreements, and performance bonds are required. All services are installed at Developer's expense.

Comments:

Inspection and plan review fees to be determined but are estimated as follows: plan review fee: \$300 + appr 200' x \$0.60 = \$120 + 4 comb
2"FSx3/4"D x \$120 ea = \$480 + fire hyd (est/TBD) @ \$60 + 3 thrust blocks x \$60 ea = \$180 + cl2 @ \$60 = subtotal \$1200

SECTION 6 WATER METER SIZE(S) DETERMINATION

Fixture Unit Points U.P.C. (Standard SFD 3/4")

Total Points:

0

Bus. Service Size:

Auto: None

Average Irrigation Flow

Service Size:

ATTN JOHN SCHLAGHECK
(3 SHTS)

Address

SIO

Water Service Fee Totals'
Multiplied by the # SIOs)

\$2,136

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$

\$13,424

Total

\$15,560

Street Opening Fee

\$

- Credits

\$

Irrigation Plan Review Fee

\$

Grand Total

\$15,560

ADDITIONAL
COMMENTS

Public water main extension allowance to be determined. Please determine if a public fire hydrant located within the cul-de-sac is required. Design plans, agreement, inspection and plan review fees to be determined, however, please see page 2 and the attached water main extension info sheet for more information. Please note that the existing water service water connection fee credit has expired.

SECTION 5 QUALIFICATIONS

1. Service will be furnished upon:

(1) payment of the required fees due at the time service is requested (in building permit is required), and;

(2) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made.

2. Fees and charges noted above are accurate as of the date hereof, and are subject to change at any time without notice to applicant.

BP#

PLAN APP #

04-0176

REVIEWED BY

Sherry Reiker

INTEROFFICE MEMO

APPLICATION NO 04-0176 (5th routing)

Date: September 22, 2005

To: Cathleen Carr, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for an 4 lot subdivision at 1815 Chanticleer Avenue, Santa Cruz (Gary & Judy Jones / owner, Stephen Graves & Associates / applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.11.040 Projects requiring design review.

(d) **All** minor land divisions, as defined in Chapter 14.01, occurring within the Urban Services Line or Rural Services Line, as defined in Chapter 17.02; all minor land divisions located outside of the Urban Services Line and the Rural Services Line, which affect sensitive sites; and, all land divisions of 5 parcels (lots) or more.

Design Review Standards

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship	✓		
Street design and transit facilities			N/A
Relationship to existing structures			N/A
Natural Site Amenities and Features			

Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria In code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
Scale			
Scale is addressed on appropriate levels	✓		

Variation in wall plane, roof line, detailing, materials and siting	✓		
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		

*Maureen Hamb-WCISA Certified Arborist #2280
Professional Consulting Services*



TREE RESOURCE EVALUATION
CONSTRUCTION IMPACT ANALYSIS
1815 CHANTICLEER AVENUE

PREPARED FOR

GARY JONES
2455 **NICKLAUS** DRIVE
TURLOCK, CA 95382

*540 Soquel Avenue
Santa Cruz, CA 95062
email: mhamb@mac.com*

*Telephone: 831-420-1287
Fax: 831-420-1251
Mobile: 831-234-7735*

ASSIGNMENT/SCOPE OF SERVICES

A minor land division and development of four residential lots is proposed for a vacant parcel located at 1815 Chanticleer Avenue (APN 29-101-03). Two significant coast live *oaks* are located on the property and could be affected by the development. **The** property owner, Gary Jones has retained me to evaluate the condition of the trees and assess any potential impacts related to the project. To complete the evaluation I have performed the following services:

- Review site plans dated March 29, 2004 provided by Steven Graves and Associates.
- Perform a visual assessment of two trees to evaluate health, structural integrity and suitability for incorporation into the project.
- Identify construction related impacts and provide recommendations for reducing impacts.
- Create **tree** protection specifications that include a protection fencing plan.

SUMMARY

The condition of two mature coast live *oak* trees has been evaluated and the proposed development plans reviewed to assess **the** potential construction related impacts.

The **trees** are generally in fair condition with structural weakness caused by excessive pruning performed within **the** last year.

The largest **tree**, (#1) is growing approximately 20 feet from the proposed residence on parcel 2. The creation of an "exclusion zone" (defined on the attached site map) will help reduce the potential damage to **the** trees critical root zone during construction.

Tree #2 is growing less than 10 feet from the proposed access road. A curb, gutter and sidewalk will be a few feet from the tree. The excavation necessary to install these improvements could damage tree roots and lead to **the** decline or destabilization of the **tree**. I have recommended preconstruction exploration and root pruning to reduce the possible detrimental impacts.

BACKGROUND

To complete the evaluation I visited the site on April 14, 2004. Tree health, structural integrity and suitability for incorporation into **the** development were evaluated using the visual tree analysis procedures developed by Claus Mattheck in The Body Language of Trees. The construction related impacts were evaluated using plans provided by Steven Graves and Associates.

Tree Description

Tree #1 **Coast Live Oak *Quercus agrifolia***
Trunk: 41.2 diameter inches measured at 4.5 feet above natural grade

This tree is in fair to good health with fair structure. It is well rooted with good taper in the lower portions. The main trunk divides into multiple large stems that support a broad symmetrical canopy that extends at least 25 feet in all directions.



Figure 1: Tree #1, a mature coast live oak. This tree is located approximately 20 feet from a proposed residence.

Tree #2 **Coast Live Oak *Quercus agrifolia***
Trunk: **27.8 diameter inches measured at 4.5 feet above natural grade**

This **tree** is in fair health with fair structure. The single **trunk** is well rooted with good taper in the lower portions. The canopy is supported by multiple **stems** that emerge from the single trunk at approximately five feet above grade. Foliar coloration is faded and thinning, indicating low vigor.

