



## Staff Report to the Planning Commission

Application Number: **06-0558**

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**Applicant:** Jerry & Cheryl Glover

**Owner:** Jerry & Cheryl Glover

**APN:** 042-232-42

**Agenda Date:** 9/26/07

**Agenda Item #:** 9

**Time:** After 9:00 a.m.

**Project Description:** Proposal to divide a 9,820 square foot parcel into two single family residential parcels, demolish the existing single family residence, and construct two single family dwellings.

**Location:** Property located on the northwest side of Martin Drive, 80 feet southwest of Aptos Beach Drive. (210 Martin Drive)

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

**Permits Required:** Minor Land Division, Coastal Development Permit, Residential Development Permit, Roadway/Roadside Exception, Archaeological Site Review, Soils **Report** Review

### Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0558, based on the attached findings and conditions.

### Exhibits

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

### Parcel Information

Parcel Size:	9,820 square feet
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Single family residential neighborhood
Project Access:	Martin Drive
Planning Area:	Aptos
Land Use Designation:	R-UM (Urban Medium Density Residential)

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

Zone District: R-1-4 (Single family residential - 4,000 square feet minimum)  
Coastal Zone: X Inside         Outside  
Appealable to Calif. Coastal Comm. X Yes         No

#### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Report reviewed and accepted  
Fire Hazard: Not a mapped constraint  
Slopes: 2-5% at project site  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Under 100 cubic yards proposed  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Site investigation completed - no evidence of resources

#### Services Information

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

#### Project Setting

The subject property is located in a single family residential neighborhood accessed by Martin Drive in Aptos. **The** property is developed with an existing single family dwelling and contains two large existing trees. **The** existing single family dwelling is located at the front of the parcel in close proximity to Martin Drive. *An* existing wall is located adjacent to the roadway in front of the residence.

#### Minor **Land** Division

The proposed land division will create two single family residential parcels which will be accessed from separate driveways off Martin Drive.

The subject property is 9,820 square feet in area. The division of the parcel into two separate single family residential parcels requires a minimum of 4,000 square feet of net developable land per parcel. Both residences will be accessed by separate driveways with no shared vehicular access. The portion of the proposed Parcel B that is under 35 feet in width is allowed as a comdor access per County Code and has been deducted from the net developable land area. **The** proposed land division will comply with the minimum parcel size of **the** R-1-4 (Single family residential - 4,000 square feet minimum) zone district.

The subject property is designated as Urban Medium Density Residential (R-UH) in the General

Plan. The Urban Medium Density Residential (R-UM) General Plan designation requires new development to be within a density range of **4,000** to 6,000 square feet ~~of~~ net developable land per residential unit. The proposed land division complies with the General Plan density range.

### Design Review

The existing single family dwelling is proposed to be demolished and two single family dwellings are proposed to be constructed on the new parcels. The new homes will be two stories in height and will contain three bedrooms. The two residences will be approximately 2,300 square feet (Parcel A) and 2,000 square feet (Parcel B) in size, respectively. A detached garage will be located in front of the proposed residence on Parcel A in order to preserve an existing (60" diameter) cypress tree.

Proposed building materials include shingle and stucco siding, and composition shingle roofs. The buildings include varied roof planes, with porches, balconies, and trellis elements. These features and the variety of proposed materials will break up the visual **bulk** and mass of the proposed structures.

The existing wall at the front of the subject property exceeds the maximum allowed **3** feet in height and is proposed for removal as a component of this application.

### Local Coastal Program Consistency

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

### Pedestrian Easement

A pedestrian easement exists which serves the adjacent parcel (APN **042-232-41**). The adjacent parcel has adequate pedestrian access to Martin Drive, and the pedestrian easement does not appear to be necessary at this time. The applicant has designed the proposed development to allow continued access through the subject property by the residents ~~of the~~ adjacent parcel.

### Roadside Exception

Martin Drive varies from the County Design Criteria in terms of width and improvements with a 50 feet wide right of way, **24** feet wide pavement section, and no sidewalks, formal parking or landscaping on either side of the roadway. The County Design Criteria standard for a local street is a 56 feet wide right of way with parking, sidewalks, and landscaping ~~on~~ both sides of the roadway. Although no new roadways are proposed, a Roadway/Roadside Exception is required for the proposed land division to recognize the existing condition of Martin Drive. A Roadway/Roadside Exception is considered as appropriate due to the existing conditions along Martin Drive and within the surrounding neighborhood.

## Utilities

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

## Environmental Review

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

## Conclusion

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

## Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0558**, based on the attached findings and conditions.

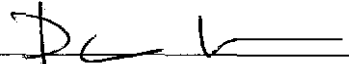
**Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.**

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

Report Prepared By:

  
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Randall Adams  
Santa Cruz County Planning Department  
701 Ocean Street, 4th Floor  
Santa Cruz CA 95060  
Phone Number: (831) 454-3218  
E-mail: [randall.adams@co.santa-cruz.ca.us](mailto:randall.adams@co.santa-cruz.ca.us)

Report Reviewed By:

  
\_\_\_\_\_  
Paia Levine  
Principal Planner - Development Review  
Santa Cruz County Planning Department

## Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned R-1-4 (Single family residential - 4,000 square feet minimum), a designation which allows residential **uses**. The proposed land division is consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site. A private pedestrian easement crosses the southeast portion of the subject property. The project has been designed to allow continued pedestrian access through this area.

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

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

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

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

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

This finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential **uses** are allowed uses in the R-1-4 (Single family residential - 4,000 square feet **minimum**) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

210 MARTIN DRIVE  
RIO DEL MAR  
APTOS, CA 95003

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1. THESE PLANS SHALL COMPLY WITH CALIFORNIA BUILDING AND FIRE CODES, 2001, AND DISTRICT AMENDMENTS.
2. OCCUPANCY R.S. (TYPE V-N, SPINKLERED)
3. DESIGNER/INSTALLER SHALL SUBMIT THREE SETS OF PLANS AND CALCULATIONS FOR THE UNDERGROUND AND OVERHEAD RESIDENTIAL AUTOMATIC SPRINKLER SYSTEM TO THE FIRE PROTECTION DISTRICT OF SANTA CRUZ COUNTY. PLANS SHALL COMPLY W/ THE UNDERGROUND FIRE PROTECTION SYSTEM INSTALLATION PLAN HANDOUT FOR THE ANTIOXIA SELVA FIRE DEPARTMENT.
4. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
5. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
6. THE JOB COPIES OF THE BUILDING AND FIRE SYSTEMS PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. BUILDING TO BE PROTECTED BY AN APPROVED AUTOMATIC FIRE SPRINKLER SYSTEM COMPLYING WITH CURRENTLY ADOPTED EDITION OF NFPA 13D & ADOPTED STANDARDS OF ANTIOXIA SELVA FIRE DEPARTMENT.
8. PUBLIC FIRE HYDRANT REQUIRED WITHIN 250 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1000 GALLON FIRE FLOW.
9. THIRTY (30) FOOT CLEARANCE TO BE MAINTAINED WITH NON-COMBUSTIBLE VEGETATION AROUND ALL STRUCTURES OR TO THE PROTECTIBLE LINE, WHICHEVER IS SHORTER DISTANCE.

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**ARCHITECTS:** MATSON BRITTON ARCHITECTS  
120 N. BRANFLORE  
SANTA CRUZ, CA 95062  
931-425-0344 F 931-425-4745

**PLANNER:** HAMILTON SHUTT AND USE  
DEVELOPMENT CONSULTANTS, INC.  
1509 SEABRIGHT AVE., SUITE A1  
SANTA CRUZ, CA 95062  
931-454-4842

WARD SURVEYING  
1729 SEABRIGHT AVE., SUITE A  
SANTA CRUZ, CA 95060  
931-4265-5005

MICHAEL ARONE LANDSCAPE ARCHITECT  
3370 SAMUEL PLACE  
SANTA CRUZ, CA 95062  
531-467-4888

MAUREEN HAMB CONSULTING ARBORIST  
244 ALMAR AVE., SUITE C  
SANTA CRUZ, CA 95060

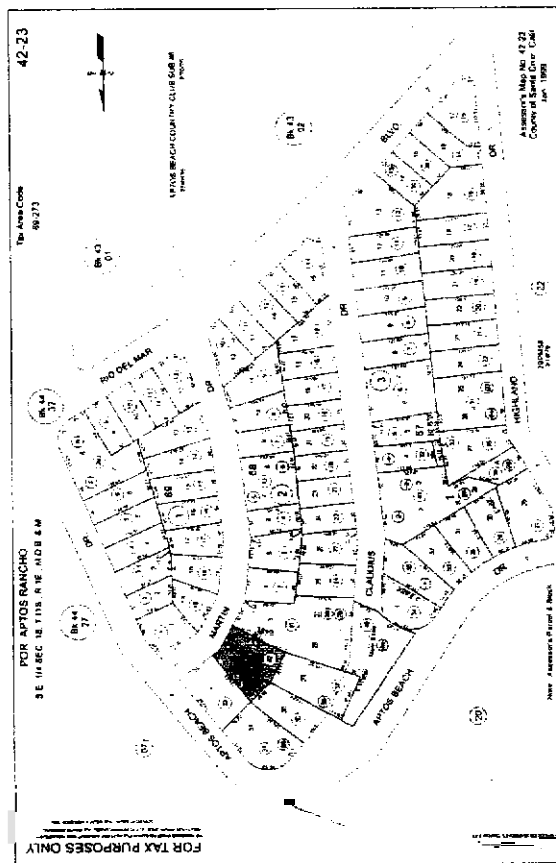
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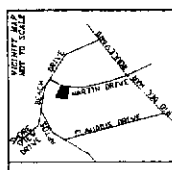
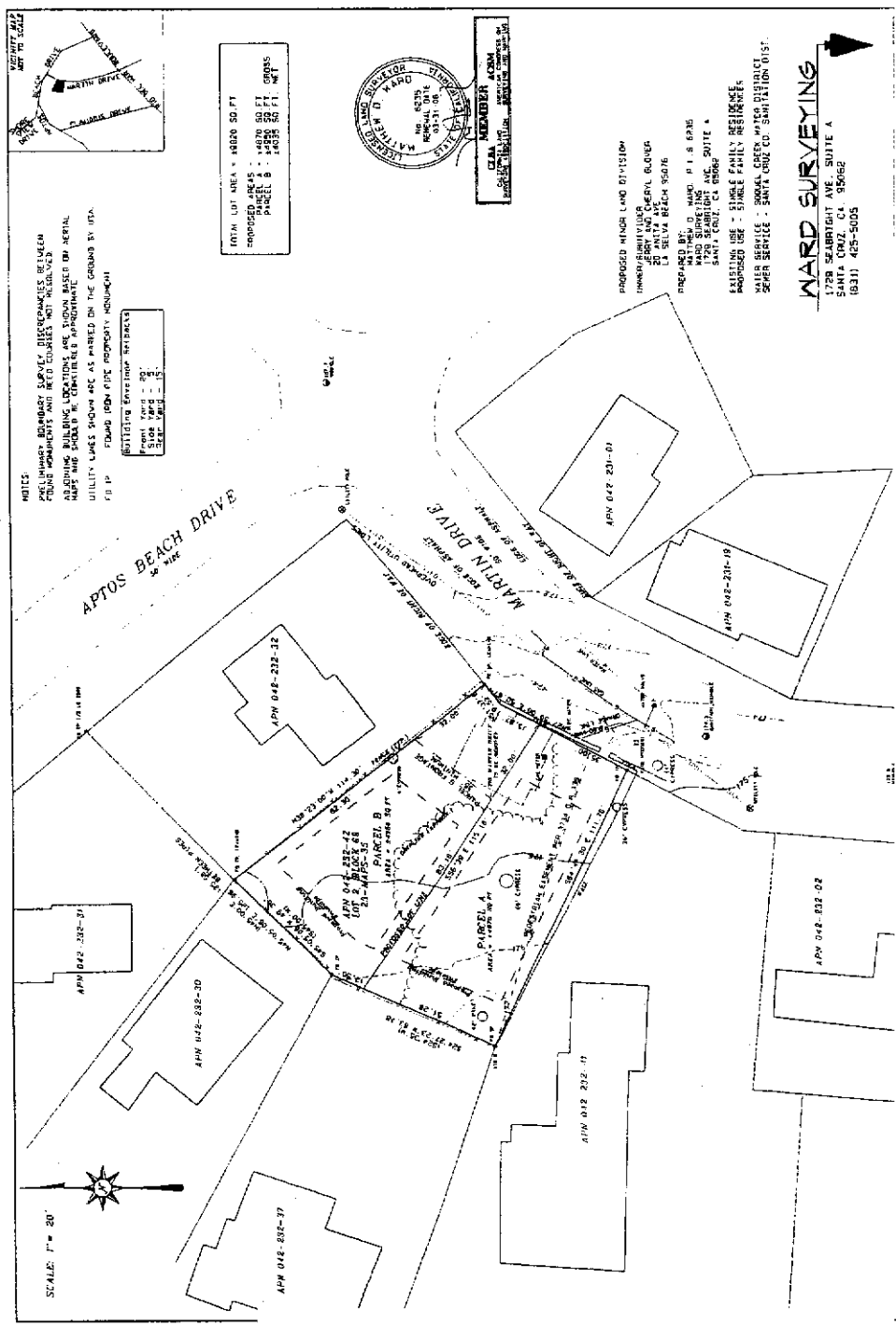
PI	TITLE SHEET
SU1	SURVEY
P2	SITE PLAN
P3	FIRST & SECOND FLOOR PLANS "A"
P4	FIRST & SECOND FLOOR PLANS "B"
P5	EXTERIOR ELEVATIONS "A"
P6	EXTERIOR ELEVATIONS, GARAGE "A"
P7	EXTERIOR ELEVATIONS "B"
CG1	CIVIL SITE PLAN
CG2	PRELIMINARY IMPROVEMENT PLAN
CG3	DRIVEWAY PROFILE AND SECTIONS
CH	PROPOSED CONTROL PLAN
LA1	LANDSCAPE PLAN

