

STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 03-0159

APN: 026-041-34

APPLICANT: Hamilton/Swift Land Use

OWNER Paul and Susan Burrowes

PROJECT DESCRIPTION: Proposal to create two lots of 6,216 square feet net site area and 6,472 square feet net site area on a site with one single-family dwelling, and to construct one new single-family dwelling.

LOCATION: Located on the east side of Paul Minnie Ave about 320 feet south of Soquel Ave at 2530 Paul Minnie Ave.

PERMITS REQUIRED: Minor Land Division and Residential Development Permit

ENVIRONMENTAL DETERMINATION: Exempt

COASTAL ZONE: —Yes X No

APPEALABLE TO CCC: ___ Yes ___ No

PARCEL INFORMATION

PARCEL SIZE: 14,766 square feet (EMIS estimate)

EXISTING LAND USE:

PARCEL: Residential

SURROUNDING Residential and Commercial

PROJECT ACCESS: Pual Minnie

PLANNING AREA: Live Oak

LAND USE DESIGNATION: R-UM (Urban Medium Density Residential)

ZONING DISTRICT: R-1-5 (Single-Family Residential - 5,000 square foot minimum)

SUPERVISORIAL DISTRICT: 1st

ENVIRONMENTAL INFORMATION

- | | |
|----------------------|---|
| a. Geologic Hazards | a. None mapped |
| b. Soils | b. Report reviewed and accepted by the County |
| c. Fire Hazard | C None mapped |
| d. Slopes | d. 0 to 5 percent |
| e. Env. Sen. Habitat | e. None mapped |
| f. Grading | f. No grading proposed |
| g. Tree Removal | g. 2 pine trees (previously removed) |
| h. Scenic | None mapped |
| i. Drainage | i. Engineered drainage required with BP |

SERVICES INFORMATION

Inside Urban/Rural Services Line: X Yes N o
Water Supply: City of Santa Cmz Water Department
Sewage Disposal: County Sanitation
Fire District: Central Fire District
Drainage District: Zone 5

ANALYSIS & DISCUSSION

Background

On May 6, 2003, the County Planning Department accepted this application for a Minor Land Division. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was determined to be categorically exempt from the provisions of CEQA, per Section 15315 of the California Code of Regulations. A Notice of Exemption was prepared for the proposed project (See Exhibit D).

According to the Department of Public Works, Paul Minnie Ave at this location meets County road standards, but does not object to the installation of a **4-foot** separated sidewalk and planting strip along the frontage of the property.

The existing home on the property is to be retained. Assessor's records indicate the structure was built in 1947.

Project Setting & Surroundings

The parcel is approximately 14,766 ~~+~~ square feet (EMIS est.) in area and is in the Live *Oak* Planning **Area**. The subject parcel fronts Paul Minnie Ave, which is a County maintained road. The parcel is relatively flat, with slopes less than 5 percent.

The current use of the subject parcel is single-family residential (one unit on 14,766 square feet). Surrounding development consists predominately of residential uses, developed to a similar density as that requested by this proposal. Commercial uses are located north of the site on Soquel Ave, and east of the site on Mansfield Street.

Zoning in the immediate area is R-1-5, with RM-4 and RM-5 zoning southeast **of** the neighborhood. Commercial zoning (C-2, C-4 and VA) is found north of the property along Soquel Ave.

Project Description

The applicant proposes to create two single-family residential parcels of 6,216 net developable square feet (Lot 1), and 6,472 net developable square feet (Lot 2). Both lots will obtain access from Paul Minnie Ave with Lot 2 having comdor access over a 20-foot comdor and a 10-foot paved driveway with landscaping on both sides. The existing dwelling will be located on Lot 1

and will also have Paul Minnie Ave access. One new two-story, 2,145-square foot home with an attached 546-square foot garage is proposed for the Lot 2. The existing detached garage on the north side of the site will be removed.

General Plan & Zoning Consistency

The project site has a General Plan land use designation of "R-UM (Urban Medium Density Residential). **This** designation allows a density range of **7.3** to 10.8 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of 4,000 to 6,000 net square feet. The objective of this land use designation is to provide for medium density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the two units on 12,688 square feet (0.29 NDA) results in a density of 6.9 U/NDA and is therefore consistent with the General Plan.

The project is in the R-1-5 Zone District (single-family residential; 5,000 square feet of net developable land area per dwelling unit). The proposed division of land complies with the zoning ordinance as the property is intended for residential use, the lot sizes meet the minimum dimensional standard for the R-1-5 zone district, and the setbacks on the new lots created will be consistent with the minimum zoning ordinance requirements.

Specifically, both the proposed proposed dwelling (2,691 square feet) and the existing dwelling (986 square feet) meet the required setbacks of 20 feet from the front parcel boundary/edge of any right of way, 15 feet from the rear parcel boundary, and 5 and 8 feet from the side parcel boundaries. Both the proposed dwelling and the existing dwelling will cover less than 30 percent of the total lot area, and the proposed floor area ratio is less than 50 percent. The proposed building footprints are shown on the architectural plans included as Exhibit A, as are the lot coverage and floor area ratio calculations.

Design Review Issues

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

The new home is proposed to be two-stories with a design that incorporates some **of** the architectural details found on other homes in the area. Siding for the new home is proposed to be stucco on the first floor and 7" exposure wood shingles with keyways for the second floor. Trim will consist of 6" and 4" spruce wood ~~trim~~ in a contrasting color. Exterior colors are proposed to be beige earth tones. Roofing material is proposed to be composition shingles.

To assure that the final construction is in conformance with the information submitted, a condition of approval has been included that requires all construction to be as presented in

Exhibits A. Staff has incorporated a condition of approval that prohibits changes in the placement of windows that face directly towards existing residential development without further review.

