



Staff Report to the Planning Commission

Application Number: **06-0090**

Applicant: Karen & Cleveland Dayton
Owner: Karen & Cleveland Dayton
APN: 031-152-01

Agenda Date: 5/14/08
Agenda Item #: 10
Time: After 9:00 a.m.

Project Description: This is a proposal to demolish two dwellings, a carport and a shed, divide the parcel into three parcels and construct three two-story single-family dwellings with attached garages and off-site infrastructure improvements.

Location: The property is located on the southwest corner of the intersection of Brommer St. and Thompson Ave. (1325 Thompson Ave.).

Supervisory District: First District (District Supervisor: Janet Beautz)

Permits Required: Minor Land Division, Residential Development Permit, Riparian Exception and an approval for a less than 40 feet wide right-of-way (for shared access to two of the parcels)

Technical Reviews: Preliminary Grading 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 06-0090, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---------------------------------------|
| A. | Project plans | G. | Will Serve Letters |
| B. | Findings | H. | Comments & Correspondence |
| C. | Conditions | I. | Plan Line Board of Supervisors Letter |
| D. | Categorical Exemption (CEQA determination) | J. | Neighborhood Meeting |
| E. | Assessor's parcel map | K. | Geotechnical and Arborist Reports |
| F. | Zoning & General Plan maps | | |

Parcel Information

Parcel Size: 17,489 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Brommer St. (two lots) and Thompson St. (one lot)

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

Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density)
Zone District: R-1-4 (Single-family residential - 4,000 square foot minimum)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm. Yes No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils Report accepted
Fire Hazard: Not a mapped constraint
Slopes: 0-2%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Balanced on-site
Tree Removal: Four trees
Scenic: Not a mapped resource
Drainage: Drainage plan submitted; off-site drainage improvements proposed
Archeology: Not mapped/no physical evidence on site

Services Information

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

Project Setting & History

The subject parcel is located at the corner of Brommer Street and Thompson Avenue in the Live Oak Planning Area. Brommer Street is an arterial roadway running in an east/west direction. Surrounding land uses include: single-family dwellings, a multi-family zone district to the west and east, and an industrial area south along Thomson Avenue. The City of Capitola is located approximately 800 feet to the east.

The parcel is currently developed with two houses, a carport and a shed. At one time, the subject parcel was known for its lush garden. Since then, both the garden and dwellings have deteriorated such that neither dwelling is inhabited and the garden is gone except for some remaining trees and overgrown shrubs. Both of the existing houses are accessed by one driveway off of Brommer Street.

The current proposal is to demolish the existing structures and divide the parcel into three lots, each with a new dwelling. The parcel at the corner of Brommer Street and Thompson Avenue will be accessed from Thompson Avenue while the other two lots will be accessed from a shared right-of-way off of Brommer Street. Four trees are proposed for removal.

Plan Line Study

As a part of this application, the owner was required to provide a plan line¹ study of Brommer Street from 30th Avenue to the Capitola city limits. At the same time, the Redevelopment Agency prepared a plan line study of Thompson Avenue from Brommer Street to Garden Street. These conceptual plan lines were presented at a community meeting on March 22, 2007.

The community expressed a preference to have a sidewalk on the north side of Brommer Street, with just curb and gutter for the south side. Similarly on Thompson Avenue, the community preferred to have a sidewalk on the east side and only curb and gutter on the west side. On June 5, 2007, the Board of Supervisors approved the proposed plan lines (Exhibit I). Based upon the approved plan lines, the project is required to install curb and gutter along both the Brommer Street and Thompson Avenue frontages, but no sidewalks.

Minor Land Division

The subject property is a 17,849 square foot lot. The division of the property into three separate parcels requires a minimum of 4,000 square feet of net developable land per parcel, excluding any vehicular rights-of-way and dedications. The proposed land division will comply with the minimum parcel size of the R-1-4 (Single family residential – 4,000 square foot minimum) zone district. The right-of-way serving Lots 1 and 2 has been deducted from the gross parcel areas, as has the 80 square feet of land to be dedicated for widening Thompson Avenue.

The subject property is designated as Urban Medium Density Residential (R-UM) in the General Plan. This designation requires new development to be within a density range of 4,000 to 6,000 square feet of net developable land per unit. The proposed land division complies with this density range. The project is also consistent with the site standards for the zone district including setbacks, lot coverage, floor area ratio and height.

Design Review

Because this is a land division within the urban services line, the project is subject to County Code 13.11 (Site, Architectural and Landscape Design Review). The County's Urban Designer did not accept the initial architectural designs. The designs were problematic in several ways, but primarily because the two dwellings on Brommer Street faced each other, rather than the street. This severed the relationship between the development and the surrounding neighborhood. In addition, the massing and articulation of the houses amplified rather than mitigated their apparent size. The property owner worked with the County's Urban Designer to revise the designs to improve the dwellings' relationship to Brommer St. and to reduce the apparent mass and bulk.

The resulting designs are superior to the original in that the dwellings accessed from Brommer Street (Lots 1 and 2) now have an appropriate front façade. The front doors face Brommer Street

¹ A plan line is a graphic representation on an aerial photograph of an approved route concept or design criteria standards, as approved by the Board of Supervisors, depicting the ultimate improvement guidelines for a specific street segment, and a written summary of potential impacts and an engineer's estimate for improvement costs. The plan line shall generally include guidance on the number and location of travel and turn lanes, bike lanes, on-street parking, roadside improvements, transit facilities, utility corridors and estimates of required right-of-way.

and covered front porches further enhance the relationship between the street and the new dwelling. In addition, instead of a gabled, two-story plane, the porch roof and a hipped roof now break up the street-facing façade. These changes significantly reduce the apparent mass and bulk of the structure. Lots 1 and 2 will be finished in board and batten and horizontal siding. The proposed stucco dwelling on Lot 3, although accessed from Thompson Avenue, acknowledges Brommer Street by having a door and front porch on the northern elevation.

With these changes, the proposed single-family dwellings comply with the requirements of the County Design Review Ordinance, Chapter 13.11 (Site, Architectural and Landscape Design Review). The Urban Designer's review is included in Exhibit H.

Right-of-way

As noted above, the two dwellings accessed from Brommer Street share a right-of-way. This is preferred to each lot having its own driveway as Brommer Street is an arterial roadway and the Department of Public Works, prefers as few driveway cuts as possible on arterial roadways. A turnaround area is provided at the end of the driveway to facilitate vehicles leaving the properties in a forward-facing direction. No parking is allowed in this turnaround area to ensure that the area remains available for its intended use. Because this driveway is shared, a recorded maintenance agreement is proposed as a condition of approval.

Tree Removals

Four trees are proposed for removal in addition to the trees that were removed prior to application submittal. Staff required the owner to provide a "forensic" arborist report to determine the size and species of the trees removed. Maureen Hamb, a certified arborist, reviewed both the existing trees and the tree stumps remaining from the tree removals. She found evidence that at least seven trees were removed from the property in the last several years, including: two coast redwoods, two eucalyptus and a coast live oak. In addition, two trees appear on the survey for which no stumps were found: a fan palm and another eucalyptus.

Four of the remaining trees are also proposed for removal: a valley oak, two box elders and a cypress located on Lot 3. Ms. Hamb identified all of these as being poorly maintained. (see arborist report, Exhibit H). Six trees are to remain: a sycamore, valley oak, coast live oak, two fan palms and a Casuarina tree.

To compensate for the tree removals, the owner proposes to plant 21 trees throughout the project. The trees along the street frontages are required to be planted in 24-inch box size and several conditions of approval are proposed to ensure the trees' longevity. In addition, a condition of approval is included to require the addition of three coast live oak trees to the landscape plan to further compensate for the removal of the valley oak. The placement of these oaks will be reviewed by the County's Urban Designer, a landscape architect.

At the neighborhood meeting, a neighbor expressed a concern that vegetation on his property might be removed in the course of preparing the parcel for construction. To ensure that this does not occur, a condition of approval is included to require that the project engineer demarcate the property line prior to ground disturbance.

Improvements: On- and Off-site

The proposed land division and associated improvements will require site grading and preparation, primarily to establish final building pads and pavement elevations in order to maintain positive drainage away from structures to drainage swales and inlets. Grading will be balanced on-site, meaning the amount excavated will equal the amount of fill used on-site.

In broad strokes, the drainage plan works in the following way. Each lot will be graded such that it slopes to the roadway. Additional grading will provide positive drainage away from the dwellings and adjacent properties. Swales will direct runoff to inlets except when the flow path is across the parcels' rear yards. In the parcels' rear yards, a pipe will carry water to the frontage where it will then enter the storm drain system. Rain falling on the roofs of the new dwellings will be collected in gutters and discharged onto splash blocks and into landscaping.

Rain falling on the pervious shared driveway area of Lots 1 and 2 will sheet flow towards Brommer Street where it will be directed via a swale at the back of the approach to an inlet with a silt and grease trap. As a condition of approval, the current owner will be required to record a declaration acknowledging the location of the drainage improvements, including the swales, and their required maintenance to ensure that future property owners recognize these as drainage features and maintain them.

In addition to the on-site improvements, this proposal includes off-site drainage improvements to the public drainage system located on the south side of the intersection of 30th Avenue and Brommer Street. These improvements, which will help improve a surcharging condition in the existing system, include the construction of a by-pass across 30th Avenue directly into the drainage channel (Rodeo Creek Gulch), reducing the volume of water crossing Brommer Street to pipes that also outlet in the drainage channel (see Sheet OS-1 of Exhibit A). The pipe outfall for the new by-pass will be constructed within the drainage channel. This activity requires a Riparian Exception.

Water and sewer service are available to the subject property. Will serve letters from the County Sanitation District and the City of Santa Cruz Water Department are included as Exhibit G.

Conclusion

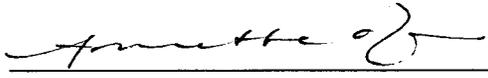
As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

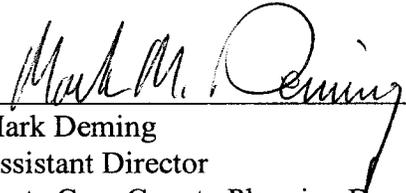
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0090**, 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

Report Prepared By: 
Annette Olson
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3134
E-mail: annette.olson@co.santa-cruz.ca.us

Report Reviewed By: 
Mark Deming
Assistant Director
Santa Cruz County Planning Department

Minor Land Division Findings

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

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

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

This finding can be made, in that this project, which creates three parcels averaging 5,830 square feet, is located in the Residential, Urban Medium Density General Plan land use designation which authorizes a density of development of one dwelling unit per 4,000-6,000 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. Two parcels will be accessed by a less than 40-foot wide right-of-way off of Brommer Street, while the third parcel will be accessed off of Thompson Ave. Brommer Street, the less than 40-foot right-of-way and Thompson Avenue provide safe access. The proposed land division is similar to the pattern and density of surrounding development, is near commercial shopping facilities and recreational opportunities, and will have adequate and safe access.

The land division, 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 the surrounding development, and the design of the proposed structure is consistent with the character of similar developments in the surrounding neighborhood. Further, the land division is not located in a hazardous or environmentally sensitive area and protects natural resources by expanding in an area designated for residential development at the proposed density.

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

This finding can be made in that the use of the property will be residential in nature, lot sizes meet the minimum dimensional standards for the R-1-4 (Single Family Residential - 4,000 square foot minimum) zone district where the project is located.

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 sites, technical reports prepared for the property conclude that the site is suitable for residential development, and the proposed parcels are properly configured to allow development in compliance with the required site standards. No environmental resources exist which 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 are available to serve all three 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 encumber the property.

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

This finding can be made, in that the resulting parcels and proposed new dwellings are oriented to the fullest 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 new dwellings 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 and multi-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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family dwellings will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the single-family dwellings and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-4 (Single-family residential - 4,000 square foot minimum) zone district in that the primary use of each new parcel will be one single-family dwellings that meets all current site standards for the zone district.

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

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

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

The proposed single-family dwellings will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family dwellings will comply with the site standards for the R-1-4 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

This finding can be made, in that the proposed single-family dwellings are to be constructed on an existing legal lot. The expected level of traffic generated by the proposed project is anticipated to be only three peak trips per day (1 peak trip per dwelling unit), and such an increase will not adversely impact existing roads and intersections in the surrounding area.

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

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

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

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

Riparian Exception Findings

1. That there are special circumstances or conditions affecting the property.

The existing storm drain system at the intersection of Brommer Street and 30th Avenue is not adequate to handle the existing flows and needs to be upgraded. The work proposed is in the public right-of-way, and will provide necessary improvements that will reduce flooding and sedimentation into the adjacent riparian corridor.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

For the proper design and function of the drainage system in the vicinity of Brommer Street and 30th Avenue, a Riparian Exception is necessary to provide adequate drainage and prevent seasonal flooding that affects the residential and commercial uses in the neighborhood.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

The granting of the exception will not be detrimental to the public welfare or injurious to other property downstream with the implementation of mitigations that include: erosion control and restoration plans, removal of non-native invasive plant species, revegetation with native species. Additionally, the proposed drainage improvements adjacent to the creek will protect against future flooding and attendant stream sedimentation caused by excess runoff.

4. That the granting of the exception, in the Coastal Zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

The project is not located in the Coastal Zone.

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program land use program.

The granting of the exception is in accordance with the purpose of this Chapter, the objectives of the General Plan and the Local Coastal Program land use program in that the proposed project will provide adequate storm water drainage in a residential neighborhood, remove invasive non-native plants, and will provide protection and restoration of the riparian habitat through site-sensitive design and revegetation.

Conditions of Approval

Land Division 06-0090

Applicant: Karen Dayton

Property Owner: Karen and Cleveland Dayton

Assessor's Parcel Number: 031-152-01

Property Address and Location: Located on the southwest corner of the intersection of Brommer Street and Thomson Avenue (1325 Thompson Avenue)

Planning Area: Live Oak

Exhibit(s):

- A. 6 sheets by Ifland Engineers, Inc.: tentative map and civil engineering sheets TM1, TM3 & TM5 dated 6/15/07 and revised to 3/25/08, TM2 & TM4 dated 6/15/07, OS-1 dated 7/2/07; 1 sheet Planting Plan by Greg Lewis dated 12/5/05 and revised to 4/1/08; 6 sheets house designs, no designer identified, no date.
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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. Record the Conditions of Approval with the Parcel Map. The Conditions of Approval shall be applicable to all resulting parcels.
 - C. The property owner(s) shall sign and record the Indemnity Waiver within 30 days of the effective date of this permit.
 - D. Pay an additional fee of \$25 to the Clerk of the Board of the County of Santa Cruz for posting the Notice of Exemption from CEQA.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such

improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:

- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. The Parcel Map shall conform to the approved plan lines for Brommer Street and Thompson Avenue.
- C. The parcel map and improvement plans shall be reviewed and accepted by the Redevelopment Agency (RDA) to ensure adequate coordination and protection of the public improvements.
- D. This land division shall result in no more than three (3) single-family residential parcels.
- E. The minimum parcel area shall be 4,000 square feet of net developable land per parcel.
- F. Contact the Monterey Bay Unified Air Pollution Control District prior to the issuance of any demolition permit to determine whether asbestos mitigation is required.
- G. Obtain a Special Inspection of the existing dwelling to determine whether the structure is suitable for relocation.
- H. 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-1-4 zone district of 15 feet for front yards, 5 & 5 feet for side yards, 15 feet for rear yards and 20 feet to the garage entrance from the right-of-way. For parcels such as Lot 3 which are greater than 5,000 square feet, the building envelope shall meet the minimum setbacks of 20 feet for the front yard setback, 5 & 8 feet for side yards, 15 feet for rear yards and 20 feet to the garage entrance from the right-of-way.
 - 2. Show the net area of each lot to the nearest square foot.
- I. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. 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.

