



## Staff Report to the Planning Commission

Application Number: **06-0194**

**Applicant:** Curt Dunbar  
**Owner:** Carroll & Carlson  
**APN:** 054-091-14

**Agenda Date:** 10/11/06  
**Agenda Item #:** **8**  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to divide an existing duplex lot into two condominium parcels.

**Location:** Property located on the east side of Tiburon Court approximately 150 feet north of Seascape Boulevard. (130 & 132 Tiburon Court)

**Supervisory District:** 2nd District (District Supervisor: Ellen Pirie)

**Permits Required:** Minor Land Division, Coastal Development Permit

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0194, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size:	7,318 square feet
Existing Land Use - Parcel:	Residential duplex
Existing Land Use - Surrounding:	Single and multi-family residential neighborhood
Project Access:	Tiburon Court
Planning Area:	Aptos
Land Use Designation:	R-UH (Urban High Density Residential)
Zone District:	RM-3 (Multi-family residential - 3,000 square feet minimum)
Coastal Zone:	<u>X</u> Inside <u>    </u> Outside
Appealable to Calif. Coastal Comm.	<u>X</u> Yes <u>    </u> No

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

### **Environmental Information**

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	No report required
Fire Hazard:	Not a mapped constraint
Slopes:	<b>2-5%</b>
Env. Sen. Habitat:	Not mapped/no physical evidence on site
Grading:	No grading proposed
<b>Tree</b> Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

### **Services Information**

Urban/Rural Services Line:	<u>  X  </u> Inside <u>    </u> Outside
Water Supply:	Soquel Creek Water District
Sewage Disposal:	Santa Cruz County Sanitation District
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	Zone <b>6</b> Flood Control District

### **Project Setting**

The subject property is located in the residential neighborhood of Seascape. The property is occupied by an existing duplex. The surrounding pattern of development includes both single family and multi-family residential development.

### **Condominium Conversion**

This application is to convert existing units in common ownership into separate ownership units. The existing duplex will be converted into two condominium units. In projects involving less than four existing units, a minimum of one-half of the existing units must be sold to persons who resided in the units for a minimum of three years prior to the conversion (other regulations apply to affordable housing projects or developments which increase the total number of units). In this case, both units were occupied by the owners (who share ownership of the duplex) at the time of application for the proposed conversion. This conversion will allow the current owners to own the units individually and to obtain separate financing. Either owner could choose to sell the units individually at a later date but no long term tenants will be displaced by the proposed conversion.

### **Parcel Size & Developable Area**

The subject property is one single parcel of 7,318 square feet that is developed with a duplex. The division of the parcel into two separate condominium parcels requires a minimum of 3,000 square feet of net developable land per unit. The proposed land division will comply with the minimum parcel size of the RM-3 (Multi-Family Residential – 3,000 square feet minimum) zone district.

The existing duplex is accessed via a driveway shared between the two units. This shared driveway will be considered as an easement which reduces the net developable area of the subject property. After deduction of the shared access easement from the gross parcel area there will be a minimum of 3,000 square feet of net developable land per condominium unit.

### **General Plan Consistency**

The subject property is designated as Urban High Density Residential (R-UH) in the General Plan. The Urban High Density Residential (R-UH) General Plan designation requires a range of 2,500 to 4,000 square feet per dwelling unit. The proposed project is consistent with the General Plan, in that the two condominium parcels will share common area open space for a minimum of 3,000 square feet per each multi-family dwelling unit..

### **Local Coastal Program Consistency**

The proposed land division is in conformance with the County's certified Local Coastal Program in that the structure is existing and is visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

### **Residential Design & Neighborhood Compatibility**

The duplex (that is proposed to be converted to two separate condominium units) currently exists and no modifications are proposed. The surrounding neighborhood contains single family and multi-family residential development, with many duplexes and multi-family units in the immediate area. The current and proposed architectural style is compatible with the architecture in the neighborhood and the surrounding pattern of development.