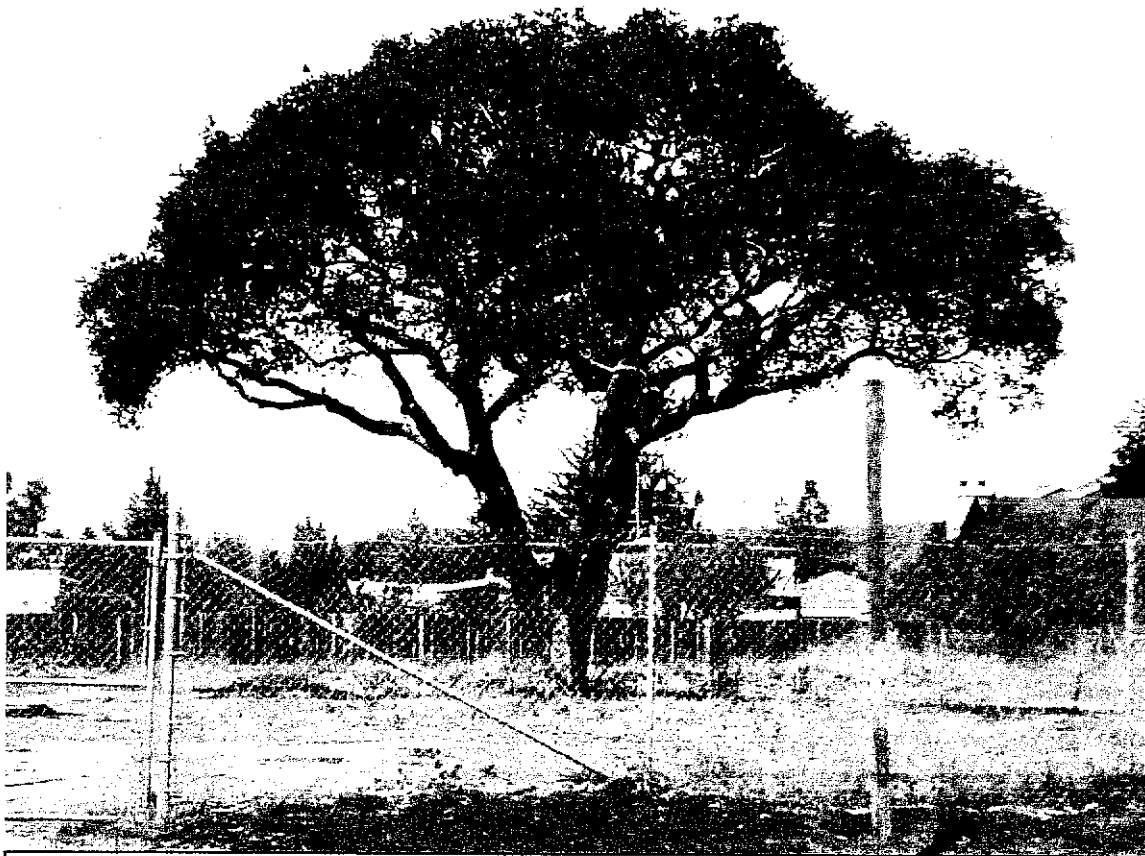


Figure 2: Tree #2, a coast live oak is growing less than 10 feet from the proposed roadway and sidewalk. Preconstruction root pruning has been recommended to reduce damage to structural and absorbing roots.

Both trees have been pruned within the last 8 to 12 months. Large diameter pruning cuts are visible on the main stems and lower trunk. Epicormic shoots (sucker growth) are developing along the trunk and branches. This is typically seen as a response to excessive pruning.

Industry standards and guidelines recommend pruning no more than 25% of live foliage and branching every three years. At least 40% of the interior foliage and branches were removed from the trees during the recent pruning, leaving foliage concentrated on branch ends. This type of pruning can stress the point where the branches attach to the main trunk. Removal of the smaller diameter interior branching can limit the development proper taper required to support the weight of the wood and foliage. The removal of excessive amounts of foliage can reduce the trees ability to photosynthesize and continue to develop normally.

There are no arboricultural treatments available to mitigate the impacts of excessive pruning.

DISCUSSION OF CONSTRUCTION IMPACTS .-

Both trees on this site could be impacted to varying degrees by the proposed construction. Excavation, changes in grade and soil compaction are activities that typically occur during construction projects that can affect both tree health and structural stability.

Reduction of natural grade adjacent to native oak trees can have both immediate and long term affects on health. Small fibrous roots (absorbing roots) are present in the upper soil layers and can extend beyond the canopy of the tree. A small cut of two to four inches can remove a portion of the absorbing root layer. This layer is responsible for supplying the tree with moisture and nutrients. When they are removed the tree can display symptoms of water stress and loss of vigor. Trees can tolerate the loss of a percentage of this layer as they can regenerate quickly. Loss of the entire layer would lead the decline and possible death of the tree.

Increasing native grade adjacent to oaks can be damaging especially if irrigated. The fill holds moisture around the trunk and alters normal gas exchange. Disease and decay can develop in the structural roots responsible for keeping the tree upright. The absorbing roots can suffocate and die off due to lack of oxygen. Oak root fungus can develop causing the eventual death of the tree.

Excavation will be necessary to construct **the** new access road, curb, gutter and sidewalk. These activities will occur **less** than 10 feet from tree #2. The equipment used for these procedures can severely damage the structural roots of trees. When roots are torn and shattered the damaged area cannot seal properly and decay enters the root. Damage and decay in the structural roots can cause destabilization. Root severance close to the tree ~~trunk~~, or on two or more sides of the tree can also compromise stability.

Soil compaction is a necessary component in stabilizing sites for construction and can occur as a result of moving men and equipment through a construction site. This procedure can damage or kill roots in the top four to **six** inches of soil. The dense compacted layers restrict root activity and eventually affect **tree** vigor.

Irrigation systems that are necessary to the planned landscape can often be detrimental to *oaks*. The installation of the underground pipes that service the system can damage and remove both absorbing and structural roots. The altered moisture regime can affect tree health. *Oaks* that are adapted to a summer dry period can develop root diseases if irrigated through the warm months.

RECOMMENDATIONS

The "critical root zones" of both trees are identified on the attached site map. This zone is determined by species tolerances, tree age, overall condition and the type of impact proposed. Ideally these areas would remain undisturbed during development, eliminating the opportunity for damage and the resulting decline of the trees.

Procedures that include preconstruction treatments and alternative construction methods can be utilized within or just outside **the** critical root zone to reduce the detrimental affects of construction.

Protection Fencing will be a simple and effective way to protect tree #1 during construction. Chain link fencing supported by posts in the ground creates both a physical and visual barrier between the trees, the construction workers and their equipment. When access into the protected areas becomes necessary, it will be reviewed by both the contractor and the project arborist.

Grade changes should be eliminated within the "critical root zone" defined on the attached site map. The straw bales outside the protection fencing will act as a barricade and prevent excess soil from collecting within the "critical root zone". If necessary re-contouring in these areas or minor grading (landscape swale) can be done manually. No equipment will be allowed within the critical root zone.

Trenching for underground services must be located outside the critical root zone defined on the attached map. If no alternate route for these services can be designed and trenching within this area becomes necessary it must be at least 10 feet from the tree trunk and dug by hand under the supervision of the project arborist.