2. Lots shall be connected for water service to City of Santa Cruz Water Department. All regulations and conditions of the water district shall be met, including the extension of the water main in Brommer Street (see letter Exhibit G). The cost of the water main extension shall be borne by the property owner as shall all Water Department fees.
3. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met.
4. For each parcel created by this land division, a parcel-specific geotechnical investigation will be required to be submitted at the time of building permit application.
5. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations as stated or depicted in the approved Exhibit "A" and shall also meet the following additional conditions:
 - a. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department.
 - b. 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 the lot coverage limit specified in County Code 13.10.323, or a 50% floor area ratio, or other standard as may be established for the zone district.
 - c. No changes in the placement of windows that face directly towards existing residential development as shown on the architectural plans, shall be permitted without review and approval by the Planning Commission.
 - d. No fencing shall exceed three feet in height within the required front yard setback and no fencing shall exceed six feet in height within the required side and rear yard setbacks.
 - e. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans may be required to include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This

requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.

- f. Include the project arborist's recommendations, including tree protection fencing, on all building application plans.
6. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement of the City of Santa Cruz water conservation regulations:
- a. **Turf Limitation.** Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall or dwarf fescue.
 - b. **Plant Selection.** At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
 - c. **Soil Conditioning.** In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.
 - d. **Irrigation Management.** All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - i. The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for

each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

- ii. Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.
 - iii. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - iv. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- e. All planting shall conform to the landscape plan shown as part of the approved Exhibit "A" except as specified below. The landscape plan must be reviewed and accepted by the County's Urban Designer.
- i. The property owner is responsible for the permanent irrigation, maintenance and replacement of landscaping on their parcel(s), including the trees and landscaping within the public right-of-way adjacent to their parcel(s).
 - ii. Notes shall be added to the improvement plans and the building permit plans that indicate the manner in which the retained trees shall be protected during construction. Provide a letter from a certified arborist verifying that the protection measures have been incorporated into the construction plans.
 - iii. The landscape plan shall be changed to be consistent with the engineering sheets and the Brommer Street plan line which show the Casuarina tree located on Lot 1 as retained.
 - iv. Relocate the proposed street trees along Brommer Street south 6 to 7 feet as described in the Redevelopment Agency memo dated 10/18/07 (Exhibit H).
 - v. Replace approximately half of the proposed Chinese Pistache street trees with Trident Maples (*Acer buergeranum*) as described in the Redevelopment Agency memo dated 10/18/07 (Exhibit H).

- vi. Three Coast Live Oak (*Quercus agrifolia*), at a minimum of 15-gallon size, shall be included in the landscape plan to compensate for the pre-application tree removals. These trees must be planted such that surrounding vegetation has similar water demand.
 - vii. The landscape plan shall be revised to ensure that the front doors and covered porches of each dwelling will be visible from Brommer Street once the proposed plants reach maturity. Plant selection shall be revised as needed to achieve this goal.
7. Record a declaration of restriction for each new parcel acknowledging that the property owner is responsible for the irrigation and maintenance of the street trees in perpetuity and that, in the event that the trees become damaged or die, the property owner is responsible for their replacement.
 8. Record a declaration of restriction for each new parcel acknowledging the location of the drainage improvements and the owners' responsibility for maintaining these improvements in perpetuity.
 9. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Bauldry Engineering, Inc. dated December 2005.
 10. 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. This project is subject to inclusion in a Mello-Roos Community Facilities District and is subject to the related fees as described in the March 2, 2006 letter from the Live Oak School District.
 11. 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. The improvement plan shall conform to the County's Design Criteria and shall also show any roads and existing and proposed easements.
 - 2. Show any existing sewer laterals that will be abandoned, if applicable.
 - 3. Pay all necessary bonding, deposits, and connections fees.
 - C. Meet all requirements and pay the Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area. Currently, the fees are \$1.00 per square foot and are assessed upon permit issuance. These fees are subject to change. Provide the following information:
 - D. 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.
 - E. All requirements of the Central Fire Protection District shall be met.
 - F. Provide a recorded maintenance agreement for the drainage improvements and driveway shared by Lots 1 and 2. Include maintenance recommendations for each facility and identify who is responsible for maintenance of each facility on the final plans.
 - G. Park dedication in-lieu fees shall be paid for two (2) dwelling units unless the owner provides documentation of the legality of the second existing dwelling in which case fees shall be paid for one (1) dwelling unit. This fee is currently \$1000 per bedroom, but is subject to change.
 - H. Child Care Development fees shall be paid for two (2) dwelling units unless the

owner provides documentation of the legality of the second existing dwelling in which case fees shall be paid for one (1) dwelling unit. This fee is currently \$109 per bedroom, but is subject to change.

- I. Transportation improvement fees shall be paid for two (2) dwelling units unless the owner provides documentation of the legality of the second existing dwelling in which case fees shall be paid for one (1) dwelling unit. This fee is currently \$2,200 per unit, but is subject to change. The cost of the plan line will be eligible for an off-site fee credit against TIA fees paid for the portion of work not along the project's frontage.
- J. Roadside improvement fees shall be paid for two (2) dwelling units unless the owner provides documentation of the legality of the second existing dwelling in which case fees shall be paid for one (1) dwelling unit. This fee is currently \$2,200 per unit, but is subject to change.
- K. Pay the small projects fee in accordance with the regulations specified by Chapter 17.10 (Affordable Housing Requirements) of the County Code. The current small projects fee is \$15,000.
- L. 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 improvement plans shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria, except as modified by these Conditions of Approval. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
 - a. The access driveway serving both parcels shall have a minimum pavement width of 20-feet within a 30-foot right-of-way. Approval is granted for a less than 40-foot right-of-way to serve two lots.
 - b. Show the location of small sign, to be approved by the County's Urban Designer, indicating that no parking is allowed in the turnaround area at the end of the right-of-way serving Lots 1 and 2. Provide the dimensions and phrasing of the proposed sign.
 2. The improvement plan shall conform to the approved plan lines for

Brommer Street and Thompson Avenue, including the minor adjustments described in item 1 of the Redevelopment Agency memo dated 12/11/07 (Exhibit H).

3. The improvement plan shall include language that future public improvements may occur within the public street rights-of-way and that any landscaping or other improvements within this area may be removed and/or modified by the County in order to install public improvements in the future.
4. Submit complete grading and drainage plans that include limits of grading; existing and proposed contours (including topography 50 feet beyond the project work limits); plan views and centerline profiles of all driveway improvements; existing and proposed drainage facilities, including details of all drainage features; complete drainage calculations and accurate elevations of drainage features.
 - a. Note on the plans the provision of permanent bold markings at each inlet that read: "No Dumping – Drains to Bay".
 - b. Provide a section construction detail of the pervious pavement detailing all sub-grade treatment, base materials and pavement materials. Include sub-drainage details as needed for site soil conditions.
 - c. The Thompson Avenue street section shows a grade step at the new property line inside of the curb. Please review and clarify.
 - d. The inlets reconstructed along Brommer Street should be noted as GO inlets.
 - e. Clearly show the impact of the project's runoff on neighboring parcels and indicate preventative measures if problems exist or are anticipate to exist.
 - f. The final engineered grading plans shall conform to all recommendations of the geotechnical report prepared by Bauldry Engineering, Inc. dated December 2005. Final plans shall reference the project soils report and soils engineer and must comply with the following:
 - i. A plan review letter from the project soils engineer is required.
 - ii. Include notes on the grading plan that clearly show the existing trees to be retained.

- iii. The final grading plans shall be reviewed and approved by the Environmental Planning Section of the Planning Department and the Department of Public Works.
 - iv. The grading plans must indicate the volumes of excavated and fill soils, including the quantities of over-excavation and re-compaction that will be required.
 - v. No grading is allowed within the tree protection areas of all trees to be retained.
5. The off-site improvement plans shown on Sheet OS-1 of Exhibit A must conform to the standards and requirements of the Department of Public Works and Environmental Planning, including:
- a. Calculations and full design detailing for off-site improvements will be required with the final improvement plans.
 - b. Prior to the approval of the improvement plans, a geotechnical engineer must evaluate the potential for slope instability and/or accelerated erosion that may be caused by the off-site drainage improvements. All recommendations of the geotechnical engineer shall be implemented.
 - c. Prior to the approval of the improvement plans, the geotechnical engineer shall submit a plan review letter that specifically addresses the off-site drainage plans, as well as other proposed improvements.
 - d. A detailed erosion control plan shall be submitted for the off-site drainage improvements that prevents sediments from entering the stream channel during and after construction.
 - e. A detailed restoration plan shall be submitted for the disturbance area surrounding the off-site drainage improvements. The plan shall include removal of invasive species and replacement with appropriate native vegetation.
6. Prior to any building permit issuance or ground disturbance, a detailed erosion and sediment 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 and sediment control plans shall identify the type of erosion and sediment control practices to be used and shall include the following:
- a. An effective sediment barrier (silt fence) placed along the

perimeter of the disturbance area, located downslope where drainage paths flow, and maintenance of the barrier.

- b. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage facility.
 - c. A plan to prevent construction vehicles from carrying soil, dirt, gravel or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the site reach the street.
 - d. Silt and grease traps shall be installed according to the approved improvement plans. Sediment barriers shall be maintained around all drain inlets during construction.
7. Show all existing trees which are to be retained. In addition, provide a tree protection plan which shows the locations of the tree protection fencing and any addition protection measures per the recommendations of the project arborist, as specified in the arborist report prepared by Maureen Hamb, dated 8/6/07. A plan review and approval letter from the project arborist is required prior to recordation of the Parcel Map.
- M. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of Assessor's Parcel Numbers and situs addresses.
- IV. Prior to any site disturbance or physical construction on the subject property the following condition(s) shall be met:
- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, the project arborist, grading contractor, Department of Public Works Inspector, and Environmental Planning Staff shall participate. During the meeting, the applicant shall identify tree protection measures and erosion control measures to be implemented during construction. Tree protection measures shall be installed per the recommendations of the project arborist. In addition, tree protection and temporary construction fencing demarcating the disturbance envelope for the off-site drainage improvements shall be installed prior to the meeting.
 - B. The project engineer shall clear demarcate the parcel's property line to ensure that all no vegetation clearing occurs on neighboring parcels.
- 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 Bauldry Engineering, Inc. dated December 2005. 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.
- H. The project engineer who prepares the grading plans must certify in writing that the grading was completed in conformance with the approved tentative map and/or engineered improvement plans.

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. All drainage features, including the inlets and swales, shall be permanently maintained by the property owner(s).
- C. No parking is allowed in the turnaround area at the end of the right-of-way serving Lots 1 and 2.
- D. 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.

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: 06-0090

Assessor Parcel Number: 031-152-01

Project Location: 1325 Thompson Ave., Santa Cruz

Project Description: Proposal to demolish two dwellings, a carport and a shed, divide the parcel into three parcels and construct three two-story single-family dwellings with attached garages and off-site infrastructure improvements.

Person or Agency Proposing Project: Karen & Cleveland Dayton

Contact Phone Number: (408) 595-7879

- A. The proposed activity is not a project under CEQA Guidelines Section 15378.
- B. The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
- C. **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
- D. **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).

Specify type:

E. **Categorical Exemption**

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

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

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

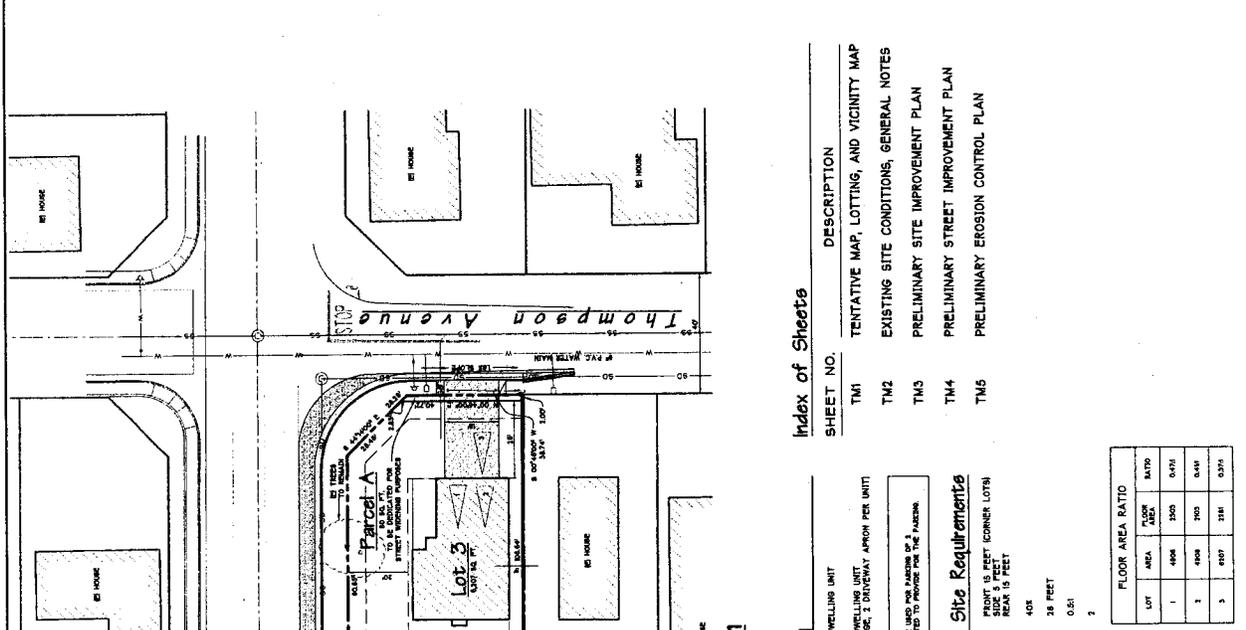
In addition, none of the conditions described in Section 15300.2 apply to this project.