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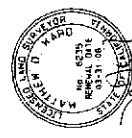
## PROJECT CALC'S

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$$\begin{array}{c} \mathbb{D} \\ \triangleleft \\ \Sigma \\ \\ \mathbb{Z} \\ \\ \mathbb{Q} \\ \triangleleft \end{array}$$




100% LOT AREA = 18200 SQ. FT.  
PROPOSED AREAS:  
PARCEL A - 14870 SQ. FT. (81%)  
PARCEL B - 3330 SQ. FT. (19%)



DATE: 10/15/2010  
BY: [Signature]  
FOR: [Signature]

PROPOSED UNDER LAND DIVISION  
INVESTMENT/PROPERTY GROUP  
200 SANTA AVE.  
LA SELVA BEACH, CA 90406  
PREPARED BY:  
WARD SURVEYING INC. SUITE A  
1728 DEARBRIGHT AVE. SUITE A  
SANTA CRUZ, CA 95060  
EXISTING USE - SINGLE FAMILY RESIDENCE  
PROPOSED USE - SINGLE FAMILY RESIDENCE  
WATER SERVICE - SANTA CRUZ WATER DISTRICT  
SEWER SERVICE - SANTA CRUZ CO. SANITATION DIST.

**WARD SURVEYING**  
1728 DEARBRIGHT AVE. SUITE A  
SANTA CRUZ, CA 95060  
(831) 455-5005

NOTES:  
PRELIMINARY BOUNDARY SURVEY. DISCREPANCIES BETWEEN  
FIELD MONUMENTS AND REED COURSES NOT ALLOWED.  
ADJOINING BUILDING LOCATIONS ARE SHOWN BASED ON AERIAL  
MAPS AND SHOULD BE CONSIDERED APPROXIMATE.  
UTILITY LINES SHOWN ARE AS MARKED ON THE GROUND BY UTA.  
F.B.P. FOUND 100% SIDE PROPERTY MONUMENT  
BUILDING EASEMENT EXTENDS  
Front Yard - 20'  
Side Yard - 15'



1. SITE PLAN  
2. ELEVATIONS  
3. SECTION  
4. DETAILS  
5. SPECIFICATIONS  
6. NOTES  
7. APPENDICES  
8. INDEX

GLOVER RESIDENCES  
10 MARTIN DRIVE  
LOS ANGELES, CA 90004  
405-322-1212

SITE PLAN

1/22/18  
P2

P2

ESTABLISHMENT OF A TREE PRESERVATION ZONE (TPZ). FENCING WITH STAKES EMBEDDED IN THE GROUND, NO LESS THAN 12 INCHES IN HEIGHT, SHALL BE INSTALLED IN AREAS DEFINED IN THE ARBORIST REPORT. FENCING WILL BE INSTALLED PRIOR TO EQUIPMENT STAGING OR SITE DISTURBANCE. FENCING PLACEMENT WILL BE INSPECTED BY THE PROJECT ARBORIST.

STRAM BALE BARRICADES. STRAM BALES PLACED END TO END WILL BE INSTALLED OUTSIDE THE PROTECTION FENCING IN THE AREAS DEFINED IN THE ARBORIST REPORT. THIS BARRICADE WILL LIMIT DAMAGE TO THE FENCING AND PREVENT GRADING SPOILS FROM ENGORGING INTO THE CRITICAL ROOT ZONE AREA AND HELP STOP EXCESS MOISTURE FROM GATHERING UNDER THE RETAINED TREES.

RESTRICTIONS WITHIN THE TPZ OF THE (E) TREES. NO STORAGE OF CONSTRUCTION MATERIAL, DEBRIS OR EXCESS SOIL WILL BE ALLOWED WITHIN THE TPZ. PARKING OF VEHICLES OR CONSTRUCTION EQUIPMENT WILL BE ALLOWED IN DEFINED AREAS ONLY. SOLVENTS OR LIQUIDS OF ANY TYPE SHOULD BE DISPOSED OF PROPERLY, NEVER WITHIN THIS PROTECTED AREA.

MINIMIZE SOIL COMPACTION ON THE CONSTRUCTION SITE. PROTECT THE SOIL SURFACE WITH A DEEP LAYER (AT LEAST THREE INCHES) OF MULCH (TREE CHIPS). THE ADDITION OF MULCH WILL REDUCE COMPACTION, RETAIN MOISTURE, AND STABILIZE SOIL TEMPERATURE AREAS WHERE EQUIPMENT AND PERSONNEL ARE CONCENTRATED. MULCH WILL BE REPLACED TO A DEPTH OF AT LEAST SIX INCHES.

ALTERATION OF GRADE. MAINTAIN THE NATURAL GRADE AROUND TREES. NO ADDITIONAL FILL OR EXCAVATION WILL BE PERMITTED WITHIN THE CRITICAL ROOT ZONE. IF TREES ROOTS ARE UNEARTHED DURING THE CONSTRUCTION PROCESS, THE CONSULTING ARBORIST WILL BE NOTIFIED IMMEDIATELY. EXPOSED ROOTS WILL BE COVERED WITH MOISTENED MULCH. FILL, EXCAVATION, DETERMINATION IS MADE BY THE PROJECT ARBORIST.

TRENCHING REQUIREMENTS. ANY AREA OF PROPOSED TRENCHING WILL BE EVALUATED WITH THE CONSULTING ARBORIST AND THE CONTRACTOR PRIOR TO CONSTRUCTION. ALL TRENCHING ON THIS SITE WILL BE APPROVED BY THE PROJECT ARBORIST. TREE ROOTS EXCAVATED WILL BE COVERED WITH MOISTENED MULCH AND MAINTAINED UNDER THE GUIDANCE OF THE CONSULTING ARBORIST.

TREE CANOPY ALTERATIONS. UNAUTHORIZED PRUNING OF ANY TREE ON THIS SITE WILL NOT BE ALLOWED IF ANY TREE CANOPY ENCOMPASSES ON THE BUILDING SITE. THE REQUIRED PRUNING WILL BE DONE ON THE AUTHORITY OF THE CONSULTING ARBORIST AND TO ISA PRUNING GUIDELINES AND ANSI A-300 PRUNING STANDARDS.

### ATREE PRESERVATION

PER SECTION 15.04.4 (4) OF THE SANTA CRUZ COUNTY ORDINANCE, PARKING AREAS, ALLEYS AND ACCESS DRIVES TOGETHER SHALL NOT OCCUPY MORE THAN 50% OF ANY REQUIRED FRONT YARD SETBACK AREA.

LOT 'A'

FRONT YARD SETBACK AREA: 128 SQ. FT.  
PARKING AREA: 565 SQ. FT. = 49.56%

LOT 'B'

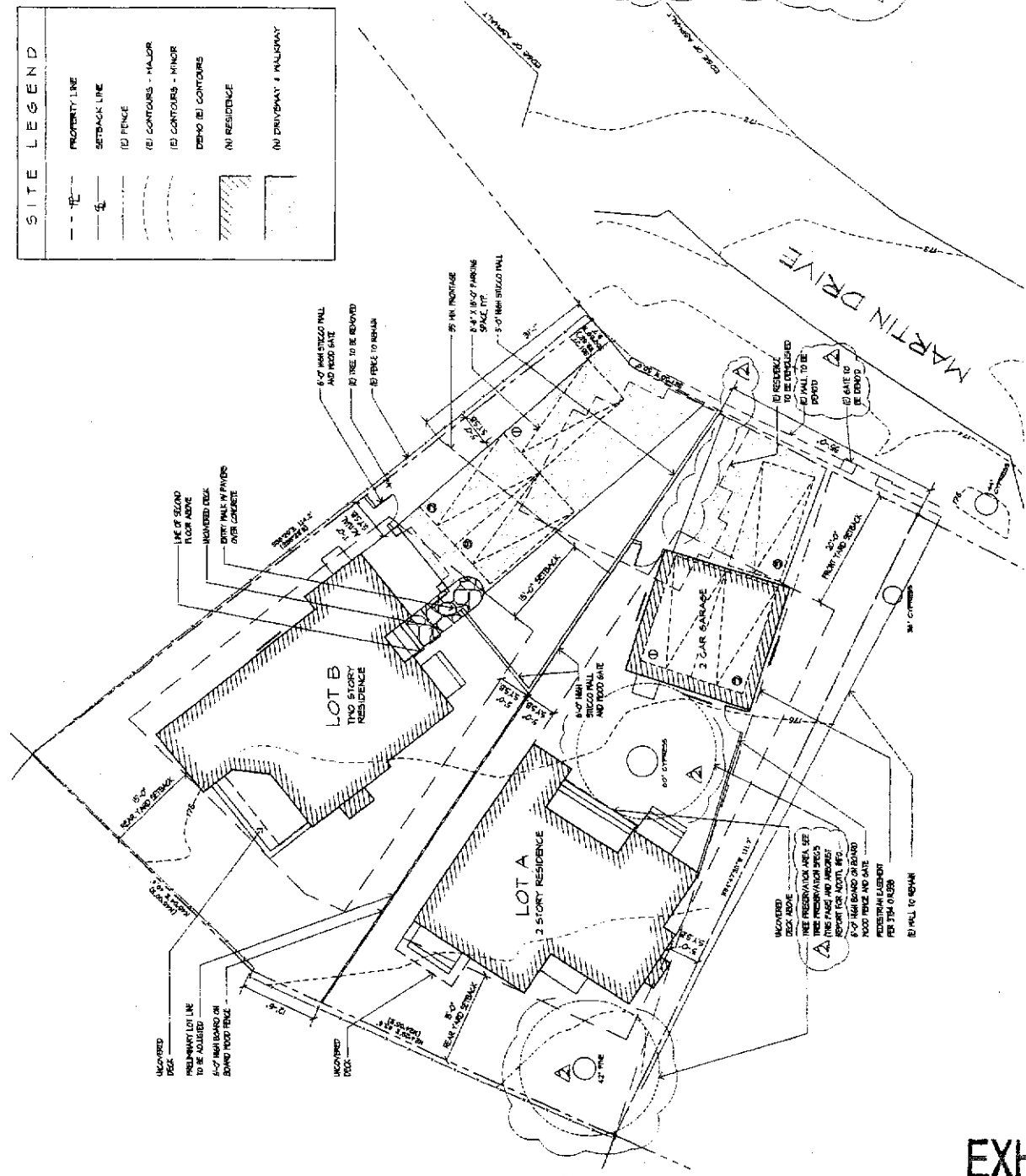
FRONT YARD SETBACK AREA: 560 SQ. FT.  
PARKING AREA: 267 SQ. FT. = 47.1%

### PARKING AREAS CALCULATIONS

1. FULL ROOF SITTERS SHALL BE PLACED AROUND ALL EAVES DOWNSPOUTS TO GO TO SPLASHBLOCKS.
2. SURFACE DRAINAGE ADJACENT TO FOUNDATION AND PAVEMENTS SHALL BE SLOPED AWAY FROM BUILDING @ 2% MINIMUM GRADIENT.
3. ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNSPOUTS.

