



Staff Report to the Planning Commission

Application Number: **01-0571**

Applicant: Jim Mosgrove

Agenda Date: December 13, 2006

Owners: Michael & Brenda Cloward (-18),
John Richardson (-19)

Agenda Item #: 11

APN: 029-043-18 and 029-043-19

Time: After 9:00 a.m.

Project Description: Proposal to divide two existing parcels into four parcels and a common area, retain two existing single-family dwellings, and construct two new single-family dwellings. Requires a Minor Land Division, a Residential Development Permit, a Roadway/Roadside Exception to eliminate a four-foot landscape strip, and a Soils Report Review.

Location: Property located on the north side of Mattison Lane, about 500 feet east from Chanticleer Avenue, at 2225 and 2235 Mattison Lane, Santa Cruz.

Supervisory District: 1st District (District Supervisor: Janet K. Beautz)

Permits Required: Minor Land Division, Residential Development Permit, Roadway/Roadside Exception, and Soils Report Review

Staff Recommendation:

- Approval of Application 01-0571, 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 | H. | 1990 Plan Line for Mattison Lane |
| B. | Findings | I. | Urban Designer's comments |
| C. | Conditions | J. | Printout of Discretionary Application Comments |
| D. | Categorical Exemption (CEQA determination) | K. | Soils Report Review Letter, dated 2/8/02. |
| E. | Assessor's parcel map | | |
| F. | Zoning & General Plan maps | | |
| G. | Will <i>Serve</i> Letters from DPW Sanitation, Santa Cruz City Water, and Central Fire District | | |

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

Parcel Information

Parcel Size: 029-043-18 = 16,974 sq. ft., 029-043-19 = 15,827 sq. ft.
Existing Land Use - Parcel: Two single-family dwellings (both to remain)
Existing Land Use - Surrounding: Single-and multi-family residences
Project Access: Mattison Lane
Planning Area: Live Oak
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single-family residential, 6,000 square foot minimum)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/No physical evidence on site
Soils: Elkhorn Sandy Loam
Fire Hazard: Not a mapped constraint
Slopes: Site is flat
Env. Sen. Habitat: None
Grading: 150 cubic yards of cut/132 cubic yards of fill
Tree Removal: 8 trees: 3 Plum trees (4, 4, and 6"), a Lemon tree (6"), a Bottle Brush tree (12"), a Persimmon tree (6"), a Walnut tree (12") and a dead Liquid Amber tree (12").
Scenic: Not a mapped resource
Drainage: Proposed drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

Project scope

The applicant proposes to subdivide parcels 029-043-18 and 029-043-19, into four parcels and a common area (for the 24' wide driveway) in order to construct two new dwellings behind the existing single-family dwellings at 2225 and 2235 Mattison Lane. The new dwellings will be located on lots approximately 7,780 sq. ft. and 7,967 sq. ft. To accommodate the new land division and new construction, the removal of 8 trees will be required (ranging from 4 to 12 inches in diameter), and three outbuildings will be demolished behind 2225 Mattison Lane. A non-permitted second unit at 2225 Mattison Lane was removed and the structure joined to the main dwelling with a common roofline.

Access to the new dwellings will be via a 24-foot common driveway located between the two existing residences, while the two existing residences will retain access directly off of Mattison Lane through two existing 14-foot driveways. As a condition of approval (Condition III.L.), the new owner's of Lots 2 and 3 (the two new rear lots) will sign an agreement to maintain the new common driveway and associated improvements.

Eight small trees, all with a diameter breast height of less than 12 inches, are proposed for removal at the rear of the project site. Eight replacement trees will be planted (condition of approval II.E.4.f.).

Grading will be minimal, consisting of 150 cubic yards of cut and 132 cubic yards of fill to level the building pads and shared driveway. All grading will follow the recommendations of the geotechnical report.

Project Setting

The project is located on two existing lots, which combined total 31,877 gross square feet in area (16,709 sq. A. for parcel 029-043-18 and 15,168 sq. ft. for parcel 029-043-19). The site is flat, (with slopes less than 5%), and is developed with two single-family dwellings. The site fronts Mattison Lane, a County maintained road.

Both of the subject parcels contain older residential structures and minimal improvements to the landscaping. One and two story residential structures and multi-family residential structures of varying architectural styles surround the project site. Surrounding development consists of residential uses, developed to a similar density as that requested in this proposal.

This portion of Mattison Lane is a County maintained road which does not contain sidewalks, curbs and gutters and is a well traveled vehicular, pedestrian and bicycle route. Surrounding streets typically have standard roadside improvements such as curbs, and gutters.

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 developable acre, which corresponds to a lot size/density of 6,000 sq. ft. to 10,000 sq. A. of net developable land per dwelling unit. The object of this land designation is to provide for lower-density residential development in areas within the Urban Services Line.

The project site is zoned R-1-6 (single-family residential; 6,000 sq. A. minimum parcel size). 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 be consistent with the minimum zoning ordinances requirements, with the exception of the non-conforming side yard setbacks for both existing residences. The net developable area for each parcel exceeds 7,000 sq. A. after subtracting common areas and the required 5 foot dedication along Mattison Lane, within the allowable density range at about 6 units per net developable acre. The total net Floor Area Ratio for all

structures (existing and proposed) will be about 33%, while the total new lot coverage will be about 29.5%, less than the maximum 50% Floor Area Ratio and 30% lot coverage required for the zone district.

Dedications and Improvements to Mattison Lane

A Plan Line for Mattison Lane was adopted by the Board of Supervisors on June 26th, 1990. Department of Public **Works** Road Engineering staff and planning staff evaluated the proposed land division and determined it to be consistent with that adopted Plan Line (Exhibit **H**). The approved plan line does not include landscaping strips along this portion of Mattison Lane.

As a condition of approval (condition II.3.D.a), the applicant is required to make an irrevocable offer of dedication of 5 feet to the County of Santa Cruz for the right-of-way and improvements noted on the attached Tentative Map. When the offer of dedication is accepted by the County, this portion of Mattison Lane is to be County maintained. Additional storm drain outlets, curbs, gutters, and improved sanitation systems will be installed, all of which have been previously approved by the Department of Public **Works** Drainage, Road Engineering and Sanitation staff (respectively).

Design Review

The proposed minor land division is subject to the provisions of County Code Chapter 13.11; Site, Architectural and Landscape Design Review as it is a land division within the Urban Services Line. A primary purpose of the Design Review ordinance, as defined by General Plan Objective 8.1, 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 and floor plans for the proposed new homes are included as part of Exhibit "A."

The design of the proposed residences is a contemporary style with a mixture of stucco and horizontal siding. The residences will blend well with the existing dwellings on the site and will be combatable with the neighborhood. To *further* compliment the existing neighborhood, the Urban Designer recommends the **slight** modifications to the design and landscaping of the proposed development: evidenced a memo (exhibit "I"). A condition of approval requires the applicant incorporate these modifications on the plans prior to recording the Parcel Map (condition II.I).

