



Staff Report to the Planning Commission

Application Number: **06-0290**

Applicant: Brian Edwards

Agenda Date: 7/23/08

Owner: Sharon & Donald Reeves and
Brian Edwards

Agenda Item #: 10

APN: 028-062-51

Time: After 9:00 a.m.

Project Description: This is a proposal to divide an approximately 14,600 square foot parcel with an existing single-family dwelling into two parcels, construct a new single-family dwelling and an over-height fence in the front yard of the back parcel, and create a less than 40-foot wide right-of-way to serve both parcels.

Location: The property is located approximately 400 feet east of 17th Avenue on the south side of Alice Street in the Live Oak Planning Area (1832 Alice St.)

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

Permits Required: Minor Land Division, Coastal Development Permit, Residential Development Permit, Roadway/Roadside Exception and an approval of a less than 40-foot right-of-way.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0290, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---|
| A. | Project plans | G. | Will Serve Letters |
| B. | Findings | H. | Comments & Correspondence |
| C. | Conditions | I. | Community Meeting Results |
| D. | Categorical Exemption (CEQA determination) | J. | Shadow Study |
| E. | Assessor's parcel map | K. | Soils Report, Percolation Test, Plan Review Letters |
| F. | Zoning & General Plan maps | | |

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

Parcel Information

Parcel Size: 14,644
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Alice Street
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Density)
Zone District: R-1-5 (Single-family residential - 5,000 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 submitted
Fire Hazard: Not a mapped constraint
Slopes: 0-2%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 15 cubic yards cut; 80 cubic yards fill
Tree Removal: No significant trees proposed for removal
Scenic: Not a mapped resource
Drainage: Drainage plan submitted
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 and History

The subject parcel is located in Live Oak in an area zoned single-family residential that is surrounded by multi-family zoned land. Del Mar Elementary School, Shoreline Middle School and Simpkins Family Swim Center are located within walking distance, as is the East Cliff Shopping Center and beaches. The property is developed with a single-family dwelling and detached garage which, according to County Assessor's records, were constructed in 1949.

The current proposal is to create a corridor access lot (flag lot) and construct a new dwelling and over-height fence. The existing dwelling, which is located adjacent to Alice Street at the front of the parcel, will remain. This dwelling's detached garage will be demolished to accommodate the proposed right-of-way. The front lot's parking requirement will be provided behind the existing dwelling and will be accessed via the right-of-way. An over-height fence is proposed for the front

yard of the back parcel.

Minor Land Division

The subject property is a 14,644 square foot lot. Because the parcel is located in the R-1-5 (Single family residential – 5,000 square foot minimum) zone district, the division of the property into two separate parcels requires a minimum of 5,000 square feet of net developable land per new parcel, excluding the vehicular right-of-way. The proposed land division will comply with the minimum parcel size of the R-1-5 zone district in that, with the right-of-way deducted, the proposed parcels will be 5,940 and 6,001 square feet net.

The subject property is designated as Urban Medium Density Residential (R-UM) in the General Plan. The Urban Medium Density Residential (R-UM) General Plan designation requires new development to be within a density range of 4,000 to 6,000 square feet of net developable land per residential unit. The proposed parcels comply with the General Plan density range.

The project is also consistent with all of the site standards for the zone district as follows:

	R-1-5 Site Standards	Proposed Lot 1 (Existing Dwelling)	Proposed Lot 2
Front yard setback	20'	25'	20'
Rear yard setback	15'	15'	15'
Side yard setbacks	5' and 8'	5' and 8'	5' and 8'
Maximum height	28'	Less than 28'	27'
Maximum % lot coverage *	30%	14.9%	29.9%
Maximum Floor Area Ratio	50%	14.9%	47.2%

* Recent ordinance amendments that would allow 40% lot coverage in the R-1-5 zone district are not yet in effect in the Coastal Zone.

Local Coastal Program Consistency

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

The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Design Review

The proposed single-family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed dwelling will incorporate site and architectural design

features such as a varied roofline, craftsman details and a mix of horizontal siding and shingles to reduce the visual impact of the proposed development on surrounding land uses. Given that the new dwelling is to be constructed on a corridor access lot, it will have little impact on public views. With minor modifications, the proposed design was reviewed and accepted by the County's Urban Designer (see memo Exhibit H).

Right-of-way and Parking

The proposed right-of-way will serve both lots. An 18-foot wide paved surface will be provided, with 14 feet located within the corridor access leading to the back lot and four feet located on the front parcel. Reciprocal easements are required as a condition of approval as is a maintenance agreement to ensure the driveway's long-term maintenance. A fire turnaround is provided on the back parcel. No parking is allowed in this turnaround area.

County Code section 13.10.521 (Site Access) requires a minimum right-of-way width of 40 feet for newly created parcels. The proposed right-of-way is 18-feet wide and is to serve both parcels. An exception to the 40-foot wide right-of-way is considered appropriate as 18-feet is an adequate width to accommodate the low volume of traffic generated by two single-family dwellings.

Since the existing detached garage is to be demolished to accommodate the new right-of-way, a new parking area is needed for the existing dwelling's three required parking spaces. The project proposes to locate this parking behind the existing dwelling, accessing the parking area via the right-of-way. Staff considered recommending redesigning the project to locate the parking in front of the existing house. This, however, would reduce the amount of landscaping in Lot A's front yard and would look awkward since the vehicles would be parked in front of the dwelling's windows instead of a garage. With the proposed design, the vehicles will have little visual impact on Alice Street and the maximum area of landscaping will be preserved.

Tree Removals

Two 11-inch in diameter juniper trees are proposed for removal due to their proximity to the right-of-way. While these trees provide a buffer for the adjacent property to the west, their location conflicts with the proposed right-of-way. To compensate for the removal of the junipers, flowering pear trees and *Pittosporum* shrubs are to be planted. Since the neighboring house to the west is one-story and located close to Alice Street along the same plane as the subject parcel's existing house, and the new house will have only one small second-story window facing the western neighbor, the removal of these trees will have a relatively modest impact on the western neighbor's privacy.

Roadway/Roadside Exception

The County's Redevelopment Agency completed improvements to Alice Street in February 2003. Because the improvements deviate from the County Design Criteria, a Roadway/Roadside Exception is required for this project. The County Design Criteria standard for a local street is a 56-foot wide right-of-way with parking, sidewalks, and landscaping on both sides of the roadway. In contrast, Alice Street is a 40-foot wide right-of-way with parking and a sidewalk on

the north side and just parking on the south side. Since this street was improved by the Redevelopment Agency within the constraints of Alice Street's narrow right-of-way, the Department of Public Works has no objection to a Roadway/Roadside Exception.

Over-height Fence

An over-height fence is proposed to be located along the back parcel's front property line to delineate between the two parcels and to provide a fenced area in the front yard. County Code 13.10.525 limits the height of fences in front yards to three feet without additional review. The proposed fence is to be six feet in height where it follows the property line and 48-inches in height where it faces the fire turnaround area. Given that the fence will not be visible from Alice Street, it will have no visual impact on the surrounding neighborhood nor will it pose a line of sight issue for vehicles entering or exiting the back parcel.

Grading, Drainage & Utilities

The proposed land division and associated improvements will require site grading and preparation, primarily to establish a final building pad and pavement elevations in order to maintain positive drainage away from the new dwellings to drainage swales and inlets on this flat parcel. Approximately 15 cubic yards of earth will be cut, and approximately 80 cubic yards of earth will be placed as fill to prepare the project site. Given the relatively modest amount of grading, these volumes are considered to be reasonable and appropriate.

In broad strokes, the drainage plan controls stormwater in the following way. Downspouts on the new dwelling will collect rain falling on the roof. These downspouts will connect to a four-inch drainpipe that encircles the dwelling and ultimately connects to the 18-inch detention pipe located beneath the driveway. All of the new impervious areas eventually drain to this detention pipe.

A concrete valley gutter with two inlets at each end runs the length of the right-of-way. The two southern inlets and the valley gutter will pick up runoff which surface flows from the back parcel's parking and turnaround areas. Similarly, runoff from the front parcel's new parking area will surface flow to the valley gutter and into the northern inlets. Runoff released from the property will connect to the existing storm drain system installed in Alice Street. Because the drainage system serves both properties, a recorded maintenance agreement is recommended as a condition of approval.

The back parcel's parking and turnaround areas will be finished with pervious pavers. This will provide visual relief from the asphalt of the driveway and may allow for a modest amount of infiltration. The soils engineer specifically reviewed this paver area and determined that no collection pipe is necessary to insure its proper functioning (see Exhibit K).

Environmental Review

Environmental Review has not been required for the proposed project in that the project, as proposed, qualifies for an exemption to the California Environmental Quality Act (CEQA). The project qualifies for this exemption due to the fact that the proposed parcels are located within

the Urban Services line, will be served by driveways to an existing roadway, and the existing parcel is currently served by water and sewer utilities. No extenuating circumstances or special site conditions that would require further review under CEQA are evident in the proposed project.

Conclusion

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

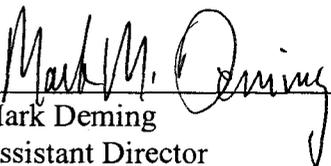
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0290**, based on the attached findings and conditions.

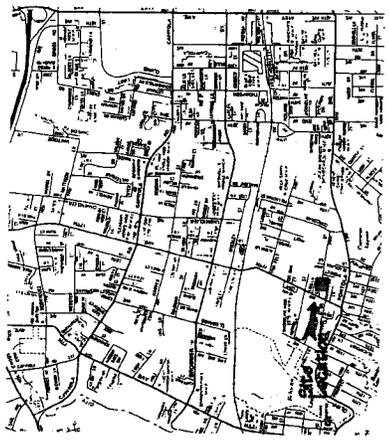
Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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

Tentative Map & Preliminary Improvement Plans for Minor Land Division at APN 028-062-51



Property Owner
 MARI S. BARTZ
 1000 S. BARTZ STREET
 SANTA CRUZ, CA 95060

Applicant & Subdivider
 MARI S. BARTZ
 1000 S. BARTZ STREET
 SANTA CRUZ, CA 95060

Lot Areas

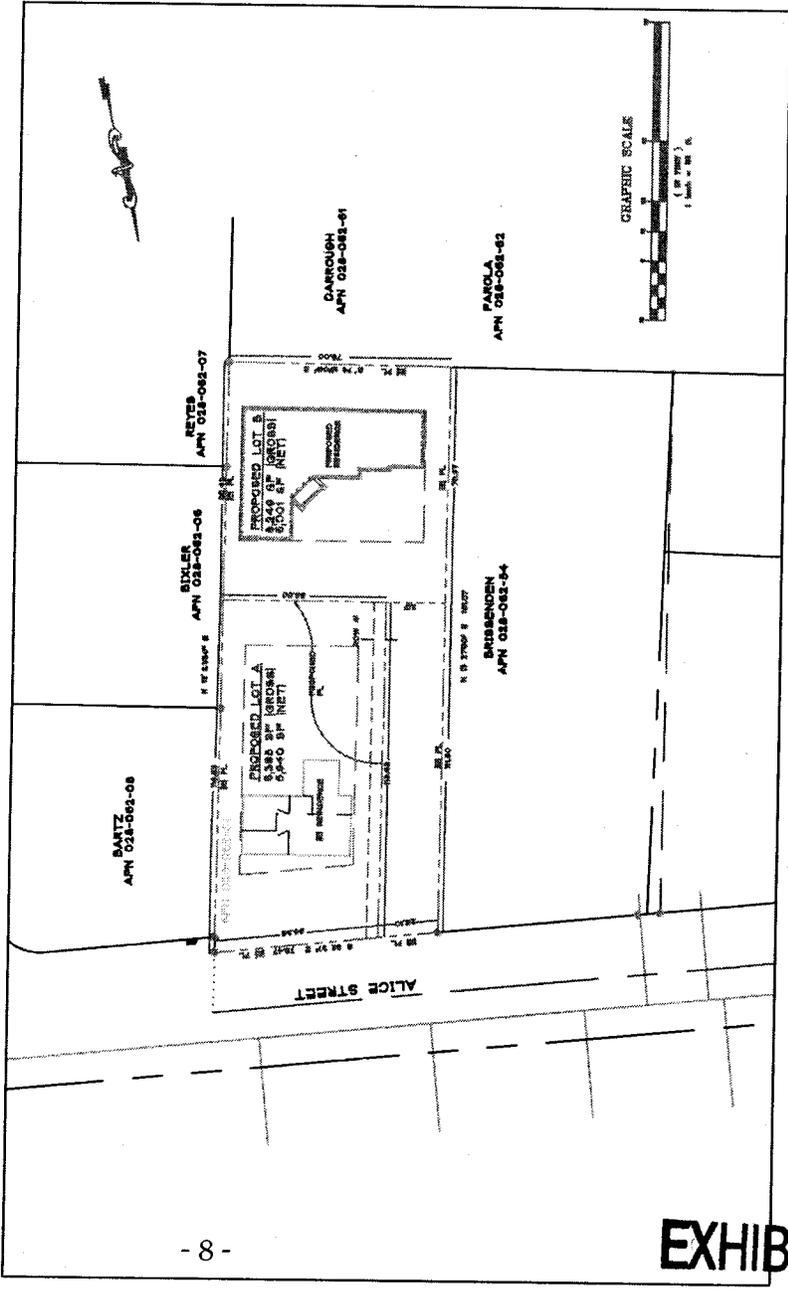
LOT	GROSS	R/W	NET
LOT A	6,388 SF	148	6,240 SF
LOT B	8,248 SF	3,248 SF	5,000 SF
TOTAL	14,636 SF	3,396 SF	11,240 SF

95% CORRIDOR

- LEGEND**
- AC ASPHALT CONCRETE
 - ALB ALUMINUM BUILDING
 - BLK BRICK
 - CC CONCRETE CURB
 - DC DRIVE
 - DR DRIVE
 - FL FLOOR
 - FR FLOOR FINISH
 - GC GRANITE
 - GR GRANITE
 - IR IRON
 - LD LANDSCAPE
 - LS LUMBER
 - MS METAL SHEET
 - PA PAINT
 - PC PORTLAND CEMENT
 - PF PAVEMENT
 - PL PLASTER
 - PS PAVEMENT SURFACE
 - ST STEEL
 - TR TRUNK
 - WC WOOD

SHEET INDEX

- P1 - TITLE SHEET
- P2 - GRADING & DRAINAGE PLAN
- P3 - D/W PROFILE, SITE SECTIONS
- P4 - EROSION CONTROL PLAN
- P5 - DEMOLITION PLAN



Existing Use
 -RESIDENCE

Proposed Use
 MINOR LAND DIVISION FOR 2 SINGLE FAMILY DWELLINGS

Existing Zoning
 R-1-S

Exist. General Plan Designation
 URBAN-MEDIUM RESIDENTIAL LIVE OAK AREA

Coastal Zone
 YES

Urban Service Line
 YES

Water Supply
 CITY OF SANTA CRUZ WATER DEPARTMENT

Waterfront
 ARANA-RODRIGUEZ

Sewerage Disposal
 COUNTY OF SANTA CRUZ SANITATION DISTRICT

Fire Department
 CENTRAL FIRE PROTECTION, REFERENCE DATED NOV. 24, 2004

Gas & Electric
 PACIFIC GAS & ELECTRIC

CGS Area
 COUNTY ESTIMATE
 14,261 SQ. FT. 0.33 ACRES

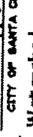
Total Area of Site
 14,636 SQ. FT. 0.34 ACRES CALCULATED

Estimated Grading Committee

DATE: 11/11/04
 BY: MARI S. BARTZ

NOTE: ALL EXISTING AND FOUNDATION CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS AND SPECIFICATIONS OF THE CALIFORNIA ENGINEERING INC. DATED JULY 15, 2007. CONTRACTORS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND OBSERVATION OR TESTING SERVICES AT 831-721-3444.