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

The site plan shows the placement of five, 24" box replacement trees (2 coast live *oak* and 3 street trees), as two mature trees have been removed to facilitate the development. Seven additional 15-gallon trees are also included in the preliminary landscape plan. One 30" pine and one 10" bottlebrush tree on the site have been incorporated into the design and are to be retained. The applicant has submitted a letter from a certified arborist (Exhibit L) that states the location of the new driveway will not compromise the health of the 30" pine. The letter has been reviewed and accepted by the Planning Department. Notes have been added to the plans that indicate how the 30" pine will be protected during construction.

Affordable Housing

The project is subject to the most recent affordable housing regulations as adopted by the Board of Supervisors. According to County Code Section 17.10.031, the project is not required to pay inclusionary housing in-lieu fees for small residential projects, as the project results in less than 3 new housing units

Conclusion

All required findings can be made to approve this application. The project is consistent with the General Plan in that the project constitutes a residential use. The proposed density is compatible with the existing density and intensity of land use in the surrounding area, and is consistent with the zoning designation of the subject parcel. The project, as conditioned, will not have a significant effect on the environment.

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 for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION

Staff recommends:

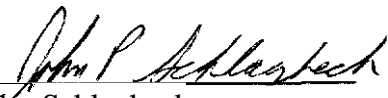
1. **APPROVAL** of Application Number **03-0159**, based on the attached findings and conditions.
2. **Certification** that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

EXHIBITS

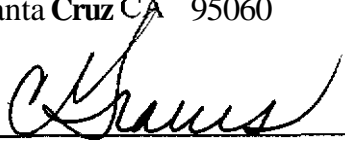
- A. Project plans
- B. Findings
- C. Conditions
- D. Categorical Exemption (CEQA determination)
- E. Location map
- F. Assessor's parcel map
- G.** Zoning map
- H. General Plan map
- I. Letter from Central Fire Protection District, dated May 13,2003
- J. Letter from County Sanitation, dated May 12,2003
- K. Letter from City of Santa Cruz Water Department, dated April 9,2003
- L. Letter from LoBue Landscapes (certified arborist), dated August 17,2003
- M. Comments & Correspondence

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.

Report Prepared By:


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

Report Reviewed By:


Cathy Graves
Principal Planner
Development Review

SUBDIVISION FINDINGS:

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

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

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

The proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates one new single-family lot and is located in the Residential, Urban Medium General Plan designation. This designation allows a density range of 7.3 to 10.8 Units per Net Developable Acre (U/NDA), which corresponds to lot size requirements of 4,000 to 6,000 ~~net~~ square feet. The objective of this land use designation is to provide for medium density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the two units on 12,688 square feet (0.29 NDA) results in a density of 6.9 U/NDA and is therefore consistent with the General Plan.

The project is consistent with the General Plan in that the full range of urban services is available and will be extended to the new parcel created, including municipal water and sewer service. The land division is on an existing street, and no improvements are needed to provide satisfactory access to the project, with the exception of a new driveway for Lot 2. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe vehicular access.

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

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

The proposed division of land complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-5 zone district where the project is located, and all setbacks will be consistent with the zoning standards. The

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

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

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

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

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

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

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

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

The design of the proposed division of land and its improvements will not conflict with public easements for access in that no easements are known to encumber the property. Access to all lots will be from existing public roads with Lot 2 to have corridor access from Paul Minnie Ave.

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

The design of the proposed division of land provides to the fullest extent possible, the ability to use passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities. All of the proposed parcels are conventionally configured and the proposed building envelopes meet the minimum setbacks as required by the zone district for the property and County code.

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

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed lot sizes meet the minimum dimensional standards for the R-1-5 zone district, and all development standards for the zone district will be met.

The new home is proposed to be two-stories with a design that incorporates some of the architectural details found on other homes in the area. Siding for the new home is proposed to be stucco on the first floor and 7" exposure wood shingles with keyways for the second floor. Trim will consist of 6" and 4" spruce wood trim in a contrasting color. Exterior colors are proposed to be beige earth tones. Roofing material is proposed to be composition shingles.

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

DEVELOPMENT PERMIT FINDINGS:

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

The location of the proposed residential development and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

The project site is located in the R-1-5 (Single-Family Residential - 5,000 square foot minimum) zone district. The proposed location of the residential development and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5 zone district in that the primary use of the property will be one residential development that meets all current site standards for the zone district.

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

The project creates one new single-family lot and is located in the Residential, Urban Medium General Plan designation. This designation allows a density range of 7.3 to 10.8 Units per Net Developable Acre (U/ND A), which corresponds to lot size requirements of 4,000 to 6,000 net square feet. The objective of this land use designation is to provide for medium density residential development in areas within the Urban Services Line that have a full range of urban services. As proposed, the two units on 12,688 square feet (0.29 NDA) results in a density of 6.9 U/ND A and is therefore consistent with the General Plan.

