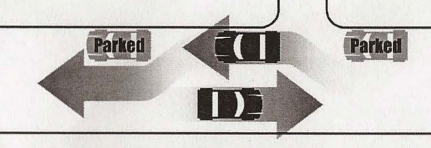
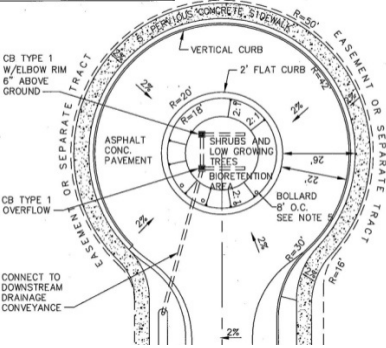



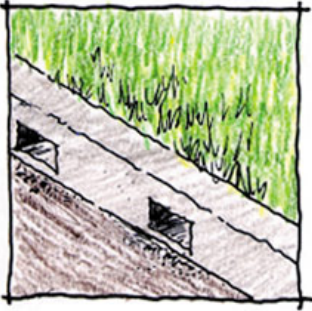
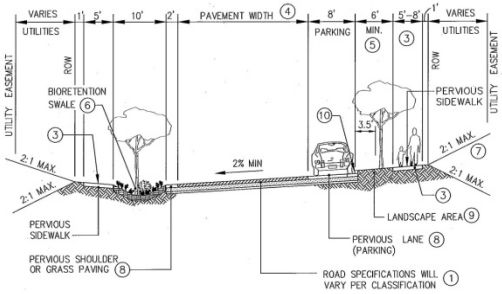


## SANTA CRUZ COUNTY REGULATORY IMPEDIMENT GAP ANALYSIS TOOL

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
<b>Street Width</b>		
Is the minimum pavement width allowed for streets in low density residential developments that have less than 500 daily trips (ADT) between 18 and 22 feet?	<p>Yes and No            CDC, ST-1B: Not in public ROW, minimum for only travel lanes is 24' but exceptions are possible and have been allowed at 18' for local rural roads and 20' for local urban roads.</p> <p>County Code (CC)            16.20.180, requires a minimum pavement width of 16' for private roadways. However the fire code requires 18' minimum, so that is what is used. The requirements are not based upon daily trips.</p>	Consider updating the County Design Criteria (CDC) to lower the minimum pavement width for local roads to 18' and specify circumstances needed in order to apply this lower standard.
At higher densities, are parking lanes also allowed to serve as traffic lanes?	No, but exceptions are possible.	Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective.


BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
<p>Is a single, shared travel lane to serve traffic flowing in both directions permitted in low volume single family residential neighborhoods?</p> 	<p>Yes and No Per the CDC not for new roads. There are existing County roads where this layout is used. Exceptions for new projects in areas where this is the norm are possible.</p> <p>There is not a restriction in CC 16.20.180 that disallows this. CC 16.20.180 also allows road widths to be reduced to 12' with turnouts every 500'.</p>	<p>Investigate and consider alternative standards for the CDC based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective.</p>
<b>Street Length</b>		
<p>Do street layout standards promote the most efficient street layouts that reduce overall street lengths and impervious surfaces?</p>	<p>Yes CC 16.22.050 requires that roads to new lots not cross 30% slopes. The code also requires that cuts and fills are minimized for construction of roads.</p>	<p>None: for private roadways the code already requires roads to be constructed in the least environmentally damaging manner.</p>
<b>Right of Way Use</b>		
<p>Does code allow for utilities to be placed under paved section of the ROW?</p>	<p>Yes</p>	<p>None</p>
<b>Cul-de-Sacs</b>		

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
<p>Does the minimum allowable cul-de-sac radius exceed 35 feet? Is the minimum radius greater than 45 feet?</p>	<p>No            CDC Part 2.B.7            Min 32' radius at flowline            42' radius at R.O.W.</p> <p>CC 16.20.180 requires a minimum radius of 35'</p> <p>However, the Fire Department requires a 36' radius for cul-de-sacs.</p>	<p>None: Revising the Fire Code happens at the State level, not County level.</p>
<p>Can a landscape island be created within the cul-de-sac?</p> 	<p>Yes            CDC does not include specific allowance or restriction.</p> <p>The standards for cul-de-sacs that the fire departments utilize allow an interior island if the radius is 16' or less.</p>	<p>None</p>
<p>Are alternatives turnarounds such as "hammerheads" allowed on short streets in low density residential developments?</p> 	<p>Yes.            CDC Part 2.B.8. allows for privately maintained roads that meet fire and planning requirements.</p> <p>Not specifically disallowed anywhere in County Code.</p>	<p>None</p>