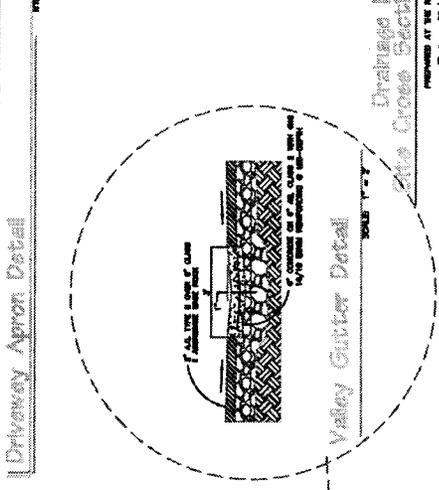
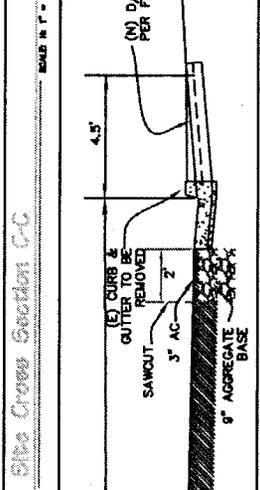
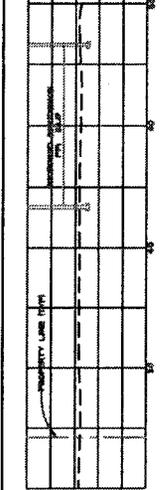
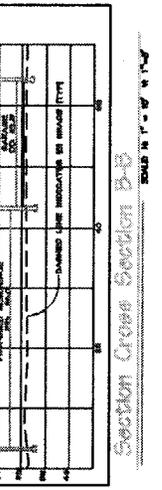
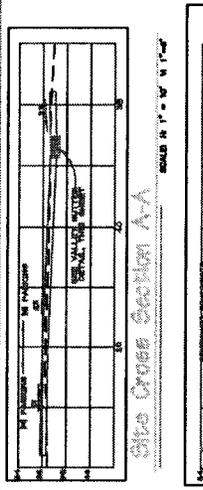
PREPARED AT THE REQUEST OF:
 Brian Edwards
 APN 028-062-61
 County of Santa Cruz, California
 Application 08-0280



DATE: 11/11/04
BY: MARI S. BARTZ

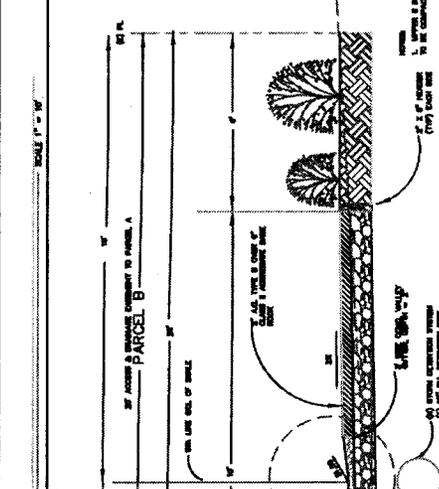
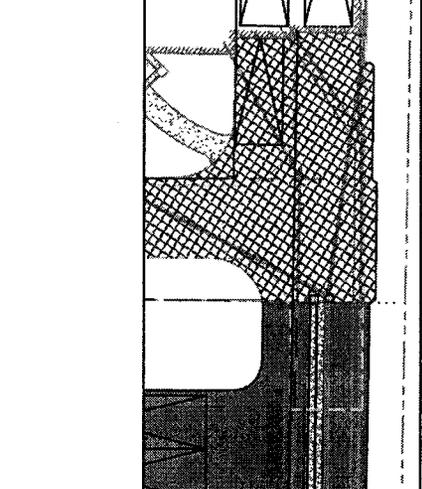
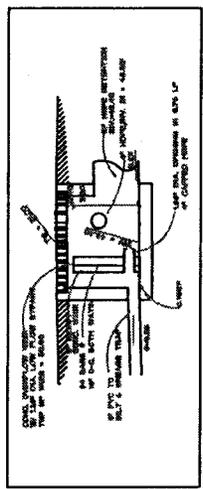
EXHIBIT

A

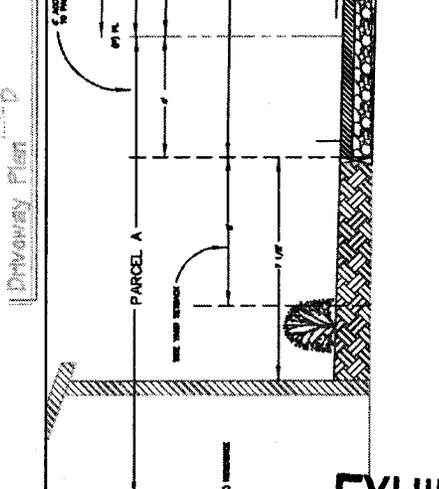
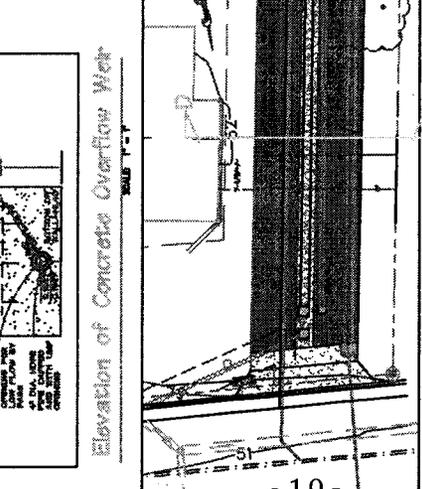
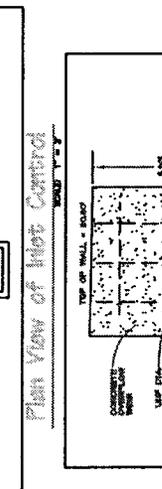
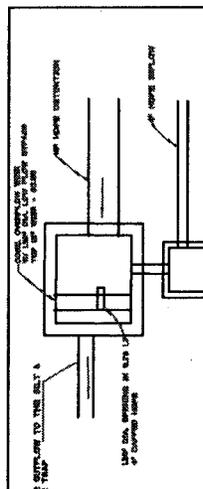


Drainage Details
 Site Cross Sections & Details

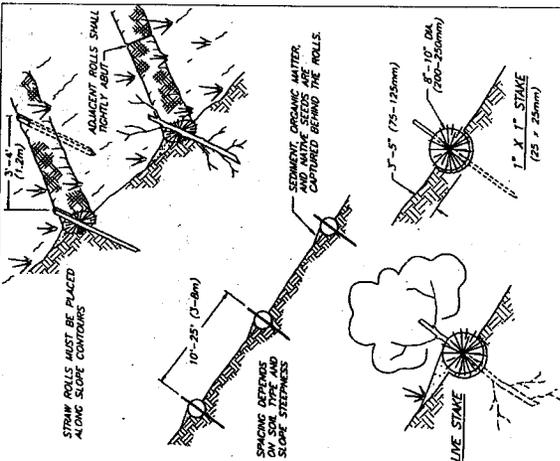
PREPARED AT THE REQUEST OF
 Brian Edwards
 located at
 APN 025-082-01
 County of Santa Cruz, California
 Application 08-0280



Driveway Section D-D - Common Driveway
 SCALE: 1" = 1' V



Driveway Section D-D - Common Driveway
 SCALE: 1" = 1' V



STRAW ROLLS

NOTE: 1. STRAW ROLL INSTALLATION REQUIRES THE PLACEMENT AND SECURE STAKING OF THE ROLL IN SUCH A MANNER THAT IT IS NOT ALLOWED TO RUN R ON AROUND ROLL.

NOT TO SCALE

BMP - STRAW ROLLS AND COIR LOGS

DESCRIPTION
Staw rolls are manufactured from straw encased in netting. Coir logs are similar, but are filled with coconut fiber rather than straw. The logs are placed and staked in shallow trenches along the contour of newly constructed or existing slopes to reduce erosion, sediment, and habitat protection.

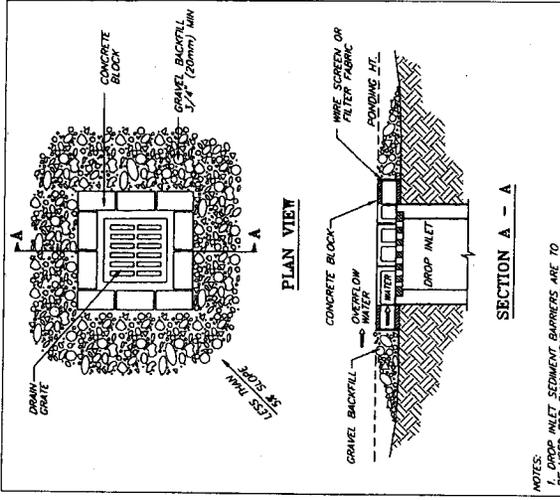
APPLICATIONS
The BMP may be used for temporary soil stabilization, drop site protection, and erosion control. It may also be used to stabilize stream banks and riparian areas. It may also be used to stabilize riparian areas of stream banks (especially above river channel confluences). Straw rolls should be manufactured of fine straw or a similar (non-seed bearing) material. The netting should be made of polypropylene or coir netting.

LIMITATIONS
The BMP should not be used:
• Where flow volume or water velocity inhibit its usefulness.

CONSTRUCTION GUIDELINES
• Logs are placed in 3- to 4-foot trenches and staked along the contours of newly constructed or disturbed slopes.
• Log spacing depends on soil type and slope steepness.
• Adjacent logs shall be tightly abutted to prevent water flow and gully formation between logs.
• Ensure that logs are in contact with the ground in the trenches to prevent water flow under logs.
• Live staking may be used in conjunction with logs.

BMP MAINTENANCE
• During construction, tapered daily during the workweek.
• Schedule additional inspections during storm events.
• Make any required repairs immediately.
• For post-construction maintenance (weeding, weeding, etc.), remove sediment deposits when they reach the height of the logroll.

BMP REMOVAL
• Remove sediment buildup in front of BMP.
• Revegetation of the site may be necessary.
• Dispose of netting properly. Straw or coir filling may be used as mulch.
• BMP removal may not be necessary.



BLOCK AND GRAVEL DROP INLET SEDIMENT BARRIER

NOTES:
1. DROP INLET SEDIMENT BARRIERS ARE TO BE USED IN AREAS OF NEARLY LEVEL DRAINAGE AREAS (LESS THAN 5%).
2. EXCAVATE A BASIN OF SUFFICIENT SIZE ADJACENT TO THE DROP INLET.
3. THE TOP OF THE STRUCTURE (INCLUDING GRAVEL BACKFILL) TO BE AT LEAST 18\"/>

BMP - BLOCK AND GRAVEL DROP INLET SEDIMENT BARRIER

DESCRIPTION
Block and gravel drop inlet sediment barriers may be constructed of concrete or stone and gravel.

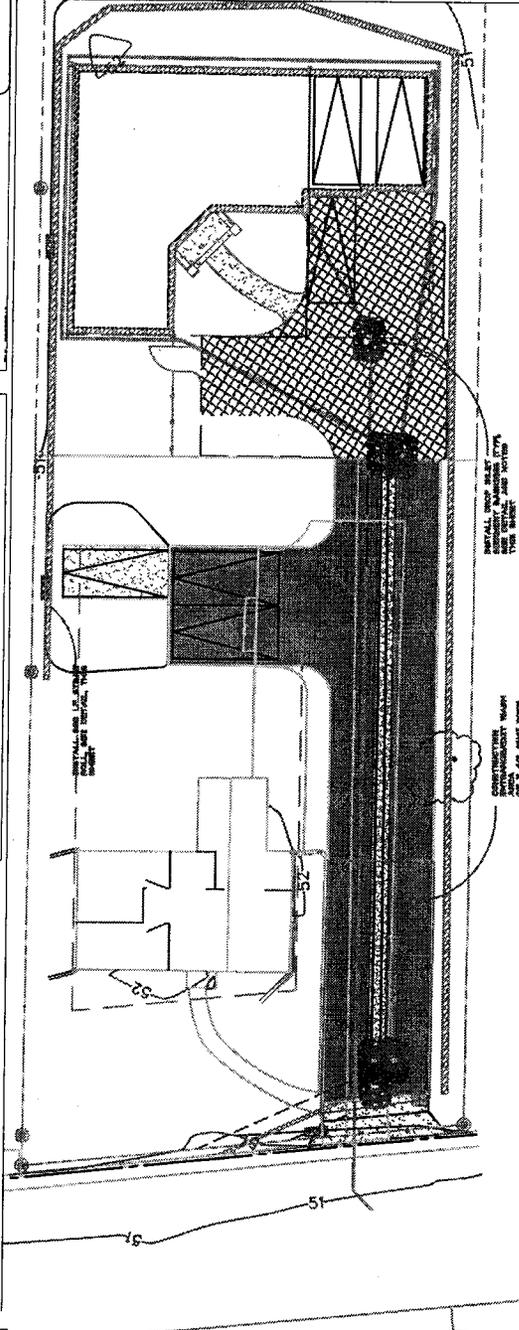
APPLICATIONS
Drop inlet sediment barriers are intended to prevent sediment from entering the storm drains during construction operations. This practice allows early use of the storm drains for runoff. The barriers are constructed of concrete blocks and gravel. The gravel is placed in the drop inlet and the concrete blocks are placed around the gravel. The gravel is placed in the drop inlet and the concrete blocks are placed around the gravel. The gravel is placed in the drop inlet and the concrete blocks are placed around the gravel.

LIMITATIONS
Block and gravel drop inlet sediment barriers must be used in conjunction with more effective erosion control practices. They should not be used as a stand-alone erosion control practice. Straw bales and soil fence material do not work as drop inlet sediment barriers.

CONSTRUCTION GUIDELINES
• Keep the slope toward the inlet at 3:1 or flatter or use concrete blocks.
• Keep the slope toward the inlet at 3:1 or flatter or use concrete blocks.
• Keep the slope toward the inlet at 3:1 or flatter or use concrete blocks.
• Keep the slope toward the inlet at 3:1 or flatter or use concrete blocks.

BMP MAINTENANCE
• Inspect the barrier after each rain and promptly make repairs as needed.
• Sediment shall be removed after each significant storm (1 inch (25.4 mm) or more) to provide adequate storage volume for the next rain.
• The removed sediment shall be deposited in an area that will not contribute sediment off-site and can be permanently stabilized.
• For gravel filters, if the gravel becomes clogged with sediment it must be carefully removed from the filter and other debris or obstructions.

EROSION CONTROL NOTES
1. THE EROSION CONTROL PLAN SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.
2. THE EROSION CONTROL PLAN SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.
3. THE EROSION CONTROL PLAN SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.
4. THE EROSION CONTROL PLAN SHALL BE PREPARED BY A REGISTERED PROFESSIONAL ENGINEER OR ARCHITECT.



