



Staff Report to the Planning Commission

Application Number: **06-0669**

Applicant: James Lloyd

Agenda Date: 4/29/09

Owner: Kathleen A. Brewington, Trustee

Agenda Item #: 9

APN: 028-411-18

Time: After 9:00 a.m.

Project Description: Proposal to demolish the existing structures, remove two significant trees, divide the subject parcel into two new parcels and construct two single-family dwellings.

Location: Property located on the west side of Corcoran Avenue, approximately 400 feet north of Alice Street (715 Corcoran Ave.).

Supervisory District: First District (District Supervisor: John Leopold)

Permits Required: Minor Land Division, Coastal Development Permit, and Residential Development Permit

Technical Reviews: Soils Report Review, Preliminary Grading Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0669, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|--|
| A. | Project plans | H. | Comments & Correspondence |
| B. | Findings | I. | Soils Engineer Plan Review Letter & Soils Report Recommendations |
| C. | Conditions | J. | Arborist Report and Significant Tree Replacement List |
| D. | Categorical Exemption (CEQA determination) | K. | Neighborhood Meeting |
| E. | Assessor's parcel map | | |
| F. | Zoning & General Plan maps | | |
| G. | Will Serve Letters | | |

Parcel Information

Parcel Size: 13,522 square feet
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential
Project Access: Corcoran Avenue
Planning Area: Live Oak
Land Use Designation: R-UM (Urban Medium Residential)
Zone District: R-1-5,000 (Single-family residential, 5,000 square foot minimum site area)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Soils report accepted
Fire Hazard: Not a mapped constraint
Slopes: About 9.9%
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: 147 cubic yards cut; 59 cubic yards fill
Tree Removal: Five trees, including two Significant Trees, are 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: X Inside ___ Outside
Water Supply: Santa Cruz Water District
Sewage Disposal: County of Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Zone 5

History

The subject parcel located in the Live Oak planning area and is developed with two dwellings, a larger front dwelling and a rear cottage. Assessor's records document that these structures pre-date building permits as they were constructed in about 1950 and 1952 respectively. In August 1978, the Zoning Administrator approved an addition to the front dwelling, which was not constructed, and recognized the structures as a two-unit dwelling group. The current proposal is to divide the parcel into two lots and construct two single-family dwellings.

Project Setting

The subject parcel is located on Corcoran Avenue, which intersects with Portola Drive near the Live Oak Library and the KSCO radio facility. It is an eclectic neighborhood both in terms of its

zoning and architectural styles. In one block, there are four zone districts: RM-2.5, RM-4, R-1-5 and R-1-6¹ and a range of architectural styles. Most of the homes on Corcoran Avenue are relatively modest, one-story structures, but there are several two-story homes.

To the east, across Corcoran Avenue from the subject parcel, is a massive, two-story apartment building of an indeterminate architecture style. Directly to the north is a right-of-way serving four homes. To the south is a single-family dwelling, and to the west are the backyards of two homes that front on Paget Avenue. 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 subject parcel slopes up from Corcoran Avenue and, as noted above, is currently developed with a two-unit dwelling group. Two Douglas fir trees and one Coast Redwood are located along the southern property boundary on the adjacent parcel. Five of the existing trees on the subject parcel are proposed for removal, two of which are Significant Trees (see Exhibit J, Arborist Report).

Zoning & General Plan Consistency

The proposed land division will create two single-family residential parcels where there is currently one. Both parcels will be accessed from a new driveway located within a 20-foot corridor access off of Corcoran Avenue.

The subject property is a 13,522 square foot lot and is zoned R-1-5 (Single-family residential – 5,000 square foot minimum parcel size). The division of the property into two separate parcels requires a minimum of 5,000 square feet of net developable land per parcel, excluding vehicular rights-of-way. The proposed land division will comply with this minimum, as the new lots will be 6,194 and 5,044 square feet.

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 land division complies with the General Plan density range. The project is also consistent with all of the site standards for the zone district as follows:

¹ RM-2.5 (Multi-family residential, minimum site area of 2,500 square feet);
RM-4 (Multi-family residential, minimum site area of 4,000 square feet);
R-1-5 (Single-family residential, minimum site area of 5,000 square feet);
R-1-6 (Single-family residential, minimum site area of 6,000 square feet).

	R-1-5 Site Standards	Proposed Parcel 1	Proposed Parcel 2
Front yard setback	20'	20'	20'
Rear yard setback	15'	15'	15'
Side yard setbacks	5' and 8'	5' and 8'	5' and 8'
Maximum height	28'	28'	28'
Maximum % lot coverage	30%	29.9%	28%
Maximum Floor Area Ratio	50%	48.3%	47.9%

Local Coastal Program Consistency

The proposed residential use is in conformance with the County's certified Local Coastal Program, in that the structures, as conditioned, are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single- family dwellings and multi-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. 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 site plan is driven primarily by the corridor access (flag lot) design of the land division. The 20-foot wide corridor access is located along the property's northern boundary. The front dwelling and the large trees located along the southern boundary will obscure most of the rear dwelling from Corcoran Avenue; only the garage door, which is nicely detailed, will be clearly visible.

The corridor access will also be used for access by the front parcel. This is desirable as it reduces the number of driveway cuts onto Corcoran Avenue, allows for additional landscaping within the front yard setback of the front dwelling, and facilitates the use of a "swing" garage. By using a "swing" garage, the blank face of the garage does not face the right-of-way. Instead, the side of the garage, which has the same architectural detail as the rest of the structure, faces Corcoran Avenue. The site plan in Exhibit A currently shows the third required parking space as located in front of the side of the garage. Since sufficient area is available for parking in front of the garage, staff recommends a condition of approval to eliminate this parking space and provide additional landscaping.

In terms of architectural design, the project designer has incorporated several architectural features to help the dwellings blend into this older neighborhood. The swing garage discussed above is the portion of the front dwelling located closest to Corcoran Avenue. It meets the required 20-foot front yard setback. The office located above the garage is setback an additional five feet which breaks up what would have been a two-story plane and reduces the apparent mass and bulk of the structure. The rest of the dwelling is setback about 60 feet from the right-of-way. This substantial setback will soften the impact of the structure on the neighborhood. Both

proposed dwellings have hipped roofs which provide a transition to the smaller homes next door.

The County's Urban Designer reviewed this project and found that it complies with most of the requirements of the Coastal Zone Design Criteria (County Code 13.10.130). The Urban Designer recommends, however, that the finish materials on one of the dwellings be changed to horizontal or vertical siding with a composition shingle roof. Since the rear dwelling will not be visible, staff recommends that the front dwelling be required to comply with this recommendation. The intent of this is to both diversify the proposed development and to help it fit into the neighborhood since most homes in the vicinity are finished partially or entirely in wood siding. A condition of approval is included to require these finish changes.

Grading, Drainage & Utilities

The proposed land division and associated improvements will require site grading and preparation, primarily to establish final building pads and pavement elevations in order to maintain positive drainage away from structures to drainage inlets. A total of approximately 147 cubic yards of earth will be cut and approximately 59 cubic yards of earth will be placed as fill to allow for the preparation of the project site. The grading volumes are considered as reasonable and appropriate due to the nature and scale of the required improvements. Protection measures during grading and construction, as recommended by the project arborist, will be required to preserve the existing trees that are to be retained (see Exhibit J, Arborist Report).

In broad strokes, the drainage plan works in the following way. The natural flow of runoff is from the rear of the parcel east to Corcoran Avenue. Precipitation falling on the new dwellings' roofs will be collected into a pipe and directed to a retention/detention area located in the southeastern corner of each new parcel. The backyards of each parcel will be graded to direct runoff into inlets which will also connect to the retention/detention areas. A four-inch pipe will release runoff from these retention/detention areas to the street. An orifice on this pipe will regulate the runoff release rate to that of the predevelopment rate.

The driveways are to be finished in pervious paving underlain with a bed of gravel. Because the local surface soils do not percolate well, collector pipes will be placed below the paving to collect runoff that does not infiltrate into the ground. These pipes will release the collected water at the street. Sheet flow from the paved surfaces will be directed to the corridor access. A trench wall, located where the driveway intersects the Corcoran Avenue right-of-way, will prevent seepage into the right-of-way which could create slippery walking conditions for pedestrians.

The proposed improvement plan has been accepted by the Department of Public Works and the project geotechnical engineer, Rebecca Dees of Dees & Associates, Inc., has submitted a letter accepting the project plans as being in conformance with the recommendations of the geotechnical report (see Exhibit I). In addition, water, sewer, and electrical utilities are available to the subject property. The existing water and sewer mains are capable of handling the additional volume necessary to serve the proposed development. Will serve letters from the County Sanitation District and the City of Santa Cruz Water Department are attached.

Trees

Five trees are proposed for removal, two of which are considered to be significant trees. For trees located within the Coastal Zone, which are equal to or greater than 20-inches in diameter at breast height, County Code 16.34 (Significant Trees Protection) requires a Significant Tree Removal Permit.

An arborist, Robert B. Hoffmann, evaluated the trees on the property (Exhibit J). Mr. Hoffmann found that the two significant trees, a Monterey Pine and a Fan Palm, have been poorly maintained. Dead fronds on the Fan Palm have not been removed and now "collar" the tree and the tree exhibits the beginnings of "Red Rot." The Monterey Pine has been pruned extensively by PG&E and is infested with pitch canker and red turpentine beetles. The proposed landscape plan includes eight new trees as well as the retention of a healthy ornamental plum. None of the proposed trees has the potential to become a significant tree. Therefore, staff is recommending a condition of approval that the applicant provide four additional trees selected from the attached Significant Tree Replacement List (Exhibit J).

The other three trees proposed for removal are a weeping willow exhibiting crown dieback; a Yucca with extensive basal decay and poor maintenance; and an ornamental plum that is 80% dead.

On the parcel to the south are three large trees, two Douglas Firs and a Coast Redwood, for which the project arborist has provided protection recommendations. Although the trees are located on the adjacent parcel, their drip lines encroaches onto the subject parcel. Mr. Hoffmann recommends that a final excavation line be established prior to the beginning of any work and that any roots encountered in excavation be cleanly severed by hand. These recommendations have been incorporated as conditions of approval.

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.

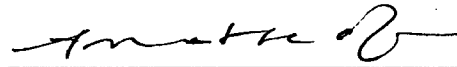
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **06-0669**, based on the attached findings and conditions.

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

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

Report Prepared By:



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

Report Reviewed By:



Mark Deming
Assistant Director
Santa Cruz County Planning Department

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 creates two parcels of 6,195 and 5,044 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 Corcoran Avenue, and 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, as conditioned, 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. AT&T has required a utility easement along the northern property boundary to accommodate their existing aerial facility, but has no objection to the proposed land division.

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

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

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

This finding can be made, in that the new dwellings, as conditioned, are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The surrounding neighborhood contains single-family and multi-family residential development. The proposed residential development, as conditioned, 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 or open space easements in that no such easements or restrictions are known to encumber the project site. AT&T requires a utility easement along the northerly ten feet of the subject parcel to accommodate existing aerial facilities, but has no conflict with the proposed land division.

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, as conditioned, 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, as conditioned, 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

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Owner: Kathleen A. Brewington, Trustee

and Local Coastal Program land 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, as conditioned, is not inconsistent with the existing range.

An arborist report was prepared by Robert Hoffman, dated 3/28/08, which evaluated the condition of the two Significant Trees located on this parcel: a Monterey Pine and Fan Palm. According to the report, the Monterey Pine has a long history of line clearing by Pacific, Gas & Electric, as well as pinch canker and red turpentine beetles. The Fan Palm is also poorly maintained and exhibits the beginning of red rot.

In addition to being poorly maintained and diseased, the Fan Palm's location would preclude the economic use of the property consistent with the land use designation of the Local Coastal Program land use plan. Because a corridor access is the only site design that would allow a land division with the existing access from Corcoran Avenue, and because three parking spaces are required as well as sufficient area for vehicles to turnaround, it is not possible to retain the Fan Palm given its location in the middle of the driveway/parking area.

