



Staff Report to the Zoning Administrator

Application Number: **09-0390**

Applicant: Jeff Strom
Owner: Pacific Southwest Conference
Evangelical Cov. Church
APN: 070-181-30

Agenda Date: 5/7/10
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to demolish and then reconstruct an existing cabin to result in an approximately 1200 square foot one-bedroom single-family dwelling, including a non-habitable ground floor and approximately 500 square feet of exterior deck space.

Location: The property is located on the east side of Cathedral drive, approximately 500 feet east of the intersection of Cathedral Drive and Lockhart Gulch Road (510 Cathedral Drive)

Supervisory District: Fifth District (District Supervisor: Mark Stone)

Permits Required: Residential Development Permit

Technical Reviews: None done as a part of the Discretionary Application

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0390, based on the attached findings and conditions.

Exhibits

- | | |
|--|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Comments & Correspondence |
| D. Categorical Exemption (CEQA
determination) | |

Parcel Information

Parcel Size:	7,187 square feet (EMIS estimate)
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Cathedral Drive
Planning Area:	Carbonera

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

Land Use Designation: R-R (Rural Residential)
Zone District: SU (Special Use)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Geology Report submitted and accepted as a part of the building permit process.
Soils: Soils Report submitted and accepted as a part of the building permit process.
Fire Hazard: Not mapped
Slopes: >30 %
Env. Sen. Habitat: No physical evidence on site
Grading: 64 cubic feet proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Reviewed and accepted by the Department of Public Works, Stormwater Management
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Well
Sewage Disposal: Septic
Fire District: Scotts Valley Fire District
Drainage District: None

History

The subject property is a part of the Mission Springs Conference Center. Assessor's information indicates that the original cabin was constructed in 1953, a date which precedes the County's issuance of building permits. In July 2007, Discretionary Permit 06-0001 was approved granting the property owner an unconditional certificate of compliance for the parcel.

In March 2009, the property owner applied for a building permit to replace the cabin. All reviewers approved this building permit except for the zoning plan checker. During the processing of that permit, it became apparent that the proposed dwelling exceeded the zone district's 28-foot height limit. The property owner then submitted the current Discretionary application for an exception to the height limit. The project shown in Exhibit A is the same as that depicted on the building permit plans except for an 11'5" by 1'4" area that was removed from the southern portion of the deck to bring the project into compliance with the 33-foot height limit that may be granted with Design Review.

Project Setting

Mission Springs Conference Center is accessed from Lockhart Gulch, a narrow valley that runs north/south just west of the city of Scotts Valley. Mission Springs is accessed by crossing a bridge over Lockhart Gulch creek. The conference center is steeply sloped and heavily wooded. The subject parcel slopes steeply down from Cathedral Drive after a narrow, relatively flat bench. Trees block the view of the property from the parcels below the subject parcel. On either side of the subject parcel are single-family dwellings, both of which are nonconforming with respect to their front yard setback.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 7,187 square feet (EMIS estimate), located in the SU (Special Use) zone district, a designation which allows residential uses. The proposed dwelling is a principal permitted use within the zone district and the zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

Setbacks

County Code 13.10.323 (Development standards for residential districts) requires only five foot side yards for parcels that are less than 60 feet wide. In this case, the parcel is 50.46 feet wide, so the five-foot side yard standard applies.

For the front yard setback, the applicant proposes to utilize front yard averaging (County Code 13.10.323(e)(7)) to reduce the required front yard from 20 feet to 11 feet three-quarter inches deep. The property to the north has a setback of eight feet from the edge of the right-of-way / property line and the property to the south's setback is 11 feet from the edge of the right-of-way / property line. The proposed setback of 11 feet three-quarter inches deep exceeds the minimum 10 feet required by the ordinance.

Design Review Height Exception

From Cathedral Drive, the proposed design appears to be a one-story, ranch-style dwelling. Because of the steepness of the parcel and the proposed ground floor, the dwelling is two stories when viewed from the rear. The proposed dwelling exceeds the zone district's 28-foot height limit and, as a result, the property owner has requested an exception to allow for the proposed 33-foot height (see roof survey, sheet PP2). This exception requires review and acceptance of the proposed design by the County's Urban Designer. Larry Kasparowitz, the County's Urban Designer, has accepted the proposed design (see his memo, Exhibit F), noting that the site is very steep and that the overheight portion of the house is limited to only a few areas at the back of the structure. Some of the overheight areas are found on the proposed deck. This deck is important because it provides the only usable recreation area for the parcel.