Drainage

The drainage for the front half of the site (the location of the two existing dwellings) will run toward Mattison Lane, similar to the existing drainage patterns on site. To accommodate the additional runoff from the development on the two new lots at the rear, these lots will be graded to drain toward the common driveway and piped to Mattison Lane via storm drains. The exception is a small portion of Parcel 3, which will drain along the western property line of Parcel 4 to Mattison Lane, and will require a drainage easement.

Due to existing drainage problems on Mattison Lane, a new stormdrain system will be constructed on the north side of Mattison Lane from the intersection of Halterman Avenue to Chanticleer Avenue as **part** of the roadside improvements and dedications required for the proposed land division.

Conclusion

The project is consistent with the General Plan as the land division results in a residential use within the General Plan density range, and results in a land use intensity similar to the surrounding area. The project **is** consistent with the R-I -6 zoning designation of the project site. The project, as conditioned, will not have a significant impact on the environment as the project site is located within an urban area.


Staff Recommendation

- **APPROVAL** of Application Number **01-0571**, 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

Report Prepared By: _____


David Keyon
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3561
E-mail: david.keyon@co.santa-cruz.ca.us

Report Reviewed By: _____


Mark Deming
Assistant Planning Director /
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.

The property is zoned R-1-6 (Single-family Residential – 1 unit per 6,000 sq. ft), a designation which allows residential uses. The proposed Minor Land Division is an allowed use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

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

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates four single family lots and is located in the Residential, Urban Low Density General Plan designation which allows a density of one dwelling for each 6,000 to 10,000 square feet of net developable parcel **area**.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the newly created parcels, including municipal water and sewer service. The land division is on an existing street, which does require minor modifications to Mattison Lane (driveways, gutters and curbs) and to provide satisfactory access to parcels 2 and 3. Improvements are included as part of the project proposal. The proposed land division 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 access.

The land division, as conditioned, will be consistent with the General Plan regarding infill development in that the proposed single-family developments will be consistent with the **pattern** of the surrounding development, and the design of the proposed homes 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.

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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 proposal is consistent with the design and use standards pursuant to Section 13.20.130 in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed with one and two story single-family dwellings; and the colors will be natural in appearance and complementary to the site.

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 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 unusually shaped, but 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. Though mapped biotic (for the Zayante band-winged grasshopper), site visits by environmental and planning staff determined no habitat exists on site and that no environmental constraints exist which would affect the proposed land division.

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, as the project constitutes infill development within a portion of the County developed to an urban density.

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 is currently available and as a condition of approval, sewer availability will be required for the proposed parcels, and these additional services will be extended to *serve* the new parcels created. **The** roadside improvements along Mattison Lane from the existing terminus to the west of the site to the east of the property will increase the safety for pedestrians and commuters.

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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 public roads that will be improved as part of the proposed project.

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.

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 new home on Parcel 2 will be two stories, while the home on Parcel **3** will be predominately one story with a second-story storage area above the garage, and will be of a similar bulk, mass, and scale to existing development. Both will be of a design that incorporates stucco and wood siding, similar to many newer residences in **the** area.

The County's Urban Designer reviewed the design for compliance with Chapter 13.11 of the County Code and has suggested some minor changes (see exhibit "I"). These changes have been incorporated as a condition of approval (condition 11.1). **As** conditioned, staff believes that the proposed development is consistent with the Design Standards and Guidelines of the County Code.

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 two additional single-family homes and **the** conditions under which they 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. 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.

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-I-6 Zone District (Single Family residential; 6,000 square feet of net developable land area per dwelling unit) zone district. The proposed location of the additional residences and **the** conditions under which they will 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 four residences, all which meet 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.

The project is located in the Urban Low Density Residential (R-UL) land **use** designation. **The** proposed residential use is consistent with the General Plan in that it meets the density requirements specified in General Plan Objective (Urban Low Density Residential).

The proposed two additional single-family dwellings will not adversely impact **the** light, solar opportunities, air, and/or open space available to other structures or properties, and will meet 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 two additional dwellings 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 all four residences combined will comply with the required setbacks, lot coverage, floor area ratio, and height limits of the zone district. As conditioned, the development will result in structures 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 consists of two additional single-family homes in an area with adequate sewer and water service (**see** will serve **letters** in Exhibit G). The expected level of traffic generated by the proposed project is anticipated to **be** only 2 peak trips per day (1 peak **trip** per dwelling unit), and 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 two new residences, as conditioned, 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 structures are two *stories*, in a mixed neighborhood **of** one and two-story homes and multi-family residences and the proposed residential development is consistent with the land use intensity and density of the neighborhood.

The County's Urban Designer reviewed the proposed Minor Land Division and two new single-family residences (Exhibit "I") and proposed minor changes which have been incorporated as a condition **of** approval (condition II.I), required prior to issuance of a building permit.

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 land division and development is consistent with Sections 13.11.070 through 13.11.076, as detailed under Subdivision Finding **9**, above.

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Conditions of Approval

Land Division 01-0571

Applicant: Jim Mosgrove, Architect

Property Owners: John Richardson (2235 Mattison Lane), Michael and Brenda Cloward (2225 Mattison Lane)

Assessor's Parcel Numbers: 029-043-18 and 029-043-19

Property Address: 2225 and 2235 Mattison Lane

Planning Area: Live Oak

Exhibit A: Sheets A-1 through L-1 drawn by Jim Mosgrove and dated 5/17/04, Tentative map, prepared by Dunbar and Craig in October, 2001 (revised 3/10/06), sheets P-1 through P-6, prepared by Robert DeWitt, dated 2/24/05 (revised 10/2/05).

All correspondence and maps relating to this land division shall carry the land division number 01-0571.

- I. This permit authorizes the Minor Land Division and the construction of two single-family dwellings. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a demolition permit from the Santa Cruz County Building Official for the demolition of the storage buildings to the rear of 2225 Mattison Lane.
- 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. One vellum copy shall also be submitted to the County Surveyor. 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 four (4) residential lots plus the common area for the driveway for parcels 2 and 3.
- C. The minimum lot size shall be 6,000 (acres/square feet), net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Development envelopes located according to the approved Tentative Map. The development envelopes shall be designed so that a minimum 20-foot front yard setbacks, minimum 5 and 8-foot side yard setbacks and the 15-foot rear yard setbacks are maintained.
 - 2. The net area of each lot to the nearest square foot
 - 3. The owner's certificate shall include:
 - a. **An** irrevocable offer of dedication to the County of Santa Cruz for the right-of-way and improvements that are noted on the attached Tentative Map. The right-of-way ~~offered~~ shall be 5-feet in width along Mattison Lane. When the offer of dedication is accepted by the County, this portion of Mattison Lane will be County maintained. This is consistent with the plan line and will allow for signs and public utilities.
- 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 Santa Cruz Water District
 - 2. Lots shall be connected for sewer service to County of Santa Cruz Sanitation District.
 - 3. **All** future construction on the lots shall conform to the architectural floor plans and elevations as stated or depicted in Exhibit A, and shall also meet the following additional conditions:
 - a. Exterior finishes shall incorporate stucco, wood and architectural accents **as** shown on Exhibit A. T-1-11 type siding is not allowed. Exterior color combinations of both new residences shall complement each other.
 - b. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-6 zone district. No residence shall exceed 30% lot

coverage, or 50% floor area ratio, or other standard as may be established for the zone district.