EROSION CONTROL PLAN

SCALE: 1" = 10'

APPROVED AT THE RESIDENCY OF
Ernesto Contreras
Ernesto Contreras
APN 028-068-01
County of Santa Cruz, California
Application 08-0280

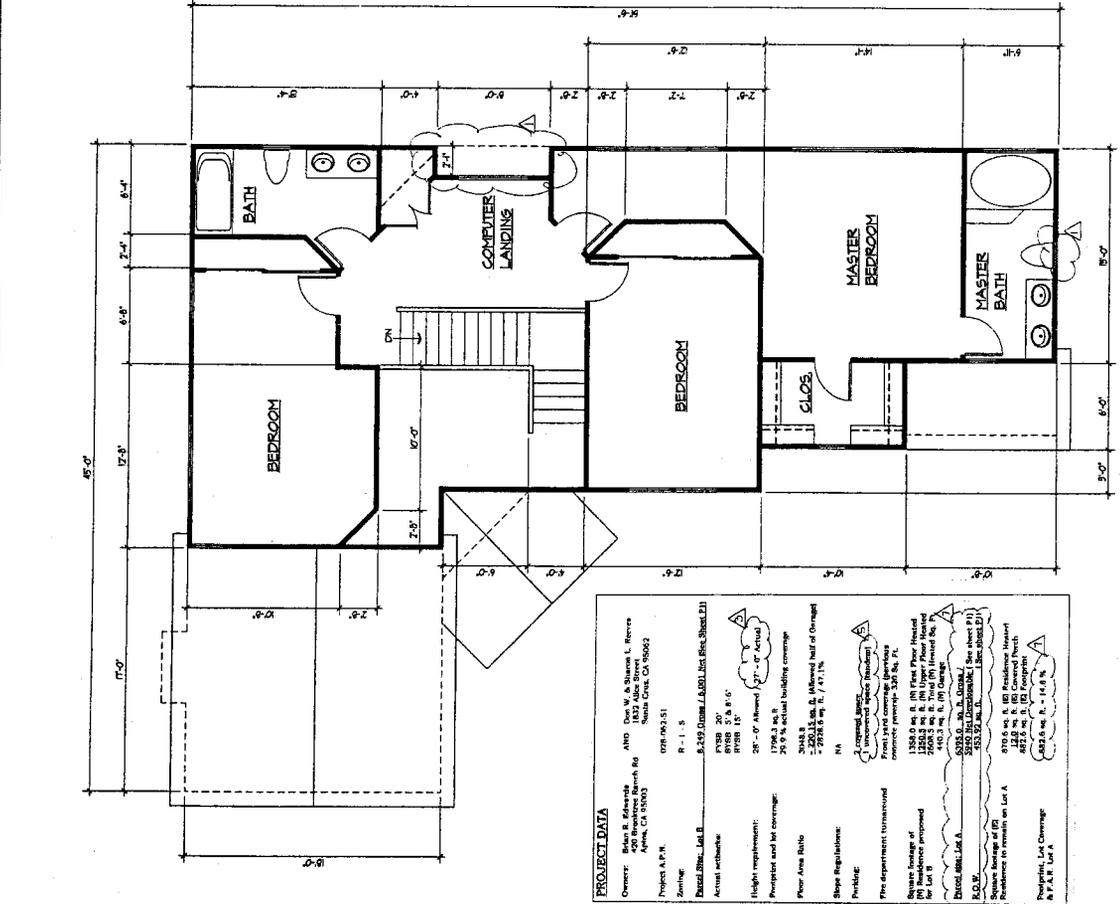
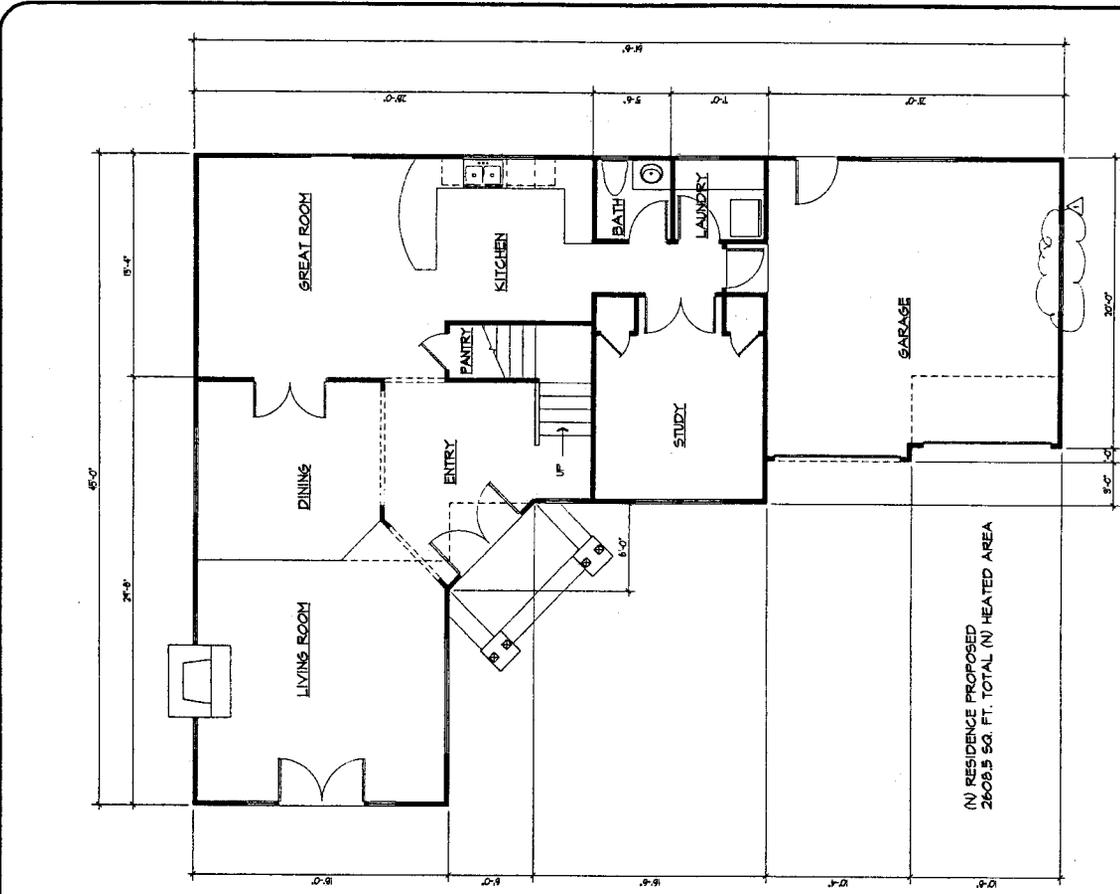
REVISIONS	BY	DATE	DESCRIPTION
1	12/1/05		NO CONC. THIS REV.
2	5/26/07		NO CONC. THIS REV.
3	5/28/08		NO CONC. THIS REV.
4	5/28/08		NO CONC. THIS REV.

TERRI L.N. FISHER
ARCHITECT

(831) 455-9108
228 MIRACLE LN.
SANTA CRUZ, CA 95060

EDWARDS- REEVES RESIDENCE
Located at 1832 Alice Street
Santa Cruz, California 95062
APN: 028-062-51

DATE	12/1/05
SCALE	1/4" = 1'-0"
PROJECT	EDWARDS- REEVES RESIDENCE
ARCHITECT	TERRI L.N. FISHER
NO.	A1



PROJECT DATA
Owner: Mike B. Edwards & Sherrill L. Reeves
420 Hampshire Branch Rd
1837 Alice Street
Santa Cruz, CA 95062

Project A.P.N. 028-062-51
Zoning R-1-S
Parcel: 0.20 Acres (Lot 100, Lot 101, Lot 102, Lot 103)

Actual setbacks:
FRONT 20'
REAR 15'
SIDE 10'

Height requirements:
1-10' to 1-12' (Actual)
20' - 0" Allowed (2" - 0" Actual)

Proprietary and lot coverage:
1-10' to 1-12' (Actual)
2-10' to 2-12' (Actual)

Fire Area Ratio:
2-10' to 2-12' (Actual)

Slope Regulations:
NA

Permitting:
Per department jurisdiction

Specialty building of:
(N) Residence proposed
for lot 100

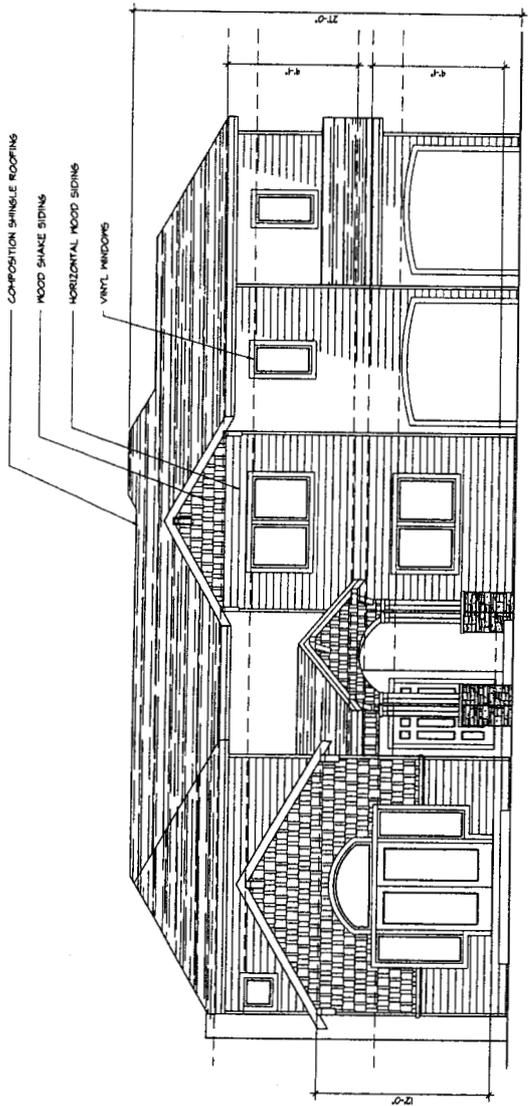
Other notes:
1-10' to 1-12' (Actual)
2-10' to 2-12' (Actual)
3-10' to 3-12' (Actual)
4-10' to 4-12' (Actual)
5-10' to 5-12' (Actual)
6-10' to 6-12' (Actual)
7-10' to 7-12' (Actual)
8-10' to 8-12' (Actual)
9-10' to 9-12' (Actual)
10-10' to 10-12' (Actual)

REVISED	BY	DATE
13/1/06	LF	
NO CHANGES		

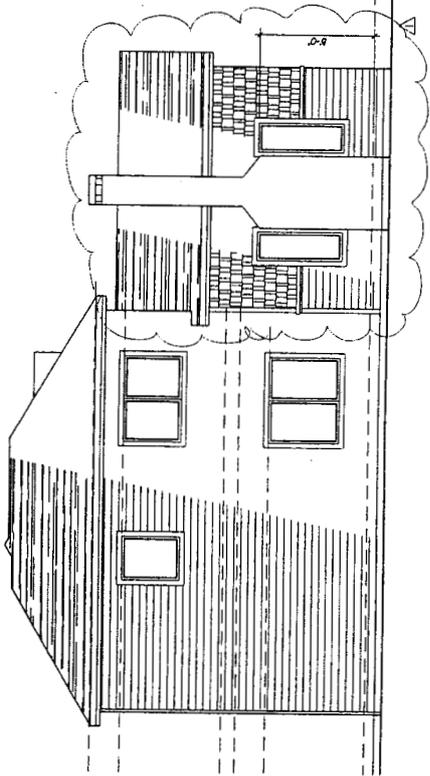
TERRI L.N. FISHER
 ARCHITECT
 LICENSE NO. C14228
 225 HERACLE LN.
 SANTA CRUZ, CA 95062
 (408) 458-8108

EDWARDS-REEVES RESIDENCE
 Located at: 1832 Alice Street
 Santa Cruz, California 95062
 APR: 028-062-51

Project	Checked
Date	12/1/06
Scale	1/4" = 1'-0"
Sheet No.	A2



FRONT (NORTH) ELEVATION
 1/4" = 1'-0"

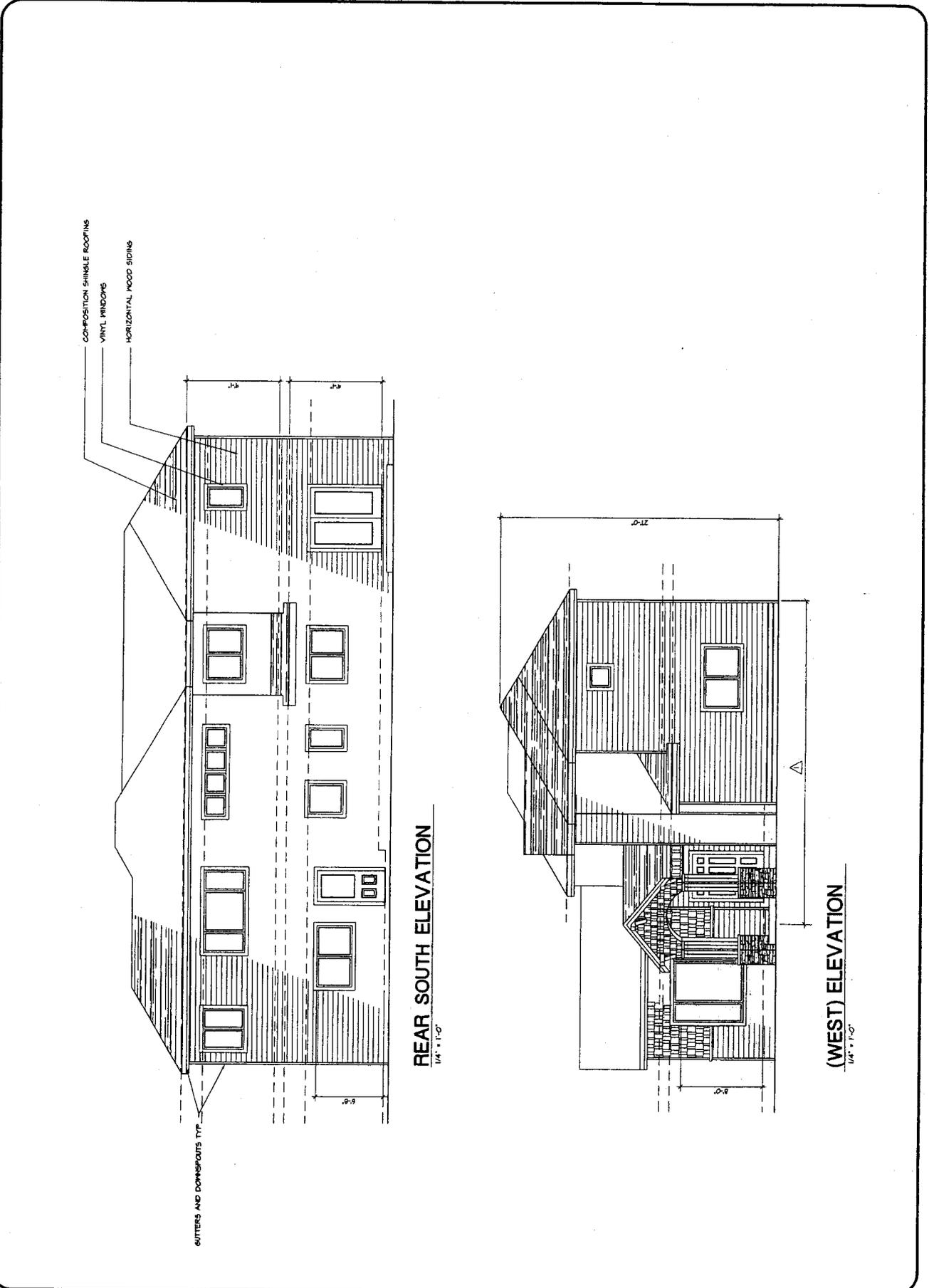


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TERRI L.N. FISHER
 ARCHITECT
 1831 428-106
 288 MIRACLE LN.
 SANTA CRUZ, CA 95062
 LICENSE NO. C1 6038

EDWARDS-REEVES RESIDENCE
 Located at: 1832 Alice Street
 Santa Cruz, California 95062
 APN: 028-062-51

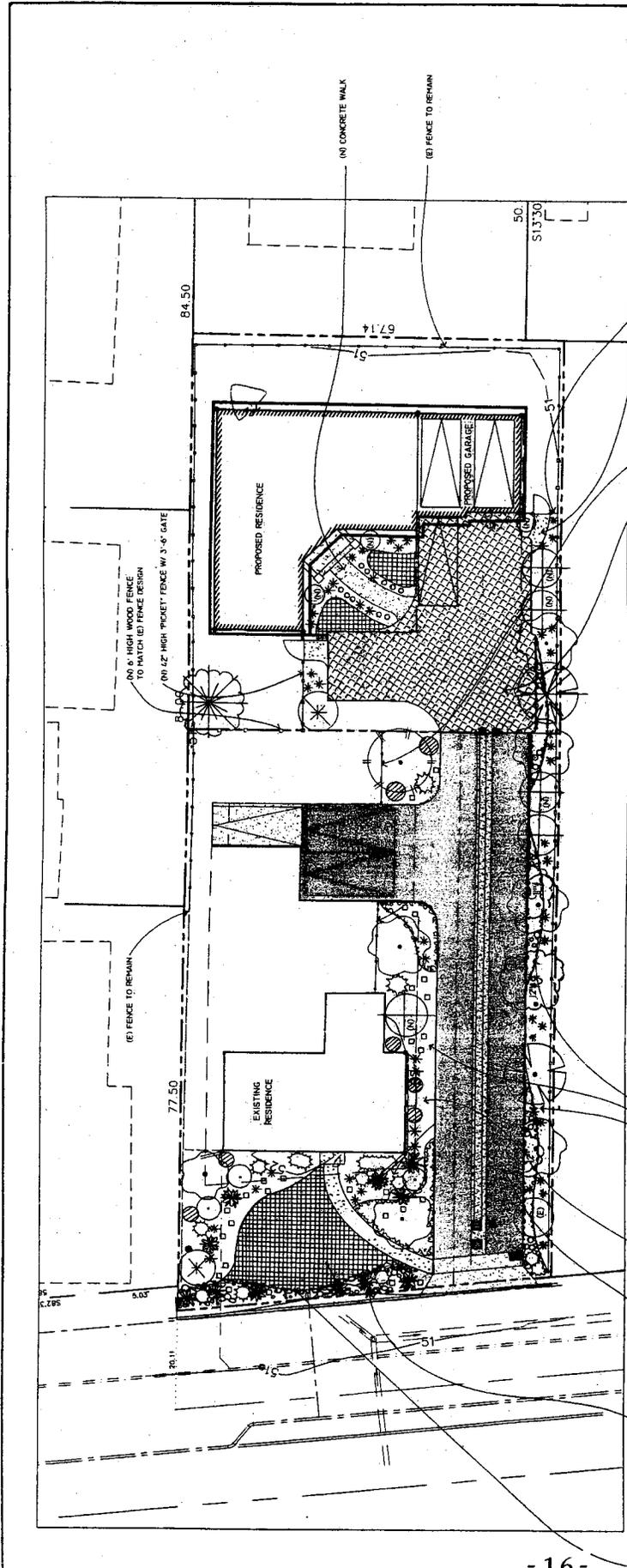


BY	DATE	DESCRIPTION
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T	8/28/07	NO CHINA, THIS DATE.
T	10/9/07	NO CHINA, THIS DATE.
T	11/26/07	NO CHINA, THIS DATE.
T	3/28/08	NO CHINA, THIS DATE.