Non-habitable Ground Floor

The proposed design includes a non-habitable ground floor area with interior access. In the course of reviewing the building permit—prior to the application of the Discretionary Application—the property owner was asked to record a declaration to maintain this lower floor as a non-habitable accessory structure. The declaration was recorded in May 2009. As a non-habitable space, its use and physical features are controlled by County Code 13.10.611(c)(2). Among the restrictions are a prohibition of: toilets, showers, baths, built-in heating or cooling, kitchen facilities, separate electric meter (unless approved as a part of a Level IV Discretionary Permit) and electrical service greater than 100 AMP / 220 volt single-phase service. In addition, the area may not be used for sleeping or rented as an independent dwelling unit. By recording the declaration of restriction, the property owner has acknowledged and accepted these restrictions.

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.

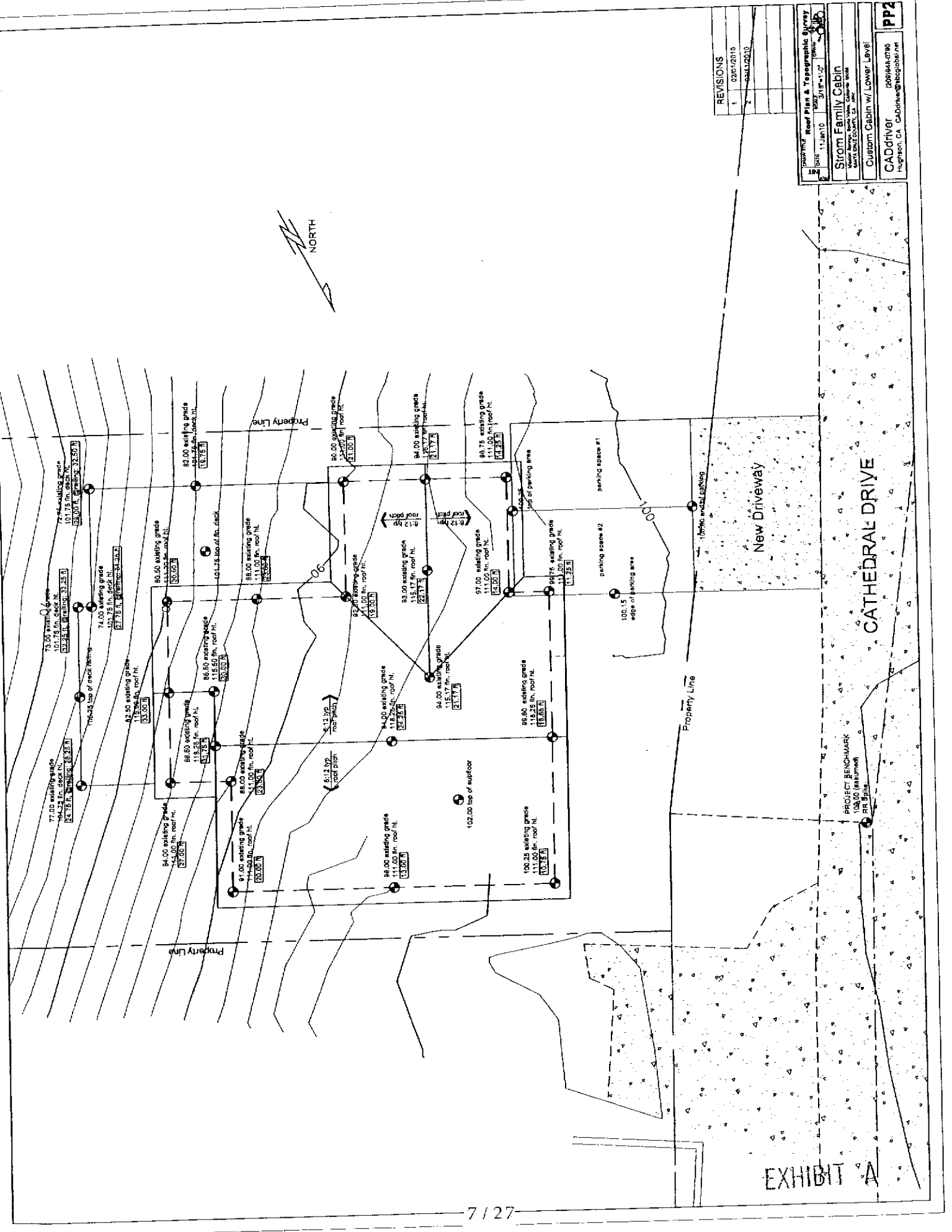
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0390**, 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: annetteolson@co.santa-cruz.ca.us



PLAN NOTES

YOUR LOCAL MOUNTAIN MANUFACTURING CO. WILL HAVE A LIST OF DEALERS IN FRONT OF YOU. LET THEM KNOW YOU WANT TO BUY A MOUNTAIN MANUFACTURING CO. TRAILER. THEY WILL BE GLAD TO HELP YOU. THEY WILL ALSO BE GLAD TO TELL YOU THE NAME OF THE DEALER NEAREST YOU. THEY WILL ALSO BE GLAD TO TELL YOU THE NAME OF THE DEALER NEAREST YOU. THEY WILL ALSO BE GLAD TO TELL YOU THE NAME OF THE DEALER NEAREST YOU.