4. A final Landscape Plan for the front yards of each parcel shown on the preliminary improvement plans, specifying the species, their size, and irrigation plans and meeting the following criteria:
 - 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.
 - 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, over spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures. 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.

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.

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 landscape plan shown as part of Exhibit "A."
 - f. A minimum of eight additional trees will be planted and a revised landscaping plan to be approved by planning staff prior to issuance of a building permit.
- 5. The final map shall provide notes indicating that no parking is allowed within the driveway (labeled "common area" accessing Lots 2 and 3), and that the area will be clearly designated as a no parking zone with red curbs.
 - 6. The plans shall include a note stating fences and/or vegetation along the driveway accessing Lots 2 and 3 shall not exceed a height of three feet in height within 20 feet of the Mattison Lane right-of-way.
- F. All future development on the lots shall comply with the requirements of the geotechnical report (Tharp and Associates, dated November 9th, 2001).
 - G. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - H. Obtain a Building Permit from the Santa **Cruz** County Building Official.
 - I. Applicant/owner shall incorporate the Urban Designers comments on Exhibit "T" to be approved by Planning Department staff prior to obtaining the building permit.
- III. Prior to recordation of the Parcel Map, the following requirements shall be met:
- A. Submit **3** copies of a plan review letter from the project geotechnical engineer indicating compliance with the accepted Geotechnical report.
 - B. Submit and secure approval of engineered improvement plans from the Department of Public **Works** for all roads, curbs and gutters, sidewalks, storm drains, erosion control, street lighting, street trees and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), **per** Sections **14.01.510** and **511** of the Subdivision Ordinance, shall be executed to guarantee completion of this work
 - C. **An** erosion control plan will be required prior to issuance of a building permit.

- D. The project must comply with all recommendations of the approved soils report.
- E. Submit an engineered drainage plan for review, specifically addressing the following issues:
 - 1. The direct piping of all roof runoff into the drainage system should be avoided. Please provide some form of on-site runoff mitigation, such as a pervious area break in runoff flow paths. Mitigation might include out letting downspouts to splash blocks and broad dispersal into landscape areas prior to reaching area inlets.
 - 2. On-site improvement plans will need to correct the interior lot drainage routing and discharge pipe gradient to be in accordance with configurations of the offsite **work**.
 - 3. Add the following note in a prominent location on the improvement plans: "Contractor is *to* remove and replace existing **turf**, mailboxes, fences, landscaping, concrete, and other items that are disturbed by the pipeline excavation and finished conform grading. Replacement items shall be restored in kind to not less than existing condition."
 - 4. Show all drainage easements not included in the common area of Parcels **2** and **3**.
- F. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
- G. Child Care Development fees shall be paid for eight bedrooms (**4** for each new dwelling). Currently, these fees are \$109 per bedroom but are subject to change.
- H. Pay the current fees for Roadside and Transportation improvements for 4 bedroom(s). Currently, these **fees** are **\$4,400** per unit.
- I. **Park** dedication in-lieu fees shall be paid **for** two (2) single-family dwelling units. Currently, these **fees** are **\$4,000** per unit (which assumes four bedrooms/unit at \$1,000 per bedroom), but **are** subject to change.
- J. Provide required off-street parking for **3** cars per parcel. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular **rights-of way**. Parking must be clearly designated on the plot plan.
- K. 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.

- L. **Lots 3 and 4** will sign an agreement to maintain the newly constructed driveway and common area, including the drainage improvements. **The** agreement shall be submitted for review and approved by the Planning Department prior to filing the **final** map and shall state “that the newly created parcels “2 & 3” agree to maintain and repair the portion of newly created driveway and common area proposed for improvements.”
- IV. All subdivision improvements shall be constructed in accordance with the approved improvement plans and in conformance with the requirements of the subdivision agreement recorded pursuant to condition III.D. The construction of subdivision improvements shall also 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
 - B. No land clearing, grading **or** excavating shall take place between October 15 and April 15 unless a separate winter erosion-control plan is approved by the Planning Director.
 - C. Construction of improvements shall comply with the requirements of the geotechnical **report (Tharp** and Associates, dated November 9”, 2001). The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
 - D. 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 other work specifically required by another of these conditions).
 - E. To minimize noise, dust and nuisance impacts on 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 **A.M.** and 5:00 P.M. weekdays, unless a temporary exemption to this time restriction is approved in advance by the Planning Department to address an emergency situation. **The** owner/developer shall designate a disturbance coordinator to respond **to** citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site, on a sign that shall be a minimum of two feet high and four feet wide. This shall be separate from any other signs on site, and shall include the language “for construction noise and dust problems call the 24-

hour contact number.” The name, phone number, and nature of the disturbance shall be recorded by the disturbance coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. unresolved complaints received by County staff from area residents may result in the inclusion of additional Operational Conditions.

2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site. Street sweeping on adjacent or nearby streets may be required to control the export of excess dust and dirt.
 3. Saw cuts within the traveled roadway, which cause temporary depressions in the surfacing prior to repair, shall be leveled with temporary measures and signage shall be posted noting such.
- F. All required subdivision improvements shall be installed and inspected prior to final inspection clearance for any new structure on the subdivision lots.
- G** The project engineer who prepares the grading plans must certify that the grading was completed in conformance with the approved tentative map and/or the engineered improvement plans.
- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.E, above.
- VI. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils reports.
 - 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.

- VII. 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.
- VIII 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(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the *request* of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Application # 01-0571
APN 029-041-18 and 029-043-19
Owner Michael and Brenda Cloward

Please note: This permit expires two years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Mark Deming
Assistant Planning Director

David Keyon
Project **Planner**

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the **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.

FOR TAX PURPOSES ONLY
 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1998

POR. OF SECS 9 & 16,
 T.11S., R.1W., M.D.B. & M.

29-04
 Tax Area Code
 82-040

87RS32
 12/8/93

WILSON BROS. JR. NO.2
 18MB32 10/14/20

RODRIGUEZ

55PM40
 10/22/98

SEVENTEENTH AVE.

