



## Staff Report to the Planning Commission

Application Number: **05-0419**

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**Applicant:** Danny Beck  
**Owner:** Danny Beck  
**APN:** 032-021-30

**Agenda Date:** January 9, 2008  
**Agenda Item #:** 10  
**Time:** After 1:30 p.m.

**Project Description:** Proposal to divide a property currently developed with one single-family dwelling into three lots of 7093, 6011, and 6258 square feet and a common area parcel of 4038 square feet for access and utilities; construct a single-family dwelling with a second unit above the garage on two new parcels; and construct the access road and install drainage improvements including minor site grading.

**Location:** Property located on the north side of Roland Drive immediately east of the intersection of Roland Drive and 36<sup>th</sup> Avenue, at 3565 Roland Drive, Santa Cruz.

**Supervisory District:** First District (District Supervisor: Janet K. Beautz)

**Permits Required:** Minor Land Division, Coastal Development Permit, Residential Development Permit, Roadway/Roadside Exception, Approval for access on a less than 40-foot right-of-way and Preliminary Grading Approval

**Staff Recommendation:**

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 05-0419, based on the attached findings and conditions.

**Exhibits**

- |    |  |    |   |
|----|--|----|---|
| A. | Project plans (on file)                    | F. | Zoning & General Plan maps                                      |
| B. | Findings                                   | G. | Will Serve Letters  |
| C. | Conditions                                 | H. | Comments & Correspondence                                       |
| D. | Categorical Exemption (CEQA determination) | I. | Geotechnical Engineer's review letter and Drainage Calculations |
| E. | Assessor's parcel map                      |    |   |

## Parcel Information

Parcel Size: 24,012 square feet (0.55 acres)  
Existing Land Use - Parcel: Single family residential  
Existing Land Use - Surrounding: Single family residential & mobile home park  
Project Access: Roland Drive  
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: Report reviewed and accepted  
Fire Hazard: Not a mapped constraint  
Slopes: Level to approximately 3% at project site  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Approximately 140 cubic yards proposed  
Tree Removal: One Ash ~~tree~~ proposed to ~~be~~ removed  
Scenic: Not a mapped resource  
Drainage: Drainage improvements reviewed and approved  
Archeology: Not mapped/no physical evidence on site

## Services Information

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

## Project Setting

The subject property is located in a mixed residential neighborhood of single-family dwellings and a mobile home park, accessed by Roland Drive in the Live Oak Planning Area. The property is developed with one single-family dwelling that, according to County Assessor's records, was constructed in 1940. There are also five existing trees on site, four of which are proposed to be retained.

The existing dwelling is located at the front of the parcel, in close proximity to Roland Drive and is proposed to be retained as part of the project. Several sheds that were located on the subject property have already been removed. Although most of Roland Drive is developed with single-family dwellings, the project site is surrounded on three sides by the Castle Mobile Home Park, located in the City of Capitola.

## Minor Land Division

The proposed land division will create three single-family residential parcels. Two of the parcels will be accessed from a new driveway located within a 20-foot right-of-way and the existing dwelling will maintain access directly from Roland Drive.

The subject property is a 24,012 square foot lot. The division of the property into **three** separate parcels requires a minimum of 6,000 square feet of net developable land per parcel, excluding any vehicular rights-of-way. The proposed land division will comply with the minimum parcel size of the R-1-6 (Single family residential – 6,000 square foot minimum) zone district.

The subject property is designated as Urban Low Density Residential (R-UL) in the General Plan. The Urban Low Density Residential (R-UL) General Plan designation requires new development to be within a density range of 6,000 to 10,000 square feet of net developable land per residential unit. The proposed land division complies with the General Plan density range. The project is also consistent with all of the site standards for the zone district as follows:

	R-1-6 Site Standards	Proposed Parcel 1	Proposed Parcel 2	Proposed Parcel 3
<b>Front yard setback</b>	20'	20'	20'	20'
<b>Rear yard setback</b>	15'	15'	15'	15'
<b>Side yard setbacks</b>	5' and 8'	5' and 8'	5' and 8'	5' and 8'
<b>Street side yard</b>	20'	N/A	N/A	20'
<b>Maximum height</b>	28'	22½'	22½'	20½'
<b>Maximum % lot coverage *</b>	30%	29.6%	30%	23%
<b>Maximum Floor Area Ratio</b>	50%	43.1%	36%	23%

\* Recent ordinance amendments that would allow 40% lot coverage in the R-1-6 zone district are not yet in effect in the Coastal Zone

## Local Coastal Program Consistency

The proposed land division is in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings and a mobile home park. Size and architectural styles vary widely in the area, and the designs submitted are not inconsistent with the existing range. The proposed parcel sizes and overall density will also be consistent with surrounding single-family development.

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.

## Design Review

The proposal complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features to reduce the visual

impact of the proposed development on surrounding land uses and the natural landscape. Proposed building materials include horizontal siding and composition shingle roofs, which reflect the materials on the existing dwelling and surrounding development. The buildings include varied roof planes, with porches, balconies and bay windows. These features and proposed materials will help to break up the visual bulk and mass of the proposed structures. The project has been reviewed by the County's Urban Designer, who determined the proposal is consistent with Chapter 13.11 of the County Code (Site, Architectural and Landscape Design Review). The Urban Designer's review worksheet is included in Exhibit H.

Additionally, the two new homes have been designed to reduce potential impacts on the privacy of adjacent development. On Parcel 1, small "clerestory" type windows have been utilized on the north elevation, nearest the mobile home park, and a one-story element has been incorporated into the west elevation, adjacent to an existing undeveloped single-family parcel. On Parcel 2, the one-story element has been located adjacent to existing development, and the two-story element is set back approximately 35-feet from the abutting parcel.

### **Roadway/Roadside Exception**

Roland Drive varies from the County Design Criteria in terms of width and improvements with a 30-foot wide right of way, 25-foot wide (or narrower) pavement section, and no sidewalks, formal parking or landscaping on either side of the roadway. The County Design Criteria standard for a local street is a 56-foot wide right of way with parking, sidewalks, and landscaping on both sides of the roadway. The applicant proposes road improvements at the terminus of Roland Drive and Roadway/Roadside Exception is required for the proposed land division to recognize the existing configuration of Roland Drive and to construct improvements that, while consistent with existing improvements, do not meet the County Design Criteria.

A Roadway/Roadside Exception is considered as appropriate due to the existing conditions along Roland Drive and within the surrounding neighborhood. The proposed development is located on the western terminus of Roland Drive and it is unlikely that the road will be extended in the foreseeable future. Additionally, improvements consistent with Design Criteria standards would encroach on private property over which neither the developer nor the County have an interest in order to widen the right-of-way from 30 to 56-feet. The applicant proposes to construct curb and gutter at the terminus of Roland Drive to better control and route drainage as well as a cul-de-sac at the end of the street to accommodate a turnaround. A dedication of approximately 612 square feet is proposed, to complete the cul-de-sac. The improvements will be offered to the County but, should they not be accepted, the Homeowner's Association will be required to maintain the portion of Roland Drive adjacent to the development as well as the access driveway serving Parcels 1 and 2 and the drainage facilities.

The applicant has also proposed to use a 20-foot wide right-of-way to *serve* Parcels 1 and 2, in lieu of a 40-foot right-of-way as required by County Code Section 13.10.521. The reduced right-of-way is appropriate in this circumstance, as it is intended to accommodate a driveway serving two parcels, rather than a local street. The minimum driveway width required to serve two parcels is 12-feet, per General Plan Policy 6.5.1, but the applicant has proposed an 18-foot width to allow for two-way traffic. The 20-foot right-of-way is sufficient to accommodate the driveway and a two-foot landscape strip. Appropriate shrubs have been chosen, per the recommendation

of the County's Urban Designer, for a landscape strip of that width.

### **Grading, Drainage & Utilities**

The proposed land division and associated improvements will require site grading and preparation, primarily to establish final building pads and pavement elevations in order to maintain positive drainage away from structures to drainage swales and catch basins. A total of approximately 140 cubic yards of earth will be cut and a total of approximately 140 cubic yards of earth will be placed as fill to allow for the preparation of the project site. The grading volumes are considered as reasonable and appropriate due to the nature and scale of the required improvements. Protection measures will be required to preserve existing trees that will not be removed during construction.

Additional improvements include a complete drainage and detention system, including the installation of curb and gutter on the project driveway as well as on Roland Drive. Roof drainage will consist of gutters and downspouts discharging onto splash blocks. Surface runoff will gravity sheet flow over finished grades and pavements, and will be intercepted by graded swales, curbs and gutters and routed to a retention facility located along the east side of the property. Adjacent properties to the north and west are at a higher elevation than the project site, so no drainage will be routed to abutting properties. Although the existing downstream drainage systems are of sufficient size to handle post development runoff, County Design Criteria requires that the post development runoff rate be no greater than the predevelopment runoff rate. On site retention is needed to assure that the runoff rate remains the same.

The retention facility is a 3-foot wide by 1-foot deep by 154-foot long rock filled trench with an 8-inch or 12-inch diameter perforated pipe at the top. The retention facility has a means of overflow to the southeast corner of the property if the design storm (10-year) is exceeded. The controlled release overflow is routed to an existing 12" corrugated metal pipe (CMP) that is located on the adjacent mobile home park and connects to a larger pipeline that originates in the detention basin at 38" and Brommer Street and terminates at Moran Lake. The existing 12" CMP is located beneath at least one mobile home in the adjacent park, and the Department of Public Works Stormwater Management Section requested that the applicant investigate an alternate route that would not be located beneath a structure. An alternate alignment was proposed to the mobile home park owners, but they declined to grant an easement. The existing 12" CMP was video inspected on July 17, 2006, and found to be in good condition.

The proposed drainage plan has been reviewed by the Department of Public Works Stormwater Management Section and by the Geotechnical Engineer for the project, Haro, Kasunich and Associates. A copy of the Geotechnical Engineer's review letter and the drainage calculations by Ifland Engineers is included as Exhibit I. Conditions of approval are also included that require maintenance of the drainage facilities by the homeowner's association, as recommended by the Geotechnical Engineer.

Water, sewer, and electrical utilities are available to the subject property. The existing water and sewer mains are capable of handling the additional volume necessary to serve the proposed development. Will serve letters from the County Sanitation District and the City of Santa Cruz Water Department are included as Exhibit G.

## Second Units

The applicant has proposed attached second units on both of **the** new lots created. Per County Code Section 13.10.681(e)(2), the property owner is required to live on site in order to construct the second unit. Proposed amendments to 13.10.681, which have been reviewed by your Commission, will not remove this requirement, but will allow the developer to build the second units for sale to owner-occupants. These changes will not be in effect prior to action on this Minor Land Division, however.

Because of restrictions in the current ordinance, the applicant has three alternatives. First, following the filing of the parcel map, the applicant can sell the lots, with the plans for the dwellings and second units, and the new owner-occupants can construct the dwellings **per** the plans. Second, the applicant can construct a non-habitable accessory structure that could later be converted to a second unit if the subsequent owner desired. Third, the applicant can wait until future ordinance amendments would allow them to construct the second unit to complete construction. To accommodate any of the three options, the project has been developed to accommodate the second units. Sufficient parking has been provided, as four spaces have been provided on both Parcel 1 and Parcel 2, which will accommodate the **three** spaces required for the dwelling and one space required for the second unit. The size of the proposed units is consistent with the limit of 640 square feet of habitable floor area. A condition of approval has been included to require that any **future** owners be subject to the restrictions found in Section 13.10.681, including a requirement for owner occupancy.

## 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 driveways to an existing roadway, and **the** existing parcel 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

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.

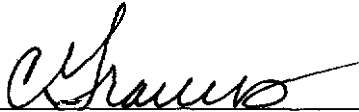
## Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **05-0419**, 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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Report Reviewed By: \_\_\_\_\_

  
Mark Deming  
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## Minor Land Division 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 this project which creates three parcels averaging 6,454 square feet is located in the Residential, Urban Low Density General Plan land **use** designation which authorizes a density of development of one dwelling unit per 6,000-10,000 square feet of net developable area.

The project is consistent with the General Plan in that the full range of urban services is available to the site including municipal water, sewer service, and nearby recreational opportunities. The land division is located on a local street that provides satisfactory access. The land division will be served by an extension to Roland Drive and a new cul-de-sac will be constructed to create a turn around at the terminus of the street, which will improve circulation in case of an emergency. Two of the new lots will be *served* by an 18-foot driveway. The proposed land division is similar to the pattern and density of surrounding single-family residential development, near neighborhood and community shopping facilities and opportunities, and enjoys adequate and safe vehicular access from public **streets**. Additionally, the proposed residential development is harmonious to the pattern of surrounding development, similar to the architectural style in the area, and compatible to the residential character of the neighborhood.