Development Permit Findings

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

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single-family dwellings will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

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

This finding can be made, in that the proposed location of the single-family dwellings and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-5 (Single-family residential - 5,000 square foot minimum) zone district in that the primary use of each 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 corridor access is 20-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 dwellings 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 dwellings will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed single-family dwellings will not be improperly proportioned to the parcel size or

the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single-family 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, as conditioned, 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 there are two dwellings currently and there will be two dwellings as a result of the proposed land division. No increase in traffic, and only a relatively minor increase in utilities, use is anticipated as a result of this project.

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 dwellings, as conditioned, are located in a mixed neighborhood containing a variety of architectural styles, and the proposed single-family dwellings are consistent with the land use intensity and density of the neighborhood.

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

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

Conditions of Approval

Land Division 06-0669

Proposal to demolish the existing structures, remove two significant trees, divide the subject parcel into two new parcels and construct two single-family dwellings.

Applicant: James Lloyd

Property Owner: Kathleen A. Brewington, Trustee

Assessor's Parcel Number: 026-501-02

Property Address and Location: Located on the west side of Corcoran Avenue about 400 feet from its intersection with Alice Street (715 Corcoran Ave.)

Planning Area: Live Oak

Exhibit(s):

- A. 1 sheet, Tentative Map, stamped by Michael Freitas, Registered Professional Engineer, and Curt Dunbar, Professional Land Surveyor (survey data only). 11 sheets, architectural drawings, by James Lloyd Design, revised to 4/4/08. 1 sheet, landscape plan, by Leslie Lloyd Landscapes, dated 12/5/07. 2 sheets, Grading and Drainage Plan, by Freitas + Freitas, revised to 9/26/08.
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All correspondence and maps relating to this land division shall carry the land division number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
 - B. Record the Conditions of Approval with the Parcel Map. The Conditions of Approval shall be applicable to all resulting parcels.
 - C. The property owner(s) shall sign and record the Indemnity Waiver within 30 days of the effective date of this permit.
- II. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading

and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:

- A. The Parcel Map shall be in general conformance with the approved Tentative Map and shall conform to the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than two (2) single-family residential parcels.
- C. The minimum parcel area shall be 5,000 square feet of net developable land per parcel.
- D. The following items shall be shown on the Parcel Map:
 - 1. Building envelopes and/or building setback lines located according to the approved Tentative Map.
 - 2. The net area of each lot to the nearest square foot.
 - 3. The 10-foot wide utility easement along the northern property boundary.
 - 4. An easement for all utilities, such as drainage lines, located on the front parcel but benefiting the rear parcel.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
 - 1. New parcel numbers for all of the parcels must be assigned by the Assessors Office prior to application for a Building Permit on any parcel created by this land division.
 - 2. Lots shall be connected for water service to the City of Santa Cruz Water Department. All regulations and conditions of the water district shall be met including the provision of fire sprinklers; a utility site plan with existing water main and service locations, types and sizes; and the payment of all fees.
 - 5. Lots shall be connected for sewer service to Santa Cruz County Sanitation District. All regulations and conditions of the sanitation district shall be met and all fees paid.
 - 6. All future construction on the lots shall conform to the Architectural Floor Plans and Elevations as stated or depicted in the approved Exhibit "A" and

shall also meet the following additional conditions:

- a. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department.
 - b. Notwithstanding the approved preliminary architectural plans, all future development shall comply with the development standards for the R-1-5 zone district. Development on each parcel shall not exceed the lot coverage limit specified in County Code 13.10.323, or a 50% floor area ratio, or other standard as may be established for the zone district.
 - c. The new front dwelling shall be finished in horizontal or vertical siding with a composition shingle roof. The County's Urban Designer must review and accept this change in finish materials.
 - d. On the front parcel, eliminate the parking space located just east of the garage (parking space three) on the front parcel and show this area as landscaped. Show the third required parking space as in front of the garage door.
 - e. Include the project arborist's recommendations, including tree protection fencing, on all building application plans.
 - f. 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.
 - g. No fencing shall exceed three feet in height within the required front yard setback and no fencing shall exceed six feet in height within the required side and rear yard setbacks.
 - h. For any structure proposed to be within 2 feet of the maximum height limit for the zone district, the building plans may be required to include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site which clearly depict the total height of the proposed structure.
7. A final Landscape Plan for the entire site specifying the species, their size, and irrigation plans and meet the following criteria and must conform to all water conservation requirement of the City of Santa Cruz water

conservation regulations:

- a. The landscape plan shall indicate the responsible party for the long-term irrigation, maintenance and replacement, as needed, of the frontage trees and landscaping along Corcoran Avenue.
- b. 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.
- c. 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.
- d. 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.
- e. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, over-spray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
 - (i) The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit applications. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.
 - (ii) Appropriate irrigation equipment, including the use of a separate landscape water meter, pressure regulators, automated controllers, low volume sprinkler heads, drip or

bubbler irrigation systems, rain shutoff devices, and other equipment shall be used to maximize the efficiency of water applied to the landscape.

- (iii) Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.
 - (iv) Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.
- f. All planting shall conform to the landscape plan shown as part of the approved Exhibit "A" except as specified below. The landscape plan must be reviewed and accepted by the County's Urban Designer.
- (i) Notes shall be added to the improvement plans and the building permit plans that indicate the manner in which the retained trees shall be protected during construction. Provide a letter from the project arborist verifying that the protection measures have been incorporated into the construction plans. This letter should include recommendations, to be incorporated into the project plans, for the construction of the fence located on the southern property line.
 - (ii) Trees planted within the front yard setback shall be planted at 24-inch box size.
 - (iii) Four additional trees selected from the "Significant Tree Replacement List" and approved by the County's Urban Designer, shall be added to the landscape plan and be permanently maintained. These trees shall be planted at 24-inch box size.
 - (iv) On the front parcel, eliminate the parking space located just east of the garage and provide landscaping for this area.
8. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Dees & Associates, Inc. dated July 2007.
9. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district in which the project is located. This project is subject to inclusion in a Mello-Roos Community Facilities District and is subject to the related fees.

10. Any changes from the approved Exhibit "A", including but not limited to the Tentative Map, Preliminary Improvement Plans, or the attached exhibits for architectural and landscaping plans, must be submitted for review and approval by the Planning Department. Changes may be forwarded to the decision-making body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans which do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and highlighted in yellow on any set of plans submitted to the County for review.

II. 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. Provide a recorded maintenance agreement for the shared driveway and shared drainage system, including the proposed retention/detention system. Include maintenance recommendations for each facility and identify who is responsible for the maintenance of each facility on the final plans.
- C. Meet all requirements of the Santa Cruz County Sanitation District including, without limitation, the following standard conditions:
 1. Submit and secure approval of an engineered sewer improvement plan providing sanitary sewer service to each parcel. The improvement plan shall conform to the County's Design Criteria and shall also show any roads and existing and proposed easements.
 2. Show any existing sewer laterals that will be abandoned, if applicable.
 3. Pay all necessary bonding, deposits, and connections fees.
- D. Meet all requirements and pay the Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area. Provide a tabulation of the new impervious areas resulting from this project. Currently, the fees are \$1.00 per square foot and are assessed upon permit issuance. These fees are subject to change.
- E. All new utilities shall be underground. All facility relocation, upgrades or installations required for utilities service to the project shall be noted on the construction plans. All preliminary engineering for such utility improvements is the responsibility of the owner/applicant. Pad-mounted transformers shall not be located in the front setback or in any area visible from public view unless they are completely screened by walls and/or landscaping (underground vaults may be located in the front setback). Utility equipment such as gas meters and electrical

panels shall not be visible from public streets or building entries. Backflow prevention devices must be located in the least visually obtrusive location.

- F. All requirements of the Central Fire Protection District shall be met and all fees paid.
- G. Submit and secure approval of engineered improvement plans from the Department of Public Works and the Planning Department for all roads, curbs and gutters, storm drains, erosion control, and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. A subdivision agreement backed by financial securities (equal to 150% of engineer's estimate of the cost of improvements), per Sections 14.01.510 and 511 of the Subdivision Ordinance, shall be executed to guarantee completion of this work. Improvement plans shall meet the following requirements:
 - 1. All improvement plans shall be prepared by a registered civil engineer and shall meet the requirements of the County of Santa Cruz Design Criteria, except as modified by these Conditions of Approval. Plans shall also comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Code.
 - 2. Prior to the submittal for a building permit, the Department of Public Works must approve and sign the civil drawings for the land division improvement plans.
 - 3. The improvement plans must clearly show the grading as required per the soils report.
 - 4. The improvement plans must be consistent with those shown on Sheet 1 of 2 by Freitas + Freitas signed on 7/22/08.
 - 5. Provide a section of the proposed driveway structural section which conforms to the minimum requirements as outlined in section 16.20.180 of the County Code.
 - 6. Submit complete grading and drainage plans that include limits of grading; existing and proposed contours (including topography 50 feet beyond the project work limits); plan views and centerline profiles of all driveway improvements; existing and proposed drainage facilities, including details of all drainage features; complete drainage calculations and accurate elevations of drainage features.
 - a. No grading will be allowed between April 15 and October 15.
 - b. Retaining walls shall be located on Parcel 2.

- c. Remove all extraneous information such as existing structures and floating dimensional arrows.
- d. To avoid conflicts with the roots of the trees located on the parcel to the south, all subterranean drainage improvements located on Parcel 1 shall be relocated so that they are located outside of the eight- foot side yard setback, unless a certified arborist provides recommendations for placing drainage improvements closer than the 8-foot side yard setback. If an arborist provides recommendations, these must be accepted by the County Urban Designer.
- e. Note on the plans the provision of permanent bold markings at each inlet that read: "No Dumping – Drains to Bay".
- f. Include notes on the grading plan that clearly show the existing trees to be retained. No grading is allowed within the tree protection areas of all trees to be retained.
- g. The plans must clearly show how roof runoff is dealt with as concentrated roof runoff should not be directed towards a fill slope.
- h. The final grading plans shall be reviewed and approved by the Environmental Planning Section of the Planning Department and the Department of Public Works.
- i. The final engineered grading plans shall conform to all recommendations of the geotechnical report prepared by Dees & Associates, Inc. dated July 2007. Final plans shall reference the project soils report.
- j. A plan review letter from the project soils engineer is required. The plan review letter must state that the grading plans are in conformance with the geotechnical recommendations.
- k. Add a north arrow to the plans.
- l. More sump area should be added to the catch basins added upstream of both retention/detention trenches to more effectively protect the retention storage area and control mechanisms from debris.
- m. Clarify how the orifice release configuration will be constructed, function or be maintained. Provide a cross section construction detail of the orifice release configuration and explain how the orifice will be maintained in this location.

- n. Provide a minimum six-inch cleanout and inspection riser reaching the ground surface at the end of any structural chamber.
 - o. Show where all retaining wall back-drains will be discharged. Long-term seepage of water from foundation drains must be dispersed to landscape soils or piped to underground drainage facilities. They may not be discharged over sidewalks or to paved street gutters due to potential for creating slippage hazards.
 - p. Provide a cross-section detail of the existing drainage inlet at the southeast corner of the lot. Show the invert elevations for all the pipe connections.
 - q. Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans.
7. Prior to any building permit issuance or ground disturbance, a detailed erosion and sediment control plan shall be reviewed and approved by the Department of Public Works and the Planning Department. Earthwork between October 15 and April 15 will not be allowed. The erosion and sediment control plans shall identify the type of erosion and sediment control practices to be used and shall include the following:
- a. An effective sediment barrier (silt fence) placed along the perimeter of the disturbance area, located downslope of where drainage paths flow, and maintenance of the barrier.
 - b. Spoils management that prevents loose material from clearing, excavation, and other activities from entering any drainage facility.
 - c. A plan to prevent construction vehicles from carrying soil, dirt, gravel or other material onto public streets. The owner/applicant is responsible for cleaning the street should materials from the site reach the street.
 - d. Silt and grease traps shall be installed according to the approved improvement plans. Sediment barriers shall be maintained around all drain inlets during construction.
8. Show all existing trees which are to be retained. In addition, provide a tree protection plan which shows the locations of the tree protection fencing and any addition protection measures per the recommendations of the project arborist, as specified in the report prepared by Robert B. Hoffmann and dated April 9, 2008. A plan review and approval letter from the project arborist is required prior to recordation of the Parcel Map.

