June 23, 2024

SANTA CRUZ COUNTY PLANNING COMMISION

701 OCEAN ST.
SANTA CRUZ, CA. 95060

Re: Application No. 231069 (1960 Maciel Avenue); Storm Water Management Plan

To Whom It May Concern

My Family is the owner of 1922 Maciel Avenue (APN 029-121-01), adjacent and immediately downstream of the proposed development. We prepared our response with the strong support of our Civil Engineer and land use attorney.

From what we can discern from the application, the proposed Storm Water Management Plan (SWM) includes emergency release of storm water through our property. Some of the inconsistencies in the staff report are:

1. Sheet C5.1 shows “safe overland release” at the SE corner of 029-391-09 where it borders 029-121-01. In the attached letter dated May 1, 2024 from C2G Civil Consultants Group, it was stated that the overflow path would be relocated to the pre-development point of discharge. This is noted on page 12 of the Staff Report which reads "Safe overflow for storms exceeding 100-year storm design will follow existing patterns and route to an existing drainpipe located between lot numbers four and five." (This should read lot number three and four). The elevations currently shown in the plan set do not support this. The current grading from NE to SE shows a drop in elevation of more than 10 feet, with the low point being the SE corner of the parcel, which means that all overland water would flow to the SE corner of the parcel during a stormwater drainage system failure.

2. On Sheet C3.1, can the developer please indicate the INV of the 5 LF of 12” HDPE and the INV of the 83 LF of 12” HDPE within the drain at the SE corner of Lot #4?

We agree to only accept the historical volume of storm water through our existing underground pipe near the border of Lots 3 and 4. We will not accept any overland surface release water.

Attached please find:

- A letter from our Civil Engineer, Michael Goodhue stating requests for additional information.
- A copy of the storm drainage calculations for our past development 029-121-01.
- A copy of the aforementioned letter from C2G Engineering to Alyson Tom.

We request you include Michael Goodhue's recommendations in the Tentative Map for the proposed development.

SINCERELY,

CARL WASHBURN
1922 MACIEL AVENUE,
SANTA CRUZ, CA. 95062
831-588-0651; CWLOUIS1@GMAIL.COM

MFG Engineers, Inc.
Civil Engineers & Land Surveyors

May 21, 2024

TO WHOM IT MAY CONCERN

RE: Application No. 231069 (1960 Maciel Avenue) as it may affect
1922 Maciel Av, Santa Cruz; APN 029-121-01

I am writing to voice a word of caution regarding the above referenced proposed development at 1960 Maciel Avenue. Based on information provided to date the proponents of the above referenced development, hereinafter referred to as "Developer", intend to use my client's property at 1922 Maciel Avenue for overland storm water release. Please find attached a letter from the Developer's engineering showing the proposed overland release location. I believe that the tentative map should be conditioned to address this issue.

The proposed design needs to show mitigation of additional post development and construction term overflow runoff across 1922 Maciel Avenue.

I believe that the following should be added to the Tentative Map conditions:

1. The Developer shall provide storm drain calculations quantifying the existing and proposed 100 year return period storm water release at the proposed overland release location. All calculations shall be made available to the owner of 1922 Maciel Avenue, hereinafter referred to as "Owner", for review by his/her engineers.
2. Developer shall design a storm drain inlet, with improvements on developer's property, that will optimize flow into the existing 12" diameter storm drain pipe that crosses the parcel at 1922 Maciel Avenue. Developer shall determine if the 12" diameter pipe and new inlet is adequately sized to pass the 100 year return period storm from the new development. If not, Developer shall propose mitigations to address any overflow from this pipe. It may be necessary to provide additional conveyance out to Maciel Avenue. All calculations and proposed designs shall be made available to the owner for review and comment by his/her engineers.
3. Developer shall provide a robust consttuciton term erosion and sediment control design for any construction term runoff onto 1922 Maciel Avenue.
4. Developer shall enter into an agreement with the owner for long term maintenance of these overland release improvements and clean up, restoration and mitigation of any damage caused by any future overland release. All work shall be paid by the developer. These conditions shall carry forward to the new development home owner's association.
5. Developer shall enter into an easement agreement with the owner whereby the owner will be compensated for the increased stormwater flow across his property.

Please contact me if you have any questions or if any further clarification is necessary.

Sincerely,

Michael Goodhue

Michael F. Goodhue, P.E., L.S.

Attachment

PO Box 1914, Aptos, Ca. 95001 MichaelGoodhuepe@gmail.com (831)763-1661 www.mfgengineers.org

C2G /CIVIL CONSULTANTS GROUP, INC.
Engineers/Planners

May 1, 2024

Attn: Alyson Tom
County of Santa Cruz
Public Works - Drainage
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060

Subject: 1960 Maciel Ave. 21-Lot Residential Subdivision
Proposed Drainage Memorandum

Dear Mrs. Tom,

The above-mentioned project is being prepared to go before the Planning Commission for approval.

Due to some recent comments from Public Works Encroachment, the proposed site layout has been slightly altered to address comments pertaining to individual driveways and pedestrian access. Due to these minor changes, adjustments will need to be made to the stormwater calculations to reflect the new impervious area totals. C2G shall ensure that the final mitigation design will be updated to account for final impervious and semi-impervious areas.

In addition to the calculations, the neighbor to the south of the proposed project expressed a concern with our previously proposed overland point-of-release (southeasterly corner). The previously proposed overland release C2G has revised the Safe Overflow Routing to meet the pre-development point-of-discharge. Below is Exhibit "A" which depicts the existing and currently proposed overflow path.

If you have any questions, please call my office. Thank you.

Very truly yours,

C2G/CIVIL CONSULTANTS GROUP, Inc.