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

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 standard for the R-1-6 zone district where the project is located and all yard setbacks will be consistent with zoning standards. Further, the project, as conditioned, is consistent with all requirements of Chapter 13.11 of the County Code, the Site, Architectural and Landscape Design Review ordinance.

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, a geotechnical report prepared for the property concludes that the site is suitable for the land division, the existing property is commonly shaped to ensure efficiency in development of the property, and the proposed parcels offer a traditional arrangement and shape to ensure development without the need for site standard exceptions or variances, with the exception of the concurrent approval of a Roadway/Roadside Exception and a less than 40-foot right-of-way to **serve** the new parcels created. No environmental constraints exist which necessitate that the area remain fully undeveloped.

5. That the design of the proposed subdivision or **type** of improvements will not cause substantial environmental damage nor substantially and avoidably injure fish or wildlife or their habitat.

This finding can be made, in that no mapped or observed sensitive habitats or threatened species impede development of the site and the project is categorically exempt 60m the California Environmental Quality Act and the County Environmental Review Guidelines as *infill* development.

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

This finding can be made, in that in that municipal water and sewer are available to **serve** the proposed development and these services will be extended to the proposed development.

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 and frontage improvements will provide a benefit to public safety and neighborhood drainage. The new lots will be accessed from an extension to Roland Drive and a cul-de-sac will be installed to provide a turn around that will improve circulation and emergency access.

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 to the fullest extent possible in a manner to take advantage of solar opportunities. **All** of the proposed parcels are conventionally configured and the proposed building envelopes meet or exceed the minimum setbacks **as** required for 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 proposed development will be of an appropriate scale and

Application #: 05-0419  
AFN: 032-021-30  
Owner Danny Beck

type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Proposed building materials include horizontal siding and composition shingle roofs, which reflect the materials on the existing dwelling and surrounding development. The buildings include varied roof planes, with porches, balconies and bay windows. These features and proposed materials will help to break up the visual **bulk** and mass of the proposed structures. The project has been reviewed by the County's Urban Designer, who determined the proposal is consistent with Chapter 13.11 of the County Code (Site, Architectural and Landscape Design Review).

## 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 R-1-6 (Single family residential - 6,000 square foot minimum), a designation which allows Residential uses. The proposed is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low 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 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.

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 complementary to the site and surroundings; 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, 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 R-1-6 (Single family residential - 6,000 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 both single-family dwellings and mobile homes. Size and architectural styles vary widely in the **area**, and the design submitted is not inconsistent with the existing range.

## Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood **or** the general public, and will not result in inefficient **or** wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for 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 land division will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposed structures meet all current setbacks that ensure access to light, air, and open space in the neighborhood.

An engineered drainage plan has been prepared for the project. The plan will handle the runoff generated by the increase in impervious surfacing and will not impact adjacent properties that are at a higher elevation than the project site.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located

This finding can **be** made, in that the proposed location of the development and the conditions under which it would be operated **or** maintained will **be** consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single family residential - 6,000 square foot minimum) zone district in that the primary use of the property will be three single family dwellings, two with attached second units, that meet all current site standards for the zone district.

The applicant has also proposed to use a 20-foot wide right-of-way to **serve** Parcels 1 and 2, in lieu of a 40-foot right-of-way as required by County Code Section 13.10.521. The reduced right-of-way is appropriate in this circumstance, as it is intended to accommodate a driveway serving two parcels, rather than a local street. The minimum driveway width for serving two parcels is 12-feet, per General Plan Policy 6.5.1, but the applicant has proposed an 18-foot width to allow for two-way traffic. The 20-foot right-of-way is sufficient to accommodate the driveway and a two-foot landscape strip. Appropriate shrubs have been chosen, per the recommendation of **the** County's Urban Designer, for a landscape strip of that width.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed Residential use is consistent with the **use** and density requirements specified for **the** Urban Low Density Residential (R-UL) land use designation in the County General Plan.

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

The proposed homes will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel **Sizes**), in that the proposal will comply with the site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in structures consistent with designs 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.

This finding can be made, in that the proposed development is to be constructed on an existing lot developed with a single-family dwelling. The expected level of traffic generated by the proposed project is anticipated to be only two 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.

This finding can be made, in that the proposed structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed dwellings are consistent with the land use intensity and density of the neighborhood.

6. The proposed development project **is** consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed development will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Proposed building materials include horizontal siding and composition shingle roofs, which reflect the materials on the existing dwelling and surrounding development. The buildings include varied roof planes, with porches, balconies and bay windows. These features and proposed materials will help to break up the visual bulk and mass of the proposed structures. **The** project has been reviewed by the County's Urban Designer, who determined the proposal is consistent with Chapter 13.11 of the County Code (Site, Architectural and Landscape Design Review).

## Roadway/Roadside Exception Findings

1. **The** improvements are not appropriate due to the character of development in the area and the lack of such improvements on surrounding developed property.

This finding can be made, as the existing portions of Roland Drive vary from **the** County Design Criteria in terms of width and improvements with a 30-foot wide right of way, 25-foot wide (or narrower) pavement section, and no sidewalks, formal parking or landscaping on either side of the roadway. The County Design Criteria standard for a local street is a 56-foot wide right of way with parking, sidewalks, and landscaping on both sides of the roadway. The proposed development is located on the western terminus of Roland Drive and it is unlikely that the road will be extended through the mobile home park in the foreseeable future.

The applicant proposes to construct curb and gutter at the terminus of Roland Drive to better control and route drainage **as** well **as** a cul-de-sac at the end of the street to accommodate a turnaround. A 24-foot roadway is proposed, which will accommodate two travel lanes, but no on-street parking or sidewalks. Sufficient parking is available for the development within the garages and on the driveway apron and there are no sidewalks in the vicinity to which to connect.

## Conditions of Approval

### Land Division 05-0419

Applicant: Danny Beck

Property Owner: Danny Beck

Assessor's Parcel Number(s): 032-021-30

Property Address and Location: 3565 Roland Drive

Planning Area: Live *Oak*

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#### Exhibits:

- A. Tentative Map prepared by Ifland Engineers, dated 6/27/07; Improvement and Erosion Control Plans by Ifland Engineers, dated 7/20/07; Architectural and floor plans prepared by Devlin's Design and Drafting, dated 6/30/07 with revisions through 8/27/07; and Landscape Plan by Gregory Lewis Landscape Architect, dated 7/5/07.
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All correspondence and maps relating to this land division shall carry the permit number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof, and
  - B. Record the Conditions of Approval with the Parcel Map. The Conditions of Approval shall be applicable to all resulting parcels.
  - C. The property owner(s) shall sign and record the Indemnity Waiver within 30 days of the effective date of this permit.
  - D. Pay an additional fee of \$25 to the Clerk of the Board of the County of Santa Cruz for posting the Notice of Exemption from CEQA.
- II. A Parcel Map for this land division must be recorded prior to **the** expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:

- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than three (3) single-family residential parcels and one common area parcel.
- C. The minimum aggregate lot size shall be 6,000 square feet net developable land per unit.
- D. The following items shall be shown on the Parcel Map:
  - 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. **The** building envelopes for the perimeter of the project shall meet the minimum setbacks for the R-1-6 zone district of 20 **feet for** the front yard, 5 and 8 feet for the side yards, and 15 feet for the rear yard. Street side yards shall be a minimum of 20 feet.
  - 2. Show the net area of each lot to nearest square foot.
  - 3. **The** owner's certificate shall include:
    - a. An offer of dedication for the road improvements (Roland Drive) as shown on the approved Tentative Map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
  - 1. Lots shall **be** connected for water service to city of Santa Cruz Water District.
  - 2. **Lots** shall be connected for sewer service to Santa Cruz County Sanitation District. **All** regulations and conditions of the Sanitation District shall be met.
  - 3. **All future** construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in the approved Exhibit "A" and shall also meet **the** following additional conditions:
    - a. Exterior finishes shall conform to the materials specified in Exhibit **A**, and shall be painted in earth tones with accents and details. T-1-11 type wood siding **is** not permitted.

- b. No changes in the placement of windows that face directly towards existing residential development as shown on the architectural plans, shall be permitted without review and approval by the Planning Commission.
  - c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R- **1-6** zone district. Development on each parcel shall not exceed a 30% lot coverage or a 50% floor area ratio, or other standard as may be established or in process for the **zone** district. **All** required on-site parking must **be** provided.
  - d. **No** fencing shall exceed three feet in height within the required front yard or street-side setbacks and shall not exceed six feet in height within the required interior side or rear setbacks. Landscaping planted within the required front yard shall be trimmed to three feet in height or less or set back an adequate distance such that sight distance is maintained from driveways.
  - e. Construction of any second unit shall comply with all requirements of County Code Section 13.10.681, including **the** requirement that the parcel be owner-occupied.
  - f. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of **the** structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
  - g. Prior to Building Permit issuance for the attached accessory structures on parcels 1 & 2 (shown on the plans as second units), the owner shall record declarations of restrictions specifying the allowed uses for the habitable or non-habitable accessory structures or shall record a declaration of restriction to maintain a second unit, whichever is applicable.
4. A final Landscape Plan for **the** entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement **of** the City of Santa Cruz water conservation regulations:

- 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.
  - i. **The** irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. **The** irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
  - ii. 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.
  - iii. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.

- iv. 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 the approved Exhibit "A".
  - i. All landscaping shall be permanently maintained by the Homeowner's Association, including any plantings installed within the County right-of-way of Roland Drive.
  - ii. Trees planted in the County **right** of way shall be approved by the Department of Public **Works** and shall be installed according to provisions of the County Design Criteria.
  - iii. Notes shall be added to the improvement plans and the building permit plans that indicate the manner in which the retained trees shall be protected during construction. Include a letter from a certified arborist verifying that protection measures have been incorporated into the construction plans.
  - iv. Two, minimum **15** gallon **trees** and one, minimum **24"** box tree (species and location subject to review and approval by Planning Department staff) must be planted as replacements for the Ash **tree** proposed to be removed. The **trees** must be chosen from the species listed on the County's Significant Tree Replacement list and at least one must be chosen from the "tall and broad" or "tall with average spread" list. The *Quercus ilex* trees shown on the landscape plan are acceptable, but any substitute trees will require review & approval.
- 5. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Haro, Kasunich & Associates, dated December 21, 2005.
- 6. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located. In the case of Live Oak School District, the applicant/developer is advised that **the** development may be subject to inclusion in a Mello-Roos Community Facilities District.
- 7. Any changes between the approved Tentative Map, including but not limited to **the** attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in **a** report to the decision making

body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code.

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

- A. Submit a letter **of** certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated November 15, 2007 including, without limitation, the following standard conditions:
  - 1. Submit and secure final approval of an engineered sewer improvement plan showing on-site and off-site sewers needed to provide service to each lot proposed. The improvement plan shall conform to **the** County's Design Criteria and shall also show any roads and existing and proposed easements.
  - 2. Show any existing sewer laterals that will be abandoned, if applicable.
  - 3. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district.
- C. A Homeowners Association shall be formed for maintenance of all area under common ownership including driveways, common landscaping, drainage structures, water lines, sewer laterals, fences, and silt and grease traps. CC&R's shall be sent furnished to the Planning Department and shall include the following, which are permit conditions:
  - 1. All landscaping installed within the public right of way of Roland Drive and all landscaping within "Parcel B" (common area & public utilities easement) shall be permanently maintained by the Homeowners Association.
  - 2. All drainage structures, including the silt and grease traps, swales, and retention facilities shall be permanently maintained by the Homeowners Association.
  - 3. **Annual** inspection of the silt and grease traps, including the drop inlet and silt and grease trap located at the terminus of Roland Drive, shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. **The** expense for inspections and report preparation shall be the responsibility of **the** Homeowners Association.
  - 4. Maintenance and improvements to Roland Drive, adjacent to **the** project

site, should the street improvements not be accepted by **the** County.