Preconstruction root severance can be performed adjacent to tree #2 where the road, curb, gutter and sidewalk are proposed. This procedure is performed in advance of construction and prevents damage to roots by equipment. It also allows time for the tree to respond to the impact and begin to redevelop absorbing roots prior to construction.

This procedure begins with the staking of the "final line of disturbance". An area just outside the stakes is excavated to expose roots. Hand tools are used to further expose the roots and they are properly pruned at the final line of excavation.

Irrigation trenches must be located outside the critical root zone. If necessary supply lines can be located above grade and covered by mulch. Emitters in these areas are restricted to drip-type only.

Soil compaction caused by men and equipment can be reduced by the installation of a mulch layer (wood chips) at least three inches in depth.

Monitoring of the initial site clearing and grading performed at least twice weekly to ensure compliance with the tree protection measures.

Contractors and sub contractors should be supplied with a copy of the Tree Preservation Specifications before entering the construction site.

Any questions regarding the trees on this site or the content of this report can be directed to my office.

Respectfully submitted,



Maureen Hamb- WCISA Certified Arborist #2280

41

July 29, 2004

Steven Graves & Associates
Attention: Zack Dahl
2735 Porter Street
Soquel, CA 95073



Regarding: Jones/1815 Chanticleer

As you requested I have reviewed the revised plans (Mid Coast Engineers dated July 20, 2004) for the Gary and Judy Jones project located at 1815 Chanticleer.

The proposed residence on parcel 2 is located 20 feet from tree #1. In my initial report (Construction Impact Analysis) dated April 19, 2004, I defined procedures to protect the tree from construction related impacts. Included in the recommendations were the elimination of grade changes within the critical root zone and hand digging the landscape swale located 10 feet from the trunk. These procedures should be implemented as a condition of approval to ensure the long-term survival of the tree.

The proposed sidewalk is located less than 10 feet from tree #2. Preconstruction root exploration and pruning is recommended within a 15-foot area on either side of the tree. This procedure was discussed in my original report as follows:

Preconstruction root severance can be performed adjacent to tree #2 where the road, curb, gutter and sidewalk are proposed. This procedure is performed in advance of construction and prevents damage to roots by equipment. It also allows time for the tree to respond to the impact and begin to redevelop absorbing roots prior to construction.

This procedure begins with the staking of the "final line of disturbance". An area just outside the stakes is excavated to expose roots. Hand tools are used to further expose the roots and they are properly pruned at the final line of excavation.

This tree should also be protected by the creation of an exclusion zone as described in my initial report.

Any questions regarding the trees on this site can be directed to my office

Sincerely,

Maureen Hamb-WCISA Certified Arborist #2280

540 Soquel Avenue
Santa Cruz, CA 95062
email: maureenah@sbcglobal.net

Telephone: 831-420-1287
Fax: 831-420-1251
Mobile: 831-234-7735

Project No. SC8193
4 April 2003

MR. GARY JONES
% Stephen Graves & Associates
2735 Porter Street
Soquel, California 95073

Subject: Geotechnical Investigation

Reference: Proposed 4- Lot Minor Land Division
Chanticleer Avenue
APN 029-101-03
Santa Cruz County, California

Dear Mr. Jones:

In accordance with your authorization, we have performed a Geotechnical investigation for the minor land division proposed at the referenced site in Santa Cruz County, California.

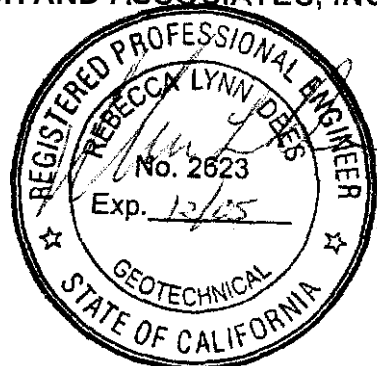
The accompanying report presents our conclusions and recommendations, as well as the results of the geotechnical investigation on which they are based.

If you have any questions concerning the data or conclusions presented in this report, please call our office.

Very truly yours,

HARO, KASUNICH AND ASSOCIATES, INC.

Rebecca L. Dees
C. E. 57210
G.E 2623



RLD/ag

Copies: 5 to Addressee

11. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed without the direct observation and approval of the geotechnical engineer.

Foundations

12. Foundations for the proposed residences may consist of deepened spread footings embedded into firm native soil, shallow spread footings embedded into compacted engineered fill, or a pier and grade beam foundation that penetrates soft surface soils.

Spread Footings

13. Deepened spread footings should penetrate the soft soil encountered in the top 2.5 feet and bear upon firm native soil. If deeper pockets of soft soil are encountered at the base of the footing excavations, the footings should be deepened until firm native soil is encountered.

14. As an alternative to deepened footings, all of the 2.5 feet of soft surface soil can be removed and replaced as compacted engineered fill. Shallow spread footings may then be embedded into the engineered fill

15. The base of footings should be located at least 12 inches below the lowest adjacent grade for one-story structures and at least 18 inches below the lowest adjacent grade for two-story structures. Actual footing depths should be determined by your designer.

16. The foundation trenches should be kept moist and thoroughly cleaned of loose materials prior to pouring concrete.

17. Footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1½:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

18. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 1,600 psf for dead plus live loads in firm native soil and an allowable soil bearing pressure of 2,200 psf for dead plus live loads in compacted engineered fill. These values may be increased by one-third to include short-term seismic and wind loads.

19. Post-construction total and differential settlement of foundations, designed in accordance with our recommendations, are anticipated to be less than 1 and ½ inch respectively.

20. Lateral load resistance for structures supported on spread footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.40 is considered applicable.

21. Footings should be reinforced in accordance with applicable UBC and/or ACI standards.

22. The footing excavations should be thoroughly cleaned and observed by the geotechnical engineer prior to placing forms and steel, to verify subsurface soil conditions are consistent with the anticipated soil conditions and the footings are in accordance with our recommendations.

Pier and Grade Beam Foundation

23. Drilled piers may be used to support the proposed residences. Piers should penetrate the upper 2.5 feet of soil and be at least 6 feet deep.

24. Piers designed in accordance with the above may be designed for an allowable skin friction of 450 psf plus a $1/3$ increase for short term wind and seismic loads. The top 3 feet of soil should be neglected when computing skin friction.

25. For passive lateral resistance an equivalent fluid weight (EFW) of 350 pcf, times 1.5 pier diameters, may be used below a depth of 3 feet. The top 3 feet of should be neglected in passive design.

26. The soil engineer should observe the pier excavations prior to placing steel reinforcement to verify subsurface soil conditions are consistent with the anticipated soil conditions. Prior to placing concrete, foundation excavations should be thoroughly cleaned and observed by the soil engineer.