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SLUING ANCHORAGE OF WATER HEATERS TO INCLUDE ANCHORS OR
RATINGS OF NOT LESS THAN 2000 PER ASTM F 307A.

STAYS AT POINTS WITHIN LINE AND LOWER ONE THIRD OF ITS VERTICAL ORIGIN. THE LOWER ANCHOR POINT (LOCATED TO VERTICAL DISTANCE OF 1' ABOVE CONTROL B.

WHERE CERAMIC TILE IS USED, WOODER BOARD OR AN APPROVED EQUAL
MAY BE USED.

SHOWER AND TUBBATHING SHALL BE PROVIDED WITH PREBUILT BALANCE OF VIBROSTAY ARMED VALVE CONTROLS.

BLOWER CONSTRUCTION AT THE DISCRETION OF OWNER.
CONSTRUCTION TO MEET CODE REQUIREMENTS AND SUFF.
BLOWERS AND THERMOWALLS ARE TO HAVE A MINIMUM HAND,
NONABSORBENT SURFACE OVER A VENTILATION ADJUSTMENT
UNDERLAPMENT TO A HEIGHT OF 72" ABOVE DRAIN INLET PER CBC 5.1.1.

COMBUSTION AIR TO BE FORCED AIR UNIT TO BE CALCULATED AND SUBMITTED BY MECHANICAL CONTRACTOR.

THE FOLLOWING INFORMATION IS FOR THE INFORMATION OF THE OFFICE OF THE ATTORNEY GENERAL AND THE OFFICE OF THE COMPTROLLER OF THE CURRENCY. IT IS NOT TO BE USED FOR ANY OTHER PURPOSE.

UNLOCK GLAZED SHOWER DOORS MUST swing OUTWARD.
TEMP. GLAZING SHALL BE AFFIXED WITH A PERMANENT LABEL.
ALL EXTERIOR DOORS SHALL MEET THE SECURITY REQUIREMENTS OF
CSC Chapter 10.

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ROOMS, ROOM AIR, AND SHOWER SHALL HAVE MECHANICAL MEANS OF VENTILATION. CMC 1203.4.3.1

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LOCAL TITLE FIRST FLOOR PLAN

2	20 Jan 09	1/2" x 1/2"
Strom Family Cabin		
Menden Spring, Meads Valley, California, 1900		

SANTA CRUZ COUNTY, CA. APR.

Custom Cabin w/ Lower Level

CADriver
Hughson, CA CADriver@adogood.net
(259) 648-0780

[REDACTED]

WALL LEGEND

ALL HABITABLE SPACE SHALL MAINTAIN A MIN. OF 88° F @ MIN 36" A.F.F.

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EXHIBIT A

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. Soils and Geology reports were submitted to and accepted by the County's Geologist. 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 dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all required 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 dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district in that the primary use of the property will be one dwelling that meets all current site standards for the zone district, except for the height standard. County Code 13.10.323(e)(5) allows heights of up to 33 feet with Design Review. The County's Urban Designer has reviewed and accepted the proposed design with areas up to 33 feet in height (see attached memo, Exhibit F).

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 Rural Residential (R-R) land use designation in the County General Plan.

The proposed dwelling will not significantly 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 dwelling will not meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

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

in some areas, those areas are located at the rear of the structure and will therefore have no visual impact when viewed from the front the structure. Trees screen the structure from down slope neighbors.

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

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

This finding can be made, in that the proposed dwelling is to be constructed on an existing, legal lot. The expected level of traffic generated by the proposed project is anticipated to remain at one peak trip per day and, therefore, no impact to the existing roads and intersections in the surrounding area is anticipated to result from 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 structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed dwelling is consistent with the land use intensity and density of the neighborhood. The overheight portion of the structure is located at the rear of the dwelling where the slopes are the steepest. It will not, therefore, be visible from Cathedral Drive. From Cathedral Drive, the structure will appear to be one-story in height. Large trees screen the structure from the neighboring parcels below the subject parcel.

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 dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The County's Urban Designer has reviewed and accepted the proposed design (see attached memo, Exhibit F).

Conditions of Approval

Exhibit A: 8 sheets by CADdriver: CS Site Plan, AO Existing Floor Plan, A1 Proposed Elevations, A1B Proposed Elevations, A1C Proposed Elevations, A2 Proposed First Floor Plan, A5 Proposed Lower Level Plan, and PP2 Roof Plan & Topographic Survey (stamped by Jamey D. Wylie, Registered Professional Engineer).