Bk.26
 12

20M6
 1/25/75

24PM29
 1/25/79

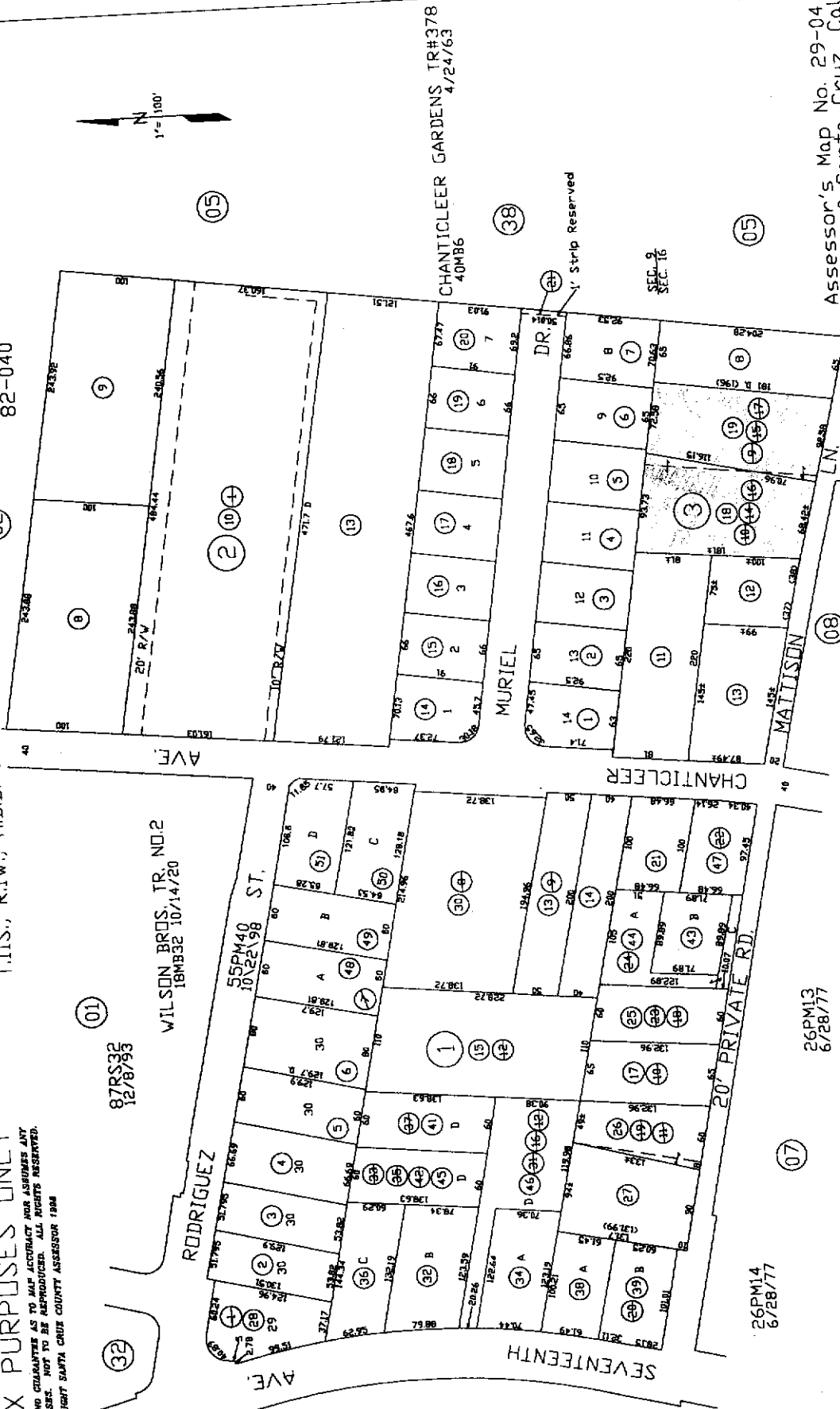
SEC. 2

26PM14
 6/28/77

26PM13
 6/28/77

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

Assessor's Map No. 29-04
 County of Santa Cruz, Calif.
 Sept. 1998









EXHIBIT

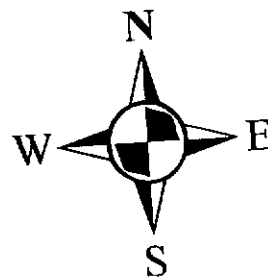


Zoning Map



Legend

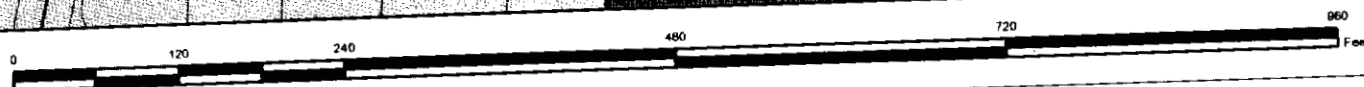
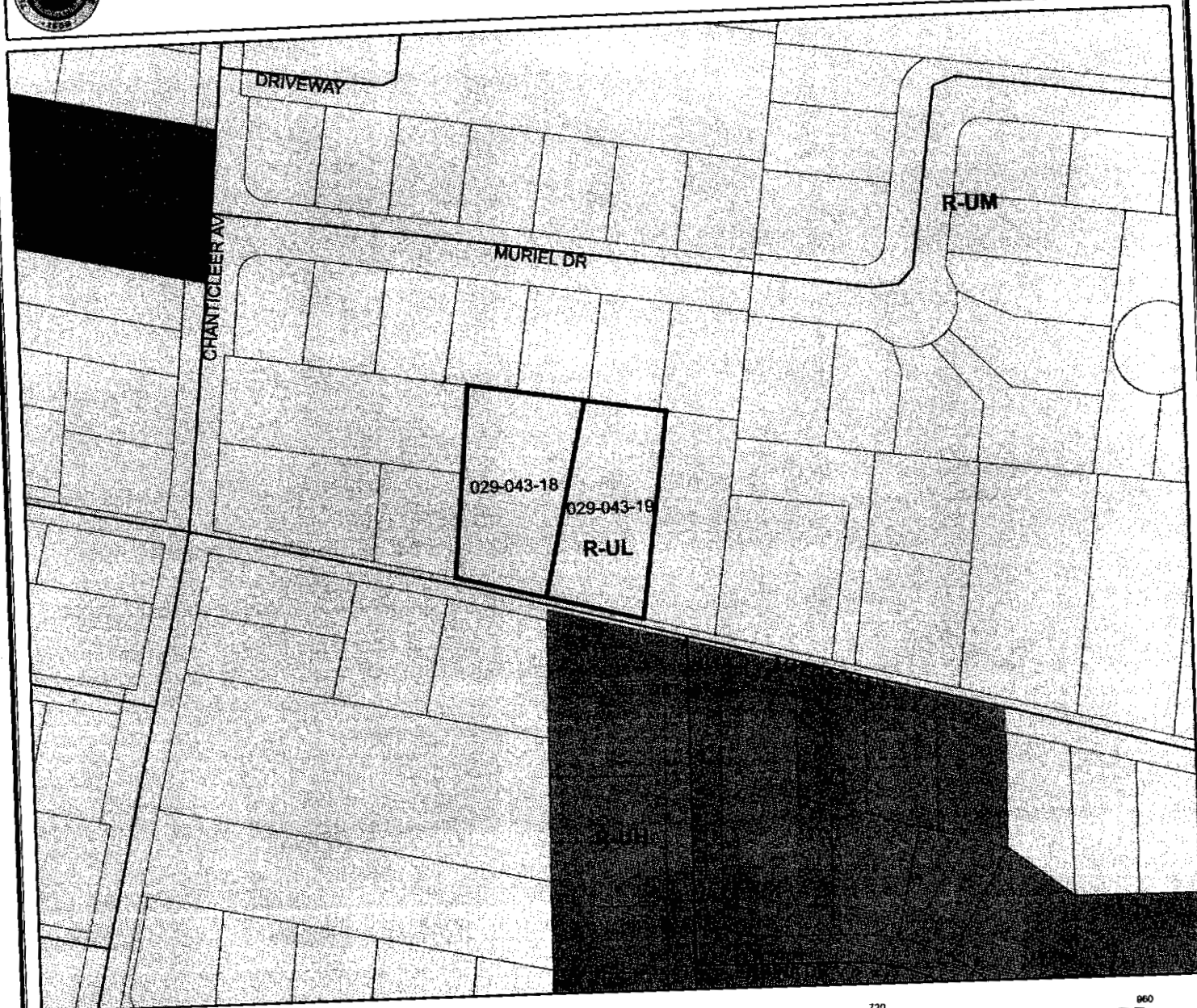
-  Subject Parcels
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  PUBLIC FACILITY (PF)