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
<b>Street-side Bioretention</b>		
<p>Are curb and gutters required for most residential street sections?</p> 	<p>Yes and No CDC Part 2.F Per Planning Department review, private streets are not required to have curbs and gutters unless specifically required by an engineer or plan checker to keep drainage away from an area with erosion or slope stability concerns.</p>	<p>Can update CDC to allow for curb cuts for stormwater routing.</p>
<p>Do adopted street sections allow for the use of open treatment and conveyance of stormwater within landscape strips?</p> 	<p>No CDC does not include specific allowance but some DPW designed projects within RDA have these already.</p>	<p>Can add specific allowance in the CDC with requirements for adequate overflow, drainage and maintenance including who will be responsible for maintenance.</p>
<b>Land Conservation Incentives</b>		
<p>Are there any incentives for developers or landowners to conserve non-regulated land (e.g., open space designs, density bonuses, stormwater credits, etc.)?</p>	<p>Yes Our General Plan policies support clustering in general. Higher densities are provided to clustered development specifically in the Timber Production zone district. CC 13.10.373(c).</p>	<p>None</p>

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
Is flexibility to meet regulatory or conservation restrictions (e.g., density compensation, buffer averaging, transferable development rights, offsite mitigation, etc.) offered to developers?	Yes See answer above related to density compensation. We do not have policies or regulations related to transfer of development rights. Off-site mitigation may be approved on a project-by-project basis.	Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective.
<b>Structured Parking</b>		
Are there any incentives for developers to provide parking within garages rather than surface parking lots?	Yes indirectly Drainage impact fees are based on net increase in impervious area footprint, so structures could provide more parking with a smaller footprint and save in impact fees.  CC 13.11.074(c)(3) parking structures are encouraged, but not incentivized.	None. There are few opportunities for parking garages due to land use densities in the County.
<b>Parking Ratios</b>		
Do maximum parking standards exist in addition to minimum standards?	Yes CC 13.10.552(d) only 10% of required parking can be added as additional parking	None
Is the minimum parking ratio for single family homes (per home) less than or equal to 2 spaces?	Yes CC 13.10.552(a) 1 bedroom home requires 2 parking spaces	None
Is the minimum parking ratio for a professional office building (per 1,000 sf of gross floor area) less than 3 spaces?	No CC 13.10.552(b) business offices require 5 spaces per 1000 sq.ft.	Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective.

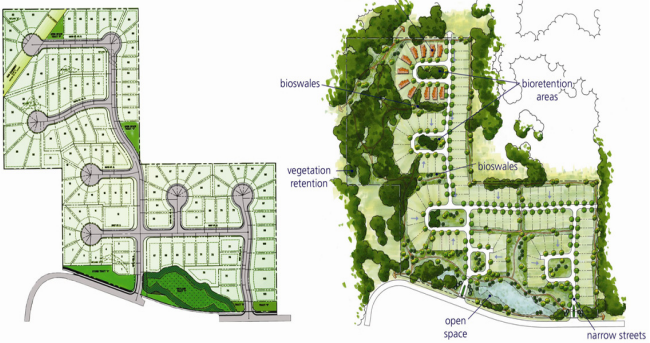
BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
Is the minimum requires parking ratio for shopping center (per 1,000 sf gross floor area) less than 4.5 spaces?	No CC 13.10.552(b) retail stores/services require 5 spaces per 1000 sq.ft.	Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective.
<b>Parking Codes</b>		
Are model shared parking agreements provided?	No	Can consider providing model agreements that are provided by the Central Coast Regional Water Quality Control Board.
Are parking ratios reduced if shared parking arrangements are in place?	Yes CC 13.10.553(b)	None
If mass transit is provided nearby, may the parking ratio reduced?	Yes indirectly CC 13.10.553(d) allows reduction with Alternate Transportation and Parking Program	None
<b>Parking Lot Runoff</b>		
Is a minimum percentage of a parking lot required to be landscaped?	Yes indirectly Parking lot landscaping requirements are not based on percentage but landscaping is required based based on square footage of building area and number of parking spaces. CC 13.11.074(c)(1) and 13.11.075	None