5. Maintenance and improvements to the shared driveway serving Parcels I and 2 and the utilities easement contained within the driveway.
- D. Engineered improvement plans for all water line extensions required by City of Santa Cruz shall be submitted for **the** review and approval of the water agency.
- E. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such **as** gas meters and electrical panels shall not be visible from public streets or building entries.
- F. All requirements of the Central Fire District shall be met **as** set forth in **the** District's letter dated September 5, 2006.
- G. Park dedication in-lieu fees shall be paid for two (2) dwelling units. These fees are currently \$1,000 per bedroom, but are subject to change. The second units or habitable accessory structures shall be considered one bedroom for the calculation of capital improvement fees.
- H. Child Care Development fees shall be paid for two (2) dwelling units. These fees are currently \$109 per bedroom, but are subject to change. The second units or habitable accessory structures shall be considered **one** bedroom for the calculation of capital improvement fees.
- I. Transportation improvement fees shall be paid for two (2) dwelling units. These fees are currently \$2,360 per unit, but are subject to change. **The** second units or habitable accessory structures shall be considered one bedroom for the calculation of capital improvement fees and shall pay **an** additional fee, currently \$787 per bedroom.
- J. Roadside improvement fees shall be paid for two (2) dwelling units. These fees are currently **\$2,360** per unit, but are subject to change. The second units or habitable accessory structures shall be considered one bedroom for the calculation of capital improvement fees and shall pay **an** additional fee, currently \$787 per bedroom.
- K. Submit and secure approval of engineered improvement plans from **the** Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, rough site grading, 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. Improvement plans shall meet the following requirements:

1. All improvement plans shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria, except as modified by these Conditions of Approval. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
  - a. Roland Drive shall have a minimum pavement width of 25-feet, curb to curb, and a minimum 4-foot landscape strip on the south side of the street, within a 30-foot right-of-way. A Roadway/Roadside exception is approved to vary from Design Criteria standards.
  - b. **The** access driveway serving Parcels 1 and 2 shall have a minimum pavement width of 18-feet and a two-foot planting strip within a 20-foot right-of-way. Approval is granted for a less than 40-foot right-of-way to **serve** two lots.
2. Submit complete grading and drainage plans that include limits of grading, estimated earthwork (including overexcavation and recompaction), cross sections through all pads delineating existing and proposed grades, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipaters and construction details for the retention system, etc. Final grading and drainage plans shall incorporate the comments of Alyson Tom dated 7/22/05, 9/7/06, 3/29/07 and 8/30/07 and shall include the following:
  - a. Submit a recorded maintenance agreement for the proposed water quality treatment units.
  - b. Provide documentation demonstrating whether or not the former buildings on site were permitted or built prior to 1969 for impact and fee assessment.
  - c. Provide a final review letter from Haro, Kasunich & Associates approving of the final drainage plan.
  - d. Include markings stating "No Dumping Drains to Ocean" and "No Tire Desecho Corre Al Mar" adjacent to all proposed catch basins.
  - e. Landscape plans and drainage plans shall be coordinated such that landscaping does not interfere with the flow of runoff.
  - f. Describe how the detention/detention system has been designed to

minimize clogging and future maintenance and provide contaminant treatment upstream of the detention facility per the County Design Criteria.

- g. Provide specifications for the structural components of the detention/detention facility, including aggregate requirements on the plans. Specify filter fabric or other screen from surrounding soils surrounding the gravel trench.
  - h. Provide maintenance requirements for the proposed swales and the detention/detention system on the final plans, in recorded maintenance agreements, and in the CC&R's for the Homeowner's Association
  - 1. Provide surfacing requirements for the proposed swales.
  - j. Provide a final stamped storm drainage analysis for the project. The impervious area and rational coefficients used in the detention storage volume calculation should correspond with the information shown on the first sheet of the analysis. An additional 12" parallel pipe should be incorporated into the design if needed.
  - k. Silt and grease traps should include tee outlets and perforated stand pipes per the County Design Criteria.
  - l. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements
3. The final engineered grading plans shall conform to a recommendations of the geotechnical report prepared by Haro, Kasunich & Associates, dated December 21, 2005. Final plans shall reference the project soils report and soils engineer. A plan review letter from the project soils engineer is required. The final grading plans shall include:
- a. The final grading plans shall be reviewed and approved by the Environmental Planning Section of the Planning Department and the Department of Public Works.
4. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:

- a. **An** effective sediment barrier (silt fence) placed along the perimeter of the disturbance area, located downslope where drainage paths flow, and maintenance of the barrier.
  - b. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage facility.
  - c. **A** plan to prevent construction vehicles from carrying soil, dirt, gravel or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the site reach the street.
  - d. Silt and grease traps shall be installed according to the approved improvement plans. Sediment barriers shall be maintained around all drain inlets during construction.
- L. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of Assessor's Parcel Numbers and situs addresses.
- IV. All future construction within the property shall meet the following conditions:
- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public **Works** Inspector and Environmental Planning Staff shall participate. During the meeting, the applicant shall identify tree protection measures and erosion control measures to be implemented during construction.
  - B. All work adjacent to **or** within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public **Works** for any work performed in the public right of way. **All** work shall be consistent with the Department of Public **Works** Design Criteria unless otherwise specifically excepted by these conditions of approval.
  - C. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
  - 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 work required by another of these conditions).
  - E. 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.

- F. To minimize noise, dust and nuisance impacts **of** surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
1. Limit all construction to the time between 8:00 **am** and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation; and
  2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
  3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours **of** receipt of the complaint or inquiry.
- G. Construction of improvements shall comply with the requirements **of** the geotechnical report (Haro, Kasunich & Associates, dated December 21, 2005). The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- H. **All** required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- I. The project engineer who prepares the grading plans must certify in writing that the grading was completed in conformance with the approved tentative map and/or engineered improvement plans.
- V. Operational Conditions
- A. All runoff shall be filtered through silt and grease traps prior to leaving the site. The traps shall be maintained according to the following monitoring and maintenance procedures:
1. The traps shall be inspected to determine if they need cleaning or repair prior to October **15** of each year at a minimum.

2. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow **the** trap **to** function adequately.
- B. All landscaped areas and related irrigation systems shall **be** permanently maintained. All irrigation shall conform **to** the required water conservation measures as regulated by the City of Santa Cruz Water Department. Dead plant material shall **be** removed and replaced consistent with the approved Exhibit A. The Homeowner's Association is responsible **for** the ongoing health and **care** of all landscaping required by this permit. Any dead or dying street trees shall be promptly removed and replaced. Substitute species must be approved in advance by the Planning Department.
  - C. Any Second Unit constructed on any parcel created by this permit shall be rented or occupied only in accordance with Section 13.10.681 of the Santa Cruz County Code and any amendments thereto. The property owner shall permanently reside on site, **as** evidenced on a Homeowner's Property Tax Exemption on the parcel.
  - D. Any habitable or non-habitable accessory structure constructed on any parcel created by this permit shall be maintained in accordance with Section 13.10.611 of the Santa Cruz County Code and any amendments thereto. Accessory structures shall not have a kitchen or food preparation facilities, and shall not be rented, let **or** leased as an independent dwelling unit.
- VI. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.
- VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required **to** defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, **from** and against any claim (including attorneys' fees), against **the** COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY **or** any subsequent amendment of this development approval which **is** requested by the Development Approval Holder.
  - A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify **the** Development Approval Holder within sixty (60) days of any such claim, action, **or** proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold **harmless** the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

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

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

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

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

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

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

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Mark Deming  
Assistant Director

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Cathy Graves  
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: 05-0419  
Assessor Parcel Number: 032-021-30  
Project Location: 3565 Roland Drive

**Project Description: Proposal to divide a property developed with one single family dwelling into three lots and construct two new single family dwellings, each with a second unit.**

**Person or Agency Proposing Project: Danny Beck**

**Contact Phone Number: (831)688-0665**

- 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.

\_\_\_\_\_  
Cathy Graves, Project Planner

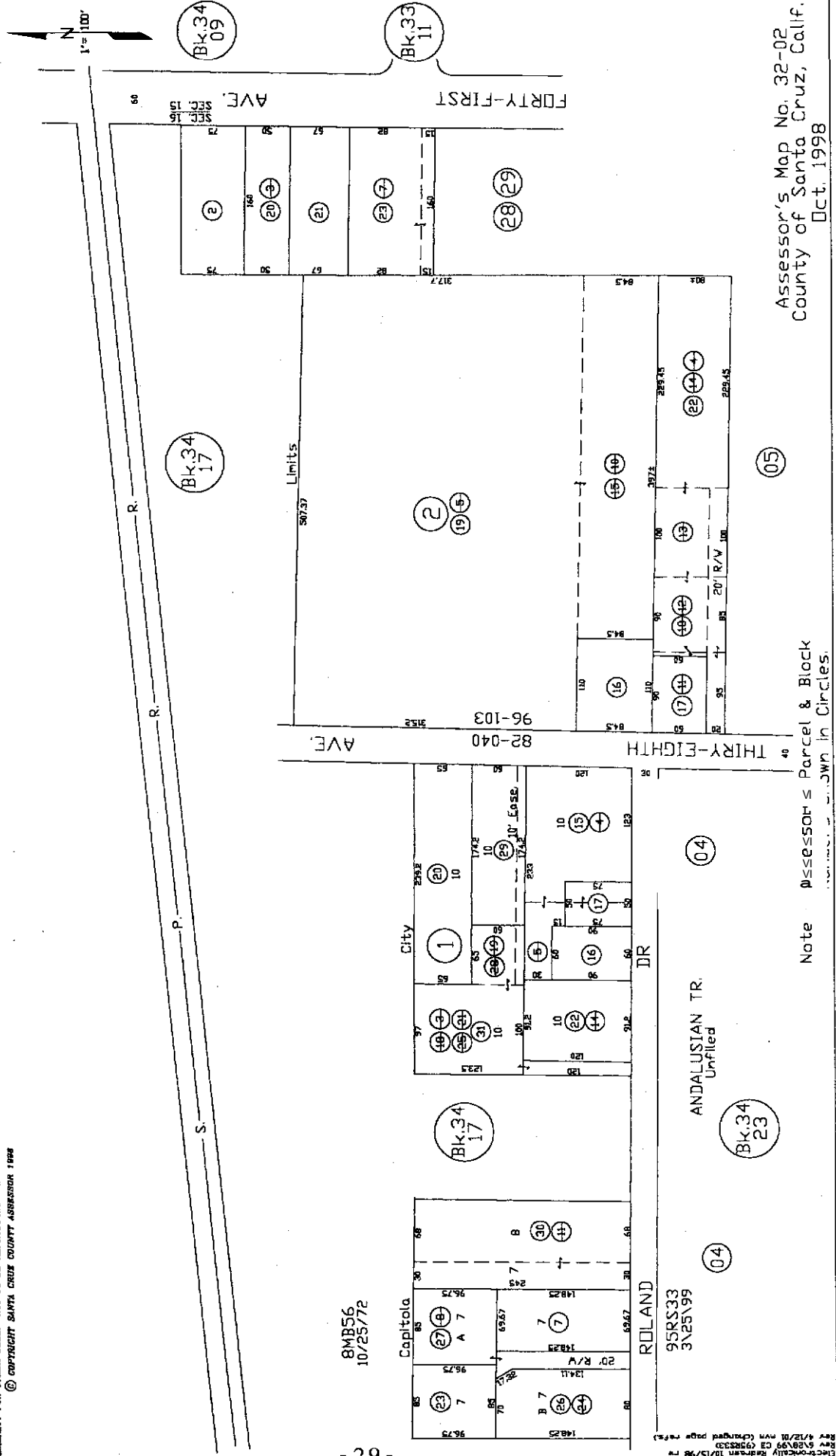
Date: \_\_\_\_\_

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.  
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POR. RANCHO ARROYO DEL RODEO  
 SECS. 16 & 21, T.11S., R.1W., M.D.B. & M.

