

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
725 FRONT STREET, SUITE 300
SANTA CRUZ, CA 95060
PHONE: (831) 427-4863
FAX: (831) 427-4877



F10a

Prepared October 25, 2007 (for November 16, 2007 Hearing)

To: Commissioners and Interested Persons
From: Charles Lester, Senior Deputy Director
Dan Carl, Interim District Manager
Susan Craig, Coastal Planner
Subject: Santa Cruz County LCP Amendment Number 1-07 Part 3 (Rural Private Road Standards)

Santa Cruz County's Proposed Amendment

Santa Cruz County is proposing to amend its certified Local Coastal Program Zoning Ordinance Section 16.20.180 (Grading Ordinance Design Standards for Private Roads, Driveways, and Bridges) to add the word "Rural" and delete the words "and Bridges" from the title of the ordinance, and to remove Section 16.20.180(N) pertaining to bridge standards. See Exhibit #2 for the County's proposed changes to Section 16.20.180.

Minor LCP Amendment Determination

California Code of Regulations (CCR) Section 13554 defines minor LCP amendments. Among other things, minor LCP amendments include:

CCR Section 13554(a). Changes in wording which make the use as designated in the zoning ordinances, zoning district maps or other implementing actions more specific and which do not change the kind, location, intensity, or density of use and which are found by the Executive Director of the Commission or the Commission to be consistent with the land use plan as certified by the Commission.

CCR Section 13555 provides that the Executive Director can make determinations on whether a proposed LCP amendment is "minor." The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Section 13554(a).

The proposed amendment will not change the kind, location, intensity, or density of use and will not conflict with any policy or standards contained within the certified Land Use Plan or Chapter 3 of the Coastal Act.

Specifically, the proposed amendment adds the word "Rural" to the title of Section 16.20.180 to clarify that these grading ordinance standards for private roads are applicable to rural areas of the



Santa Cruz County Minor LCP Amendment Determination Notice

SCO-1-07 Part 3 (Rural Private Road Standards)

Page 2

County only (standards for private roads in urbanized areas are addressed in other sections of the LCP). Also, the proposed amendment deletes the Grading Ordinance's standards for bridges located on rural private roads and driveways. The reason for this proposed change is that the construction of bridges does not require a County grading permit, so the placement of standards in this section of the Grading Ordinance is inappropriate. Instead, the required standards for bridge improvement and/or construction can be found in the Fire Code (Zoning Ordinance Chapter 7.92), which is not part of the certified LCP. However, any proposed bridge improvements or new construction of bridges across streams or creeks along private rural roads (and any private rural roads and driveways themselves) in the coastal zone will be reviewed under the LCP. In such cases, the provisions of LCP Chapter 13.20 (Coastal Zone Regulations) and LCP Title 16 (Environmental and Resource Protection) of the certified LCP Zoning Ordinance and other applicable LCP sections will apply (regarding water quality protection, erosion control, riparian corridor protection, sensitive habitat protection, etc.). In other words, the proposed amendment will not affect protection of coastal zone resources because existing LCP provisions will continue to protect such resources regardless of this minor technical cleanup of the LCP's grading ordinance.

Coastal Commission Concurrence

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its November 16, 2007 meeting at the Sheraton San Diego Hotel, 1433 Camino Del Rio South, in San Diego. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

For further information regarding the proposed LCP amendment or the Commission's procedures, please contact Susan Craig in the Coastal Commission's Central Coast District Office in Santa Cruz at the address or phone number listed above. Objections to the proposed minor LCP amendment should be submitted in writing by November 9, 2007.

Exhibits:

Exhibit 1: Board of Supervisors' Resolution

Exhibit 2: Proposed Changes to LCP Section 16.20.180



BEFORE THE BOARD OF SUPERVISORS
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. 137-2007

On the motion of Supervisor
duly seconded by Supervisor
the following Resolution is adopted:

RESOLUTION AMENDING COUNTY CODE SECTION 16.20.180 – GRADING ORDINANCE
DESIGN STANDARDS FOR PRIVATE ROADS AND DRIVEWAYS

WHEREAS, amendments to the Grading Ordinance regarding the Design Standards for Roads, Driveways and Bridges were proposed by Planning Department staff for consistency with the General Plan/Local Coastal Program Land Use Plan; and