Annette Olson, Project Planner

Date: 4/11/08

Project Data
Owner & Subdivider
 CLEAVE AND KAREN DAYTON
 1440 LOS GATOS BOULEVARD
 LOS GATOS, CA 95032
 MOB 358-8881
Land Use Consultant
 DEE MURRAY
 2275 CORLEY STREET
 LOS GATOS, CA 95032
 (408) 428-5213
 (408) 428-5213
 (408) 428-5213
Existing Zoning
 R-14
Existing Use
 RESIDENTIAL AND VACANT LAND
Proposed Use
 3 SINGLE FAMILY LOTS
Total Area of Site
 7,644 SF / 0.17 ACRES
Area Subject to Inundation
 NONE
Water Supply
 CITY OF SANTA CRUZ WATER DEPARTMENT
Sewer Disposal
 SANTA CRUZ COUNTY SANITATION DISTRICT
Gas & Electric
 PACIFIC GAS & ELECTRIC COMPANY
Fire Protection
 CENTRAL FIRE PROTECTION DISTRICT
Telephone
 SBC
Cable Television
 COMCAST CABLE
Storm Drainage Calculations
 RUNOFF COEFFICIENT: - RESIDENTIAL - 0.5
 - PAVED DRIVEWAY - 0.8
 - PAVED DRIVEWAY - 0.8
 RAINFALL INTENSITY: - 1.5 INCH PER HOUR
 - 100 YEAR STORM - 3.5 INCH
 SITE AREA - 0.17 ACRES
Pre-Development Run-off
 0% - 0.482(0.0044)
 0% - 0.52(0.0044)
 0% - 0.603(0.0044)
 0% - 0.62(0.0044)
Post-Development Run-off
 0% - 0.482(0.0044)
 0% - 0.52(0.0044)
 0% - 0.603(0.0044)
 0% - 0.62(0.0044)
Benchmark
 THE BENCHMARK FOR THIS MAP IS SANTA CRUZ COUNTY BENCHMARK NUMBER N
 STREET CORNER MOUNTAIN VIEW, SPECIFIC TO THE CORNER OF THE BENCHMARK
 BENCHMARK ELEVATION - 1,148.11 MSL
Basis of Bearings
 ALL BEARINGS ARE TIED TO CALIFORNIA STATE PLANE COORDINATE SYSTEM
 ZONE 10N11



Index of Sheets

SHEET NO.	DESCRIPTION
TM1	TENTATIVE MAP, LOTTING, AND VICINITY MAP
TM2	EXISTING SITE CONDITIONS, GENERAL NOTES
TM3	PRELIMINARY SITE IMPROVEMENT PLAN
TM4	PRELIMINARY STREET IMPROVEMENT PLAN
TM5	PRELIMINARY EROSION CONTROL PLAN

Offstreet Parking

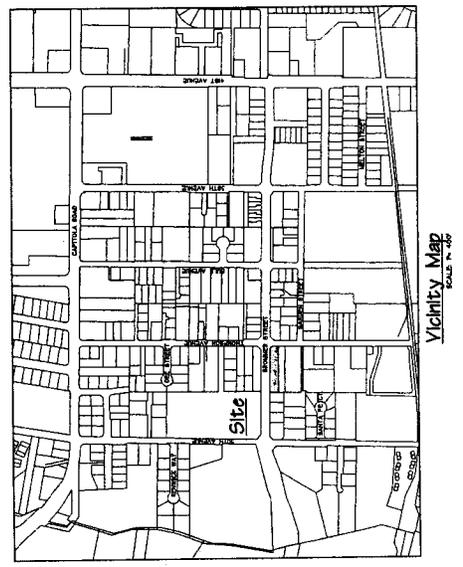
REQUIRED:	PROVIDED:
3 PER DWELLING UNIT	4 PER DWELLING UNIT
	14 GARAGE, 2 DRIVEWAY APPROX PER UNIT

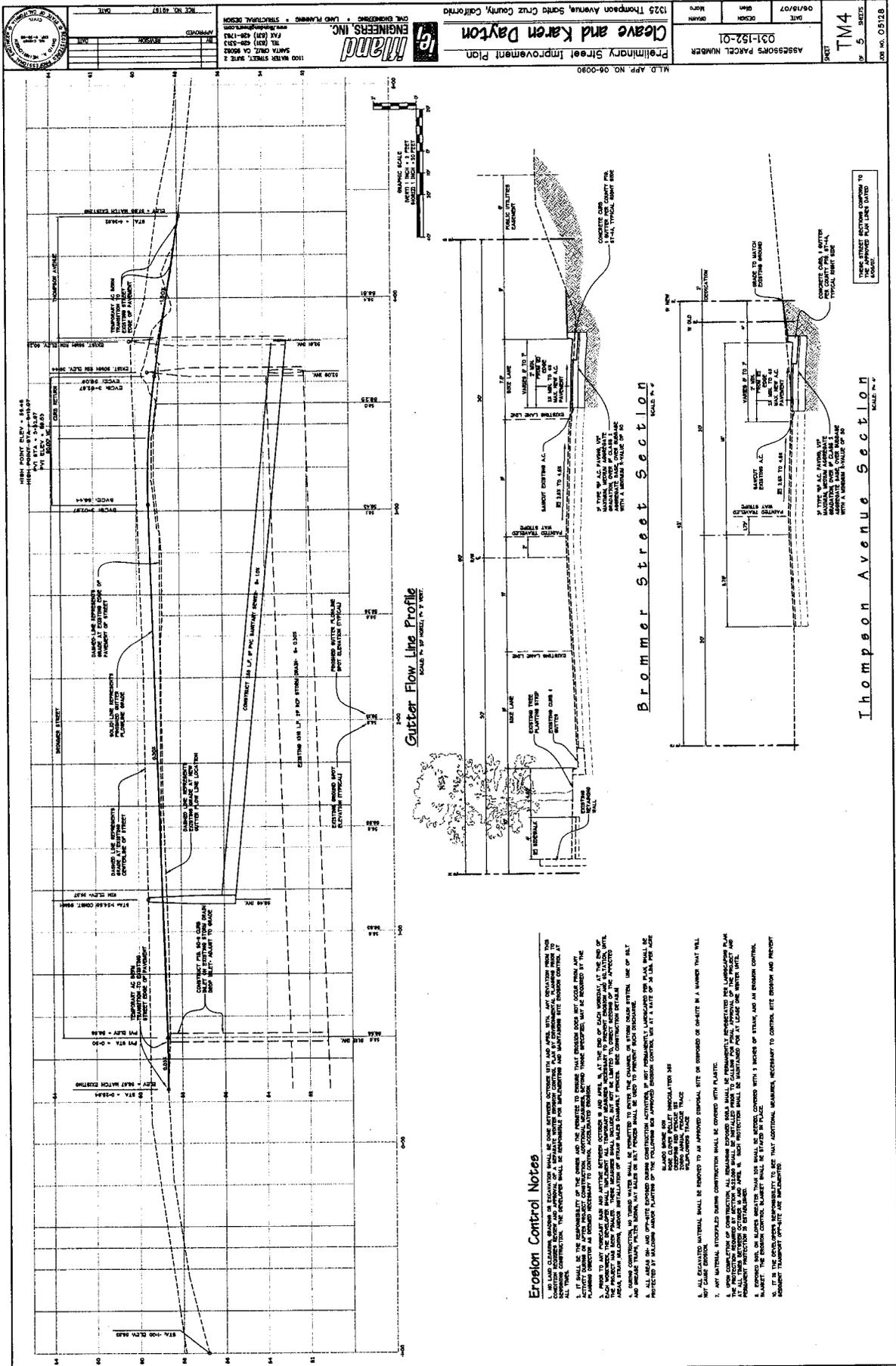
NOTE: THE NUMBER OF SPACES IS USED FOR PARKING OF 4
 VEHICLES AND THAT STORAGE IS LIMITED TO PROVIDE FOR THE PARKING.

R-14 Zone District Site Requirements

SETBACKS:
 FRONT IS BEST (CORNER LOTS)
 SIDE 5 FEET
 REAR 15 FEET
 MAXIMUM PARCEL COVERAGE: 40%
 MAXIMUM BUILDING HEIGHT: 18 FEET
 FLOOR AREA RATIO: 0.51
 MAXIMUM NUMBER OF FLOORS: 2

LOT COVERAGE		FLOOR AREA RATIO	
LOT	AREA NET COVERAGE	LOT	FLOOR AREA RATIO
1	4000	1	4000
2	4000	2	4000
3	4000	3	4000





ASSASSORS PARCEL NUMBER: 031-192-01
 DATE: 08/17/07
 DRAWN: [Name]
 CHECKED: [Name]
 1325 Thompson Avenue, Santa Cruz County, California
Cleave and Karen Dayton
 ENGINEERS, INC.
 1000 WATER STREET, SUITE 2
 SANTA CRUZ, CA 95062
 TEL: (831) 426-4313
 FAX: (831) 426-1743
 www.cleaveandkaren.com

SHEET: TM4
 OF 5 SHEETS
 FOR JOB NO. 03192

M.L.D. APP. NO. 04-09390
 PRELIMINARY STREET IMPROVEMENT PLAN

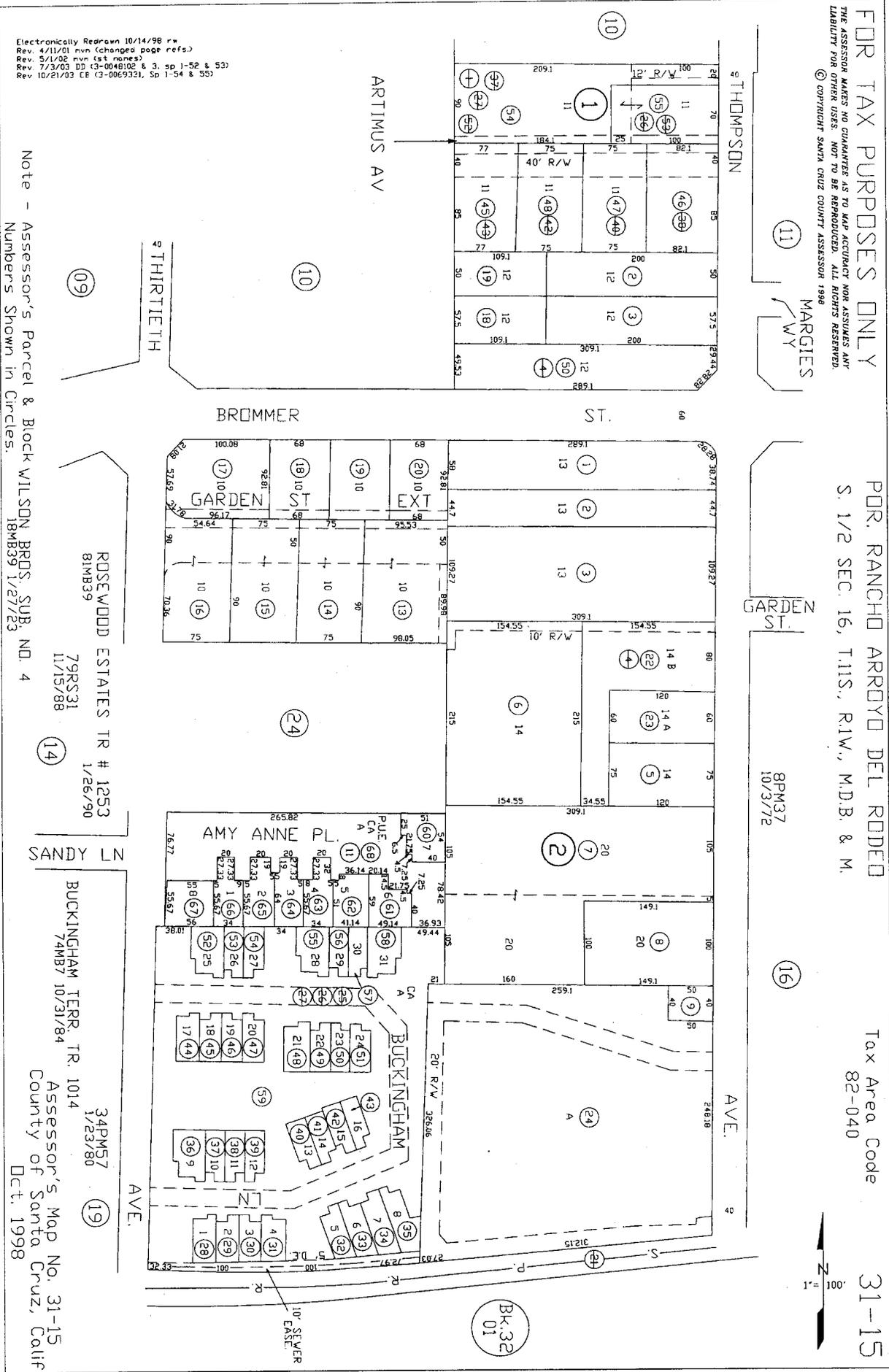
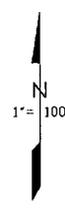
CIVIL ENGINEERING • LAND PLANNING • STRUCTURAL DESIGN
 APPROVED: [Signature]
 DATE: [Date]
 PROJECT NO. 03192

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

PDR RANCHO ARROYO DEL RODEO
 S. 1/2 SEC. 16, T.11S, R.1W, M.D.B. & M.