9. Obtain a Demolition Permit to remove existing structures from the property. Prior to issuance of a Demolition Permit the following shall be completed:

- a. Contact the Monterey Bay Unified Air Pollution Control District prior to the issuance of any demolition permit. Call Mike Sheehan at 831-647-9411 for the applicable requirements.
- b. Obtain a Special Inspection of the existing dwellings to determine whether the structures are suitable for relocation. Make the buildings available for relocation as required.

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

A. Prior to any disturbance, the owner/applicant shall organize a pre-construction meeting on the site. The applicant, the project arborist, grading contractor, and Environmental Planning Staff shall participate. Protective tree fencing and erosion silt fencing must be in place at the time of the pre-construction meeting. Tree protection measures shall be installed per the recommendations of the project arborist. During the meeting, the applicant shall identify tree protection measures and erosion control measures to be implemented during construction.

1. For the ornamental plum located in the southwest corner of the property, shall be left untrimmed and construction fencing shall be placed at the outer perimeter of its canopy.
2. For the three trees, two Douglas Firs and one Coast Redwood, located on the parcel to the south, the meeting attendees will establish the final excavation line. A fence will be erected as close to the anticipated final forming of the foundation as possible.

B. The property owner will be responsible for applicable street trenching fees as detailed in County Code 9.80 (Street Trench Cut Cost Recovery Fee).

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

A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible, all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road. Obtain an Encroachment Permit from the Department of Public Works for any work performed in the public right of way. All work shall be consistent with the Department of Public Works Design Criteria unless otherwise specifically excepted by these conditions of approval.

B. The existing Corcoran Avenue improvements, including striping, must be

protected during construction. Any damage must be repaired or replaced in kind and to the County Design Criteria standards.

- C. To protect the trees located on the adjacent parcel to the south, when concrete form excavation begins, all encountered roots shall be cleanly severed and done manually. If slab are employed, as the excavation proceeds to the outer edge of the forms, the last 12-inches shall be dug by hand and the edges of the roots shall be covered by burlap.
- D. No building materials, construction trash, dirt, gravel, equipment or work vehicles shall be inside the protective fencing surrounding and protecting any preserved trees.
- E. The entire building site shall be kept clean and free of soil polluting construction debris.
- F. No land clearing, grading or excavating shall take place between October 15 and April 15.
- G. No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests, or to carry out work required by another of these conditions).
- H. All construction shall comply with the current California Building Code.
- I. 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.
- J. To minimize noise, dust and nuisance impacts of surrounding properties to insignificant levels during construction, the owner/applicant shall or shall have the project contractor, comply with the following measures during all construction work:
 - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address and emergency situation; and
 - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

3. The applicant shall designate a disturbance coordinator and a 24-hour contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.
 - K. Construction of improvements shall comply with the requirements of the geotechnical report prepared by Dees & Associates, Inc. and dated July 17, 2007. The project geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report(s).
 - L. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
 - M. The project engineer who prepares the grading plans must certify in writing that the grading was completed in conformance with the approved tentative map and/or engineered improvement plans.
- V. Operational Conditions
- A. Annual inspection of the silt and grease traps shall be performed and reports sent to the Drainage section of the Department of Public Works on an annual basis. Inspections shall be performed prior to October 15 each year. The expense for inspections and report preparation shall be the responsibility of the Homeowners Association.
 1. A brief annual report shall be prepared by the trap inspector at the conclusion of each October inspection and submitted to the Drainage section of the Department of Public Works within 5 days of the inspection. This monitoring report shall specify any repairs that have been done or that are needed to allow the trap to function adequately.
 - B. All drainage features, including the inlets, swales and pervious paving, shall be permanently maintained by the property owner(s).
 - C. The responsible party for maintaining the landscaping along the Corcoran Avenue frontage, as indicated on the Landscape Plan, shall maintain the frontage landscaping in perpetuity, replacing plants as needed.
 - D. In the event that future County inspections of the subject property disclose non-compliance with any Conditions of this Approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including Approval revocation.

- VI. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

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: 06-0669

Assessor Parcel Number: 028-411-18

Project Location: 715 Corcoran Ave., Santa Cruz

Project Description: Proposal to demolish the existing structures, remove two significant trees, divide the parcel into two parcels and construct two new single-family dwellings.

Person or Agency Proposing Project: James Lloyd

Contact Phone Number: (831) 459-0999

- 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**

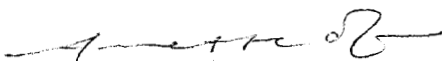
Specify type: Class 15 - Minor Land Divisions (Section 15315)

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.

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



Annette Olson, Project Planner

Date: 3/11/09

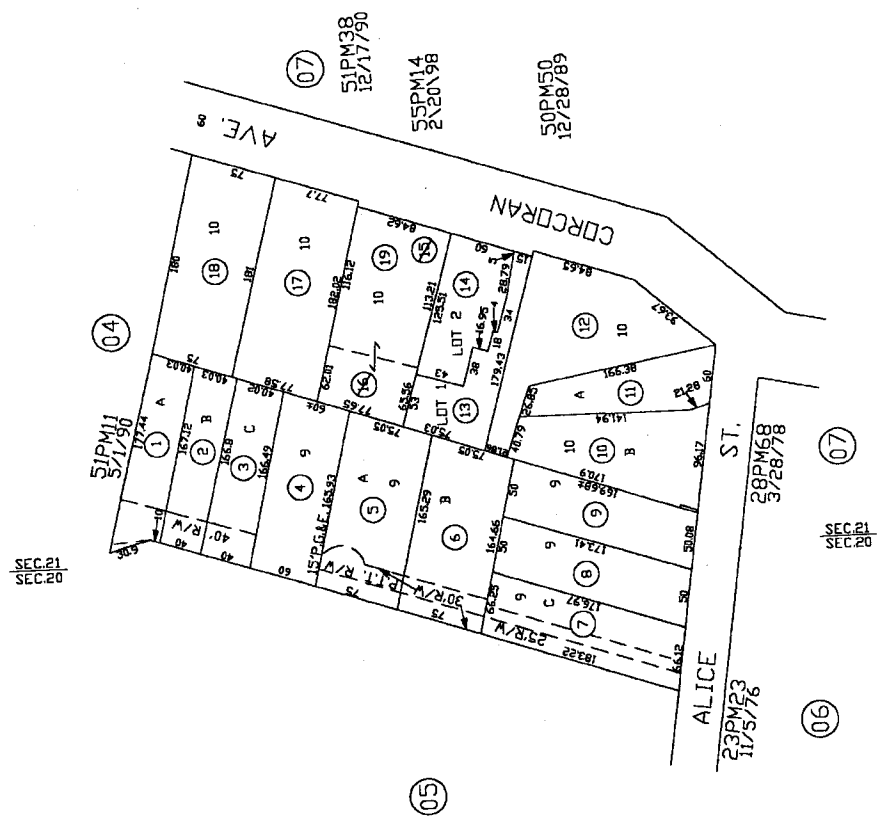
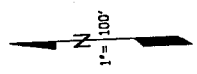
28-41

Tax Area Code
82-040

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

FOR TAX PURPOSES ONLY

THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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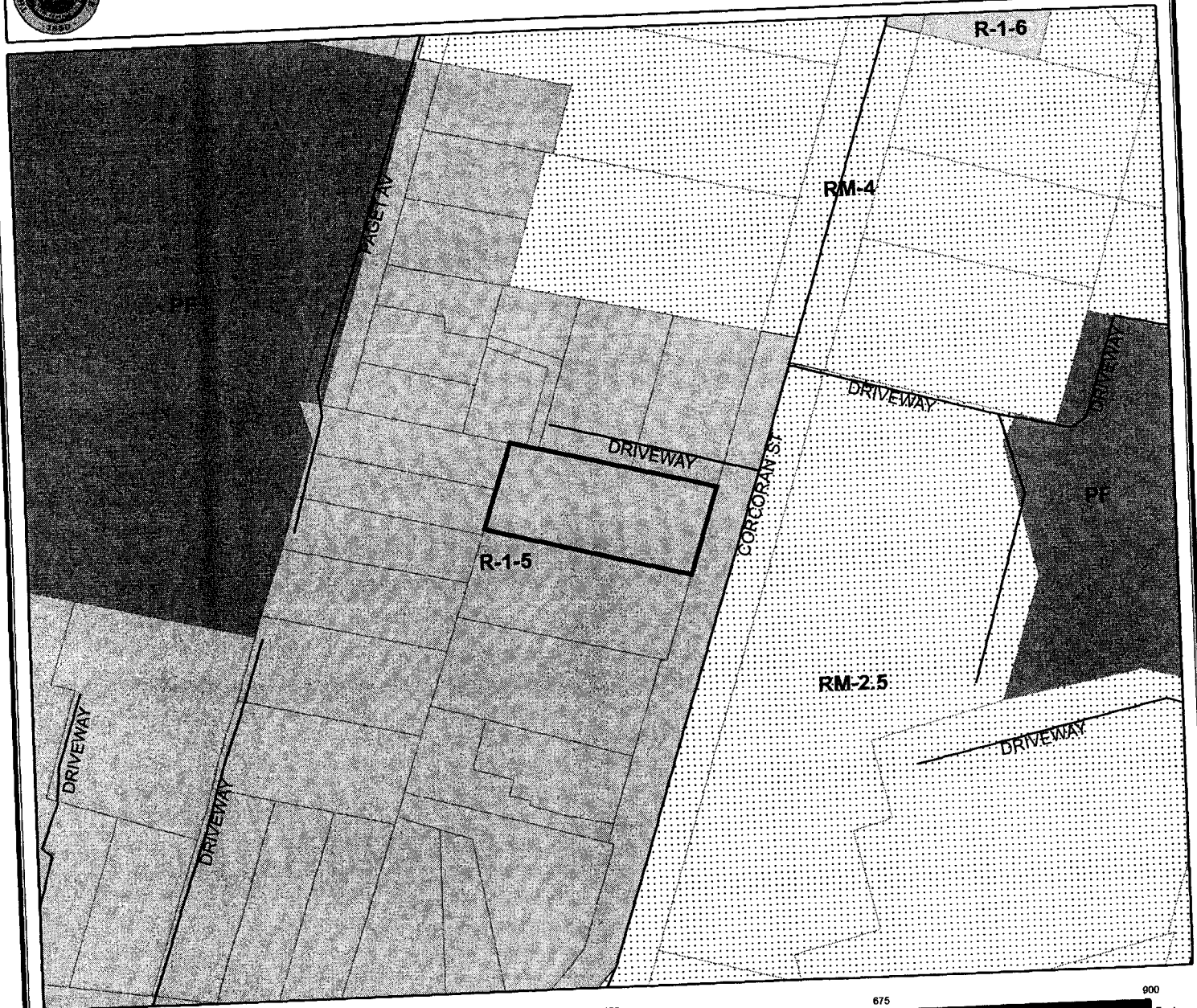