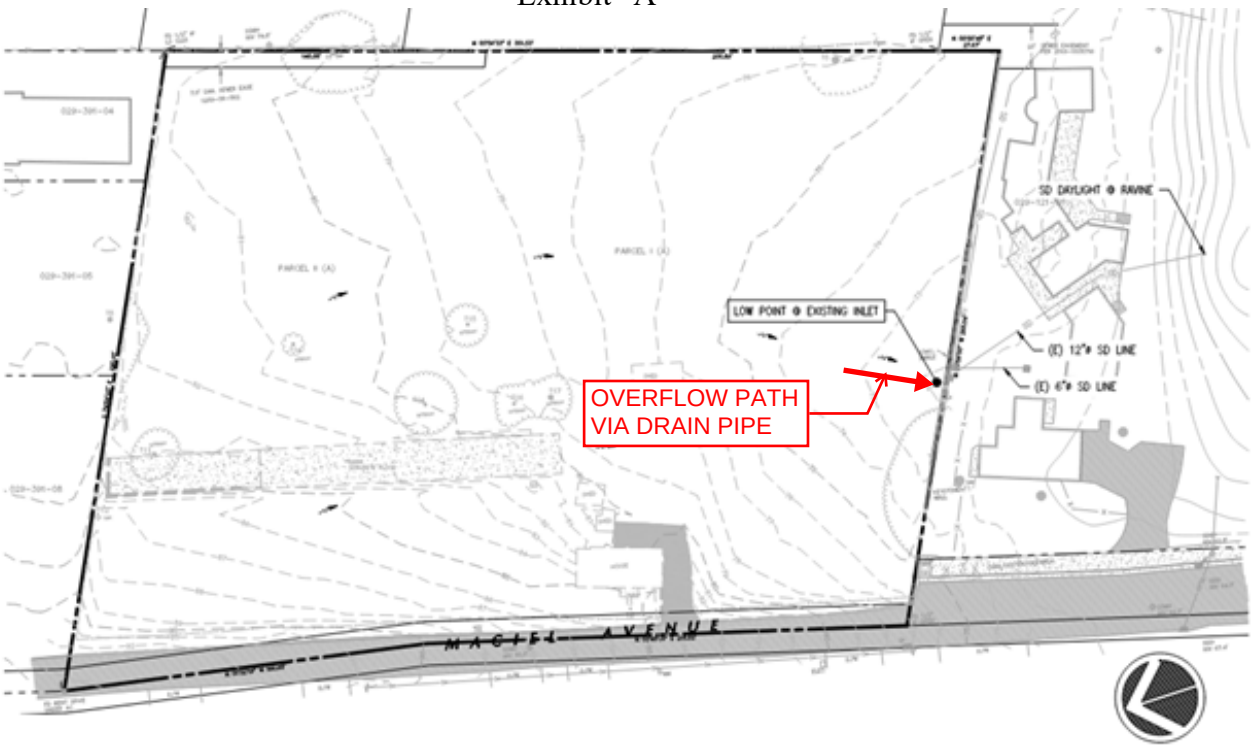
REGISTERED PROFESSIONAL ENGINEER
TODD R. CREAMER
No. C 64561
Exp. 6/30/25
CIVIL
STATE OF CALIFORNIA

David Dauphin
Vice President / Associate Engineer

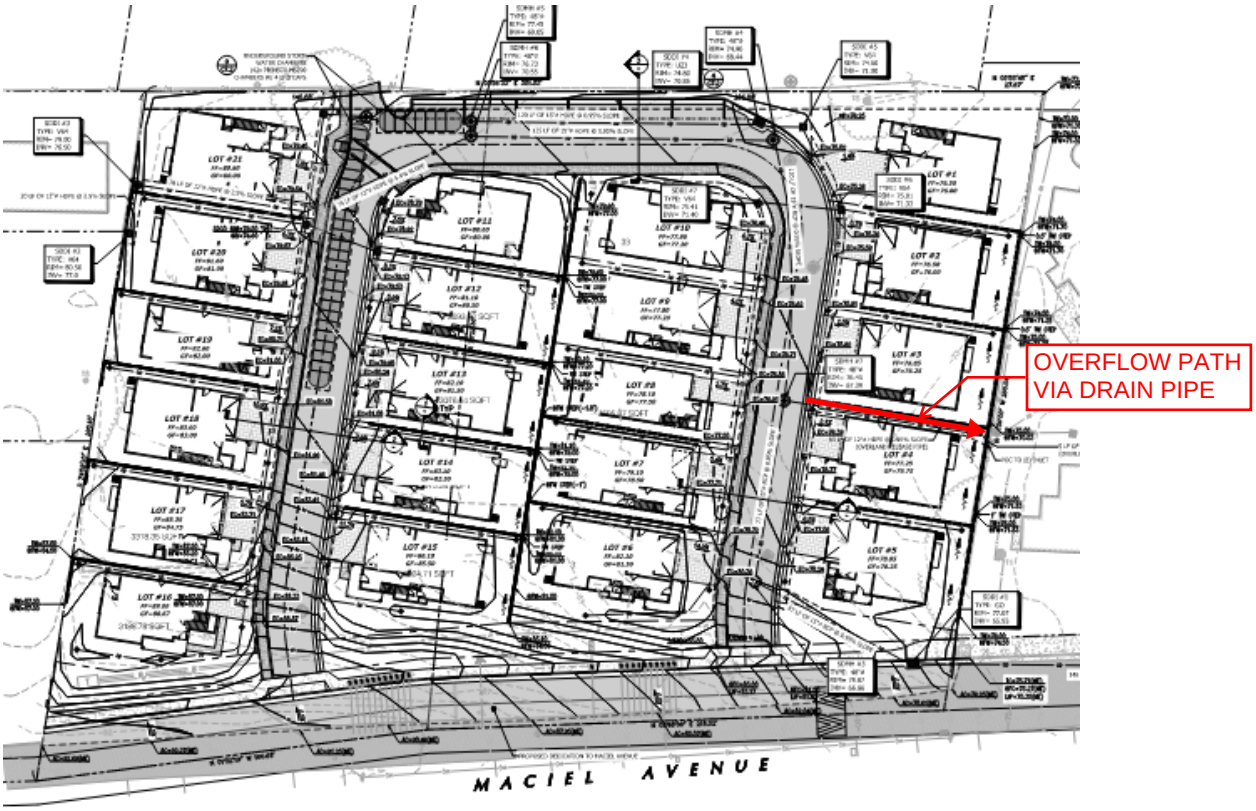
Todd Creamer
President / Principal Engineer