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

The proposed residential development will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential development will comply with the site standards for the R-1-5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

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

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

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

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

The proposed development is consistent with the Design Standards and Guidelines of the County Code in that the proposed residential development will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

CONDITIONS OF APPROVAL

Land Division Permit 03-0159

Applicant: Hamilton/Swift

Property Owners: Paul and Susan Burrowes

Assessor's Parcel Number(s): 026-041-34

Property Address and Location: 2530 Paul Minnie Ave, on the east side of Paul Minnie Ave about 320 feet south of Soquel Ave

Planning Area: Live **Oak**

Exhibits:

- A. Tentative Map prepared by Ifland Engineers, dated 2/23/04; Architectural and floor plans prepared by John Craycroft and Associates, dated 12/9/03.
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All correspondence and maps relating to this land division shall carry the land number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Permit Form to indicate acceptance and agreement with the conditions thereof. and
 - B. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder). The conditions shall also be recorded on the Parcel Map and are applicable to all resulting parcels.
 - C. Submit a copy of the approved Tentative Map on vellum to the County Surveyor.
 - D. Pay an Environmental Exemption **fee** of \$25 to the Clerk of the Board of the County of santa Cruz.
- 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 two (2) single-family residential lots.
- C. The minimum lot size shall be 5,000 square feet, net developable land.
- D. The following items shall be shown on the Parcel Map:
 - 1. Development envelopes and/or building setback lines located according to the approved Tentative Map. The building envelope shall meet the minimum setbacks for the R-1-5 zone district.
 - 2. Show the net area of each lot to nearest square foot.
 - 3. The owner's certificate shall include:
 - a. An irrevocable offer of dedication to the County of Santa Cruz for improvements shown on the Tentative Map.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. Lots shall be connected for water service to City of Santa Cruz Water District.
 - 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
 - 3. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated **or** depicted in Exhibits "A" and shall also meet the following additional conditions:
 - a. 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.
 - b. Exterior finishes shall incorporate stucco side, wood shingles, and wood trim (painted in earth tones) with accents and details, as shown on the approved plans. T1-11 type wood siding is not permitted.
 - c. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-5 zone district. The development of any lot shall not exceed 30 percent lot

coverage, or 50 percent floor area ratio, or other standards as may be established for the zone district. No fencing shall exceed three feet in height within the required front setback or six feet in height within the required side or rear setback.

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, overspray, 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 sprinklerheads, 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 preliminary plan shown **as** part of Exhibit **A**, except that all trees planted adjacent to or in the public right of way shall be 24" box in size and **shall** be selected from the suggested planting list in the Urban Forestry Master Plan. **Also:**
- i. All landscaping shall be permanently maintained by the property owner including any plantings within the County right of way along the frontage of the property.
 - ii. Any trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
 - iii. Notes shall be added to the improvement plans and the building permit plans that indicate the manner in which existing trees will be protected during construction.
 - iv. Two 24" box coast live *oak* replacement trees and three **24"** box street trees with irrigation are required.
5. The final plans shall be consistent with the recommendation **of** the accepted soils report by Haro Kasunich, dated April **2003**. A plan review letter from the project soils engineer is required.
6. Submit grading and drainage plans that include limits of grading, estimated earthwork, cross sections through all pads delineating existing and proposed cut and fill areas, existing and proposed drainage facilities, and details of devices such as back drains, culverts, energy dissipaters, etc.
7. 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.

8. Prior to any building permit issuance or ground disturbance, a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the location and type of erosion control practices and devices to be used and shall include the following:
 - a. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - b. Soil management that prevents loose material from leaving the site.
 - c. A plan to prevent construction vehicles from carrying soil, dirt, gravel, or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the site reach the street.
9. 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 March 2, 2004 including, without limitation, the following standard conditions:
 1. Submit and secure final approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district, if applicable.
- C. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment

such as gas meters and electrical panels shall not be visible from public streets or building entries.

- D. Engineered improvement plans are required for this land division, and an agreement backed by financial securities is necessary. Improvements shall occur with the issuance of building permits for the new parcels and shall comply with the following:
1. All improvement plans shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
 2. Plans shall include a cross section of Paul Minnie Ave that show the proposed 4-foot sidewalk and 4-foot planting strip.
 3. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations, and cross-sections for the grassy lined swales as specified in comments by David Sims dated March 24, 2004. The plans shall show construction details for the retention/detention system. The retention/detention system should include safe overflow and bypass provisions. Describe all paths of runoff.
 4. Plans shall comply with the accepted soils report by Haro Kasunich, dated April 2003. Plan review letters shall be submitted as needed to verify that the plans are in compliance with geotechnical recommendations.
- E. Engineered improvement plans for all water line extensions required by City of Santa Cruz shall be submitted for the review and approval of the water agency.
- F. All requirements of the Central Fire District shall be met as set forth in the District's letter dated May 13, 2003.
- G. Park dedication in-lieu fees shall be paid for one (1) dwelling unit. These fees are 3,000 per unit (which assumes 3 bedrooms at \$1,000 per bedroom), but are subject to change.
- H. Transportation improvement fees shall be paid for one (1) dwelling unit. These fees \$2,000 per unit, but are subject to change.
- I. Roadside improvement fees shall be paid for one (1) dwelling unit. These fees are \$2,000 per unit, but are subject to change.
- J. Child Care Development fees shall be paid for one (1) dwelling unit. These fees \$327 per unit (which assumes three bedrooms at \$109 per bedroom), but are subject to change.

- K. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- L. A private maintenance agreement, applicable to all parcels, for the maintenance of retention/detention structures, the drainage system, silt and grease traps, and landscaping in the public right of way shall be recorded.

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

- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria.
- B. No land clearing, grading or excavating shall take place between October 15 and April 15 unless the Planning Director approves a separate winter erosion-control plan that may or may not be granted.
- C. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out work required by another of these conditions).
- D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

- F. Construction of improvements shall comply with the requirements and recommendations of the accepted soil report by Haro Kasunich, dated April **2003**. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with any geotechnical recommendations.
- G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lot.
- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.E, above.
- 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.

Application# 03-0159
APN: 026-041-34
Owner: Paul and Susan Burrowes

- D. Successors But "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the ap
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa (ty Recorder an agreement, which incorporates the provisions of this condition, or this development approval all bec null and id.