- I. This permit authorizes the construction of a dwelling with a maximum height of 33 feet as shown on Sheet PP2 of Exhibit A and a non-habitable ground floor. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain and receive final clearance for a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to the issuance of the Building Permit. Building Permits will not be issued while there is an outstanding balance due.
 - D. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. Any changes from the approved Exhibit "A" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. One elevation shall indicate materials and colors. In addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval

2. Grading, drainage, and erosion control plans.
 3. The building plans must 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. Maximum height is 33 feet as shown on Exhibit A.
 4. Details showing compliance with fire department requirements. The proposed structure(s) are located within the State Responsibility Area (SRA) and the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- B. Submit two copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal.
- C. Provide required off-street parking for two cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all recommendations of the approved soils and geology reports.
 - D. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance 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 permit revocation.
- V. 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.

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.

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: _____

Steven Guiney
Deputy Zoning Administrator

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 Zoning Administrator, may appeal the act or determination to the Planning Commission 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: 09-0390

Assessor Parcel Number: 070-181-30

Project Location: 510 Cathedral Drive, Scotts Valley

Project Description: Replacement single-family dwelling

Person or Agency Proposing Project: Jeff Strom

Contact Phone Number: (209) 678-2963

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

Specify type:

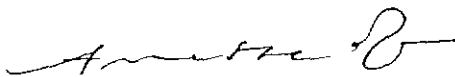
E. X **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

New single family dwelling in a developed area zoned for single-family residences.

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



Annette Olson, Project Planner

Date: 4/20/10

FOR TAX PURPOSES ONLY

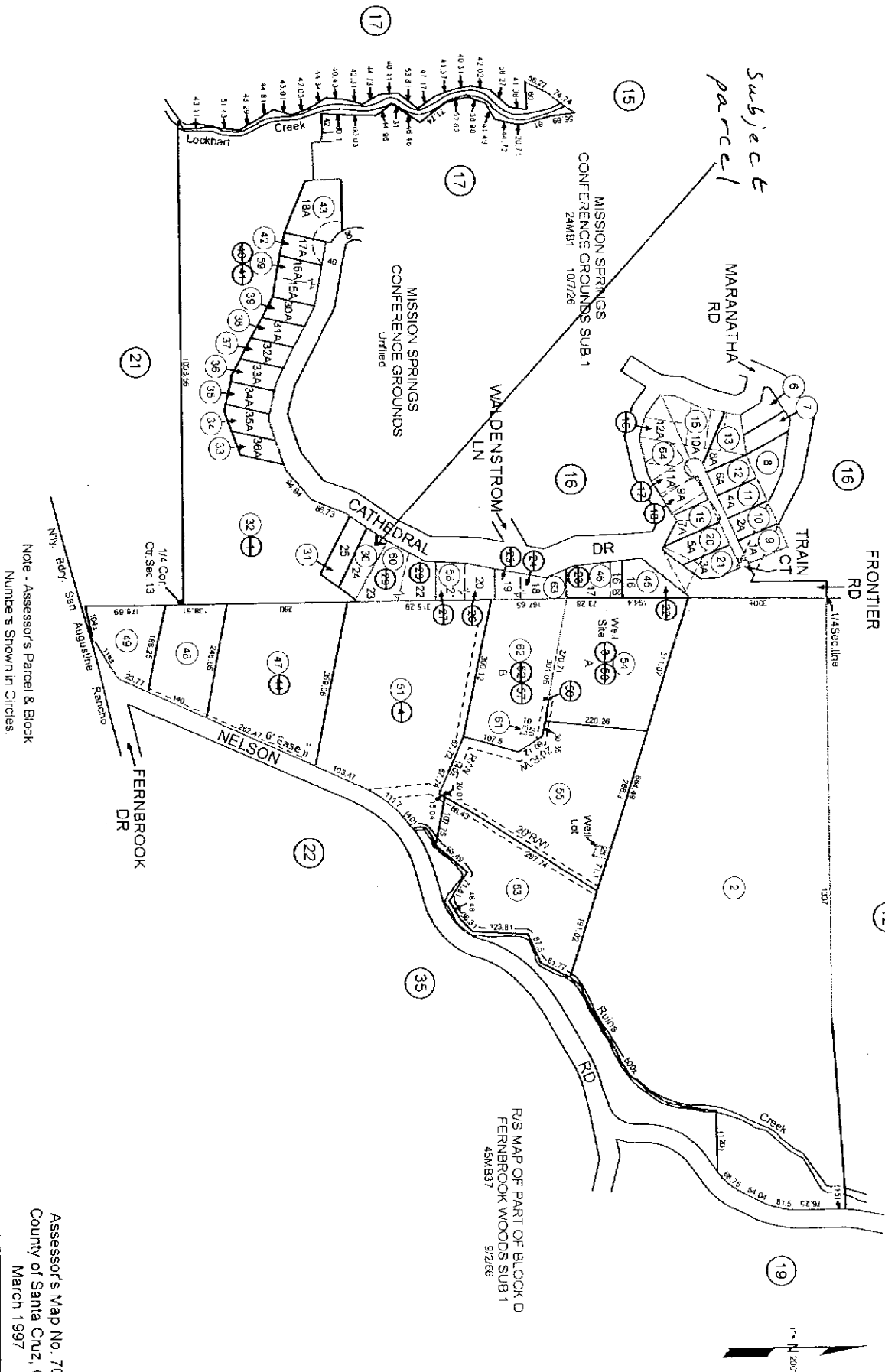
THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES AND TO THE EXTENT PERMITTED, ALL RIGHTS ARE RESERVED. 20 CONVENT ST. SANTA CRUZ COUNTY ASSESSOR 1991