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
<p>Is the use of bioretention islands and other stormwater practices within landscaped areas and/or setbacks allowed?</p> 	<p>Yes No specific allowance or restriction in CC or CDC although projects have been permitted with this design.</p>	<p>Can add specific language allowing bioretention in landscape areas and setbacks in the CDC and/or zoning ordinance. Investigate and consider language based on other jurisdictions' standards including the basis of this benchmark/objective.</p>
<p>Does your design manual specify a requirement designs that would preclude the ability to use parking lot landscaped areas for bioretention?</p>	<p>No</p>	<p>None</p>
<b>Parking Lots</b>		
<p>Is the minimum stall width for a standard parking space less than 9 feet?</p>	<p>Yes CC 13.10.554(a) Min width = 8.5'</p>	<p>None</p>
<p>Is the minimum stall length for a standard parking space less than 18 feet?</p>	<p>No CC 13.10.554(a) Min length = 18'</p>	<p>None</p>
<p>Does your code allow compact parking spaces?</p>	<p>Yes CC 13.10.553(e)</p>	<p>None</p>
<p>Are at least 30% of the spaces in parking lots permitted to be designed as compact parking spaces?</p>	<p>Yes and No CC 13.10.553(e) The % of allowable compact spaces ranges from 0 to 40% depending on the number of required spaces.</p>	<p>None</p>
<p>Can pervious materials be used for parking areas?</p>	<p>Yes CC 13.10.554(d)</p>	<p>None</p>
<b>Driveways</b>		

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
Is the minimum driveway width of a one-lane driveway 9 feet or less? Is the minimum width for a two-lane driveway 18 feet or less?	<p>Yes and No  CDC Fig. DW-1  Min width = 10'  Max width = 24'  (residential)  Max width = 40'  (commercial)</p> <p>CC 16.20.180 requires a 12' minimum width. The width does not change if it's one lane or two lanes.</p>	<p>Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective.</p> <p>It's our understanding that the driveway widths stem from Fire Codes. Any changes to minimum driveway widths should be done at the State level.</p>
Can pervious materials be used for single family home driveways?	<p>Yes  CDC Part 6.A.16 and Part 6.A.17 concrete pavers, baserock and gravel are allowable.</p> <p>Not specifically restricted.</p>	Can add more generic allowances/preferences in CDC for pervious materials.
Can a "two track" or "Hollywood driveway" design be used for single family driveways?	<p>Yes and No  CDC does not include specific allowance.</p> <p>CC Only if the distance from the intersection of the driveway and the main street to the furthest point of the structure on the property is less than 150'.</p>	Can add specific allowance in CDC consistent with Fire Department requirements.
Are shared driveways permitted in residential developments?	<p>Yes  CDC Part 6.A.3 if rights of way over all properties are granted.</p>	None
<b>Sidewalks</b>		
Is the minimum sidewalk width allowed in the community 4 feet?	<p>Yes  CDC Fig. ST-1b</p>	None





BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
Are sidewalks required on both sides of residential streets?	No CDC Fig. ST-1b Private residential streets are not required to have sidewalks.	None
Can sidewalks be made from pervious materials?	Not specifically	Can add allowance in the CDC for sidewalks to be made of pervious materials as long as they meet accessibility requirements and are adequately drained.
<b>Buffer Systems</b>		
Is there a stream buffer ordinance in the community?	Yes CC 16.30 Riparian Corridor and Wetlands Protection Ordinance.	None
Is expansion of the buffer to include freshwater wetlands, steep slopes or the 100-year floodplain required?	Yes and No The ordinance requires additional setbacks for wetlands, above and beyond that required for streams. CC 16.20.160 requires structures to be setback from slopes. Additionally Section 1808.7 of the 2010 California Building Code requires structures to be setback from ascending and descending slopes in excess of 33.3%	County can look into requiring additional setbacks from the 100-year floodplain. Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective.
Does the stream buffer ordinance specify that at least part of the stream buffer be maintained with native vegetation?	Not specifically native vegetation, but riparian exceptions are routinely conditioned to include planting of native vegetation	None
Does the stream buffer ordinance outline allowable uses?	Yes The exemptions section (16.30.050) and also in the General Plan does (Policy 5.2.7)	None