Tax Area Code
 82-040

31-15



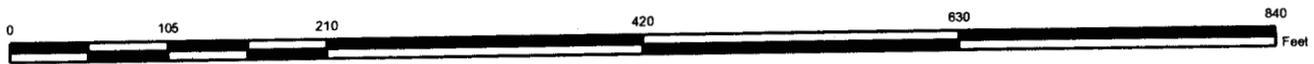
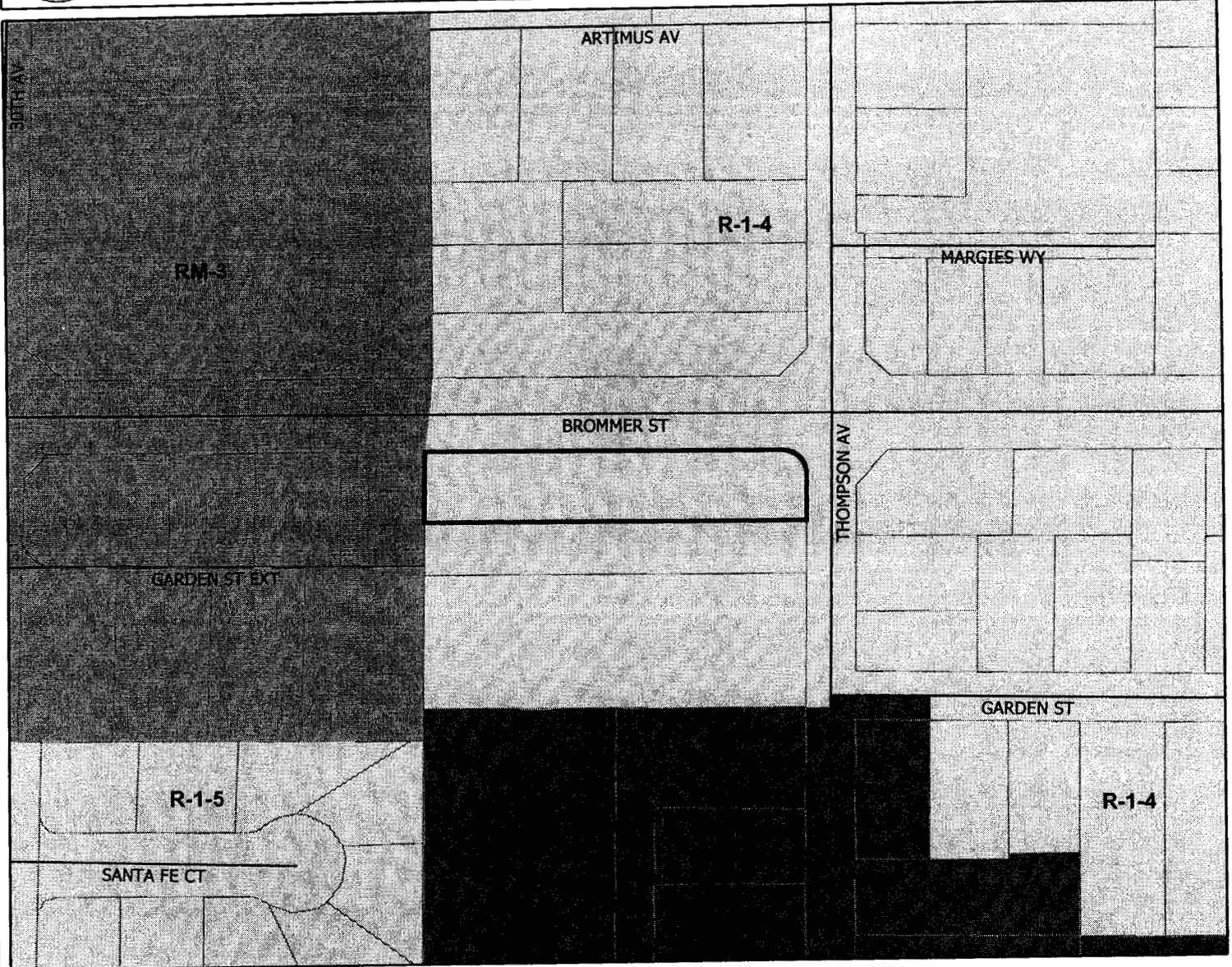
Electronically Redrawn 10/14/98 rw
 Rev. 4/1/01 nwn (changed page refs.)
 Rev. 5/1/02 nwn (st names)
 Rev. 7/3/03 DD (3-0048)02 & 3, sp 1-52 & 53;
 Rev. 10/21/03 CE (3-0069)021, sp 1-54 & 55;

Note - Assessor's Parcel & Block Wilson Brds. Sub. No. 4
 Numbers Shown in Circles.
 ROSEWOOD ESTATES TR # 1253
 81MB39 1/15/88
 79RS31 1/15/88
 18MB39 1/27/23

SANDY LN
 BUCKINGHAM TERR. TR. 1014
 34PM57 1/23/80
 74MB7 10/31/84
 Assessor's Map No. 31-15
 County of Santa Cruz, Calif
 Dct. 1998

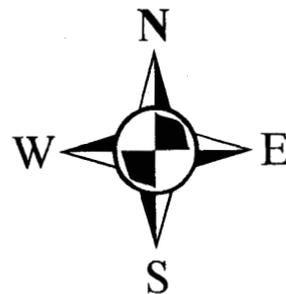


Zoning Map



Legend

-  APN 031-152-01
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  LIGHT INDUSTRIAL (M-1)

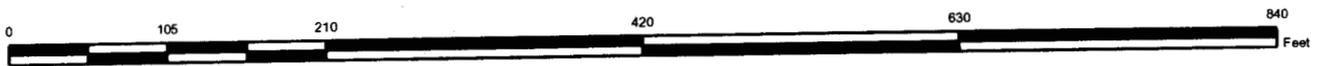
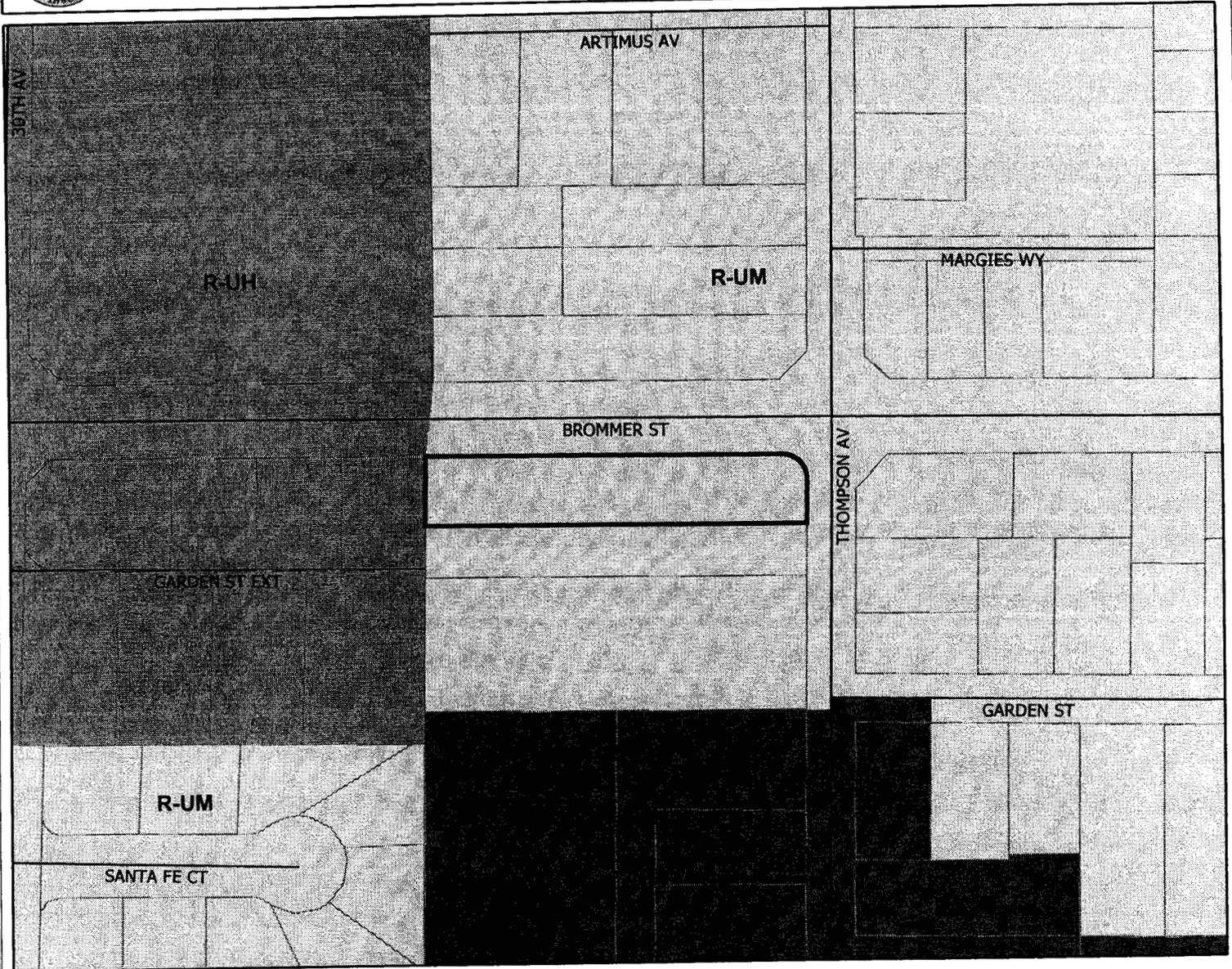


Map Created by
County of Santa Cruz
Planning Department
March 2006

EXHIBIT F

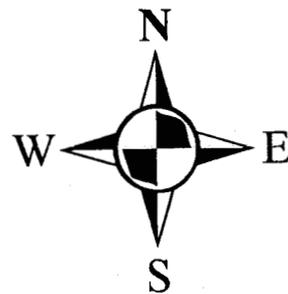


General Plan Designation Map



Legend

-  APN 031-152-01
-  Assessors Parcels
-  Streets
-  Residential - Urban Medium Density (R-UM)
-  Residential - Urban High Density (R-UH)
-  Commercial-Service (C-S)



Map Created by
County of Santa Cruz
Planning Department
March 2006

EXHIBIT F



WATER DEPARTMENT

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

April 14, 2008

Cleve and Karen Dayton
14960 Los Gatos Blvd.
Los Gatos, CA 95032

Re: APN 031-152-01, 1325 Thompson, Proposed 3 Lot MLD

Dear Mr. and Mrs. Dayton:

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

In addition, in order to serve this development, a main extension of approximately 230 lineal feet will be required along Brommer Street. The cost of the main extension will be borne by the developer and will be subject to administrative regulations in effect at the time of the application for a main extension.

At the present time:

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

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

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

Sincerely,

Bill Kocher
Director

Post-It® Fax Note	7671	Date	4/15/08	# of pages	1
To	Alivette Olson	From	Sherry Reiker		
Co./Dept.	County Planning	Co.	SCWD		
Phone #		Phone #	420 5217		
Fax #	454-2131	Fax #			

BK/ar
PAWTEN\EngTech\Sherry's\Water Availability 1325 Thompson.doc
Cc: SCWD Engineering

04/16/08 DS9
08:20:24

COUNTY OF SANTA CRUZ - 3.1
BROWSE DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385
ALSADR385

APPL.NO: 06-0090 REVIEW AGENCY: DPW SANITATION
SENT TO PLNR: 10/12/07 REVIEWER: B-B
ROUTING NO: 1 VERSION NO: 1

COMMENTS:-----

COMPLETENESS COMMENT:

===== REVIEW ON OCTOBER 12, 2007 BY BEATRIZ - BARRANCO =====
Sewer service is currently available.

MISCELLANEOUS COMMENT:

===== REVIEW ON OCTOBER 12, 2007 BY BEATRIZ - BARRANCO =====
Sewer service is available for the subject development upon completion of the following conditions. This notice is effective for one year from the issuance date to allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, the applicant must obtain a new sewer service availability letter. Once a tentative map is approved this letter shall apply until the tentative map

PF7/8=PREV/NXT AGCY 10/11=PAGE COMM THIS RTNG 12/13=OTHER RTNGS-THIS AGCY
PF19=PREVIOUS SCREEN PA2=EXIT

MEMORANDUM

Application No: 06-0090 (second routing)

Date: October 11, 2007

To: Randall Adams, Project Planner

From: Lawrence Kasparowitz, Urban Designer

Re: Design Review for a three lot MLD at Brommer Street and Thompson Avenue, Santa Cruz

GENERAL PLAN / ZONING CODE ISSUES

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
Compatible Site Design			
Location and type of access to the site	✓		
Building siting in terms of its location and orientation	✓		
Building bulk, massing and scale	✓		
Parking location and layout	✓		
Relationship to natural site features and environmental influences	✓		
Landscaping	✓		
Streetscape relationship	✓		
Street design and transit facilities	✓		
Relationship to existing structures	✓		
Natural Site Amenities and Features			
Relate to surrounding topography	✓		

Retention of natural amenities	✓		
Siting and orientation which takes advantage of natural amenities	✓		
Ridgeline protection			N/A
Views			
Protection of public viewshed	✓		
Minimize impact on private views	✓		
Safe and Functional Circulation			
Accessible to the disabled, pedestrians, bicycles and vehicles	✓		
Solar Design and Access			
Reasonable protection for adjacent properties	✓		
Reasonable protection for currently occupied buildings using a solar energy system	✓		
Noise			
Reasonable protection for adjacent properties	✓		

13.11.073 Building design.

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Compatible Building Design			
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	✓		
Scale			
Scale is addressed on appropriate levels	✓		

Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
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
INTER-OFFICE CORRESPONDENCE

DATE: December 11, 2007
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Redevelopment Agency Project Manager
SUBJECT: Application 06-0090, 3rd Routing, APN 031-152-01, 1325 Thompson Ave at Brommer St.

The applicant is proposing to demolish two dwellings, divide the parcel into three lots and construct three two-story single-family dwellings with attached garages. The project requires a Minor Land Division and Residential Development Permit. The property is located on the southwest corner of the intersection of Brommer Street and Thompson Avenue (1325 Thompson Avenue), Live Oak.

This application was considered at an Engineering Review Group (ERG) meeting on March 1, 2006 and October 16, 2007. The Redevelopment Agency (RDA) previously commented on this application on March 22, 2006 and October 18, 2007 (attached for reference). RDA's primary concerns for this project include the following: Brommer Street frontage improvements are to be developed consistent with the approved Plan Line; the 2 foot dedication is made along Thompson Avenue to accommodate future roadside improvements if needed; the development is designed to maintain an attractive streetscape appearance from Brommer Street and Thompson Avenue; adequate tree protections, new street trees and replacement trees are provided onsite; and, adequate onsite parking is provided to serve the units.

RDA has additional comments regarding this 3rd routing of the proposed project. Please also see the last RDA comments on this project dated October 18, 2007 for recommendations of project conditions and other remaining issues for planning consideration, which were not adequately addressed with this submittal (e.g. particularly #'s 2 and 5).

1. Either the project plans should be modified to demonstrate compliance or the project should be conditioned to address the following:
 - a. **Thompson Avenue:** Project plans must match the approved Thompson Avenue Plan Line. (Note: the proposed 2-foot dedication is adequate to allow sufficient width to accommodate the approved curb re-alignment.) This change may also require shifting at least one proposed street tree(s) along Thompson Avenue further into the site, which should be addressed on the final planting plan. Please also address any utility and curb transition re-alignments as needed.
 - b. **Brommer Street:** Demonstrate a 41-foot curb-to-curb width for the placement of new roadside improvements consistent with the approved Brommer Street Plan Line.

These items can be demonstrated on the minor land division (MLD) improvement plans as long as those plans are required to be reviewed by DPW engineering staff. Please also modify the road sections as needed to demonstrate these changes.