POR. SEC. 13,
T.10S., R.2W., M.D.B.&M.

Tax Area Code
94-066

70-18

Electronically Redrawn 3/28/97 rw
Rev. 6/2/98 GG (CA consolidation)
Rev. 4/26/99 CB (Added link to 1-62)
Rev. 8/5/01 mm (change page rel.)
Rev. 10/19/07 mm (7-0043776 comb. 1-63)
Rev. 10/16/07 mm (7-0043779 comb. 1-64)

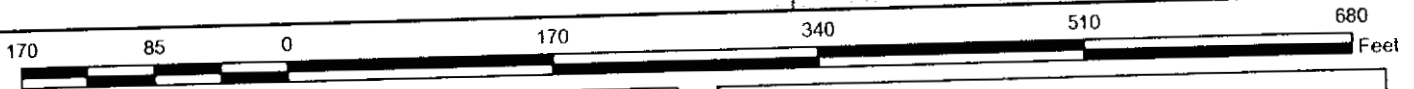
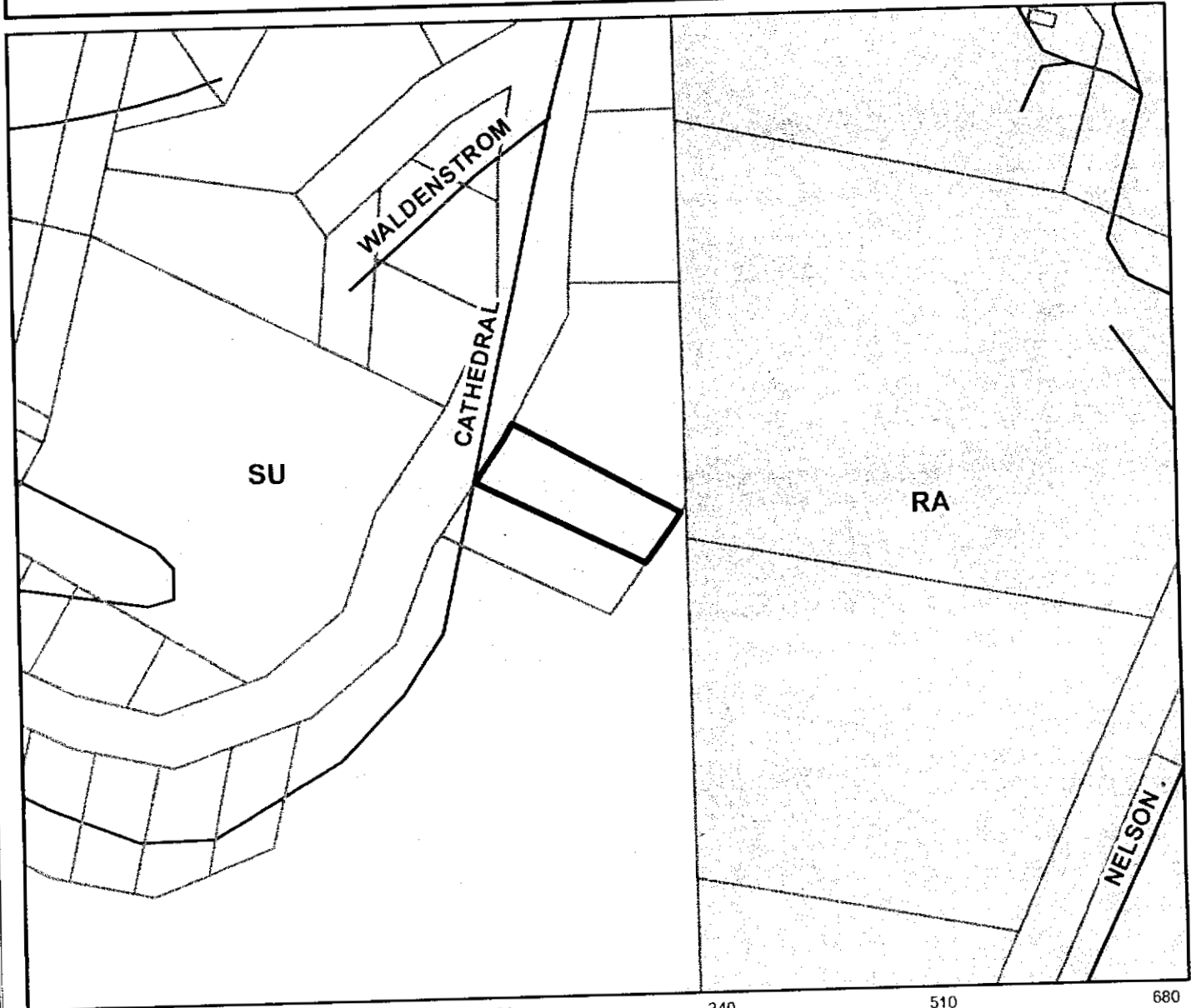