TERRI L.N. FISHER
 ARCHITECT
 1837 4th Street, Santa Cruz, California 95062
 APN: 028-062-51

EDWARDS-REEVES RESIDENCE
 Located at
 1837 Alice Street, Santa Cruz, California 95062
 APN: 028-062-51

NO.	DATE	DESCRIPTION
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LANDSCAPE PLAN

- REMOVE (E) FENCE
- REMOVE (E) JUMPER BUSHES TYP.
- NO RIVER ROCK & PEBBLE BORDER (INTERIM)
- PROVIDE (NO) TAN BARK GROUND COVERING (MIN. 2" THICK)

LANDSCAPE KEY: All plants are listed unless (N) "Name Not to be Specified" or (E) "existing" is indicated. All plants are listed unless (N) "Name Not to be Specified" or (E) "existing" is indicated. All plants are listed unless (N) "Name Not to be Specified" or (E) "existing" is indicated.

- (E) HMA (1" minimum)
- (N) Hieronymus arbutifolia (FRUIT) and (N) Hieronymus arbutifolia (FRUIT) and (N) Hieronymus arbutifolia (FRUIT)
- (E) Juniper for screen (fruit, scale shown on drawing)
- (E) Juniper for screen (fruit, scale shown on drawing)
- (N) Paper Catalpa (Ornamental Form) 10' tall
- (N) French Broom (Flowering Plant) 10' tall
- (N) Cord Redwood 20' x 10' tall

- (E) Handwritten (Hippocampus) Vine
- (N) Phoenix (Candlenut) 5' tall
- (E) & (N) Philodendron (Vertical) 5' tall
- (E) & (N) Lantana, variegated (Lantana) 5' tall
- (N) Phoenix "Sagittaria" 1' tall
- (N) Phoenix "Water Wagon" New Zealand Pine 1' tall
- (N) Red Fire Gums, Sideroxylon 1' tall
- (N) Cord Redwood "Gold Dwarf"
- (N) Trachycarpus (Star Juniper) 5' tall
- (N) Mexican Cornucopia (Maple) 5' tall
- (N) Ice (Pacific Coast) Maple



PREPARED AT THE REQUEST OF
Brian Edwards
 Located at
 APN 028-062-51
 County of Santa Cruz, California
 Application 06-0280

Subdivision Findings

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

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

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

This finding can be made, in that the proposed division of land, its design, and its improvements, will be consistent with the General Plan as amended by this proposal. The project creates two single-family residential parcels and is located in the Urban Medium Density Residential (R-UM) General Plan designation which allows a density of one unit for each 4,000 to 6,000 square feet of net developable parcel area. The proposed project is consistent with the General Plan, in that the development create two parcels of 5,940 and 6,001 square feet.

The project is consistent with the General Plan in that the full range of urban services is available, including public water and sewer service. Each parcel will be accessed via Alice Street. This roadway provides satisfactory access to the project. 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.

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-1-5 (Single Family Residential - 5,000 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 site, 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 both 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 dwelling 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 dwelling is 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, with a predominance of single-family residential developments in the immediate area. The proposed residential development is compatible with the architecture in the neighborhood and the surrounding pattern of development.

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.1 70(d) as consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-5 (Single-family residential - 5,000 square foot minimum), a designation which allows residential uses. Residential uses are a principal permitted use within the zone district, consistent with the site's (R-UM) Urban Medium Density Residential General Plan designation.

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

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

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

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

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

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

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

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-5 (Single-family residential - 5,000 square foot minimum) zone district of the area, as well as the General Plan and Local Coastal Program land

Application #: 06-0290

APN: 028-062-51

Owner: Sharon & Donald Reeves and Brian Edwards

use designation. Developed parcels in the area contain both single-family and multi-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the 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 dwelling 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.

The proposed over-height fence will not be detrimental to health, safety or welfare of the community in that it poses no line of sight hazard, will not conceal persons with criminal intent and is compatible and harmonious with the surrounding development.

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 dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5 (Single-family residential - 5,000 square foot minimum) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

County Code section 13.10.521 (Site Access) requires a minimum right-of-way width of 40 feet for newly created parcels. The proposed right-of-way is 18-feet wide and is to serve both parcels. An exception to the 40-foot wide right-of-way is considered appropriate as 18-feet is an adequate width to accommodate the low volume of traffic generated by two single-family dwellings.

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 dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single-family dwelling 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 dwelling 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 dwelling will comply with the site standards for the R-1-5 zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

This finding can be made, in that the expected level of traffic generated by the proposed project is anticipated to be only one peak trip per day. 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 dwelling and over-height fence are located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family dwelling is consistent with the land use intensity and density of the neighborhood. The fence will have virtually no visual impact on the surrounding neighborhood as it is located approximately 150 feet from the public road.

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 dwelling and over-height fence 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. The over-height fence is consistent with the Design Standards and Guidelines in that it will have no visual impact on public views as it will not be visible from Alice Street.

Roadway/Roadside Exception Findings

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

This finding can be made, in that Alice Street varies from the County Design Criteria in terms of width and improvements. The 40-foot wide right-of-way is improved with two travel lanes, parking on both the north and south sides of the roadway, a sidewalk on the north side, but no sidewalk or landscaping the south side of the roadway. The County Design Criteria standard for a local street is a 56-foot wide right-of-way with parking, sidewalks, and landscaping on both sides of the roadway.

The County's Redevelopment Agency recently improved Alice Street. Since meeting the 56-foot road section standard would have required the acquisition of private property, the improvements were constructed within the existing 40-foot right-of-way. Given these recent improvements, it would be out of character to require the project to dedicate more land to widen Alice Street or to require sidewalks and landscaping as there are no plans to improve Alice Street to the County standard. The Department of Public Works supports this Roadway/Roadside Exception.

Conditions of Approval

Land Division 06-0290

Applicant: Brian Edwards

Property Owner(s): Donald & Sharon Reeves and Brian Edwards

Assessor's Parcel No.: 028-062-51

Property Location and Address: 1832 Alice Street; Located about 400 feet east of 17th Avenue on the south side of Alice Street

Planning Area: Live Oak

Exhibits:

- A. Project Plans including Tentative Map & Preliminary Improvement Plans by Robert Dewitt & Associates, Inc, revised to 10/16/07; Architectural Plans, Floor Plans, and Landscape Plans by Terri L.N. Fisher, Architect, revised to 3/28/08.

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

- I. This permit authorizes the creation of 2 (Two) new parcels and the construction of 1 new single-family dwelling. Prior to exercising any rights granted by this Approval, the owner shall:
 - A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof, and
 - B. Submit a copy of the approved Tentative Map on vellum to the County Surveyor.
 - C. Record the Conditions of Approval with the Parcel Map. The Conditions of Approval shall be applicable to all resulting parcels.
 - D. Pay a Negative Declaration filing fee of \$50 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and

approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:

- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than 2 (two) new residential parcels. A statement shall be included that the common area parcel is for shared common building, landscaping, road, and utilities improvements only and shall not be used for the creation of any residential units.
- C. The following items shall be shown on the Parcel Map:
 1. Building envelopes, common area and/or building setback lines located according to the approved Tentative Map. The building envelopes for the perimeter of the project shall meet the minimum setbacks for the R-1-5 zone district of 20 feet for the front yard, 5 & 8 feet for the street side yards, and 15 feet for the rear yards and 20 feet to the garage entrance from the right-of-way.
 2. Show the net area of each lot to nearest square foot. The minimum parcel area shall be 5,000 square feet of net developable land per parcel.
 3. Notes shall be provided on the Parcel Map that states that the property owners of the proposed lots will be responsible for maintenance of the detention system.
- D. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 1. Lots shall be connected for water service to the City of Santa Cruz Water Department. All regulations and conditions of the water district shall be met.
 2. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the Sanitation District shall be met.
 3. All future development on the lots shall comply with the requirements of the geotechnical report (Pacific Crest Engineering Inc. dated July 2007).
 4. New parcel numbers for all of the parcels must be assigned by the

Assessor's Office prior to application for a building permit on any parcel created by this land division.

- E. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code.
- III. Prior to recordation of the Parcel Map, the following requirements shall be met:
- A. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
 - B. Meet all requirements of the Santa Cruz County Sanitation District as stated in the District's letter dated February 26, 2008 including, without limitation, the following standard conditions:
 - 1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel.
 - 2. Pay all necessary bonding, deposits, and connections fees, and furnish a copy of the CC&R's to the district.
 - C. Meet all requirements of the Santa Cruz County Department of Public Works, Stormwater Management section.
 - D. A Homeowners Association shall be formed for maintenance of all area under common ownership including sidewalks, driveways, all landscaping, drainage structures, water lines, sewer laterals, fences, silt and grease traps and buildings. CC&R's shall be furnished to the Planning Department prior to the recordation of the final map.
 - E. An easement for an access road and drainage detention system from Parcel B to Parcel A (20 foot wide access road and drainage detention system) and an easement for an access road and drainage easement from Parcel A to Parcel B (4 foot wide road access and drainage) as shown on the tentative map.
 - F. 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.

- G. All requirements of the Central Fire Protection District shall be met.
- H. Park dedication in-lieu fees shall be paid for the total number of bedrooms in the additional 1 (one) dwelling unit. These fees are currently \$1,000. Per bedroom, but are subject to change.
- I. Child Care Development fees shall be paid for the total number of bedrooms in the additional 1 (one) dwelling units. These fees are currently \$109. Per bedroom, but are subject to change.
- J. Transportation improvement fees shall be paid for 1 (one) dwelling units. These fees are currently \$2,360. Per unit, but are subject to change.
- K. Roadside improvement fees shall be paid for 1 (one) dwelling units. These fees are currently \$2,360. Per unit, but are subject to change.
- L. Submit one reproducible vellum copy of the Final Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- M. 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, per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet and address the following requirements:
1. All improvements shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria unless otherwise indicated on the approved improvement plans. 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 pavement width of 18-feet.
 2. Complete drainage details including existing and proposed contours, plan views and centerline profiles of all driveway improvements, complete drainage calculations and all volumes of excavated and fill soils.
 3. Final detention calculations shall take into account all proposed impervious areas, including the concrete walkways shown on the landscape plan.

4. The Drainage plans shall provide proposed contours on Sheet P2 consistent with the proposed drainage plan.
5. The drainage plan shall address whether the hard piping of roof run-off on the north side of the garage from parcel B can be eliminated to allow discharge of runoff over the paver section.
6. Include provisions in the detention system to minimize clogging and future maintenance of the detention system.
7. Provide a drainage easement across Lot A for the pipe connection to the existing GO inlet in Alice Street.
8. Details for the installation of required silt and grease traps to filter runoff from the parking area. Submit a silt and grease trap maintenance agreement to the Department of public works.
9. The applicant shall submit to the Planning Department for review and approval the following:
 - a. A preliminary grading plan to the Planning Department for review and approval.
 - b. In order to prevent erosion, off-site sedimentation, and pollution of creeks, prior to start of work the applicant shall submit a detailed erosion control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. The plan shall note that earthwork between October 15 and April 15 requires a separate winter grading approval from Environmental Planning that may or may not be granted. The erosion control plans shall identify the type of erosion control practices to be used and shall include the following:
 - i. An effective sediment barrier placed along the perimeter of the disturbance area and maintenance of the barrier.
 - ii. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage channel.
 - iii. 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.
 - iv. Silt and grease traps shall be installed according to the approved improvement plans. Sediment barriers shall be maintained around all drain inlets during construction.
10. Plans shall comply with all requirements of the geotechnical/geologic report (Pacific Crest Engineering, Inc. dated July 2007). A plan review letter from the geotechnical engineer/geologist shall be submitted with the

plans stating that the plans have been reviewed and found to be in compliance with the recommendations of the geotechnical/geologic report.

11. Engineered drainage plans shall be reviewed and approved by the Department of Public Works. The following will be required:
 - a. All necessary legal easement(s) will be required to be in existence across all neighboring parcels over which the constructed improvements will be built. The Improvement plans are to show these offsite improvements in sufficient detail that there is a clear record, and that they may be constructed. A formal agreement for maintenance of these offsite drainage improvements must be created and recorded. The responsible parties for performance of such maintenance and associated costs is to be resolved between the affected landowners in the manner they deem fit.
 - b. Note on the plans provision for permanent bold markings at each inlet that read: "NO DUMPING - DRAINS TO BAY."
 - c. A recorded maintenance agreement may be required for certain storm water facilities. This shall include the detention system and silt and grease trap as shown on the improvement plans. This shall include maintenance recommendations for each facility on the final plans.
 - d. 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 are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.
 - e. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentation such as assessor's records, survey records, or other official records that will help establish and determine the dates they were built, the structure footprint, or to confirm if a building permit was previously issued is accepted.
 - f. To prevent project drainage discharges from carrying silt, grease, and other contaminants, the applicant shall install silt and grease traps according to the approved plans. The traps shall be maintained by the applicant/owner according to the following monitoring and maintenance schedule:
 - i. The traps shall be inspected to determine if they need cleaning or repair prior to October 15 each year, at a minimum interval of once per year.
 - ii. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage Section of the Department of Public Works within 5 days of inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.

12. Engineered Improvement plans for all water line extensions required by the Santa Cruz Water Department shall be submitted for review and approval of the water agency.
- IV. Prior to commencing construction of any improvements, the following requirements shall be met:
- A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, grading contractor, Department of Public Works Inspector and Environmental Planning staff shall participate. The following requirements shall be reviewed as part of the pre-construction meeting and shall be met during construction:
 1. 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.
 2. 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.
 3. 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:
 - a. 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
 - b. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
 - B. 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.

- V. During the construction of improvements the following requirements shall be met:
- 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 indicated on the approved improvement plans.
- VI. All subdivision improvements shall be constructed in accordance with the approved improvement plans and in conformance with the requirements of the subdivision agreement recorded pursuant to Conditions of Approval. The construction of subdivision improvements shall also meet the following conditions:
- A. Construction of improvements shall comply with the requirements of the geotechnical report (Pacific Crest Engineering Inc., dated July 2007, Exhibit K). The geotechnical engineer/geologist shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical/geologic report.
- B. The project engineer who prepares the grading plans must certify that the grading was completed in conformance with the approved tentative map and/or the engineered improvement plans.
- C. All required off-site improvements shall be substantially complete to the satisfaction of the County Director of Public Works prior to the granting of occupancy for any new unit.
- D. Any construction impacts to existing Alice Street improvements (e.g. curb, gutter, landscaping, etc.) shall be repaired or replaced in kind pursuant to existing conditions, the Alice Street As-Built plans and County Design Standards, at the property owner's expense.
- VII. The following items shall be completed prior to obtaining a building permit on lots created by this land division:
- A. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations, and the Perspective Drawing as stated or depicted in Exhibits "A" and shall also meet the following additional conditions:
1. 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.