### DRAINAGE NOTES

SITE LEGEND	
---	PROPERTY LINE
---	SETBACK LINE
---	(E) FENCE
---	(E) CONTOURS - MAJOR
---	(E) CONTOURS - MINOR
---	DEMO (E) CONTOURS
---	(N) RESIDENCE
---	(N) DRIVEWAY & WALKWAY

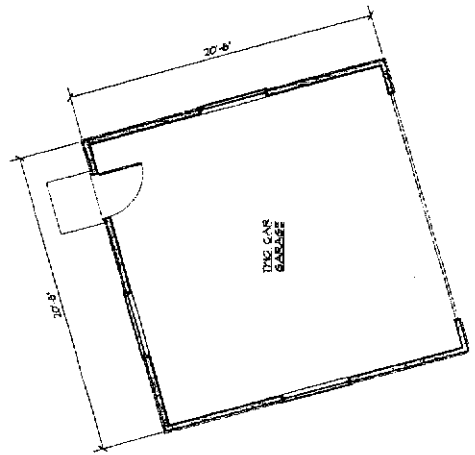
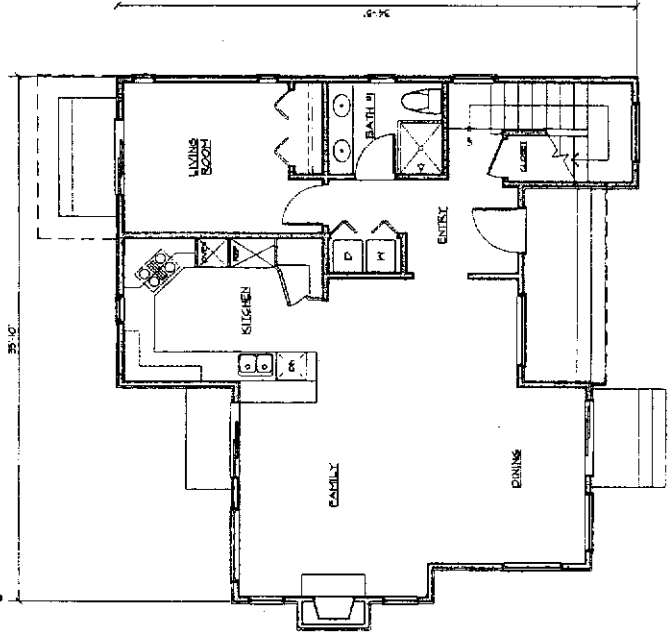


SITE PLAN  
SCALE: 1/8" = 1'-0"

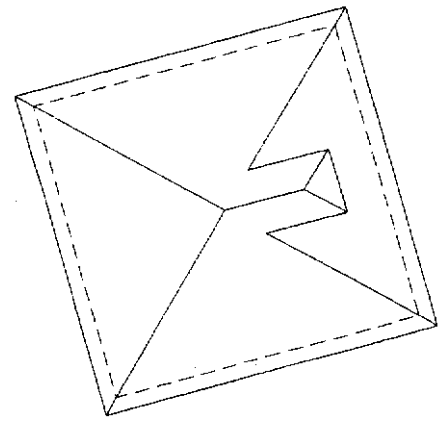
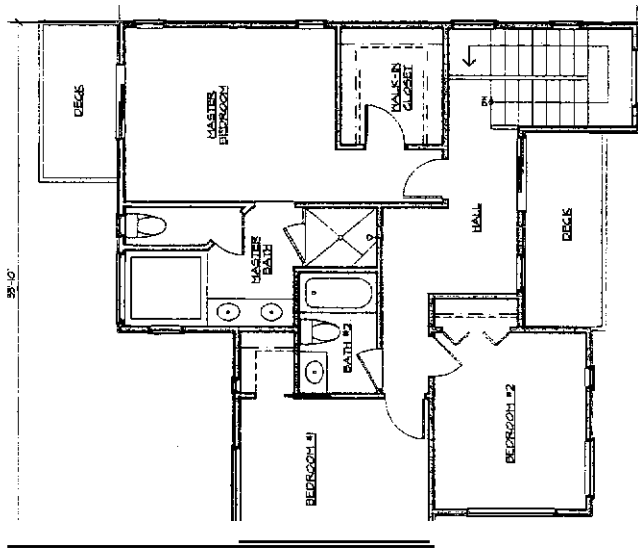
EXHIBIT A



FLOOR PLAN  
 LEGEND  
 3/4" WOOD STUD  
 WALLS



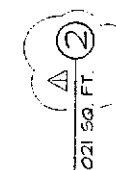
FIRST FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 FIRST FLOOR = 468 SQ. FT.  
 GARAGE = 421 SQ. FT.



SECOND FLOOR PLAN  
 SCALE: 1/4" = 1'-0"  
 SECOND FLOOR = 677 SQ. FT.



FIRST FLOOR = 920 SQ. FT.  
BICYCLE STORAGE = 72 SQ. FT.



SECOND FLOOR = 1021 SQ. FT.



DATE: 11/20/06  
BY: [signature]  
PROJECT: 210 MARTIN DRIVE, LOT A  
APN: 043-250-42  
GLOVER RESIDENCE "A"

ELEVATIONS "A"

GLOVER RESIDENCE "A"

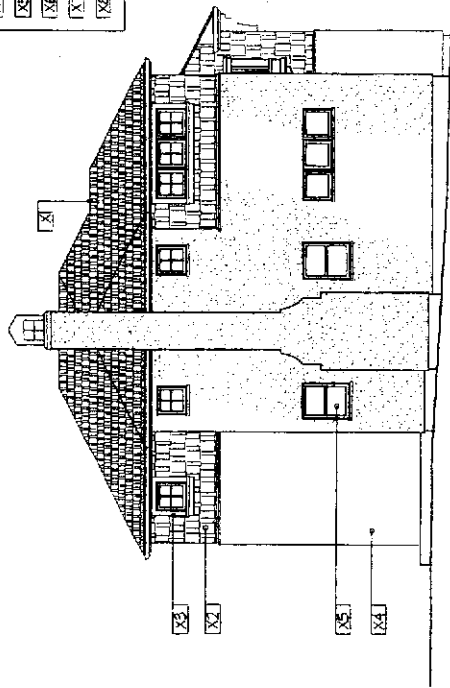
ELEVATIONS "A"

DATE: 11/20/06  
BY: [signature]  
PROJECT: 210 MARTIN DRIVE, LOT A  
APN: 043-250-42  
GLOVER RESIDENCE "A"

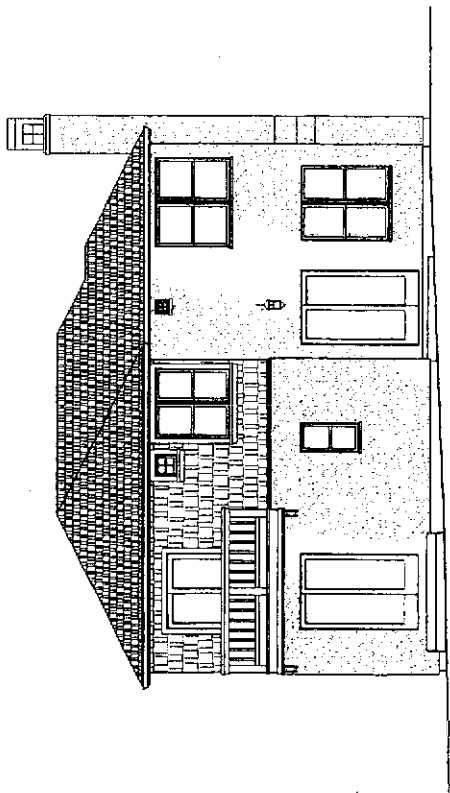
P5

ELEVATION NOTES

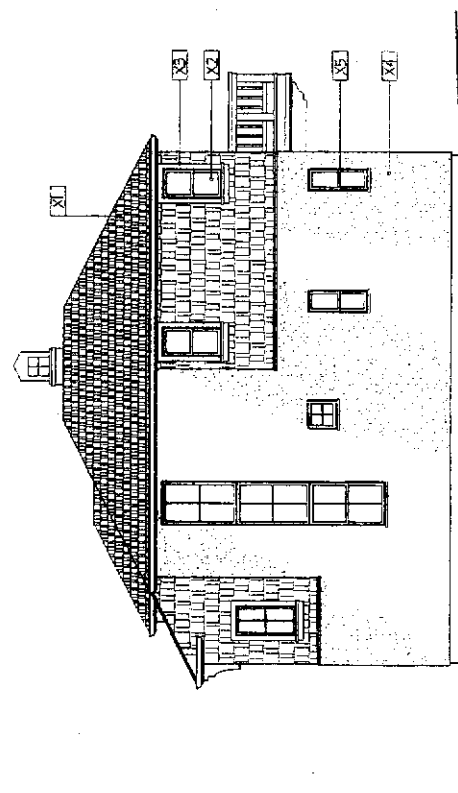
- [X1] ROOF TO BE HIGH DUTCHMAN COMPOSITION SHINGLES
- [X2] STAINED WOOD SHINGLE SIDING
- [X3] PAINTED WOOD TRIM
- [X4] 2 COAT HARD TROWEL STUCCO w/ INTERNAL COLOR
- [X5] METAL CLAD WOOD WINDOWS AND FRENCH DOORS
- [X6] DECORATIVE WOOD BLOCK
- [X7] WOOD EXTERIOR SATE AT STUCCO WALL
- [X8] PAINTED WOOD TRIMLESS W/ VINYL



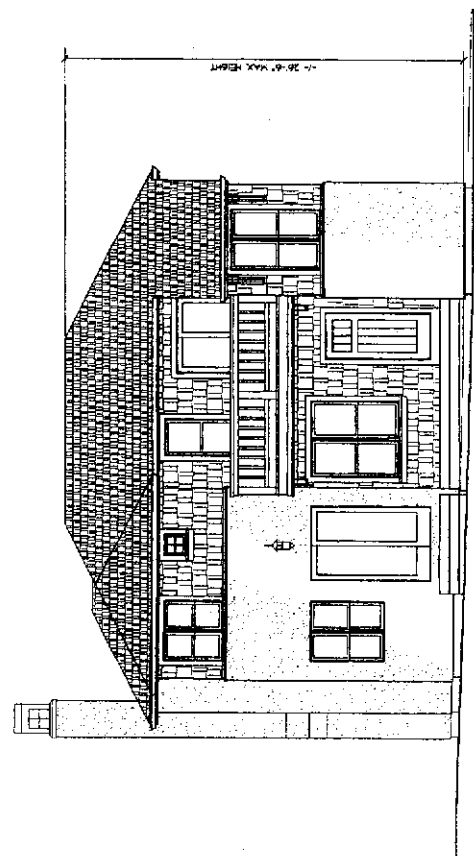
WEST ELEVATION  
SCALE: 1/4" = 1'-0"



NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

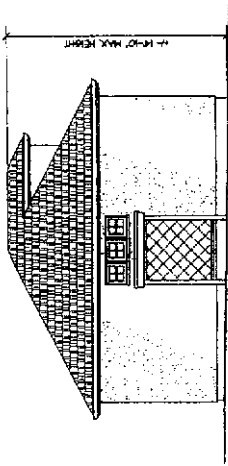


EAST ELEVATION  
SCALE: 1/4" = 1'-0"

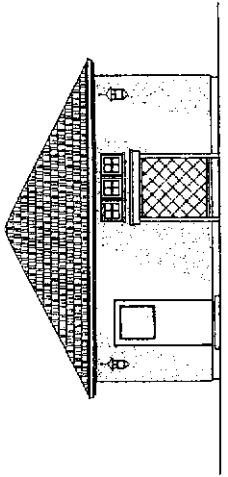


SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

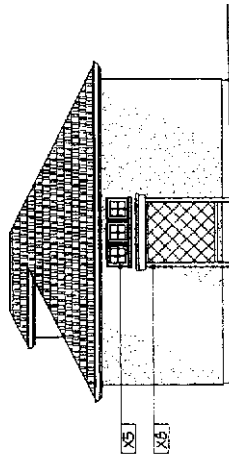
ELEVATION	NOTES
[X1]	ROOF TO BE HIGH DEFINITION COMPOSITION SHINGLES
[X2]	STAINED: WOOD SHINGLE SIDING
[X3]	PAINTED: WOOD TRIM
[X4]	3 COAT HARD TROUBLE STUCCO IN INTEGRAL COLOR
[X5]	HEAVY GLASS WOOD WRAPPING AND FRENCH DOORS
[X6]	DECORATIVE GLASS BLOCK
[X7]	WOOD EXTERIOR SHUTTER AT STUCCO FINISH
[X8]	PAINTED WOOD TRELLIS IV VINES