Retaining Wall Lateral Pressures

27. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loads. Unrestrained walls up to 6 feet high should be designed to resist an active equivalent fluid pressure of 45 pcf for level backfills, and 65 pcf for sloping backfills inclined up to 2:1 (horizontal to vertical). Restrained walls should be designed to resist uniformly applied wall pressure of $36 H$ psf, where H is the height of the wall, for level backslopes and $52 H$ for sloping backslopes inclined to 2:1. The walls should also be designed to resist any surcharge loads imposed on the backfill behind the walls.

28. The above lateral pressures assume that the walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 1, Type A permeable material (Caltrans Specification 68-1.025) or an approved

equivalent. The drainage material should be at least 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. A perforated pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet. Wall backdrains should **be** plugged at the surface with clayey material to prevent infiltration of surface runoff into the backdrains.

29. Footings should be designed in accordance with the foundation section of this report.

Concrete Slabs-on-Grade

30. Concrete slabs-on-grade should be constructed on properly water conditioned and compacted soil subgrades. The subgrade soil below interior floor slabs should be scarified, moisture conditioned to 2 to 4 percent over optimum moisture content and compacted to at least 88 percent relative compaction. Slab reinforcing should be provided in accordance with the anticipated use and loading of the slab.

31. Floor dampness can be reduced by constructing interior concrete slabs-on-grade on a capillary break layer at least **4** inches thick covered with a membrane vapor barrier. Capillary break material should be free-draining, clean gravel or rock, such as 3/4-inch gravel. The gravel should be washed to remove fines and dust prior to placement on the slab subgrade. A layer of sand about 2 inches thick should be placed between the vapor barrier and the floor slab to protect the membrane and to aid in curing concrete. The sand

Project No: SC8193
17 May 2004

COUNTY OF SANTA CRUZ PLANNING DEPARTMENT
70: Ocean Street
Santa Cruz, California 95060

Attention: Kent Edler

Subject: Liquefaction Evaluation

Reference: Proposed Minor Land Division
Chanticeer Avenue
APN 029-101-03
Santa Cruz County, California

Dear Mr. Edler

Our report indicated groundwater and loose soil conditions were present at the site. As requested, we have reviewed our files in regards to the liquefaction potential at the site.

The site is underlain by Marine Terrace Deposits consisting of interbedded sands, silts and clays. The soils were predominately fine grained with approximately 50 percent fines. Seams of perched groundwater were encountered approximately 12 to 13 feet below grade in two (2) of our four (4) borings. When the overlying clayey soils were punctured during the drilling operations the water levels rose 1 to 2 feet.

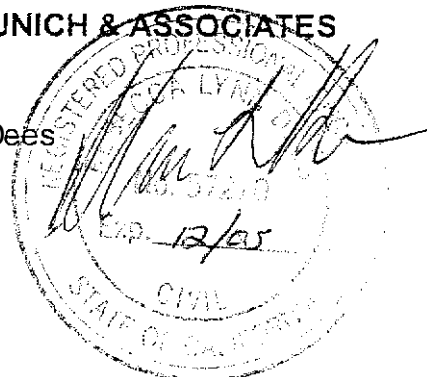
Eased on the cohesive fine grained behavior of the subsoils, the thinness of the perched water lens and the fact that the site is not mapped as being in a liquefaction zone, (Dupre'), the liquefaction potential at the site is considered to be very low.

If you have any questions, please contact our office

Very truly yours,

HARO, KASUNICH & ASSOCIATES

Rebecca L. Dees
C.E. 57210
G.E. 2623



RLD/dk

Copies: 1 to Addressee
2 to Stephen Graves & Associates



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060-4000
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, DIRECTOR

June 3, 2004

Gary and Judy Jones
2455 Nicklaus Drive
Turlock, CA, 95382

SUBJECT: Review of Geotechnical Investigation by Haro, Kasunich & Associates
Dated: April 4, 2003, Project No. **SC8193**
with Liquefaction Evaluation Dated: May 17, 2004
APN: **029-101-03**, Application No.: **04-0176**

Dear Applicant:

Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/Geotechnical Reports and also for completeness regarding site-specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:

1. All report recommendations must be followed.
2. An engineered foundation plan is required. This plan must incorporate the design recommendations of the soils engineering report.
3. Final plans shall show the drainage system as detailed in the soils engineering report.
4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
5. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.
6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to placement of concrete.
7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference August

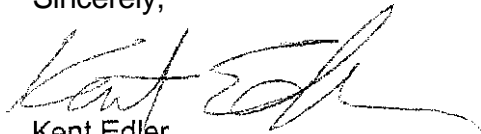
1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.

The soil report acceptance is only limited to the technical adequacy of the report. Other issues, like planning, building, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done, please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

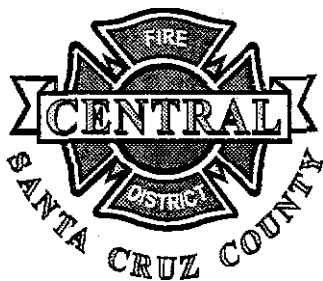
Please call 454-3168 if we can be of any assistance.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kent Edler', with a stylized flourish at the end.

Kent Edler
Associate Civil Engineer

Cc: John Schlagheck, Project Planner
Steven Graves & Associates



CENTRAL FIRE PROTECTION DISTRICT

of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Data May 14, 2004
To: Gary and Judy Jones
Applicant: Stephen Graves
From: Tom Wiley
Subject: 04-0176
Address 1815 Chanticleer Ave.
APN 029-101-03
OCC: 2910103
Permit:

We have reviewed plans for the above subject project. District requirements appear to have been met.

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application **for** Building Permit.

Based upon a review of the plans submitted, District requirements appear to have been met, and PLANS ARE APPROVED FOR MINOR LAND DIVISION.

Please ensure designer/architect reflects equivalent notes and requirements on velums as appropriate when submitting for Application for Building Permit.

When plans are submitted for multiple lots in a tract, and several standard Floor Plans are depicted, include Fire District Notes on the small scale Site Plan. For each lot, submit only sheets with the following information; Site Plan (small scale, highlight lot, with District notes), Floor Plan, Elevation (roof covering and spark arrestor notes), Electrical Plan (if smoke detectors are shown on the Architectural Floor Plan this sheet is not required). Again, we must receive, VIA the COUNTY, SEPARATE submittals (appropriate site plans and sheets) FOR EACH APN!!

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

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and either SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in Chapters 3 through 6 of the 2001 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes.