2. Exterior finishes shall incorporate accents and details, as shown on the approved plans.
3. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-5 zone district. The project shall not exceed a 40% lot coverage, or a 50% floor area ratio, or other standard as may be established for the zone district.
4. New utility and service lines shall be installed underground, unless inappropriate.
5. Pad-mounted transformers shall not be located in the front setback or area visible from public view, unless completely screened by walls and/or thick landscaping and shall not obstruct views of traffic from driveways and/or sidewalks. Underground vaults may be located in the front setback if adequately landscaped.
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 Santa Cruz City Water District 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.

- e. 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.
- f. 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.
- g. Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
- h. Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- i. All planting shall conform to the landscape plan shown as part of Exhibit "A" except as modified by the following:
 - i. All trees shall be planted at a minimum size of 15 gallon. Trees along Alice Street frontage shall be planted at a minimum size of 24-inch box size.
 - ii. Two additional trees shall be planted along the Alice Street frontage at a minimum size of 24-inch box. The location and species of these trees shall be accepted by the County's Urban Designer.
- j. Trees planted in the County right of way shall be approved by the Department of Public Works and shall be installed according to provisions of the County Design Criteria.
- k. Notes shall be added to the improvement plans and the building permit plans that indicate the manner in which the trees shall be protected during construction. Include a letter from a certified arborist verifying that the protection measures recommended in the required arborist letter measures have been incorporated into the

construction plans.

1. Submit an arborist report with recommendations for protecting the large tree located within the Alice Street right-of-way during construction. The tree protection recommendations must be shown on the building plan set.
 7. All future development of the lots shall comply with the requirements of the geotechnical/geologic/biotic report (Pacific Crest Engineering, dated July 2007, Exhibit K). The geotechnical engineer/geologist shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical/geologic report.
 8. 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.
 9. Any changes between the approved Tentative Map, including but not limited to the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code.
- VIII. The following items shall be completed prior to obtaining a building permit on lots created by this land division:
- A. 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.
 - B. 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 of 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.

- C. The property owners shall permanently maintain all drainage features, including the detention system and swales.
- D. No parking is allowed in the fire turnaround area located on Lot B.
- IX. 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.
1. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

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

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

cc: County Surveyor

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Mark Deming
Assistant Director

Annette Olson
Project Planner

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

**CALIFORNIA ENVIRONMENTAL QUALITY ACT
NOTICE OF EXEMPTION**

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

Application Number: 06-0290
Assessor Parcel Number: 028-062-51
Project Location: 1832 Alice St., Santa Cruz

Project Description: Proposal to divide an approximately 14,600 square foot parcel into two lots with an over-height fence.

Person or Agency Proposing Project: Brian Edwards

Contact Phone Number: (831) 724-7300

- 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:

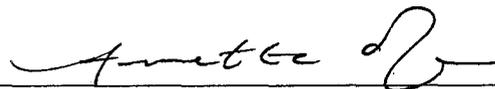
- E. **Categorical Exemption**

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: 6/4/08

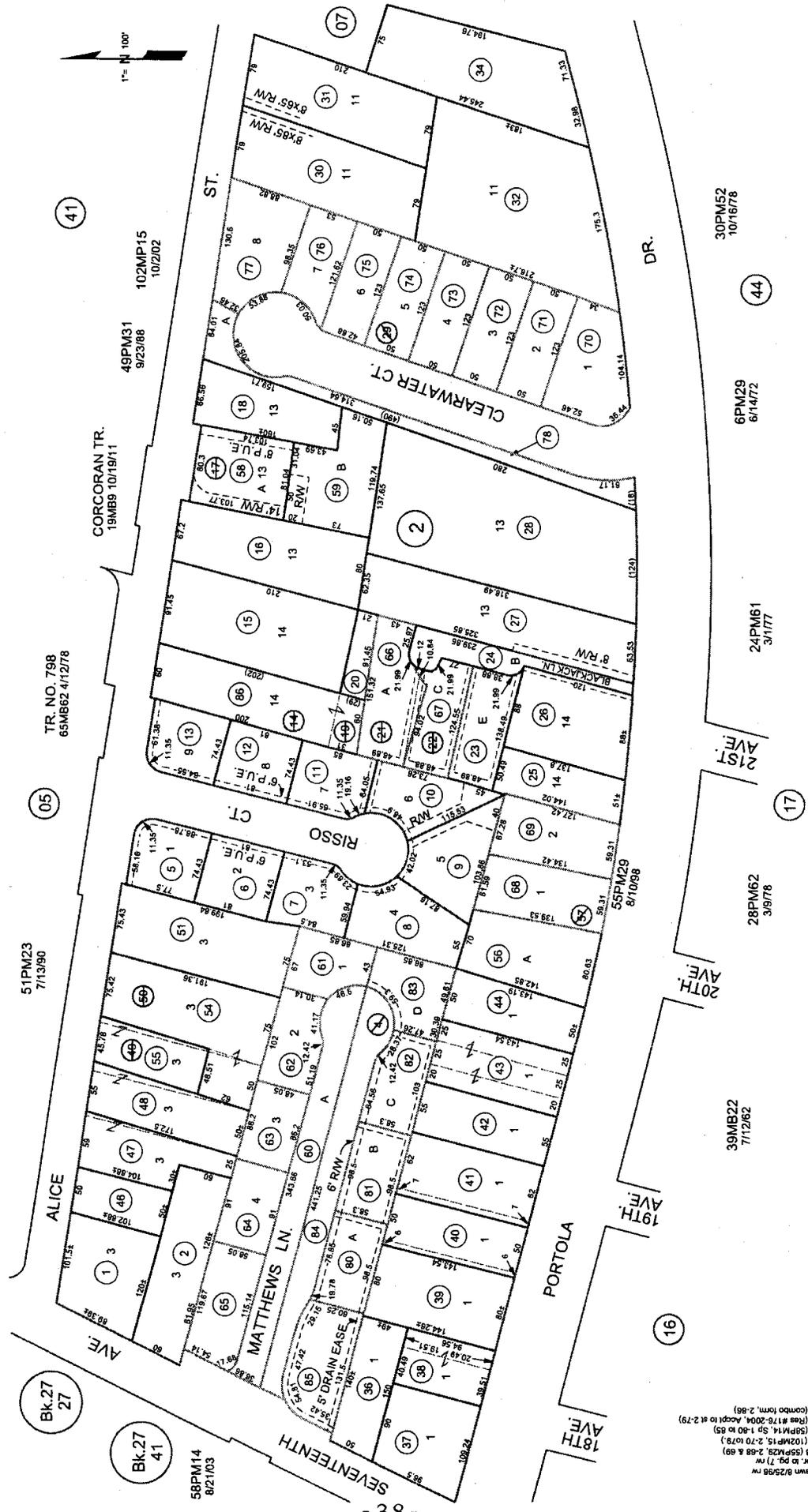
FOR TAX PURPOSES ONLY

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

POR. N.E. 1/4 SEC. 20 & N.W. 1/4 SEC. 21,
 T.11S., R.1W., M.D.B. & M.

Tax Area Code
 82-040

28-06



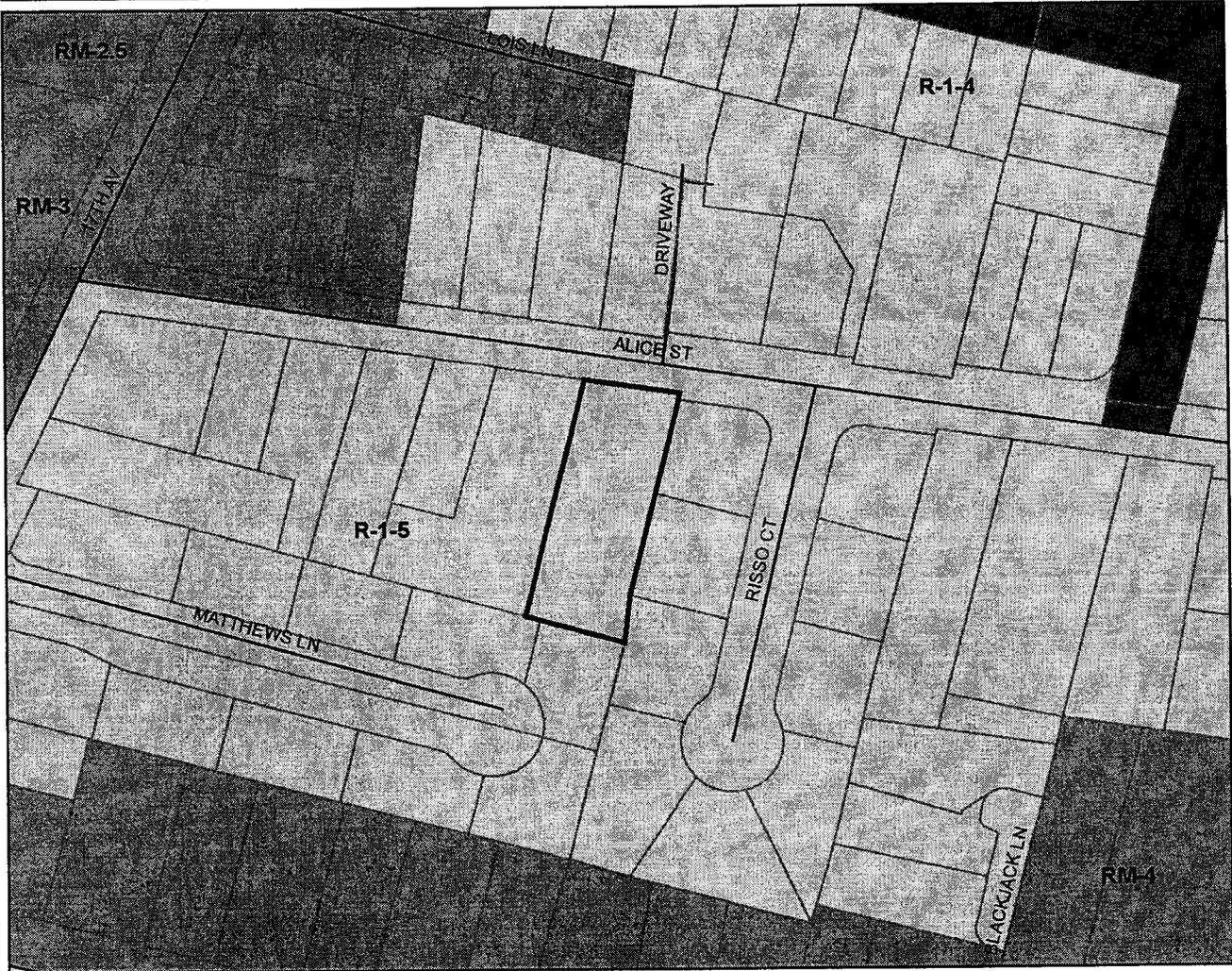
Note - Assessor's Parcel & Block
 Numbers Shown in Circles.

Assessor's Map No. 28-06
 County of Santa Cruz, Calif.
 Aug. 1998

Electronically drawn 8/25/98 rw
 Rev. 8/25/98 (For: 10 04 7) rw
 Rev. 1/13/98 08 (55) K25, 2-68 & 69)
 Rev. 10/2/02 CB (58PM14, Sp. 1-40 to 55)
 Rev. 12/1/04 CB (Res #176-2004, Acct 10 at 2-79)
 Rev. 4/25/05 DD (combo form, 2-86)

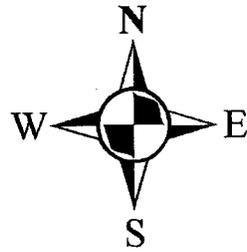


Zoning Map



Legend

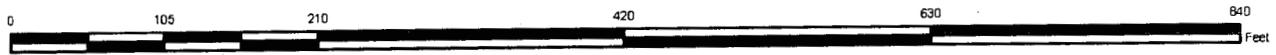
-  APN 028-062-51
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  RESIDENTIAL-MULTI FAMILY (RM)
-  PUBLIC FACILITY (PF)



Map Created by
 County of Santa Cruz
 Planning Department
 June 2006

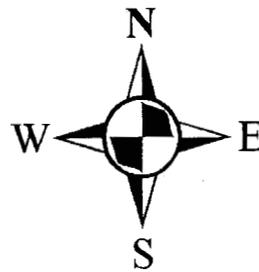


General Plan Designation Map



Legend

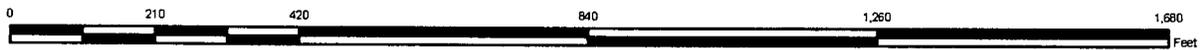
-  APN 028-062-51
-  Assessors Parcels
-  Streets
-  Residential - Urban Medium Density (R-UM)
-  Residential - Urban High Density (R-UH)
-  Public Facilities (P)
-  Commercial-Community (C-C)



Map Created by
County of Santa Cruz
Planning Department
June 2006

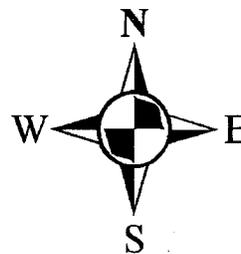


Location Map



Legend

-  APN 028-062-51
-  Assessors Parcels
-  Streets
-  Lakes



Map Created by
County of Santa Cruz
Planning Department
June 2006



WATER DEPARTMENT

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

February 20, 2008

Brian Edwards
420 Brooktree Ranch Road
Aptos, CA 95003

Re: APN 028-062-51, 1832 Alice Street, 2 Lot Proposed Minor Land Division

Dear Mr. Edwards:

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.

At the present time:

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

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

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

Sincerely,

Bill Kocher
Director

BK/sr
P:\WT\EngTech\Sherry's\Water Availability Alice.doc
Cc: SCWD Engineering



Santa Cruz County Sanitation District

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

THOMAS L. BOLICH, DISTRICT ENGINEER

February 26, 2008

BRIAN EDWARDS
420 Brooktree Ranch Road
Aptos, CA 95003

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

APN: 28-062-51 APPLICATION NO.: N/A
PARCEL ADDRESS: 1832 ALICE STREET, SANTA CRUZ
PROJECT DESCRIPTION: PROPOSED 2 LOT MLD

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

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

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

Existing lateral(s) must be properly abandoned (including inspection by District) prior to issuance of demolition permit or relocation or disconnection of structure. An abandonment permit for disconnection work must be obtained from the District.

BRIAN EDWARDS

Page -2-

Other: A backflow preventive device may be required.

Yours truly,

THOMAS L. BOLICH
District Engineer

By: *Rachél Lather*

Rachél Lather
Senior Civil Engineer

DR:bbs/427.wpd

c: Planning Department, Attn: Annette Olson ✓

INTEROFFICE MEMO

APPLICATION NO: 06-0290 (third routing)

Date: March 22, 2007

To: Annette Olson, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for a Minor Land Division at 1832 Alice Street, 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	✓		
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	✓		
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	✓		

Annette Olson

From: Carl Rom
Sent: Tuesday, April 17, 2007 11:11 AM
To: Annette Olson
Subject: RE: 06-0290 Alice St. MLD

Hi Annette--

Based on the current plan submittal that we reviewed this morning, all of my previous comments on this project appear to have been adequately addressed.

Carl.

-----Original Message-----

From: Annette Olson
Sent: Tuesday, April 17, 2007 10:09 AM
To: Carl Rom
Subject: 06-0290 Alice St. MLD

Hi Carl.

It just occurred to me that since Samantha Haschert will become the planner on this when I go on maternity leave, it'd be helpful to have something in the file documenting that your concerns have been addressed. Would you mind emailing me something to that effect?