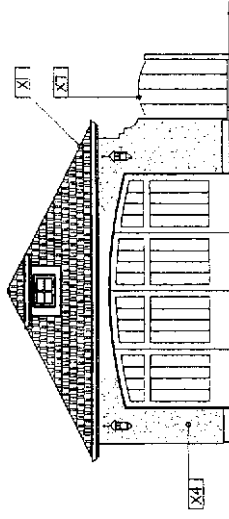
WEST ELEVATION  
SCALE: 1/4" = 1' - 0"



SOUTH ELEVATION  
SCALE: 1/4" = 1' - 0"




EAST ELEVATION  
SCALE: 1/4" = 1' - 0"



NORTH ELEVATION  
SCALE: 1/4" = 1' - 0"



		<b>RI Engineering, Inc.</b> <small>RI Engineering, Inc. is an Equal Opportunity Employer. Minorities and women are encouraged to apply.</small>		<b>COMPANY PROFILE</b> RI Engineering, Inc. is a leading provider of engineering and construction services. We have a proven track record of delivering high-quality projects on time and within budget. Our team of experienced professionals is dedicated to providing exceptional service to our clients.	
PROJECT INFORMATION PROJECT NAME: [REDACTED] PROJECT NUMBER: [REDACTED] PROJECT LOCATION: [REDACTED]		CLIENT INFORMATION CLIENT NAME: [REDACTED] CLIENT ADDRESS: [REDACTED] CLIENT PHONE: [REDACTED]		CONTACT INFORMATION CONTACT NAME: [REDACTED] CONTACT ADDRESS: [REDACTED] CONTACT PHONE: [REDACTED]	



Scale: 1 inch = 100 feet

**SANITARY SEWER**

1. A SANITARY SEWER IS REQUIRED ON THE PLATS A LATERAL.
2. ALL LATERAL ELEMENTS SHALL BE CURVED TO THE PUBLIC.
3. LATERALS SHALL BE CONSTRUCTED PERPENDICULAR TO STREET
4. NOT BEWEG
5. ALL LATERALS SHALL BE PROPERLY ANCHORED
6. INCLUDING PROVISIONS BY SANTA CRUZ COUNTY SANITATION DISTRICT
7. PRIOR TO INSTALLATION OF SANITARY SEWER AND LATERAL THE
8. CONSTRUCTION SHALL BE OBTAINED FROM THE DISTRICT.

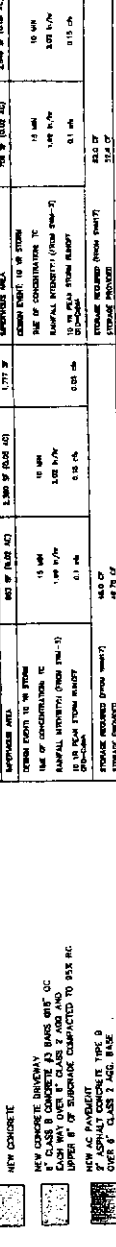
ASPHALT CONCRETE DRIVEWAY CROSS SECTION

**TOPOGRAPHIC SURVEY**

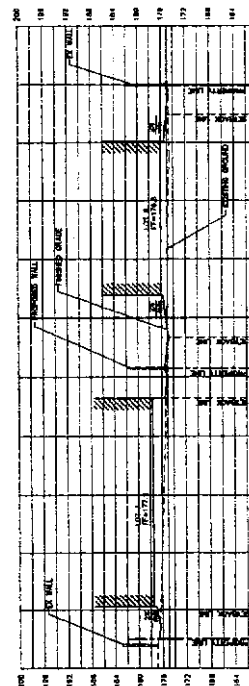
MARTIN DRIVE

[illegible][illegible]

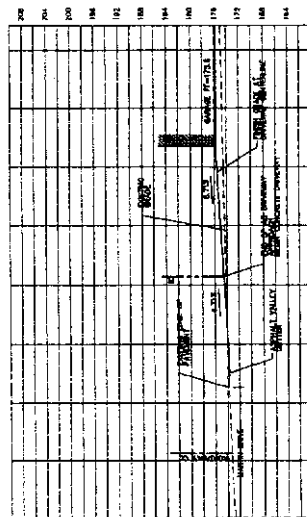
1.00 m/s	
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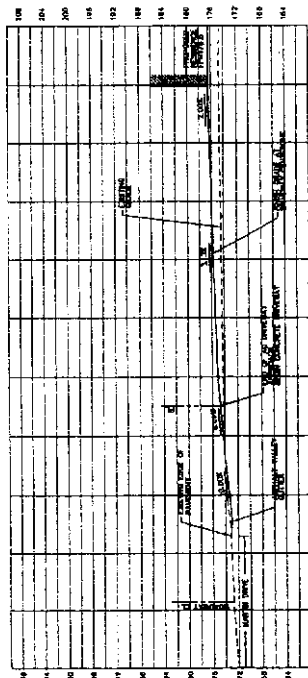
SECTION A-A  
SCALE 1"=10' HORIZONTAL, VERTICAL



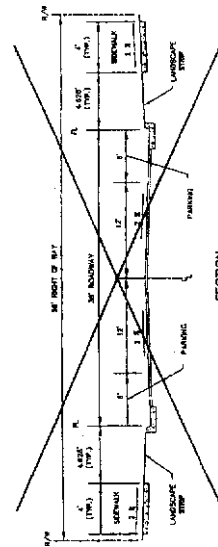
PROPOSED DRIVEWAY CL LOT A  
SCALE 1"=10' HORIZONTAL, VERTICAL



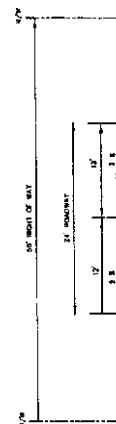
PROPOSED DRIVEWAY CL LOT B  
SCALE 1"=10' HORIZONTAL, VERTICAL



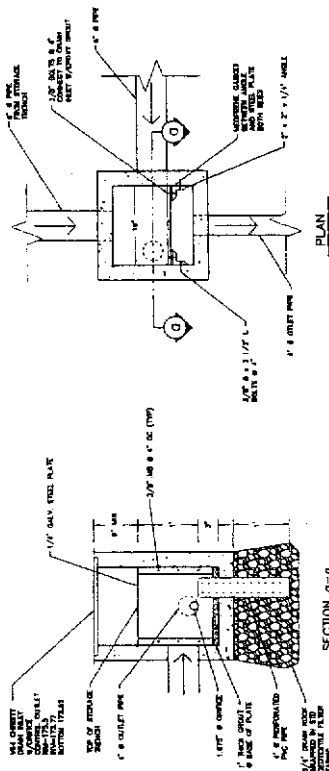
STANDARD URBAN LOCAL STREET WITH PARKING  
SCALE 1"=10' HORIZONTAL, VERTICAL



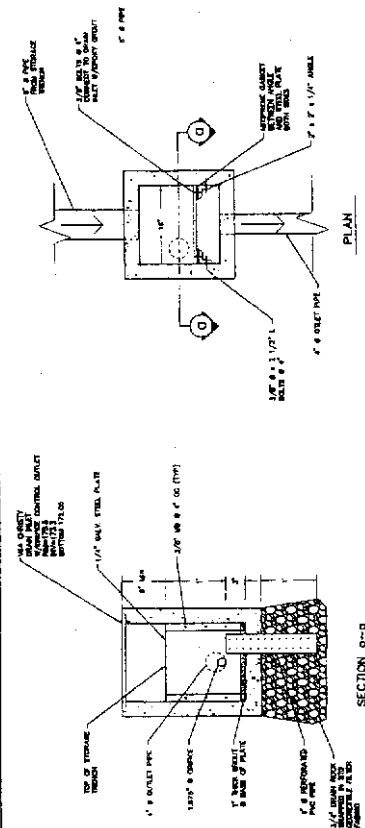
MARTIN DRIVE PROPOSED SECTION  
SCALE 1"=10' HORIZONTAL, VERTICAL



DRAIN INLET W/ORIFICE CONTROL OUTLET DETAIL 'LOT A'  
SCALE 1"=10' HORIZONTAL, VERTICAL



DRAIN INLET W/ORIFICE CONTROL OUTLET DETAIL 'LOT B'  
SCALE 1"=10' HORIZONTAL, VERTICAL



PRELIMINARY NOT FOR CONSTRUCTION

3

SEPTEMBER 2006  
SCALE 1"=10' HORIZONTAL, VERTICAL  
REV. 1.000

PROPOSED MINOR LAND DIVISION  
FOR MARTIN DRIVE  
110 MARTIN DRIVE  
APRIL 2006  
APPLICATION NO. 06-0550  
DRIVEWAY PROFILE AND SECTIONS

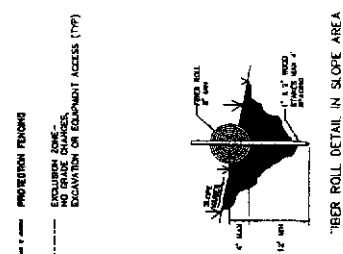
RJ Engineering, Inc.  
303 POWER ST., SUITE 42-202, SANTA CRUZ, CA 95060  
831-425-3801 www.rjengineering.com



REVIEWED FOR COUNTY OF SANTA CRUZ COMPLIANCE 01/08/2007



A schematic diagram of a square inlet protection structure. The structure consists of a central square grate with vertical bars, surrounded by a square frame. The frame is divided into four quadrants by a horizontal and a vertical line. Each quadrant contains a different component: top-left is 'REINFORCED CONCRETE', top-right is 'REINFORCED CONCRETE', bottom-left is 'REINFORCED CONCRETE', and bottom-right is 'REINFORCED CONCRETE'. The central grate is labeled 'GRATE'. The entire structure is labeled 'INLET PROTECTION' on the right side. Four arrows point towards the structure from the top-left, top-right, bottom-left, and bottom-right, each labeled 'WIND FLOW'.

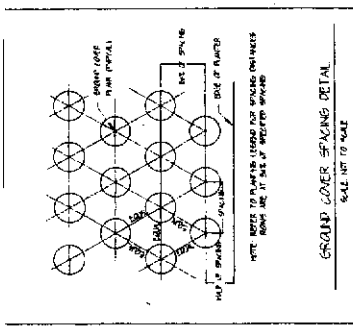
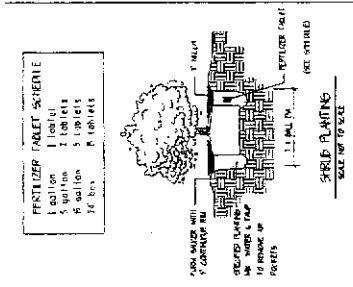
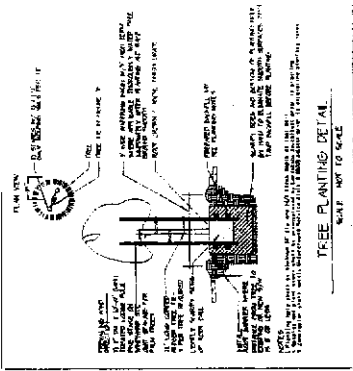