C2G 4444 Scotts Valley Drive, Suite 6, Scotts Valley, CA 95066-4529
831/438-4420 • Fax 831/438-5829 • [name]@c2gengrs.com • www.civilconsultantsgroup.com

Exhibit “A”



Existing Overflow Path



Proposed Overflow Path

C2G 4444 Scotts Valley Drive, Suite 6, Scotts Valley, CA 95066-4529
831/438-4420 • Fax 831/438-5829 • [name]@c2gengrs.com • www.civilconsultantsgroup.com

August 11, 2018
Revised November 14, 2019
Revised January 10, 2020

MFG Engineers, Inc.
Civil Engineers & Land Surveyors

REGISTERED PROFESSIONAL ENGINEER
MICHAEL F. GOODHUE
No. C43754
Exp. 6-30-21
CIVIL
STATE OF CALIFORNIA
1-10-20

STORM DRAINAGE CALCULATIONS FOR A NEW HOUSE AND DRIVEWAY ON AT 1922 MACIEL AV, SANTA CRUZ, CA APN 029-121-01

Project Description: This project proposes construct a new home and driveway on at the above referenced location.

Based on Santa Cruz County requirements this project is required to limit post development runoff for a 10-year storm to the pre-development runoff rates. In addition the volume needed to detain a 2 yr storm is also required. The design storms are outlined in the County of Santa Cruz Public Works Design Criteria. This criteria along with the excel spread sheets from the Public Works website (fig. SWM-17 and SWM-24, attached) were used to size the storm water detention/retention structure. This criteria uses the modified rational method plus a 25% factor of safety.

Please find attached calculations showing that the overflow capacity of the system is adequate to pass a 100yr storm. Calculations for the metered flow rate are also contained herein.

These calculations were revised on November 14, 2019. The pond area was added to the calculations shown on SWM-17 and SWM-24 (attached). Minor pond volume adjustments and other calculations in this document were revised accordingly. A tributary drainage area map was also added. NCRS Soil Survey data for the site was added at the end of this document.

The calculations were revised on January 10, 2020; Tributary base rock are awas correct from 927 sf to 1,852 sf. Detention/ retention calculations were adjusted accordingly. Minor pond area adjustments were made. A pond volume calculation exhibit was added.

PO Box 1914, Aptos, Ca. 95001 MichaelGoodhuepe@gmail.com (831)763-1661 www.mfgengineers.org

MFG Engineers, Inc.
Civil Engineers & Land Surveyors

IMPERVIOUS AREA FOR STORM DRAIN CALCULATIONS

AREA #	DESC	C POST	AREA
1	POND	.25	2,292
2	HOUSE & GARAGE	.90	4,504
3.	AB DRIVEWAY	.50	1,852
4	AC DRIVEWAY	.90	1,742
5.	CONC PATIO	.90	651
			11,041

CALCULATE POST DEVELOPMENT RUNOFF COEF.

$$\frac{.25 \times 2292 + .5 \times 1,852 + .9 \times 6897}{11,041} = 0.70$$

CALCULATE POND OVER FLOW PIPE CAPACITY

$Q_{100} = C \bar{i} A$; $C = .72$, $A = 10,116$

$\bar{i}$; P_{60} ISOPLETH = 1.4 (Fig SWM-2)

100 yr FACTOR (SWM-3) = 1.5

$t_c = 5$ min

$\bar{i}_{100} = 1.5 \times 2.75 = 4.13$ in/hr

$Q_{100} = .70 \times 4.13 \times 11,041/43560 = 0.73$

TRY 8" PIPE @ 1.0%

$$Q = \frac{1.49}{n}(A)(r_H)^{2/3}\sqrt{S} = \frac{1.49}{.012}(.35)(.1667)^{2/3}\sqrt{.01} = 1.3 \text{ CFS} > .73 \text{ OK}$$

CHECK 8" PIPE FROM DRIVEWAY TO POND

$$Q = \frac{1.49}{0.12}(.35)(.1667)^{2/3}\sqrt{.0057} = 0.96 > .73 \text{ OK}$$

PO Box 1914, Aptos, Ca. 95001 MichaelGoodhuepe@gmail.com (831)763-1661 www.mfgengineers.org

MFG Engineers, Inc.
Civil Engineers & Land Surveyors

CALCULATE ORIFICE SIZE FOR METERED FLOW

$Q_{PRE} = 0.099$ (SEE ATTACHED SWM-17)

TRY $2\frac{3}{8}$ ORIFICE

$$Q = C_d A (2gh)^{\frac{1}{2}} = (.61)(.0308)(2 \times 32.2 \times .45)^{\frac{1}{2}}$$

$$= 0.101 \text{ CFS} \cong 0.109 \text{ CFS} \quad \underline{\text{OK}}$$

CHECK POND INFILTRATION, AFTER STORM (DRIANGE 48 HOURS AFTER RAIN EVENT)

CAPTURE VOLUME TO BE DRAINED = 443 CF (SWM-24)

CALCULATE INFILTRATION IN 48 HOURS

$$48 \text{ hrs} \times 0.35 \tfrac{\text{in}}{\text{hr}} \times \frac{1 \text{ FT}}{12 \text{ in}} \times 484^{*} = 678 \text{ CF} > 443 \text{ CF} \quad \underline{\text{OK}}$$