Thanks very much,
Annette

Annette Olson
Development Review Planner
County of Santa Cruz
voice (831) 454-3134
fax (831) 454-2131

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: January 2, 2007
TO: Annette Olson, Planning Department
FROM: Carl Rom, Department of Public Works *Carl*
SUBJECT: APPLICATION 06-0290, APN 028-062-51, ALICE STREET, SECOND
SUBMITTAL

This submittal doesn't appear to have addressed a number of the comments in my memo dated June 19, 2006 (copy attached), as follows:

1. Not addressed.
2. Okay.
3. Not addressed.
4. The sidewalk on the frontage has been deleted, but the plan still shows the sidewalk transition at the driveway. This portion of the sidewalk should be deleted as well.

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

CDR:cdr

*Talked to
Carl 4/17/07.
His comments
have been addressed.*

MEMORANDUM

Date: February 21, 2008
 To: Annette Olson, Project Planner
 From: Kent Edler, Civil Engineer *ke*
 Re: Application 06-0290, APN 028-062-51
 Review of Adequacy of Soils for Onsite Retention of Drainage

I've reviewed the following information with regards to the aforementioned application / parcel:

1. Soil borings and percolation test results performed by Pacific Crest Engineering, dated July 2007
2. The Soil Survey of Santa Cruz County prepared by the U.S. Department of Agriculture – Soil Conservation Service, issued August 1980
3. The Memorandum Of Agreement Between DPW And The Planning Department Regarding The Review Of Drainage Plans For Building And Discretionary Applications (MOA), dated February 15, 2008

The information provided in the soils report by Pacific Crest Engineering indicates an approximately 10' zone of clayey soils over Purisima Formation bedrock. Three percolation tests were performed and are summarized below:

Test #	Depth (ft.)	Percolation Rate (in/ hr)
P1	13.29	.35
P2	2.73	1.82
P3	2.74	2.72

The Soil Survey of Santa Cruz County estimates permeability of the soil type mapped on this site (176 – Watsonville Loam) as follows (Table 12, Page 144):

Depth (ft.)	Permeability (in/ hr)
0-1.5	.6-2.0
1.5-3.25	<.06
3.4-5.25	.06-.2

The percolations rates determined by Pacific Crest Engineering are slightly higher than what is estimated in the Soil Survey. However this makes sense for test P2 and P3 as the soil borings logged in the report by Pacific Crest Engineering indicate that the top 4.5 feet of the site is fill. The

soils below 4.5 feet to approximately 10 feet are logged as native clay, and are described as damp and hard. These soils most likely have percolation rates similar to those described in the Soil Survey below 1.5 feet (less than .2 in/hr). Since the percolation rates of these soils are relatively slow, water that infiltrates through the top 4.5 feet of fill on the site is likely to perch on this clay layer.

The deeper soils onsite were determined by Pacific Crest Engineering's percolation test P1 to have a percolation rate of .35 in/ hr. The soils at this depth are logged as dense silty sand (Purisima Formation Bedrock).

The MOA also indicates that percolation rates suitable for consideration of a stormwater retention system are greater than 2 in/hour (MOA Page 3, Item B.1(f)).

Given the deep clay soil zone onsite, the slow percolation rates determined for the deeper soils by Pacific Crest Engineering, the slow permeability estimate by the Soil Survey and the percolation rates considered to be suitable for onsite retention in the MOA, I do not feel that onsite retention of drainage is appropriate for the site.

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.: 06-0290
APN: 028-062-51

Date: June 4, 2008
Time: 11:34:11
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 13, 2006 BY JESSICA L DEGRASSI =====

NO COMMENT

===== UPDATED ON JANUARY 5, 2007 BY JESSICA L DEGRASSI =====

Although the Planning Department standard practice is to require all minor land divisions to submit a soils report at the discretionary stage, staff deferred the submittal of the soils report until the building permit stage. The rationale for this deferment is that the proposed drainage system relies on the mechanical conveyance of runoff rather than on the soil's percolation rate. However, please bear in mind that if you defer the soils report submittal to building permit stage, and if the report provides information that necessitates a significant change to the project, an Amendment to your approval may be required. In addition, if the proposed drainage plan changes such that infiltration becomes a critical component, then a soils report will be required for the discretionary stage. Given that the drainage plan has yet to be accepted by the Dept of Public Works, it appears likely that the drainage plan may change. Therefore, I recommend that you submit a soils report now, rather than wait until building permit stage, to avoid potential delays

Environmental Planning Miscellaneous Comments

===== REVIEW ON JUNE 13, 2006 BY JESSICA L DEGRASSI =====

A soils report will be required at building permit application stage.

Suggest revising the landscape plan to include live oaks, instead of the cypress trees, to better fit with the native landscape.

An erosion and sediment control plan will be required at building permit application stage.

Housing Completeness Comments

===== REVIEW ON JUNE 13, 2006 BY TOM POHLE =====

This is a proposal for dividing one parcel into two parcels. Per County Code the first two parcels of small projects are exempt from payment of In Lieu Fees and have no Affordable Housing Obligation (AHO).

Housing Miscellaneous Comments

===== REVIEW ON JUNE 13, 2006 BY TOM POHLE =====

none

Long Range Planning Completeness Comments

===== REVIEW ON JUNE 15, 2006 BY GLENDA L HILL =====

NO COMMENT

Long Range Planning Miscellaneous Comments

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 06-0290
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===== REVIEW ON JUNE 15, 2006 BY GLENDA L HILL =====

Page One of the plans shows the proposed west property line approximately 10 feet from the existing residence. If this is, in fact, correct, the required street side yard when creating a new parcel is 20 feet and a Variance or redesign is needed.

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 15, 2006 BY ALYSON B TOM ===== Application with civil plans dated 12/1/05 has been received. Please address the following:

- 1) This project is required to minimize impervious surfaces. Please consider the following in order to meet this requirement: eliminate unnecessary paving, send run-off from roof areas to landscaped areas rather than via directly connected impervious areas or hard piping, utilize pervious surfacing or decking in place of proposed impervious surfaces, etc. Can the driveway areas be built out the pavers proposed for the parking area or some other semi pervious material?
- 2) This project is required to limit post development runoff rates to predevelopment levels. Utilizing detention to meet this requirement is only allowed if other measures are not feasible. Are facilities to retain and infiltrate added runoff due to additional impervious areas feasible on this site? If so, please incorporate retention/infiltration measures prior to detention. If not, please submit reasons of infeasibility for review.
- 3) If detention is determined to be the only feasible method for maintaining existing runoff rates please review the calculations submitted to confirm that the rising limb of the allowable release rate has been taken into account. Also, it is not clear which areas will bypass the detention system and if they have been taken into account in the calculations. Why has the system been designed to limit the release rate to the 5 year storm rather than the standard 10 year storm?
- 4) The system should be designed to connect to the existing system in Alice Street via the existing stubout provided at the rear of the existing G0 inlet rather than the manhole.
- 5) Confirm invert elevations shown for the existing system in Alice Street are accurate. As shown they suggest water drain from the manhole into the inlet at the property frontage.
- 6) Provide an easement for all common drainage facilities (including the detention system, if proposed).
- 7) Describe how runoff from the existing home is and will be directed. Demonstrate runoff from the proposed concrete parking space for the existing home will not impact adjacent properties.

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

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 06-0290
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===== UPDATED ON DECEMBER 21, 2006 BY ALYSON B TOM ===== Application with plans revised on 12/1/06 has been received.

Previous comments 1-5 and 7 have not been addressed. Please address these comments.

===== UPDATED ON APRIL 9, 2007 BY ALYSON B TOM ===== Application with civil plans revised on 3/19/07 and calculations dated 2/15/07 has been received. Please address the following:

1) Previous comment No. 2 from 6/15/06 has not been addressed. In order to accept a proposal with detention only please provide technical information demonstrating why other methods of mitigation such as infiltration or retention are not feasible.

2) Please review and update sheets P2 and P3 and eliminate all outdated and conflicting information so that it is clear what exactly is being proposed with this application.

===== UPDATED ON SEPTEMBER 10, 2007 BY ALYSON B TOM ===== Application with plans dated 8/8/07 has been received. Please address the following:

1) Previous comment No. 1 has not been addressed. While the letter from Robert DeWitt dated 8/14/07 refers to recommendations by the geotechnical engineer regarding drainage design, the actual report or letter from the geotechnical engineer with technical information demonstrating infeasibility has not been received for review. Please provide the geotechnical report or correspondence with technical information for review.

===== UPDATED ON OCTOBER 27, 2007 BY LOUISE B DION =====
Geotechnical report dated July 19, 2007 indicates that soil permeability is 0.81 in/hour which is greater than the minimum 0.6 in/hr saturated permeability necessary for either below grade retention storage facilities or for surface spreading.

Thus the report does not demonstrate that on-site retention isn't feasible. If the geotechnical engineer believes infiltration/retention is not feasible for others reasons they need to provide us with a letter documenting their rationale.

If you have questions, please contact me at 831-233-8083.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 15, 2006 BY ALYSON B TOM ===== Please address the following comments prior to final map recordation:

1) It is recommended to eliminate proposed curved storm drain pipes and to provide access points at pipe transitions.

2) Prior to final map approval determine the depth of gravel proposed under the grass pavers.

3) Provide a recorded maintenance agreement for the detention basin. Also provide notes on the final map stating who will be responsible for maintenance of the sys-

Discretionary Comments - Continued

Project Planner: Annette Olson
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tem.

4) Please provide permanent markings at each inlet that read: "NO DUMPING - DRAINS TO BAY", or equivalent. The property owner is responsible for maintaining these markings.

5) Please submit a review letter from the Geotechnical engineer approving of the final drainage plan. The letter should refer to dated plans.

6) Zone 5 fees will be assessed on the net increase in impervious area due to the project.

===== UPDATED ON APRIL 9, 2007 BY ALYSON B TOM ===== Please address the following in addition to comments No. 4-6 from 6/15/06 prior to final map recordation:

1) Provide proposed contours on sheet P2 consistent with the proposed drainage plan.

2) Provide a drainage easement across Parcel A for the pipe connection to the existing G0 inlet in Alice Street.

3) Can the hard piping of roof runoff on the north side of the garage from parcel B be eliminated to allow discharge of runoff over the paver section?

4) What provision have been included in the detention system to minimize clogging and future maintenance?

5) Provide detail(s) for the proposed swales including minimum dimensions, surfacing and maintenance requirements.

6) Describe how roof runoff directed to the splashblocks on parcel B will be directed to the detention system. In order to minimize grading consider discharging the downspouts directly to the paver area.

7) The detention calculations and CDC requirements are that only new impervious areas drain to the detention system. Describe how runoff from other areas will bypass the system.

8) Final detention calculations should take into account all proposed impervious areas including concrete walkways shown on the landscape plans.

9) Provide a clean out at the upstream end of the detention pipe.

10) Demonstrate that the required detention volume is available when the orifice is discharging the predevelopment release rate.

11) Provide recorded maintenance agreement(s) for the detention system, silt and grease trap and the grass pavers. Include maintenance recommendations for each facility and identify who is responsible for maintenance of each facility on the final plans.

===== UPDATED ON SEPTEMBER 10, 2007 BY ALYSON B TOM ===== Prior to final map recordation please address:

Discretionary Comments - Continued

Project Planner: Annette Olson
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Comments No. 4-6 from 6/15/06 (Please note that the geotechnical engineer should specifically approve of the grass paver section as designed, without a subdrain system).

Comments No. 1, 3-5, 8 and 11 from 4/9/07. Regarding comment No. 5, while a detail for the paved swale was provided, a detail for the landscape swale is still needed along with the maintenance requirements on the plans.

1) Include information for the proposed pipe system along the driveway as well as the connection from the lower inlet to the control box. One detail seems to incorrectly show a curved pipe.

2) The final plans should specify depth of base course proposed under the grass paver section.

3) The invert elevation for the detention pipe shown on sheet C3 appears incorrect.

===== UPDATED ON OCTOBER 27, 2007 BY LOUISE B DION =====
Prior to final map recordation please address:

Comment No. 5 from 6/15/06 (Please note that the geotechnical engineer should specifically approve of the grass paver section as designed, without a subdrain system). The Geotechnical Report dated July 2007 did not contain a letter approving final referenced drainage plan. Was this misplaced as the submittal from Dewitt states that an approval letter was submitted.

Comments No. 1, 3, 4, 8 and 11 from 4/9/07.

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON JUNE 5, 2006 BY DEBBIE F LOCATELLI =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON JUNE 5, 2006 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 19, 2006 BY GREG J MARTIN =====

The proposed project is a two parcel Minor Land Division on Alice Street. The road standard for this road is an Urban Local Street with Parking. The right-of-way requirement for this road section is 56 feet. This requires two 12 foot travel lanes, 6 feet on each side for parking, and separated sidewalks on each side. Alice Street was recently improved by the Redevelopment Agency therefore Public Works has no objection to an exception.

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

Discretionary Comments - Continued

Project Planner: Annette Olson
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tion below, and 3) the proposed typical road section.

----- A sidewalk and
ADA sidewalk around the back of the driveway is not recommended.

----- The back of
curb along the driveway is recommended to be a minimum of 4 feet from the house.

----- The driveway
is recommended to be a minimum of 18 feet wide.

----- Each tree ad-
jacent to the driveway would be required to be trimmed back to accommodate the
proposed driveway. An arborist should evaluate whether the trees will survive trim-
ming and the proposed driveway improvements.

----- Each required
parking space should be numbered and dimensioned. Locating a parking space on the
opposite side of the fire turnaround is not recommended. This configuration en-
courages use of the turnaround for parking. Access to the turnaround is recommended
only from the stubs. The turnaround should be clearly differentiated from parking
areas. ----- The
height of the fence in the front yard should be no more than 30 inches high.

----- If you have
any questions please call Greg Martin at 831-454-2811. ===== UPDATED ON JUNE 19,
2006 BY GREG J MARTIN =====

===== UPDATED ON DECEMBER 27, 2006 BY GREG J MARTIN =====
COMPLETENESS COMMENTS: The project plans are not complete. 1. The proposed project
is a two parcel Minor Land Division on Alice Street. The road standard for this road
is an Urban Local Street with Parking. The right-of-way requirement for this road
section is 56 feet. This requires two 12 foot travel lanes, 6 feet on each side for
parking, and separated sidewalks on each side. Alice Street was recently improved by
the Redevelopment Agency therefore Public Works has no objection to an exception.

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

----- 3. Each re-
quired parking space should be numbered and dimensioned. Several of the parking
spaces do not allow a vehicle to turnaround. Once the plans are complete and each
parking space has a unique number identifying it, we will comment specifically. COM-

Discretionary Comments - Continued

Project Planner: Annette Olson
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PLIANCE: MISCELLANEOUS: 4. A sidewalk and ADA sidewalk around the back of the driveway is not recommended.

----- 5. The back of curb along the driveway is recommended to be a minimum of 4 feet from the house.

----- 6. The driveway should be a uniform width and should not have bump outs for the trees.

----- 7. Locating a parking space on the opposite side of the fire turnaround is not recommended. This configuration encourages use the turnaround for parking. Access to the turnaround is recommended only from the stubs. The turnaround should be clearly differentiated from parking areas.

----- If you have any questions please call Greg Martin at 831-454-2811. ===== UPDATED ON APRIL 11, 2007 BY GREG J MARTIN =====

The plans should demonstrate that vehicles using any of the parking spaces for Lot B can turn around with one backwards movement to exit face forward and avoid backing out over 100 feet to the street. The plans shown do not allow vehicles in parking space 2 or 3 to turnaround using a single backwards movement. This does appear possible if the plans are modified so that the turnaround is up against the parking for Lot A and the parking for Lot B is in front of the garage. ===== UPDATED ON AUGUST 22, 2007 BY GREG J MARTIN =====

Previous comments not addressed. ===== UPDATED ON NOVEMBER 1, 2007 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

- ===== REVIEW ON JUNE 19, 2006 BY GREG J MARTIN =====
- ===== UPDATED ON JUNE 19, 2006 BY GREG J MARTIN =====
- ===== UPDATED ON DECEMBER 27, 2006 BY GREG J MARTIN =====
- ===== UPDATED ON APRIL 11, 2007 BY GREG J MARTIN =====
- ===== UPDATED ON AUGUST 22, 2007 BY GREG J MARTIN =====
- ===== UPDATED ON NOVEMBER 1, 2007 BY GREG J MARTIN =====

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: December 22, 2006
TO: Annette Olson, Planning Department, Project Planner
FROM: Melissa Allen, Planning Liaison to the Redevelopment Agency
SUBJECT: Application #06-0290, 2nd Routing, APN 028-062-51, 1832 Alice Street, Live Oak

The applicant is proposing to divide an approximately 14,600 square foot parcel with an existing single-family dwelling into two parcels and construct a new four-bedroom single-family dwelling. The project requires a Minor Land Division, a Coastal Development Permit and a Residential Development Permit to construct a 42" high fence in the front yard of the new home on Lot B. The property is located about 400 feet east of 17th Avenue on the south side of Alice Street (1832 Alice Street).