DATE	PURPOSE	BY
11/11/11	FOR THE NEW MAAS	MAA
11/11/11	REVIS	MAA

scale: 1/8" = 1' - 0"

sheet title: landscape

sheet number: 1 - 1

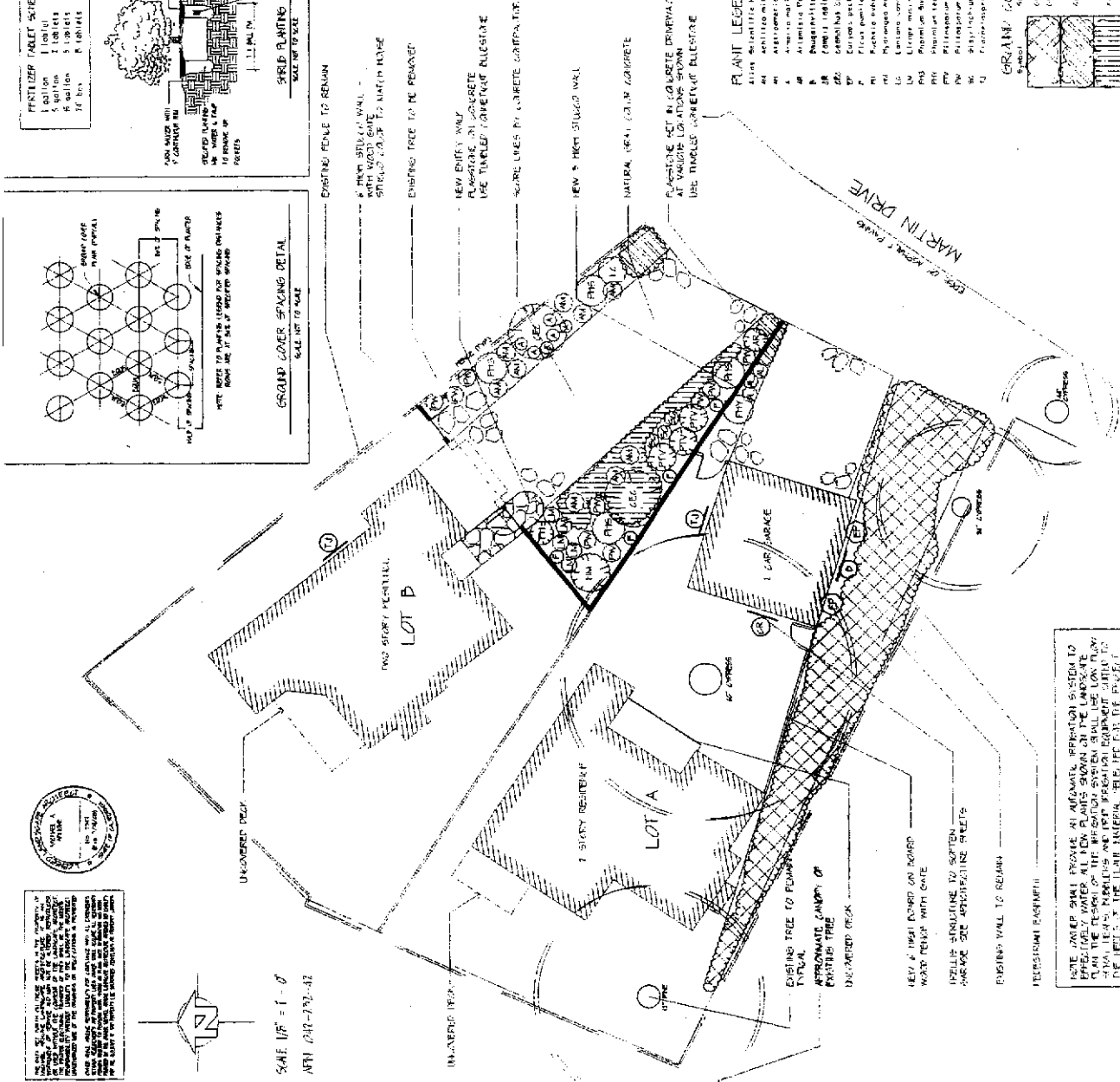


**PLANTING NOTES**

1. All plants shall be installed in accordance with the following specifications:
2. All plants shall be installed in accordance with the following specifications:
3. All plants shall be installed in accordance with the following specifications:
4. All plants shall be installed in accordance with the following specifications:
5. All plants shall be installed in accordance with the following specifications:
6. All plants shall be installed in accordance with the following specifications:
7. All plants shall be installed in accordance with the following specifications:
8. All plants shall be installed in accordance with the following specifications:
9. All plants shall be installed in accordance with the following specifications:
10. All plants shall be installed in accordance with the following specifications:

**PLANT LEGEND**

PLANT NAME	COMMON NAME	PLANTING RATE
1. 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
2. 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
3. 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
4. 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
5. 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
6. 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
7. 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
8. 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
9. 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"
10. 1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"	1/2" x 1/2" x 1/2"



NOTE: OWNER SHALL PROVIDE AN AUTOMATIC IRRIGATION SYSTEM TO EFFICIENTLY WATER ALL PLANTS SHOWN ON THE LANDSCAPE PLAN. THE DESIGN OF THE IRRIGATION SYSTEM SHALL BE THE RESPONSIBILITY OF THE LANDSCAPE ARCHITECT. THE IRRIGATION SYSTEM SHALL BE DESIGNED TO PROVIDE THE PLANTS WITH THE NECESSARY WATER FOR PROPER GROWTH AND DEVELOPMENT.

## Subdivision Findings

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

This finding can be made, in that the project meets all of the technical requirements of the Subdivision Ordinance and is consistent with the County General Plan and the Zoning Ordinance as set forth in the findings below.

2. That the proposed subdivision, its design, and its improvements, are consistent with the General Plan, and the area General Plan or specific plan, if any.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates two single family residential parcels and is located in the Urban Medium Density Residential (R-UM) General Plan designation which allows a density of one parcel for each 4,000 to 6,000 square feet of **net** developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 4,000 square feet of net developable area.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Parcels will be accessed by Martin Drive. The existing access road (Martin Drive) will require an exception to the County Design Criteria due to variation in pavement width, parking configuration, and lack of roadside improvements. The proposed roadway design provides adequate and safe vehicular **and** pedestrian access.

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

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

This finding can **be** made, in that the use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-4 (Multi-family Residential - 4,000 square feet minimum) zone district where the project is located, and the project **will** be consistent with the required site standards of the R-1-4 zone district.

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

This finding can be made, in that no challenging topography affects **the** building site, technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed units are properly configured to allow development **in** compliance with the required site standards. No environmental resources would be adversely impacted by the proposed development.

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

This finding can be made, in that no mapped or observed sensitive habitats or threatened species will be adversely impacted through the development of the site.

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

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

7. That the design of the proposed subdivision or type of improvements will not conflict with easements, acquired by the public at large, for access **through**, or use of property within the proposed subdivision.

This finding can be made, in that no such easements are known to affect the project site

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

This finding can be made, in that the resulting parcels are oriented to **the** extent possible in a manner to take advantage of solar opportunities.

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

This finding can be made, in that the structures are sited and designed **to** be visually compatible, in scale with, and integrated with the character of **the** surrounding neighborhood. The surrounding neighborhood contains single family residential development. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

## Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

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

This finding can be made, in that ~~the~~ use of the property will be residential in nature, unit densities meet the minimum standards for the R-1-4 (Multi-family Residential - 4,000 square feet minimum) zone district where the project is located, and the project will be consistent with the required site standards of the R-1-4 ~~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.

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan. The project creates two single family residential parcels and is located in the Urban Medium Density Residential (R-UM) General Plan designation which allows a density of one parcel for each 4,000 to 6,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that each residential parcel will contain a minimum of 4,000 square feet ~~of~~ net developable area.

The project is consistent with the General Plan in that ~~the~~ full range of urban services is available, including public water and sewer service. Parcels will be accessed by Martin Drive. The existing access road (Martin Drive) will require an exception to the County Design Criteria due to variation in pavement width, parking configuration, and lack of roadside improvements. The proposed roadway design provides adequate and safe vehicular ~~and~~ pedestrian access.

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

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the expected level of additional traffic generated by the proposed project is anticipated to be 1 additional peak vehicle trip per day (1 per single family dwelling), the proposed increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the project site is located in a mixed neighborhood containing a variety of architectural styles, 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.

**This** finding can be made, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single family residential development. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

## **Roadway/Roadside Exception Findings**

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

This finding can be made, in that full local street improvements would not be consistent with the pattern of development in the neighborhood or the improvements on the remainder of the existing roadway (Martin Drive). Martin Drive varies from the County Design Criteria in terms of width and improvements with a 50 feet wide right of way, 24 feet wide pavement section, and no sidewalks, formal parking or landscaping on either side of the roadway. The County Design Criteria standard for a local street is a 56 feet wide right of way with parking, sidewalks, and landscaping on both sides of the roadway. Although no new roadways are proposed, a Roadway/Roadside Exception is required for the proposed land division to recognize the existing condition of Martin Drive. A Roadway/Roadside Exception is considered as appropriate due to the existing conditions along Martin Drive and within the surrounding neighborhood.

County Code Section 15.10.050(f)(1) allows for exceptions to roadside improvements when those improvements would not be appropriate due to the character of existing or proposed development.

## Conditions of Approval

### Land Division 06-0558

Applicant: Jerry & Cheryl Glover

Property Owner: Jerry & Cheryl Glover

Assessor's Parcel Number(s): 042-232-42

Property Address and Location: Northwest side of Martin Drive, 80 feet southwest of Aptos Beach Drive. (210 Martin Drive)

Planning Area: Aptos

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Exhibit(s):

- A. Tentative Map - prepared by Ward Surveying, dated 8/28/06; Improvement Plans - prepared by RI Engineering Inc., dated 9/06; Architectural and floor plans - prepared by Matson Britton Architects, revised 1/19/07.
- 

**All** correspondence and maps relating to this land division shall carry **the** land division number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
  - B. Pay the required fee to the Clerk of the Board of the County of Santa Cruz for posting the Negative Declaration as required by the California Department of Fish and Game mitigation fees program.
11. 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 parcels.
- C. The minimum parcel area shall be 4,000 square feet of net developable land per parcel.
- D. The following items shall be shown on the Parcel Map:
  - 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes shall meet the minimum setbacks for the R-I -4 zone district of 15 for front yards, 5 feet for side yards, and 15 feet **for** rear yards.
  - 2. Show **the** net area of each lot to nearest square foot
- 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:

New parcel numbers for all of the parcels must be assigned by the Assessors Office prior to application for a Building Permit on any parcel created by this land division.

Lots shall be connected for water service to Soquel Creek Water District **All** regulations and conditions of **the** water district shall be met.

Lots shall be connected for sewer service to Santa Cruz County Sanitation District. **All** regulations and conditions of the sanitation district shall be met.

**All** future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in the approved Exhibit "A" and shall also meet the following additional conditions:

- a. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-4 zone district. Development on each parcel shall not exceed a 40% lot coverage, or a 50% floor area ratio, or other standard as may be established **for** the zone district.
- b. No fencing shall exceed three feet in height within the required street facing yard setback.

5. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Butano Geotechnical Engineering, dated **8/06**.
6. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by **the** school district in which the project is located.
7. Prior to any building permit issuance or ground disturbance, **a** detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify **the** type of erosion control practices to be used and shall include the following:
  - a. Silt and grease traps shall be installed according to the approved improvement plans.
  - b. An effective sediment bamer placed along the perimeter of the disturbance area and maintenance of the barrier.
  - c. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
8. **Any** changes from the approved Exhibit "A", including but not limited to **the** Tentative Map, Preliminary Improvement Plans, or the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded 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. Any changes that **are** on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

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

- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- B. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, **the** following standard conditions:
  1. Submit and secure approval of an engineered sewer improvement plan

providing sanitary sewer service to each parcel

2. Pay all necessary bonding, deposits, and connections fees.
- 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. Backflow prevention devices must be located in the least visually obtrusive location.
  - D. All requirements of the Aptos/La Selva Fire Protection District shall be met.
  - E. Park dedication in-lieu fees shall be paid for two (2) dwelling units. These fees are currently \$1000 per bedroom, but are subject to change.
  - F. Child Care Development fees shall be paid for two (2) dwelling units. These fees are currently \$109 per bedroom, but are subject to change.
  - G. Transportation improvement fees shall be paid for two (2) dwelling units. These fees are currently \$2,200 per unit, but are subject to change.
  - H. Roadside improvement fees shall be paid for two (2) dwelling units. These fees are currently \$2,200 per unit, but are subject to change.
  - I. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
    1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval. Plans shall also comply with applicable provisions of the State Building Code regarding accessibility.
      - a. The access road (Martin Drive) include an existing 24 feet wide paved road section. A Roadside/Roadway Exception is approved to vary from County standards with respect to the width of the right of way, sidewalks, and on-street parking spaces.

2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.
3. Details for the installation of required silt and grease traps to filter runoff from the parking area. Submit a silt and grease trap maintenance agreement to the Department of Public Works.
4. A detailed erosion control plan shall be submitted which includes the following: a clearing and grading schedule that limits grading to the period of April 15 - October 15, clearly marked disturbance envelope, revegetation specifications, silt bamer locations, temporary road surfacing and construction entry stabilization, sediment barriers around drain inlets, etc. This plan shall be integrated with the improvement plans that are approved by the Department of Public Works, and shall be submitted to Environmental Planning staff for review and approval prior to recording of the Parcel Map.
5. A **tree** protection plan which indicates **the** locations of the tree protection fencing per the recommendations of the project arborist, as specified in the arborist report prepared by Maureen Hamb, dated 1/8/07. A plan review and approval letter from the project arborist is required prior to recordation of the Parcel Map.

IV. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:

- A. Tree protection fencing shall be installed per the recommendations of the project arborist.
- B. In order to ensure that these conditions are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: the applicant, contractor, the project arborist, and Santa Cruz County Environmental Planning staff. The tree protection fencing and erosion control will be inspected at that time.