Map Created by
County of Santa Cruz
Planning Department
November 2006

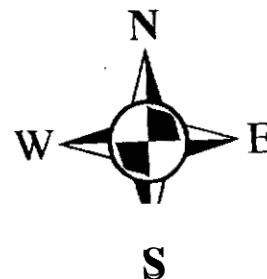


General Plan Designation Map



Legend

-  Subject parcels
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density (R-UL)
-  Residential - Urban High Density (R-UH)
-  Public Facilities (P)



Map Created by
County of Santa Cruz
Planning Department
November 2006



W A T E R D E P A R T M E N T

809 Center Street, Room 102 Santa Cruz CA 95060 Phone (831) 420-5200 Fax (831) 420-5201

December 11, 2001

Jim Mosgrove, Architect
117 Little Creek Road
Soquel CA 95073

Dear Mr. Mosgrove:

Re. 2225 & 2235 Mamson Lane, Minor Land Division

This is to advise you that the proposed development is located within the service area of the Santa Cruz Water Department and potable water is currently available for normal domestic use and fire protection. Service will be provided to the each and every lot of the development upon payment of the fees and charges in effect at the time of service application and the installation at developer expense of any water mains, service connections, fire hydrants and other facilities required for the development under the rules and regulations of the Santa Cruz Water Department. The development will also be subject to any landscape and/or water fixture requirements or restrictions in effect at the time of service application.

At the present time:

the required water system improvements are not complete; and
financial arrangements have not been made to the satisfaction of the City to guarantee payment of all unpaid claims.

This letter will remain in effect for a period of two years from the above date. It should be noted, however, that the City Council may elect to declare a moratorium on new service connections due to drought conditions or other water emergency. Such a declaration would supersede this statement of water availability.

If you have any questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscaping or water conservation requirements, please contact the Water Conservation Office at (831) 420-5230

Sincerely,

Bill Kocher, Director

BK/md

cc: SCWD Engineering

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: December 20, 2001

TO: Planning Department, ATTENTION: JOHN SCHLAGHECK

FROM: Santa Cruz County Sanitation District

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

APN: 29-043-18, -19 APPLICATION NO.. 01-0571

PARCEL ADDRESS: 2225 MATTISON LANE

PROJECT DESCRIPTION: 4-LOT RESIDENTIAL 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.

For structures proposed to be removed, if any are connected to sewer, lateral location and place of abandonment shall be shown on preliminary plans and submitted for District review.


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.



PLANNING DEPARTMENT
PAGE 2

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:dls/513

c: Applicant: J. Mosgrove
117 Little Creek
Soquel, CA 95073

Property Owner: John Richardson
2235 Mattison Lane
Santa Cruz, CA 95062

Michael & Brenda Cloward
6383 Forehand Ct.
Aptos, CA 95003

(Rev. 3-96)



CENTRAL
FIRE PROTECTION DISTRICT
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831)479-68.43 fax (831)479-6847

Date: April 16, 2002
To: Michael Cloward
Applicant: Jim Mosgrove
From: Eric Sitzenstatter
Subject: 01-0571 (Second Review)
Address: 2225 & 2235 Mattison Lane, Santa Cruz
APN: 029-043-18 (& -19)
OCC: 2842
Permit: 020115

APPROVED
APR 16 2002
CENTRAL FIRE PROTECTION DISTRICT

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

THE FOLLOWING ARE DISTRICT REQUIREMENTS:

The plans shall comply with California Building and Fire Codes (1998) and District Amendment.

The FIRE FLOW requirement for the subject property is 1000 gallons

A new public fire hydrant meeting the minimum required fire flow for the building shall be installed as shown on Sheet C-1 of 6.

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

Compliance with the District Access Requirements outlined on the enclosed handout is required. Access road width, grade, road surface shall comply

Consult with the Fire Marshal regarding street improvement and fire lane marking.

The building(s) shall be protected by an approved automatic sprinkler system complying with the LATEST edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code

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!!

Please have the DESIGNER add appropriate NOTES and DETAILS showing the information listed below to plans that will be submitted for permit:

Serving the communities of Capitola, Live Oak, and Soquel

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (1998) and District Amendment.

The FIRE FLOW requirement for the subject property is 1000 gallons. 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, at the location shown on Sheet C-1 of 6.

NOTE: 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, 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.

NOTE on the plans where address numbers will be posted and maintained. 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 1/2 inch.

NOTE on the plans that the roof coverings to be no less than Class "C" 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 \$50.00 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 or comments please call me at (415) 699-3634. page me at (408) 547-1647, or e-mail me at edsfp@sitiz.net.