* POND SURFACE AREA @ TOP OF RETENTION VOL.
SEE POND VOLUME EXHIBIT (Page 8 OF 12)

PO Box 1914, Aptos, Ca. 95001 MichaelGoodhuepe@gmail.com (831)763-1661 www.mfgengineers.org

PROJECT: 1922 Maciel, Santa Cruz,Detention Structure,10yr Storm. **Calc by:** mfg **Date:** 1/10/2020

RUNOFF DETENTION BY THE MODIFIED RATIONAL METHOD

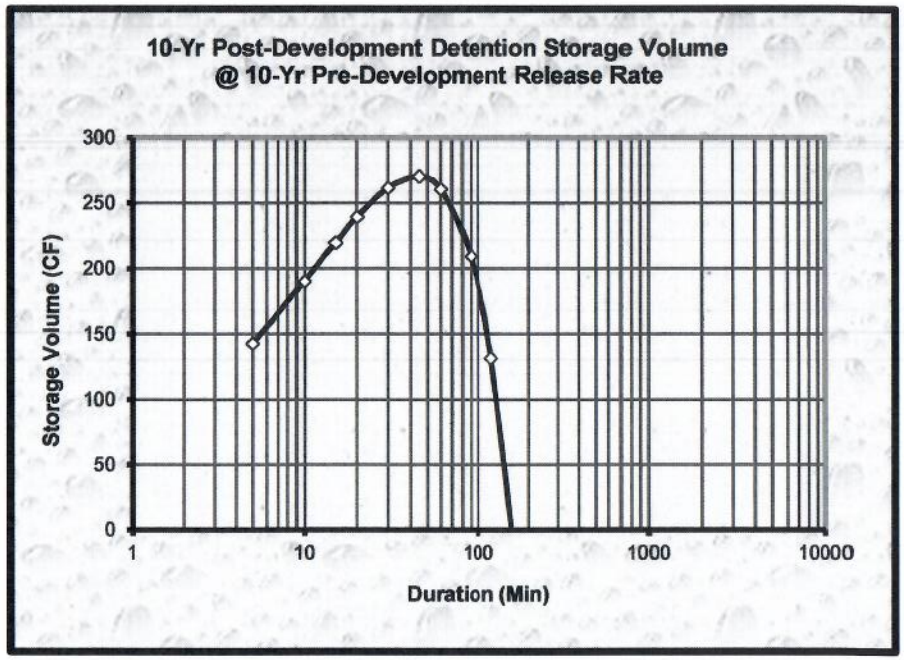
Data Entry: PRESS TAB & ENTER DESIGN VALUES SS Ver: 1.0

Site Location P60 Isopleth:	1.40		Fig. SWM-2 in County Design Criteria
Rational Coefficients Cpre:	0.25		See note # 2
Cpost:	0.70		See note # 2
Impervious Area:	11041	ft^2	See note # 2 and # 4

STRUCTURE DIMENSIONS FOR DETENTION

270	ft^3 storage volume calculated			
100	% void space assumed			
270	ft^3 excavated volume needed			
Structure	Length	Width*	Depth*	*For pipe, use the square
Ratios	31.00	8.00	1.30	root of the sectional area
Dimen. (ft)	**29.23**	**7.54**	**1.23**	

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	0.015	0.042	-0.067	-7202
1200	0.25	0.016	0.045	-0.063	-5691
960	0.28	0.018	0.050	-0.059	-4221
720	0.32	0.020	0.057	-0.052	-2807
480	0.38	0.024	0.067	-0.041	-1479
360	0.43	0.027	0.076	-0.032	-867
240	0.51	0.033	0.091	-0.017	-313
180	0.58	0.037	0.103	-0.005	-71
120	0.69	0.044	0.123	0.015	132
90	0.78	0.050	0.140	0.031	210
60	0.93	0.059	0.166	0.058	261
45	1.05	0.067	0.189	0.080	**270**
30	1.26	0.080	0.225	0.116	262
20	1.50	0.096	0.268	0.160	240
15	1.70	**0.109**	0.304	0.195	220
10	2.03	0.129	0.363	0.254	190
5	2.74	0.175	**0.490**	0.381	143



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.

SWM-17

5 of 12

PROJECT: 1922 Maciel - APN:029-121-01 **Calc by:** MFG **Date:** 1/10/2020

RUNOFF RETENTION BY THE STORAGE PERCOLATION METHOD

Data Entry: PRESS TAB KEY & ENTER DESIGN VALUES

Notes & Limitations on Use:

SS Ver:1.0

Site Location P60 Isopleth:	1.40	Fig. SWM-2
Rational Coefficients Cpre:	0.25	
Cpost:	0.70	
Impervious Area:	11041	ft^2
Saturated Soil Permeability:	0.35	in/hr

Saturated soil permeability values may be used conservatively from the USDA-NRCS soil survey, or use actual test values.
Site selection and design shall give proper consideration to the path for excess flows downstream of the designated retention area.
Retention site location on, or immediately above, slopes exceeding 15% will require consulting a geotechnical engineer.
Gravel packed structures shall use washed, angular, uniformly graded aggregate providing not less than 35% void space.
Refer to the County of Santa Cruz Design Criteria, Stormwater Management - Section H, for complete method criteria.