Serving the communities of Capitola, Live Oak, and Soquel

Additionally, a public fire hydrant, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building is required: **HOWEVER**,

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout.

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

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

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 2 4 rise or greater and in an accessible location by a ladder
- There must be at least one smoke detector on each floor level regardless of area usage.
- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

NOTE on the plans that a 30-foot clearance will be maintained with non-combustible vegetation around all structures.

Submit a check in the amount of \$1 00.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 722-2393, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831) 479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.

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 order 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.

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. 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.

2910103-051405

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Cathleen Carr
Application No.: 04-0176
APN: 029-101-03

Date: September 26, 2005
Time: 09:10:57
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MAY 5, 2004 BY ROBIN M BOLSTER =====

NO COMMENT

===== UPDATED ON MAY 17, 2004 BY KENT M EDLER =====

1. The application should include a preliminary review of grading, however there were no grading plans included with the application. Please submit grading plans that include existing and proposed contours, etc. Also include the grading quantity (cut / fill volumes).

2. The soils report is not accepted. The soils report needs to include a discussion on the potential for liquifaction.

===== UPDATED ON JUNE 3, 2004 BY KENT M EDLER =====

Liquefaction discussion received. The soils report has been accepted.

===== UPDATED ON AUGUST 18, 2004 BY KENT M EDLER ===== The plan set received does not include a grading plan with proposed contours on it. Also there is no indication of the grading quantities (cut and fill volumes).

===== UPDATED ON DECEMBER 27, 2004 BY ROBIN M BOLSTER =====

The grading plan needs to break down the amount of grading into cut and fill. If there is more than 100 cubic yards of cut, then the plan must include the proposed destination for the material.

===== UPDATED ON MARCH 31, 2005 BY ROBIN M BOLSTER =====

As requested in our previous two reviews of this project, a break down of proposed cut and fill is required. Sheet 2 includes a box that states "500 +/- cubic yards" but does not provide information about cut and fill. In order to evaluate this project for conformance with General Plan policies and ordinances, the grading plan must reflect the proposed earthwork.

Additionally, it is apparent that the drainage scheme adjacent to the 48" oak located on Parcel 2 has changed since the plans were first evaluated by the project arborist and may entail more of an impact than just the trenching that is referenced in the report. Please provide a plan review letter from the arborist that states that the initial assessment and recommendations are still appropriate.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MAY 6, 2004 BY ROBIN M BOLSTER =====

At the time of building application please address the following items:

1) The recommendations made in the arborist's report prepared for this site must be incorporated into the submitted plans. The plans must include the arborist's name and contact information.

Project Planner: Cathleen Carr
Application No.: 04-0176
APN: 029-101-03

Date: September 26, 2005
Time: 09:10:57
Page: 2

2) A plan review letter must be submitted which states that the plans are in conformance with the report recommendations

3) An additional Condition of Approval must be quarterly monitoring of tree #2 (adjacent to the access road) for a year following completion of the project.

4) Please submit a plan review letter from the soils engineer, which states that the building, grading and drainage plans are in conformance with the recommendations made in the soils report prepared for this site.

===== UPDATED ON MAY 17, 2004 BY KENT M EDLER =====

5) An erosion and sediment control plan must be submitted which shows specific locations and details of the erosion control measures to be implemented during construction.

6) Additional grading comments may be forthcoming once a grading plan is submitted for review.

===== UPDATED ON AUGUST 18, 2004 BY KENT M EDLER ===== An erosion control plan still remains as a condition of approval. During the building permit stage, an erosion control plan must be submitted that shows specific locations and details of erosion and sediment control measures to be utilized during construction. Erosion control notes alone are not adequate.

===== UPDATED ON DECEMBER 27, 2004 BY ROBIN M BOLSTER =====

We have received the plan review letters from the soils engineer and arborist. The plan review letter from Becky Dees refers to the proposed construction of "forty residences." Please provide a corrected plan review letter that references the final, revised set of plans at the time of building application.

===== UPDATED ON JANUARY 27, 2005 BY ROBIN M BOLSTER =====

According to the arborist's report, a drain line is proposed within the critical root zone of one of the trees. The project arborist must be present during all excavation or any other disturbance within the critical root zone. Additionally, conditions of approval must state that any future disturbance within the critical root zone is prohibited without oversight from a certified arborist.

All grading and drainage plans must be engineered.

Dpw Drainage Completeness Comments

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

===== REVIEW ON MAY 13, 2004 BY DAVID W SIMS =====

A fully engineered drainage plan was submitted with the application, and was reviewed for completeness of discretionary development and compliance with County policies applying to this project. as listed below:

7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.4 Downstream Impact Assessments 7.23.5 Control Surface Runoff <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/toc.pdf>

Project Planner: Cathleen Carr
Application No. : 04-0176
APN: 029-101-03

Date: September 26, 2005
Time: 09:10:57
Page: 3

The plan was found to need the following additional information and/or changes prior to approving discretionary stage Storm Water Management review:

1) The project parcel straddles a primary watershed divide with approximately 2/3rds of the parcel draining to the southwest, and 1/3rd draining to the southeast. The applicant will be required to make substantial effort to maintain this natural watershed divide when developing the parcel. The present proposal does not meet this requirement. In the event that no solution can be obtained, full documentation of the efforts expended attempting to meet the requirement must be provided, and accepted by the County, prior to consideration of any variance. Any proposal to divert runoff into an adjoining watershed will require mitigation levels substantially higher than the County standard requirements.

2) 7.23.1 New Development: All new development is required to hold runoff to pre-development rates. The routing of runoff through surface swales into landscape vegetation is generally a positive method to partially reduce runoff impacts, but by itself cannot fully mitigate runoff increases given the site's proposed structure density and tighter soils. Please indicate how this policy will be fully met. In the event that site detention is proposed, the County standard detention level shall apply for runoff release rates in each watershed, except as modified by resolution of item #1.

3) 7.23.2 Minimizing Impervious Surfaces: Sheet 10 by Gary Jones indicates that lot 3 will have the driveway partially built of turf block. This may be a valid means of meeting County policy. The extents are not indicated, and the proposal is not consistently shown throughout other plan sheets. The more recent Civil and Landscape Architect plans show a larger driveway surface as well. Please clarify what is being proposed as it affects mitigation measures and impervious coverage.

4) Indicate on the plans the manner in which building downspouts will be discharged or routed. The manner selected may provide means for meeting mitigation requirements.

5) 7.23.4 Downstream Impact Assessments: The County drainage facilities in both watersheds have no known capacity restrictions that would require stricter site development mitigations. A downstream impact assessment is not anticipated to be required of these existing County drainage systems at this time. However, the applicant may be required to provide offsite improvements and/or assessment of offsite flow paths needed to resolve item #1, pending receipt of such future proposal.