CC: File & County

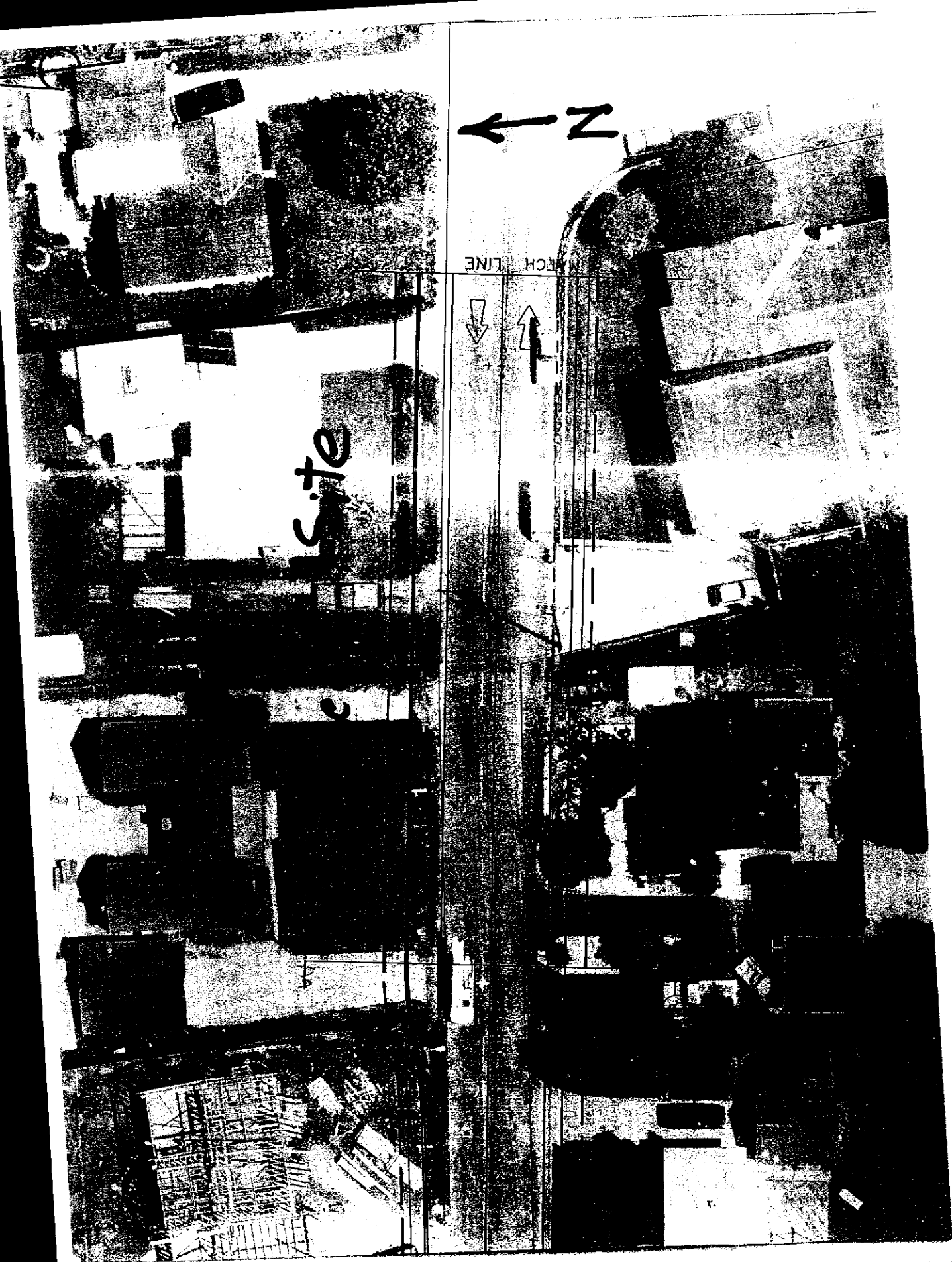
As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances,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

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.

2842-40



INTEROFFICE MEMO

APPLICATION NO: 01-0571

Date: June 1, 2004

To: Don Bussey, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a two lots subdivision and two new residences at 2225 Mattison Lane, Santa Cruz (Clower, owner / Mosgrove, applicant)

GENERAL PLAN / ZONING CODE ISSUES

Design Review Authority

13.11.040 (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

13.11.072 Site design.

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

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
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

	criteria	at mee'	Urban Design
Compatible Building Design			
of building with			
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	✓		

Design elements create a sense	✓		
Variation in wall plane, roof line,	✓		
Building walls and major window areas are oriented for passive solar and natural lighting		✓	
Building design provides solar access that is reasonably protected for adjacent properties	✓		

URBAN DESIGNER SUGGESTIONS

- There is a **lot** of driveway in this proposal. **The** architect should suggest different textures, colors or other variations to break up the expanse of the drive.
- **There** are three Queen Palms shown. The architect should add other 24-inch box trees to structure the planting design and add canopy for shade.
- The window placement on the second floor storage room of the newly constructed single-family residence on parcel "3" ~~be removed~~ to provide additional privacy to the parcels located to the north.
- Different colors of siding and roofing materials, for each residence, shall **be** submitted to planning **staff prior** to issuance of a building permit.
- The Walnut tree located on the rear portion **of** Assessors Parcel Number 029-043-18 shall be removed and a revised landscaping plan indicating the location, species and size of two replacement trees of at least 36 inch box be submitted to staff prior to the issuance of a building permit.

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

Project Planner: David Keyon
Application No.: 01-0571
APN: 029-043-18

Date: November 6, 2006
Time: 16:21:46
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 2, 2002 BY BETH DYER =====

1. This application cannot be deemed complete from Environmental Planning's perspective until the County has reviewed and accepted the soils report. This review is currently in process

2. After the County has accepted the soils report, the project soils engineer must provide a plan review letter

3. Please provide a preliminary grading plan (see checked items on sheet)

===== UPDATED ON APRIL 23, 2002 BY BETH DYER =====

1. Comment 7 from the original review (1/2/02) is still required.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 2, 2002 BY BETH DYER =====

1. For the building permit, an erosion control plan will be required

===== UPDATED ON APRIL 23, 2002 BY BETH DYER =====

1. All development activities conducted shall be in conformance with the approved geotechnical report.

Accessibility Completeness Comments

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

===== REVIEW ON DECEMBER 21, 2001 BY MICHAEL E BUSH =====
NO COMMENT

Accessibility Miscellaneous Comments

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

===== REVIEW ON DECEMBER 21, 2001 BY MICHAEL E BUSH =====
NO COMMENT

Dpw Drainage Completeness Comments

===== REVIEW ON JANUARY 4, 2002 BY DAVID W SIMS =====

Configuration of area drainage inlets is accepted, as is general drainage plan for this stage of discretionary review. See miscellaneous comments for items to be addressed in the building application. ===== UPDATED ON MAY 15, 2007 BY DAVID W SIMS =====