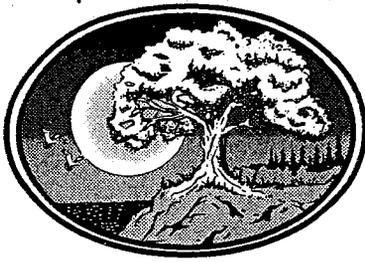
This application was considered at an Engineering Review Group (ERG) meeting on June 7, 2006. The Redevelopment Agency (RDA) previously commented on this application on June 14, 2006. RDA has the following remaining comments regarding the proposed project. RDA's primary concerns for this project involve the maintenance or replacement of existing Alice Street improvements, as needed, the provision of adequate onsite parking and circulation to serve the units, and tree protection.

1. See previous comments dated 6/14/06 for items not fully addressed with this set of plan changes (attached). Please consider conditioning the project such that any changes or damage to the existing Alice Street frontage improvements are required to be replaced in kind by the applicant/owner (see previous comment #1). All required parking should be provided onsite and designed in such a way to adequately function (see previous comments #2 & 3). Tree sizes and protection measures should be identified on the plans and/or project conditioned accordingly (previous comment #4). Existing/replacement fence height and materials information should be provided for the front setback area off Alice Street to ensure there will not be line-of-sight conflicts (previous comment #5). The large tree located just offsite to the east in the Alice Street right-of-way should be required to be protected as needed during construction (see previous comment #6). Additional front yard tree(s) should be provided in the front yard of the front lot abutting Alice Street and planting of additional trees in the 8-foot landscape strip west of the new driveway is recommended (see previous comment #6).

The issues referenced above should be evaluated as part of this application and/or addressed by conditions of approval. RDA does not need see future routings of revised plans unless there are changes relevant to RDA's comments. RDA appreciates this opportunity to comment. Thank you.

cc: Greg Martin, DPW Road Engineering
Betsey Lynberg, RDA Administrator

Paul Rodrigues, RDA Project Manager
Jan Beautz, 1st District Supervisor



Live Oak School District

Excellence is achieved through a caring partnership.

David S. Paine, Ed.D.
Superintendent

June 6, 2006

Sharon and Donald Reeves
780 Lockhart Gulch Rd
Scotts Valley, CA 95066

RE: APN 028-062-51
Application No. 06-0290

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

Brian Edwards
Bob DeWitt

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 - 60 - Cypress Charter High School 2039 Merrill Street 477-0302

www.lodo.santacruz.k12.ca.us

EXHIBIT H



**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: June 13, 2006
To: Sharon and Donald Reeves
Applicant: **Brian Edwards**
From: Tom Wiley
Subject: **06-0290**
Address: **1832 Alice St.**
APN: 028-062-51
OCC: 2806251
Permit: 20060179

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**:

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

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

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 PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 901.3).

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout. The roadway(s) are required to be designated as fire lanes, and painted with a red curb with FIRE LANE NO PARKING in contrasting color every 30 feet on the top of the red curb. If the roadway is 27' or less, both sides of the street/roadway shall be painted, 35' and down to 28' in width, the roadway curbs shall be painted on one side, and 36' and wider no red curb is required. All cul-de-sacs shall be fire lane, red curbed.

Serving the communities of Capitola, Live Oak, and Soquel

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

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

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

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

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

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

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

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

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

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@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.
2806251-061306

Annette Olson

From: Tom Stickel [toms@scmtd.com]
Sent: Tuesday, June 06, 2006 1:04 PM
To: Annette Olson
Cc: jbaiocch@scmtd.scmtd.com
Subject: APN 028-062-51, Application # 06-0290

Dear Annette Olson,

Santa Cruz METRO does not place any contingencies or requests on this project.

Thanks,

Tom Stickel
Maintenance Manager
110 B Vernon St.
Santa Cruz, CA. 95060
831-469-1954
FAX 831-469-1958
tstickel@scmtd.com

September 21, 2006

Dear Alice St. Neighbor,

We would like to invite you to attend a neighborhood meeting to discuss a proposed lot split on 1832 Alice St. The plans involve leaving our existing house located on the left side of the property, as is, and having a driveway on the right side of the property to access a rear lot. If you have any questions or concerns we encourage you to attend a meeting at the property site. Here we can view the proposed plans and discuss any concerns.

The meeting will be held Wednesday September 27, 2006 at 6:00pm

Sincerely,

Brian R. Edwards
Don Reeves

Contact information:

Brian R. Edwards
PH# 831-684-2006
Office# 831-662-2815

Don Reeves

PH# 831-345-2414
Office# 831-477-9600

APN# 028-062-51

September 29, 2006

Santa Cruz County
701 Ocean St 4th Floor
Santa Cruz, Ca 95060

This is a summary of our neighborhood meeting held on Wednesday the 27th of September.

- We obtained a mailing list of all the owners and occupants within 300 of our parcel APN#028-062-51 from the county Geographic Information Services
- A letter which is attached was sent out first class mail one week prior to the meeting time
- Attached also is a copy of the mail list obtained from the county
- Four different neighbors attended, a list of those neighbors is attached
- Overall feeling was very upbeat, we had all the plans displayed on tables, we were able to explain to them the scope of the work and the project in general, also able to physically walk the site so you could really get a feel of the project
- I also received one call from John Brissenden and I explained the project to him as well.
- One concern was during construction when are you going to start work? My response was not ever before 8:00am
- They asked about the existing home which will stay as is
- One concern from Paul Reyes on 575 Risso Ct. was one of the windows in the north elevation second story, he was wondering if that could possibly be privacy glass, we have noted that and will discuss with architect
- No other concerns

Meeting attendees:

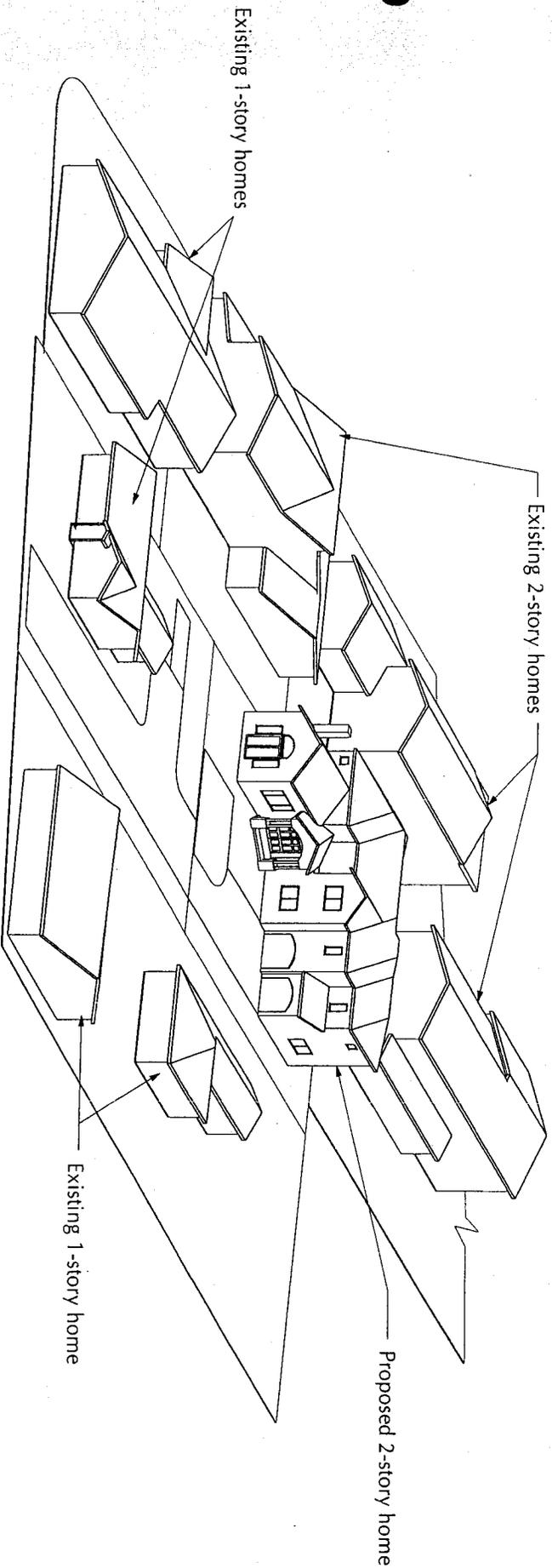
Eva Grissom 1911 Alice St. Santa Cruz Ca. 95062

D. McLaughlin 625 Jami Ln.

Debbie Bixler 585 Risso Ct

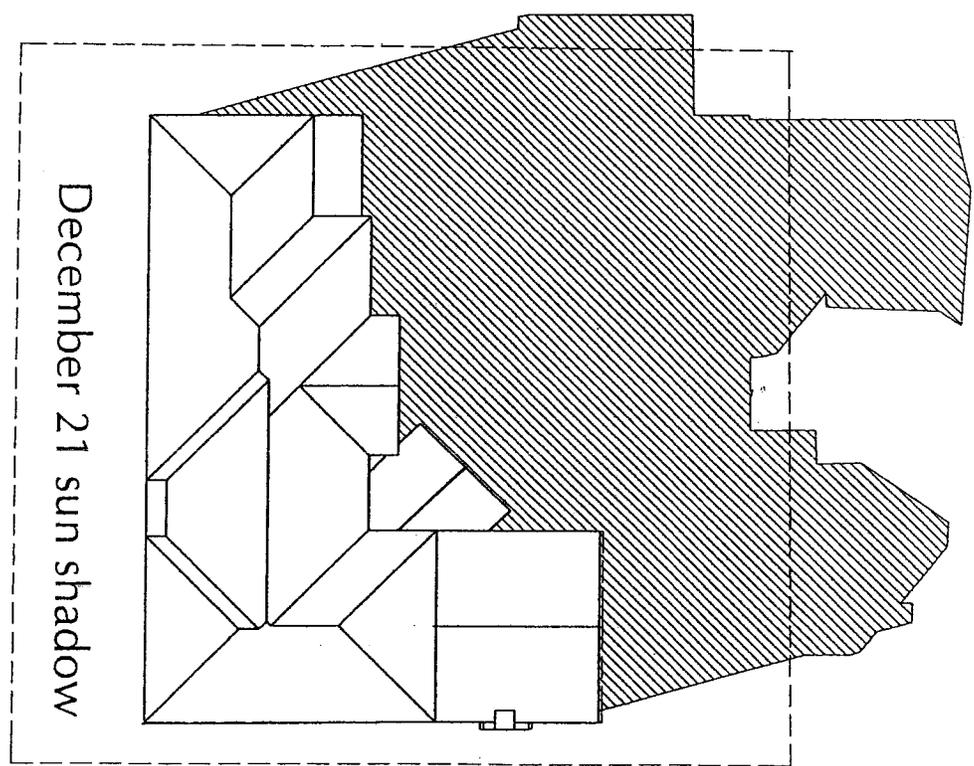
Paul Reyes 573 Risso Ct.

Phone call from John Brissenden



Edwards Reeves axonometric

Alice Street, Santa Cruz
Architect: Terri L.N. Fisher
Axonometric: ArchiGraphics
October 25, 2006



Edwards Reeves winter solstice

Alice Street, Santa Cruz

Architect: Terri L.N. Fisher

Shadow lines: ArchiGraphics

October 25, 2006

GEOTECHNICAL INVESTIGATION
FOR
NEW RESIDENCE
SANTA CRUZ, CALIFORNIA

FOR
BRIAN EDWARDS
AND
DON AND SHARON REEVES
SANTA CRUZ, CALIFORNIA

BY
PACIFIC CREST ENGINEERING INC.
CONSULTING GEOTECHNICAL ENGINEERS
0746-SZ68-G41
JULY 2007
www.4pacific-crest.com

DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

GENERAL

1. The results of our investigation indicate that from a geotechnical engineering standpoint the property may be developed as proposed provided these recommendations are included in the design and construction.
2. Our laboratory testing indicates that the near surface soils possess low to moderate expansive properties.
3. Grading and foundation plans should be reviewed by Pacific Crest Engineering Inc. during their preparation and prior to contract bidding.
4. Pacific Crest Engineering Inc. should be notified at least four (4) working days prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of unsuitable materials, and to coordinate this work with the grading contractor. During this period, a pre-construction conference should be held on the site, with at least you or your representative, the grading contractor, a county representative and one of our engineers present. At this meeting, the project specifications and the testing and inspection responsibilities will be outlined and discussed.
5. Field observation and testing must be provided by a representative of Pacific Crest Engineering Inc., to enable them to form an opinion as to the degree of conformance of the exposed site conditions to those foreseen in this report, the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the specification requirements. Any work related to grading or foundation excavation that is performed without the full knowledge and direct observation of Pacific Crest Engineering Inc., the Geotechnical Engineer, will render the recommendations of this report invalid, unless the Client hires a new Geotechnical Engineer of Record who agrees to take over complete responsibility for this report's findings, conclusions and recommendations. The new Geotechnical Engineer must agree to prepare a Transfer of Responsibility letter (per CBC Section 3317.8). This may require additional test borings and laboratory analysis if the new Geotechnical Engineer does not completely agree with our prior findings, conclusions and recommendations.

PRIMARY GEOTECHNICAL CONSIDERATIONS

6. The project site is located within a seismically active area and strong seismic shaking is expected to occur within the design lifetime of the project. Improvements should be designed and constructed in accordance with the most current CBC and the recommendations of this report to minimize reaction to seismic shaking. Structures built in accordance with the

latest edition of the California Building Code for Seismic Zone 4 have an increased potential for experiencing relatively minor damage, which should be repairable, however strong seismic shaking could result in architectural damage and the need for post-earthquake repairs.

SITE PREPARATION

7. The initial preparation of the site will consist of the removal of any trees as required and any debris. Tree removal should include the entire stump and root ball. Septic tanks and leaching lines, if found, must be completely removed. The extent of this soil removal will be designated by a representative of Pacific Crest Engineering Inc. in the field. This material must be removed from the site.

8. Any voids created by removal of tree and root balls, septic tanks, and leach lines must be backfilled with properly compacted native soils that are free of organic and other deleterious materials or with approved imported fill.

9. Any wells encountered shall be capped in accordance with the requirements and approval of the County Health Department. The strength of the cap shall be equal to the adjacent soil and shall not be located within 5 feet of a structural footing.

10. Surface vegetation, tree roots and organically contaminated topsoil should then be removed ("stripped") from the area to be graded. In addition, any remaining debris or large rocks must also be removed (this includes asphalt or rocks greater than 2 inches in greatest dimension). This material may be stockpiled for future landscaping. It is anticipated that the depth of stripping may be 2 to 4 inches, however the required depth of stripping must be based upon visual observations of a representative of Pacific Crest Engineering Inc., in the field. The depth of stripping will vary upon the type and density of vegetation across the project site and with the time of year. Areas with dense vegetation or groves of trees may require an increased depth of stripping.

11. Following the stripping, the area should be excavated to the design grades. The exposed soils in the building and paving areas should be scarified, moisture conditioned, and compacted as an engineered fill except for any contaminated material noted by a representative of Pacific Crest Engineering Inc. in the field. The moisture conditioning procedure will depend on the time of year that the work is done, but it should result in the soils being 1 to 3 percent over their optimum moisture content at the time of compaction. Compaction of the exposed subgrade soils should extend 5 feet beyond all building and pavement areas.