Tax Area Code  
 82-040 96-103

32-02



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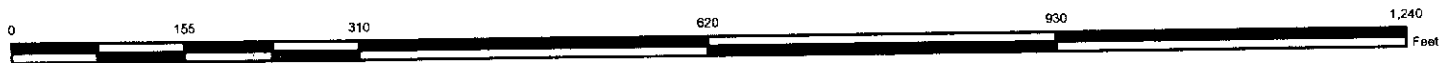
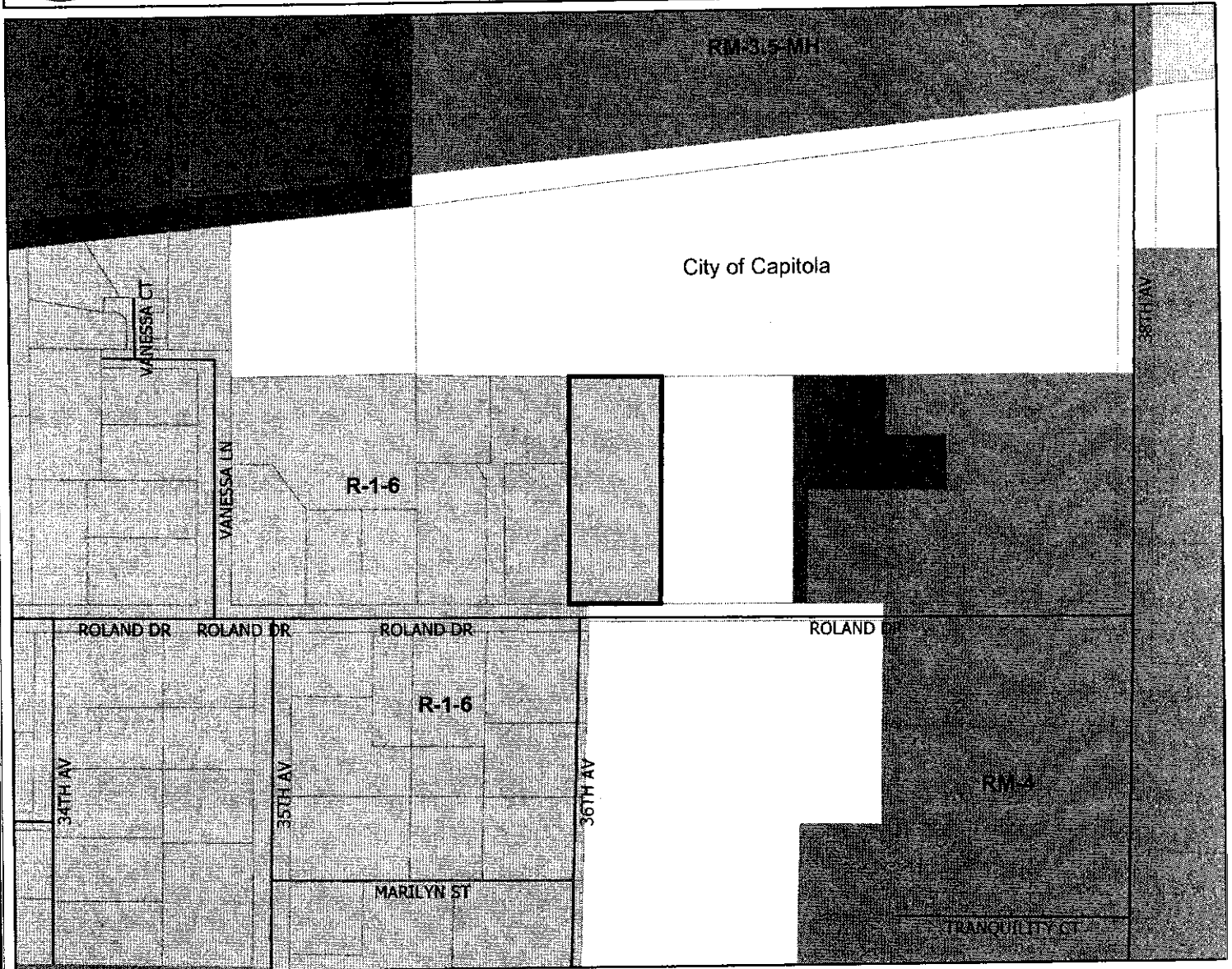
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Note: Parcel & Block  
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






Assessor's Map No. 32-02  
 County of Santa Cruz, Calif.  
 Oct. 1998

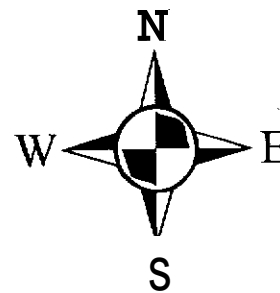


# Zoning Map



## Legend

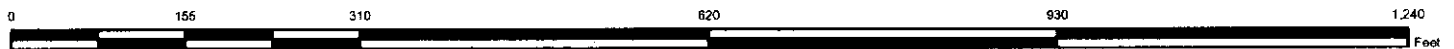
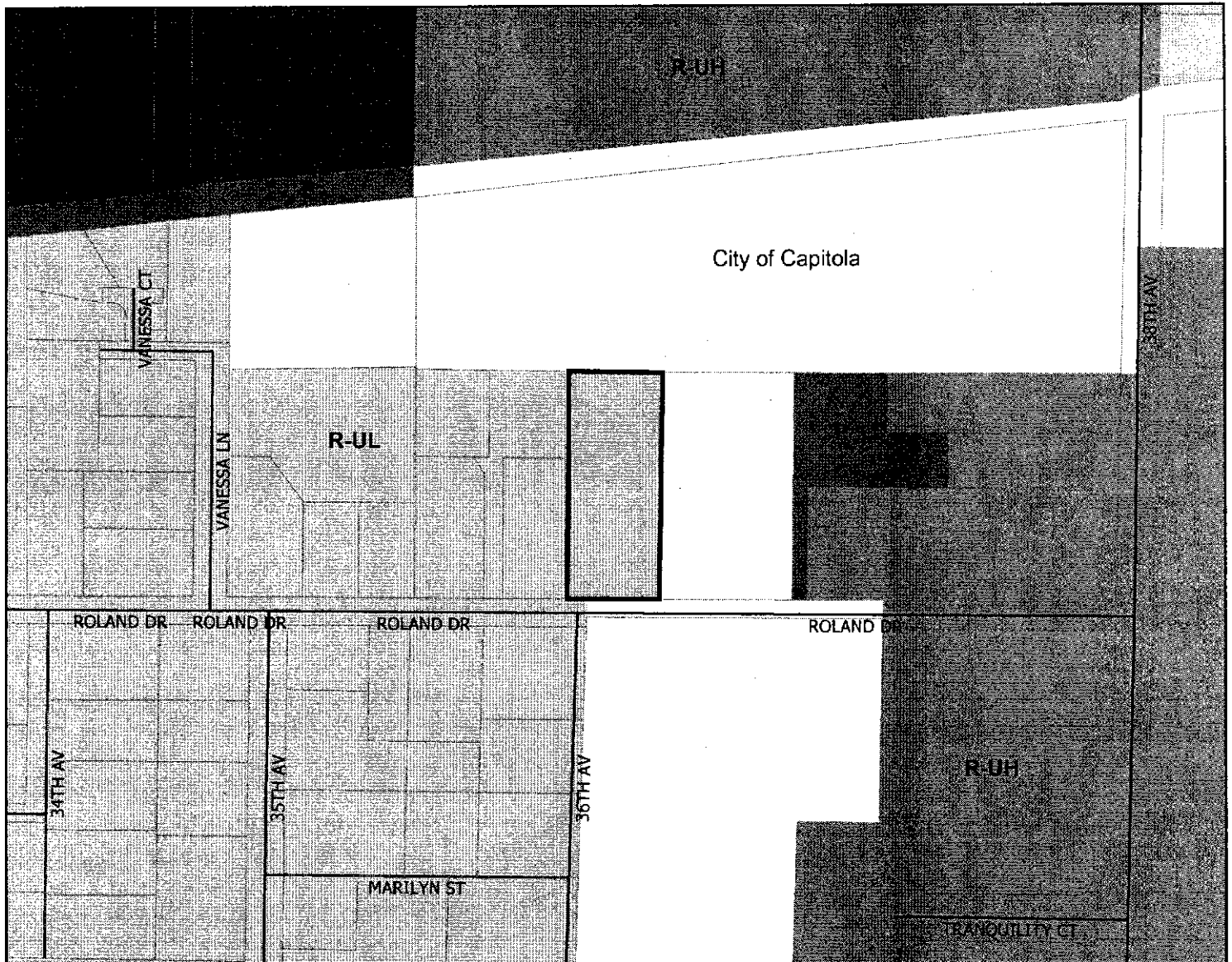
-  APN 032-021-30
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-I)
-  RESIDENTIAL-MULTIFAMILY (RM)
-  PUBLIC FACILITY (PF)
-  LIGHT INDUSTRIAL (M-I)
-  CITY PROPERTY











Map Created by  
County of Santa Cruz  
Planning Department  
July 2005

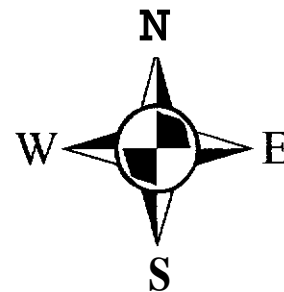


# General Plan Designation Map



## Legend

-  APN 032-021-30
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density (R-UL)
-  Residential - Urban High Density (R-UH)
-  Public Facilities (P)
-  Commercial-Service (C-S)
-  City Property



Map Created by  
County of Santa Cruz  
Planning Department  
July 2005



# Santa Cruz County Sanitation District

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 950504073  
(831) 454-2160 FAX (831) 454-2089 TDD: (831) 454-2123

THOMAS L. BOLICH. DISTRICT ENGINEER

November 15, 2007

MR. DANNY J. BECK  
3565 Roland Drive  
Santa Cruz, CA 95062

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

APN: 032-021-30 APPLICATION NO.: N/A  
PARCEL ADDRESS: 3565 ROLAND DRIVE, SANTA CRUZ  
PROJECT DESCRIPTION: SUBDIVISION - ONE LOT TO THREE

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.

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.

DANNY J. BECK

Page -2-

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.

Yours truly,

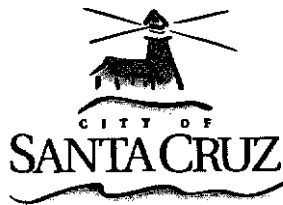
THOMAS L. BOLICH  
District Engineer

By: 

Rachél Lather  
Senior Civil Engineer

CML:bbs/378.wpd

(REV. 3-01)



WATER DEPARTMENT

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

October 30, 2007

Danny J. Beck  
3565 Roland Drive  
Santa Cruz, CA 95062

Re: AFN 032-021-30; 36th Avenue & Roland Drive, Santa Cruz County, CA  
3-Lot Minor Land Division

Dear Mr. Beck:

This letter is to advise you that the proposed 3-lot minor land division 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 each and every lot of the development upon payment **of** the fees and charges in effect at the time of service application and upon completion of 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 the City's Landscape Water Conservation requirements.

Please contact the Central Fire Protection District at (831) 479-6842 to discuss their requirements. The enclosed Fire Protection Requirements Form needs to be completed and returned to the Water Department.

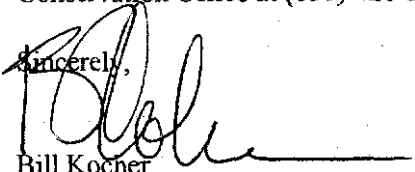
At the present time:

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.

Also enclosed with this letter is a copy of our current water service fees for new service connections. If you have any questions regarding service requirements, please call the Engineering Division at (831) 420-5210. If you have questions regarding landscape water conservation requirements, please contact the Water Conservation Office at (831) 420-5230.

Sincerely,

  
Bill Kocher  
Director

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

Project Planner: Cathy Graves  
Application No.: 05-0419  
APN: 032-021-30

Date: November 2, 2007  
Time: 13:11:09  
Page: 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON JULY 14, 2005 BY JESSICA L DEGRASSI =====  
Please submit a soils report for the proposed development project. A list of recommended soils engineers is available upon request. ===== UPDATED ON FEBRUARY 17, 2006 BY JESSICA L DEGRASSI =====  
The second routing did not include a soils report.

===== UPDATED ON FEBRUARY 21, 2006 BY KENT M EDLER ===== The soils report has been accepted.

===== UPDATED ON AUGUST 29, 2006 BY JESSICA L DEGRASSI =====  
NO COMMENT

===== UPDATED ON DECEMBER 20, 2006 BY JESSICA L DEGRASSI =====  
===== UPDATED ON MARCH 20, 2007 BY JESSICA L DEGRASSI =====

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON JULY 14, 2005 BY JESSICA L DEGRASSI =====  
All recommendations in soils report shall be addressed during building permit application stage for each lot.

The erosion control plan shall be revised to show a gravel construction entrance at the front of the property. The silt fence shall also extend around the perimeter of the area to be disturbed, located downslope where drainage paths flow.

The grading plan shall conform to all recommendations in the soils report

===== UPDATED ON DECEMBER 20, 2006 BY JESSICA L DEGRASSI =====  
Please require as a condition of approval to replace the ash tree with a tree from our replacement tree list, at 3:1 replacement, ===== UPDATED ON MARCH 20, 2007 BY JESSICA L DEGRASSI =====

**Housing Completeness Comments**

===== REVIEW ON JULY 21, 2005 BY TOM POHLE =====  
===== UPDATED ON AUGUST 1, 2005 BY TOM POHLE =====  
===== UPDATED ON AUGUST 1, 2005 BY TOM POHLE =====  
===== UPDATED ON AUGUST 1, 2005 BY TOM POHLE =====

This project has an existing single family dwelling (SFD) and proposes to divide 2 lots into 3 lots, retaining the existing SFD on 1 lot and constructing a SFD & second unit on each of the 2 new lots. Based on this understanding, and on the understanding that second units on single family lots are not counted for Affordable Housing Obligation (AHO) purposes, there are only 2 new (net) parcels or units created and, as a result, there is no AHO for this project.