Assessor's Map No. 28-41
County of Santa Cruz, Calif.
July, 1996

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

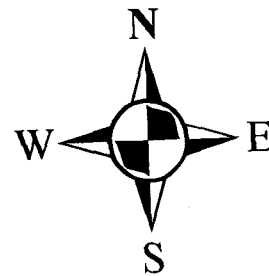


Zoning Map



Legend

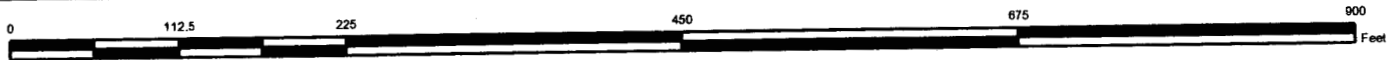
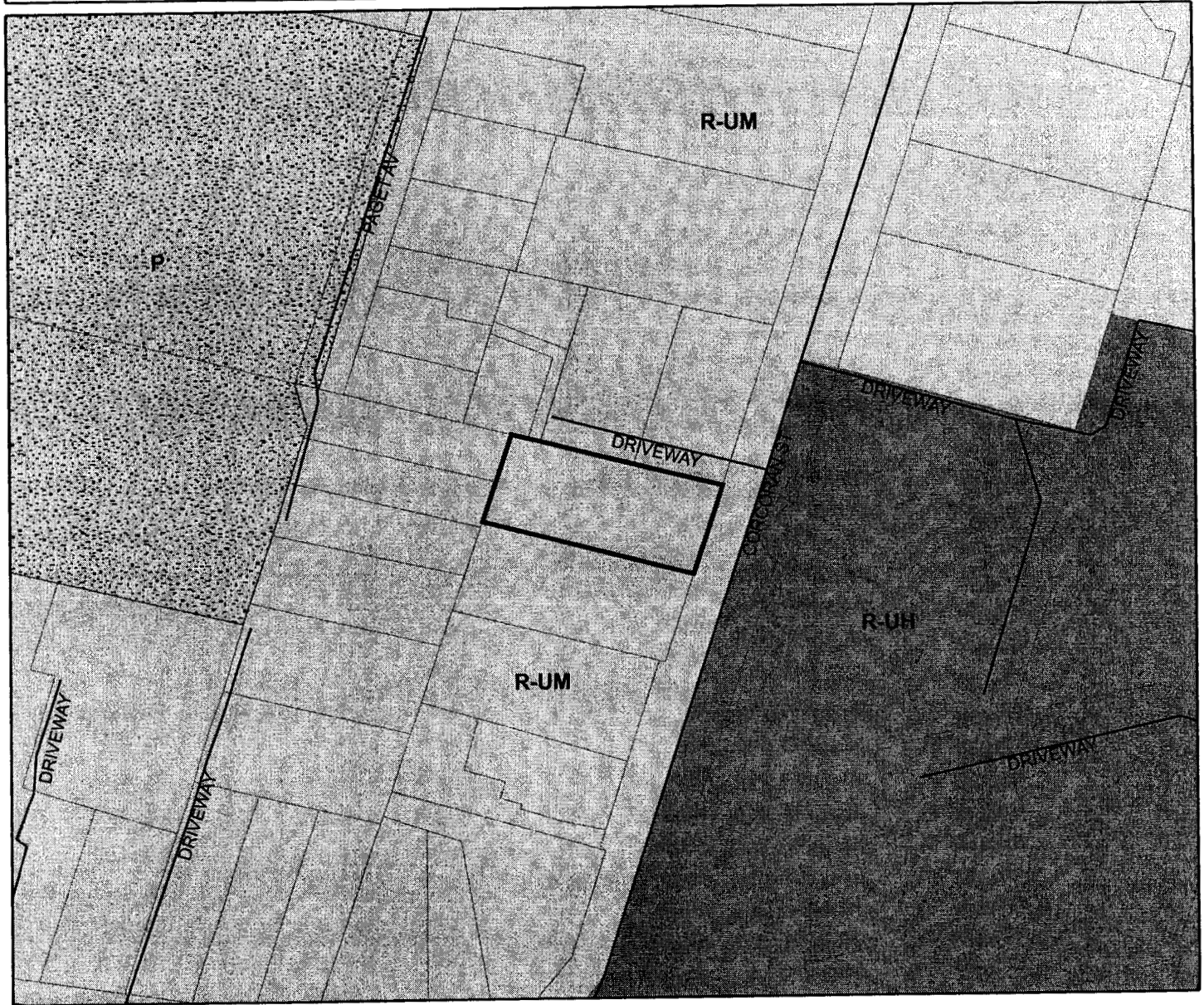
- APN 028-411-18
- Assessors Parcels
- Streets
- RESIDENTIAL-SINGLE FAMILY (R-1)
- PUBLIC FACILITY (PF)
- RESIDENTIAL-MULTI FAMILY (RM)









Map Created by
County of Santa Cruz
Planning Department
November 2006

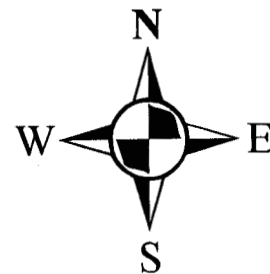


General Plan Designation Map



Legend

-  APN 028-411-18
-  Assessors Parcels
-  Streets
-  Residential - Urban Medium Density (R-UM)
-  Residential - Urban High Density (R-UH)
-  Public Facilities (P)



Map Created by
County of Santa Cruz
Planning Department
November 2006



WATER DEPARTMENT

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

August 3, 2007

Kathleen Brewington
555 Soquel Ave., Suite 320
Santa Cruz, CA 95062

Re: APN 028-411-18, 715 Corcoran /MLD Split 1 Lot to 2 and Demo Existing SFD(s) and Construct New SFD on Each Lot

Dear Ms. Brewington:

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,

for 
Bill Kocher
Director

BK/sr
P:\WTEN\EngTech\Sherry's Water Availability\028-411-18.doc
Cc: SCWD Engineering

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 06-0669
APN: 028-411-18

Date: March 4, 2009
Time: 12:52:32
Page: 13

from the Planning Department, a new availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Item 2) The sewer improvement plan submitted for the subject project during e third routing is approved by the District with the following minor changes: a. Add Sanitation General Notes. b. Backflow/overflow prevention devices shall be located on private property.

Any future changes to these plans shall be routed to the District for review to determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards.

A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement plans prior to submission for building permits. Failure to obtain approval r the sewer improvement plan at the discretionary phase will cause delay in receiving final map approval until improvement plan approval is obtained.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160. There are no Miscellaneous comments. *DPW Sanitation ~ August 13, 2008*
No. 4 Review Summary Statement; Appl. No. 06-0669; APN: 28-411-18:

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

Completeness Items:

⇒ Item 1) This review notice is effective for one year from the issuance date 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 availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Item 2) The sewer improvement plan submitted for the subject project during e fourth routing is approved by the District with the following minor changes: a. Add Sanitation General Notes. This item was requested on submittal 2 and 3.

Any future changes to these plans shall be routed to the District for review to determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards.

A condition of the development permit shall be that Public Works has approved and

INTEROFFICE MEMO

APPLICATION NO: 06-0669 (fourth routing)

Date: August 7, 2008

To: Cathy Graves, Project Planner

From: Larry Kasparowitz, Urban Designer

Re: Design Review for two lot MLD at 715 Corcoran Avenue, Santa Cruz

GENERAL PLAN / ZONING CODE ISSUES**Design Review Authority**

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

Design Review Standards

13.20.130 Design criteria for coastal zone developments

Evaluation Criteria	Meets criteria in code (✓)	Does not meet criteria (✓)	Urban Designer's Evaluation
Visual Compatibility			
All new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas	✓		
Minimum Site Disturbance			
Grading, earth moving, and removal of major vegetation shall be minimized.	✓		
Developers shall be encouraged to maintain all mature trees over 6 inches in diameter except where circumstances require their removal, such as obstruction of the building site, dead or diseased trees, or nuisance species.	✓		
Special landscape features (rock outcroppings, prominent natural landforms, tree groupings) shall be retained.	✓		

Ridgeline Development			
Structures located near ridges shall be sited and designed not to project above the ridgeline or tree canopy at the ridgeline			N/A
Land divisions which would create parcels whose only building site would be exposed on a ridgetop shall not be permitted			N/A
Landscaping			
New or replacement vegetation shall be compatible with surrounding vegetation and shall be suitable to the climate, soil, and ecological characteristics of the area			N/A
Rural Scenic Resources			
Location of development			
Development shall be located, if possible, on parts of the site not visible or least visible from the public view.			N/A
Development shall not block views of the shoreline from scenic road turnouts, rest stops or vista points			N/A
Site Planning			
Development shall be sited and designed to fit the physical setting carefully so that its presence is subordinate to the natural character of the site, maintaining the natural features (streams, major drainage, mature trees, dominant vegetative communities)			N/A
Screening and landscaping suitable to the site shall be used to soften the visual impact of development in the viewshed			N/A
Building design			
Structures shall be designed to fit the topography of the site with minimal cutting, grading, or filling for construction			N/A
Pitched, rather than flat roofs, which are surfaced with non-reflective materials except for solar energy devices shall be encouraged			N/A
Natural materials and colors which blend with the vegetative cover of the site shall be used, or if the structure is located in an existing cluster of buildings, colors and materials shall repeat or harmonize with those in the cluster			N/A
Large agricultural structures			
Restoration			
Feasible elimination or mitigation of unsightly, visually disruptive or degrading			N/A

elements such as junk heaps, unnatural obstructions, grading scars, or structures incompatible with the area shall be included in site development			
The requirement for restoration of visually blighted areas shall be in scale with the size of the proposed project			N/A

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		✓	<i>See comments</i>
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		✓	<i>See comments below.</i>
Scale			
Scale is addressed on appropriate levels	✓		
Design elements create a sense of human scale and pedestrian interest	✓		
Building Articulation			
Variation in wall plane, roof line, detailing, materials and siting	✓		
Solar Design			
Building design provides solar access that is reasonably protected for adjacent properties	✓		

Building walls and major window areas are oriented for passive solar and natural lighting	✓		
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Urban Designer's comments:

THIS PROJECT USES THE SAME EXTERIOR MATERIALS FOR BOTH LOTS. IT WOULD BE APPROPRIATE TO USE A DIFFERENT MATERIAL FOR ONE OF THE LOTS (such as horizontal siding). THE PROJECT PLANNER SHOULD MAKE THIS A CONDITION OF APPROVAL.

Landscape:

- ***Swordfern only does well in partial or full shade.***

"Given shade & moist well-drained acidic soil, Western Sword Ferns are hardy as the dickens. Older fronds do die off, so the one trick of keeping them bright & gorgeous is to plant them accessibly so you're able to reach in to trim off the oldest under-fronds especially at the start of spring."

- ***The amount of sod is limited by City of Santa Cruz Water Department and the County of Santa Cruz***

Section 13.11.075

"Turf Limitation and Plant Selection –

The turf area shall be limited to no more than 25 percent of the total landscaped area. "

COUNTY OF SANTA CRUZ
INTER-OFFICE CORRESPONDENCE

DATE: February 11, 2008
TO: Cathy Graves, Planning Department, Project Planner
FROM: Melissa Allen, Redevelopment Agency Project Manager
SUBJECT: Application #06-0669, 3rd Routing, APN 028-411-18, 715 Corcoran Avenue, Live Oak

The applicant is proposing to divide a 13,523 square foot parcel into two parcels of 6,195 and 5,044 square feet (with a 2,284 square foot "flag") demolish two existing single-family dwellings and construct two new two-story single-family dwellings. The project requires a Minor Land Division, a Residential Development Permit, a Coastal Development Permit and Preliminary Grading Approval. The property is located on the west side of Corcoran Avenue approximately 350 feet north from Alice Street, in the Live Oak Planning area.

This application was considered at Engineering Review Group (ERG) meetings on December 6, 2006, September 19, 2007 and January 30, 2008. The Redevelopment Agency (RDA) previously commented on this application on December 12, 2006 and September 20, 2007 (attached for reference). RDA appreciates the applicant providing additional information in response to RDA's previous comments. RDA has the following remaining and additional comments regarding the proposed project. RDA's primary concerns for this project involve the protection of street frontage improvements (previously installed by Public Works and the Redevelopment Agency) and required repair or replacement of any damages during construction, the provision of adequate onsite parking, and the protection of significant trees.

1. Please see previous comment #1 relative to the request for a project condition addressing frontage improvement repair and/or replacement as needed.
2. RDA encourages the retention and protection of existing significant/mature trees onsite whenever possible or required tree replacements at an appropriate ratio. RDA also encourages the use of arborist tree recommendations during construction in order to ensure adequate protection of the large redwood trees just offsite to the south. These 3 trees appear to have a large canopy/dripline into this site in the area of proposed construction for the 2-story structure on Lot 1.
3. This project should be required to designate the responsible party for the long-term irrigation, maintenance and replacement as needed of the frontage trees and landscaping along Corcoran Ave.
4. As a note, the Project text boxes include inconsistent details from the project plans in that there are still references to second residential units on each of the lots and a "one-car garage" reference.