2 - YEAR DESIGN STORM				RETENTION @ 120 MIN.		DETENTION @ 60 MIN.	
Storm Duration (min)	2 - Year Intensity (in/hr)	Qpre (cfs)	Qpost (cfs)	Retention Rate To Storage (cfs)	Specified Retained Volume (cf)	Detention Rate To Storage (cfs)	Specified Detained Volume (cf)
1440	0.15	0.010	0.027	-0.001	-254	-0.011	-972
1200	0.16	0.010	0.029	0.001	-43	-0.009	-651
960	0.18	0.011	0.032	0.004	145	-0.006	-351
720	0.20	0.013	0.036	0.008	304	-0.002	-79
480	0.24	0.015	0.043	0.015	415	0.005	148
360	0.27	0.017	0.049	0.021	**443**	0.011	235
240	0.33	0.021	0.058	0.030	439	0.020	292
180	0.37	0.024	0.066	0.038	418	0.028	303
120	0.44	**0.028**	0.079	0.051	376	0.041	294
90	0.50	0.032	0.089	0.061	342	0.051	277
60	0.60	0.038	0.107	0.078	293	0.068	247
45	0.67	0.043	0.121	0.093	261	0.083	223
30	0.80	0.051	0.144	0.116	218	0.106	191
20	0.96	0.061	0.172	0.144	181	0.134	160
15	1.09	0.069	0.195	0.166	157	0.156	141
10	1.30	0.083	0.232	0.204	129	0.194	116
5	1.75	0.112	0.313	0.285	90	0.275	83

STRUCTURE DIMENSIONS FOR RETENTION

443 ft^3 storage volume calculated
100 % void space assumed
443 ft^3 excavated volume needed

Structure Ratios	Length	Width*	Depth*#
	34.00	9.00	0.80
Dimen. (ft)	**41.42**	**10.96**	**0.97**

556 ft^2 internal surface area
389 ft^2 effective surface area
39.0 hrs estimated structure drainage time

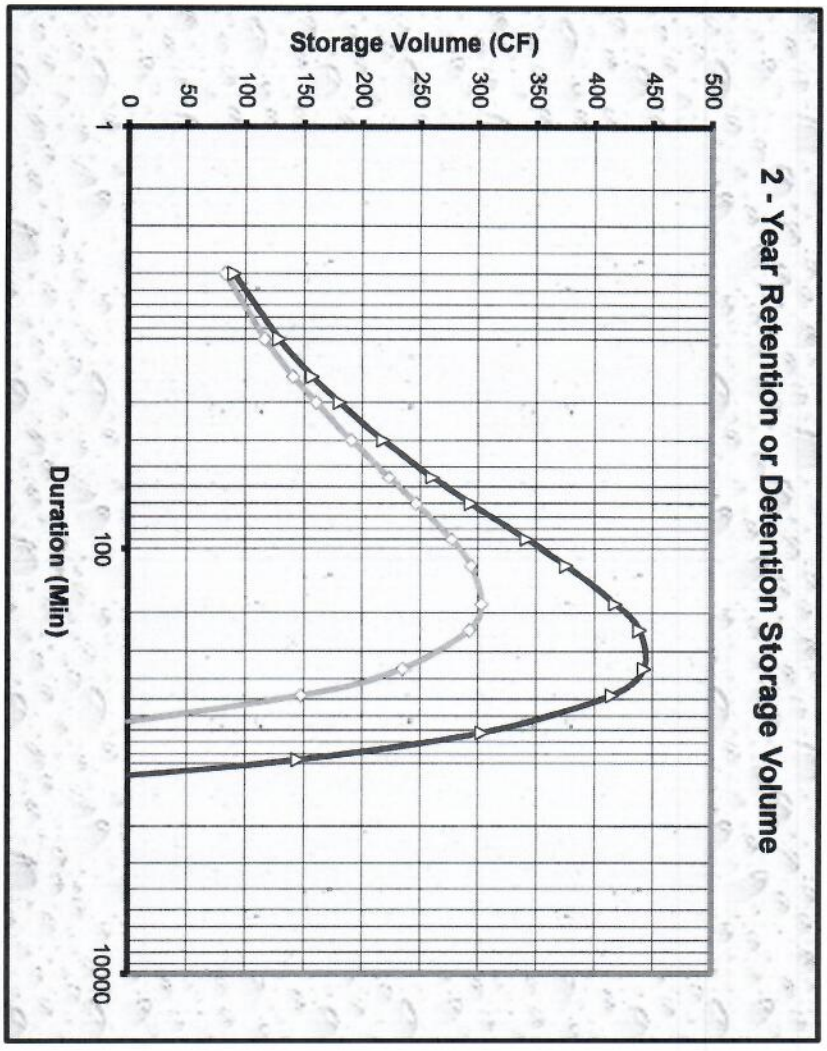
* For pipe, use the square root of the sectional area.
\# If cell values displayed are corrupted, enter zero for depth, then re-enter a positive numeric value within allowed range.

STRUCTURE DIMENSIONS FOR DETENTION

303 ft^3 storage volume calculated
100 % void space assumed
303 ft^3 excavated volume needed

Structure Ratios	Length	Width*	Depth*
	34.00	9.00	0.80
Dimen. (ft)	**36.51**	**9.66**	**0.86**