**Housing Miscellaneous Comments**

===== REVIEW ON AUGUST 1, 2005 BY TOM POHLE =====

Discretionary Comments - Continued

Project Planner: Cathy Graves  
Application No.: 05-0419  
APN: 032-021-30

Date: November 2, 2007  
Time: 13:11:09  
Page: 2

none

Long Range Planning Completeness Comments

===== REVIEW ON JULY 21, 2005 BY GLENDA L HILL =====  
NO COMMENT

Long Range Planning Miscellaneous Comments

===== REVIEW ON JULY 21, 2005 BY GLENDA L HILL =====  
The zoning of this property is R-1-6. The zoning listed on Sheet TM-1 is R-1-5 and incorrect.

Access to Parcels 1 and 2 appear to be from a less than 40-foot right-of-way. This requires approval of a Development Permit and should be part of the project description. If this accessway is truly a "common area", then the accessway must be approved as part of a condominium or townhouse Residential Development Permit and should be part of the project description.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JULY 22, 2005 BY ALYSON B TOM ===== Application with civil plans dated 2/25/05 has been received. Please address the following:

- 1) Provide documentation demonstrating that the existing outbuildings were permitted (or built prior to 1969) for impact and fee assessment.
- 2) Does this parcel receive any runoff from adjacent parcels? If so, describe the extent of the area draining to this site and how the proposed project will accommodate this runoff.
- 3) The proposed project plans show all site runoff entering a 12" pipe near the Southeast corner. Does this pipe go under an existing home? Is there an easement for this pipe? Is this a safe route to direct the site runoff? Consider obtaining an easement and sending site runoff to the existing catch basin via the road through the mobile home park.
- 4) This project is required to minimize and mitigate for proposed impervious areas so that the post development runoff rate is maintained at pre development levels. The proposed plans do not appear to make any attempt at meeting this requirement. Detention can only be used if other measures are not feasible. Consider methods such as pervious pavement, discharging runoff to landscaped areas, depressed landscaped areas for storage and filtering, eliminate unnecessary parking and paved areas (additional parking strips adjacent to garage, additional paved areas beyond fire truck turnaround, large concrete patio areas, etc.) or other methods.

For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday. All submittals for this project should be made through the Planning Department

Discretionary Comments - Continued

Project Planner: Cathy Graves  
Application No.: 05-0419  
APN: 032-021-30

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===== UPDATED ON FEBRUARY 28, 2006 BY ALYSON B TOM ===== None of the previous comments were addressed. Please address comments from 7/22/05. Also please note that the calculation for the net increase in the expected 10 year storm runoff rate shown on sheet TM4 appears incorrect.

===== UPDATED ON JUNE 20, 2006 BY ALYSON B TOM ===== Application with civil plans dated 4/20/06 has been received. Please address the following:

- 1) Previous comment No. 1 from 7/22/05 has not been addressed
- 2) Previous comment No. 3 from 7/22/05 has not been addressed. If the project will be directing runoff to the existing, private 12 inch CMP pipe located under a residence, please provide an analysis demonstrating that the pipe is adequate to handle runoff from the development. The analysis shall take into consideration the entire watershed draining to the system as well as the condition of the existing pipe.
- 3) Previous comment No. 4 from 7/22/05 has not been addressed. This project is required to minimize and mitigate for proposed impervious areas (both on and off site) so that the post development runoff rate is maintained at pre development levels. Include mitigations for both larger and smaller storms. The proposed plans do not meet this requirement. Demonstrate that the proposed project will not result in a net increase in runoff directed to the private 12 inch CMP. See previous comment for examples of methods that may be considered for meeting this requirement.
- 4) Describe how runoff from proposed impervious areas will drain
- 5) How will runoff from the proposed landscape swale drain?
- 6) The grading limits should include grading for the proposed landscape swale
- 7) Who will maintain the proposed inlet at the end of Roland Drive?

===== UPDATED ON SEPTEMBER 7, 2006 BY ALYSON B TOM ===== Application with civil plans dated 8/4/06 and drainage analysis dated 8/8/06 has been received  
Please address the following:

- 1) Please provide an updated off site analysis that accounts for the entire watershed draining the 12" CMP pipe under the downstream mobile home as requested in previous routings. The analysis provided only considered the on site area draining to the pipe and did not consider the roadway or any other areas that may drain to the pipe. This off site analysis should be signed and stamped by the civil engineer.

UPDATED ON DECEMBER 21, 2006 BY ALYSON B TOM ===== Application with letter from Ifland Engineers dated 10/31/06 has been received. Previous comment has not been addressed. The off-site analysis appears to account only for the site area draining to the 12" pipe and is not stamped and signed by the civil engineer.

----- UPDATED ON MARCH 29, 2007 BY ALYSON B TOM ===== Application with civil plans dated 12/7/06 and offsite drainage assessment dated 10/27/06 by Ifland Engineers has been received. Please see miscellaneous comments for issues to be addressed prior to final map recordation.

===== UPDATED ON AUGUST 30, 2007 BY ALYSON B TOM ===== Application with civil sheet TM4 dated 7/20/07 and storm drainage analysis with revision date of 8/15/07 by Ifland Engineers has been received and is complete with regards to storm-

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Discretionary Comments - Continued

Project Planner: Cathy Graves  
Application No.: 05-0419  
APN: 032-021-30

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water management. Please see miscellaneous comments

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JULY 22, 2005 BY ALYSON B TOM ===== The following should be addressed prior to map recordation.

- 1) Zone 5 fees will be assessed on the net increase in impervious area due to this project.
- 2) 'Submit a recorded maintenance agreement for the proposed water quality treatment unit(s).

Additional site specific details may be required.

===== UPDATED ON JUNE 20, 2006 BY ALYSON B TOM ===== Please address the following in addition to previous miscellaneous comments prior to final map recordation:

- 1) Provide a detail for the proposed landscape swale and show the swale in the proposed driveway cross section.

===== UPDATED ON SEPTEMBER 7, 2006 BY ALYSON B TOM ===== Compliance and information comments

- 1) Provide details and analysis for the proposed rock filled trenches that will handle roof runoff. Describe the safe overflow paths for each trench. Maintenance requirements for these trenches should be included on the final map.
- 2) Provide documentation demonstrating whether or not the former buildings on site were permitted (or built prior to 1969) for impact and fee assessment.
- 3) The proposed inlet that drains to the 12" CMP should be maintained by the applicant via the homeowner's association or recorded maintenance agreement.
- 4) Provide a final review letter from the project geotechnical engineer approving of the proposed drainage plan.
- 5) Provide detailed detention system information and analysis to demonstrate compliance with the County Design Criteria. System design should be based on existing permitted impervious area as documented by comment No. 2.
- 6) Include markings stating "No Dumping Drains to Ocean. No Tire Desecho Corre Al Mar" adjacent to all proposed catch basins.

Please note that the proposed drainage plan to continue to drain storm water to the 12" CMP under the downstream mobile home is not recommended as there appears to be space to install a pipe to drain the project site that would not be located under a residence

===== UPDATED ON MARCH 29, 2007 BY ALYSON B TOM ===== Please address the following in addition to previous miscellaneous prior to final map recordation.

Project Planner: Cathy Graves  
Application No.: 05-0419  
APN: 032-021-30

Date: November 2, 2007  
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- 1) Please coordinate landscape and drainage plans
- 2) Applicant is responsible for obtaining any and all necessary easements right of entry, etc. for installation and maintenance of the drainage facilities if the alternative downstream drainage system is chosen. A recorded agreement identifying who is responsible for maintenance will be required.
- 3) Provide site specific soils information used in designing the proposed retention facilities. Demonstrate the system will meet the drain time requirements in the County Design Criteria (CDC)
- 4) Describe how the detention/retention system has been designed to minimize clogging and future maintenance and provide contaminant treatment upstream of the detention facility per the CDC.
- 5) When addressing previous miscellaneous comment No. 5 for the detention/retention system design and analysis, show that the design has accounted for all runoff that bypasses the detention facility, including portions of parcel 3 and proposed paving in Roland Drive. Provide watershed map(s) describing these areas. As described in the CDC the detention volume required should be based on net new impervious area, while the release structure should be based on the composite drainage areas draining to the structure. The predevelopment release rate should be based on a 15 minute time of concentration.
- 6) Provide specifications for the structural components of the detention/retention facility, including aggregate requirements on the plans. Specify filter fabric or other screen from surrounding soils surrounding the gravel trench.
- 7) Plans should clearly show the extent of the proposed paving in Roland Drive. Provide proposed topographic information describing how these areas will drain.
- 8) The proposed grate elevation at the end of Roland Drive appears to be too high to receive all of the runoff from new paved areas
- 9) Provide details with minimum dimensions and surfacing requirements for the proposed swales. It is not clear that the proposed swale on Parcel 2 is feasible given the proposed contours.
- 10) Provide maintenance requirements for the proposed swales and the detention/retention system on the final plans and in recorded maintenance agreement(s).
- 11) The proposed contours at the northeast corner appear in conflict with the limits of grading identified.  
===== UPDATED ON AUGUST 30, 2007 BY ALYSON B TOM ===== Please address the following prior to final map recordation:

Comments 1 and 2 from 7/22/05, comments 2-4 and 6 from 9/7/06, comments 1, 4, 6, 10 from 3/29/07 in addition to:

- 1) Provide surfacing requirements for the proposed swales

Discretionary Comments - Continued

Project Planner: Cathy Graves  
Application No. : 05-0419  
APN: 032-021-30

Date: November 2, 2007  
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2) Provide a final stamped storm drainage analysis for the project. The impervious area and rational coefficients used in the detention storage volume calculation should correspond with the information shown on the first sheet of the analysis. Please note that a phone conversation with the project engineer (Glen Ifland) on 8/27/07 indicated that an additional 12" parallel pipe could be incorporated into the design if needed.

3) Proposed silt and grease trap(s) should include tee outlets and perforated stand pipes per the design criteria.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JULY 14, 2005 BY DEBBIE F LOCATELLI =====  
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JULY 14, 2005 BY DEBBIE F LOCATELLI =====  
No comment.

Dpw Road Engineering Completeness Comments

===== UPDATED ON JULY 25, 2005 BY GREG J MARTIN =====

1. The minimum right-of-way recommended for the access road and Roland Drive is 40 feet. The road section consists of two twelve foot travel lanes, a six foot parking lane, curbs, a landscape strip, and a four foot sidewalk.

Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out. 2) the reason for the exception below. and 3) the proposed typical road section.

Given the existing 30 foot right-of-way and substandard width for virtually all of Roland Drive we have no objection to an exception which proposes a 30 foot right-of-way and a reduced pavement width on Roland Drive.

2. The proposed plan shows paving on the adjacent property. A signed offer for a private road easement should be submitted to allow the paving as part of the proposal.

3. A cul-de-sac turnaround to County Standards should be provided for at the end of Roland Drive.

4. For a land division into two parcels, we recommend a 24 foot driveway. If environmental and/or topographic constraints prevent this, then at a minimum an 18 foot driveway is required.

5. The fire turnaround should be distinct and separate from parking. Access should only be via the stubs.

6. Please detail the number of parking spaces required on the plan view sheet. Show,

## Discretionary Comments - Continued

Project Planner: Cathy Graves  
Application No.: 05-0419  
APN: 032-021-30

Date: November 2, 2007  
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dimension, and number each required parking space

7. The development is subject to Live Oak Transportation Improvement (TIA) fees at a rate of \$2800 for each multi-family unit created. The fee is calculated as 2 lots multiplied by 2 family units each multiplied by \$2800/family unit for a total of \$11,200.

The total TIA fee of \$11,200 is to be split evenly between transportation improvement fees and roadside improvement fees.

If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED  
ON MARCH 20, 2006 BY GREG J MARTIN =====

The previous comments still apply. Specifically, items 1, 2, and 6 shall need to be addressed for the application to be deemed complete. ===== UPDATED ON JUNE 22, 2006 BY GREG J MARTIN =====

1. The access road is recommended to be 18 feet from curb to edge of pavement. The plan view shows 17.5 feet and the section shows 16 feet.

----- 2. An exception is required for the modified cul-de-sac. We have no objection to the modified cul-de-sac given the low volumes anticipated and the existing constraints. End of the road signage is required at the end of Roland Drive. The cul-de-sac shall be striped and signed for no parking.