Note - Assessor's Parcel & Block
Numbers Shown in Circles

Assessor's Map No. 70-18
County of Santa Cruz, Calif.
March 1997



Zoning Map



LEGEND



APN: 070-181-30



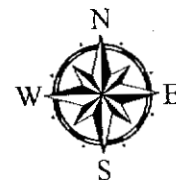
Assessors Parcels



Streets

SPECIAL USE

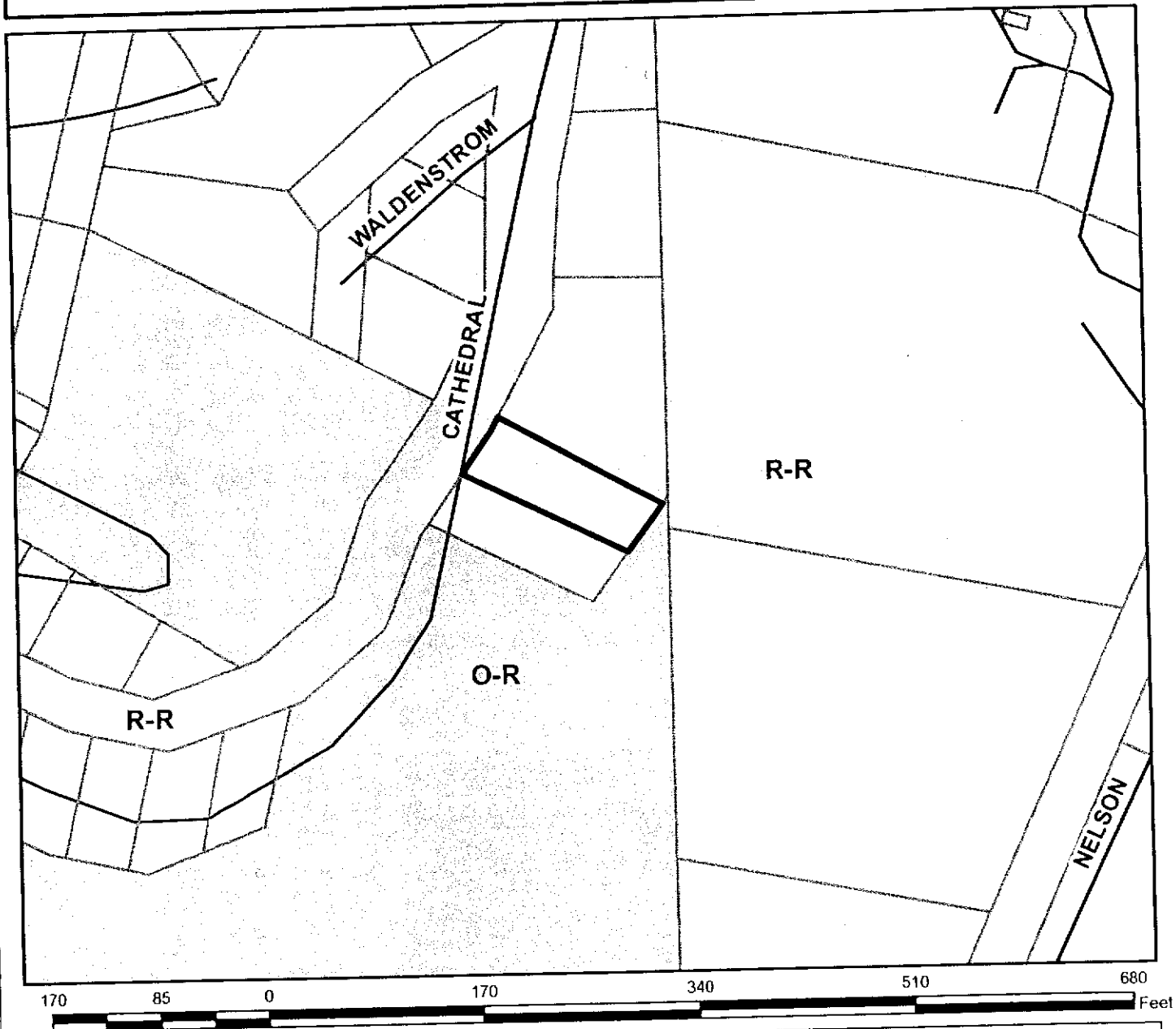
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Map Created by
County of Santa Cruz
Planning Department
March 2010