V. 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 unless

otherwise specifically excepted by these conditions of approval.

- 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 and emergency situation; and
  - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust ~~from~~ leaving the site.
  - 3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
- F. Construction of improvements shall comply with the requirements of the geotechnical report prepared by Butano Geotechnical Engineering, dated 8/06. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
- G. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.

VI. Operational Conditions

- A. Annual inspection of the silt and grease traps shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the individual property owners.
  - 1. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
- B. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, **up** to and including Approval revocation.

VII. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment **of** this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, **or** proceeding against which the COUNTY **seeks** to be defended, indemnified, **or** held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, **or** fails to cooperate fully in the defense thereof, **the** Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY **from** participating in the defense of any claim, action, or proceeding if both of the following occur:
  - 1. COUNTY bears its own attorney's fees and costs; and
  - 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved

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

- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

**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 Parcel Map for ~~this~~ division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

**cc: County Surveyor**

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

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

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

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

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

---

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

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

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

Application Number: 06-0558  
Assessor Parcel Number: 042-232-42  
Project Location: 210 Martin Drive

**Project Description:** Minor land division to create two single family residential parcels.

**Person or Agency Proposing Project:** Jerry & Cheryl Glover

**Contact Phone Number:** (831) 426-1553

- 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.   X   **Categorical Exemption**

Specify type: Class 15 - Minor Land Divisions (Section 15315)

**F. Reasons why the project is exempt:**

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

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

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

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



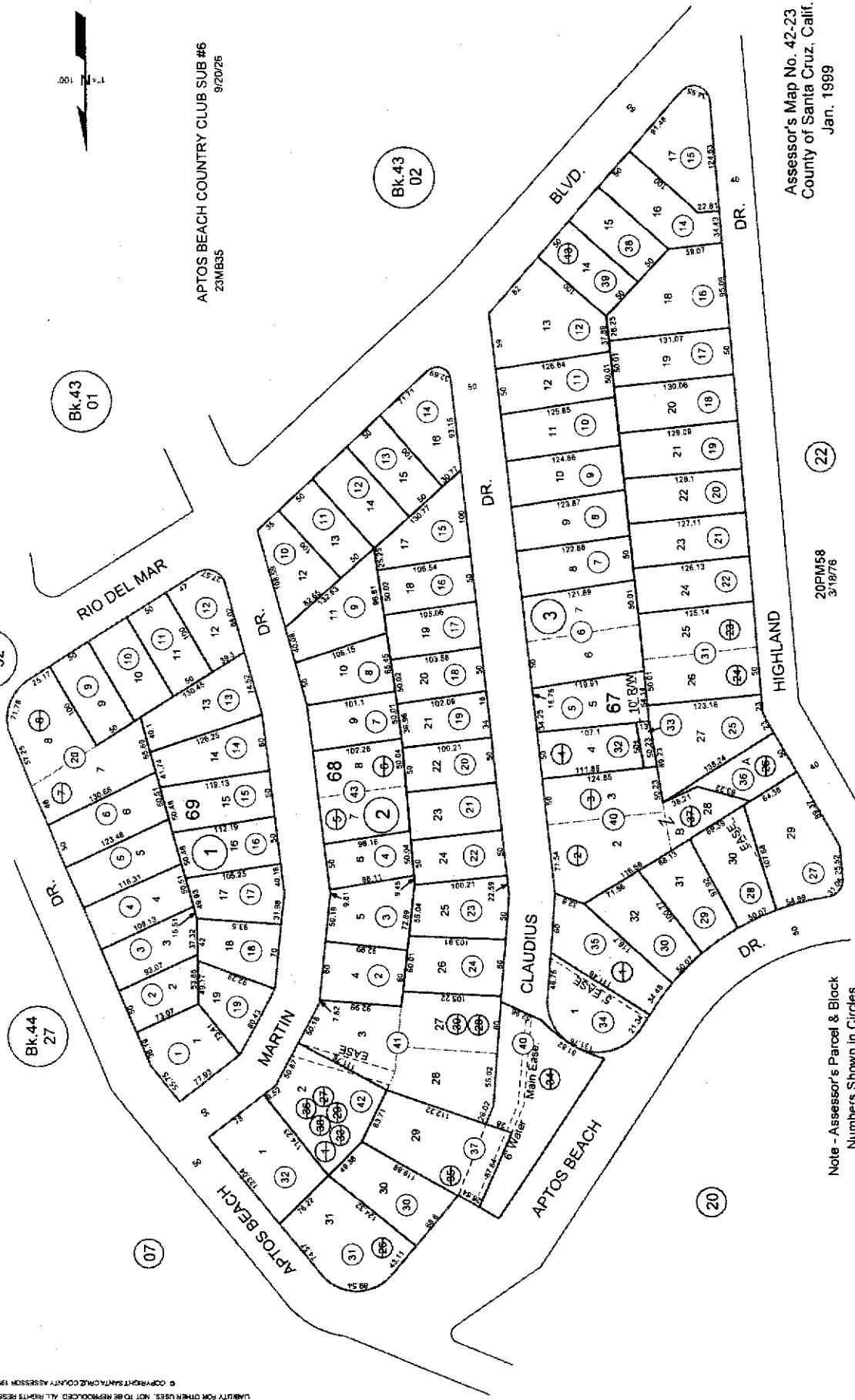
FOR TAX PURPOSES ONLY

POR. APTOS RANCHO  
S.E. 1/4 SEC. 18, T.11S., R.1E., M.D.B. & M.

tax Area Code  
69-273

42-23

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.  
© COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 1999



APTOS BEACH COUNTRY CLUB SUB #6  
23MB35  
9/20/26

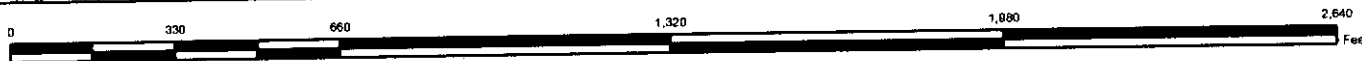
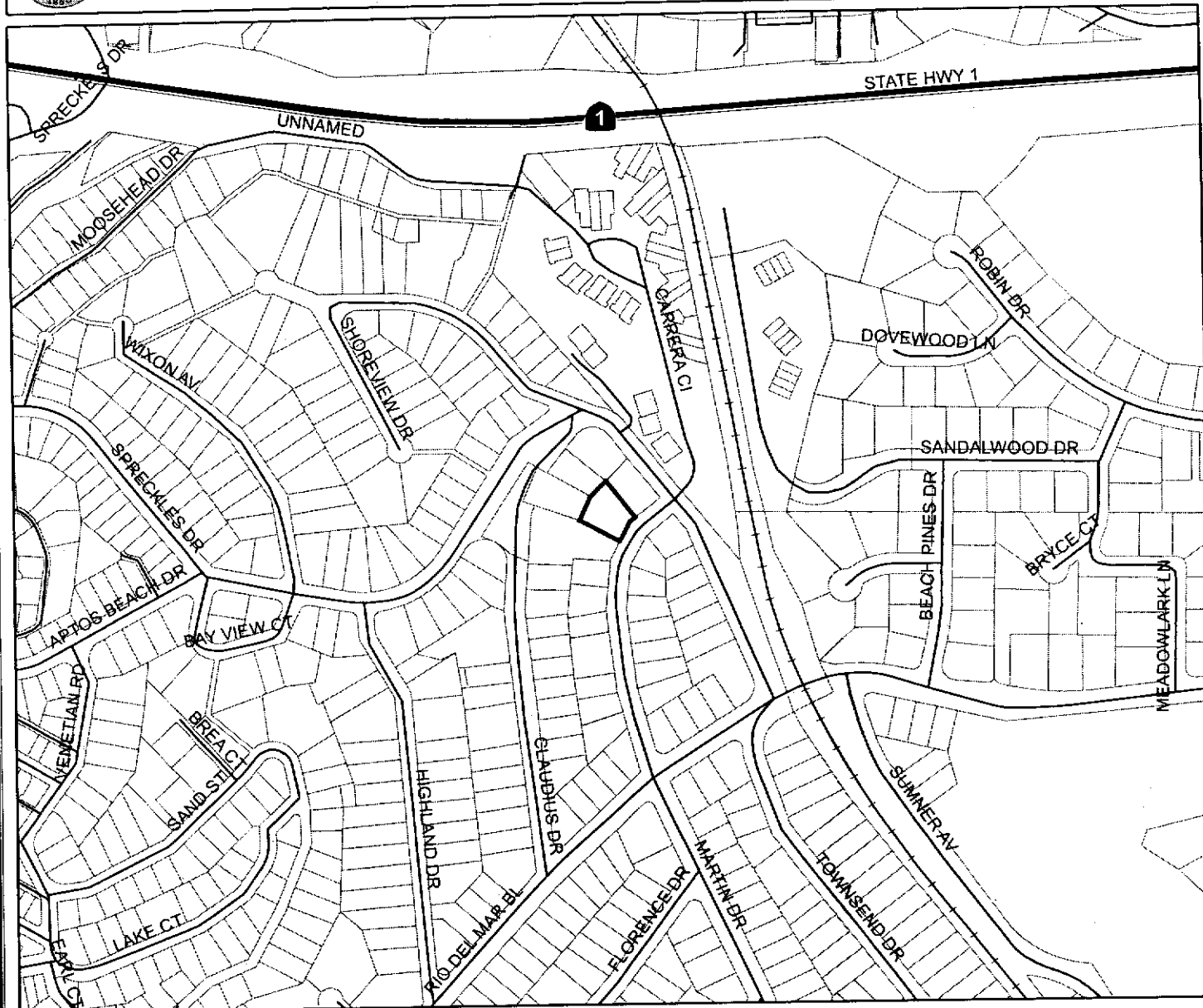
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

20PM58  
3/18/78






Assessor's Map No. 42-23  
County of Santa Cruz, Calif.  
Jan. 1999

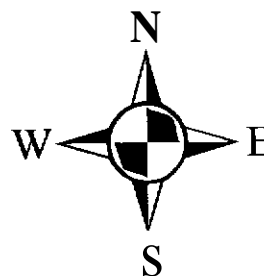


# Location Map



## Legend

-  APN 042-232-42
-  Assessors Parcels
-  Streets
-  State Highways
-  Railroads

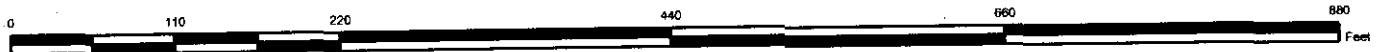
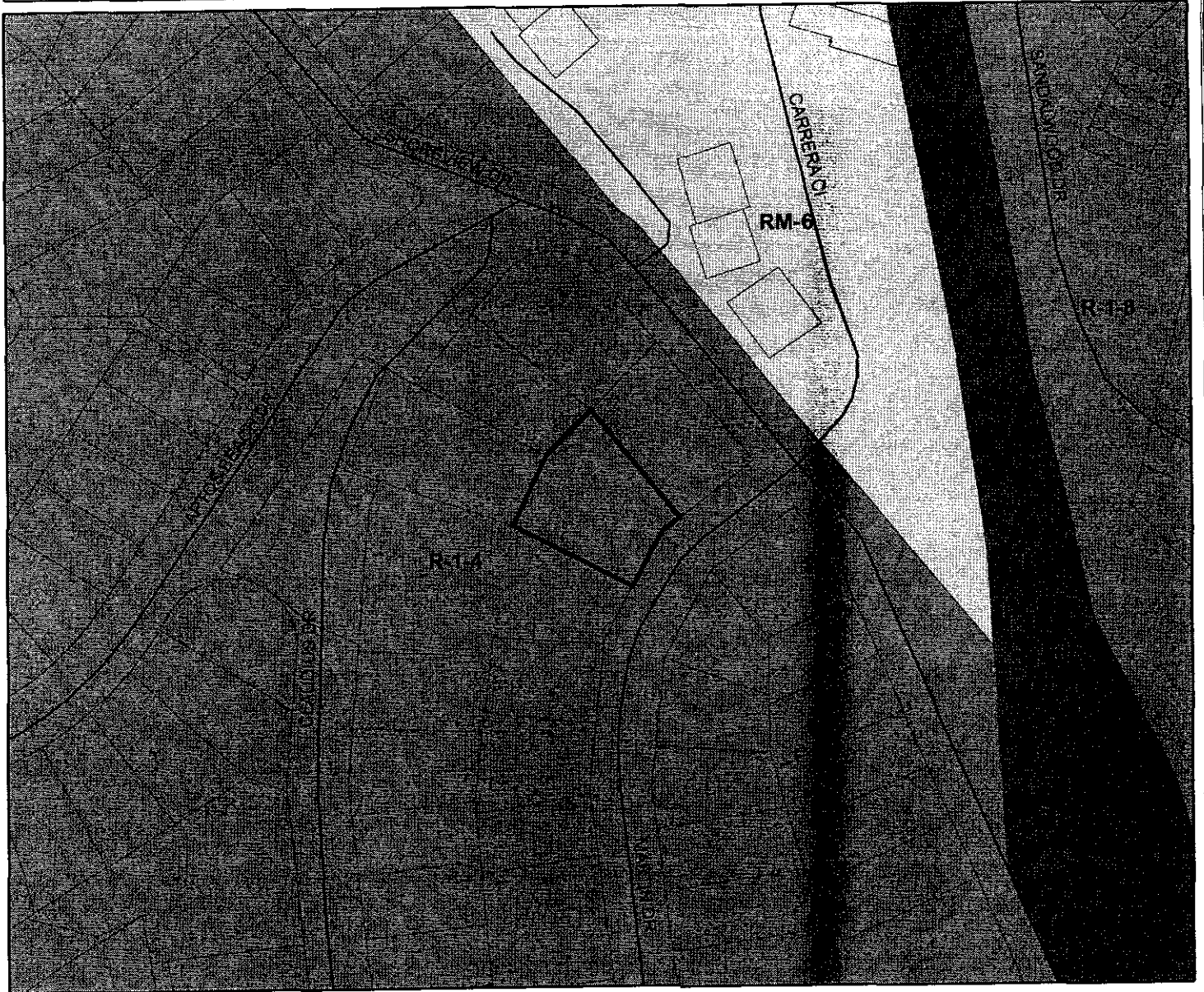