6 of 12

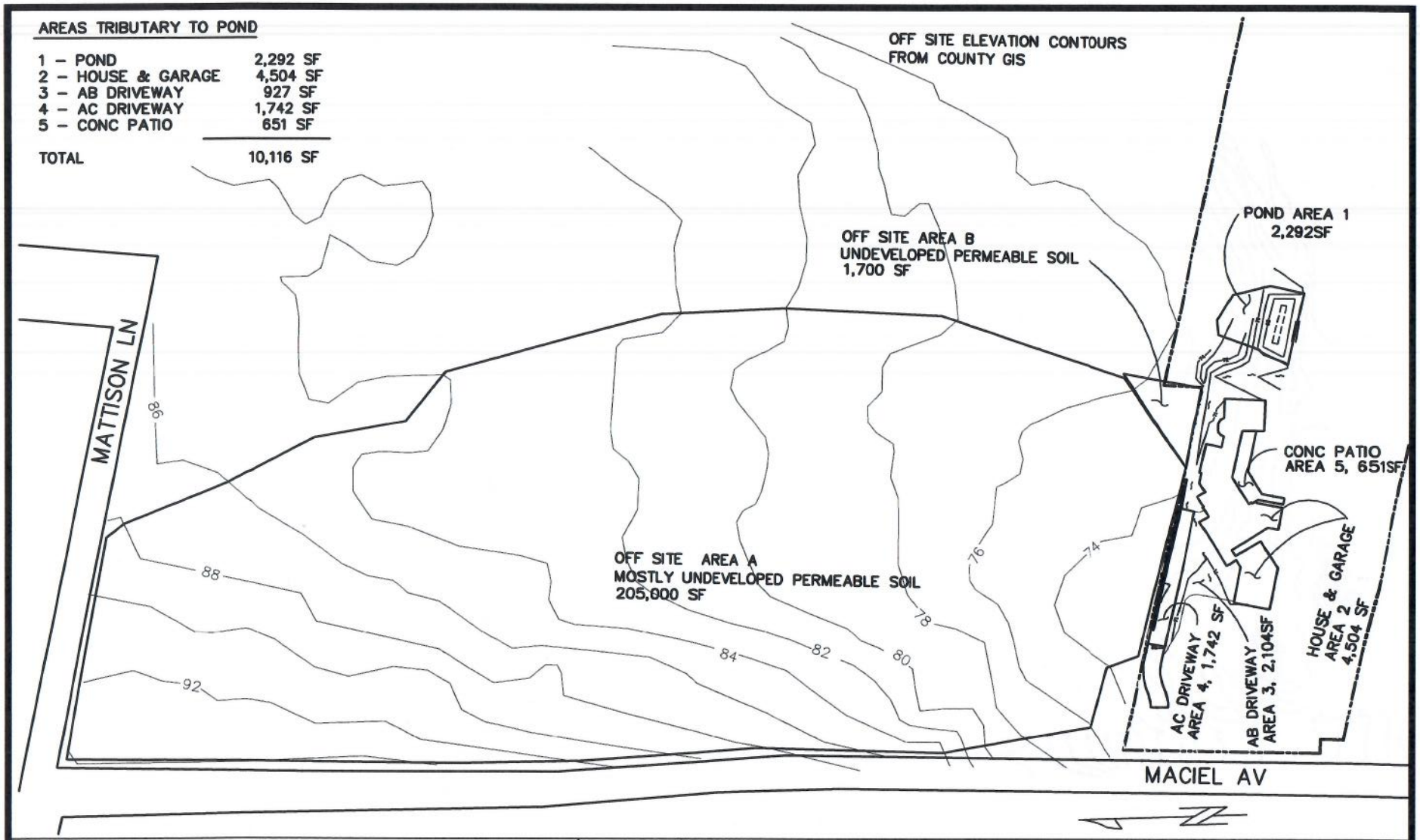

2 - Year Retention or Detention Storage Volume
Storage Volume (CF)
0
50
100
150
200
250
300
350
400
450
500
1
100
10000
Duration (Min)

SWM 24

7 of 12

AREAS TRIBUTARY TO POND

1 – POND	2,292 SF
2 – HOUSE & GARAGE	4,504 SF
3 – AB DRIVEWAY	927 SF
4 – AC DRIVEWAY	1,742 SF
5 – CONC PATIO	651 SF
TOTAL	10,116 SF



MFG Engineers, Inc.

CIVIL ENGINEERS & LAND SURVEYORS

220 PLAYA DE NINOS WATSONVILLE, CA 95076

MAIL TO: P.O. BOX 1914, APTOS, CA 95001

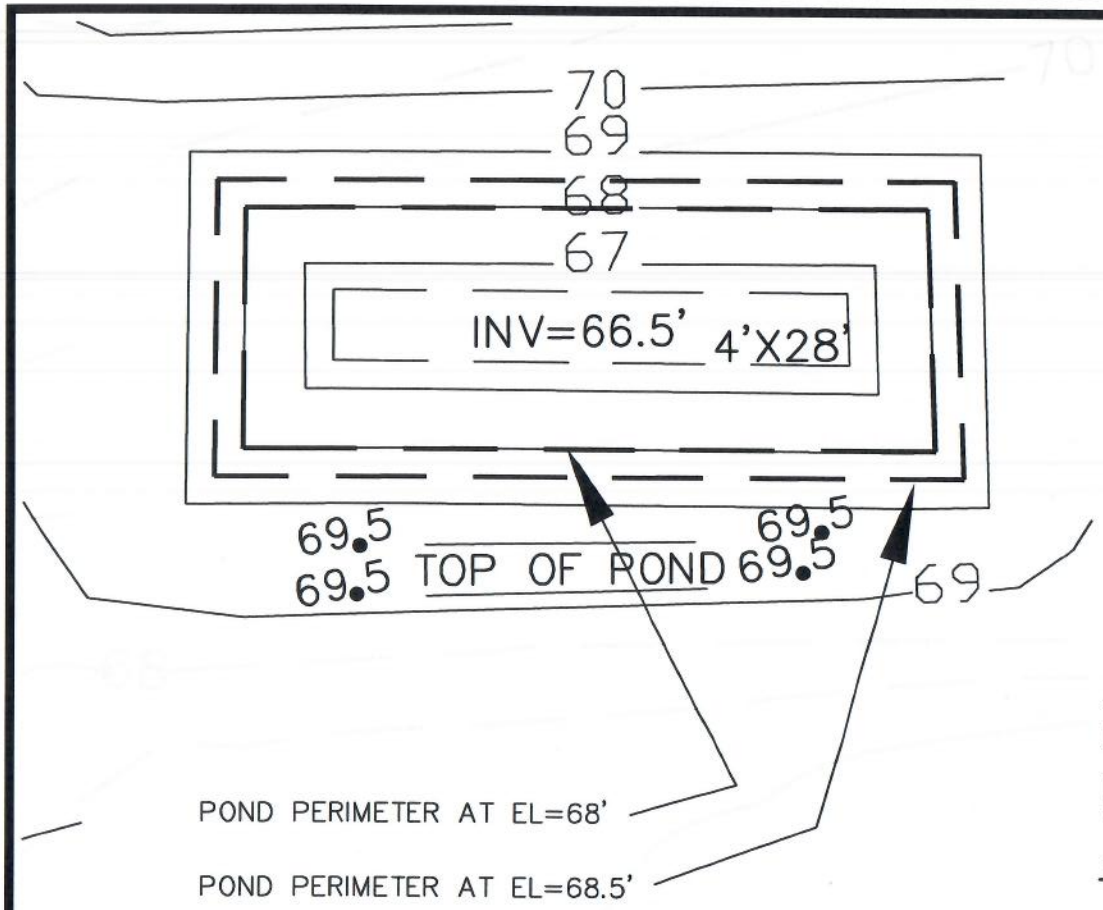
PHONE: (831) 601-9519 PHONE/FAX. (831) 763-1661