Plans were rerouted to drainage unnecessarily since previous review accepted the proposed plan for the discretionary stage. ===== UPDATED ON JULY 9, 2004 BY DAVID W SIMS =====

Discretionary Comments - Continued

Project Planner: David Keyon
Application No.: 01-0571
APN: 029-043-18

Date: November 6, 2006
Time: 16:21:46
Page: 2

Review has been suspended per request of the County Supervisor, in order to investigate the costs and extents of a cost-share arrangement to allow for more extensive offsite street, gutter and drainage improvements that exceed that normally required of an applicant. The design estimate is being made by County staff, and will then be used to support negotiations with the developer. When matters are resolved, more information will be posted. ===== UPDATED ON MARCH 31, 2005 BY DAVID W SIMS

Submittal for offsite improvements pertaining to mutual formal agreement has been reviewed. It will be necessary to arrange a meeting with the design engineer to discuss the Stormwater Management Section's review concerns and get clarification on the design. Pending this meeting more formal comment will be posted. The design engineer will be notified by email by the reviewer. ===== UPDATED ON APRIL 7, 2005 BY DAVID W SIMS =====

4/7/05 Conducted meeting with Oewitt Eng. and the developers of MLD. Both Roads and Stormwater Mgmt sections attended. Engineer was given guidance on items not meeting County standards, or that appeared to be a problem. Several issues were agreed upon verbally for revision. Engineer requested that further comment be withheld until after the next submittal, with no objections from the developers. ===== UPDATED ON JUNE 24, 2005 BY DAVID W SIMS =====

5th Routing: (marked 8th routing) A meeting was arranged with the designer to discuss items of correction. The significant items are listed below.

1) Provide a single GO inlet required by contract in front of the MLD. Route the private drainage lines together within the parcel and make a single connection to the inlet. Submit the interior lot drainage revisions on a plan sheet with the next submittal

2) Provide a street paving conform section beyond station 4+88 to about 5+10.

3) Show flow line of left (northerly) swales that will be the finished grade condition where future gutter is designed but not to be built. Indicate erosion control measures to be applied.

4) Provide permanent bold markings at each inlet that read: "NO DUMPING - DRAINS TO BAY".

5) Complete conform details of finished grades between new curb line and private driveways and yards.

6) Provide notes for moving utilities and other items. (power pole, water meters, mailbox, hydrant?) ===== UPDATED ON AUGUST 5, 2005 BY DAVID W SIMS =====

6th Routing: (marked 9th routing)

Prior item 1) Complete. Prior to recording the final map, the on-site improvement plans will need to correct the interior lot drainage routing and discharge pipe gradient to be in accordance with configurations of the offsite work

Prior item 2) Complete.

Prior item 3) Incomplete. Indicate erosion control measures to be applied for both construction and post-construction conditions. This is to include reasonable res-

Discretionary Comments - Continued

Project Planner: David Keyon
Application No.: 01-0571
APN: 029-043-18

Date: November 6, 2006
Time: 16:21:46
Page: 3

toration of soil stability and vegetation removed or damaged, within unpaved portions of the newly widened county right-of-way, and substantially equivalent restoration of all types of yard landscaping within private yards, if and where alteration has occurred.

Prior item 4) Complete

Prior item 5) Complete

Prior item 6) Complete

7) Prior to recording the final map and completion of improvement plans, review and make corrections to the plans as marked on the returned plan sheets.

Review fee charges have been incorrectly charged at intake. A refund is due of \$600.00 ===== UPDATED ON AUGUST 5, 2005 BY DAVID W SIMS =====
===== UPDATED ON NOVEMBER 2, 2005 BY DAVID W SIMS =====

7th Routing: Review is complete.

Prior item 1) Complete. Prior to recording the final map, the on-site improvement plans will need to correct the interior lot drainage routing and discharge pipe gradient to be in accordance with configurations of the offsite work.

Prior item 2) Complete

Prior item 3) Complete. Add the following note in a prominent location on the improvement plans: "Contractor is to remove and replace existing turf, mailboxes, fences, landscaping, concrete, and other items that are disturbed by the pipeline excavation and finished conform grading. Replacement items shall be restored in kind to not less than existing condition."

Prior item 4. 5. 6) Complete

Prior item 7) Complete. Very few minor errors remain on the plans and these do not prevent review approval. Prior to recording the final map and completion of improvement plans, review and make corrections to the plans as marked on the returned plan sheets.

Review fee charges have been incorrectly charged at intake. A refund is due of \$600.00 ===== UPDATED ON APRIL 25, 2006 BY DAVID W SIMS =====
8th Routing: Plan remains approved for discretionary stage.

Complete plan set from each of 2 engineers, surveyor and architect was submitted

See miscellaneous comments for summary of remaining items to address with the recording of the final map and improvement plans.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON JANUARY 4, 2002 BY DAVID W SIMS =====

The direct piping of roof runoff into this system should be avoided. Please provide

Discretionary Comments - Continued

Project Planner: David Keyon
Application No.: 01-0571
APN: 029-043-18

Date: November 6, 2006
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a pervious area break in runoff flow paths. This might include out letting downspouts to splash blocks and allowing surface travel of roof runoff across landscaping before reaching inlet locations. Site grading should allow surface area spreading as much as possible within available landscape areas. Alternatively, the pervious area break could be made below grade within a rock filled trench, aligned with the piping path. A complete pipe break may be made, or a perforated pipe may be used if perforated length is suppressed below outlet flow line by a full pipe diameter.

Please evaluate the adequacy of existing ditch and driveway culverts downstream of curb and gutter improvements before runoff reaches County drainage inlet. Propose any necessary maintenance or improvements warranted, and note conditions/measures on the site plans. Acquire encroachment permits as needed.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.75 per square foot. Clearly show amounts of new impervious areas on the building plans.

Please call the Dept. of Public Works, drainage division, from 8:00 to 12:00 pm if you have questions. ===== UPDATED ON MAY 15, 2002 BY DAVID W SIMS =====
2nd Routing: Applicants designer should pay careful attention to grade lines of planned street improvements in relationship to planned grades of buried drainage lines. It may be necessary to extend buried street systems up to the property frontage, or switch to site grading improvements and surface disposal of all runoff. Refer to the Public Works Design Criteria for drainage guidance. ===== UPDATED ON JULY 9, 2004 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON MARCH 31, 2005 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON APRIL 7, 2005 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON JUNE 24, 2005 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON AUGUST 5, 2005 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON NOVEMBER 2, 2005 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON APRIL 25, 2006 BY DAVID W SIMS =====

Conditions of approval:

At the time of recording the final map and finishing the improvement plans:

1) Address miscellaneous comments from the 1st routing posted 1/4/2002. pertaining to the direct piping of roof runoff into the area inlet system. This is not acceptable and some form of on-site runoff mitigation is required. Downspouts to splashblocks and broad dispersal into landscape areas prior to reaching area inlets were recommended. Other means of mitigation may be considered. Swales on the rear side of the new homes may be needed to protect the foundations.