2. The architectural plans were not re-routed with this submittal, so it is assumed there were not additional changes to those plans and/or that the Planning Urban Designer is addressing those plans in his review.

RDA does not need to see future routings of this project unless there are changes proposed relative to our comments and concerns. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

cc: Greg Martin, DPW Road Engineering
Betsey Lynberg, RDA Administrator
Jan Beautz, District 1 Supervisor
Joel LaCagnin, DPW/RDA Engineer

Paul Rodrigues, RDA Capital Projects Manager
Anita Kane, RDA Street Tree Manager
Sheryl Bailey, RDA Project Manager

COUNTY OF SANTA CRUZ INTER-OFFICE CORRESPONDENCE

DATE: October 18, 2007
TO: Randall Adams, Planning Department, Project Planner
FROM: Melissa Allen, Redevelopment Agency Project Manager
SUBJECT: Application 06-0090, 2nd Routing, APN 031-152-01, 1325 Thompson Ave at Brommer St.

The applicant is proposing to demolish two dwellings, divide the parcel into three lots and construct three two-story single-family dwellings with attached garages. The project requires a Minor Land Division and Residential Development Permit. The property is located on the southwest corner of the intersection of Brommer Street and Thompson Avenue (1325 Thompson Avenue), Live Oak.

This application was considered at an Engineering Review Group (ERG) meeting on March 1, 2006 and October 16, 2007. The Redevelopment Agency (RDA) previously commented on this application on March 22, 2006 (attached for reference). RDA's primary concerns for this project include the following: Brommer Street frontage improvements are to be developed consistent with the approved Plan Line; the 2 foot dedication is made along Thompson Avenue to accommodate future roadside improvements if needed; the development is designed to maintain an attractive streetscape appearance from Brommer Street and Thompson Avenue; adequate tree protections, new street trees and replacement trees are provided onsite; and, adequate onsite parking is provided to serve the units. RDA has the following remaining comments regarding this proposed project.

1. The Redevelopment Agency appreciates the applicant completing the Plan Line Study process for Brommer Street and modifying the project plans accordingly to comply with the new road and roadside improvement concepts for both Brommer Street (including additional pavement width, curb and gutter) and Thompson Avenue (including curb, gutter and a 2 foot road dedication along the frontage as shown on project plans).
2. RDA appreciates the applicant responding to previous comments by including numerous Street Trees and site replacement trees along the property frontage. In review of this plan, however, RDA recommends that the street trees be moved further south 6 to 7 feet from the back of curb. This would provide more room for driveway line-of-sight visibility as well as improved subsurface conditions for tree roots. Some Pistache street trees planted on the north side of the street appear to be declining due to poor drainage, and have been replaced with *Acer buergeranum* (Trident Maple) trees. We therefore recommend planting a mix of Pistache and *Acer* to reduce the impacts should the south side of the street be similarly affected. As noted on the Planting Plan, future property owners should be made aware that the permanent irrigation, maintenance and replacement for the trees and landscaping within the public right-of-way will be their responsibility.
3. Existing mature trees should be preserved onsite wherever possible, particularly along the property's frontage (the Plan Line included retention of the existing frontage trees: Casuarina, triple Oak & Sycamore) as they can be an integral part of the community character and complement the character of a proposed development.
4. The new architectural elevations facing Brommer Street, which are significantly different from previous proposals, should be reviewed by the Planning Urban Designer for design review compatibility, scale, mass, architectural variation, etc. relative to the streetscape aesthetic along this arterial street.
5. RDA recommends that the following items may be resolved with project conditions that address the following:
 - a. Specific landscape maintenance responsibilities should be defined for this project, including the area along the property frontages and located within the public right-of-way. Existing and new trees and landscaping should be permanently irrigated and maintained by the new property owners or an assigned maintenance association. Regular maintenance necessary to keep this area clean and weed-free should be required with this project. As well, replacement landscaping should be required as needed in the case of diseased or dying plantings.

- b. The land division map and/or improvement plans should include language that future public improvements may occur within the public street rights-of-way and that any landscaping or other improvements within this area may be removed and/or modified by the County in order to install public improvements as needed in the future.
- c. The final improvement plans and map should be routed to the Redevelopment Agency to ensure coordination of this project with any future public road improvements projects and in order for RDA to review the proposed roadside improvements together with Public Works.

The items and issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA would like to see future routings of this project if changes are proposed relative to our comments and concerns. The Redevelopment Agency appreciates this opportunity to comment. Thank you.

cc: Greg Martin, DPW Road Engineering
Betsey Lynberg, RDA Administrator
Jan Beautz, District 1 Supervisor

Paul Rodrigues, RDA Capital Projects Manager
Anita Kane, RDA Street Tree Manager
Sheryl Bailey, RDA Project Manager

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: December 3, 2007

TO: Randall Adams, Planning Department

FROM: Kate Seifried, Public Works Department



SUBJECT: APPLICATION 06-0090, APN 031-152-01, BROMMER STREET
Second Review

As with all minor land divisions, the developer will have to submit a parcel map and improvements to Public Works for review and approval. Prior to recording the map, the developer will have to sign a subdivision agreement and submit securities to guarantee the construction of all work shown on the improvement plans.

I have the following comments on this application:

1. The sidewalks at the curb return at Brommer Street and Thompson Avenue should conform to Figure ST-14 of the County Design Criteria.

I'll defer to the traffic and drainage folks for any comments relevant to their areas of concern.

If you have any questions or would like to discuss these comments, please call me at extension 2824.

KNS:kns



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

March 9, 2006

Cleveland and Karen Dayton
14960 Los Gatos Blvd.
Los Gatos, CA, 95032

**Subject: Review of Geotechnical Feasibility Study by Bauldry Engineering, Inc.
Dated December 21, 2005; Project #: 0557-SZ973-A71
APN 031-152-01, Application #: 06-0090**

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 report's recommendations.
3. Prior to building permit issuance a *plan review letter* shall be submitted to Environmental Planning. The author of the report shall write the *plan review letter*. The letter shall state that the project plans conform to the report's recommendations.
4. For each individual lot created by this application, a site specific Geotechnical Investigation will be required to be submitted at the time of building permit application.

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

Our acceptance of the report 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 if we can be of any further assistance.

Sincerely,

Kent Edler
Civil Engineer

Cc: Annette Olson, Project Planner
Andrea Koch, Environmental Planning
Bauldry Engineering, Inc.

(over)

**NOTICE TO PERMIT HOLDERS WHEN A SOILS REPORT HAS BEEN PREPARED,
REVIEWED AND ACCEPTED FOR THE PROJECT**

After issuance of the building permit, the County requires your soils engineer to be involved during construction. Several letters or reports are required to be submitted to the County at various times during construction. They are as follows:

1. **When a project has engineered fills and / or grading**, a letter from your soils engineer must be submitted to the Environmental Planning section of the Planning Department prior to foundations being excavated. This letter must state that the grading has been completed in conformance with the recommendations of the soils report. Compaction reports or a summary thereof must be submitted.
2. **Prior to placing concrete for foundations**, a letter from the soils engineer must be submitted to the building inspector and to Environmental Planning stating that the soils engineer has observed the foundation excavation and that it meets the recommendations of the soils report.
3. **At the completion of construction**, a *final letter* from your soils engineer is required to be submitted to Environmental Planning that summarizes the observations and the tests the soils engineer has made during construction. The final letter must also state the following: "Based upon our observations and tests, the project has been completed in conformance with our geotechnical recommendations."

If the *final soils letter* identifies any items of work remaining to be completed or that any portions of the project were not observed by the soils engineer, you will be required to complete the remaining items of work and may be required to perform destructive testing in order for your permit to obtain a final inspection.

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

Project Planner: Annette Olson
Application No.: 06-0090
APN: 031-152-01

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Environmental Planning Completeness Comments

===== UPDATED ON MARCH 15, 2006 BY ANDREA M KOCH =====
===== UPDATED ON MARCH 15, 2006 BY ANDREA M KOCH =====

1) On page TM3, grading is stated as consisting of 120 cubic yards of excavation and 0 cubic yards of embankment. The grading plan, however, shows that most proposed grading is fill. Please change the proposed grading quantities to reflect that grading will consist mostly of fill. ===== UPDATED ON OCTOBER 25, 2007 BY ANTONELLA GENTILE =====

1. Include notes on the grading plan that the sycamore on lot 3 and the multi-trunked oak on lot 2 shall remain.

2. Revise grading plan as necessary to retain these trees.

3. On sheet L1, remove the "if possible" language from the note on tree 6.

4. A minimum of 3 valley oak trees are required to be planted as replacement for the valley oak that will be removed. Show the location of these trees on the landscape plan.

5. On the landscape plan, Italian Redbud is incorrectly labeled QA. Please revise the plan to be correctly labeled. ===== UPDATED ON DECEMBER 6, 2007 BY ANTONELLA GENTILE =====

Project is complete per Environmental Planning.

Environmental Planning Miscellaneous Comments

===== REVIEW ON MARCH 9, 2006 BY KENT M EDLER ===== Conditions:

1. The grading plans must indicate the quantities of over-excavation and re-compaction that will be required.

2. An erosion and sediment control plan is required to be submitted with the final improvement plans.

3. For each individual lot created by this application, a site specific Geotechnical Investigation will be required to be submitted at the time of building permit application.

===== UPDATED ON MARCH 15, 2006 BY ANDREA M KOCH =====

1) The landscape plan (page L1) states that several of the existing trees will be retained. This conflicts with page TM2 of the plans, which states that all existing trees will be removed. Revise Sheet TM2 to be consistent with the landscape plan.

===== UPDATED ON OCTOBER 15, 2007 BY KENT M EDLER ===== My March 9, 2006 comments have been addressed. Condition of approval still applies.

===== UPDATED ON OCTOBER 25, 2007 BY ANTONELLA GENTILE =====

Conditions:

Show all trees to be retained on the final improvement plans.

Discretionary Comments - Continued

Project Planner: Annette Olson
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Include arborist's recommendations on the final improvement plans.

Show tree protection fencing on the improvement plans.

Show tree protection fencing on all subsequent building application plans.

Include arborist's recommendations on all subsequent building application plans.

===== UPDATED ON DECEMBER 6, 2007 BY ANTONELLA GENTILE =====

Additional conditions:

No grading is allowed within the tree protection areas of all trees to be retained.

Three coast live oak trees must be planted on the new lots as replacement for the oak that will be removed. ===== UPDATED ON APRIL 11, 2008 BY ANTONELLA GENTILE =====

Additional conditions:

1. Prior to approval of the improvement plans, a geotechnical engineer must evaluate the potential for slope instability and/or accelerated erosion that may be caused by the offsite drainage improvements. All recommendations of the geotechnical engineer shall be implemented.

2. Prior to approval of the improvement plans, the geotechnical engineer shall submit a plan review letter that specifically addresses the offsite drainage plans, as well as other proposed improvements.

3. A preconstruction meeting shall be held prior to ground disturbance that includes the following parties: applicant, grading contractor supervisor, and County Environmental Planning staff. Tree protection and temporary construction fencing demarcating the disturbance envelope for the offsite drainage improvements shall be installed prior to the meeting.

4. A detailed erosion control plan shall be submitted for the offsite drainage improvements that prevents sediments from entering the stream channel during and after construction.

5. A detailed restoration plan shall be submitted for the disturbance area surrounding the offsite drainage improvements. The plan shall include removal of invasive species and replacement with appropriate natives.

Housing Completeness Comments

===== REVIEW ON MARCH 2, 2006 BY TOM POHLE =====
NO COMMENT

Three and four unit projects are subject to County Code 17.10.31 which requires the payment of an Inclusionary In Lieu Fee for Small Residential Projects. The amount of the fee is determined by Section 14(B) of the Affordable Housing Guidelines and is currently \$10,000 for each unit subject to the fee. Based on the understanding that this project proposes to demolish 2 existing units on 1 parcel, divide the parcel into 3 parcels and build 3 new homes, a \$10,000 fee (2 of the new homes are exempt

Discretionary Comments - Continued

Project Planner: Annette Olson
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from the fee) must be paid at the time of application for a building permit.

Housing Miscellaneous Comments

===== REVIEW ON MARCH 2, 2006 BY TOM POHLE =====
NO COMMENT
none

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 27, 2006 BY DAVID W SIMS =====
1st Review - 3/24/06

General Plan policies: <http://www.sccoplanning.com/pdf/generalplan/toc.pdf> 7.23.1
New Development 7.23.2 Minimizing Impervious Surfaces 7.23.4 Downstream Impact As-
sessments 7.23.5 Control Surface Runoff

The submitted drainage plan was reviewed for completeness and compliance with storm-water management controls provided by County policies listed above. The plan needs the following additional information and revisions prior to approving discretionary stage Stormwater Management review.

- 1) The development will be required to hold to pre-development rates. Detention will be required/allowed only to the extent that predevelopment runoff rates cannot be maintained through other applied measures, and where drainage problems are not resolved. The plan notes that on-site detention is not proposed and this appears appropriate. However, the project increases impervious coverage from 2,300 sq.ft. to approximately 8,250 sq.ft., or a 358% increase. This is significant and appropriate. effective BMP measures will be needed to control runoff impacts.
- 2) There is more than 3,100 sq.ft. of new driveways proposed and 1,300 sq.ft. of new sidewalk. These surfaces alone nearly double the amount of surfacing from the previous development. Each driveway could be made smaller in extents, particularly the common driveway shared between lots 1 and 2. This common driveway is particularly inefficient if used to serve only the two homes. (What is the future build-out configuration for the vicinity?) The 80 ft length of pavement between facing garage doors seems particularly excessive. An exception to the 20 foot setbacks from the common 40 ft. right-of-way would seem appropriate, or a reduced width right-of-way. Alternatively, porous pavements could be used without reducing area extents and could easily serve to mitigate building runoff as well. Please review and revise to meet impervious surface minimization.
- 3) A downstream impact assessment will not be required since the drainage system in front of the property was recently evaluated by Ifland Engineers for another nearby development, and its deficiencies are already known. The design and installation of offsite improvements across the intersection at Brommer and 30th street is needed, as similarly conditioned for other pending development, and the same improvements are a condition of approval for this project. The applicant may want to inquire with the other development about possible coordination. Please show the needed offsite

Discretionary Comments - Continued

Project Planner: Annette Olson
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improvement on a page of the discretionary plans. Calculations may be provided later.

4) Please show elevation information along the street gutters for an additional 120 feet at each end of the project in both plan and profile views. It should be very clear that both the post-project flow lines and the tie-in of future gradients when other properties install full plan line road improvements will function correctly with the least amount of future disturbance to surrounding improvements. At present the southern directed flow shows a depression in the planned gutter flow line that would create a street puddle in front of the neighboring parcel. The west directed flow also appears to have a very flat gradient immediately downstream, and the lack of sufficient elevations, topography, and profile beyond these areas makes feasibility indeterminate. Label the highpoint in the gutter and show flow direction on the plan sheet.