SUB WATER SHED MAP

1922 MACIEL AV, SANTA CRUZ, CA

DATE:	*11/14/19*
SCALE:	*1"=100'*
PROJ.	
DRN.BY	*MFG*
SHEET NO.	*1 OF 1*

8 OF 12



VOLUME CALCULATIONS

REQUIRED RETENTION VOLUME=443 CUBIC FEET

POND INVERT AREA(AT ELEV 66.5')=4'X28'=112 SF
POND SURFACE AREA (AT ELEV 68')=484 SF

RETENTION VOL=(112+484)/2 X 1.5'= 447 CF > 443 CF O.K.

REQUIRED DETENTON VOLUME

POND SURFACE AREA (ELEVATION 68')=484 SF
POND SURFACE AREA (AT ELEV 68.5')=643.9 SF

DETENTION VOL=(484+643.9)/2 X .5=282 CF > 270 CF O.K.

MFG Engineers, Inc.
CIVIL ENGINEERS & LAND SURVEYORS
220 PLAYA DE NINOS WATSONVILLE, CA 95076
MAIL TO: P.O. BOX 1914, APTOS, CA 95001
PHONE: (831) 601-9519 PHONE/FAX. (831) 763-1661

POND VOLUME
EXHIBIT
1922 MACIEL AV, SANTA CRUZ, CA

DATE:	*1/10/20*
SCALE:	*1"=10'*
PROJ.	
DRN.BY	*MFG*
SHEET NO.	*1 OF 1*

Map Unit Description

The map units delineated on the detailed soil maps in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in this report, along with the maps, can be used to determine the composition and properties of a unit.

A map unit delineation on a soil map represents an area dominated by one or more major kinds of soil or miscellaneous areas. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of the soils or miscellaneous areas for which it is named, soils that are similar to the named components, and some minor components that differ in use and management from the major soils.

Most of the soils similar to the major components have properties similar to those of the dominant soil or soils in the map unit, and thus they do not affect use and management. These are called noncontrasting, or similar, components. They may or may not be mentioned in a particular map unit description. Some minor components, however, have properties and behavior characteristics divergent enough to affect use or to require different management. These are called contrasting, or dissimilar, components. They generally are in small areas and could not be mapped separately because of the scale used. Some small areas of strongly contrasting soils or miscellaneous areas are identified by a special symbol on the maps. If included in the database for a given area, the contrasting minor components are identified in the map unit descriptions along with some characteristics of each. A few areas of minor components may not have been observed, and consequently they are not mentioned in the descriptions, especially where the pattern was so complex that it was impractical to make enough observations to identify all the soils and miscellaneous areas on the landscape.

The presence of minor components in a map unit in no way diminishes the usefulness or accuracy of the data. The objective of mapping is not to delineate pure taxonomic classes but rather to separate the landscape into landforms or landform segments that have similar use and management requirements. The delineation of such segments on the map provides sufficient information for the development of resource plans. If intensive use of small areas is planned, however, onsite investigation is needed to define and locate the soils and miscellaneous areas.

An identifying symbol precedes the map unit name in the map unit descriptions. Each description includes general facts about the unit and gives important soil properties and qualities.

Soils that have profiles that are almost alike make up a *soil series*. All the soils of a series have major horizons that are similar in composition, thickness, and arrangement. Soils of a given series can differ in texture of the surface layer, slope, stoniness, salinity, degree of erosion, and other characteristics that affect their use. On the basis of such differences, a soil series is divided into *soil phases*. Most of the areas shown on the detailed soil maps are phases of soil series. The name of a soil phase commonly indicates a feature that affects use or management. For example, Alpha silt loam, 0 to 2 percent slopes, is a phase of the Alpha series.

Some map units are made up of two or more major soils or miscellaneous areas. These map units are complexes, associations, or undifferentiated groups.

A *complex* consists of two or more soils or miscellaneous areas in such an intricate pattern or in such small areas that they cannot be shown separately on the maps. The pattern and proportion of the soils or miscellaneous areas are somewhat similar in all areas. Alpha-Beta complex, 0 to 6 percent slopes, is an example.

An *association* is made up of two or more geographically associated soils or miscellaneous areas that are shown as one unit on the maps. Because of present or anticipated uses of the map units in the survey area, it was not considered practical or necessary to map the soils or miscellaneous areas separately. The pattern and relative proportion of the soils or miscellaneous areas are somewhat similar. Alpha-Beta association, 0 to 2 percent slopes, is an example.