2) Address item 1 from the 5th and 6th routings, posted 6/24/2005 and 8/5/2005. regarding combining the onsite piping into one connection to the new offsite inlet.

Discretionary Comments - Continued

Project Planner: David Keyon
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3) Address all comment items from the 7th routing, posted 11/2/ 2005.

4) Pay zone 5 fees

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON DECEMBER 19, 2001 BY RUSSELL M ALBRECHT =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON DECEMBER 19, 2001 BY RUSSELL M ALBRECHT =====
No comment

Dpw Road Engineering Completeness Comments

===== UPDATED ON JANUARY 14, 2002 BY GREG J MARTIN =====
===== UPDATED ON APRIL 10, 2002 BY GREG J MARTIN =====
NO COMMENT

===== UPDATED ON MAY 12, 2004 BY GREG J MARTIN =====
The plan line for Mattison Lane does not have a sidewalk on the project's side of the road. Therefore Public Works does not recommend a sidewalk. We recommend as a condition of approval the dedication of a 5 foot right- of-way strip for road purposes behind the sidewalk. This is consistent with the plan line and will allow for signs and public utilities. ===== UPDATED ON MAY 12, 2004 BY GREG J MARTIN =====

===== UPDATED ON JUNE 1, 2004 BY GREG J MARTIN =====
The project proposes new curb and gutter draining into a swale which then goes into a drainage inlet adjacent to the road. In order for this to drain properly, the drainage inlet would need to be lowered. Lowering the drainage inlet would create a non-standard improvement which could pose a safety concern to pedestrians and motorists. It appears that a new drainage inlet may be constructed with the curb and gutter improvements and an 18 inch storm drain constructed to connect it to the existing storm drain mentioned previously. The project engineer should revise the plans to address our concerns

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-
DATED ON JULY 7, 2004 BY GREG J MARTIN =====

We have received a revised sheet entitled "Existing and Proposed Drainage" dated 6/3/04. The preliminary design elevation for the future drainage inlet is 96.0 feet. The existing flow line elevation on the opposite side of the street is 97.22 feet. It does not appear feasible to maintain the existing road cross-section as part of the future design. We recommend further analysis.

The 12 inch storm drain is recommended to be an 18 inch storm drain. ===== UP-
DATED ON JULY 12, 2004 BY GREG J MARTIN =====
===== UPDATED ON MARCH 31, 2005 BY GREG J MARTIN =====

The plan line for Mattison Lane does not have a sidewalk on the project side of the street. The design should show a sidewalk on the opposite side.

Discretionary Comments - Continued

Project Planner: David Keyon
Application No.: 01-0571
APN: 029-043-18

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It is unclear what drainage improvements shall be constructed. A conspicuous legend should identify E-Existing, N-New, F-Future. All construction notes should use an (F) instead of an (N) where appropriate to indicate a future improvement. Separate details should be provided to show transitions at either end of the project. The future design must consider the right side flowline to avoid creating a nonstandard cross section with a significant difference between flowline elevations on each side of the street. Show profiles of existing and future centerline and both flowlines. Show cross-sections of the street every 50 feet. Any design should include the redesign of the intersection of Chanticleer Avenue and Mattison Lane to County Standard s

If you have any questions please contact Greg Martin at 831-454-2811. ===== UP-
DATED ON JUNE 24, 2005 BY GREG J MARTIN =====

New pavement sections should not create unnecessary grade breaks within the cross section of the road. An AC conform is needed at the east end of the project and should be square to create a longitudinal grade break. ===== UPDATED ON AUGUST 4, 2005 BY GREG J MARTIN =====

The plans are complete for the discretionary application. ===== UPDATED ON OCTOBER 31, 2005 BY GREG J MARTIN =====

===== UPDATED ON APRIL 25, 2006 BY GREG J MARTIN =====

The plans are complete for the discretionary application.

Dpw Road Engineering Miscellaneous Comments

===== UPDATED ON JANUARY 14, 2002 BY GREG J MARTIN =====

The improvements on Mattison Lane should conform with the plan line which is on file with the Public Works Department. Sidewalk is not shown on this side of the street in the plan line and is not recommended. A design exception will be required if sidewalk is proposed. Parking as well as curb and gutter is recommended. Transitions for drainage and pavement shall be needed at either end of the street improvements. The project lies within the Live Oak Planning area and is therefore subject to Transportation Improvement Area Fees. These fees are \$4,000 per new single family dwelling unit. Therefore the fee for the proposed development is \$8,000 to be split evenly between Roadside and Roadway Improvements. ===== UPDATED ON APRIL 10, 2002 BY GREG J MARTIN =====

An offer of dedication of right-of-way will need to be made and TIA fees paid with approval of this project. ===== UPDATED ON JULY 7, 2004 BY GREG J MARTIN =====

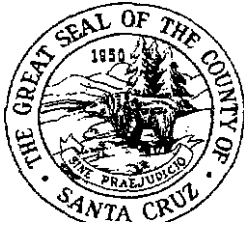
===== UPDATED ON MARCH 31, 2005 BY GREG J MARTIN =====

===== UPDATED ON MARCH 31, 2005 BY GREG J MARTIN =====

===== UPDATED ON JUNE 24, 2005 BY GREG J MARTIN =====

===== UPDATED ON AUGUST 4, 2005 BY GREG J MARTIN =====

===== UPDATED ON APRIL 25, 2006 BY GREG J MARTIN =====



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060-4000
(831) 454-2580 FAX (831) 454-2131 TDO (831) 454-2123
ALVIN D. JAMES, DIRECTOR

February 8, 2002

J. Mosgrove
117 Little Creek
Soquel, CA 95073

SUBJECT: Review of soil report by Tharp & Associates, Inc.
Dated November 9, 2001, PROJECT NUMBER: 01-95
APN: 029-043-18 and 029-043-19, APPLICATION NUMBER: 01-0571

Dear J. Mosgrove:

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 for either a deepened spread footing foundation, or a drilled, cast-in-place concrete shafts foundation system with a minimum embedment depth of 8 feet and a minimum diameter of 18 inches.
3. Final plans shall clearly show the drainage system as detailed in the soils engineering report including locations and details for all outlets, paved ditches, catch basins, and swales or drainage facilities.
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.

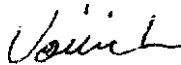
6. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to pour of concrete.
7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building 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 454-3259 if we can be of any assistance.

Sincerely,



Catherina Voinich
Assistant Engineer



FOR: Rachel Lather
Senior Civil Engineer

Cc. John Schlagheck, Project Planner
Donald M. Tharp, Tharp & Associates, Inc.
Michael & Brenda Cloward, Owner