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

cc: Greg Martin & Rodolfo Rivas, DPW Road Engineering
Paul Rodrigues, RDA Capital Projects Manager
Steve Guiney, RDA Planning Liaison

Betsey Lynberg, RDA Administrator
Jan Beautz, District 1 Supervisor

COUNTY OF SANTA CRUZ
DEPARTMENT OF PUBLIC WORKS
INTER-OFFICE CORRESPONDENCE

DATE: February 26, 2009

TO: Annette Olson, Planning Department

FROM: Kate Seifried, Department of Public Works

SUBJECT: APPLICATION 06-0669, APN 028-411-18, 715 CORCORAN AVENUE
THIRD SUBMITTAL

I have the following comments on this submittal:

Completeness:

1. The tentative map should represent only tentative map information. The tentative map submitted with this submittal has too much unnecessary information. Please revise tentative map to be as it was in first submittal.
2. Retaining wall locations between tentative map and grading plan do not agree. Please revise one or both to show the retaining wall in the same location.
3. Please revise grading plan to correct errors such as retaining wall conflicting with driveway locations and floating dimension arrows. Also remove existing information from proposed grading plan.

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

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

KNS:kns

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.: 06-0669
APN: 028-411-18

Date: April 15, 2009
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Environmental Planning Completeness Comments

===== REVIEW ON DECEMBER 7, 2006 BY KENT M EDLER =====

The following are Completeness Comments related to Grading and Soils Issues only:

1. A soils report is required.
2. The grading plan prepared by Freitas and Freitas does not match the layout of structures as shown on the sheets prepared by James Lloyd Design. All plans must match up accordingly.
3. The grading plans must indicate the proposed cut and fill quantities.
4. The existing contours must be shown through the footprints of the structures.
5. The plans must clearly show the proposed contours between the segmented wall and the property line. Note: the top of all cut slopes must be set back 2' from the property line.
6. Show top of wall and bottom of wall elevations for all retaining walls on plan view.
7. Show the limits of grading / disturbance.
8. Show a grading x-section that runs from PL to PL that runs from east to west. Note: the toe of the fill slope near Corcoran Ave. must be set back 3' from the property line.
9. The grading plans must show, on plan view, the pad elevations as well as the finished floor elevations.
10. Note: Once the grading plans have been revised to match site plan by James Lloyd, further completeness comments may arise.
11. Note: Once all completeness comments have been addressed and the soils report has been accepted, a plan review letter will be required to be submitted from the soils engineer which states that the preliminary plans are in conformance with the geotechnical recommendations.

===== UPDATED ON DECEMBER 15, 2006 BY JESSICA L DEGRASSI =====

Please refund the biotic pre-site fee, as there is no special status or protected species on this parcel.

===== UPDATED ON SEPTEMBER 17, 2007 BY KENT M EDLER =====

Updated completeness comments:

1. The soils report has been accepted.
2. Previous comment #2 addressed.

Discretionary Comments - Continued

Project Planner: Annette Olson
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3. Previous comment #3 partially addressed. Grading quantities were shown, but I am unable to check them due to the existing contours not being legible on the grading plans. Also the grading quantities need to include the grading of the loose soils per the recommendations of the soils report.
4. Previous comment #4 not addressed. The existing contours are not legible.
5. Previous comment #5 partially addresses. The revised plans have the wall omitted, but I'm unable to check if a wall is needed or where cuts slopes are because the existing contours are not legible.
6. Previous comment #6 is not addressed since I cannot check accuracy due to missing existing contours.
7. Previous comment #7 not addressed.
8. Previous comment #8 not addressed.
9. Previous comment #9 was not adequately addressed. For instance the finish floor for the SFD closer to the Corcoran has multiple levels on the 1st floor and the grading plans only show one finished floor elevation.
10. Previous comment #10 has been addressed.
11. Previous comment #11 still applies.
===== UPDATED ON SEPTEMBER 17, 2007 BY JESSICA L DEGRASSI =====
===== UPDATED ON JANUARY 28, 2008 BY KENT M EDLER =====

Updated comments with respect to soils and grading issues only:

1. The grades shown on sheet 1 of 2 by Freitas and Freitas behind the rear structure are too steep and are not properly setback from the property lines. It appears that a wall will be needed in this area.(NW corner of the parcel)
2. Many of the grades along the northern property line are too steep and the cut slopes are not properly setback from the property lines. Revise plans accordingly.
3. There is a wall shown on sheet 1.1 that is not shown on the grading plans. The wall shown on 1.1 is a small wall at the parking pad for the rear property. Clarify and revise plans accordingly.
4. Please note that the grading quantities may need to be updated based upon these comments.
5. Once the above comments have been addressed, submit a plan review letter from the soils engineer.

===== UPDATED ON FEBRUARY 7, 2008 BY JESSICA L DEGRASSI =====
===== UPDATED ON AUGUST 5, 2008 BY KENT M EDLER =====

Plans are complete for grading and soils issues. Note see Conditions of Approval /

Discretionary Comments - Continued

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Misc. Comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON DECEMBER 7, 2006 BY KENT M EDLER =====

The following are Compliance Issues with respect to grading and soils issues:

1. The proposed structure on the smaller lot (closer to Corcoran) must utilize stepped foundations.

Note: Additional Compliance Issues with respect to grading and soils may arise once revised plans are received.

===== UPDATED ON DECEMBER 7, 2006 BY KENT M EDLER ===== The following are Permit Conditions and Additional Information that will be required with the Improvement Plans. (pertains to grading & soils issues only).

1. Permit Condition: Winter grading will not be allowed for this site.
2. Permit Condition: A plan review letter from the soils engineer will be required to be submitted with the improvement plans. The plan review letter must state that the grading plans are in conformance with the geotechnical recommendations.
3. Permit Condition: An erosion and sediment control plan will be required to be submitted with the improvement plans.
4. Additional Information: Add a north arrow to the plans.
5. Additional Information: Include a section of the proposed driveway structural section. Minimum requirements are outlined in section 16.20.180 of the County Code.
6. Additional Information: The plans must clearly show how roof runoff is dealt with. Note: Concentrated runoff should not be directed towards a fill slope.

===== UPDATED ON DECEMBER 15, 2006 BY JESSICA L DEGRASSI =====

===== UPDATED ON SEPTEMBER 17, 2007 BY KENT M EDLER =====

Updated compliance comments:

It appears that the previous compliance comment has been addressed, but additional compliance comments may arise once complete grading plans have been submitted.

Updated Permit Conditions / Additional Info Required:

All previous comments still apply.

New comment 7) The improvement plans must clearly show the grading as required per the soils report.

===== UPDATED ON FEBRUARY 7, 2008 BY JESSICA L DEGRASSI =====

===== UPDATED ON AUGUST 6, 2008 BY KENT M EDLER =====

Discretionary Comments - Continued

Project Planner: Annette Olson
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Compliance Comments have been addressed for grading and soils issues.

Previous Permit Conditions still apply.

Additional Permit Condition:

Improvement Plans must be consistent with those shown on Sheet 1 of 2 by Freitas and Freitas signed on 7/22/08.

===== UPDATED ON MARCH 4, 2009 BY JESSICA L DEGRASSI =====

Removal of the two trees onsite, the Monterey Pine and Fan Palm, will require a significant tree removal permit. Condition the permit to include four additional trees selected from the Significant Tree Replacement List and require them to be added to the landscape and permanently maintained. These trees shall be planted at 24-inch box size.

Dpw Drainage Completeness Comments

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

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

1st Review Summary Statement:

Review could not be performed for the project because of incorrect and insufficient information and a lack of mitigation measures. The civil engineer (Freitas) notes on his plan dated 8/2/05 that there is no increase in runoff amounts or rates. This is incorrect when compared to the more recent site plan by Lloyd dated 11/22/06. It appears that there is at least a 23% increase in impervious area that would require mitigations.

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

Policy Compliance Items:

Item 1) A stormwater mitigation plan is required. Revise the application with an accurate and consistent proposal and fully mitigate for all impacts according to County policy and the updated design criteria (June 2006). Meet requirements to hold runoff levels to pre-development rates for a broad range of storms up through the 10 year event, minimize impervious surfacing, provide downstream assessment, control runoff, and provide water quality treatment.

Information Items:

Item 2) Incomplete. Revise the site survey (done 2002) to correctly show the recent frontage improvements and the required minimum of 50 feet of topography beyond the development limits so drainage behavior along adjoining parcels and the street can be reviewed.

Item 3) Incomplete. Clearly note how the existing building site is drained, including the existing routing of roof runoff.

Discretionary Comments - Continued

Project Planner: Annette Olson
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Item 4) Correct all proposed building and pavement footprint extents for consistency between all plan sheets. Show flow obstructions (such as retaining walls) consistently.

Item 5) Incomplete. Provide evidence that all existing site impervious surfacing is eligible for exemption against impacts. No pre-development exemption will be given for these existing surfaces if it cannot be shown that they were built along with previously permitted development. Proposed mitigation measures must reflect the correct eligible status.

Item 6) Incomplete. Provide complete assessment of downstream capacity so this information may be reviewed and can guide review requirements. Some sub-standard capacity restrictions are already known and will require higher on-site mitigation levels if not improved. The designer is required to contact the drainage reviewer to discuss these requirements prior to working on the next submittal.

Please see miscellaneous comments. ===== UPDATED ON SEPTEMBER 25, 2007 BY DAVID W SIMS =====

2nd Review Summary Statement:

The present development proposal does not adequately control stormwater impacts. The Stormwater Management section cannot recommend approval of the project as proposed.

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

Policy Compliance Items:

Prior Item 1) Significantly not addressed.

Mitigations are to be provided that control runoff levels to predevelopment runoff rates for a broad range of storms up through the 10-yr event through use of best management practices. The proposed trench drains cannot meet this requirement as configured due to the low permeability of site soils and the relatively small surface area provided internally. The calculations performed presume the ability to provide ongoing pre-development release rates during the storm. The design drawn on the plans does not achieve this function and would fail as a result. Mitigation systems on low permeability soils may not include a storage volume that relies solely on the soils for discharge of runoff (see CDC Part 3, Section H, 5, d), although the soils may be partially used as long as they are positively drained by other means.

The proposal does not meet requirements to minimize impervious surfacing. Porous pavements are feasible if sub-drained, and have the ability to provide the mitigation requirements discussed above.

The proposed driveway is shown draining to the street without mitigation of flow or auto contaminants. A form of water quality treatment is required of MLDs for both parcels. Also, a debris trap is required by County criteria to be placed upstream of any detention/retention system to protect its storage and control mechanisms

Information Items:

Discretionary Comments - Continued

Project Planner: Annette Olson
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Prior Item 2) Complete.

Prior Item 3) Item not addressed.

Prior Item 4) Complete.

Prior Item 5) Item not addressed.

Prior Item 6) Item not addressed. Please describe and draw on the plans the routing of runoff off-site to the County maintained inlet a couple parcels downstream. Note any problems along the routing including the interior sediment levels of the first inlet and propose any needed corrections to problems found. Confirm that an additional twin culvert about 330 feet downstream and across the street between APNs 028-071-28 and 028-071-30 has been installed under a private access way. County staff has performed the hydraulic assessments below these areas, and if the new culvert is in place will make no further requirements of this project offsite.

Please see miscellaneous comments. ===== UPDATED ON FEBRUARY 7, 2008 BY DAVID W SIMS =====

3rd Review Summary Statement:

The present development proposal does not adequately control stormwater impacts. The Stormwater Management section cannot recommend approval of the project as proposed.

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

Policy Compliance Items:

Prior Item 1) Significantly not addressed. See prior comments.

The simple addition of a 2" pipe to the percolation trenches does not resolve the mitigation function problems with the design that were previously commented on. There are no calculations to show that this could provide a proper restriction to flow. The positioning of the pipe within the detention inlet box also does not resolve the problem of timely draining of the water in the lower half of the gravel bed. There are numerous other problems with the calculations, as previously mentioned.

A porous driveway and patio areas are now proposed to meet requirements to minimize impervious surfacing. This is potentially acceptable. The Landscape plan still notes new A/C driveway materials and not porous concrete. There is no clear proposal on how the required sub-drainage of these pavements would be provided. The slotted drain with a perforated under-pipe across the lower end of the driveway cannot fully serve the entire driveway as a sub-drain. Steel reinforcement bars should not be placed within porous concrete because they will be exposed to water and oxygen and the resulting expansive rust will break up the porous concrete.

A debris trap/filter is required by County criteria to be placed upstream of any detention/retention system (percolation trench) to protect its storage and control mechanisms.