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
Does the ordinance specify enforcement and education mechanisms?	Yes and No Enforcement mechanisms – yes; education – no.	Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective.
<b>Open Space/Cluster Design Regulations</b>		
<p>Does your jurisdiction have open space/cluster design regulations?</p> 	<p>Yes CC 16.22.050, 13.11.072 (i); General Plan Policies 6.39, 8.3</p>	<p>None</p>
Is land conservation or impervious cover reduction a major goal or objective of the open space/cluster design regulations?	Yes	None
Are the submittal/review requirements for open space/cluster design greater than those for conventional development?	No	None
Are flexible site design criteria available for developers that utilize open space/cluster design options (setbacks, road widths, lot sized)?	Yes when associated with a PUD. For Minor Land Divisions, flexibility is provided for internal setbacks, as long as setbacks to adjacent, external, properties are met per CC 13.10.323(d)(1)(a)	None
<b>Open Space Management</b>		

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
Does the community have enforceable requirements to establish associations that can effectively manage open space?	Yes Such requirements can be and have been established for projects that involve sensitive habitats (CC 16.32 and CEQA)	None
Are open space areas required to be consolidated into larger units?	No	Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective.
Does a minimum percentage of open space have to be managed in a natural condition?	No Management of land in its natural condition is accomplished if that portion of a parcel contains sensitive habitats or species (CC 16.32 and CEQA)	This benchmark is unclear
Are allowable and unallowable uses for open space in residential developments defined?	Yes Through CC 16.32 and 16.30.	None
Can open space be managed by a third party using land trusts or conservation easements?	Yes, through CC 16.32 and CEQA.	None
<b>Tree Conservation</b>		

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
<p>If forests or specimen trees are present at residential development sites, does some of the stand have to be preserved?</p>	<p>Yes and No CC 16.34 requires a significant tree permit only in the Coastal Zones.</p> <p>Also per CC Section, SFD's and associated additions involving 500 square feet or more, within coastal special communities and sensitive sites; residential development of 3 or more units; new sfd's or remodels of 7,000 square feet or larger are required to incorporate existing mature trees into the site design.</p>	<p>Look into expanding the requirements outside of the Coastal Zone.</p>
<b>Setbacks and Frontages</b>		
<p>Are irregular lots shapes (pie-shaped, flag lots) allowed in the community?</p>	<p>Yes</p>	<p>None</p>
<p>Is the minimum requirement for front setback in residential zones less than or equal to 20 feet?</p>	<p>Yes In urban areas, front yard setbacks can be as low as 10 to 15 feet (these are generally very small existing lots of record).</p>	<p>None</p>
<p>Is the minimum requirement for rear setback in residential zones less than or equal to 25 feet?</p>	<p>Yes (see above)</p>	<p>None</p>
<p>Is the minimum requirement for side setback in residential zones less than or equal to feet?</p>	<p>Note – no standard is provided in the question.</p>	<p>This benchmark is unclear</p>
<p>Is the minimum lot frontage in residential zones less than or equal to 60 feet?</p>	<p>Yes New lots are required to have 60 feet of frontage, with certain exceptions provided (CC 13.10.520).</p>	<p>None</p>

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
<b>Rooftop Runoff</b>		
Can rooftop runoff be discharged to yard areas?	Yes Not specifically addressed in the CDC or CC	None
Do current grading or drainage requirements allow for temporary ponding of stormwater on front yards or rooftops? 	Yes CDC Part 3.H.9.b.2) Retention storage design requires facility to completely drain within 48 hours after storm event. No discussion about allowance of ponding on roofs.	None
Are vegetated roofs allowed? Do criteria exist to allow designers to receive credit for landscaping, stormwater, etc. for the use of vegetated roofs?	Not specifically. Does the CA building code allow this?	Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective.
<b>Clearing and Grading</b>		

BENCHMARK/OBJECTIVE	CODE REFERENCE AND SUMMARY OF EXISTING STANDARD	GAP BETWEEN EXISTING STANDARD AND BENCHMARK (OPPORTUNITY TO IMPROVE)
<p>Do regulations require or encourage the preservation of natural vegetation at residential development sites?</p> 	<p>Yes CC 16.22.050</p>	<p>None</p>