### **Utilities**

Water, sewer, and electrical utilities are available to the subject property. The existing water and sewer mains will be capable of handling the additional volume necessary to serve the proposed parcel.

### **Environmental Review**

Environmental Review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for this exemption due to the fact that the proposed parcels are located within the Urban Services line, will be served by an existing driveway to an existing roadway, and the existing duplex is currently served by water and sewer utilities. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

## Conclusion

The proposed division of the existing duplex lot into two condominium parcels will be compatible with surrounding development patterns and will not adversely impact scenic or environmental resources.

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

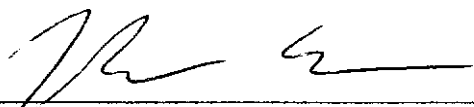
## Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number **06-0194**, based on the attached findings and conditions.

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

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

Report Prepared By: \_\_\_\_\_

  
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Santa Cruz County Planning Department  
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Santa Cruz CA 95060  
Phone Number: (831) 454-3218  
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Report Reviewed By: \_\_\_\_\_

  
Mark Deming  
Assistant Director  
Santa Cruz County Planning Department

## Subdivision Findings

1. That the proposed subdivision meets all requirements or conditions of the Subdivision Ordinance and the State Subdivision Map Act.

This finding can be made, 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.

This finding can be made, in that the proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates two multi-family residential condominium parcels and a common area parcel and is located in the Urban High Density Residential (R-UH) General Plan designation which allows a density of one unit for each 2,500 to 4,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the two condominium parcels will share common area open space for a minimum of 3,000 square feet per each multi-family dwelling unit.

The project is consistent with the General Plan in that the full range of urban services is available to the existing duplex which will be converted to two condominiums, including public water and sewer service. Both units are currently accessed by a shared driveway to the public street, which provides satisfactory access to the project. The proposed subdivision is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular and pedestrian access.

The subdivision, as conditioned, will be consistent with the General Plan regarding infill development, in that the proposed residential development will be consistent with the pattern of the surrounding development, and the design of the proposed structure is consistent with the character of similar developments in the surrounding neighborhood.

3. That the proposed subdivision complies with Zoning Ordinance provisions as to uses of land, lot sizes and dimensions and any other applicable regulations.

This finding can be made, in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the RM-3 (Multi-Family Residential – 3,000 square feet minimum) zone district where the project is located, which allows for interior setbacks to be reduced for parcels not abutting the periphery of the project site (per County Code section 13.10.323(d)1(i)). No alteration in the existing setbacks, parcel coverage, or height of the existing duplex are proposed as a part of this project.

This proposal complies with the requirements of County Code section 14.02.040(c) (Condominium Conversions), in that no fewer than one-half of the units to be converted will be sold to persons who have resided in the project for a period of three years prior to the notification of intention to convert.

4. That the site of the proposed subdivision is physically suitable for the type and density of development.

This finding can be made, in that no challenging topography affects the site and the structure and all site improvements have already been installed.

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.

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site. The conversion of the existing duplex to condominiums will not create any adverse environmental impact.

6. That the proposed subdivision **or** type of improvements will not cause serious public health problems.

This finding can be made, in that municipal water and sewer are available to serve all proposed parcels.

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.

This finding can be made, in that no easements are known to encumber the property. Access to all lots will be from existing driveways.

8. The design of the proposed subdivision provides, to the extent feasible, for future passive **or** natural heating or cooling opportunities.

This finding can be made, in that the resulting parcels are oriented in a manner to take advantage of solar opportunities. The existing structure will not be modified and will meet the minimum setbacks as required within the zone district.

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.

This finding can be made, in that the structure is existing and is visually compatible, in scale with, and integrated with the character **of** the surrounding neighborhood. The surrounding neighborhood contains single family and multi-family residential development, with many duplexes and condominium developments in the immediate area. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern **of** development.

## Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned RM-3 (Multi Family Residential - 3000 square foot minimum), a designation which allows residential uses. The proposed multi-family residential development is a principal permitted use within the zone district, consistent with the site's (R-UH) Urban High Density Residential General Plan designation.

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

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding can be made, in that the project site is not located between the shoreline and the first public road. Consequently, the residential development will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RM-3 (Multi Family Residential - 3000 square foot minimum) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single and multi-family residential dwellings. Size and architectural styles vary widely in the area, and the existing structure is consistent with the surrounding architectural style.

## Conditions of Approval

Minor Land Division & Coastal Development Permit No.: 06-0194

Applicant: Curt Dunbar

Property Owner(s): Alice Carroll & Charlotte Carlson

Assessor's Parcel No.: 054-091-14

Property Location and Address: 130& 132 Tiburon Court, Seascape

Planning Area: Aptos

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Exhibits:

A. Tentative Map by Curt Dunbar, dated 4/06 with revisions through 6/14/06.

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All correspondence and maps relating to this land division shall carry the land division 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 Approval to indicate acceptance and agreement with the conditions thereof, and
  - B. Pay the required fee for processing the Environmental Exemption to the Clerk of the Board. This fee is currently \$25 per exempted project, but is subject to change.
- 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 with 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 two (2) multi-family residential condominium lots and a common area parcel. A statement shall be added to



clearly state that the common area parcel surrounding the two multi-family residential condominium lots is not a building site.

- C. The minimum amount of parcel area per dwelling unit shall be 3,000 square feet of net developable land.
- D. The following items shall be shown on the Parcel Map:
  - 1. Building envelopes and/or building setback lines located according to the approved Tentative Map.
  - 2. The net area of each lot to nearest square foot.
  - 3. Common areas clearly labeled as, "Not a Building Site."
- 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. Water service shall be reviewed by the Soquel Creek Water District. New meters or separate connections shall be installed, if required by the Soquel Creek Water District.
  - 2. Sewer service shall be reviewed by the Santa Cruz County Sanitation District. A shared sewer lateral may be considered by the Santa Cruz County Sanitation District if private maintenance of the shared lateral is proposed.
  - 3. **All** future construction of the lots shall conform to the Design Guidelines, the Architectural Floor Plans and Elevations, as stated or depicted in Exhibit A and shall also meet the following additional conditions:
    - a. Notwithstanding the approved architectural plans, all future development shall comply with the development standards for the RM-3 zone district. Total development on the subject property shall not exceed 40% lot coverage, or a 50% floor area ratio, or other standards as may be established for the zone district.

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, including, without limitation, the following standard conditions:
  - 1. Submit and secure approval of a sewer improvement plan providing

sanitary sewer service to each parcel. If a shared sewer lateral is proposed, it must be indicated on the improvement plans.

2. Pay all necessary bonding, deposits, and connection fees.
- C. All requirements of the Aptos/La Selva Fire Protection District shall be met.
- D. Any changes to the approved map and/or improvement plans shall be reviewed and accepted by the Planning Department prior to recordation of the Parcel Map. Further review by the approving body and possible amendment of the development approval may be required.
- IV. 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.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or ~~annul~~ this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved

the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms **or** conditions of the development approval without the prior written consent of the County.

- D. Successors Bound. "Development Approval Holder" shall include **the** applicant and the successor'(s) in interest, transferee(s), and assign(s) **of** the applicant.

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 that 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.

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14-day appeal period. The Final map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least **90** days prior to the expiration date and in no event later than **3** weeks prior to the expiration date.

cc: County Surveyor

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Mark Deming  
Assistant Director

\_\_\_\_\_  
Randall Adams  
Project Planner

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 06-0194

Assessor Parcel Number: 054-091-14

Project Location: 130 & 132 Tiburon Court

**Project Description: Proposal to divide an existing duplex lot into two condominium parcels.**

**Person or Agency Proposing Project: Curt Dunbar**

**Contact Phone Number: (831) 425-7533**

- 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:**

Minor land division within an urbanized area with all urban services available.