General Plan Designation Map



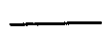
LEGEND



APN: 070-181-30



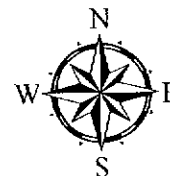
Assessors Parcels



Streets

Residential-Rural

Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
March 2010

INTEROFFICE MEMO**APPLICATION NO: 09-0390**

Date: March 15, 2010

To: Annette Olson, Project Planner

From: Larry Kasparowitz, Urban Designer

The County Code allows the Urban Designer to recommend heights of residential structures that are over 28 feet and below 33 feet as follows:

13.10.323 Development standards for residential districts.

(d) Site and Structural Dimensions Exceptions Relating to Parcels.

5. Structures Exceeding 28 Feet.

(B) With Design Review. Building heights up to a maximum of thirty three (33) feet may be allowed without increased yards or variance approval, subject to review and recommendation by the Urban Designer and approval by the Zoning Administrator following a public hearing. Appeals from this decision shall be processed pursuant to Chapter 18.10.

Given the slope of this parcel and the limited number of places where the height exceeds 28 feet, I recommend that the Zoning Administrator approve the additional height (as shown on the roof survey plan submitted by the applicant).

03/24/10 BS5
13:33:09COUNTY OF SANTA CRUZ - ALUS 3.0
INQUIRY ALL BUILDING APPLICATION REVIEWSI-ALPBR200
ALSBR730HAPPL.NO: 0068134H : APPL.DT: 3/13/09 : EXP.DT: 3/13/11 : STATUS: ROUTING :
APN: 070 181 30 : MASTER PERMIT ISSUED?: NO :

SEL	REVIEW AGENCY	NO.	REVIEW	HOLD?	REVIEWER	DETERMINATION
	BUILDING PLAN CHECK	4	12/07/09	N	RAW	APPROVED
	DPW DRAINAGE	3	10/29/09	Y	T_R	APPROVED
	DPW ROAD ENGINEERING	1	4/10/09	N	A_M	NOT REQUIRED
	DPW DRIVEWAY/ENCROACHMENT	1	3/30/09	N	DFL	NOT REQUIRED
	ENVIRONMENTAL HEALTH	2	10/02/09	N	BAB	APPROVED
	ENVIRONMENTAL PLANNING	2	10/01/09	N	JLD	APPROVED
	SCOTTS VALLEY FIRE DISTRI	2	9/28/09	N	MEM	APPROVED
	ZONING REVIEW	4	12/07/09	N	L_J	NOT APPROVED
	DEFICIENCY LETTER	1	12/07/09	N	M_C	COMPLETE

REVIEWS DISPLAYED

TYPE 'Y' TO SELECT REVIEW(S) AND 'PF20'

OR

PF9+CURSOR-PREV.DETERMINATIONS

PF20-TO SEE ALL

RI Engineering, Inc.



Civil Engineering

303 Potrero St., Suite 42-202

Santa Cruz, CA 95060

831-425-3901

831-425-1522 fax

www.riengineering.com

February 5, 2010

Jeff Strom
20441 Palm Court
Hilmar, CA 95324

Subject: Impervious Surface Calculations for 510 Cathedral Drive, Scotts Valley, Santa Cruz County
California, APN 070-181-30.

We have reviewed our drainage calculations entitled "Drainage Calculations for Proposed Remodel At 510 Cathedral Drive, Scotts Valley, California, APN 070-181-30" dated August 20, 2009. The proposed improvements for the driveway were included as impervious surface in the aforementioned drainage calculations prepared by RI Engineering, Inc.

Please feel free to contact us if you have any questions.

Sincerely,
RI Engineering Inc.

Richard Irish, PE
RCE #45820





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September 9, 2009

County of Santa Cruz
Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95062

Subject: Response to Incomplete Application Comments for APN 070-181-30, Application No. 0068134G, Residential Remodel for Jeff Strom

We have prepared the following responses based on the County of Santa Cruz's Planning Incomplete Application Letter Dated April 13, 2009.

The following responses correspond to the comments from DPW Drainage. The comments have also been addressed in the Drainage Report prepared by RI Engineering, Inc. date August 2009.

1. Existing cabin runoff drains away from the residence. Most of the runoff flows overland towards Ruins Creek approximately 480 feet southeast. Remaining runoff along the west side of the cabin drains towards and across Cathedral Drive (See Drainage Report for illustration).
2. Runoff from adjacent upslope properties does not reach the project site. Runoff from Cathedral Drive flows to the south but does not reach the property due to the natural east to west cross slope of the road.
3. Runoff from the cabin will be captured from the roof and to proposed downspouts connected to a proposed perimeter storm drain. The perimeter storm drain will convey the runoff into proposed discharge pits located on the gentler slope at the base of the steep eastern flank as recommended by the geotechnical engineer. Runoff in the front of the residence and on the driveway will continue to be directed westerly towards Cathedral Drive.