5) Driveways may not be drained to the street without water quality treatment. Show appropriate treatment on the plans.

See miscellaneous comments. ===== UPDATED ON OCTOBER 18, 2007 BY DAVID W SIMS
=====

2nd Review - 10/18/07

The proposed plan is approved for Stormwater review with the conditions noted in miscellaneous comments.

1) Complete. The project receives some impervious area credits for the existing structures to be removed. The remaining development impacts are mitigated by application of BMPs that include discharging building downspouts to yard landscaping and providing pervious pavement for the driveways.

2) Complete. Impervious surfacing has been reduced by the proposal to install pervious pavement for each driveway per General Note 18 on sheet TM2 and as verified by phone discussion with the project civil engineer. As well there are slight reductions in pavement width due to a narrower driveway easement width between lots 1 and 2. Additionally, the approved plan line for Brommer Street does not require sidewalks along this parcel's frontage, instead providing a landscape buffer.

3) Complete. Sheet OS-1 shows required off-site storm drain improvements at the intersection of Brommer and 30th.

4) Complete. Additional elevation information has been shown along the street gutters beyond the gutter conforms at each end of the project in both plan and profile views indicating appropriate grade tie-in.

5) Complete. A driveway intercept swale and silt and grease trap is provided at each driveway entrance. It should be noted that the pervious pavements will provide significant filtration of driveway pollutants as well. ===== UPDATED ON FEBRUARY 1, 2008 BY DAVID W SIMS =====

3rd Review - 2/1/08

The proposed plan is approved for Stormwater review with the conditions noted in

Discretionary Comments - Continued

Project Planner: Annette Olson
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miscellaneous comments.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 27, 2006 BY DAVID W SIMS =====

Note the gravel driveway area being removed, as being decompacted and topsoiled where it is to be converted to new landscape areas.

County policy requires topography be shown a minimum of 50 feet beyond the project work limits. See item 4 for additional extents required.

Please note on the plans the provision of permanent bold markings at each inlet that read: "NO DUMPING - DRAINS TO BAY".

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 \$0.90 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.

Because this application is incomplete in addressing County requirements, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail, with resulting delays.

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON OCTOBER 18, 2007 BY DAVID W SIMS =====

a) Per General Note 18, provide a section construction detail of the pervious pavement detailing all sub-grade treatment, base materials and pavement materials. Include sub-drainage details as needed for site soil conditions.

b) The Thompson Ave street section shows a grade step at the new property line inside of the curb. Please review and clarify.

c) The inlets reconstructed along Brommer Street should be noted as GO inlets.

d) Calculations and full design detailing for off-site improvements will be required with the final improvement plans.

e) County policy requires topography be shown a minimum of 50 feet beyond the project work limits. The rear of each new lot is graded to partially sheet drain onto neighboring development and there are several neighboring homes built without standard set-back at the property boundaries. The drainage situation between these structures needs to be shown clearly and assessed, and if potential problems are evident, preventative measures taken.

Discretionary Comments - Continued

Project Planner: Annette Olson
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A drainage impact fee will be assessed on the net increase in impervious area. The fees are currently \$1.00 per square foot, and are assessed upon permit issuance. Reduced fees (50%) will be assessed for the pervious pavements to offset costs.

===== UPDATED ON FEBRUARY 1, 2008 BY DAVID W SIMS =====

f) Many of the yard catch basins have invert elevations that appear too low, such as being below that of the street gutter flowline by approximately 6 inches. The grate elevation of the southwest catch basin appears to be too high, preventing adequate slope of the graded swale leading to it. These issues are to be reviewed and corrected with submittal of the improvement plans.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON MARCH 1, 2006 BY DEBBIE F LOCATELLI =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON MARCH 1, 2006 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON MARCH 20, 2006 BY GREG J MARTIN =====

Brommer Street is an arterial and the General Plan recommends limiting access to arterials. In addition APNs 031-152-02 & 03 are not fully developed and provide an opportunity for an alternative access from Thompson Avenue to the proposed project. The applicant should evaluate the development potential of these two lots with this in mind.

Brommer Street is an arterial street with 60 feet of right-of-way. The required right-of-way for an Urban Arterial Street with Bike Lanes and No Parking is 60 feet. The addition of parking on one side adds 7 feet to the section. The section consists of two 12 foot travel lanes, one 5 foot bike lane, one 12 foot parking/bike lane, separated 6 foot sidewalks on both sides, and a 4.75 foot remainder. The required curb to curb width is 41 feet.

The applicant is proposing an exception to this standard. The proposed section consists of two 11 foot travel lanes, one 7.5 foot bike lane, one 11 foot parking/bike lane, separated 4 foot sidewalks. The curb to curb width is 40.5 feet. We have no objection to an exception which consists of two 12 foot travel lanes, one 5 foot bike lane, one 12 foot parking/bike lane, and separated 4 foot sidewalks. The curb to curb width is 41 feet. The right-of-way required is theoretically 61 feet, however if these improvements can be situated in the existing right-of-way than 60 feet is acceptable. No parking shall be allowed on the south side.

Thompson Avenue is an urban local street with parking with 40 feet of right-of-way. The required right-of-way for an Urban Local Street with Parking is 56 feet. The project proposed to dedicate half of the additional right-of-way required or 8 feet. The section consists of two 12 foot travel lanes, two 6 foot parking lanes, separated 4 foot sidewalks on both sides, and a 2.75 foot remainder. The required curb to curb width is 36 feet. No exception is required.

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 06-0090
APN: 031-152-01

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An arborist report is required for the large trees adjacent to the proposed sidewalk along Brommer St. If necessary the sidewalk may be contiguous adjacent to the trees to provide an additional buffer between the sidewalk and the tree. ===== UPDATED ON MARCH 21, 2006 BY GREG J MARTIN =====

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

The Engineering Review Group recommends a plan line study be required on Brommer Street from 30th Avenue to the Capitola city limits. In addition, the Redevelopment Agency will prepare a plan line study of Thompson Avenue from Brommer Street to Garden Street.

The plan lines will provide ultimate improvement guidelines for the proposed improvements in relation to other development projected to take place in the future, or in relation to public improvements projected to be constructed in the future. The plan line study will be a coordinated effort between the applicant, the Redevelopment Agency, and Public Works. The applicant will perform the engineering for the Brommer Street plan line. The Redevelopment Agency will take the proposed plan lines to a community meeting. Once final plan lines have been approved by the Engineering Review Group, it will be taken by Public Works to the Board of Supervisors for approval.

A plan line is a graphical representation on an aerial photograph (1 inch = 20 feet) of an approved route concept or design criteria standards, as approved by the Board of Supervisors, depicting the ultimate improvement guidelines for a specific street segment, and a written summary of potential impacts and an engineer's estimate for improvement costs. The plan line shall generally include guidance on the number and location of travel and turn lanes, bike lanes, on-street parking, roadside improvements, transit facilities, utility corridors, and estimates of required right-of-way.

The cost of plan line will be eligible for off-site fee credit for the portion of work not along the project's frontage.

If you have any questions please call Greg Martin at 831-454-2811.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON MARCH 20, 2006 BY GREG J MARTIN =====

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

Dpw Sanitation Completeness Comments

===== REVIEW ON OCTOBER 12, 2007 BY BEATRIZ - BARRANCO =====

Sewer service is currently available.

Dpw Sanitation Miscellaneous Comments

===== REVIEW ON OCTOBER 12, 2007 BY BEATRIZ - BARRANCO =====

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

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 06-0090
APN: 031-152-01

Date: April 11, 2008
Time: 13:01:35
Page: 8

allow the applicant the time to receive tentative map, development or other discretionary permit approval. If after this time frame this project has not received approval from the Planning Department, the applicant must obtain a new sewer service availability letter. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Please note the District has a new standard detail for the sanitary sewer manhole covers.



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

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

Date: March 7, 2006
To: Cleveland Dayton
Applicant: same
From: Tom Wiley
Subject: 06-0090
Address: 1325 Thompson Ave.
APN: 031-152-01
OCC: 3115201
Permit: 20060068

We have reviewed plans for the above subject project.

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

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

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

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

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

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

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

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

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.

Serving the communities of Capitola, Live Oak, and Soquel

- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

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

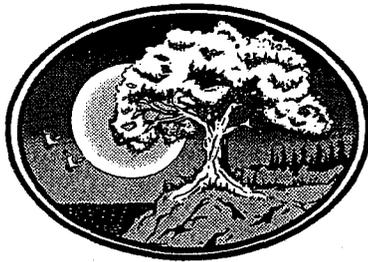
NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

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

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

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
3115201-030706



Live Oak School District

Excellence is achieved through a caring partnership.

March 2, 2006

Cleveland and Karen Dayton
14960 Los Gatos Blvd
Los Gatos, CA 95032

RE: APN 031-152-01
Application No. 06-0090

To Whom It May Concern:

Under its authority, and consistent with the County's General Plan, the District has established a Mello-Roos Facilities District. The Mello-Roos is to meet the supplemental mitigation cost not covered by the District's current developer fees. The mitigation costs are set forth in the District's adopted Facilities Master Plan: Developmental Impact Mitigation Plan.

The District seeks mitigation as a condition of approval of the impact of your project of development [creating two (2) or more lots] within its boundaries. This condition is based on the full mitigation impacts of these developments upon the District's facilities. You are required to enroll your property in the District's Mello-Roos to help meet the impact of mitigation on the school district. The supplemental mitigation necessary after the developer fee assessment is \$11,636 for single family homes and \$5,818 for multi-family homes. These amounts could either be paid as a one-time assessment or paid over time as a parcel fee through the District's Mello-Roos CFD, in which case the fee will be assessed through the annual property taxes paid on the property. We will be offering Mello-Roos options to finance the cost should you choose to do so.

Please contact me at 475-6333 ext. 215 if you have any questions or would like to discuss finance options.

Your cooperation and assistance in this matter is greatly appreciated.

Sincerely,

Steve Romines
Assistant Superintendent, Business Services

✓ C: Annette Olson, County Project Planner
District Business Department

DISTRICT OFFICE 984-1 BOSTWICK LANE SANTA CRUZ, CA 95062-1798 (831) 475-6333 Fax (831) 475-2638
Del Mar School 1959 Merrill Street 477-2063 Green Acres School 966 Bostwick Lane 475-0111
Live Oak School 1916 Capitola Road 475-2000 Shoreline Middle School 855 17th Avenue 475-6565
Ocean Alternative School 984-6 Bostwick Lane 475-0767 - 56 - Cypress Charter High School 2039 Merrill Street 477-0302

www.lodo.santacruz.k12.ca.us

EXHIBIT



THOMAS L. BOLICH
DIRECTOR OF PUBLIC WORKS

County of Santa Cruz

DEPARTMENT OF PUBLIC WORKS

701 OCEAN STREET, ROOM 410, SANTA CRUZ, CA 95060
(831) 454-2160 FAX (831) 454-2385 TDD (831) 454-2123

AGENDA: JUNE 5, 2007

May 23, 2007

SANTA CRUZ COUNTY BOARD OF SUPERVISORS
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: PLAN LINE PROPOSAL FOR BROMMER STREET
FROM THIRTIETH AVENUE TO CAPITOLA CITY LIMITS
AND THOMPSON AVENUE FROM GARDEN STREET TO
BROMMER STREET

Members of the Board:

Presented herein for your Board's consideration is a plan line proposal for the portion of Brommer Street between Thirtieth Avenue and Capitola city limits and for the short section of Thompson Avenue between Garden Street and Brommer Street in the Live Oak planning area. Aerial photographs upon which the proposed plan line and typical street sections have been drafted are on file with the Clerk of the Board for your review. Attachment 1 presents the plan line area. Attachments 2 through 5 are reduced copies of the plan lines.

BACKGROUND

The need for a plan line for this section of Brommer Street was prompted by an application for a minor land division and development of a parcel at the southwest corner of Thompson Avenue and Brommer Street. This parcel fronts on Brommer Street for about half of the block between Thirtieth Avenue and Thompson Avenue. Since locations of improvements on both Brommer Street and Thompson Avenue could only be determined with an analysis of the expanded local area, a plan line study was deemed necessary by the County Engineering Review Group.

A route concept proposal for Brommer Street, which included this area, was approved by your Board on February 11, 2003. The purpose of the route concept was to establish the location of improvements on the north side of Brommer Street such that future improvements on the south side could be built mostly within the existing right-of-way.

SANTA CRUZ COUNTY BOARD OF SUPERVISORS

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The only area in the vicinity under discussion on the north side that lacked full improvements at that time was the half block west of Thompson Avenue. The route concept proposed that this short section of curb, gutter and sidewalk infill be built on the same alignment as the adjoining existing sections. The route concept established that there would be adequate space for a 12-foot parking and bike lane, two 11.5-foot travel lanes, a 5-foot bike lane, and curb, gutter and sidewalk on the south side. The sidewalk infill proposed west of Thompson Avenue was built in accordance with the route concept in 2003. However, the existing striping on Brommer Street was not altered at that time.

EXISTING CONDITIONS

Brommer Street is designated as an arterial street and a bicycle route in the County's General Plan. The right-of-way width is 60 feet from Thirtieth Avenue to Thompson Avenue, 65 feet from Thompson Avenue to Bulb Avenue, and 80 to 75 feet beyond Bulb Avenue. There are two 11-foot wide travel lanes, a 10.5-foot wide (and varies) bike and parking lane on the north side, and a 5-foot wide (and varies) bike lane on the south side. There is existing curb, gutter and sidewalk along all of the north side. There is no curb, gutter and sidewalk on the south side except at the Thirtieth Avenue intersection and three segments on both sides of and just east of Bulb Avenue. The transit district has only an eastbound bus route on this street, but no existing designated stops in the area under discussion. There is an eastbound stop just west of Thirtieth Avenue which is currently in use. The westbound stop just west of Thirtieth Avenue is not being used at this time because that route has been cancelled.

Existing on-street parking is located on the north side only between Thompson and Bulb Avenues (with no overnight parking), and on the south side just east of Bulb Avenue. Parking does not generally occur along the unimproved south side of Brommer Street due to lack of room, roadside ditches, and posted no parking areas. The curb on the south side west of Bulb Avenue is red curbed for sight distance. Current red curbed or no parking areas on the north side are located from Thirtieth Avenue to Thompson Avenue, adjacent to the east side of Thompson, adjacent to the west side of Bulb, and east of Bulb Avenue. Parking restrictions on the north side have been imposed mainly due to inadequate existing parking-bike lane width, impaired sight distance from side streets and/or apartment driveways, as well as a development permit condition in the case of the apartments on the northeast corner at Thirtieth Avenue.