6) 7.23.5 Control Surface Runoff: Minor land divisions are required to provide water quality treatment of released runoff. This is not apparent in the present proposal, particularly for the paved surfaces. Please clarify how this requirement will be met.

7) The project will be conditioned prior to permit issuance to provide notarized and recorded maintenance agreements for any proposed detention systems and silt and grease trap structures.

Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and pos-

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sibly different or additional requirements. The applicant is subject to meeting all future review requirements not covered here, as they pertain to the applicant's changes to the proposed plans.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.85 per square foot, and are assessed upon permit issuance.

All resubmittals of plans, calculations, reports, faxes, extra copies, etc... shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON SEPTEMBER 2, 2004 BY DAVID W SIMS =====

2nd Routing: (shown as third)

1) Prior item #1: Since making the first routing comments, there have been subsequent discussions initiated by the project engineer. He has indicated that review of better topography in the surrounding offsite areas, and other offsite drainage alterations have resulted in a situation where natural drainage paths affecting the rear 2/3rds of the parcel are in part indeterminate, and do not clearly drain into a separate watershed from that of the front portion of the project parcel. Where offsite drainage routing is determinate it appears to route back towards Chanticleer, such that it would be reasonable to conclude that the entire parcel may ultimately drain to the Chanticleer storm drain system. This additional investigation permits a reversal of the earlier review comments, and the applicant will be permitted to route all project runoff to the eastern watershed, towards Chanticleer. Prior to application approval, the engineer will be required to submit description and illustration of these findings, along with clarification that the proposed drainage plan in its entirety avoids increased impacts on neighboring parcels.

2) Prior item #2: The applicant has proposed pervious driveways, roof runoff dispersed into landscape areas, vegetative swales at mild positive gradient, and offset credit for pre-existing impervious cover as efforts to mitigate development impacts. and hold runoff rates to predevelopment levels. These measures will provide positive effect for all storm levels. but do not completely meet the desired goal of fully holding to pre-development rates for the 10-year design storm. The ability to fully meet drainage design goals was complicated by the plan to dedicate the access road for County maintenance. This prevented use of other mitigation options. The reviewer believes some materials modification could effectively close this gap, without requiring structural detention. The design engineer should contact and discuss this with the reviewer prior to additional routings.

3) Prior item #3: Reduction of impervious surfaces meeting County policy has been accomplished by proposed use of turfblock driveway surfaces on all driveways. The design engineer should contact and discuss this with the reviewer prior to additional routings.

See miscellaneous comments for additional items. ===== UPDATED ON JANUARY 6, 2005 BY DAVID W SIMS =====

3rd Routing: (shown as fourth)

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The application is tentatively complete provided conditions found within the Miscellaneous Comments section are incorporated into the project.

See Miscellaneous comments: ===== UPDATED ON APRIL 15, 2005 BY DAVID W SIMS

4th Routing: (shown as fifth)

The application is complete for stormwater management review.

There may be other development issues to be resolved that could further affect the drainage design. The Stormwater Management section has no objection to these being completed prior to recording the final map and improvement plans. Please see the miscellaneous comments:

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MAY 13, 2004 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON SEPTEMBER 2, 2004 BY DAVID W SIMS =====

4) Prior item #4: Downspouts are proposed to be routed to splashblocks at multiple distributed locations around the house perimeter. Foundation grade is protected by a positive slope away from the structures. The percent grade of these slopes and their distance immediately adjacent to the foundation areas should be specifically noted in contrast to the flatter slopes of the vegetated swales. This was not clear on the plans.

5) Prior item #5: No comment change at this time. RDA and the Planning department have indicated that there may be some grading issues unresolved. To the extent that such resolution affects the drainage plan, potential future analysis requirements are not entirely eliminated.

6) Prior item #6 and #7: Applicant has proposed water quality pre-treatment of all lot runoff by vegetative means. The runoff from the new cul-de-sac is treated by reconstructing an existing manhole with a trap structure. This structure will treat a pavement area approximately equivalent to 5 times the project street area. The County will continue to maintain this retrofitted manhole, and no maintenance agreement is required of the applicant.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON JANUARY 6, 2005 BY DAVID W SIMS =====

1) The project engineer, based on direct observation of storm runoff, has reversed his earlier determination of the offsite drainage path. Western regions of the parcel presently drain southwesterly, ultimately into the 17th Ave drainage system per the determination made in the first routing comments. The present proposal to drain all site runoff to the Chanticleer frontage represents a small diversion relative to those conditions that exist today. It remains indeterminate whether this situation was true under earlier historic conditions prior to grading work on surrounding lands and streets. The County will accept parcel runoff diversion to Chanticleer

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provided the following mitigation stated in item #2 below is provided

2) Site detention is to be provided to meet the general requirement to hold runoff to pre-development rates for the County standard storm. However, due to diversion, the parcel area used to determine pre-development allowable release rate is to be the eastern portion of the parcel that presently drains to Chanticleer rather than the entire parcel. If the applicant believes they can accommodate this requirement given the presently proposed lot grading and drainage patterns without substantial reconfiguration, the design work may be completed with the improvement plans done concurrently with recording the final parcel map. Provision of detention should be noted on the plans prior to presentation to the Planning Commission. If site reconfiguration is needed (likely) the applicant is advised to resubmit before proceeding further. Due to recent procedural changes pertaining to proposal changes following Planning Commission approval, it is recommended that the project engineer discuss this issue with the reviewer in either case.

3) An alternate solution may also be considered. If the applicant chooses, offsite drainage improvements may be pursued that accommodate routing runoff southwesterly through the mobile home park to Capitola Rd. and the 17th Ave. stormdrain system. The requirement to hold to pre-development rates remains, and standard detention would be required in both directions of release. The economic feasibility of this option would be contingent on sharing costs with RDA's plans for the mobile home park.

4) The best management practices proposed are appropriate and accepted as meeting the intents of policies 7.23.1 and 7.23.2., requiring various forms of runoff mitigation before the use of detention. and the minimization of impervious surfacing.

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON APRIL 15, 2005 BY DAVID W SIMS =====

1) The plan note for detention states "if required". Under the present level of proposed mitigations and due to the presence of diversion. the detention system will be required.