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

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

cc: County Surveyor

APPROVAL DATE: _____

EFFECTIVE DATE: _____

EXPIRATION DATE: _____

Cathy Graves
Principal Planner

John Schlagheck
Project Planner

EXHIBIT C

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: 03-0159

Assessor Parcel Number: 026-041-34

Project Location: Live Oak, at 2530 Paul Minnie Ave

Project Description: Minor Land Division

Person or Agency Proposing Project: Hamilton/Swift

Contact Phone Number: (831) 459-9992

- 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: Minor Land Divisions (15315)

F. Reasons why the project is exempt:

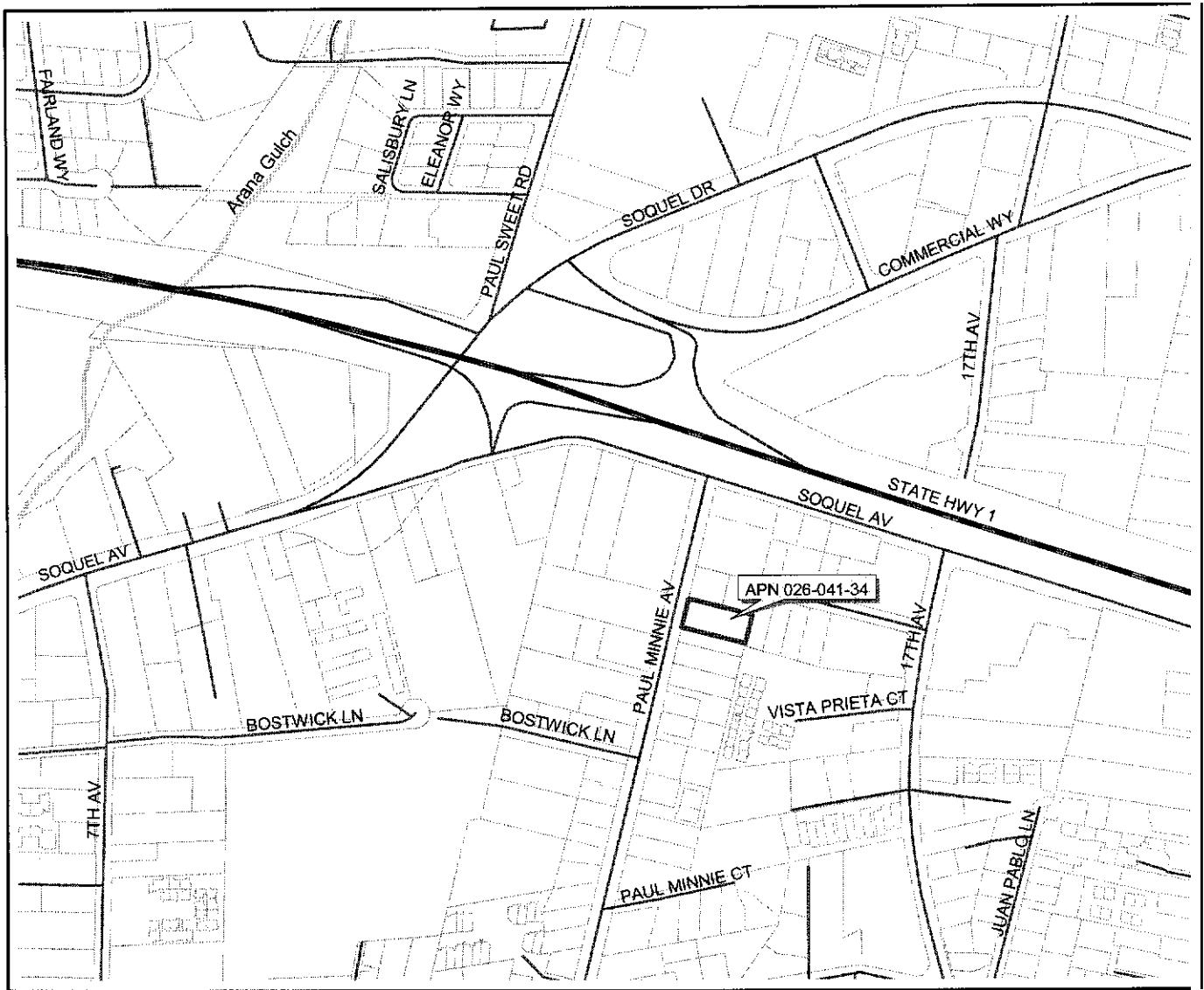
Land divisions of four or fewer lots in an urbanized area consistent with existing zoning and General Plan

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

John Schlagheck, Project Planner

Date: _____

Location Map



0.25 0 0.25 Miles

Map created by Santa Cruz County
Planning Department:
April 2004



EXHIBIT E

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

STATE HWY

SDQUEL

4MB23 MIDWAY PARK
60 Copy 8-3 11/25/87
182.46

AVE:

MANSFIELD

PAUL MINNIE 51PM60
8/30/91

56PM26
10\27\99

56 57

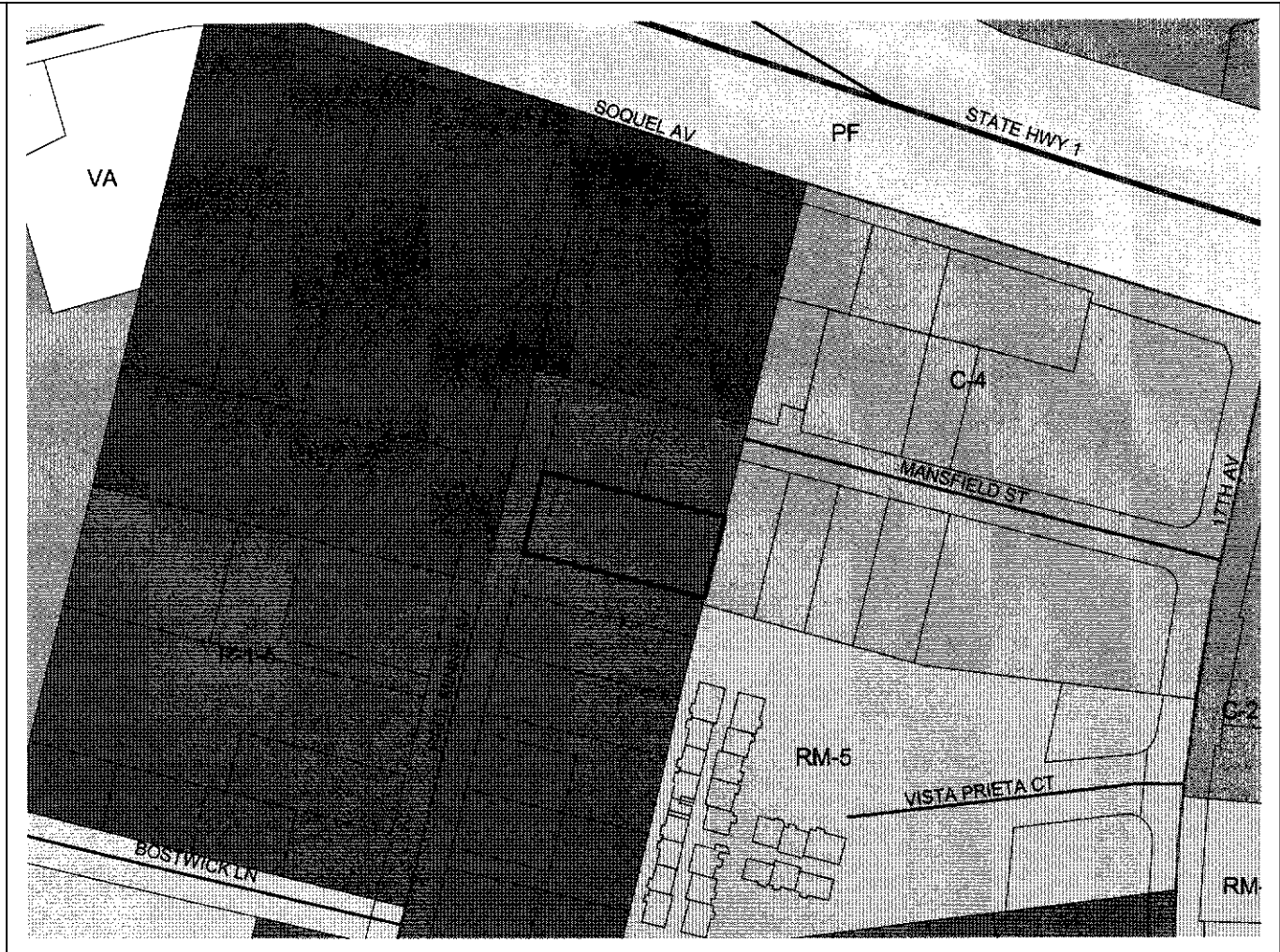
6.735
8.735

EXHIBIT F

Note - Assessor's Parcel Bloc & Lot Numbers Shown in Circle

07 46PM4
11/20/85

Zoning Map



300 0 300 600 Feet

Legend

	APN 026-041-34
	Parcel boundaries
	State highways
	Streets
	PA
	PF
	VA
	C-4
	C-2
	RM
	R-1-5



Map created by Santa Cruz County
Planning Department:
April 2004

EXHIBIT G

General Plan Map



300 0 300 600 Feet

Legend

	APN 026-041-34
	Parcel boundaries
	State highways
	Streets
	Office Commercial
	Community Commercial
	Service Commercial
	Visitor Accommodations
	Public Facilities
	Residential - Urban Medium Density
	Residential - Urban High Density



Map created by Santa Cruz County
Planning Department:
April 2004

EXHIBIT 11



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

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

Date: 13 May 2003
To: Paul Burrowes
Applicant: HAMILTON-SWIFT LAND USE AND DEVELOPMENT, ATTN: Leilani
From: Tom Wiley
Subject: 03-0159
Address: 2530 Paul Minnie Avenue, Santa Cruz
APN: 026-041-34
OCC: 2604134
Permit: 030115

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on plans by the designer/architect in order to satisfy District requirements when submitting for Application for Building Permit:

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

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

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

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

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

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

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

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

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder

SANTA CRUZ COUNTY SANITATION DISTRICT
INTER-OFFICE CORRESPONDENCE

DATE: May 12, 2003

TO: Development Review Division

ATTENTION: John Schlagheck

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

APN 026-041-34

APPLICATION: 03-0159

PARCEL ADDRESS: 2530 Paul Minnie Drive

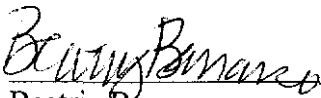
PROJECT DESCRIPTION Proposal to do a two lot minor land division of an existing 14,279 sq. foot parcel with an existing single family dwelling. Property located on the east side of Paul Minnie Road at about 320 feet south from Soquel Avenue frontage road.

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, the applicant must obtain a new sewer service availability letter. 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.

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


Beatriz Barranco
Sanitation Engineering

BB

cc: Survey

Owner: PAUL & SUSAN BURROWES, 24650 Glenwood Drive, Los Gatos CA 95033

Applicant: Hamilton-Swift Land Use & Development-Leilani, 1509 Seabright Ave. Suite

A-I, Santa Cruz, CA 95062

EXHIBIT J



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

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

April 9, 2003

Leilani Barnett
Hamilton-Swift & Associates
1509 Seabright Avenue, Suite A-1
Santa Cruz, CA 95062

Re: PROPOSED 2 LOT LAND DIVISION AT 2530 PAUL MINNIE, APN 26-041-34

Dear Ms. Barnett:

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

At the present time:

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

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

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

Sincerely,

Bill Kocher, Director

BK/sr

cc: SCWD Engineering

EXHIBIT K

**NEW WATER SERVICE INFORMATION
AND ESTIMATE OF FEES****FORM**Multiple APN? ☐ N# 026-041-34**SANTA CRUZ MUNICIPAL UTILITIES**

DATE: 4/9/03 Revision Date:

809 Center Street, Room 102

Santa Cruz, CA 95060

Telephone (831) 420-5210

Project Address 2530 Paul Minnie Ave.