----- 3. The new road section (Roland Drive) should be squared off in plan view at the property line right at 36th Avenue. The structural section should include 9 inches of aggregate base not 8 inches. The homeowner-s association is recommended to be responsible for this portion of Roland Drive.

----- 4. The  
proposed plan shows paving on the adjacent property in order to construct the im-  
provements on Roland Drive. A signed offer for a private road easement should be  
submitted to allow the paving as part of the proposal. ===== UPDATED ON SEPTEM-  
BER 11, 2006 BY GREG J MARTIN =====

The previous comment regarding the width of the driveway has been addressed. The other comments have not been addressed. ~~=====~~ UPDATED ON DECEMBER 28, 2006 BY GREG J MARTIN =====

The previous comment regarding the structural section of Roland Drive and the width of the driveway have been addressed. All other comments stated in June 22, 2006 review have not been addressed. The most important of these concerns the construction of improvements on another property owners land without permission. This issue should not be deferred as there are no assurances that permission will be obtained and the land is necessary in order to provide adequate improvements for the project.

===== UPDATED ON JANUARY 5, 2007 BY GREG J MARTIN =====

These comments clarify the comments made on December 28, 2006. 1. An exception is required for the modified cul-de-sac. We have no objection to the modified cul-de-sac given the low volumes anticipated and the existing constraints. End of the road

Discretionary Comments - Continued

Project Planner: Cathy Graves  
Application No.: 05-0419  
APN: 032-021-30

Date: November 2, 2007  
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signage is required at the end of Roland Drive. The cul-de-sac shall be striped and signed for no parking.

-----  
-----  
----- 2. The new road section (Roland Drive) should **be** squared off in plan view at the property line right at 36th Avenue. The structural section should include 9 inches of aggregate base not 8 inches. The homeowner-s association is recommended to be responsible for this portion of Roland Drive.

-----  
----- 3. The proposed plan shows paving on the adjacent property in order to construct the improvements on Roland Drive. A signed offer for a private road easement should be submitted to allow the paving as part of the proposal. ===== UPDATED ON MARCH 26, 2007 BY GREG J MARTIN =====  
NO COMMENT

**Dpw Road Engineering Miscellaneous Comments**

===== REVIEW ON JULY 25, 2005 BY GREG J MARTIN =====  
===== UPDATED ON MARCH 20, 2006 BY GREG J MARTIN =====  
===== UPDATED ON JUNE 22, 2006 BY GREG J MARTIN =====  
===== UPDATED ON SEPTEMBER 11, 2006 BY GREG J MARTIN =====  
===== UPDATED ON DECEMBER 28, 2006 BY GREG J MARTIN =====  
===== UPDATED ON JANUARY 5, 2007 BY GREG J MARTIN =====  
===== UPDATED ON MARCH 26, 2007 BY GREG J MARTIN =====

# COUNTY OF SANTA CRUZ

## INTER-OFFICE CORRESPONDENCE

DATE: June 12, 2006

TO: Cathleen Carr, Planning Department

FROM: Carl Rom, Department of Public Works 

SUBJECT: APPLICATION 05-0419, APN **032-021-30**, ROLAND DRIVE, THIRD  
SUBMITTAL

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This submittal appears to address all the comments in my memo dated  
March 6, 2006.

I'll defer to the traffic and drainage folks for any other comments related to  
those areas.

If you have any questions or would like to discuss these comments, please  
call me at extension **2806**.

CDR:cdr



Right of Way  
340 PAJARO ST  
SALINAS, CA 93901  
831-754-8165

## Memorandum

To: Cathleen Carr, Development Review Division - *FAX 831-454-2131*  
Cc:  
From: Roxie Tossie, Right of Way Mgr (831) 754-8165  
Date: Thursday, July 21, 2005  
Re: MLD 05-9419 - Utility & Right of Way Ver. Request  
Location: LOCATIONS: 3565 Roland Drive, Santa Cruzx  
Fee Owner: Danny J. Beck  
APN: 032-021-30

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### Message:

Per your request our SBC Engineer Chris Barraza (831-728-0160) has reviewed *the* proposed project Road Widening Improvement drawing and has determined the following:

- SBC has determined that we can serve the MLD off SBC facilities located on Roland Dr.
- SBC will serve Lot 1 , Lot 2 & Lot 3 within Parcel "B", Common portion and Public Utilities Easement area. No additional Right of way will be required.
- Call USA before you dlq on 900-642-2444.

Please call me if you require any additional information on 831-754-8155

Thank You,  
Roxie

COUNTY OF SANTA CRUZ  
Inter-Office Correspondence

DATE: June 30, 2006

TO: Tom Burns, Planning Director  
✓ Cathleen Carr, Planner

FROM: Supervisor Jan Beautz 

RE: COMMENTS ON APPLICATION 05-0419, 36TH & ROLAND,  
APN 032-021-30

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This is the third routing of an application for a total of a three dwelling MLD where one dwelling now exists.

In addition to my previous comments, please consider the following in your review of this application.

The comments in my two previous memos comment on the inherent problems with approving the second units proposed. I see nothing in this routing that changes that concern and would like to strongly reiterate it.

It is worth noting that the bedrooms are also of an extraordinarily small size. It might be in the best interests of this application to eliminate the third bedrooms, thus gaining flexibility for parking and a quality product.

Given the intensity of this development and the fact that Floor Area Ratio information was missing from the earlier routings, please check lot coverage and Floor Area Ratios.

To repeat, this is a problem drainage area. Other recent developments have had to do extensive drainage systems and on-site detention. If this is not done correctly, the water from these lots will end up in the mobile home park or on other neighbors' property. At a minimum, there should be a pipe down the driveway to connect with a pipe in Roland. Please comment.

JKB: ted

3754C1



**CENTRAL  
FIRE PROTECTION DISTRICT**  
of Santa Cruz County  
Fire Prevention Division

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

**Date:** September 5, 2006  
**To:** Danny Beck  
**Applicant:** same  
**From:** Tom Wiley  
**Subject** **05-0419**  
**Address** **3565 Roland Dr.**  
**APN:** 032-021-30  
**OCC:** 3202130  
**Permit:** 20060283

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

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

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

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

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

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

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

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

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 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. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background

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

NOTE on the plans that a 100-foot clearance will be maintained with non-combustible vegetation around all structures.

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at [tomw@centralfire.org](mailto:tomw@centralfire.org). All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

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

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

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.  
3202130-090506

## 2COUNTY OF SANTA CRUZ

### INTER-OFFICE CORRESPONDENCE

**DATE:** July 27, 2007  
**TO:** Cathy Graves, Planning Department, Project Planner  
**FROM:** Melissa Allen, Project Manager  
**SUBJECT:** Application **05-0419, 7<sup>th</sup> Routing**, APN 032-021-30, 3565 Roland Drive, Live *Oak*

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The applicant is proposing to divide a property developed with one single family dwelling into two new lots of 6,334 and 6,022 square feet each and one developed lot of 6,481 square feet for a total of three parcels [4 parcels including common area and access road Parcel **B**] and to construct a single family dwelling with a second unit above the garage on each of the two new parcels and to construct the access road and drainage improvements and minor site grading [resulting in 3 single family and 2 second unit dwellings]. The project requires a Minor Land Division, Coastal Development Permit, Residential Development Permit, and Preliminary Grading Approval for about 150 cubic yards of earthwork. The property is located on the **north** side of Roland Drive immediately east ~~of~~ the intersection of Roland Drive (3565 Roland Drive) and 36th Avenue, Santa Cruz.

This application was considered at Engineering Review Group (ERG) meetings on July 20, 2005, March 1, 2006, June 21, 2006, and September 6, 2006. The Redevelopment Agency (RDA) previously commented on this application on July 26, 2005, March 7, 2006, June 29, 2006, September 15, 2006, January 9, 2007 and April 6, 2007 (attached). RDA's primary concerns for this project involve the clarification of access and maintenance issues and the provision of adequate parking, road and landscape improvements, and tree protections.

RDA has no additional comments on this application. Please see previous comments for consideration in preparing project conditions.

RDA does not need to see future routings **of** this project. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

cc: Greg Martin, DPW Road Engineering  
Paul Rodrigues, RDA Project Manager

Betsey Lynberg, RDA Administrator  
Jan Beautz, Supervisor District 1

# MEMORANDUM

Application No: 05-0419 (sixth routing)

Date: March 20, 2007

To: Cathy Graves, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a three lot minor land division at 3565 Roland Drive, Santa Cruz

## Design Review Authority

### 13.11.040 Projects requiring design review.

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

## Design Review Standards

### 13.11.072 Site design.

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Compatible Site Design</b>			
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			NIA
Street design and transit facilities			N/A
Relationship to existing structures	✓		
Relate to surrounding topography	✓		
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			NIA

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

## 13.11.073 Building design.

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
<b>Massing of building form</b>			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks			N/A
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	✓		
<b>Scale</b>			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian	✓		
<b>Building Articulation</b>			
Variation in wall plane, roof line, detailing, materials and siting	✓		

Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting		✓	

**INTEROFFICE MEMO**

---

**Date:** May 2, 2007  
**To:** Cathy Graves, Project Planner  
**From:** Larry Kasparowitz, Urban Designer  
**Re:** Review of a planting at a Minor Land Division

---

I reviewed the plans for the appropriateness of *Pittosporum eugenioides*. This is a tree form that needs constant maintenance to be a hedge. I suggest the *Pittosporum eugenioides* "variagata" which is a shrub form that grows to ten feet **maximum**.

application no. 05-0419 .txt  
From: Ann Horton [ann@iflandengineers.com]  
sent: Thursday, May 31, 2007 11:48 AM  
To: Cathy Graves  
subject: application no. 05-0419

RE: APN 032-021-30  
Danny Beck

Cathy:

we prepared a legal description for a storm drainage easement through the Castle Mobile Home Park and gave it to Danny Beck. He presented it to the park ownership on May 1, 2007. yesterday, he received the attached letter.

since the park owner will not grant an easement, we have no choice but to use the existing 12" pipe through the park. How should we proceed to meet the tentative map completion requirements?

Thank you for your response.

Glen Ifland  
IFLAND ENGINEERS, INC.  
1100 water St. 2nd Floor  
Santa Cruz, CA 95062  
831-426-5313 ext 202  
Fax 831-426-1763

<<\_0531114705\_001.tif>>

Project No. SC9035  
6 July 2007

MR. DANNY J. BECK  
121 Lori Lane  
Aptos, California 95003

Subject: Geotechnical Services:

- Supplemental Recommendations for Onsite Retention
- Plan Review

Reference: Proposed Minor Land Division  
APN 032-021-30  
3565 Roland Drive  
Santa Cruz, California

Geotechnical Investigation Report  
By Haro, Kasunich and Associates Dated November 2005

Preliminary Grading and Improvement Plan (Sheet TM4)  
By Ifland Engineers Dated 27 June 2007

Dear Mr. Beck:

At your request, our firm is providing supplemental geotechnical recommendations for onsite drainage retention and providing a geotechnical plan review of the referenced plan sheet for the proposed minor land division at 3565 Roland Drive, Santa Cruz California. Our scope of work included providing percolation data to Ifland Engineers for use in the design of an onsite retention facility for the new development. The purpose of the geotechnical plan review is to verify the project plan sheet was prepared in conformance with the recommendations presented in our geotechnical investigation report referenced above.

Haro, Kasunich & Associates has reviewed only the geotechnical aspects of these plans. We are not the Civil or Structural Engineers of Record for this project and accept no responsibility for designs prepared by others. We provide no warranties, either expressed or implied, concerning the dimensions or accuracy of the plans and analysis.

Supplemental Recommendations for Onsite Retention

Published percolation data of the subsurface soils at the site is provided on the soil survey web site (<http://websoilsurvey.nrcs.usda.gov/app/NWebSoilSurvey.aspx>). Based on this web site, the soils are identified as Watsonville loam (map unit symbol 178) with a saturated hydraulic conductivity of 3.0057 micrometers per second (or 0.426 in/hr).

Mr. Danny J. Beck  
Project No. SC9035  
3565 Roland Drive  
6 July 2007  
Page 2

Therefore, a percolation rate of 0.426 in/hr may be used in the design of the retention facility.