2) The plan note for detention states "Possible location...". The larger detention system pipe in the location presently shown may interfere with the oak tree and be rejected. If this is the case, it appears possible to locate the system differently, but still use the same proposed easements. A recommendation would be to split the detention pipe length into two locations along the east edges of parcel 1 and parcel 3. This would have the future advantage of maintaining the detention levels for the entire development, even if the possible connection to the future improvements within the mobile home park were made. It would still be necessary to pass a drainage pipe under the edge of the oak tree. but it would be a smaller pipe, and as such could be installed with considerably less disturbance.

3) It is preferred by County design criteria that the detention pipes be placed off-line from the site drainage lines, and that S&G traps be configured hydraulically upstream of the detention storage pipes.

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4) There may be an advantage to locating the north stormdrain inlet at the cul-de-sac entrance in a position matching the future street widening so that the cross pipe does not have to be replaced or extended. A wide notch in the elbow of the current curbline would allow for routing into the interior of the semi-circular curb return. We also recommend that the cross pipe be installed to County standard minimum diameter of 12" (18" preferred) so that future acceptance of the street will not require pipe replacement.

5) Full detention design calculations will be required, as will a maintenance agreement(s) prior to completion of improvement plans.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON APRIL 28, 2004 BY DEBBIE F LOCATELLI =====
No comment. project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON APRIL 28, 2004 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MAY 11, 2004 BY GREG J MARTIN =====
Public Works has the following comments:

Road and roadside improvements on Chanticleer Avenue are in place therefore no improvements on Chanticleer Avenue are required. A sidewalk easement from the property line to the back of the existing sidewalk is required. A five foot public utilities easement is required as well.

The intersection of the access road and Chanticleer Avenue should line up with Thomas Avenue. If the center lines of the two streets are offset from each other, the offset should be within ten feet or a minimum distance of 200 feet.

The applicant should examine buildout of the neighboring parcel with this project by doing some preliminary design in plan view. A standard cul-de-sac and the county standard for an Urban Local Street with Parking should be used for this purpose.

Within the limits established for the improvements required for buildout, the applicant should design interim improvements for the proposed project utilizing a fire turnaround and the county standard for a Minimum Urban Local Street - Parking and Sidewalk One Side.

We recommend a landscape strip between the access road and the property line

The driveway for Parcel 3 exceeds 70 percent of the frontage and is not recommended. It also appears that the parking area occupies more than 50 percent of the front yard setback area.

The County Design Criteria is available at the Surveyor's Counter at the Department

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of Public Works. If you have any questions please contact Greg Martin at 831-454-2811. ===== UPDATED ON MAY 13, 2004 BY GREG J MARTIN =====
===== UPDATED ON AUGUST 24, 2004 BY GREG J MARTIN =====

The submitted plans dated July 20, 2004 do not address previous comments fully. The location of the intersection of the access road with Chanticleer Avenue has not been revised. Additional comments regarding the inadequacy of this alignment are included in the first five items below.

1. The center lines of the new access road and Thomas Avenue have not been aligned across from one another. The centerlines should be aligned as recommended or a no left turn sign should be placed on Chanticleer Avenue for north bound traffic.
2. The radius of the curb return at the northwest corner of the intersection of the access road and Chanticleer Avenue is proposed at ten feet. Public Works recommends a radius of 20 feet to meet County requirements. If the radius is less than 20 feet an exception is required
3. The adjoining property to the north has a driveway along the edge of its property line. Show the limits of this driveway clearly including the curb cut and the surface material. The proposed curb return at the northwest corner of the intersection of the access road and Chanticleer Avenue for the new road must not affect this driveway. Therefore proposed project improvements are not recommended to be placed within the adjoining property-s frontage, including the County right-of-way . The proposed improvements should seamlessly tie into the existing curb, gutter, and sidewalk at the property line boundary.
4. We recommend eight feet be provided between the driveway to the beginning of the curb return.
5. The curb return at the northwest corner of the intersection of the access road and Chanticleer Avenue shall have a handicapped ramp as there are sidewalks along Chanticleer Avenue on both sides of the new access road.
6. The applicant examined build out of the neighboring parcel with this project by doing some preliminary design in plan view. The right-of-way proposed for the future plan is 45 feet. The required right of way for a new road serving seven parcels is 56 feet. A standard cul-de-sac and the county standard for an Urban Local Street with Parking should be used for the design.

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-DATED ON JANUARY 7, 2005 BY GREG J MARTIN =====
This is a review of plans dated July 26, 2004 and a November 30, 2004 letter.

The new access road proposed for the project does not meet the following County Design Criteria standards and will require an exception to be granted by the approving body:

1. The curb return on the northwest side of the intersection of Chanticleer and the new road is less than 20 feet in radius. Curb returns are required to be 20 feet in radius. The Department of Public Works does not support an exception to this standard.

Discretionary Comments - Continued

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2. The applicant proposes four lots on this parcel and the adjoining property may be developed in the future so that up to seven lots may obtain access via the new road. The road is currently proposed with a 32 foot wide roadbed with contiguous sidewalk (non-separated) on one side, and a 41 foot road right-of-way. The standard for the proposed project is an Urban Local Street with Parking. This consists of two 12 foot travel lanes and two six foot parking shoulders, and four foot separated sidewalks with landscaping strips on each side. The standard right-of-way to accommodate this road section is 56 feet. The standard cul-de-sac bulb has a right-of-way radius 42 feet and a curb radius of 32 feet. The Department of Public Works supports the exceptions listed above except for the separated sidewalk.

3. The proposed road centerline offset from the Thomas Avenue centerline is approximately 30 feet. The center lines of the two streets should be within ten feet or a minimum distance of 200 feet. The Department of Public Works supports the exception to the standard for the centerline offset due to the potential impacts of the existing oak trees on the site, and the limited number of residential units that would potentially have access through this intersection.

4. The proposed new road results in the adjoining driveway being three feet from the beginning of the curb return on Chanticleer Avenue. The design criteria standard states the sideline of any driveway may not be closer than eight feet to the intersection curb return. The Department of Public Works does not support the exception to this standard.