Map Created by  
County of Santa Cruz  
Planning Department  
November 2006







**EXHIBIT F**

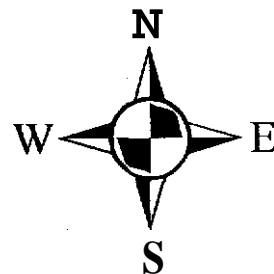


# Zoning Map



## Legend

-  APN 042-232-42
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-I)
-  PUBLIC FACILITY (PF)
-  RESIDENTIAL-MULTI FAMILY (RM)

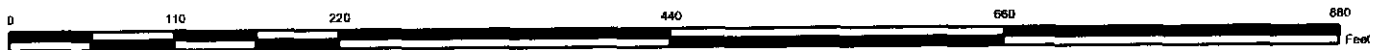


Map Created by  
County of Santa Cruz  
Planning Department  
November 2006

**EXHIBIT F**

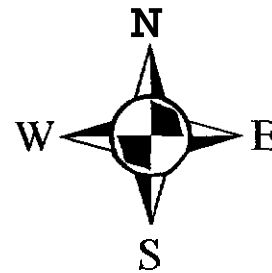


# General Plan Designation Map



## Legend

-  APN 042-232-42
-  Assessors Parcels
-  Streets
-  Residential - Urban Medium Density (R-UM)
-  Residential - Urban Low Density (R-UL)
-  Public Facilities (P)



Map Created by  
County of Santa Cruz  
Planning Department  
November 2006

EXHIBIT F



**Board of Directors**  
Bruce Daniels *President*  
Dr. Thomas R. LaHue, *Vice President*  
John W. Beebe  
Dr. Bruce Jaffe  
Daniel F. Kriege

Laura D. Brown, *General Manager*

May 3, 2006

Cheryl Glover  
20 Anita Avenue  
LaSelva Beach, CA 95076

**SUBJECT:** Conditional Water Service Application – **210 Martin Drive,**  
Aptos, **APN 042-232-42**

Dear Ms. Glover:

In response to the subject application, the Board of Directors of the Soquel Creek Water District at their regular meeting of May 2, 2006, voted to grant you a conditional Will Serve Letter for your project so that you may proceed through the appropriate planning entity. An Unconditional Will Serve Letter cannot be granted until such time as you are granted a Final Discretionary Permit on your project. At that time, an Unconditional Will Serve Letter will be granted subject to your meeting the requirements of the District's Water Demand Offset Program and any additional conservation requirements of the District prior to obtaining the actual connection to the District facilities subject to the provisions set forth below.

Possible Infrastructure Check List	yes	no
1. LAFCO Annexation required		X
2. Water Main Extension required off-site		X
3. On-site water system required		X
4. New water storage tank required		X
5. Booster Pump Station required		X
6. Adequate pressure	X	
7. Adequate flow	X	
8. Frontage on a water main	X	
9. Other requirements that may be added as a result of policy changes.	X	

This present indication to serve is valid for a two-year period from the date of this letter; however, it should not be taken as a guarantee that service will be available to the project in the future or that additional conditions, not otherwise listed in this letter, will not be imposed by the District prior to granting water service. Instead, this present indication to serve is intended to acknowledge that, under existing conditions, water service would be available on condition that the developer agrees to provide the following items without cost to the District:

- 1) Destroys any wells on the property in accordance with State Bulletin No. 74;
- 2) Satisfies all conditions imposed by the District to assure necessary water pressure, flow and quality;

- 3) Satisfies ~~all~~ conditions of Resolution No. **03-31** Establishing a Water Demand Offset Policy for New Development, which states that all applicants for new water service shall be required to offset expected water use of their respective development by a 1.2 to 1 ratio by retrofitting existing developed property within the Soquel Creek Water District service area so that any new development has a “zero impact” on the District’s groundwater supply. Applicants for new service shall bear those costs associated with the retrofit as deemed appropriate by the District up to a maximum set by the District and pay any associated fees set by the District to reimburse administrative and inspection costs in accordance with District procedures for implementing this program;
- 4) Satisfies **all** conditions for water conservation required by the District at the time of application for service, including the following:
  - a) Plans for a water efficient landscape and irrigation system shall be submitted to District Conservation Staff for approval. Current Water Use Efficiency Requirements are enclosed with this letter, and are subject to change;
  - b) All interior plumbing ~~fixtures~~ shall be low-flow and **all** Applicant-installed water-using appliances (e.g. dishwashers, clothes washers, etc.) shall have the EPA Energy Star label plus new clothes washers also shall have *a* water use factor of 7.5 or less;
  - c) District Staff shall inspect the completed project for compliance with all conservation requirements prior to commencing domestic water service;
- 5) Completes LAFCO annexation requirements, if applicable;
- 6) ~~All~~ units shall be individually metered with a minimum size of 5/8-inch by %-inch standard domestic water meters;
- 7) A memorandum of the terms of this letter shall be recorded with the County Recorder of the County of Santa ~~Cruz~~ **to insure** that any future property owners are notified of the conditions set forth herein.

Future conditions which negatively affect the District’s ability to ~~serve~~ the proposed development include, but are not limited to, a determination by the District that existing and anticipated water supplies are insufficient to continue adequate and reliable service to existing customers while extending new service to your development. In that case, service may be denied.

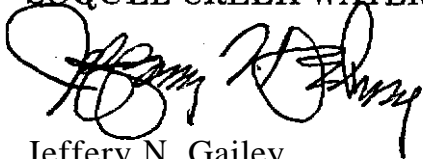
You are hereby put on notice that the Board of Directors of the Soquel Creek Water District is considering adopting additional policies to mitigate the impact of new development on the local groundwater basins, which are currently the District’s only source of supply. Such actions are being considered because of concerns about existing conditions that threaten the groundwater basins and the lack of a



supplemental supply source that would restore and maintain healthy aquifers. The Board may adopt additional mandatory mitigation measures to further address the impact of development on existing water supplies, such as the impact of impervious construction on groundwater recharge. Possible new conditions of service that may be considered include designing and installing facilities or fixtures on-site or at a specified location as prescribed and approved by the District which would restore groundwater recharge potential as determined by the District. The proposed project would be subject to this and any other conditions of service that the District may adopt prior to granting water service. As policies are developed, the information will be made available at the District Office.

Sincerely,

SOQUEL CREEK WATER DISTRICT



Jeffery N. Gailey

Engineering Manager/Chief Engineer

Cc: Jason & Christy Bowles  
210 Martin Drive  
Aptos, CA 95003

***Enclosures: Water Use Efficiency Requirements & Sample  
Unconditional Water Service Application***



# Santa Cruz County Sanitation District

701 OCEAN STREET, SUITE 410, SANTA CRUZ, CA 95060-4073  
(831) 454-2160 FAX (831) 454-2089 TDD: (831) 454-2123

THOMAS L. BOLICH, DISTRICT ENGINEER

September 26, 2006

CHERYL GLOVER  
20 ANITA AVENUE  
LA SELVA BEACH, CA 95076

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

APN: 42-232-42 APPLICATION NO.:  
PARCEL ADDRESS: 210 MARTIN AVENUE  
PROJECT DESCRIPTION: LOT SPLIT FOR NEW RESIDENTIAL

Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, a new sewer service availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

Department of Public Works and District approval shall be obtained for an engineered sewer improvement plan, showing on-site and off-site sewers needed to provide service to each lot or unit proposed, before sewer connection permits can be issued. The improvement plan shall conform to the County's "Design Criteria" and shall also show any roads and easements. Existing and proposed easements shall be shown on any required Final Map. If a Final Map is not required, proof of recordation of existing or proposed easement is required.

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

Other: A backflow preventive device may be required.

*Yours truly,*

THOMAS L. BOLICH  
District Engineer

By: *S.M. Harper*  
S.M. HARPER

Sanitation Engineering Staff

SMH:ss/90



# INTEROFFICE MEMO

APPLICATION NO: 06-0558

Date: October 30, 2006

To: Randall Adams, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for two new residences at 210 Martin Drive, Aptos

## GENERAL PLAN/ ZONING CODE ISSUES

### Design Review Authority

**13.20.130** The Coastal Zone Design Criteria are applicable to any development requiring a Coastal Zone Approval.

Evaluation Criteria	Meets criteria In code ( ✓ )	Does not meet criteria ( ✓ )	Urban Designer's Evaluation
	✓		

Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			NIA
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			NIA
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			NIA
Development shall not block views of the shoreline from scenic road			NIA
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative			NIA
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the			NIA
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			NIA

Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			NIA
Large agricultural structures			
The visual impact of large agricultural structures shall be minimized by locating the structure within or near an existing group of buildings			N/A
The visual impact of large agricultural structures shall be minimized by using materials and colors which blend with the building cluster or the natural vegetative cover of the site (except for greenhouses).			NIA
The visual impact of large agricultural structures shall be minimized by using landscaping to screen or soften the appearance of the structure			N/A
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			N/A
The requirement for restoration of visually affected areas shall be in scale with the size of the proposed project			NIA
Signs			
Materials, scale, location and orientation of signs shall harmonize with surrounding elements			N/A
Directly lighted, brightly colored, rotating, reflective, blinking, flashing or moving signs are prohibited			NIA
Illumination of signs shall be permitted only for state and county directional and informational signs, except in designated commercial and visitor serving zone districts			NIA
In the Highway 1 viewshed, except within the Davenport commercial area, only CALTRANS standard signs and public parks, or parking lot identification signs, shall be permitted to be visible from the highway. These signs shall be of natural unobtrusive materials and colors			N/A

Beach Viewsheds			
Blufftop development and landscaping (e.g., decks, patios, structures, trees, shrubs, etc.) in rural areas shall be set back from the bluff edge a sufficient distance to be out of sight from the shoreline, or if infeasible, not visually intrusive			NIA
No new permanent structures on open beaches shall be allowed, except where permitted pursuant to Chapter 16.10 (Geologic Hazards) or Chapter 16.20 (Grading Regulations)			NIA
The design of permitted structures shall minimize visual intrusion, and shall incorporate materials and finishes which harmonize with the character of the area. Natural materials are preferred			NIA

**Design Review Authority****13.11.040** Projects requiring design review.

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

**Design Review Standards****13.11.072** Site design.

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

<b>Natural Site Amenities and Features</b>			
Relate to surrounding topography			
Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
<b>Views</b>			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
<b>Safe and Functional Circulation</b>			
Accessible to the disabled, pedestrians, bicycles and vehicles			N/A
<b>Solar Design and Access</b>			
Reasonable protection for adjacent properties	✓		
energy system			
<b>Noise</b>			
Reasonable protection for adjacent properties	✓		

<b>Evaluation Criteria</b>	<b>Meets criteria In code ( ✓ )</b>	<b>Does not meet criteria ( ✓ )</b>	<b>Urban Designer's Evaluation</b>
<b>Compatible Building Design</b>			
Massing of building form	✓		
Building silhouette	✓		
Spacing between buildings	✓		
Street face setbacks	✓		
Character of architecture	✓		
Building scale	✓		
Proportion and composition of projections and recesses, doors and windows, and other features	✓		
Location and treatment of entryways	✓		
Finish material, texture and color	✓		
<b>Scale</b>			
Scale is addressed on appropriate levels			

Variation in wall plane, roof line, detailing, materials and siting	✓		
Building design provides solar access that is reasonably protected for adjacent properties	✓		
Building walls and major window areas are oriented for passive solar and natural lighting	✓		



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060  
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123

**TOM BURNS, PLANNING DIRECTOR**

November 2, 2006

Charles Eadie  
1509 Seabright Avenue, Suite A1  
Santa Cruz, CA 95062

Subject: Review **of** Geotechnical Investigation Report **by** Butano Geotechnical Engineering, Inc., Dated August **15, 2006**, Project Number **06-122-SC; APN 042-232-42, Application No. 06-0558**

Dear Applicant,

The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the reports' recommendations.
3. Prior to approval of the subject application, a plan review letter shall be submitted to and accepted by the Environmental Planning. The authors of the reports shall write the plan review letters, and in their letter must state that the project plans conform to their reports' recommendations.