An *undifferentiated group* is made up of two or more soils or miscellaneous areas that could be mapped individually but are mapped as one unit because similar interpretations can be made for use and management. The pattern and proportion of the soils or miscellaneous areas in a mapped area are not uniform. An area can be made up of only one of the major soils or miscellaneous areas, or it can be made up of all of them. Alpha and Beta soils, 0 to 2 percent slopes, is an example.

Some surveys include *miscellaneous areas*. Such areas have little or no soil material and support little or no vegetation. Rock outcrop is an example.

Additional information about the map units described in this report is available in other soil reports, which give properties of the soils and the limitations, capabilities, and potentials for many uses. Also, the narratives that accompany the soil reports define some of the properties included in the map unit descriptions.

Santa Cruz County, California

133—Elkhorn sandy loam, 2 to 9 percent slopes

Map Unit Setting

National map unit symbol: h9dr
Elevation: 50 to 5,000 feet
Mean annual precipitation: 14 to 22 inches
Mean annual air temperature: 57 degrees F
Frost-free period: 245 to 275 days

Farmland classification: Prime farmland if irrigated

Map Unit Composition

Elkhorn and similar soils: 85 percent
Minor components: 11 percent
Estimates are based on observations, descriptions, and transects of the mapunit.

Description of Elkhorn

Setting

Landform: Alluvial fans, terraces
Landform position (two-dimensional): Footslope
Landform position (three-dimensional): Tread
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Marine deposits

Typical profile

H1 - 0 to 21 inches: sandy loam
H2 - 21 to 61 inches: sandy clay loam, clay loam
H2 - 21 to 61 inches:

Properties and qualities

Slope: 2 to 9 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Well drained
Runoff class: Low
Capacity of the most limiting layer to transmit water (Ksat): Moderately high (0.20 to 0.57 in/hr)
Depth to water table: More than 80 inches
Frequency of flooding: None
Frequency of ponding: None
Available water storage in profile: Very high (about 15.8 inches)

Interpretive groups

Land capability classification (irrigated): 2e
Land capability classification (nonirrigated): 3e
Hydrologic Soil Group: C
Ecological site: FINE LOAMY (R014XD034CA)
Hydric soil rating: No

Minor Components

Elder, sandy loam

Percent of map unit: 5 percent
Hydric soil rating: No

Baywood, loamy sand

Percent of map unit: 2 percent
Hydric soil rating: No

Elkhorn

Percent of map unit: 1 percent
Hydric soil rating: No

Watsonville
Percent of map unit: 1 percent
Landform: Marine terraces
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Tread
Hydric soil rating: Yes

Pinto, loam
Percent of map unit: 1 percent
Hydric soil rating: No

Soquel, loam
Percent of map unit: 1 percent
Hydric soil rating: No

Data Source Information

Soil Survey Area: Santa Cruz County, California
Survey Area Data: Version 13, Sep 16, 2019

PUBLIC COMMENT 231069

Good morning.

Herewith with my comments for the BOS meeting of 25 June 2024 item number 231069 (1960 Maciel Ave. proposed development)

Thank you.

_____

I'm Markus Hutnak and I live at 2331 Mattison Lane, about 600 feet from the proposed development. I bought the property in 2014 and have lived there since, creating a neighborhood homestead with fruit trees, raised beds, chickens, and flowers and have since that time made many improvements to the property including a bedroom addition and the construction of an ADU (Accessory Development Unit).

I'm writing to object to any changes in setback requirements as written on the proposed Maciel Residential Community plan, page ZT (Zoning Table).

As a County and community that champions Equity, how can we honestly make an exception for one party while not allowing exceptions for others? I speak personally as I too could have added additional housing and capacity to my property, but was told by the Planning Department if we make an exception for you we would need to make an exception for everyone. That's what Equity is and sounds like.

The Maciel Development proposal as presented abandons Equity principles. It shouldn't. Instead, the development plan needs to conform to existing, established building codes and requirements.

As an example, current code setback requirements are 15 feet from the front and 5 feet on either side of the lot. These are known, agreed upon, and well established building guidelines that serve everyone, including the developer, the County and those residents living in the neighborhood. The established building codes and setbacks must be applied to this project without any variance as a matter of Equity.

I kindly ask the Board of Supervisors to require Maciel Development LP to adhere to County established building requirements without exception.

Thank you.

Best regards,
Markus Hutnak

PS: As an example of how extreme Maciel Development LP's proposed setback variance is; Lots 11 and 16 propose two foot setbacks — 24 inches!
The expression, "give an inch and they'll take a mile" could not be more true if any exceptions are granted.

For next Wed. meeting on 1960 Maciel Ave.
1- I live directly across the street, so I smack dab in the middle of the western border.
2- PLEASE join me and others in the campaign to eradicate the grating pronunciation of the name as MACY-ul, as if it were related to the department store. This is a venerable Portuguese surname which we can try to say relatively close to the original. /ma-si-'el/ in phonetic alphabet
or "mah-see-ELL" in layman's. We do not say CAPE-a-tola or SAINT-a-cruise, why can't we get this one too?
3- If there is any way to transfer the ten parking spots scheduled for curbside on the avenue to
the interior of the development, that would be great. We fear another ugly car park glut like 30th Avenue between Brommer and Portola, or any number of other uncomfortable spots.
4- Big tree straddling the Damico (1960 Maciel) and Locatelli property behind it right in the middle of the lot: must be saved. Can a common park-like space surround it on both sides of the property line? (i.e. this suggestion applies to the application being submitted for the other project too).
5- I ran the request for waivers for 2331069 by my friend who now works in Sacramento and has decades of years of experience in permit affairs. He thinks what they are asking for is quite excessive, and other neighbors agree that every foot taken from normal regulations increases the chances of crowding and parking within the boundaries, which is undesirable.
6- The traffic analysis in the staff report is not convincing. Is there any way it would be continued before final resolution of this case? Thanks for all your hard work and attention. C.Perrone