#### Geotechnical **Plan** Review

Sheet TM4 by Ifland Engineers, show the proposed project is a minor land division consisting of 3 parcels. Parcel 3 is currently developed with a single family residence and Parcels 1 and 2 will be developed with new single family structures. Parcel 3 improvements will consist of a new detached garage addition and AC driveway from Roland Drive. Parcels 1 and 2 will be developed new structures and accessed with a new common driveway to the north (145 lineal feet to a hammer head turn around) from the end of Roland Drive. The existing unpaved portion of Roland Drive from 36" Avenue to the east (100 lineal feet) will be surfaced with a new pavement section. Grading will be minor consisting of establishing final building pads and pavement elevations in order to maintain positive drainage away from structures to drainage swales and catch basins.

Roof drainage will consist of gutters and downspouts discharging onto splash blocks. Surface runoff will gravity sheet flow over finished grades and pavements; and be intercepted by graded swales, curbs and gutters to a retention facility located along the east side of the property. The retention facility is a 3 feet wide by 3 feet deep by 100 feet long rock filled trench with an 8 inch diameter perforated pipe at the top. The retention facility has a means of overflow to the southeast corner of the property if the design storm is exceeded. The retention facility overflow and the newly paved portion of Roland Drive will ultimately discharge runoff into the existing 12 inch diameter storm drain located at the southeast corner of the property.

Surface drainage improvements provided by the civil engineer must be maintained by the property owner at all times. The landscape or drainage contractor must be made aware of the plan/report recommendations. Where surface drainage improvements are not properly provided and/or maintained, foundation or ground movement resulting in structural distress, and/or stagnant water below slab floors, can occur.

The project plan sheet as reviewed was found to be in general conformance with our geotechnical recommendations.

Structural foundation plans and details were not part of our geotechnical plan review at this time, We request an opportunity to review the foundation plans and details for the proposed structures prior to construction.

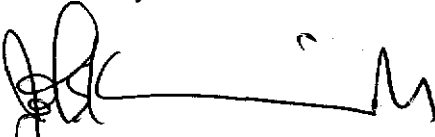
Mr. Danny J. Beck  
Project No. SC9035  
3565 Roland Drive  
6 July 2007  
Page 3

If you have any questions regarding our review, please call our office.

Very truly yours,

Reviewed By:

**HARO, KASUNICH & ASSOCIATES, INC.**

  
John E. Kasunich  
G.E. 455

William E. St. Clair  
Staff Engineer

WSC/dk

Copies:     1 to Addressee  
              3 to Ross Henzie  
              1 to Ifland Engineers Inc. (Attn: Glen Ifland)  
              1 to Devlin's Design and Drafting (Attn: Devlin Jones)

**IFLAND ENGINEERS, INC**

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 Santa Cruz, CA 95062  
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 www.iflandengineers.com

Job 05003 Danny Beck

Calculated by GHI

Sheet 1 of 8

Date 6/27/07 Revision 1 8/2/07

Revision 2 8/15/07

**STORM DRAINAGE**

M.L.D. 05-0419  
 A.P.N. 032-021-30

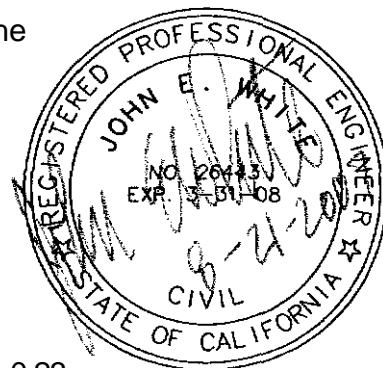
**PRELIMINARY ONLY**

Site Area 0.55 Ac.

Roland Ave. 0.07 Ac.

**0.62 Ac**

Total Area in drainage basin that collects at the  
 existing 12" pipe near the southeast corner.

**Existing Impervious Surfaces**

Roof, Patio, Walks 2,600 Sq. Ft. (0.06Ac.)

Roland Ave – Base-rock 3,075 Sq. Ft. (0.07 Ac) 50%

Coefficient of Runoff = (0.06)(0.90) + (0.07)(0.45) + (0.49)(0.30) = 0.23

0.23 ÷ 0.62 = **0.37 (Use 0.40)****Pre-Development Run-off**

$$Q_{10} = (0.40)(1.80)(0.62)$$

$$= \underline{0.45 \text{ c.f.s.}}$$

There is no offsite drainage entering this site. The land to the north and east is built-up with a mobile home park that collects its storm runoff into a system that connects to an existing 7 2 x 44" C.M.P. arch. The land to the west drains to 36" Avenue. The subject site together with a portion of Roland Drive directly south of the site drains to an existing 12" C.M.P. that extends from the easterly end of Roland Drive to the C.M.P. as mentioned above. (See accompanying map DA1.)

The site is proposed to be developed with a total impervious surface of 13,689 Sq. Ft. (0.31 Ac). The post development runoff would be:

$$Q_{10} = (0.90)(2.10)(0.31) + (0.30)(2.10)(0.24)$$

$$= \underline{0.74 \text{ C.F.S.}}$$

The existing 12" C.M.P. is more than adequate to handle the post-development runoff. (See page 3.)

However, since the County Design Criteria requires the post-development rate of runoff to be no greater than the pre-development rate, the runoff from the roofs of the three houses and the private road is proposed to be collected into drain rock filled trench with perforated pipes.

$$\begin{aligned} \text{Lot 1 roof} &= 2523 \text{ Sq. Ft.} \\ \text{Lot 2 roof} &= 2154 \\ \text{Lot 3 roof} &= 1802 \\ \hline \text{TOTAL} &= \underline{6479 \text{ Sq. Ft. (0.15 Ac)}} \end{aligned}$$



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Sheet 2 of 8

Date 6/27/07 Revision 1 8/2/07

Revision 2 8/15/07

Also, a detention pipe and trench are proposed along the east side of the common driveway to detain the post-development flow that collects along the driveway and is released into the existing 12 C.M.P. leaving the site.

Fig. SWM 20  $P_{60}$  = Value 1.4

### Detention Storage

205 Cu. Ft. + 25% = 256 cubic feet

See Page 4

Use rock-filled trench 3' wide x 1' deep x 154' long = 462 cubic feet less the displacement of pipes (94' of 12" pipe and 120' of 8" pipe = 114 cubic feet = 348 cubic feet at 40% voids = 139 cubic feet in rock. Then add back the pipe volume of 114 cubic feet for a total of 253 cubic feet.

The soil percolation rate per Haro, Kasunich and Associates, Geotechnical Engineers is 0.426 inches per hour. With a trench width of 3 feet and a depth of 1.0 feet, the trench would empty in 28 hours  
 $(1.0' \times 12 \div 0.426) = 28$  hours but this *would only occur if* the control outlet ~~is~~ obstructed.

Runoff from Roland Drive to collect into the existing 12" pipe is a pre-development condition. The only change to post-development is to install additional base rock and pave over the area of Roland Drive drainage to the pipe is 3050 square feet (0.07 Ac). The post-development runoff would be:

$$Q_{10} = (0.90)(1.80)(0.07) \\ = \underline{\underline{0.11 \text{ c.f.s.}}}$$

### Orifice Size in Release Structure

$$Q_{10} = C \times A \times \sqrt{2gxH} \\ = (0.6)(0.049) \sqrt{2 \times 32.2 \times 0.50} \\ = 0.06 \sqrt{32.20} \\ = (0.06)(5.67) \\ = \underline{\underline{0.34 \text{ c.f.s.}}}$$

### Use 3" diameter pipe orifice

An 8" H.D.P.E. pipe at a 0.50% slope connects the controlled release box to the catch basin at the existing 12" pipe. It has a flow capacity of 0.93 c.f.s. If the retention system fills completely and overflows at the 10-year storm rate of 0.46 c.f.s, the 8" pipe is adequate for the overflow rate.

$$Q_{10} = (0.40)(2.10)(0.55) = \underline{\underline{0.46 \text{ c.f.s.}}}$$

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Sheet 3 of 8

Date 6/27/07 Revision 1 8/2/07

Revision 2 8/15/07

Analysis of existing 12" C.M.P. leaving the site at the westerly end of Roland Drive and extending to 72" x 44" C.M.P. arch in Mobile Home Park.

**Site Area Drainase to 12" C.M.P.**

0.61 Ac. (26,600 Sq. Ft.)

$$Q_{10} = (0.90)(2.10)(0.37) + (0.30)(2.10)(0.24) \\ = \underline{\underline{0.85 \text{ c.f.s.}}}$$

$$Q_{25} = (0.85)(1.20) \\ = \underline{\underline{1.02 \text{ c.f.s.}}}$$

$$Q_{50} = (0.83)(1.35) \\ = \underline{\underline{1.15 \text{ c.f.s.}}}$$

$$Q_{100} = (0.83)(1.50) \\ = \underline{\underline{1.28 \text{ c.f.s.}}}$$

The 12" pipe slopes @ 1.0% with a roughness coefficient of 0.024 and a flow capacity of **1.98 c.f.s.**

The pipe is more than adequate for the runoff from the completed project

This pipe was video inspected on July 17, 2006 and was found to be in good condition.

PROJECT: Danny J. Beck - 05003

Calc by: RC

Date: 8/16/2007

**RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD**

Data Entry: PRESS TAB &amp; ENTER DESIGN VALUES SS Ver. 1.0

Site Location P60 Isoleth: 1.40 Fig. SWM-2 in County Design Criteria  
 Rational Coefficients Cpre: 0.37 See note # 2  
 Cpost: 0.90 See note # 2  
 Impervious Area: 7841 ft<sup>2</sup> See note # 2 and # 4

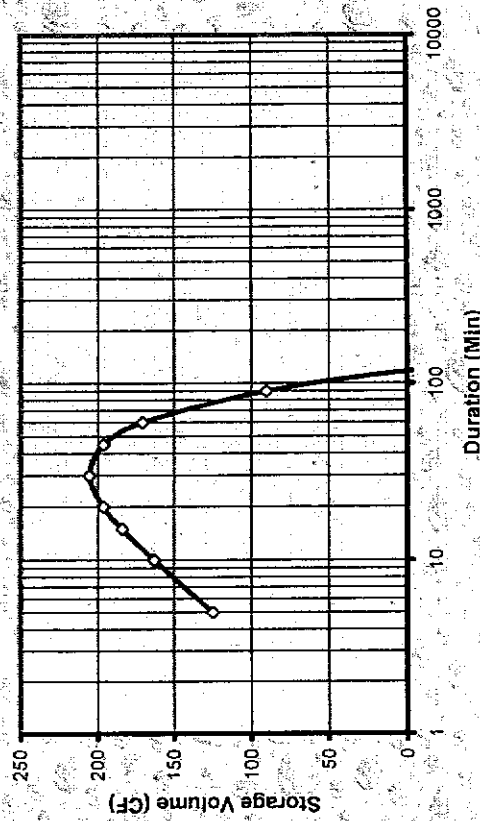
**STRUCTURE DIMENSIONS FOR DETENTION**

205	ft <sup>3</sup> storage volume calculated		
100	% void space assumed		
205	ft <sup>3</sup> excavated volume needed		
Structure Ratios	Length	Width*	Depth*
	25.00	2.00	2.00
Dimen. (ft)	31.78	2.54	2.54

\*For pipe, use the square root of the sectional area

10 - YEAR DESIGN STORM				DETENTION @ 15 MIN.	
Storm Duration (min)	10 - Year Intensity (in/hr)	10 - Yr. Release Qpre (cfs)	10 - Year Qpost (cfs)	Detention Rate To Storage (cfs)	Specified Storage Volume (cf)
1440	0.23	0.016	0.038	-0.076	-8194
1200	0.25	0.017	0.041	-0.073	-6545
960	0.28	0.019	0.046	-0.069	-4933
720	0.32	0.021	0.052	-0.062	-3372
480	0.38	0.025	0.062	-0.052	-1890
360	0.43	0.029	0.070	-0.044	-1196
240	0.51	0.034	0.083	-0.031	-555
180	0.58	0.039	0.094	-0.020	-267
120	0.69	0.046	0.113	-0.002	-14
90	0.78	0.052	0.127	0.013	90
60	0.93	0.062	0.152	0.038	171
45	1.05	0.071	0.172	0.058	196
30	1.26	0.084	0.205	0.091	205
20	1.50	0.101	0.245	0.131	196
15	1.70	0.114	0.278	0.163	184
10	2.03	0.136	0.331	0.217	163
5	2.74	0.184	0.447	0.333	125