Thompson Avenue south of Brommer Street is designated as a local street. It dead-ends at the railroad tracks which are about 900 feet south of Brommer Street, and mainly serves a light industrial area. The area adjacent to Brommer Street and Garden Street, however, is single family residential. The right-of-way width is 40 feet, and there are no existing roadside improvements. Truck traffic on Thompson Avenue is moderately heavy on account of the commercial uses along most of its length.

SANTA CRUZ COUNTY BOARD OF SUPERVISORS

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Significant trees are located on the south side of Brommer Street and on the east side of Thompson Avenue. Between Thirtieth Avenue and Thompson Avenue and adjacent to the right-of-way there is a 16-inch casuarina tree, a 24-inch triple oak tree, and an 18-inch sycamore. At the southeast corner of Thompson Avenue there is an 18-inch multi-trunk privet tree. Slightly further south on the east side of Thompson is a 36-inch sequoia tree. Between Thompson Avenue and Bulb Avenue there are numerous redwood trees that straddle the right-of-way line. On the first property to the east of Thompson Avenue there are seven redwoods and two maples with a trunk diameter ranging from 8 inches to 12 inches. On the frontage of the second property there are five redwood trees of 24-inch to 30-inch trunk diameters. East of Bulb Avenue there are numerous small acacia trees in the county right-of-way where there is no existing sidewalk, and a 40-inch eucalyptus.

COMMUNITY PROCESS

A community meeting was held on March 22, 2007 in order to obtain input from residents regarding improvements for this area of Brommer Street and for the short section of Thompson Avenue. The meeting was lightly attended. Two conceptual plans of the proposed plan line were presented at the community meeting. Both plans retained parking on the north side of Brommer Street where it currently exists. Both plans also deleted existing parking on the south side of Brommer Street just east of Bulb, where a new bus stop is proposed. One plan showed sidewalk along the entire south side of the street, whereas the alternate plan showed no sidewalk on that side between Thirtieth Avenue and Bulb Avenue. The choices presented for Thompson Avenue were either sidewalk on both sides, or on the east side only.

Most of the residents at the meeting were not in favor of sidewalks along the south side of Brommer Street between Thirtieth Avenue and Bulb Avenue. They felt that they could just as easily cross to the north side of the street where sidewalks already exist. The issue of concrete sidewalks being too close to the existing redwood trees east of Thompson Avenue was also mentioned. Everyone agreed that the short section of sidewalk infill east of Bulb Avenue was logical. Crosswalks across Brommer Street at both Bulb Avenue and/or Thompson Avenue were suggested.

On Thompson Avenue the preferred choice of residents was to have curb and gutter only on the west side, and curb, gutter and sidewalk on the east side. The sidewalks on Thompson would provide for access from Garden Street, which is mainly residential, to Brommer Street.

On-street parking on Brommer Street has been problematic in this area, and was discussed at some length. The only existing parking on the south side of Brommer Street is just east of Bulb Avenue, and has been subject to numerous complaints regarding long term parking by campers. The new bus stop at the east end of this area will displace all on-street parking at this location. Parking on the north side of Brommer Street is currently allowed only in the block between Thompson Avenue and Bulb Avenue, with no overnight parking permitted.

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SANTA CRUZ COUNTY BOARD OF SUPERVISORS

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Residents noted that the parking along the north side is used mainly for commercial trucks, and not for vehicles of residents of the area. It was proposed at the meeting that all parking be removed from this section of Brommer Street. Staff further developed this idea and proposed that the parking lane along the north side of the street be used for planters.

PROPOSED BROMMER STREET AND THOMPSON AVENUE PLAN LINES

The proposed plan line for Brommer Street includes curb, gutter and no sidewalk on the south side of the road from Thirtieth Avenue to the existing sidewalk just west of Bulb Avenue. From Bulb Avenue to the Capitola city limits, curb, gutter and a 4-foot wide sidewalk are proposed for the short area where there is no existing sidewalk. On Thompson Avenue between Garden Street and Brommer Street the proposed plan line includes curb and gutter on both sides, but sidewalk only on the east side.

The new roadway width at the Thirtieth Avenue intersection will match the existing width, which is 43 feet. This is to allow for two 11-foot travel lanes, two 5-foot bike lanes, and an 11-foot left turn lane. These lane widths would be implemented only at the time this intersection is signalized. The 43-foot width shall extend for 200 feet eastward, with the remainder of the block having a width of 41 feet. The 41-foot width allows space for a 2-foot gutter, 5-foot planter, and 5-foot bike lane on the north side, two 12-foot travel lanes, and a 5-foot bike lane on the south side.

The roadway width of Brommer Street on the east side of the Thompson Avenue intersection is proposed to be 39 feet for a distance of approximately 230 feet in order to allow adequate clearance from the large redwood trees. Travel lane width in this area will be reduced to 11 feet, while the bike and planter areas remain as in the previous block. Once clear of the redwood trees, the overall width can return to 41 feet. The roadway width increases again to 45 feet where there is existing curb, gutter and sidewalk on both sides of Bulb Avenue. East of Bulb Avenue the surplus width on the south side can be utilized for a new bus stop, as requested by the transit district. Travel lane widths in the vicinity of this bus stop shall be 11.5 feet, which allows for a 12-foot bike and planter area on the north side and a 10-foot shared bike lane and bus stop on the south side. Roadway width east of the bus stop will be 40 feet in order to conform to existing curb, gutter and sidewalk at the Capitola city limit. A westbound bus stop on Brommer Street is proposed east of Thompson Avenue.

This plan line proposes that the previous parking areas along the north side of Brommer Street not be used for parking at this time. Planters similar to those used on Capitola Road or the western end of Brommer Street are proposed to occupy this space. The versatility of this arrangement is that it will beautify and narrow the street, yet allow room for changes in future use.

SANTA CRUZ COUNTY BOARD OF SUPERVISORS

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On Thompson Avenue, the street width at the intersection with Brommer Street is proposed to be 34 feet for a short distance in order to provide clearance from a 36-inch sequoia tree on the east side, widening to 36 feet for the remainder of the block. Parking will be permitted on both sides of the street where the width is 36 feet. A sidewalk will be on the east side only, which will allow for pedestrian access to Brommer Street from the residential area of Garden Street. A crosswalk across Brommer Street on the east side of Thompson Avenue is also proposed.

Sidewalk access ramps at appropriate locations and continuous level pedestrian pathways at driveways where sidewalks are proposed will be provided to meet the accessibility requirements of the County Design Criteria. All improvements will conform to the requirements of the Americans with Disabilities Act and Title 24.

With plan line approval, the owners of the parcel at the southwest corner of Brommer Street and Thompson Avenue can proceed with their development permit application process. There is no current funding available to construct the remainder of the improvements within the next two years. Funds could be made available in future years for a Redevelopment Agency funded project to construct the portion of the improvements not required of the applicant.

SPECIAL CONSIDERATIONS

The proposed plan line takes into account the community desire for limited improvements that are in keeping with the character of the neighborhood. The proposed plan line protects existing significant trees, but requires the removal of some acacia trees, a privet tree, and several shrubs within the right-of-way. A minimum distance of three feet from hard improvements to those existing trees that are being preserved will be maintained. None of the existing on-street parking on Brommer Street will be retained. All of the improvements on Brommer Street can be built within the existing right-of-way, but the improvements on Thompson Avenue will require a narrow strip of right-of-way and utility easement on the west side, and some small areas of sidewalk easement on the east side. Two utility poles on the west side of Thompson Avenue will require relocation into new easements on private property in order to accommodate the new improvements. One utility pole at the southeast corner of Thompson and Brommer will require relocation within the public right-of-way.

It is recommended that the Board of Supervisors take the following action:

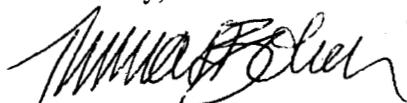
1. Approve the plan line for Brommer Street from Thirtieth Avenue to the Capitola city limits and Thompson Avenue from Garden Street to Brommer Street.

SANTA CRUZ COUNTY BOARD OF SUPERVISORS

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2. Direct Public Works staff to include the plan line for these portions of Brommer Street and Thompson Avenue in the Master Plan Line file.

Yours truly,

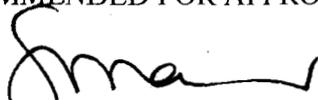


THOMAS L. BOLICH
Director of Public Works

TLB:RHN :lh

Attachments

RECOMMENDED FOR APPROVAL:



County Administrative Officer

copy to: Public Works
 Redevelopment Agency
 Planning Department

To Annette Olson.

12/23/2007

As required by the Planning Commission, we held a Neighborhood meeting on December 17th, 2007, at 7:00 pm, in the Begonia Room at the Best Western in Capitola.

We purchased a mailing list from the County Geographic Information Services and sent out over 200 notices to the occupants within 300 feet of our project, via First Class Mail (see attached notice). We had copies of the Tentative Map and the house plans available to view.

Only one neighbor, Curt Pratt (sp?) @ 1313 Thompson Ave, attended. He is in favor of the project, considering it will increase the value of his property. His only concern was the marking of the property line dividing 1325 Thompson and his property @ 1313 Thompson. When it comes time to clear 1325 for construction, he wants to be sure to the foliage, on his side of the property line, remains. We assured him we would speak with Ifland Engineers and have the surveyors come out and clearly mark the property line, to avoid any future issues.

Also in attendance, was David Reetz, County Supervisor's Analyst. He had some comments regarding the drainage of lot #1. He did not seem overly concerned, but recommended we speak with Ifland Engineers.

Also in attendance was Chuck Mornard, our project manager, and Tyanne Scaletti, our realtor.

The meeting lasted one hour.



Karen Dayton
Property Owner



Cleve Dayton
Property Owner



GEOTECHNICAL FEASIBILITY STUDY
FOR
THOMPSON AND BROMMER MINOR LAND DIVISION
SANTA CRUZ, CALIFORNIA

FOR
KAREN DAYTON
LOS GATOS, CALIFORNIA

BY
BAULDRY ENGINEERING, INC.
CONSULTING GEOTECHNICAL ENGINEERS
0557-SZ973-A71
DECEMBER 2005

CONCLUSIONS AND RECOMMENDATIONS

1. Site Viability

The results of our investigation indicate that from Geotechnical Engineering standpoint the property may be subdivided as proposed to create three residential lots.

2. Organic Surface Soil

This site is elevated one to two feet above the surrounding area. The existing ground surface is blanketed with 1½ to 2½ feet of organics, wood chips and very dark brown organic rich soil. These organic materials, which are not viable for use as building materials, should be excavated and removed from the site, or stockpiled for landscaping purposes.

3. Removal of Existing Site Improvements

Structures, concrete flatwork, a concrete pond and relatively large tree stumps occupy the site. The initial site preparation will include removal of existing improvements, tree stumps, abandoned utilities, septic tanks and leaching lines, and other debris and deleterious material. All demolition debris should be removed from the site.

4. Site Preparation in Building Areas

The upper 3½ feet of soil was disturbed in the garden area on the east side of the site. Due to the longevity of the existing site development, it is likely that other areas of fill, and/or disturbed soil may be encountered. Preparation of the building areas will in all likelihood require the excavation and recompaction of the upper section (12 to 36 inches) of surface soil underlying the organic rich layer. All existing fill soil, as indicated by the geotechnical engineer in the field, should be excavated. If accepted by the geotechnical engineer, the material may be used as engineered fill.

5. Expansive Soils

Clay soils with a low to moderate expansion potential were encountered in the upper 2 to 4 feet below grade over portions of the site. Expansive clay soils may be encountered during site-specific geotechnical investigations, or during grading for site improvements. Expansive soils should be removed from the building site, or the foundations should be designed to resist the associated differential settlement and uplift.

6. Foundations

Appropriate foundations systems may include;

- a. Reinforced concrete spread footing foundations formed as an interconnected grid to support all bearing walls. Spread footing grid foundations may include concrete slab on grade floors.
- b. Reinforced concrete pier and grade beam foundations.
- c. Other foundations types as appropriate to accommodate expansive soil, should they exist.

7. Surface Drainage

The soils that underlie the majority of the site are clay rich and have a relatively low permeability. Infiltration pits, if used for the disposal of surface and roof runoff, have a high potential to be overwhelmed during intense or prolonged rainfall. Infiltration pits should be adequately engineered, or surface and roof runoff should be discharged into storm drain facilities along Brommer Street.

8. Erosion Control

The surface soils are classified as moderately to highly erodible. All finished and disturbed ground surface, including all slopes, should be prepared and maintained to reduce erosion. This work, at a minimum, should include track rolling of the slope and effective planting. The protection of the slopes should be installed as soon as practicable so that a sufficient growth will be established prior to inclement weather conditions. It is vital that no slope be left standing through a winter season without the erosion control measures having been provided. The ground cover should be continually maintained to minimize surface erosion.

9. Utility Trenches Associated with Construction of Minor Land Division

Trenches may be backfilled with the native materials or approved import granular material with the soil compacted in thin lifts to a minimum of 95% of its maximum dry density in paved areas and 90% in other areas. Jetting of the trench backfill should be carefully considered as it may result in an unsatisfactory degree of compaction.

Trenches must be shored as required by the local agency and the State of California Division of Industrial Safety construction safety orders.

10. Post Report Services

a. Site Specific Geotechnical Investigation

Additional site specific geotechnical investigations, that may include additional subsurface and laboratory work, may be required to provide design level recommendations for each of the three proposed lots. After we receive conceptual development plans, we can provide you with the additional work scope, as needed.

b. Plan Review

The Geotechnical Engineer should review all improvement plans during their preparation and prior to contract bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed.

c. Construction Observation and Testing

Field observation and testing must be provided during construction by a representative of Bauldry Engineering, Inc. to enable them to form an opinion regarding the adequacy of the site work and utility construction, including the degree of compaction to determine compliance with the specification requirements. Any work related to site preparation, utility construction or grading performed without the full knowledge of, and not under the direct observation of Bauldry Engineering, Inc., the Geotechnical Engineer, will render the recommendations of this report null and void.

*Maureen Hamb-WCISA Certified Arborist #2280
Professional Consulting Services*



TREE RESOURCE EVALUATION
&
CONSTRUCTION IMPACT ANALYSIS
1325 THOMPSON AVENUE
APN 031-152-01

Prepared for
Karen Dayton

August 6, 2007

849 Almar Ave. Suite C #319
Santa Cruz, CA 95060
email: maureenah@sbcglobal.net

Telephone: 831-420-1287
Fax: 831-420-1251
Mobile: 831-234-7735

ASSIGNMENT/SCOPE OF SERVICES

A residential development project is proposed for a large property located at 1325 Thompson Avenue in Santa Cruz County. The proposal includes dividing the property into three separate parcels and constructing single family homes on each site.