The following responses correspond to the comments from Environmental Planning

1. Please see sheet C-1 for contours, proposed drainage patterns, and limits of grading, see sheet C-2 for the erosion and sediment control plan. Please see the Drainage Report for existing drainage patterns. Retaining walls for the residence are shown on structural plan by others.

Sincerely,
RI Engineering Inc.

Sarah Erickson, PE #70369



RI Engineering, Inc.



DRAINAGE CALCULATIONS

For

PROPOSED REMODEL

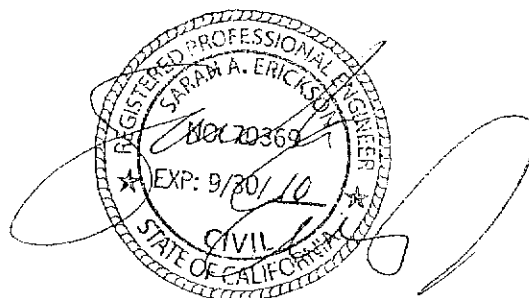
At

510 Cathedral Drive
Scotts Valley, California
APN 070-181-30

Date: August 20, 2009

Prepared For:
Jeff Strom

Prepared By:
RI Engineering, Inc.
Project Number 09-018-1



Single Family Residence
510 Cathedral Drive, Scotts Valley, CA
August 20, 2009

Design Criteria/Design Approach

Storm drainage improvements described in this document have been designed with Santa Cruz County criteria using the Santa Cruz County Design Criteria, June 2006 Edition, Part 3, "Stormwater Management." Hydrologic calculations have been completed in conformance with Section C, "Hydrology." All drainage improvements have been designed to convey a 10-year design storm. Flows were calculated using the Rational Method as described in the above noted Design Criteria.

- Use 2006 Edition of the County of Santa Cruz Design Criteria.
- Use 10-year storm to determine peak runoff for existing conditions.
- Use 10-year storm to determine peak runoff for proposed conditions.

Project Description

The project is located in the central Santa Cruz Mountains west of Ruins Creek on a 0.16-acre lot on Cathedral Drive, Scotts Valley, CA. The project consists of the partial removal and remodel of a single family residence. The project will result in a net increase of the overall impervious area by approximately 892 square feet.

Existing Conditions

Most runoff on the property currently flows towards Ruins Creek approximately 480 feet from the southeast edge of the property. A small amount of runoff around the front of the residence, near Cathedral Drive, naturally flows away from the west side of the residence across the western portion of the lot and Cathedral Drive.

Cathedral Drive upstream runoff flows north to south but does not reach the property due to the east to west cross slope of the road. The stormwater runoff is dispersed to the west along Cathedral Drive over an existing slope along the edge of the road (See attached Drainage Map).

The existing impervious area is 843 square feet. The existing peak runoff rate for a 10-year storm event for the whole lot is approximately 0.13 cfs (see Table 1). No evidence of erosion or flooding was found downstream of the proposed development area.

Proposed Development

The storm water runoff from the residence will be discharged into the downspouts and conveyed by the proposed perimeter storm drain system in order to convey the water away from the house and downstream towards Ruins Creek. The proposed perimeter storm drain will convey the runoff to two discharge pits that will percolate into the existing ground. The discharge pits are to be located in an approved location by the geotechnical engineer and will provide a safe release of runoff from the residence. Runoff occurring around the residence will continue to flow naturally overland towards

Single Family Residence

510 Cathedral Drive, Scotts Valley, CA

August 20, 2009

Ruins Creek. The runoff from the western portion of the residence will be directed westerly towards Cathedral Drive.

No changes to the up-stream runoff along Cathedral Drive are proposed.

The proposed development will result in a total of approximately 1,735 square feet of impervious area which represents 25.1% of the lot. The post-development peak runoff rate for a 10-year design storm event created by new impervious area will be approximately 0.16 cfs (see Table 2).

Conclusion

The up-stream runoff will continue to flow east to west away from the proposed remodeled residence on Cathedral Drive. Runoff from the residence will be conveyed by the downspouts into the perimeter storm drain that discharges into storm drain pits located on the gentler slope at the base of the steep eastern flank. Runoff from the north, south, and east of the residence on the property will continue to flow naturally southeast towards Ruins creek. Runoff in front of the residence will be directed northwest across Cathedral Drive. This will work to keep runoff away from the site and adjacent properties. No change in drainage patterns will occur due to this project. No evidence of erosion or flooding was found offsite in the path of the existing storm drain runoff.