Discretionary Comments - Continued

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Information Items:

Prior Item 2) Complete.

Prior Item 3) Item not fully addressed. The existing site plan needs to note and/or show how the existing downspouts are discharged (ie underground piping, splashblock to landscape, etc..) and how the interior lot drainage inlets are routed. The reviewer needs to understand the existing impact levels. Is the site currently hard-piped or is there discharge to surrounding vegetation?

Prior Item 4) Complete.

Prior Item 5) Item not addressed. The area figures used in the calculations do not agree with other figures on the plan submittals and do not follow County Design Criteria in how they are to be used in the calculations.

Prior Item 6) Item not fully addressed. Note the interior sediment levels at the first inlet and propose any needed corrections to problems found. Confirm that an additional twin culvert about 330 feet downstream and across the street between APNs 028-071-28 and 028-071-30 has been installed under a private access way.

Please see miscellaneous comments. ===== UPDATED ON AUGUST 18, 2008 BY TRAVIS RIEBER =====

The civil plans dated 4/08 have been received and are approved for the discretionary application stage. See miscellaneous comments for conditions to be met prior to recording the final map. ===== UPDATED ON AUGUST 18, 2008 BY TRAVIS RIEBER =====

Dpw Drainage Miscellaneous Comments

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

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

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

You may be eligible for fee credits for pre-existing impervious areas to be demolished. To be entitled for credits for pre-existing impervious areas, please submit documentation of permitted structures to establish eligibility. Documentations such as assessor's records, 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. Not all existing pavements may be recognized as exempt from mitigation, or credited against impact fees.

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

Discretionary Comments - Continued

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

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON SEPTEMBER 25, 2007 BY DAVID W SIMS =====

A) The topographic datum on the Civil plans does not agree with the surveyor's work

B) The scale on the Surveyor's sheet is incorrect.

C) Much of the line work on the Civil and Survey plans was not legible because it was either too light or masked by a dark photo image. Please improve legibility of both.

D) The DI at the SE corner of the property is noted on County as-built plans (Alice St., A-14) to have a 4" stub provided to allow for future connection.

E) Show where all retaining wall back-drains will be discharged. Long-term seepage water from foundation drains must be dispersed to landscape soils or piped to underground drainage facilities. They may not be discharged over sidewalks or to paved street gutters due to potential for creating slippage hazards.

F) The 10 minute duration noted in the calculations makes no sense. The modified rational method evaluates storms at a multitude of durations and determines a peak volume requirement at one of these durations. In this case the duration appears closer to 30 minutes.

G) The square footages used in the calculations do not agree with either the architect's or surveyor's work.

H) Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans.

A recorded maintenance agreement may be required for certain stormwater facilities.

Drainage impact 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.

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

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

Please call the Dept. of Public Works, Stormwater Management Section, from 8:00 am to 12:00 noon if you have questions. ===== UPDATED ON FEBRUARY 7, 2008 BY DAVID W SIMS =====

A) Topo datum on Civil plans was corrected.

Discretionary Comments - Continued

Project Planner: Annette Olson
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-
- B) The scale on the Surveyor's sheet was corrected.
- C) Legibility of the Civil and Survey plans was improved.
- D) No further comment.
- E) Show where all retaining wall back-drains will be discharged. Long-term seepage water from foundation drains must be dispersed to landscape soils or piped to underground drainage facilities. They may not be discharged over sidewalks or to paved street gutters due to potential for creating slippage hazards.
- F) The 10 minute duration noted in the calculations makes no sense. The modified rational method evaluates storms at a multitude of durations and determines a peak volume requirement at one of these durations. In this case the duration appears closer to 30 minutes.
- G) The square footages used in the calculations do not agree with either the architect's or surveyor's work.
- H) Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans.
- I) The lower end of the landscape swale at contours 29 and 28 does not provide graded containment of flows. ===== UPDATED ON AUGUST 18, 2008 BY TRAVIS RIEBER =====
1. The landscape plan still notes new A/C driveway materials and not porous concrete. Please revise for consistency.
 2. A catch basin has been added upstream of both retention trenches. It is recommended that more sump area be provided in these catch basins to more effectively protect the retention storage area and control mechanisms from debris.
 3. It is not clear from the plans how the orifice release configuration will be constructed, function or be maintained. Provide a cross section construction detail of the orifice release configuration. How will the orifice be maintained five feet below the surface inside a 4 inch pipe?
 4. A minimum 6 inch cleanout and inspection riser reaching the ground surface is required at the end of any structural chamber
 5. Show where all retaining wall back-drains will be discharged. Long term seepage water from foundation drains must be dispersed to landscape soils or piped to underground drainage facilities. They may not be discharged over sidewalks or to paved street gutters due to potential for creating slippage hazards.
 6. Provide a cross section detail of the existing drainage inlet at the southeast corner of the lot. Show the invert elevations for all the pipe connections.
 7. The assessor's documents have been received and impervious area credit will be given for 4,512 square feet of impervious area shown in the records as existing prior to zone formation in 1969. Provide tabulation of the new impervious areas
-

Discretionary Comments - Continued

Project Planner: Annette Olson
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resulting from the proposed project.

Note: A drainage fee will be assessed on the net increase in impervious area. Reduced fees are assessed for semi-pervious surfacing to offset costs and encourage more extensive use of these materials.

8. Maintenance procedures for the drainage facilities and mitigation measures must be provided on the plans.

9. A recorded maintenance agreement will be required for the proposed retention system. The maintenance agreement form can be picked up from the Public Works office or can be found online at: <http://www.dpw.co.santa-cruz.ca.us/Storm%20Water/FigureSWM25.pdf>

Please call the Dept. of Public Works, Storm Water Management Section, from 8:00 am to 12:00 noon if you have questions.

Dpw Driveway/Encroachment Completeness Comments

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

===== REVIEW ON NOVEMBER 30, 2006 BY DEBBIE F LOCATELLI =====
No comment, project involves a subdivision or MLD.

Dpw Driveway/Encroachment Miscellaneous Comments

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

===== REVIEW ON NOVEMBER 30, 2006 BY DEBBIE F LOCATELLI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON DECEMBER 26, 2006 BY GREG J MARTIN =====
Completeness -----

----- Please provide
a typical cross section for Corcoran Avenue and actual cross sections. Please show 100 feet in either direction from the property boundaries and both sides of the street. Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for the exception below, and 3) the proposed typical road section.

----- Please number
each parking space with a unique number.

----- Show retaining
wall height on plan view with as many spot elevations or heights necessary to define it. -----

Compliance A standard parking space is 18 feet x 8.5 feet.

Discretionary Comments - Continued

Project Planner: Annette Olson
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----- Twenty four feet of backout space is required for each parking space.

----- Vehicles parking on the flag lot should be able to turn around on site. The driveway for two houses should be 24 feet wide.

----- Public Works does not object to an exception for the roadside improvements since there are existing frontage improvements which were recently completed by the Redevelopment Agency

----- Misc TIA fees are required for the additional lot. ===== UPDATED ON SEPTEMBER 21, 2007 BY GREG J MARTIN =====

Completeness -----

Please provide a typical cross section for Corcoran Avenue and actual cross sections. Please show 100 feet in either direction from the property boundaries and both sides of the street. Exceptions to the County Standards for streets may be proposed by showing 1) a typical road section of the required standard on the plans crossed out, 2) the reason for the exception below, and 3) the proposed typical road section. Public Works does not object to an exception for the roadside improvements since there are existing frontage improvements which were recently completed by the Redevelopment Agency

----- Compliance ----- The 16 foot wide driveway is recommended to be a minimum of 18 feet.

----- A vehicle exiting parking space No. 6 does not have sufficient space to turnaround.

----- Miscellaneous ----- The development is subject to Live Oak Transportation Improvement (TIA) fees at a rate of \$4720 per additional lots. The total TIA fee of \$4,720 is to be split evenly between transportation improvement fees and roadside improvement fees. ===== UPDATED ON JANUARY 25, 2008 BY GREG J MARTIN =====

Aforementioned TIA fees shall need to be paid. ===== UPDATED ON JANUARY 31, 2008 BY GREG J MARTIN =====

===== UPDATED ON APRIL 15, 2009 BY GREG J MARTIN =====

An exception is not required as the road improvement along the frontage of the property were constructed as part of a Redevelopment Agency project which was approved by the County Board of Supervisors.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON DECEMBER 26, 2006 BY GREG J MARTIN =====
===== UPDATED ON DECEMBER 28, 2006 BY GREG J MARTIN =====
===== UPDATED ON SEPTEMBER 21, 2007 BY GREG J MARTIN =====
===== UPDATED ON JANUARY 25, 2008 BY GREG J MARTIN =====
===== UPDATED ON APRIL 15, 2009 BY GREG J MARTIN =====

Dpw Sanitation Completeness Comments

===== REVIEW ON SEPTEMBER 24, 2007 BY DIANE ROMEO ===== No. 2 Review Summary Statement; App. No. 06-0669; APN: 28-411-18:

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 06-0669
APN: 028-411-18

Date: April 15, 2009
Time: 10:07:55
Page: 12

The Proposal is out of compliance with District or County sanitation policies and the County Design Criteria (CDC) Part 4, Sanitary Sewer Design, June 2006 edition, and also lacks sufficient information for complete evaluation. The District/County Sanitation Engineering and Environmental Compliance sections cannot recommend approval of the project as proposed.

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

Policy Compliance Items:

Item 1) This review notice is effective for one year from the issuance date 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 availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Information Items:

Item 1) A complete engineered sewer plan, addressing all issues required by District staff and meeting County -Design Criteria- standards (unless a variance is allowed), is required. District approval of the proposed discretionary permit is withheld until the plan meets all requirements. The following items need to be shown on the plans:

Show elevation of nearest manhole rims (2) upstream of lateral connections and finish floor elevations using County datum for backflow prevention device requirements. If manhole rim is higher than finish floor elevation by 1- or more backflow/overflow prevention device is required and it shall be noted on the plans.

Add Sanitation District -General Notes.- Item2) Attach an approved (signed by the District Engineer and Public Works Director) copy of the sewer system plan to the building permit submittal. A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement prior to submission for building permits. Failure to obtain approval for sewer improvement plan at the discretionary permit phase will cause delay in receiving final map approval until improvement plan approval is obtained.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160.

There are no miscellaneous comments.

No. 3 Review Summary Statement; Appl. No. 06-0669; APN: 28-411-18:

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

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 06-0669
APN: 028-411-18

Date: April 15, 2009
Time: 10:07:55
Page: 13

Completeness Items:

Item 1) This review notice is effective for one year from the issuance date 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 availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Item 2) The sewer improvement plan submitted for the subject project during e third routing is approved by the District with the following minor changes: a. Add Sanitation General Notes. b. Backflow/overflow prevention devices shall be located on private property.

Any future changes to these plans shall be routed to the District for review to determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards.

A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement plans prior to submission for building permits. Failure to obtain approval r the sewer improvement plan at the discretionary phase will cause delay in receiving final map approval until improvement plan approval is obtained.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160. There are no Miscellaneous comments.

No. 4 Review Summary Statement; Appl. No. 06-0669; APN: 28-411-18:

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

Completeness Items:

Item 1) This review notice is effective for one year from the issuance date 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 availability letter must be obtained by the applicant. Once a tentative map is approved this letter shall apply until the tentative map approval expires.

Item 2) The sewer improvement plan submitted for the subject project during e fourth routing is approved by the District with the following minor changes: a. Add Sanitation General Notes. This item was requested on submittal 2 and 3.

Any future changes to these plans shall be routed to the District for review to

Discretionary Comments - Continued

Project Planner: Annette Olson
Application No.: 06-0669
APN: 028-411-18

Date: April 15, 2009
Time: 10:07:55
Page: 14

determine if additional conditions by the District are required by the plan change. All changes shall be highlighted as plan revisions and changes may cause additional requirements to meet District standards.

A condition of the development permit shall be that Public Works has approved and signed the civil drawings for the land division improvement plans prior to submission for building permits. Failure to obtain approval of the sewer improvement plan at the discretionary phase will cause delay in receiving final map approval until improvement plan approval is obtained.