<b>Stormwater Outfalls</b>		
Can stormwater be directly discharged into jurisdictional wetland without pretreatment?	Yes CDC and CC do not specifically address this.	Compare with other jurisdictions requirements to consider mitigations requirements for discharges into jurisdictional wetlands.
Does a floodplain management ordinance that restricts or prohibits development within the 100-year floodplain exist?	Yes CC 16.10	None
Is stormwater required to be treated before it is discharged?	Yes in certain circumstances.  CC 13.10.554(e) requires installation of traps for oil, grease and silt for all parking lots over 20 spaces and all commercial and industrial projects. CDC Part 3.E.6.f requires water quality treatment units to control urban runoff pollution, particularly from paved parking areas in commercial, industrial and multiple dwelling developments.	Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective and the results of the joint hydromodification control effort.
Are there effective design criteria for stormwater best management practices?	Yes and No. CDC Part 3.H has design criteria for retention system in groundwater recharge and water supply watershed areas.	This requirement could be expanded to all projects where site soils are feasible for retention or where engineered soils can reasonably be provided. Investigate and consider alternative standards based on other jurisdictions' requirements/ studies, including the basis of this benchmark/objective and the results of the joint hydromodification control effort.
<b>Potential Thresholds</b>		
Are there reviewable methods of determining and inspecting compliance with water quality standards?	No. We do not have water quality standards for stormwater.	This benchmark is unclear.
Have hydromodification standards been adopted?	Yes and No CDC Part 3.H has design criteria for retention systems.	Additional standards may be added based on the results of the joint efforts

Does the hydromodification control standard require the management of runoff generated from the site's impervious areas be contained on site?	Yes and No CDC Part 3.H requires retention of the difference of the pre and post development 2 year, 2 hour storm.	Additional requirements are possible based on the results of the joint efforts
Are runoff controls clearly specified?	? This benchmark is unclear.	This benchmark is unclear.
Are mandatory source control measures defined?	No	Attachment 4 requirements will be incorporated into the CDC.
Do drainage policies, standards and details allow for infiltration of stormwater or separation of directly-connected impervious areas?	Yes CDC section Part 3.I requires mitigations which may include infiltration. GP Policies 5.5.12, 5.8.4, 7.23.1 Require retention of stormwater runoff from impervious surfaces for all new development in Primary Groundwater Recharge Areas, Water supply watershed areas and other areas where feasible, through on-site percolation methods so as not to exceed predevelopment runoff levels.	None
If stormwater management is required, which redevelopment projects are required to meet the standard? What are the applicability thresholds for other development types?	Thresholds will be defined with planned updates to the CDC.	None
Is there a maximum impervious area for specific land uses or zones?	No	Consider developing maximum impervious areas based on land use/zoning and parcel size based on joint effort methodology.
Are "end of the pipe" facilities (proprietary stormwater quality treatment devices) allowed to be installed as stand-alone treatment?	Yes	None
Does databases exist which can send out inspection reminders for the long-term maintenance of stormwater BMPs?	Yes, we are working on using GBA software to assist in tracking maintenance records and reports and generating reminders.	None



Is a stormwater pollution prevention plan or other permit required as a condition of development?	Yes The County does not review SWPPPs, but does require erosion control plans for all projects that require a grading permit.	None
Are maintenance agreement templates for stormwater quality facilities included in your engineering standards?	Yes  CDC Fig. SWM-25	None
<b>Other</b>		
Is stormwater quality a topic of the pre-applicant conference? Is a representative knowledgeable in stormwater obliged to attend? Is a stormwater management plan required as part of the preliminary plan review process?	Yes and No We offer applicants the ability to receive pre-application, project-related comments through our Development Review Group process. Storm water quality is a topic that would be covered through this process.	Investigate and consider requiring projects that meet a specific threshold go through the development review group process for early input.
Do applicants' CEQA Initial Studies include analyses of the potential for discharge of stormwater pollutants from areas of material storage, vehicle or equipment fueling, vehicle or equipment maintenance (including washing), waste handling, hazardous materials handling or storage, delivery areas, loading docks or other outdoor work areas.	No. The County prepares the CEQA initial studies and the checklist does not include the items mentioned in the benchmark.	Update the initial study checklist based on the results of the joint hydromodification effort.

Gap Analysis Framework prepared by AHBL, Inc. from the following sources:

- Santa Clara Valley Urban Runoff Pollution Prevention Program Model Development Principles memo dated May 16, 2005
- Center for Watershed Protection Draft Code and Ordinance Worksheet
- Alameda Countywide Clean Water Program