Applicant:

Leilani Barnett/Hamilton Swift

Phone:

() 459-9992

Fax: () 459-9998

Mail Street:

1509 Seabright Ave Ste A-1

City/State/Zip:

Santa Cruz

CA

95062-

Proposed 2 lot MLD, existing house to remain?

3/4"	0744300		Active		sfd

No connection fee credit(s) for services unused over 24 months**SECTION 3 FIREFLOWS**

Hyd # 1212 Size/Type: 6" dbi Static 68 Res 58 Flow 1138 Flow w/20# Res. 2655 FF Date 01/03

Location: 2501 Paul Minnie Ave.

Hyd # Size/Type: Static Res Flow Flow w/20# Res. FF Date

Location:

SECTION 4 WATER SERVICE REQUIREMENTS AND FEE ESTIMATE

Res. Size	3/4" ea	Res Water Conn. Fee (per unit)	\$3,356.00
Irrigation Size		Irr. Water Conn. Fee (plans required)	
Bus. Size		Bus. Water Conn. Fee	
Fire Service Size	2" ea	Meter Installation Charge	\$801.00
Zone Capacity Fee		Water Service Permit Inspec. Fee (ea.)	\$360.00
Front Foot Fee		Backflow Permit Inspec. Fee (ea.)	
Land/Irr Plan Review		Res. Sewer Conn. Fee (per unit)	
Eng. Plan Review	\$100.00	Bus. Sewer Conn. Fee	
Hydrant Req.			

**ADDITIONAL
COMMENTS**

Existing house assumed to remain with proposed addition or remodel or demo & replacement requiring a 2" fire service. Please provide a parcel map for final water service placement and or utility easement requirements.

SECTION 5 QUALIFICATIONS**1. Service will be furnished upon:**

- (1) payment of the required fees due at the time service is requested (a building permit is required), and;
- (2) payment of any additional inspection fees should inspection time surpass bare rate and;
- (3) installation of the adequately sized water services, water mains and fire hydrants as required for the project under the rules and regulations of the Santa Cruz Water Department and the appropriate Fire District and any restrictions that may be in effect at the time application for service is made.

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

BP#

PLAN APP #

cust inqui

REVIEWED BY

Sherry Reiker

NOTICE: This form does not in any way obligate the City. It is provided only as an estimate to assist you in your planning and as a record for the Water Department. The requirements set forth on this form may be changed or corrected at any time without prior notice. Fees collected by other agencies are not included on this form.

LoBue Landscapes

COMMERCIAL AND RESIDENTIAL
TREE CARE AND CONSULTING



1440 EASTCREST LANE
SANTA CRUZ, CA 95082
TELEPHONE: 831-479-3400
CELL: 408-497-9383
CA LIC # 657670
CERTIFIED ARBORIST # WC-5256
QAL # 37857

CONS

August 17, 2003

Lailani Barnett
Hamilton-Swift
1509 Seabright Ave
Santa Cruz CA 95062

Attention: Lailani

Re: Pine tree at 2530 Paul Minnie Ave. - Paul Burrowes

In response to your request, I have inspected the tree at the above address. This evaluation was prepared to the best of our ability at Lo Bue Landscapes, in accordance with the currently accepted standards of the International Society of Arboriculture. No warranty as to the contents of this evaluation is intended, and none shall be inferred from statements or opinions expressed.

TREE DESCRIPTION:

This is a 30" DBH (diameter at breast height) Monterey pine, approximately 20 feet tall with 3 standards of equal size and in good health at this time.

CONSTRUCTION:

The construction of a driveway is proposed approximately 5' from the base of the tree

COMMENTS:

I have reviewed construction plans and visited this site and believe this tree will not be compromised. This tree is located far enough away so as not to cause damage to the larger root system. If any roots are found in construction area they shall be pruned with a saw or cutters and dressed with burlap. Roots shall not be tom.

Thank you

LoBue Landscapes


Michael Lo Bue

EXHIBIT L

C O U N T Y O F S A N T A C R U Z
Discretionary Application Comments

Project manner: John Schlagheck
Application No.: 03-0159
APN: 026-041-34

Date: April 12, 2004
Time: 12:54:52
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON MAY 12, 2003 BY ROBIN M BOLSTER =====

Prior to Building Application Submittal:

1) Please submit a detailed landscaping plan, which includes replacement trees for the two trees that have already been removed from the parcel. The landscaping plan must include location, species, size, and irrigation plans. Notes shall be added to plans that indicate the manner in which the existing 30" pine tree will be protected during construction. Include a letter from a licensed arborist verifying that the protection measures are adequate to protect the tree during construction.

===== UPDATED ON AUGUST 20, 2003 BY ROBIN M BOLSTER =====

Received arborist's plan review letter regarding protection of the 30" pine. The letter is accepted and the recommended language is to be added to the civil and architectural plans per Hamilton Swift transmittal of 8/18/03.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MAY 12, 2003 BY ROBIN M BOLSTER =====

Prior to Building Application Approval :

2) Please submit a plan review letter from the project soils engineer, which states that the final plans are in conformance with the recommendations made in the soils report prepared for this project. The plan review letter must reference the date, preparer and sheet(s) of the plans under review.