Note: If this work is done during or soon after the rainy season, the on-site soils and other materials may be too wet in their existing condition to be used as engineered fill. These materials may require a diligent and active drying and/or mixing operation to reduce the moisture content to the levels required to obtain adequate compaction as an

engineered fill. If the on-site soils or other materials are too dry, water may need to be added.

12. With the exception of the upper 8 inches of subgrade in paved areas and driveways, the soil on the project should be compacted to a minimum of 90% of its maximum dry density. The upper 8 inches of subgrade in the pavement areas and all aggregate subbase and aggregate base should be compacted to a minimum of 95% of its maximum dry density.

13. The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.

14. Should the use of imported fill be necessary on this project, the fill material should be:

- a. free of organics, debris, and other deleterious materials,
- b. free of "recycled" materials such as asphaltic concrete, concrete, brick, etc.,
- c. granular in nature, well graded, and contain sufficient binder to allow utility trenches to stand open,
- d. free of rocks in excess of 2 inches in size,
- e. have a Plasticity Index between 4 and 12,
- f. have low corrosion potential,
- g. have a minimum Resistance "R" Value of 30, and be non-expansive.

15. Samples of any proposed imported fill planned for use on this project should be submitted to Pacific Crest Engineering Inc. for appropriate testing and approval not less than 4 working days before the anticipated jobsite delivery. Imported fill material delivered to the project site without prior submittal of samples for appropriate testing and approval must be removed from the project site.

EROSION CONTROL

16. The surface soils are classified as having a low potential for erosion. However, the finished ground surface should be planted with ground cover and continually maintained to minimize surface erosion. For specific and detailed recommendations regarding erosion control on and surrounding the project site, you should consult your civil engineer or an erosion control specialist.

FOUNDATIONS - SPREAD FOOTINGS

17. At the time we prepared this report, the grading plans had not been completed and the structure location and foundation details had not been finalized. We request an opportunity

to review these items during the design stages to determine if supplemental recommendations will be required.

18. Considering the soil characteristics and site preparation recommendations, it is our opinion that an appropriate foundation system to support the proposed structures will consist of reinforced concrete spread footings bedded into firm native soil or engineered fills of the on-site soils. This system could consist of continuous exterior footings, in conjunction with interior isolated spread footings or additional continuous footings or concrete slabs.

19. Footing widths and depths should be based upon the allowable bearing value but not less than the minimum widths and depths as shown in the table below. The footing excavations must be free of loose material prior to placing concrete. **The footing excavations should be thoroughly saturated at least 48 hours prior to placing concrete.**

TABLE No. 3, Minimum Footing Widths and Depths

Number of Stories	Footing Width	Footing Depth
1	12 inches	12 inches
2	15 inches	18 inches
3	18 inches	24 inches
Multi-story	24 inches	24 inches

Please note: The minimum footing embedment is measured from the lowest existing and adjacent soil grade and should not include any concrete slab-on-grade, capillary break and sand cushion in the total depth of embedment.

20. Footings constructed to the given criteria may be designed for the following allowable bearing capacities:

- a. 2,000 psf for Dead plus Live Load
- b. a 1/3rd increase for Seismic or Wind Load

Please note: In computing the pressures transmitted to the soil by the footings, the embedded weight of the footing may be neglected.

21. All footings should be excavated into firm native soils or existing on-site fills. No footings shall be constructed with the intent of placing engineered fill against the footing after the footing is poured, and counting that engineered fill as part of the embedment depth of the footing.

22. All grade beams, thickened slab edges and other foundation elements which impart structure loads to the soil (from dead, live, wind or seismic loads) should be considered "footings" and constructed according to the recommendations of this section.

23. Footing excavations must be observed by a representative of Pacific Crest Engineering Inc. before placement of formwork, steel and concrete to insure bedding into proper material.

24. The footings should contain steel reinforcement as determined by the Project Civil or Structural Engineer in accordance with applicable UBC or ACI Standards.

SLAB-ON-GRADE CONSTRUCTION

25. Concrete slab-on-grade floors may be used for ground level construction on native soil or engineered fill. The upper 8 inches of slab subgrade should be processed and compacted to a minimum of 90% relative compactive effort as discussed above.

26. Slabs may be structurally integrated with the footings. If the slabs are constructed as "free floating" slabs, they should be provided with a minimum ¼ inch felt separation between the slab and footing. The slabs should be separated into approximately 15' x 15' square sections with dummy joints or similar type crack control devices.

27. All concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of ¾ inch clean crushed rock (no fines). It is recommended that neither Class II baserock nor sand be employed as the capillary break material.

28. Where floor coverings are anticipated or vapor transmission may be a problem, a waterproof membrane should be placed between the granular layer and the floor slab in order to reduce moisture condensation under the floor coverings. A 2 inch layer of moist sand on top of the membrane will help protect the membrane and will assist in equalizing the curing rate of the concrete.

Please Note: Recommendations given above for the reduction of moisture transmission through the slab are general in nature and present good construction practice. Pacific Crest Engineering Inc. are not waterproofing experts. For a more complete and specific discussion of slab moisture protection, a waterproofing expert should be consulted.

29. Requirements for pre-wetting of the subgrade soils prior to the pouring of the slabs will depend on the specific soils and seasonal moisture conditions and will be determined by a representative of Pacific Crest Engineering Inc. at the time of construction. **It is important that the subgrade soils be thoroughly saturated at least 48 hours prior to pouring concrete.**

30. Slab thickness, reinforcement, and doweling should be determined by the Project Civil or Structural Engineer. The use of welded wire mesh is not recommended for slab reinforcement.

UTILITY TRENCHES

31. Utility trenches that are parallel to the sides of the building should be placed so that they do not extend below a line sloping down and away at a 2:1 (horizontal to vertical) slope from the bottom outside edge of all footings.
32. Utility pipes should be designed and constructed so that the top of pipe is a minimum of 24 inches below the finish subgrade elevation of any road or pavement areas. Any pipes within the top 24 inches of finish subgrade should be concrete encased, per design by the Project Civil Engineer.
33. For the purpose of this section of the report, backfill is defined as material placed in a trench starting one foot above the pipe, and bedding is all material placed in a trench below the backfill.
34. Unless concrete bedding is required around utility pipes, free-draining clean sand should be used as bedding. Sand bedding should be compacted to at least 95 percent relative compaction.
35. Approved imported clean sand should be used as utility trench backfill. The use of native soil as backfill is not recommended with the exception of the top 12 inches of the trench. Backfill in trenches located under and adjacent to structural fill, foundations, concrete slabs and pavements should be placed in horizontal layers no more than 8 inches thick. This includes areas such as sidewalks, patios, and other hardscape areas. Each layer of trench backfill should be water conditioned and compacted to at least 95 percent relative compaction. Clean sand is defined as 100 percent passing the #4 sieve, and less than 5 percent passing the #200 sieve.
36. Utility trenches should be backfilled with controlled density fill (such as 2-sack sand\cement slurry) below perimeter footing areas to help minimize potential moisture intrusion below slabs. The width of the plug should be at least three times the width of the footing or grade beam at the building perimeter, but no less than 36 inches. A representative from Pacific Crest Engineering Inc. should be contacted to observe the placement of slurry plugs.
37. A representative from our firm should be present to observe the bottom of all trench excavations, prior to placement of utility pipes and conduits. In addition, we should observe the condition of the trench prior to placement of sand bedding, and to observe compaction of the sand bedding, in addition to any backfill planned above the bedding zone.
38. Jetting of the trench backfill is not recommended as it may result in an unsatisfactory degree of compaction.
39. Trenches must be shored as required by the local agency and the State of California Division of Industrial Safety construction safety orders.

SURFACE DRAINAGE

40. Surface water must not be allowed to pond or be trapped adjacent to the building foundations nor on the building pad nor in the parking areas.
41. All roof eaves should be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water from the structures to reduce the possibility of soil saturation and erosion. The connection should be in a closed conduit which discharges at an approved location away from the structures and the graded area. The discharge location should not be located at the top of, or on the face of any topographic slopes. We would recommend a discharge point which is at least 10 feet down slope of any foundation or fill areas.
42. Final grades should be provided with a positive gradient away from all foundations in order to provide for rapid removal of the surface water from the foundations to an adequate discharge point. Grades should slope away from foundation areas at least 2 percent for the first 10 feet. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.
43. Irrigation activities at the site should not be done in an uncontrolled or unreasonable manner.
44. The building and surface drainage facilities must not be altered nor any filling or excavation work performed in the area without first consulting Pacific Crest Engineering Inc.

PLAN REVIEW

45. We respectfully request an opportunity to review the plans during preparation and before bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed. Misinterpretation of our recommendations or omission of our requirements from the project plans and specifications may result in changes to the project design during the construction phase, with the potential for additional costs and delays in order to bring the project into conformance with the requirements outlined within this report.



444 Airport Blvd, Suite 106
Watsonville, CA 95076
Phone: 831-722-9446
Fax: 831-722-9158

August 14, 2007

Project No. 0746-SZ68-G41

Brian Edwards, Don and Sharon Reeves
420 Brooktree Ranch Road
Aptos, CA 95003

Subject: Plan Review Letter
Tentative Map and Preliminary Improvement Plans for New Residence
1832 Alice Street (APN 028-062-51)
Santa Cruz, California

Dear Mr. Edwards and Mr. & Mrs. Reeves,

As requested, Pacific Crest Engineering Inc. (PCEI) has reviewed the project plans prepared by R.L. DeWitt & Associates, Inc. and dated August 8, 2007 (latest revision date, second submittal). Our review was limited to the geotechnical aspects of the project design.

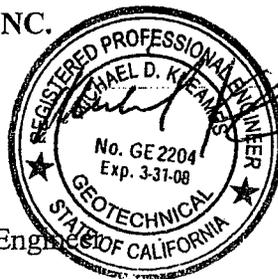
Based on our review of the civil plans, it is our professional opinion they are in general conformance with the requirements and specifications of the Geotechnical Investigation dated July 19, 2007.

Please note that we have not reviewed the project architectural, structural or landscape plan sets, and request an opportunity to do so once completed and prior to project bidding or construction.

If you have any questions regarding this letter, please do not hesitate to contact our office at 831-722-9446.

Very truly yours,

PACIFIC CREST ENGINEERING INC.



Michael D. Kleames, G.E.
Vice-President/Principal Geotechnical Engineer
G.E. 2204
Exp. 3/31/08

Copies: 2 to Client
1 to Mr. Bob DeWitt, R.L. DeWitt & Associates, Inc.



444 Airport Blvd, Suite 106
Watsonville, CA 95076
Phone: 831-722-9446
Fax: 831-722-9158

November 26, 2007

Project No. 0746-SZ68-G41

Brian Edwards, Don and Sharon Reeves
420 Brooktree Ranch Road
Aptos, CA 95003

Subject: Plan Review Letter – *Follow-up*
Tentative Map and Preliminary Improvement Plans for New Residence
1832 Alice Street (APN 028-062-51)
Santa Cruz, California

Dear Mr. Edwards and Mr. & Mrs. Reeves,

This is a follow-up to our previous plan review letter for the civil drawing set (our previous letter was dated August 14, 2007).

As requested, Pacific Crest Engineering Inc. (PCEI) has reviewed the project plans prepared by R.L. DeWitt & Associates, Inc. and dated October 16, 2007 (latest revision date). Our review was limited to the geotechnical aspects of the project design.

Based on our review of the civil plans, it is our professional opinion they are in general conformance with the requirements and specifications of the Geotechnical Investigation dated July 19, 2007. *These drawings incorporate our recommendation to collect and discharge residence downspouts to the storm drain system, rather than to the on-site soils (such as by using percolation pits). In addition, we do not believe an additional discharge pipe is required beneath the paver section.*

Please note that we have not reviewed the project architectural, structural or landscape plan sets, and request an opportunity to do so once completed and prior to project bidding or construction.

EXHIBIT K

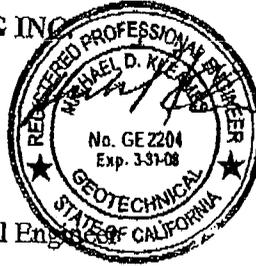
Brian Edwards, Don and Sharon Reeves
November 26, 2007

Page 2
Project No. 0746-SZ68-G41

If you have any questions regarding this letter, please do not hesitate to contact our office at 831-722-9446.

Very truly yours,

PACIFIC CREST ENGINEERING INC



Michael D. Kleames, G.E.
Vice-President/Principal Geotechnical Engineer
G.E. 2204
Exp. 3/31/08

Copies: 3 to Client
1 to Ms. Marcella Bailey, R.L. DeWitt & Associates, Inc.

EXHIBIT K

PERCOLATION STUDY

Percolation Test Borings

On June 20, 2007, three percolation test holes were advanced in the proposed percolation basin/drain pit area, located to the south of the proposed new residence. Percolation Boring No. 1, 2, and 3 were advanced to depths of 15, 10, and 5 feet below ground surface respectively.

1. The locations of the boreholes are shown on Figure 2 as P-1, P-2, and P-3 within the Appendix. Borehole drilling was conducted using a limited access drill rig with a solid stem auger. All observations, measurements, and evaluations were recorded by the onsite geologist. Refer to Figures 7 through 9 within the Appendix for the Test Boring Logs of the three borings. The test borings were logged according to the Unified Soil Classification System.
2. A two-inch diameter perforated PVC pipe was inserted into each test boring followed by 3/8 inch gravel. The gravel filled the entire annular space within each test boring.
3. The percolation test holes were pre-saturated at least 24 hours prior to performing the percolation test.
4. The percolation tests were carried out on July 3, 2007. A falling head test was used to determine the percolation rate. Water level measurements were recorded to the nearest 1/100th of a foot using a Solinst electronic water level meter with water level readings every 15 minutes.
5. The results of the percolation test are contained within this report, with an average percolation value estimated for each of the areas tested. Please refer to Figures 11 to 13 in Appendix A for the percolation test data.
6. The preparation of this report which describes the results of the percolation testing of the onsite soils.

INVESTIGATIVE FINDINGS

Soil Borings

Our soil borings advanced in the vicinity of the proposed percolation basin/drainage pit encountered a variety of soils which include clay, sandy clay, and silty sand.

Boring No. P1 encountered variegated clay in the upper 8 ½ feet. The clay was described as having medium to high plasticity and contained mica flakes scattered throughout the sample. The density was recorded as stiff. From 8 ½ feet to the maximum depth explored of 14 ½ feet, the soil was described as yellowish brown silty sand. The densities ranged from medium dense to dense.

Boring No. P2 encountered dark gray and gray clay to the maximum depth explored of 9 ½ feet. The clay was described as having low to medium plasticity and contained oxidation patches and mica scattered throughout the samples. The recorded densities ranged from stiff to very stiff.

Boring No. P3 encountered dark brown clay to the maximum depth explored of 4 ½ feet. The clay was described as having low to medium plasticity and contained oxidation nodes and mica throughout the sample. The density was recorded as stiff.

No free groundwater was encountered to the maximum depth explored of 15 feet within any of the three percolation test borings. Prior to the percolation test, P-2 contained water to a measured depth of 4.14 feet in a 10 foot deep hole. Furthermore, P-3, a 5 foot deep hole contained water to a measured depth of 4.85 feet.

Materials encountered during subsurface exploration are described on the appended Test Boring Logs. The logs depict subsurface conditions at the locations and on the date the holes were drilled. Subsurface conditions at other locations are relatively the same within this proposed site. Stratification lines shown on the logs represent the approximate boundaries between soil types; the actual transitions from one soil type to another may be gradual.

Percolation Test Results

Refer to Figures 11 to 13 for the percolation test results located within the Appendix.

The soil in the proposed detention pond area consisted mostly of clays and silty sands at depth. In order to determine the percolation rate of the subsurface soil, it was necessary to pour water into the test holes until a measurable column of water was present. A 100 gallon water tank was used to fill the percolation hole. Once the initial height of the water column was measured, the rate of fall of the column of water was monitored over a very short period of time. In our test, the time interval was 15 minutes.

The three test borings within the proposed detention pond area had final percolation rates varying from 22 to 167 minutes per inch with an average value of 74 minutes per inch (or 0.81 inches per hour).

CONCLUSIONS

The average percolation rate from the three percolation test holes was 74 minutes per inch, (or 0.81 inches per hour).