Any questions regarding the above criteria should be directed to Diane Romeo of the Sanitation Engineering division at (831) 454-2160. There are no Miscellaneous comments.

Dpw Sanitation Miscellaneous Comments

===== REVIEW ON SEPTEMBER 24, 2007 BY DIANE ROMEO =====
There are no miscellaneous comments. There are no miscellaneous comments.

Environmental Health Completeness Comments

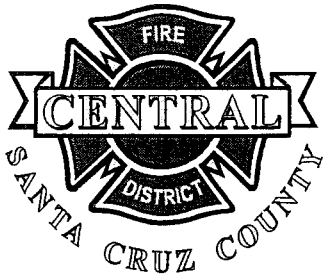
LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON DECEMBER 12, 2006 BY JIM G SAFRANEK ===== No Comment.

Environmental Health Miscellaneous Comments

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

===== REVIEW ON DECEMBER 12, 2006 BY JIM G SAFRANEK =====
NO COMMENT



**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: September 14, 2007
To: Kathleen Brewington
Applicant: **James Lloyd**
From: Tom Wiley
Subject: **06-0669**
Address: **715 Corcoran**
APN: 028-411-18
OCC: 2841118
Permit: 20070271

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**:

(Or, if they have all their notes on discretionary already):

We have reviewed plans for the above subject project. District requirements appear to have been met.

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

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.
2841118-091407

NEW WATER SERVICE INFORMATION FORM

City of Santa Cruz Water Department 809 Center Street Room 102 Santa Cruz, CA 95060 Phone (831) 420-5210 Fax 831-420-5201

APN: Multiple APN? ☒ N Project Address: Date:

Revision 1: Revision 2:

PROJECT DESCRIPTION:

Demo existing 3-unit multi-residential buildings; perform minor land division & construct new two-story SFD w/ attached garage & home office on front parcel and construct new two-story SFD w/ attached garage on rear parcel.

APPLICANT INFORMATION:

Name: Phone: Cell:

Mailing Address: City/State/Zip: Fax:

Email:

REPRESENTATIVE INFORMATION:

Name: Phone: Cell:

Mailing Address: City/State/Zip: Fax:

Email:

SECTION 1 EXISTING MAIN AND SERVICES

Main Size/Type/Age: Elevation zone: No connection fee credit(s) for services inactive over 24 months

Sizes	Account #'s	Old SIO #'s	Status	Date Closed	Type
3/4"	079-0855		Active		Multi-Resid

SECTION 2 FIREFLOWS

Hyd #	Size/Type	Static	Flow	Flow w/20# Res.	FF Date	Location
2098	6" SImr	96	64	1930	06/03	820 Corcoran Ave

SECTION 3 WATER SERVICE FEE Totals (see Page 2 for Details)

Plan Review Fees:	Permit Fees:	Meter Inst Fees:	Water Conn Fees:	Sewer Conn Fees:	Zone Cap Fees:	Credits:	Total Due:
Service/Hydrant Eng \$100	Service/Hydrant Install \$360.00						
Backflow \$0	Backflow \$0.00						
Irrigation \$0	St. Opening \$0.00						
	Misc Fees						
Totals \$100	\$360.00	\$789	\$6,530	\$0	\$0.00	\$0	\$7,779.00

SECTION 4:

BP# PLAN APP # PLANNER REVIEWED BY

ADDITIONAL COMMENTS: Plans will require new dedicated 2" Fire Service on existing account to serve new rear unit and new 2"x3/4" Combo Fire x Dom service for new front unit. Revise Grading and Drainage plan to include both existing and proposed water service laterals and locations as well as applicable Water Department notes. Confirm with Central Fire Protection District whether a new fire hydrant needs to be installed for this project.

QUALIFICATIONS

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

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

SECTION 5 WATER SERVICE FEE DETAILS **APN: 028-411-18**

SIO Info		Use Info				SIO Fees				Permit Fees				Totals		
Lat Size / Br Config	Use Type	Mtr ID	Mtr Size	Mtr Type	Num Units	Inst Fee	Water	Sys Dev Chgs Sewer	Zone Capacity	Insp Fee	Eng Hrs	Eng Rvw Fee	BF Rvw	Backflow Permit Type # Dev Fee		
2	2"FS		5/8	Disc	1	\$263	\$0	\$0	\$0.00	180	1	\$50	\$0	0	\$0	

Total Permit Insp Fees: 360



Right of Way
340 PAJARO ST
SALINAS, CA 93901
831-754-8165

Memorandum

To: CATHY GRAVES , Planning Dept. EMAIL: pln810@co.santa-cruz.ca.us
Tel: 454-3141 / **FAX: 831-454-2131**

Cc:

From: Roxie Tossie, Right of Way Mgr (831) 754-8165

Date: **Tuesday, September 25, 2007 (Second Response)**

Re: **MLD - PERMIT APPL.NO. 06-0669**

Location: 715 Corcoran Ave., Santa Cruz 95062
APN: 028-411-18

Message:

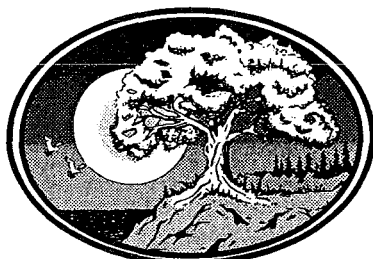
Per your request our AT&T Engineer Chris Barraza (831-728-0160) has reviewed the proposed improvement plans and has determined the following.

- AT&T has existing Aerial facilities located along the northerly property line of 715 Corcoran Ave.
- ***AT&T will require A Utility Easement (P.U.E.) along the northerly ten feet of the MLD to serve parcels.***
- A T & T has no conflict with the proposed minor land division
- ***Call USA 800-642-2444 before digging***

Please call me if you require any additional information on 831-754-8165

Thank You,
Roxie

Cc: Chris Barraza, AT&T Engineer



Live Oak School District

Excellence is achieved through a caring partnership

December 4, 2006

James Lloyd
520 Warren Drive
Santa Cruz, CA 95060

RE: APN 028-411-18
Application No. 06-0669

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: Kathy Graves, County Project Planner
District Business Department

DISTRICT OFFICE 984-1 BOSTWICK LANE SANTA CRUZ, CA 95062-1798 (831) 475-6333 FAX (831) 475-2638
Del Mar School 1959 Merrill Street 477-1063 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 Cypress Charter High School 2039 Merrill Street 477-0302

www.lodo.santacruz.k12.ca.us



Dees & Associates, Inc.
Geotechnical Engineers

501 Mission Street, Suite 8A Santa Cruz, CA 95060

Phone (831) 427-1770 Fax (831) 427-1794

July 18, 2008

Project No. SCR-0232

KATHY BREWINGTON
% James Lloyd
520 Warren Drive
Santa Cruz, California 95060

Subject: Geotechnical Plan Review No. 3

Reference: Two Proposed Single Family Residences
Corcoran Street
APN 028-411-18
Santa Cruz County, California

Dear Ms. Brewington:

As requested, we have reviewed the geotechnical aspects of the revised plans for the two new single family residences proposed at the site. The plans reviewed included Sheets 1 and 2, dated April 2008, by Freitas and Freitas. Geotechnical recommendations for the project were presented in our report, dated July 3, 2007.

The plans indicate the existing improvements will be removed and two new two-story single family residences are proposed for the site. Grading will include minor cuts and fills to establish finish grades and the homes will be constructed near existing grades. Short retaining walls will support cut and fill slopes.

Pervious pavement is proposed for the driveways to each home. The 4-inch pavement will be underlain by 12 inches of gravel. The surface soils at the site are silty and clayey and water will not percolate into the ground very fast. We expect a large amount of the runoff will perch on the clayey soil below the driveway and flow down the slope towards Corcoran Street. A series of collector pipes will be placed below the pavement to collect runoff that doesn't percolate into the ground. The collector pipes will discharge at the street. A 24 inch deep, gravel filled cut-off trench will be located at the base of the driveway.

If soil is used to raise grade below the previous driveway, the soil within 10 feet of foundations should be sloped at least 5 percent away from the foundation. If gravel is used to raise grade below the driveway, the gravel should be compacted in lifts to provide a firm surface for slab support.

Roof and surface runoff for each home will be collected in solid pipe and discharged into 5 foot wide by 5 foot deep by 10 foot long gravel filled detention pits located on each property. A 4-inch pipe located near the bottom of the pit will discharge runoff at the street. The plan notes indicate surface runoff will be directed away from foundations and swales will be used to carry runoff around the structures towards the street.

Our review indicates the plans are in conformance with our recommendations. If you have any questions, please call our office.

Very truly yours,
DEES & ASSOCIATES, INC.

Rebecca L. Dees
Geotechnical Engineer
G.E. 2623

Copies: 3 to Addressee



7-18-08

GEOTECHNCIAL INVESTIGATION
For
PROPOSED SINGLE FAMILY RESIDENCE
Corcoran Street
APN 028-411-18
Santa Cruz County, California

Prepared
For
KATHY BREWINGTON
% James Lloyd
Santa Cruz, California

Prepared By
DEES & ASSOCIATES, INC.
Geotechnical Engineers
Project No. SCR-0232
July 2007

RECOMMENDATIONS

The following recommendations should be used as guidelines for preparing project plans and specifications:

General Site Grading

1. The soil engineer should be notified at least four (4) working days prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the soil engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.
2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-00.
3. Areas to be graded should be cleared of obstructions and other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.
4. Areas of the site to receive engineered fill should be scarified to a depth of 6 inches, moisture conditioned to 2 to 4 percent over optimum moisture content, and compacted to at least 90 percent relative compaction. After the base of the excavation is moisture conditioned and compacted the excavation may be brought to design grade with engineered fill.
5. The non-expansive on-site soils are generally suitable for use as engineered fill. There is expansive clay 2 to 3.5 feet below grade that should not be used as fill under improvements. The clayey soil may be placed in landscape areas or hauled off-site. Soils used for engineered fill should be free of organic material, and contain no rocks or clods greater than 6 inches in diameter, with no more than 15 percent larger than 4 inches. We estimate shrinkage factors of about 10 to 15 percent for the on-site materials when used in engineered fills.
6. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness; moisture conditioned to 2 to 4 percent over optimum moisture content, and compacted to at least 90 percent relative compaction.
7. After the earthwork operations have been completed and the soil engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the soil engineer.

Spread Footing Foundations

8. Spread footings may be used to support structures as long as the footings are at least 3 feet deep to penetrate the loose soil and fill or the top 3 feet of soil is removed and replaced as compacted engineered fill. If the footings are embedded into engineered fill,

the fill should extend at least 3 feet beyond the edges of foundations and the fill should extend down to bedrock or have at least 18 inches of fill below the base of foundations.

9. Footings should be embedded at least 12 inches below the lowest adjacent grade for one-story structures and at least 18 inches below the lowest adjacent grade for two-story structures. Actual footing depths should be as required by the structural designer based on the actual loads transmitted to the foundation and applicable design standards. Footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1.5:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

10. The foundation trenches should be kept moist and be thoroughly cleaned of slough or loose materials prior to pouring concrete.

11. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 2,000 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

12. Total and differential settlements under the proposed light building loads are anticipated to be less than 1 inch and 1/2 inch respectively.

13. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 is considered applicable. Where footings are poured neat against engineered fill, a passive lateral pressure of 300 pcf, equivalent fluid weight, may be assumed. The top 12 inches of soil should be neglected in passive design.

14. Prior to placing concrete, foundation excavations should be thoroughly cleaned and observed by the soils engineer.

Retaining Wall Lateral Pressures

15. Retaining walls should be designed to resist both lateral earth pressures and any additional surcharge loads.

16. Unrestrained retaining walls up to 8 feet high should be designed to resist an active equivalent fluid pressure of 40 pcf for level backfills and 70 pcf for sloping backfills inclined up to 2:1 (horizontal to vertical). Restrained walls should be designed to resist uniformly applied wall pressure of 24H psf for level backslopes and 42H psf for backslopes inclined to 2:1 (horizontal to vertical). Restrained walls should have their resulting force acting 0.6H above the base of the wall.

17. Retaining walls requiring seismic design should include a dynamic surcharge load of 10 H psf, where H is the height of the wall. Dynamic surcharges should be added to the above active lateral earth pressures.