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

\_\_\_\_\_  
Randall Adams, Project Planner

Date: \_\_\_\_\_

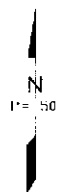
FOR TAX PURPOSES ONLY

POR. APTOS RANCHO

SECS. 20, 21 &amp; 28, T.11S., R.1E., M.D.B. &amp; M.

Tax Area Code  
69-267

54-09



TR. NO. 705 RACQUET CLUB TOWNHOUSES  
62MB64 8/12/76

3:37PM 35

41PM38  
8/16/82

36PM15  
7/30/80

29/20

41PM24  
7/20/82

$$\frac{12}{22} = \frac{6}{11}$$

BLVD

PROVINCETOWN CT

TR. NO. 555 APTOS SEASCAPE UNIT NO. 5A  
55MB3 7/7/71

41PM37  
8/16/82

SEASCAPE

51PM68  
11/15/91

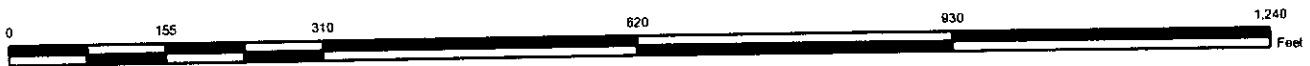
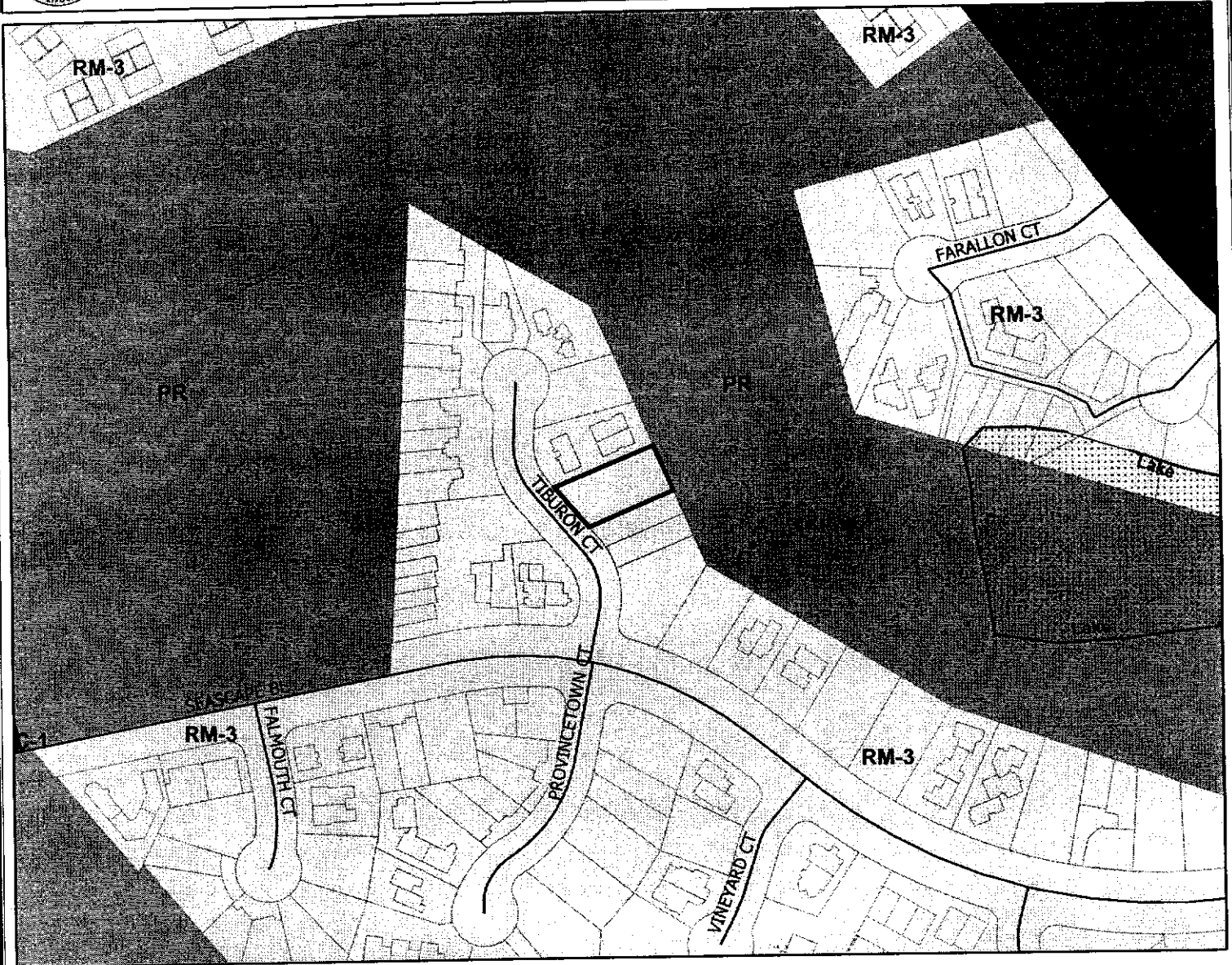
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Assessor's Map No. 54-09  
County of Santa Cruz, Calif.  
Sep. 2000