WHEREAS, the Planning Commission, on August 8, 2001, following a duly noticed public meeting recommended that the proposed amendments to the Grading Ordinance, as set forth in Exhibit 1-A, and the CEQA Categorical Exemption, incorporated herein by reference, be approved by the Board of Supervisors and submitted to the Coastal Commission as part of the Local Coastal Program Update; and

WHEREAS, the Board of Supervisors, on November 6, 2001, following a duly noticed public meeting, considered the amendments to the Grading Ordinance and directed the Planning Department to conduct a series of public meetings to resolve issues regarding the revised language; and

WHEREAS, on January 16, February 13, February 27, and April 18, 2002, the Planning Department conducted public meetings to discuss the revisions to the ordinance and amended language; and

WHEREAS, the Board of Supervisors, on May 7, May 21 and August 20, 2002, considered the proposed ordinance and the revisions resulting from the public meetings, modified the ordinance to delete subdivision (n). pertaining to bridges, added the word “Rural” and deleted the word “bridges” from the title of the section, based on the staff report, and all testimony and evidence received at the public hearings; and

WHEREAS, the Board of Supervisors finds that the proposed amendments are consistent with the California Coastal Act; and

WHEREAS, the proposed amendments to the Grading Ordinance have been found to be categorically exempt from the California Environmental Quality Act (CEQA), consistent with the provisions of CEQA and the County of Santa Cruz Environmental Review Guidelines.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED that the Board of Supervisors approves amendments to the Grading Ordinance’s Design Standards for Private Roads, Driveways and Bridges (Section 16.20.180), as set forth in Exhibit 1, and the CEQA Categorical Exemption, incorporated herein by reference, and authorizes their submittal to the California Coastal Commission as part of the next round of LCP Amendments.

BE IT FURTHER RESOLVED AND ORDERED that these amendments will become effective upon certification by the California Coastal Commission.

PASSED AND ADOPTED by the Board of Supervisors of the County of Santa Cruz, State of California, this 15th day of May, 2007 by the following vote:

AYES:	SUPERVISORS	Pirie, Coonerty, Campos, Stone and Beautz
NOES:	SUPERVISORS	None
ABSENT:	SUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

ATTEST: [Signature]
Clerk of the Board of Supervisors

[Signature]
Chairperson of the Board of Supervisors

APPROVED AS TO FORM: [Signature]
County Counsel

cc: County Counsel
Planning Department

STATE OF CALIFORNIA
COUNTY OF SANTA CRUZ
I, SUSAN A. MAURIELLO, County Administrative Officer and ex-officio Clerk of the Board of Supervisors of the County of Santa Cruz, State of California do hereby certify that the foregoing is a true and correct copy of the resolution passed and adopted by and in the minutes of the said board. In witness whereof I have hereunto set my hand and official seal of the said Board on May 15th 2007.
SUSAN A. MAURIELLO, County Administrative Officer
By [Signature] Deputy

Exhibit #1
Page 2 of 2
SCO-MIN-1-07 Part 3

RECEIVED

OCT 15 2007

Exhibit 1-A

CALIFORNIA
COASTAL COMMISSION
CENTRAL COAST AREA

ORDINANCE NO.

4678

AN ORDINANCE AMENDING COUNTY CODE SECTION 16.20.180 - GRADING
ORDINANCE DESIGN STANDARDS FOR PRIVATE ROADS, DRIVEWAYS AND
BRIDGES

SECTION I

Section 16.20.180 of the Santa Cruz County Code is hereby amended to read as follows:

16.20.180 DESIGN STANDARDS FOR RURAL PRIVATE ROADS AND
DRIVEWAYS AND BRIDGES

- a) All private road and driveway construction requiring a grading approval shall conform to the provisions of this section. These requirements may be modified for emergency access, temporary roads, or roads leading to an agricultural building or well site if approved in writing by the Planning Director.
- b) Width of roadbed for a roadway shall be 16 feet minimum; width of a driveway shall be 12 feet minimum. Where it is environmentally infeasible to meet these criteria (due to excessive grading or tree removal), a 12-foot wide all-weather road with 12-foot wide by 30-foot long turnouts located approximately every 500 feet may be approved with the approval of the fire department. The distance between turnouts may be adjusted at the discretion of the Planning Director if deemed appropriate for reasons of topography, environment or emergency access.
- c) Minimum centerline radius shall be 35 feet. (EXCEPTION: Driveways which serve as access to any habitable structure and which are 150 feet or less from the main road.)
- d) The maximum grade of the road or driveway shall not exceed 15 percent; however, grades of up to 20 percent are permitted for up to 200 feet at a time.
- e) The structural section shall consist of a minimum 5 inches of baserock, Class II or Class IV. Class IV aggregate base should have a minimum R value of 50, and not more than 10 percent of the aggregate shall pass the number 200 sieve.
- f) Where the subgrade is designated as an expansive clayey soil, the structural section should be determined using the California Design Procedure.