After building permit issuance the geotechnical engineer *must* remain involved *with* the *project* during construction. Please review the Notice to Permits Holders (attached).

Our acceptance of these reports is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please call the undersigned at (831) 454-3168, e-mail: [pln953@co.santa-cruz.ca.us](mailto:pln953@co.santa-cruz.ca.us) if we can be of any further assistance.

Sincerely,

Kent Edler, Civil Engineer

Cc: Jerry & Cheryl Glover, Owners, 210 Martin Drive, Aptos, CA 95003  
Butano Geotechnical Engineering, Inc., 6 Hangar Way, Watsonville, CA 95076  
Andrea Koch, Resource Planner  
File

S:\Environmental\Soils and Geology\Soils, Geology Report Acceptance Letters\2006\042-232-42\_SoilsRptAccept\_06-0558.doc

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

Project Planner: Randall Adams  
Application No.: 06-0558  
APN: 042-232-42

Date: May 30, 2007  
Time: 09:37:56  
Page: 1

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**Environmental Planning Completeness Comments**

===== REVIEW ON NOVEMBER 2, 2006 BY KEVIN D CRAWFORD =====

11/02/06- Soil Report by Butano (06-122-SC) dated August 15, 2006 reviewed and accepted this date by Kevin Crawford.

Plan sheets C1-C3 by Richard Irish Engineering may be considered complete from a grading standpoint for this application.

Prior to approval of this application a plan review letter from the Soils Engineer must be submitted to and accepted by Environmental Planning.

A condition of approval shall also be included to require a plan review letter from the Soils Engineer to be submitted to and accepted by Environmental Planning prior to approval of the project Improvement Plans and/or recording of the project Final Map. ===== UPDATED ON NOVEMBER 20, 2006 BY ANDREA M KOCH =====

1) Thank you for designing around the existing significant trees

Please submit a letter from an arborist that evaluates construction impacts to these trees and makes recommendations for their preservation both during and after construction.

For a list of local certified arborists, go to:

<http://www.sccoplanning.com/certifiedarborists.htm>

You are not required to use a certified arborist on this list. The list is only provided as a reference tool for you.

2) The archaeologic site assessment is currently in process. This project cannot be deemed complete until completion of the archaeologic site assessment. If evidence of historic resources is found, a full archaeologic report will be required as part of application completeness requirements. ===== UPDATED ON FEBRUARY 22, 2007 BY ANDREA M KOCH =====

1) All Environmental Planning completeness comments have been satisfied.

**Environmental Planning Miscellaneous Comments**

===== REVIEW ON NOVEMBER 2, 2006 BY KEVIN D CRAWFORD =====

11/02/06- Sheet C1: Provide typical cross sections thru both lots perpendicular to each other and from PL to PL. Also provide a dimensional range for the proposed driveway widths (driveway cross section shows only "varies"). ===== UPDATED ON NOVEMBER 20, 2006 BY ANDREA M KOCH =====

1) On the plans submitted for building permit application, show tree protection fencing placed around all retained trees during construction to keep construction vehicles, grading, and other types of disturbance away from the trees. ===== UP DATED ON FEBRUARY 22, 2007 BY ANDREA M KOCH =====



Project Planner: Randal1 Adams  
Application No.: 06-0558  
APN: 042-232-42

Date: May 30, 2007  
Time: 09:37:56  
Page: 2

2) During building permit application, please provide a letter from the soils engineer reviewing the FINAL plans. The letter must state that the final plans conform to the recommendations in the soils report.

3) The project arborist is required to inspect tree protection as necessary during construction. Prior to finaling of the building permit, the arborist must provide a final letter stating that all work conformed to her tree protection recommendations

4) Prior to finaling of the building permit, the soils engineer must provide a final letter stating that all work was performed in accordance with the recommendations in the soils report.

#### Dpw Drainage Completeness Comments

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

===== REVIEW ON NOVEMBER 21, 2006 BY DAVID W SIMS ===== 1st Review Summary Statement:

A good effort to meet County drainage requirements and intent was made with the first submittal. However, the present development proposal is not approvable by Stormwater Management review because it lacks some information for complete evaluation, particularly the suitability of site soils for the mitigation measures proposed. The proposal is also out of compliance with some drainage policies and the County Design Criteria (CDC) Part 3, Stormwater Management, June 2006 edition.

Reference for County Design Criteria: <http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.PDF>

#### Policy Compliance Items:

Please fully review Part 3. Section H of the County Design Criteria for design requirements for "On-site Retention of Stormwater Runoff".

Item 1) Show that the trapped retention storage volume can be successfully drained through the site soils within 24 hours. The majority of site soils are mapped as less than 0.6"/hr permeability. Per design criteria, below grade storage facilities are not to be located on soils less than this permeability. Alternative methods that provide infiltration without long term storage can be used. Water may be introduced below grade and allowed to infiltrate and/or be detained as long as complete drainage is provided within the 24 hour period.

Item 2) Most of the infiltration facilities creating concentrated storage are located closer than 10 feet from structure foundations. This does not meet site selection criteria requirements, and also appears to be contrary to geotechnical report recommendations. Please revise or get specific approval from the geotechnical engineer

Item 3) The development has not minimized impervious surfacing. Particularly on lot B the paved extents are larger than needed. Please reduce the extents or use perme-

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Please see miscellaneous comments. ===== UPDATED ON FEBRUARY 26, 2007 BY DAVID W  
SIMS =====

Policy Compliance Items:

Prior Item 1) Plan revised to address this issue.

Prior Item 2) This item has been improved. Concentrated runoff storage from both gravel trenches (lot A and B) is still occurring close to the structure corners of the garage on lot A. The garage is a high value structure on poorly drained soils, so consistent with CDC Part 3, Section H, item 3h. it is recommended that 10 feet separation be maintained. This is only a recommendation, since the change to primarily a detention structure with positive drainage of any temporarily stored water has changed the character of the mitigation and the full applicability of the referenced criteria. However, concurrence from the geotechnical engineer will be required when completing the final improvement plans.

Prior Item 3) Pavement extents have been reduced but can easily be further minimized

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impact than other possibilities. It is recommended that a significant pipe discontinuity be provided within the gravel beds such that low-level runoff is guaranteed to route through the gravel rather than easily flowing through the conduit unimpeded. Without this change, or some other similar revision, smaller storms are not fully mitigated as advised by CDC, Part 3, Section G, item 2e.

Information Items:

Prior Item 3) Complete. Plan revised to address this issue

Prior Item 4) Incomplete. This item has not been adequately addressed. Proposed longitudinal slopes of driveways are greater than cross slopes with the result that much of the driveway/parking runoff will drain off the property without required water quality mitigation. Provide runoff intercept to catch the entirety of runoff coming from the on-site driveway/parking portions.

Prior Item 5) Complete. Plan revised to address this issue.

Prior Item 6) Incomplete. This item has not been adequately addressed. The information on sheet C1 (specifically noted as not guaranteed) is data the County already has available and is not sufficient in detail for land division developments. The requirement to provide topography, spot elevations, neighboring structure locations, identifying local drainage patterns etc... is made to ensure that detail not contained on County resources is correctly revealed on the proposed plans. It is very common for drainage patterns to be altered along property boundaries and for development to change over time. Whether this has occurred in the vicinity of this property cannot yet be determined. See CDC, Part 1, section A, item 1g.

See miscellaneous items

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 21, 2006 BY DAVID W SIMS =====

A recorded maintenance agreement may be required for certain stormwater facilities

A drainage impact fee will be assessed on the net increase *in* impervious area. The fees are currently \$0.95 per square foot, and are assessed upon permit issuance. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, surveys records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review ~~comment~~ and possibly dif-

Disc: ionary Comments - Continued

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ferent or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works will not be processed or returned.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON FEBRUARY 26, 2007 BY DAVID W SIMS =====

Prior to submittal of the final improvement plans. review the following items:

- A) Swales are noted as lined but without any specification of liner
- B) The S&G trap drainage inlet immediately upstream of the gravel bed on Lot B has an invert elevation that appears to be set 1 foot too high, with the 28' pipe leading to this basin sloping uphill,
- C) Note the bottom elevation for all S&G traps
- D) It might be possible to eliminate a S&G trap from each lot. The proposed pipe configuration of Lot B does not make the upstream S&G trap necessary. A similar configuration could be used on Lot A. and would be preferable because oils from the driveway that might escape the trap would have additional opportunity for entrapment in the gravel bed if routed to the upstream end during low flows.
- E) The center 2 of the 6 cleanouts could be eliminated from the Lot A gravel bed piping.
- F) Detail elevations and dimensions for the asphalt valley gutter
- G) Clearer notation and itemization of existing pavement and structures will need to be made on the plans if credit towards fees and mitigation is to be recognized.
- H) Storm Drainage note #1 has a lot of inaccurate phrasing and meaning

Dpw Road Engineering Completeness Comments

===== REVIEW ON NOVEMBER 15, 2006 BY GREG J MARTIN =====

Completeness -----

The existing right-of-way appears to be 50 feet and the road approximately 21 feet wide. ----- A road section for Martin Drive is required. The standard road section required for Martin Drive is an Urban Local Street with Parking. This requires two 12 foot travel lanes, 6 feet on each side for parking, and separated sidewalks on each side. The right-of-way requirement for this road section is 56 feet.

----- Since most of the parcels along this road are developed we have no objection to an exception for a 24 foot wide road with no parking on either side.

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

Disc ionary Comments - Continued

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----- Please show  
the number of parking spaces required on Sheet P1. Each space should be numbered and  
dimensioned. -----

Call Greg Martin at 454-2811 with questions. ===== UPDATED ON FEBRUARY 28, 2007  
BY GREG J MARTIN =====

The existing road is less than the 24 feet proposed. therefore the improvement plan  
should show the road being widened to 24 feet. ===== UPDATED ON MAY 29, 2007 BY  
GREG J MARTIN =====

The widening of the road to 24 feet may be a condition of approval.

**Dpw Road Engineering Miscellaneous Comments**

===== REVIEW ON NOVEMBER 15, 2006 BY GREG J MARTIN =====  
===== UPDATED ON FEBRUARY 28, 2007 BY GREG J MARTIN =====  
===== UPDATED ON MAY 29, 2007 BY GREG J MARTIN =====

**Aptos-La Selva Beach Fire Prot Dist Completeness C**

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

===== REVIEW ON NOVEMBER 14, 2006 BY ERIN K STOW =====  
DEPARTMENT NAME:Aptos/La Selva Fire Dept. APPROVED

**Aptos-La Selva Beach Fire Prot Dist Miscellaneous**

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

===== REVIEW ON NOVEMBER 14, 2006 BY ERIN K STOW =====  
NO COMMENT

9-5-07

Attn: Randall Adams

Re: Glover  
210 Martin Ave  
Alptos, Ca 95003

APN# 042-232-42

App# 06-0558

September 27, 2006

Dear Jerry and Cheryl,

Just a quick note to express my appreciation to you for the consideration that you have shown to me regarding your project at 210 Martin Drive.

Thank you for the changes that you incorporated based upon the plans presented to me by your land-use planner on September 24<sup>th</sup> that reflected our prior feedback.

Appreciate the pre-work that you have done and for involving me in the process. Sincerely,  
cc: Randall Adams Sandy Farmer