A number of trees are located on the property and several trees were removed in the last few years. The Santa Cruz County Planning Department has required the property owners to retain and arborist to evaluate the condition of the existing trees and inspect the remains of the previously removed trees. Additionally, they have requested an analysis of the potential impacts to the existing trees as a result of the proposed development.

Karen Dayton, the property owner, has retained me to complete the analysis and I have completed the following:

- Review the site plan documenting the existing conditions and the proposed development plans.
- Visit the property to locate the existing and the remains of previously removed trees.
- Identify tree species, measure trunk diameter at a point 54 inches above natural grade on the existing trees.
- Attempt to identify species and estimate trunk diameter of previously removed trees.
- Evaluate the health and structural integrity of the existing trees and rate as "good", "fair" or "poor".
- Assess the potential construction impacts and provide recommendations for tree removal/tree retention based on overall tree condition and construction impacts.
- Provide protection measures for the retained trees.

SUMMARY

I have completed a visual analysis of nine existing trees and the remains of seven previously removed trees located on a large residential property at 1325 Thompson Avenue. I have reviewed the proposed development plans for the site to assess the potential construction impacts to the existing trees.

In general the existing trees are in poor condition. They have not been properly maintained and are weakly structured as a result. Five of the nine existing trees are suitable for incorporation into the project. The other four trees are in decline and display structural weaknesses that cannot be improved with proper maintenance.

I located the remains of five trees that had been removed at least three years ago. Two other trees that were shown on the site plan are no longer on the property and no remains were located.

A replanting plan can be implemented to mitigate the loss of the previously removed trees and those that will be removed to accommodate the development.

BACKGROUND

To complete the tree inventory/assessment I visited the site in July and August 2007. For purposes of identification metal numbered tags have been attached to the tree trunks and locations are documented on the attached site

The attached inventory documents tree species, trunk diameter at 4.5 feet above natural grade and ratings for tree health and structural integrity

Ratings are determined following the completion of a visual tree assessment. This type of evaluation is based on methods developed by Claus Mattheck and documented in The Body Language of Trees. The assessment involves an analysis of the biology and mechanics of each tree, which are then rated as "good", "fair" or "poor".

The biological assessment is used to determine health status and includes an evaluation of the following:

- Vitality of the leaves, bark and twigs
- Presence of fungi or decay
- Percentage and size of dead branching
- Status of old wounds or cavities

Healthy trees display dense full canopies with dark green foliage. Dead branching is limited to small twigs and branches less than one inch in diameter. No evidence of disease, decay or insect activity is visible.

Trees in "fair" health have 10-30% foliar dieback, minor dieback of branches greater than one-inch diameter and minor evidence of disease, decay or insect activity.

Trees in "poor" health display greater than 30% foliar dieback, dead branches greater than two inches in diameter and/or areas of decay, disease or insect activity.

The mechanical assessment determines the structural integrity of the tree and includes and evaluation of the following:

- Integrity of the framework of the tree (supporting trunk and major branches)
- External symptoms (bulges, ribs or cracks) that can indicate internal defects
- Lean of main trunk and canopy configuration
- Development of root buttress

Trees with “good” structure are well rooted with visible taper in the lower trunk, leading to buttress root development. These qualities indicate that the tree is solidly rooted in its growing site. No significant structural defects such as codominant stems (two stems of similar size that emerge from the same point on the trunk), weakly attached branches, cavities or decay are present.

Trees with “fair” structural integrity may have defects such as poor taper in the trunk, inadequate root development or growing site limitations. They may have multiple trunks, included bark (where bark turns inward at an attachment point), or suppressed canopies. Small areas of decay or evidence of small limb loss may be present in these trees. Trees in this condition can be improved using common maintenance procedures.

Poorly structured trees display one or more serious structural defects that may lead to the failure of branches, trunk or the whole tree due to uprooting. Trees in this condition may have had root loss due to decay or site conditions. The supporting trunk or large stems could be compromised by decay or structural defect (large codominant stems with included bark). Trees in this condition present a risk. In some situations maintenance can reduce, but not eliminate the potential hazard.

OBSERVATIONS/DISCUSSION OF FINDINGS

The property is a large, flat site located at the corner of Brommer Street and Thompson Avenue. Several older structures, including 2 homes and a carport along with shed type buildings are on the portion of the site designated as “lot 3”. The existing trees are densely concentrated in this area.

The remainder of the site is overgrown with invasive grasses, brambles and the remainders of an unmaintained landscape. It does not appear that the site has been used or cared for in many years.

The four trees (#2-#5) growing adjacent to the existing residence are in poor condition. They have been improperly pruned (topped). Vines and other vegetation have developed on the trunks and in the tree canopies. This dense growth, along with the sucker development stimulated by the continued topping has suppressed all lower growth.

Branching that has developed following the topping is weakly attached and at risk of falling. The dense heavy canopies increase the risk of failure.

Trees #3, #4 and #5 are weakly structured and in declining health. They cannot withstand the impacts related to site changes and are not suitable for incorporation into the project.

The valley oak (tree #2) and the sycamore (tree #1) are the only trees in this portion of the site that are suitable for retention.

The two fan palms (#7 and #8) and the coast live oak (#6) growing near the Brommer Street frontage are in fair condition and suitable for incorporation into the project.

The casuarina (#9) growing near the Brommer Street frontage has been topped. Branching in the upper canopy is weakly attached and decayed. This tree is not suitable for preservation.

REMOVED TREES

Description

It appears that at least seven trees have been removed from the site in the last several years. No remains were found of two trees (palm and eucalyptus) shown on the site plan prepared by Gary Ifland.

Sucker development from five trees was found on the site. Multiple stems from two coast redwoods, one coast live oak and two eucalyptus were examined. The stumps could not be located as they are covered in dense vegetation.

The vegetative growth from the trees ranges in height from four to six feet. This is an indication that the trees were cut two or more years ago. The condition or exact size of the trees and the time of removal could not be determined.

Mitigation

Once the site is developed space for re-planting trees will be limited. Mitigation plantings should include at least one tree in the front and back of lots #1 and #2. Additionally, trees should be planted along the public roadway. To accommodate the limited growing sites I recommend the planting of smaller stature tree species such as the following:

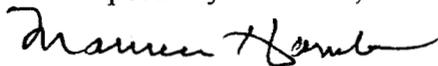
Arbutus 'Marina'
Redbud *Cercis canadensis*
Pistache *Pistacia chinensis*

TREE PROTECTION

The retained trees could be affected to varying degrees during construction. The attached tree protection plan outlines the locations of exclusionary fencing and straw bale barricades.

When grading and drainage plans become available specific impacts can be analyzed and if necessary, the protection plans updated.

Respectfully submitted,



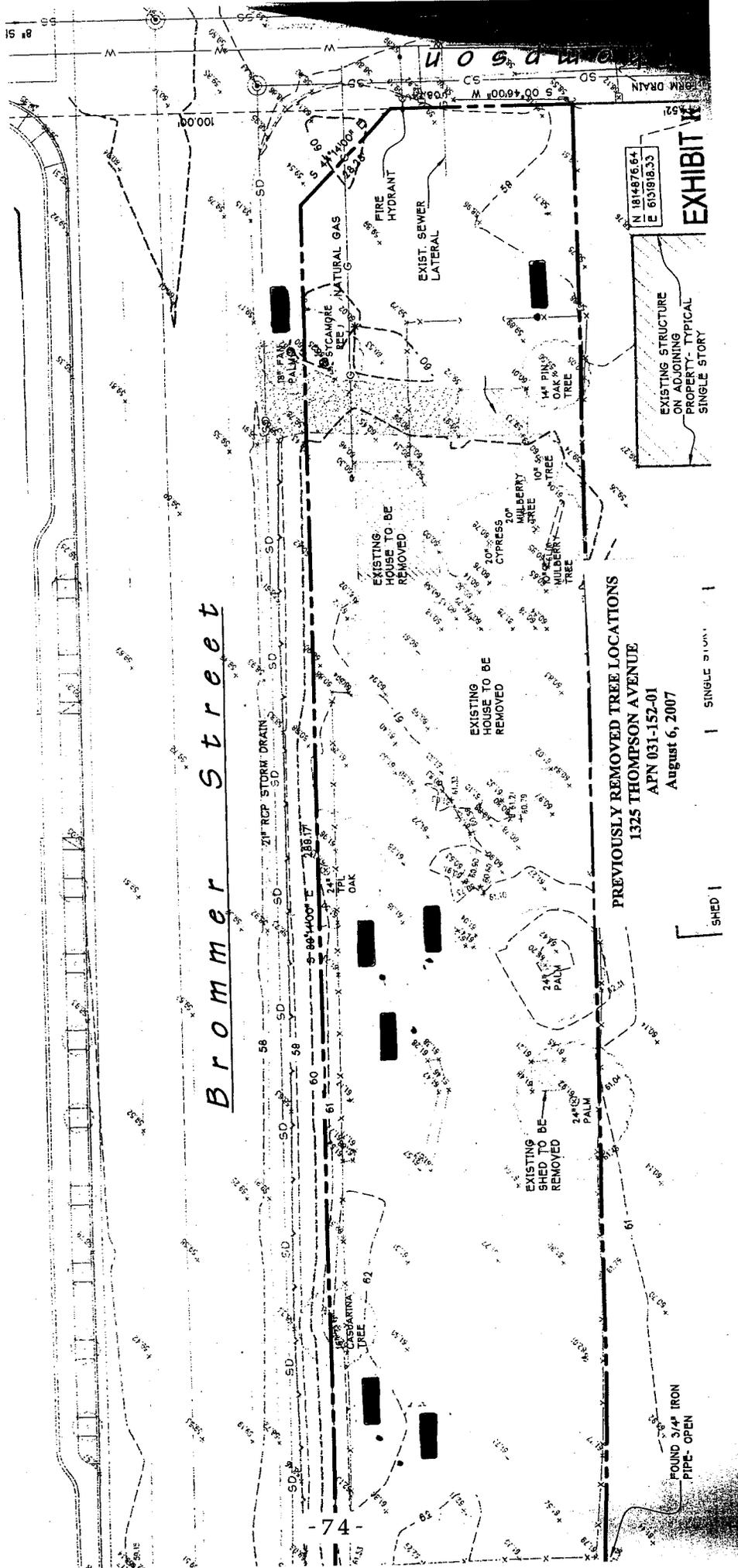
Maureen Hamb-WCISA Certified Arborist #2280



Inventory of Removed Trees
1325 Thompson Avenue
August 6, 2007

Maureen Hamb-ICISA Certified Arborist #2280
Professional Consulting Services

Tree #	Species	Estimated trunk diameter	Comments
R1	Fan Palm	12	No evidence of this tree remains, it is noted on the site plan
R2	Eucalyptus	12	No evidence of this tree remains, it is noted on the site plan
R3	Coast Redwood	10 to 15	A cluster of sucker type growth approximately 6' in height emerges from the remains of a stump. The tree location was not noted on the site plans. The condition of the tree at time of removal cannot be determined. The re-growth is healthy but weakly attached. The exact diameter of the stump could not be determined due to the dense growth.
R4	Coast Redwood	8 to 10	A cluster of sucker type growth approximately 6' in height emerges from the remains of a stump. The tree location was not noted on the site plans. The condition of the tree at time of removal cannot be determined. The re-growth is healthy but weakly attach
R5	Coast Live Oak	8 to 10	As with the redwoods, the re-growth from the stump is profuse sucker development approximately 5' in height. Exact trunk diameter could not be determined due to extensive brush growth covering the site. The location of this tree was not noted on the site plans.
R6	Eucalyptus	8 to 10	The remains of this tree is a group of dense sucker growth similar to the other trees. Exact trunk diameter could not be determined due to the extensive brush covering the site. The location of this tree was not noted on the site plans.
R7	Eucalyptus	8 to 10	The remains of this tree is a group of dense sucker growth similar to the other trees. Exact trunk diameter could not be determined due to the extensive brush covering the site. The location of this tree was not noted on the site plans.



Brommer Street

PREVIOUSLY REMOVED TREE LOCATIONS
1325 THOMPSON AVENUE

APN 031-152-01
August 6, 2007

N 1814976.64
E 651918.33

EXHIBIT

EXISTING STRUCTURE
ON ADJOINING
PROPERTY. TYPICAL
SINGLE STORY

SINGLE STORY

SHED

FOUND 3/4" IRON
PIPE - OPEN



Tree #	Species	Diameter @ 4.5'	Health	Structure	Comments/Recommendations
1	sycamore	14.7	good	fair	Growing along Brommer frontage. Improperly pruned in the recent past (headed). /Retain and protect during construction. Avoid excavation within 5' of trunk, properly prune roots and supply supplemental irrigation.
2	valley oak	10.2	fair	poor	Topped in the past, re-growth is weakly attached/Retain and incorporate into new landscape scheme. Protect with fencing and straw bale barricades. Prune to thin out weakest sprout growth.
3	box elder	double 10 & 12	fair	poor	Improperly maintained tree with large decayed branching and profuse sucker growth stimulated by topping/Branching is at risk of failure, not suitable for retention. Removal-replanting is recommended.
4	box elder	13	fair	poor	Improperly maintained tree with large decayed branching and profuse sucker growth stimulated by topping/Branching is at risk of failure, not suitable for retention. Removal-replanting is recommended.
5	cypress	multi	fair	poor	As with the other trees, topped and improperly maintained, stems are weakly attached/Not suitable for retention. Removal-replanting is recommended.
6	coast live oak	12 & 12	fair	fair	At edge of Brommer near property boundary fence. Dense canopy is supported by multiple stems/Attempt to retain and incorporated into landscape scheme. Protect with fencing and barricades, avoid excavation within 10' of trunk.
7	fan palm	20	fair	fair	Dense ivy growth on trunk, minor dead fronds in canopy/Tolerant species, retain and incorporate into landscape scheme. Protect with fencing and straw bale barricades
8	fan palm	20	fair	fair	Dense ivy growth on trunk, minor dead fronds in canopy/Tolerant species, retain and incorporate into landscape scheme. Protect with fencing and straw bale barricades
9	casuarina	15	fair	poor	Growing along Brommer at property boundary fence. As with the other trees, topped and improperly maintained, stems are weakly attached/Not suitable for retention. Removal-replanting is recommended.

TREE LOCATION & PROTECTION PLAN
1325 THOMPSON AVENUE
APN 031-152-01
August 6, 2007

RETAIN & PROTECT

REMOVE DUE TO CONDITION

PROTECTION FENCING & STRAW BALE BARRICADE

Brommer Street