- g) The aggregate base required by these design standards can be omitted if the Planning Director determines that the native material provides sufficient bearing capacity for all weather use.
- h) Road surfacing shall meet the following standards, based on road gradient: 1 to 10 percent gradient – 2 inches of drain rock compacted into a 4-inch sub-base of Class II baserock; 10 – 15 percent gradient – oil and screenings; greater than 15 percent gradient – 1-1/2 inches asphaltic concrete. (EXCEPTION: aggregate base and asphaltic concrete may be omitted if a structural section of 4 inch concrete is used.)
- i) Asphalt or concrete berms or their equivalent may be required to control drainage. Discharge shall be at points of natural drainage courses with energy dissipaters installed where necessary to prevent erosion.
- j) Entrances from private roads or driveways into private roads shall be limited in gradient as shown by Figure 4.

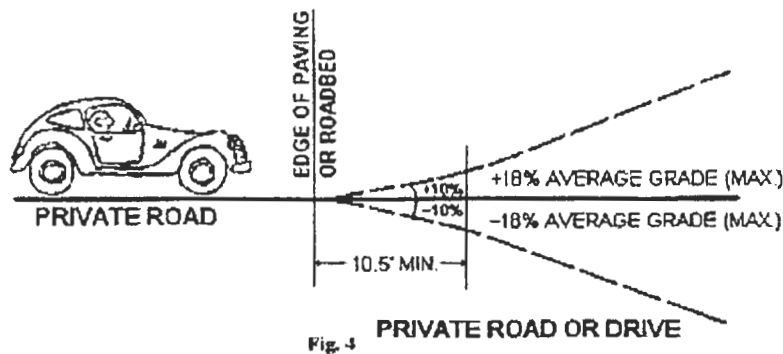


Fig. 4

- (k) Any roadway or driveway which is more than 300 feet long and a dead end shall have a turn-around area with a minimum of 32 feet radius, or equivalent.
- (l) A horizontal clearance of 16 feet and a vertical clearance of 14 feet shall be maintained on all roadways, driveways, and turnouts.
- (m) Where a private driveway will connect to a county-maintained road, an Encroachment Permit shall first be obtained from the Public Works Department.
- ~~(n) Bridges shall be at least 16 feet wide, and shall be designed by a civil engineer for a H-20 loading. If the bridge crosses a stream or drainage channel, hydraulic calculations based on a 100-year storm shall be submitted showing hydraulic adequacy of the spanned cross-section of the stream or drainage channel.~~

SECTION II

This Ordinance shall take effect on the 31st day after final passage or upon certification by the California Coastal Commission, whichever is later.

PASSED AND ADOPTED this 20th day of August, 2002, by the Board of Supervisors of the County of Santa Cruz by the following vote:

Exhibit 1

AYES:	SUPERVISORS	Campos, Wormhoudt, Pirie, Almquist and Beautz
NOES:	SUPERVISORS	None
ABSENT:	SIUPERVISORS	None
ABSTAIN:	SUPERVISORS	None

JANET K BEAUTZ

CHAIRPERSON, BOARD OF SIUPERVISORS

ATTEST: GAIL T. BORKOWSKI
Clerk of the Board

APPROVED AS TO FORM: *David Gordy*
Asst County Counsel

Copies to: Planning Department
County Counsel

I HEREBY CERTIFY THAT THE FOREGOING INSTRUMENT IS A CORRECT COPY OF THE ORIGINAL ON FILE IN THE OFFICE ATTEST MY HAND AND SEAL THIS 23rd DAY OF August 2002

SUSAN A MAURIELLO, COUNTY ADMINISTRATIVE OFFICER AND EX-OFFICIO CLERK OF THE BOARD OF SUPERVISORS OF THE COUNTY OF SANTA CRUZ, CALIFORNIA.

BY *Susan Mauriello* DEPUTY

Exhibit #2 Page 3 of 3 SCO-MIN-1-07 Part 3
--