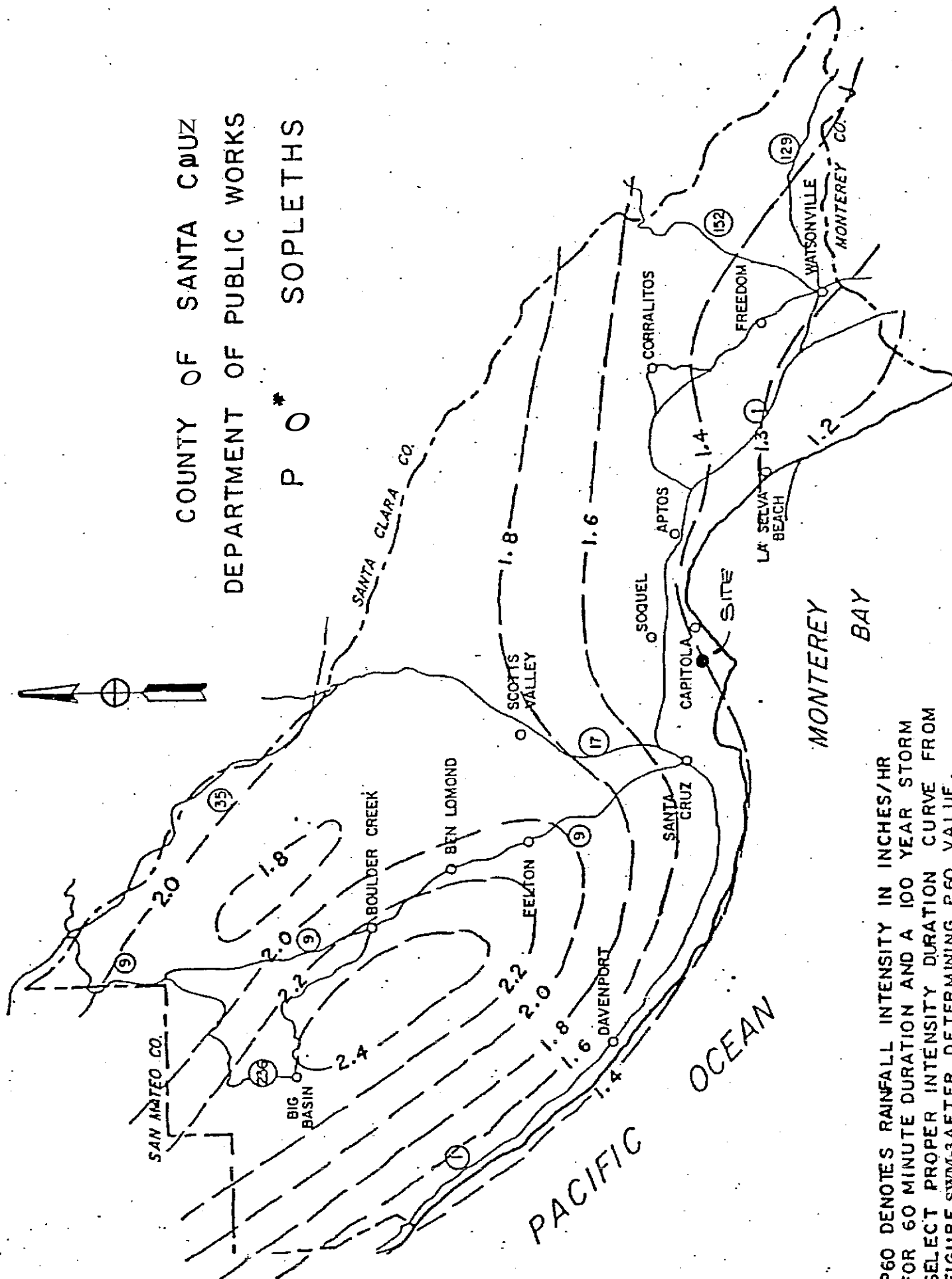
10-Yr Post-Development Detention Storage Volume  
 @ 10-Yr Pre-Development Release Rate

**Notes & Limitations on Use:**

- 1) The modified rational method, and therefore the standard calculations are applicable in watersheds up to 20 acres in size.
- 2) Required detention volume determinations shall be based on all net new impervious area both on and off-site, resulting from the proposed project. Pervious areas shall not be included in detention volume sizing; an exception may be made for incidental pervious areas less than 10% of the total area.
- 3) Gravel packed detention chambers shall specify on the plans, aggregate that is washed, angular, and uniformly graded (of single size), assuring void space not less than 35%.
- 4) A map showing boundaries of both regulated impervious areas and actual drainage areas routed to the hydraulic control structure of the detention facility is to be provided, clearly distinguishing between the two areas, and noting the square footage.
- 5) The EPA defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are "authorized by rule". For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page.
- 6) Refer to the County of Santa Cruz Design Criteria, for complete method criteria.



COUNTY OF SANTA CRUZ  
DEPARTMENT OF PUBLIC WORKS  
P O \* SOPLETHS



\*P60 DENOTES RAINFALL INTENSITY IN INCHES/HR FOR 60 MINUTE DURATION AND A 100 YEAR STORM  
SELECT PROPER INTENSITY DURATION CURVE FROM FIGURE SW-6.3 AFTER DETERMINING P60 VALUE.

# Rainfall Intensity - Duration Curves

## 10 Yr. Return Period

$$((4.29112) * (1.1952)^{P60\_VALUE}) / (DURATION^{((0.60924) * (0.78522)^{P60\_VALUE})})$$

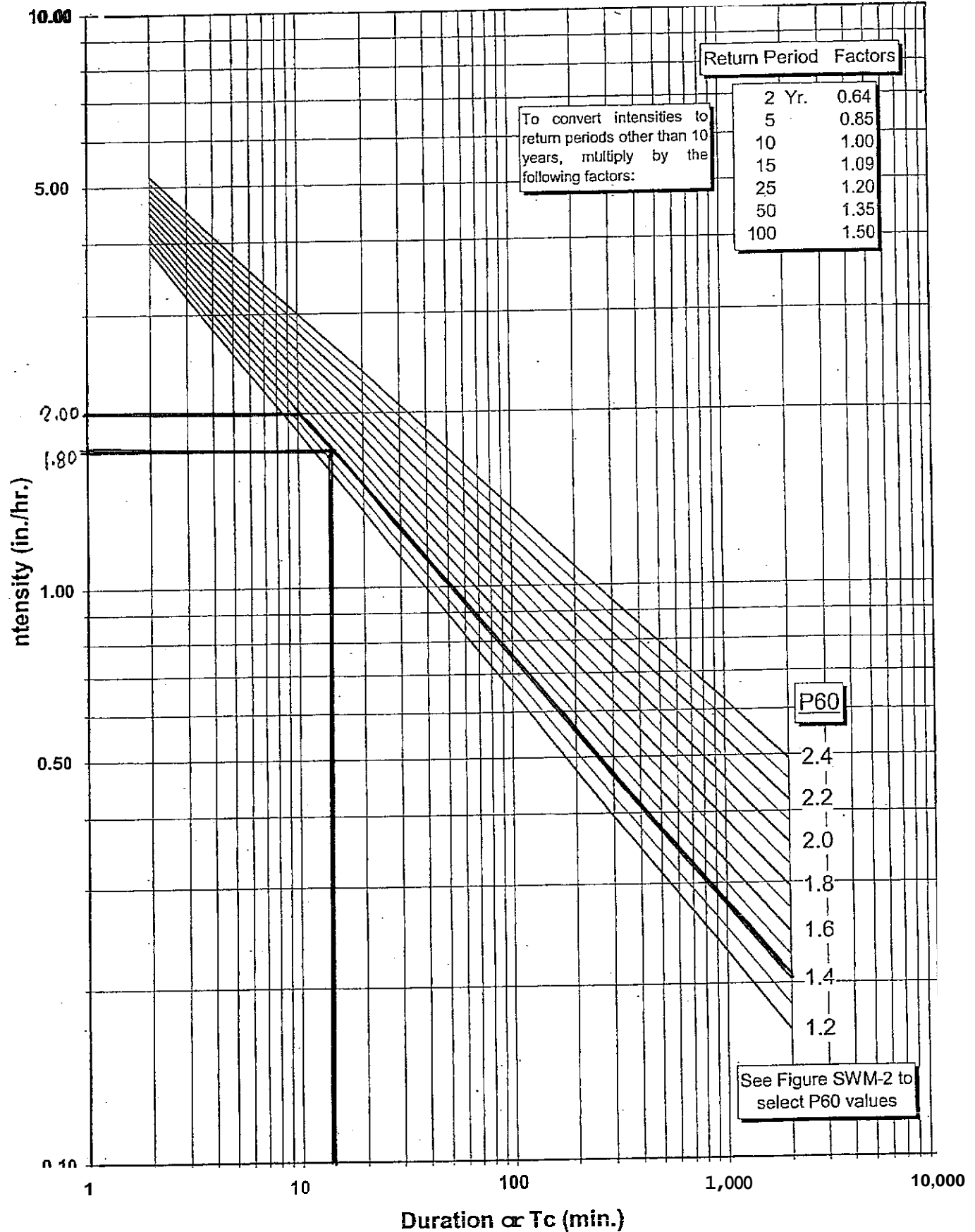


TABLE 4

CIRCULAR PIPE FLOW CAPACITY  
Full Flow (cubic feet per second)

Mannings "n" = 0.012

8" HDPE Pipe to Catchbasin at 12" P.I.F.

Dia. *Cor. (in.)	F&C or	* Slope (feet per 100 feet) (c.f.s.)															
		0 02	0 05	0 10	0 20	0 35	0 50	0 75	1.00	1.25	1.50	1 75	2 0	2 5	5.0	10 0	20 0
3	0.957	0.014	0.021	0.030	0.043	0.057	0.068	0.083	0.096	0.107	0.12	0.13	0.14	0.16	0.21	0.30	0.43
4	2.062	0.029	0.046	0.065	0.092	0.122	0.146	0.179	0.206	0.231	0.25	0.27	0.29	0.33	0.46	0.66	0.92
5	3.738	0.053	0.084	0.118	0.167	0.221	0.264	0.324	0.374	0.418	0.46	0.49	0.53	0.59	0.84	1.18	1.67
6	6.079	0.086	0.136	0.192	0.272	0.360	0.430	0.526	0.608	0.680	0.74	0.80	0.86	0.96	1.36	1.92	2.72
8	13.091	0.185	0.293	0.414	0.585	0.774	0.926	1.134	1.309	1.464	1.60	1.73	1.85	2.07	2.93	4.14	5.85
10	23.7 <sup>w</sup>	0.0 <sup>w</sup>	0.53	0.75	1.06	1.40	1.78	2.06	2.37	2.65	2.91	3.14	3.36	3.76	5.31	7.51	10.5 <sup>4</sup>
12	38.6 <sup>o</sup>	0.6 <sup>c</sup>	0.86	1.22	1.73	2.28	2.93	3.34	3.86	4.32	4.73	5.11	5.46	6.10	8.63	12.21	17.26
15	63.9 <sup>E</sup>	0.3 <sup>z</sup>	1.56	2.21	3.13	4.14	4.35	6.06	7.00	7.82	8.57	9.26	9.90	11.06	15.65	22.13	31.30
18	113.3 <sup>o</sup>	1.61	2.54	3.60	5.0 <sup>z</sup>	6.7 <sup>z</sup>	8.05	9.36	11.38	12.7 <sup>z</sup>	13.34	15.05	16.09	17.99	25.46	35.99	50.89
21	171.6 <sup>5</sup>	2.43	3.84	5.43	7.6 <sup>z</sup>	10.1 <sup>E</sup>	12.14	14.37	17.17	19.1 <sup>z</sup>	21.0 <sup>z</sup>	22.71	24.28	27.14	38.38	54.28	76.77
24	245.08	3.47	5.48	7.75	10.9 <sup>E</sup>	15.5 <sup>o</sup>	17.33	21.22	24.51	27.40	30.0 <sup>z</sup>	32.42	34.66	38.75	54.80	77.50	109.60
27	335.51	4.74	7.50	10.61	15.00	19.85	23.7 <sup>z</sup>	29.06	33.55	37.51	41.09	44.38	47.45	53.06	75.0	105.1	160.0
30	444.35	6.28	9.94	14.05	19.87	26.29	31.4 <sup>z</sup>	38.43	44.44	50.68	54.42	58.78	62.84	70.26	99.4	139.7	200.0
36	722.57	10.22	16.16	22.65	32.31	42.75	51.0 <sup>z</sup>	62.56	72.26	80.73	88.50	95.59	102.19	114.25	161.6	225.5	323.1
42	1083.9	15.41	24.37	34.47	48.74	64.5	77.1	94.0	109.0	121.3	133.5	144.2	154.1	172.3	243.7	344.7	500.0
48	1556.1	22.01	34.80	49.21	69.59	92.1	110.0	134.6	155.6	174.0	190.6	205.9	220.1	246.0	348.0	492.1	700.0

\* Conveyance Factor =  $(1.486 \times R^{2/3} \times A) / n$