If you have any questions please contact Greg Martin at 831-454-2811

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 11, 2004 BY GREG J MARTIN =====
===== UPDATED ON MAY 13, 2004 BY GREG J MARTIN =====
===== UPDATED ON AUGUST 24, 2004 BY GREG J MARTIN =====
===== UPDATED ON JANUARY 7, 2005 BY GREG J MARTIN =====

Environmental Health Completeness Comments

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

===== REVIEW ON MAY 13, 2004 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

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

===== REVIEW ON MAY 13, 2004 BY JIM G SAFRANEK =====
NO COMMENT

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: April 12, 2005
TO: Karen McConaghy, Planning Department, Project Planner
FROM: Paul Rodrigues, RDA Urban Designer
SUBJECT: Application #04-0176, APN 029-101-03, 1815 Chanticleer Ave, Live Oak

The applicant is proposing to divide 38,345 sq.ft. parcel into 4 single family lots and construct two-story single family homes on each lot with the addition of a detached accessory structure on proposed lot number 3. The project requires a Minor Land Division, a Residential Development Permit, and a Roadway/Roadside Exception. The property is located on the west side of Chanticleer Avenue opposite the intersection of Thomas Avenue. This application was considered at Engineering Review Group (ERG) on May 5, 2004, August 18, 2004, and on January 5, 2005. RDA's primary concerns for this project involve the strategy of site design based on the need for fill and retaining walls at the property perimeter to build up the site, adequate handling of on and off site drainage, the provision of adequate roadside improvements including 24" box street trees and preservation and protection of the large specimen coast Live Oak trees on the site. While the RDA appreciates the efforts that the applicant has made to comply with the comments regarding this project, issues still appear to be remaining:

1. The note on the Drainage Study plan (Sheet 3 of 3) regarding possible connection to future storm drain improvements through adjacent mobile home park needs further elaboration. Should such drainage improvements be undertaken the developer/development should be required to participate in a proportional share in the cost of any off-site improvements which may be required. Note that the mobile home park is owned by the Redevelopment Agency and plans to make improvements to the park are currently under consideration.
2. Proposed fence and retaining wall along south property line still has not been carefully detailed and appears to result in a fence over 6 feet in height along the property boundary. A small wood retaining wall will have a tendency to decompose over time and may result in additional cost to future property owners to remedy the grade differential in the area. These comments have been made on previous applications and the plans do not seem to have been changed to address this issue.
3. Landscape plan appears to have been omitted from this submittal.
4. There seems to be a discrepancy in the plans between the engineers' (sheet 2 of 3) and the site plan (sheet 6). The large 48" oak tree at the rear of parcel 2 is dimensioned at 21.3 feet from the proposed residence on parcel 1 on the engineers' plan and only 13.5 feet (8.5 feet plus 5 feet) on the site plan. The distances from the south property line to the tree are also inconsistent: 19.61 feet vs. 15 feet. Since the two existing oak trees are significant features on this site, accurate information as to their location will be critical in implementing the arborist's recommendations for preservation and restrictions with regard to grading and disturbance around these trees.

COUNTY OF SANTA CRUZ
Inter-Office Correspondence

DATE: April 14, 2005

TO: ✓ Tom Burns, Planning Director
Karen McConaghy, Planner
John Presleigh, Public Works

FROM: Supervisor Jan Beautz 

RE: ADDITIONAL COMMENTS ON APP. 04-0176, APN 029-101-03,
1815 CHANTICLEER AVENUE, MLD

Please consider the following areas of concern in your evaluation of the above minor land division application to result in four single-family parcels:

Sheet 2 of 3 of the engineered plans indicates that the proposed roadway for this four lot land division relies on the adjacent property to the north to provide an increased road width, as well as roadside improvements when that parcel develops. The plans indicate an additional four feet to be added at that future time. Is this appropriate or should all roadway improvements be installed as a part of this development? Additionally, the applicant is proposing a reduced right-of-way standard for this development of 41 feet when County Code requires a 56 foot right-of-way. It is my understanding that a reduction to 40 plus feet is allowed only when adjacent parcels have already been built out. In this instance the parcel to the north does not meet this criteria. Under these circumstances, is it appropriate to approve this reduced roadway right-of-way width?

It appears that the fill proposed for this development has been very slightly reduced; however, the structures along the southern property line will still be elevated at least 2 feet above the existing grade through fill soils. This will result in these large, two story structures being 30 feet high and viewed from the existing grade. As such, this will create substantial visual impacts for the adjacent mobile home park and older one story homes sitting on the existing grade to the south. It has been my experience that once such developments are underway, the exact depth of fill can easily exceed what the plans indicate as establishing accurate measurements is problematic. It is my understanding that alternative storm drainage systems could be developed for this development that allow the existing grade to remain without additional fill. Would be the preferred alternative? How will this be addressed?

Cross-section B on Sheet 2 of 3 indicates that these revised plans appear to have reduced the proposed retaining wall/fence along the southern property line from a total height of 10 feet to roughly 7 feet. This is still higher than the normal 6 foot fence/wall allowed in side and rear yards. No rationale has been provided addressing the need for a higher wall/fence. Additionally, only cross-section B is provided along this critical, and lengthy, southern property line. Will this proposed retaining wall/wall system result in greater heights above the existing grade at other points along the property line?

The applicant has revised the previously proposed two story garage/affordable second unit for parcel 3; instead, a one story habitable accessory structure with garage is proposed. However, this structure continues to raise concerns. County Code Section 13.10.611(b) (1) requires that the use of this accessory structure be clearly specified. No information has been provided to indicate the use or necessity of this structure. Will this information be provided as required by County Code?

Additionally, the proposed location of this structure continues to concern me. This parcel presents a front yard view to the public of predominantly garages and pavement. This does not appear to complement the other proposed dwellings and the public views they present. County Code Section 13.10.554(d) restricts parking area, aisles and access drives together from occupying more than fifty percent of any required front yard setback area for **any** residential use. Variances to this requirement are not allowed. As currently proposed, the driveway/parking area exceeds this restriction. How will this be reconfigured to comply with County Code?

The previously submitted exterior elevations provided architecturally enriched doors and windows, including small pane elements, on all sides of the structures. These revised plans have removed all these previously proposed features. The resulting elevations provide large two story flat surfaces broken by large windows lacking architectural details. Why have these previously proposed details been omitted?

Parcel 2 is proposing to retain two significantly sized oak trees. As previously discussed, the grading plan indicates fill dirt being placed along the southern property line/rear yard setback area. Will the health of the 48" oak located in this area be impacted by fill dirt and/or the proposed drainage system? It is my understanding that if such a

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mature tree has its roots covered by additional fill, its health may be compromised. Similarly, if the amount of surface and ground water present within their drip lines increases, the long-term health of the trees may be compromised. How will these issues be addressed?

These revised plans have omitted any Sheet 12, landscape plan. Why has a landscape plan been omitted from this routing? The previously submitted landscape plan contained a number of proposed features that were of concern. Is the applicant continuing to propose all trees throughout the development be of the same species with no indication of the individual sizes of these trees? Has the applicant revised this to provide more species and size variety? Is the applicant continuing to incorrectly propose a six foot fence for Parcel 1 adjacent to Chanticleer? Once a revised landscape plan is provided, will this be rerouted for additional comment?

JKB:lg

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