3) A detailed grading plan must be submitted, which includes the entire project area and identified "limits of grading", the estimated volume of proposed earthwork, typical cross-sections to scale through all pads, delineating existing and proposed cut and fill areas.

4) A detailed erosion control plan must be submitted, which indicates the location of all on-site storage and/or disposal of material and how it will be maintained, the locations and construction details of all sediment barriers and erosion control devices.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 5, 2003 BY DAVID W SIMS =====

The proposed MD will create additional runoff impacts upon development. This parcel drains into the Schwan Lagoon/Leona Creek stream system and contains numerous down-

Project Planner: John Schlagheck
Application No.: 03-0159
APN: 026-041-34

Date: April 12, 2004
 Time: 12:54:52
 Page: 2

stream drainage structures with capacities indicated in the County zone 5 master drainage plan to be below County standard. Six locations are indicated to have less than 10-year capacity, and one location less than 5-year capacity. If these indicated capacities are accurate, significant runoff mitigation will be required to reduce site runoff release to a level consistent with the channel capabilities. It is likely that these structures have capacity beyond that indicated in the master plan.

The following hydraulic information should be provided for all suspect locations:

- 1) Inlet and outlet elevations for culvert/pipe/channel sections
- 2) Elevation for available head at the inlet that maintains flows within the affected channel banks, and does not inundate structures or submerge travelways.
- 3) Inspect for evidence of tail water conditions at the outlet and note the elevations.
- 4) Obtain the cross-section, length, material, inlet treatment, and condition of the culverts/pipe/channel.
- 5) Perform a full-channel capacity, and a maximum potential safe capacity determination for these locations and report the results in CFS.
- 6) Report the probable flow path of a 100-year overflow event, and describe conditions likely to be unsafe.

The County will compare these results with its own hydrologic estimates to determine if the structures meet County standard requirements.

The structures to be checked (with inventoried data shown):

- a) ID: 010140-010142, 39' pipe, 54" dia., Vista Prieta Ct., APN:026-041-56
- b) ID: 010152-010155, 110' pipe, 66" dia., Upstream of Pinewood St.
- c) ID: 010155-010160, 254' pipe, 66" dia., Pinewood St. to Webster St
- d) ID: 010162-010165, 538' natural channel, portion of Webster St. to 15th
- e) ID: 010165-010166, 304' natural channel, portion of Webster St. to 15th
- f) ID: 010166-010167, 51' pipe, 60" dia., 15th Av. near Amaya Ct.
- g) ID: 010225-010230, 101' box, 3'x 4' (< 5-yr.), RRx-ing above Schwan Lgn

If they do not meet the County minimum 10-year transport capacity, mitigation measures will be placed. The extent of the mitigation requirements will be determined pending the submitted hydraulic results.

Other comments for MLD:

Project Planner: John Schlagheck
Application No.: 03-0159
APN: 026-041-34

Date: April 12, 2004
 Time: 12:54:52
 Page: 3

The parcel frontage improvements indicate two driveway entrances. Configure the land division such that a single drive entrance serves both lots and provide any necessary access easements. This should be done to reduce the extent of new impervious surface development by eliminating the need for a full second driveway. Alternatively, note on the improvement plans the intent to implement mitigation suggestions noted in the miscellaneous comments.

Provide more detail on the existing flow path from SE corner of the parcel to the existing concrete drainage swale at Vista Prieta Senior Housing. What lot boundary structures exist that may obstruct this path? Clarify that water will not pond at the rear of APN: 026-041-06. Provide additional elevations leading to and along the intercepting length of the existing concrete swale.

As a minor land division, silt and grease trap(s), and recorded maintenance agreement(s) will be required to treat released runoff. Show and note such structures on the improvement plans. ===== UPDATED ON JUNE 5, 2003 BY DAVID W SIMS

===== UPDATED ON AUGUST 27, 2003 BY DAVID W SIMS =====
 2nd Routing: Calculations were received in the latest submittal for 1 of the 7 identified downstream restrictions. This restriction was structure ID: 010225-010230, 101' box, 3'x 4' (< 5-yr.), RR x-ing above Schwan Lgn., and was the location likely to result in the tightest development restrictions. Unfortunately, the hydraulic capacity calculations provided for this rock-cut tunnel were performed under the same assumptions as the already existing zone 5 inventory, and simply confirmed what was already known. It was requested that a pressure flow calculation be made under conditions of maximum safe available head, in order to determine if this structure could pass flow rates above at least the 5-year event (see prior items 5&6). Lacking resolution of this issue, the restrictions upon the ability to develop cannot be cleared, mitigation levels cannot be determined. and the review of the application cannot be completed.

The applicant has not provided calculations for the other locations identified as having less than 10-year capacity, but greater than 5-year capacity. Without this clarification it will be assumed that the zone 5 inventory is accurate, and substantial mitigation will be required.

Complete mitigation requirements will be made upon receipt of the calculations requested.

The cover letter received from Hamilton Swift dated 7/29/03 states in the reply to drainage comments that: "The applicant wishes to have a driveway for each house. and intends to implement mitigation suggestions noted in the miscellaneous comments." Neither of the mitigations from the miscellaneous comments was found on the plans drawn by Ifland Engineers. The only two mitigations included in the miscellaneous comments for creation of two separate driveways were to either remove existing concrete in-kind, or to use permeable pavement for the new paved areas. This is not shown. The extent of existing paving to be removed is not clear, but could be used as a credit, as can structures.