18. The above lateral pressures assume that the walls are fully drained to prevent hydrostatic pressure behind the walls. Drainage materials behind the wall should consist of Class 1, type A permeable material (Caltrans Specification 68-1.025) or an approved

equivalent. The drainage material should be at least 12 inches thick. The drains should extend from the base of the walls to within 12 inches of the top of the backfill. A perforated pipe should be placed (holes down) about 4 inches above the bottom of the wall and be tied to a suitable drain outlet. Wall backdrains should be plugged at the surface with clayey material to prevent infiltration of surface runoff into the backdrains.

28. Retaining wall foundations should be designed in accordance with the foundation section of this report.

Slabs-on-Grade

29. Interior floor slabs should not be used for the rear residence unless the clayey soils are removed and replaced with non-expansive granular soil per the foundation section of this report. Garage floor slabs may be "floated" and allowed to move as long as the slab is not tied to the foundation and the owner understands there may be differential movement between the garage slab and the rest of the foundation. We anticipate up to ½-inch of differential movement will occur between the garage slab and the surrounding foundation. Felt should be placed between the garage floor slab and adjacent footing elements. Some cracking of the garage slab should be expected, however, thickened edges, a well-prepared subgrade including premoistening prior to pouring concrete, adequately spaced expansion joints and good workmanship should minimize cracking.

30. Interior floor slabs located in the front of the site and exterior slabs should be supported on a compacted subgrade surface. The upper 8 inches of non-load bearing slabs should be moisture conditioned to 2 to 4 percent optimum moisture content and compacted to at least 90 percent relative compaction. The upper 8 inches of load bearing slabs (driveway slabs, etc.) should be moisture conditioned to 2 to 4 percent optimum moisture content compacted to at least 95 percent relative compaction. The aggregate base below pavements should be compacted to at least 95 percent relative compaction.

31. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement of slabs should not be tied to the building foundations. These slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including premoistening prior to pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

Site Drainage

32. Controlling surface runoff is important at the site. The near surface soils are expansive in the back of the site. Foundations, concrete slabs-on-grade and pavements are susceptible to uplift and cracking if site drainage is not well controlled.

33. In the back of the site where the expansive clays were encountered, surface runoff should be designed to rapidly move away from foundations and pavements to minimize swelling of the underlying clays. A minimum slope gradient of 3 to 4 percent should be used to promote positive runoff away from foundations and pavements in this area and the ground surface should be sealed or paved where appropriate slope gradients cannot be established within 3 feet of foundations and pavements.

34. Full roof gutters should be placed around the eaves of the structures. Discharge from the roof gutters should be collected and discharged away from improvements in a controlled manner. Concentrated runoff should be discharged at least 5 feet from foundations and pavements.

35. The native surface soils are silty and clayey and we do not expect these soils will be able to percolate much water. The fill in the front of the site is sandy and may be able to percolate surface water. In order to keep surface water on-site, we recommend dispersing runoff around the site as much as possible.

Plan Review, Construction Observation, and Testing

36. Dees & Associates, Inc. should be provided the opportunity for a general review of the final project plans prior to construction to evaluate if our geotechnical recommendations have been properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior to submittal to public agencies, to expedite project review. Dees & Associates, Inc. also requests the opportunity to observe and test grading operations and foundation excavations at the site. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

Robert B. Hoffmann

Consulting Arborist

Established in 1987

735 San Juan Ave.
Santa Cruz, Ca. 95065

(831) 425-0347
email: thearborist.rh@gmail.com

A Pre Construction Appraisal of Nine Trees Within a Proposed Project Located at 715 Corcoran Ave. Santa Cruz, Ca. 95062

Assignment: On 3-28-08, I conducted a field investigation at 715 Corcoran Ave. at the request of builder/designer James Lloyd. The purpose of the visit was to review the potential participation of six trees existing on the property and three on an adjacent neighbor to the south of a proposed housing project.

Observations: The property is on the west side of Corcoran Ave. It has two living structures. The buildings are rentals and appear to be 1950's vintage. There are no signs of construction on 715 Corcoran. The property is not well landscaped, i.e. no lawns, irrigation etc. It is overgrown and in general decline. My concern is with the six trees of significant presence on the property and three growing on the neighbor's property to the south. Two of the trees on 715 Corcoran are greater than 20" D.B.H. All of the trees being looked at are in poor health.

- 1) "Weeping willow" (Left rear corner) 12" D.B.H., uprooted and growing into a nice "Ornamental Plum". The tree is in poor condition. Crown dieback is prevalent.
- 2) "Ornamental Plum" (Adjacent to Item 1) 8" D.B.H. Good color, healthy vertical and lateral growth.
- 3) "Yucca" (Right rear, in front of a living structure) 10" D.B.H. Has extensive basal decay and has been poorly maintained.
- 4) "Ornamental Plum" (Left rear on second terrace) Multi stemmed and is 80% dead.
- 5) "Fan Palm" (Center rear) 20" D.B.H., 60' tall. The tree is poorly maintained and has many years of dead fronds collaring the trunk. It is exhibiting the beginnings of "Red Rot".
- 6) "Monterey Pine" (Right rear) 24" D.B.H. The largest tree on the property, has a terrible and extensive history of P.G.E. line clearance trimming in conjunction with canopy raising by large branch removal. The tree has pitch canker and red turpentine beetles.
- 7) "Douglas Fir" 2 trees, "Coast Redwood: 1 tree, three trees total (South side of property), growing on an adjoining parcel and extending 18' feet on to 715 Corcoran. All three trees appear to be healthy.

Conclusions: I feel that the above trees numbered 1, 3, 4, 5 and 6 should be removed. Poor placement and poorer overall conditions of each of them makes removal necessary. The tree numbered 2 and the three trees in Item 7 should be preserved. Ms. Brewington does not own the "Fir" and the "Coast Redwood".

Recommendations:

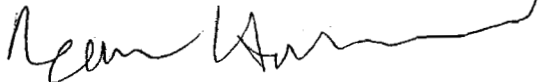
- 1) The "Ornamental Plum" shall be fenced at the outer perimeter of its canopy and left untrimmed, so as to allow maximum foliage to be available for food manufacture.

The two "Douglass Fir" and one "Coast Redwood" have drip lines which are, at present, 18' feet over the Brewington Property. The plans call for the perimeter of the construction to extend to 10' feet from the property line, creating a 8' intrusion into the drip zones of the above mentioned, three trees. I am recommending that a final excavation line be established prior to the commencement of any work. The best types of foundations would grade beam or floating. When concrete form excavation begins, all encountered roots shall be cleanly severed and done manually. If slabs are employed, as the excavation proceeds to the outer edge of the forms, the last 12" shall be dug by hand and the edges of the roots shall be covered by burlap. If it is necessary to raise the trees in question to allow for the building to proceed, the work shall be done by an I.S.A. certified arborist to current ANSI standards. A fence will be erected as close to final forming as possible and kept in good repair.

- 3) No building materials, construction trash, dirt, gravel, equipment or work vehicles shall be inside the protective fencing surrounding and protecting any preserved trees.
- 4) All replanting mitigations shall be fully met and the trees planted as required by Santa Cruz County shall be fed and irrigated to encourage good vigor.
- 5) The entire building site shall be kept clean and free of soil polluting construction debris.

I would like to thank you for choosing the services of **Robert B. Hoffmann Consulting Arborist**. Please feel free to contact me with any questions and all concerns.

Respectfully submitted,



Robert B. Hoffmann
W.C.I.S.A. Certified Arborist #306
April 9, 2008

County of Santa Cruz Planning Department

701 Ocean Street, 4th Floor, Santa Cruz, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

Significant Tree Replacement List

The trees on this list are recommended for planting in Santa Cruz County. However, each species has different soil and water requirements. To find out which species is best suited for your property, talk with a local nursery or an arborist.

SIGNIFICANT TREES	
<p><u>Tall and Broad</u></p> <p><i>Acer macrophyllum</i> (Bigleaf Maple) <i>Acer rubrum</i> (Red Maple) <i>Castanospermum australe</i> (Moreton Bay Chestnut) <i>Cedrus deodora</i> (Deodar Cedar) <i>Cinnamomum camphora</i> (Camphor Tree) <i>Metasequoia glyptostroboides</i> (Dawn Redwood) <i>Pinus pinea</i> (Italian Stone Pine) <i>Pinus torreyana</i> (Torrey Pine) <i>Platanus acerifolia</i> "Yarwood" (London Plane) <i>Quercus agrifolia</i> (Coast Live Oak) <i>Quercus chrysolepsis</i> (Gold Cup Oak) <i>Quercus douglasii</i> (Blue Oak) <i>Quercus garryana</i> (Oregon White Oak) <i>Quercus ilex</i> (Holly Oak) <i>Quercus kelloggii</i> (Black Oak) <i>Quercus suber</i> (Cork Oak) <i>Quercus virginiana</i> (Southern Live Oak) <i>Zelkova serrata</i> (Sawleaf Zelkova)</p> <p><u>Tall with Average Spread</u></p> <p><i>Calocedrus decurrens</i> (Incense Cedar) <i>Carpinus betulus</i> (European Hornbeam) <i>Carpinus betulus</i> 'Fastigiata' (European Hornbeam) <i>Eleocarpus decipiens</i> (Japanese Blueberry Tree) <i>Eucalyptus polyanthemus</i> (Silver Dollar Gum) <i>Fagus sylvatica</i> (European Beech) <i>Lyonothamus floribundus</i> (Catalina Ironwood) <i>Nyssa sylvatica</i> (Sour Gum) <i>Pinus coulter</i> (Coulter Pine) <i>Pinus pinaster</i> (Cluster Pine) <i>Quercus coccinea</i> (Scarlet Oak)</p>	<p><u>Tall with Narrow Spread</u></p> <p><i>Abies bracteata</i> (Santa Lucia Fir) <i>Catalpa speciosa</i> (Western Catalpa) <i>Chamaecyparis obtusa</i> (Hinoki False Cypress) <i>Eucalyptus rudis</i> (Flooded Gum) <i>Lithocarpus densiflora</i> (Tanbark Oak) <i>Pinus canariensis</i> (Canary Island Pine) <i>Pinus sylvestris</i> (Scotch Pine)</p> <p><u>Medium Height and Broad</u></p> <p><i>Ulmus parvifolia</i> 'Brea' (Chinese Elm) <i>Ulmus parvifolia</i> 'Drake' (Chinese Elm)</p> <p><u>Medium Height with Medium Spread</u></p> <p><i>Jacaranda mimosifolia</i></p> <p><u>Other Trees of Varying Heights and Spreads</u></p> <p><i>Catalpa</i> <i>Cedrus</i> (Cedar) <i>Larix</i> (Larch) <i>Liquidambar</i> (Sweet Gum) <i>Quercus</i> (Oak) <i>Picea</i> (Spruce) <i>Pinus</i> (Pine) <i>Platanus</i> (Plane Tree, Sycamore)</p> <p><u>Key:</u> Tall: Over 40 feet Medium Height: 20-40 feet Broad: Over 40 feet Average Spread: 20-40 feet Narrow Spread: Under 20 feet</p>

Notice of Neighborhood Meeting

Notice is hereby given that a neighborhood meeting will be held on August 2, 2007 at 6 p.m. at 715 Corcoran St. Santa Cruz, to discuss a proposed division of property located at 715 Corcoran Street. Santa Cruz, a 13,523 square foot parcel into two parcels of 6,195 and 5,044 square feet, demolish 2 existing single family dwellings and construct 2 new single family dwellings. Property Assessor's Parcel No. 028-411-18

NEIGHBORHOOD MEETING
SIGN-IN SHEET
A.P.N. 028-411-18

NAME	ADDRESS	PHONE
1. Gary/Mary Ellen Cunningham	731 Corcoran	462-4357
2. Ed/KATHIE MANNION	141 CONCORD AVE	462-8317
3. Ryan Andrews	723 Corcoran Ave	464-8431
4. Melody Pantaja	715 Corcoran Ave	475-2264
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11.		
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13.	These were the only attendees (above)	
14.		
15.	There were no comments besides	
16.	appreciation for elevations	
17.	and some concern for private	
18.	view sheds.	
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