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

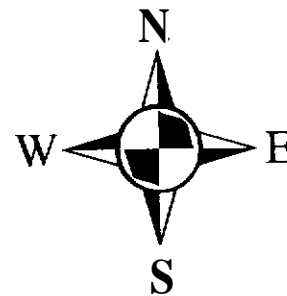


# Zoning Map



## Legend

-  APN 054-091-14
-  Streets
-  Lakes
-  Assessors Parcels
-  RESIDENTIAL-MULTI FAMILY (RM)
-  PARK (PR)
-  RESIDENTIAL-SINGLE FAMILY (R-1)

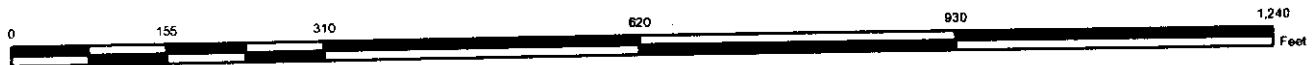
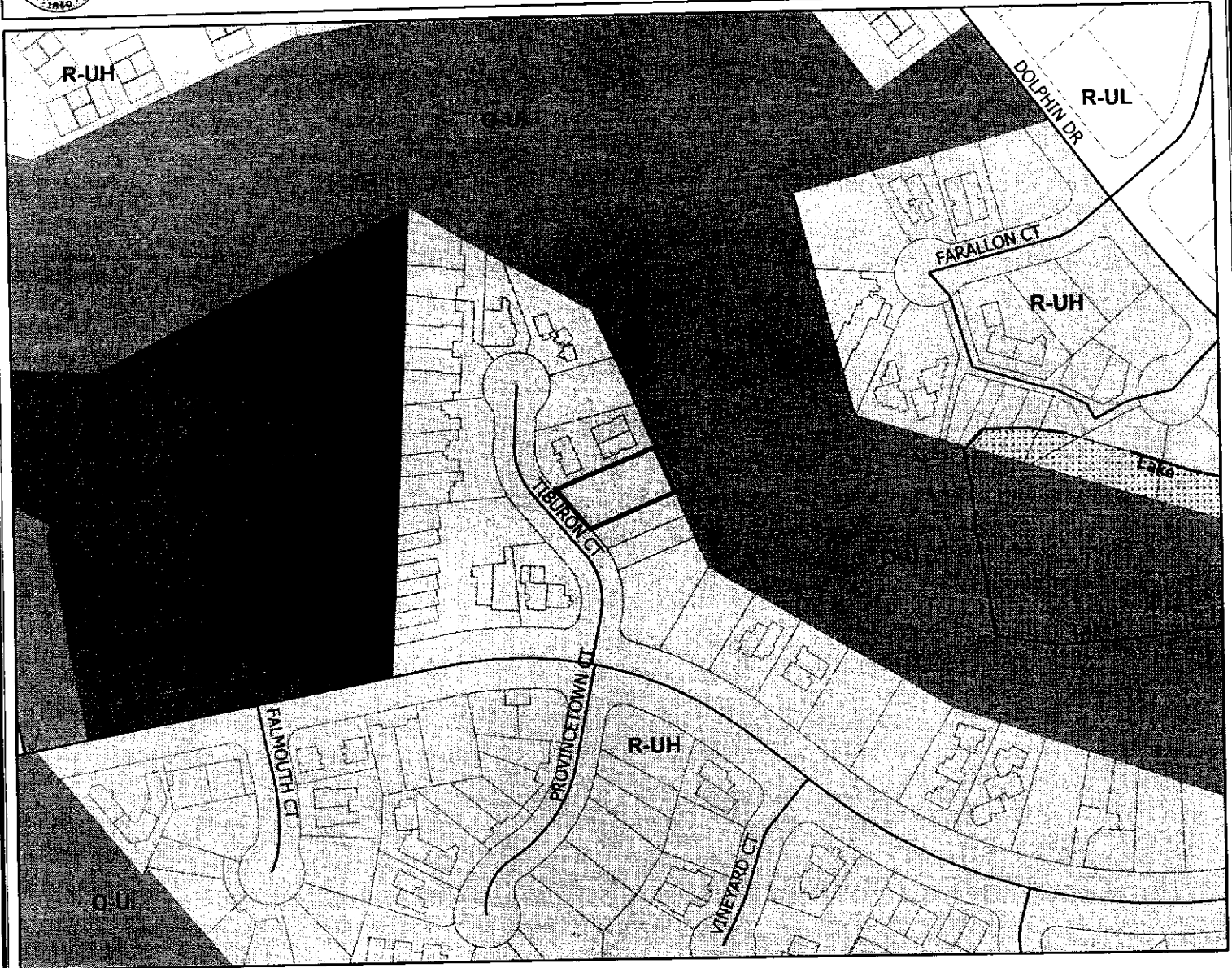


Map Created by  
County of Santa Cruz  
Planning Department  
April 2006

**EXHIBIT F**

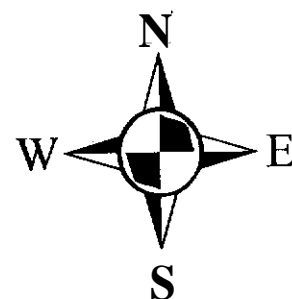


# General Plan Designation Map



## Legend

- APN 054-091-14
- Streets
- Lakes
- Assessors Parcels
- Residential - Urban High Density (R-UH)
- Urban Open Space (O-U)
- Parks and Recreation (O-R)
- Residential - Urban Low Density (R-UL)



Map Created by  
County of Santa Cruz  
Planning Department  
April 2006

EXHIBIT F

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: Randal1 Adams  
Application No.: 06-0194  
APN: 054-091-14

Date: September 6, 2006  
Time: 07:43:43  
Page: 1

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Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON AUGUST 9, 2006 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

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

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

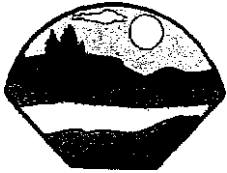
Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON AUGUST 9, 2006 BY ERIN K STOW =====

NO COMMENT





## Aptos/La Selva Fire Protection District

6934 Soquel Drive. Aptos, CA 95003  
Phone # 831-685-6690 • Fax # 831-685-6699

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August 9, 2006

Planning Department  
County of Santa Cruz  
Attention: Randall Adams  
701 Ocean Street  
Santa Cruz, CA 95060

Subject: APN 54-091-14 / Appl #06-0194  
130 Tiburon Court

Dear Mr. Adams:

Aptos/La Selva Fire Department has reviewed the plans for the above cited project and has no objections as presented.

- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

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In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted for BUILDING PERMIT**.

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 SPRINKLERED or NON-SPRINKLERED as determined by building official and outlined in Part IV of the California Building Code.

(e.g. R-3, Type V-N, Sprinklered)

**SHOW** on the plans a public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building. **This** information can be obtained from the water company.

FIRE FLOW requirements for the subject property are 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

If the public fire hydrant is further than **250** feet from any portion of the building, a new fire hydrant may be required.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA **13D** and adopted standards of the Aptos/La Selva Fire Protection District.

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

NOTE on the plans that an UNDERGROUND FIRE PROTECTION SYSTEM WORKING DRAWING must be prepared by the designer/installer. The plans shall comply with the UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION POLICY HANDOUT. Underground plan submittal and permit, will be issued to a Class B, Class C-16, Class C-36 or owner/builder. No exceptions.

**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 24" 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.

When a fire alarm system is proposed in lieu of 110V/battery backup smoke detectors, a separate fire alarm permit and fee is required by the Aptos/La Selva Fire District. NOTE on the plans, three sets of fire alarm plans shall be submitted and approved prior to commencing work.

NOTE on the plans, building numbers shall be provided. Numbers shall be a minimum of four(4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street.

NOTE on the plans the installation of an approved spark arrester on the top of the chimney. The wire mesh not to exceed 1/2 inch.

NOTE on the plans that the roof covering shall 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 or to the property line whichever is a shorter distance.

EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, provided they do not form a means of rapidly transmitting fire from native growth to any structure.

NOTE on the plans the job copies of the building and fire systems plans and permits must be on-site during inspections.

Note: 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, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Sincerely,

  
Jim Dias, Fire Marshal  
Fire Prevention Division  
Aptos/La Selva Fire Protection District

cc: Alice Carroll  
130 Tiburon Court  
Aptos, CA 95003

cc: Curt Dunbar  
1011 Cedar Street  
Santa Cruz, CA 95060

cc: Charlotte Carlson  
132 Tiburon Court  
Aptos, CA 95003

# SANTA CRUZ COUNTY SANITATION DISTRICT

## INTER-OFFICE CORRESPONDENCE

DATE: April 27, 2006

TO: Planning Department, ATTENTION: RANDALL ADAMS

FROM: Santa Cruz County Sanitation District

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

APN: 54-091-14

APPLICATION NO.: 06-0194

PARCEL ADDRESS: 130 TIBURON COURT, APTOS

PROJECT DESCRIPTION: DIVIDE DUPLEX LOT INTO TWO CONDOMINIUM PARCELS

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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.

The applicant must form a homeowners' association with ownership and maintenance responsibilities for all on-site sewers for this project; reference to homeowner's association shall be included on the Final Map and in the Association's recorded CC&R's which shall be recorded. Applicant shall provide a copy of said CC&R's to the District prior to the filing of the final map.

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.

Other: A backflow preventive device may be required. Sanitation District policy states that each parcel must be served by its own lateral connection to the main sewer or a joint maintenance agreement must be recorded.

  
S. M. HARPER  
Sanitation Engineering

SMH:dls/685

c: Applicant: Curt Dunbar  
1011 Cedar St.  
Santa Cruz CA 95060

Property Owner: Alice Carroll  
130 Tiburon Ct.  
Aptos CA 95007 - 20

RECEIVED  
APR 28 2006  
PLANNING DEPT.

EXHIBIT G