As shown, the proposal for inlets and piping, while providing for the required silt and grease trap(s) works against the needs of preventing rapid concentration of run-

Project Planner: John Schlagheck
Application No.: 03-0159
APN: 026-041-34

Date: April 12, 2004
Time: 12:54:52
Page: 4

off. This cannot be considered a mitigation measure. It is suggested that a single silt and grease trap be placed in the SE corner of lot 2 with a short outfall pipe to the concrete drainage swale on the nearby parcel 026-041-56 (easement required). Elevations indicate that there is sufficient grade available for this buried pipe. This approach reduces the negative impact of longer pipe runs and provides additional onsite filtration and flow retardance across the open vegetated yard areas, similar to the proposed grassy lined bio-swale. Additionally, only lot 2 will have a recorded maintenance agreement rather than both lots.

Prior questions about the neighboring offsite release path still need answers.

- 1) What lot boundary structures exist (or are planned) that may obstruct this path?
- 2) Clarify that water will not pond at the rear of APN: 026-041-06.

The proposed grassy lined bio-swales are considered potentially effective in limiting runoff impacts, and are acceptable as a portion of the planned mitigation. A typical cross-section for these swales should be provided that shows a broad bottom width for the swale rather than a sharp V-style ditch.

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

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 to 12:00 am if you have questions. ===== UPDATED ON JANUARY 12, 2004 BY DAVID W SIMS =====
 3rd Routing:

The approach to minimizing impervious surface creation, and the extensive use of runoff discharge to vegetated landscape areas is approved conceptually. However, the proposed plan is not approved for discretionary stage stormwater management review because previous questions about offsite flow path conditions have not been addressed, as well as other items. Please address the following:

- 1) Prior questions about the neighboring offsite release path still need answers. A fully adequate path to a County maintained inlet or a natural channel must be shown to exist, and described. Propose improvements and easements if needed.

a) What lot boundary structures exist (or are planned) that may obstruct this path? Clarify this on the plans.

b) Clarify on the plans that water will not pond at the rear of APN: 026-041-06

c) The planned invert elevation of the grassy swale is shown to be 0.72 feet lower than elevations of the neighboring yard.

2) A typical cross-section for the grassy lined swales is to be provided on the plans that show a broad bottom width for the swale, rather than a sharp V-style ditch, so that broad shallow sheet flow is achieved.

3) A check of impervious surface calculations indicates considerable variation from

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those shown. Please review and revise. Be sure to include all off-parcel increases such as the sidewalk.

4) No calculations were provided in support of detention requirements. Due to accepted downstream RR culvert calculations from a composite of data from this project and a separate project, detention requirements will be made equal to the County standard 10-year event, and not to a stricter requirement as previously discussed informally. Detention of the two structures and not the pavements is acceptable under the current proposal configuration. These detention requirements have been proposed to be met with basins lacking a structural outlet, making them retention basins. This may not be feasible. The soil type mapped is Watsonville loam that has a highly restrictive sub-soil layer with permeability less than 0.06 inches/hr. This is likely to lead to long periods of standing water that would be objectionable. Please provide calculations to show that these non-outletting basins have adequate capacity for the standard detention requirements, and do not pose a standing water problem that may lead to their removal or backfilling by future owners. Basins with outlets may be used, and outlet structures should be detailed on the plans and supported with calculations if used.

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

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON MARCH 24, 2004 BY DAVID W SIMS =====

The proposed plan is approved for discretionary stage stormwater management review, with the following conditions to be fully met prior to recording the final map and improvement plans.

1) The runoff storage structures proposed. need to be shown to be capable of providing runoff mitigation equal to the County standard 10-year storm detention, in addition to any retention function they serve for smaller storm events. The calculations provided do not show this comparison or equivalency. Please submit the additional calculations necessary.

2) Please revise or remove the statement at the top of sheet #1, of Ifland's calculations dated 1/30/04, in future submittals. The County did not request the specific use of retention. This was an option selected by the applicant/designer to meet overall runoff mitigation requirements, and more specifically to avoid the applicant's difficulties addressing off-site conditions and potential need for easements on neighboring property.

3) The soil percolation rate of 0.6"/hr. needs to be substantiated as a conservative value by submitting the relevant report data from the project across the street, as a part of the total calculation package for this project.

4) The 'Storm Drainage Retention Trench Detail' provided on loose sheet, needs to be drawn on the improvement plans.

5) Invert elevations for the retention cleanout boxes need to be corrected on the

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plans.

6) A sharp V-style ditch, will not be accepted as providing adequate flow retardation or filtration for the pavement surfaces. A typical cross-section for the grassy lined swales is to be provided on the improvement plans and should show a broad bottom width for a substantial length of the swales. Plan contours should be corrected to match. If this is not acceptable to the designer, propose other mitigation measures that will be effective.

7) A maintenance agreement for each of the proposed retention structures will need to be recorded, and copies provided to Public Works. Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON **JUNE 5**, 2003 BY DAVID W SIMS =====

Consider removal of excess concrete paving around the existing home. Consider permeable pavement for all new project paving. This will allow for fee reductions and can serve as partial impact mitigation.

A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$0.80 per square foot, and are assessed upon permit issuance.

Please call the Dept. of Public Works, Stormwater Management Section. from 8:00 to 12:00 am if you have questions. ===== UPDATED ON AUGUST 27, 2003 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON JANUARY 12, 2004 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON ~~MARCH~~ 24. 2004 BY DAVID W SIMS =====

NO COMMENT

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MAY 13, 2003 BY RUTH L ZADESKY =====

No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MAY 13, 2003 BY RUTH L ZADESKY =====

No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MAY 21, 2003 BY GREG J MARTIN =====

The existing ROW meets current standards, no exception is required. ===== UP-
DATED ON AUGUST 7, 2003 BY GREG J MARTIN =====

The existing utility pole at the northerly property line should be relocated to a l

Discretionary Comments - Continued

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low the sidewalk to continue straight

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MAY 21, 2003 BY GREG J MARTIN =====
===== UPDATED ON AUGUST 7, 2003 BY GREG J MARTIN =====