



Staff Report to the Agricultural Policy Advisory Commission

Application Number: **08-0210**

Applicant: Carol Frederick
Owner: Carol Frederick
APN: 045-331-10

Date: October 21, 2010
Agenda Item #: 8
Time: 1:30 p.m.

Project Description: Proposal to construct a single family dwelling. Requires an Agricultural Buffer Setback Reduction to reduce the required 200 foot setback to a minimum of 100 feet.

Location: Property located on the west side of Robak Drive approximately 325 feet southwest of the intersection with Morehouse Drive in La Selva Beach.

Permits Required: Agricultural Buffer Setback Reduction

Staff Recommendation:

- Approval of Application 08-0210, based on the attached findings and conditions.

Exhibits

- | | |
|------------------|--------------------------------------|
| A. Project plans | D. Assessor's, Location, Zoning, and |
| B. Findings | General Plan maps |
| C. Conditions | E. Comments & Correspondence |

Parcel Information

Parcel Size:	19,040 square feet
Existing Land Use - Parcel:	Vacant
Existing Land Use - Surrounding:	Single family residences
Project Access:	Via Robak Drive
Planning Area:	La Selva Beach
Land Use Designation:	R-UL (Urban Low Density Residential)
Zone District:	R-1-9 (Single Family Residential - 9,000 square feet minimum)
Supervisory District:	2nd (District Supervisor: Pirie)
Within Coastal Zone:	<u>X</u> Inside <u> </u> Outside
Appealable to Calif. Coastal Comm.	<u> </u> Yes <u>X</u> No

Services Information

Inside Urban/Rural Services Line:	<u>X</u> Yes <u> </u> No
Water Supply:	Soquel Creek Water District

Sewage Disposal:	Septic
Fire District:	Aptos/La Selva Fire Protection District
Drainage District:	None

Analysis and Discussion

The proposed project is to construct a two story single-family dwelling of approximately 3502 square feet on an approximately 19,040 square foot parcel. The building site is within 200 feet of Commercial Agricultural land to the west. The applicant is requesting a reduction in the 200 foot agricultural buffer setback to about 100 feet from APN 045-031-04.

The subject property is characterized by steep topography that slopes downwards to the west at about 45% slope at the front portion of the parcel. The rear (west) portion of the property is less steep and is therefore a more ideal location for the proposed septic system.

A reduced agricultural buffer is recommended given the fact that the topography of the parcel is very steep at the front of the parcel and that a septic system must be maintained on the flattest portion of the parcel to the west; therefore, the proposed building site is located closer to the west side of the parcel which is less steep than the east, which is consistent with General Plan Policy 8.2 and 8.3 to site homes to minimize grading and to locate development away from areas with of high erosion hazard. The proposed project also complies with General Plan Policy 8.6.5 which requires new development to maintain a complementary relationship with the natural environmental and to be low profile and stepped-down on hillsides.

A condition of approval will require the property owner to construct a six-foot tall solid wood board fence at the west property line with an evergreen hedge of plantings to reduce the impact of agricultural activities on the proposed residential use, and to protect the agricultural interests on the adjacent Commercial Agriculture zoned parcel(s). The applicant shall further be required to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts.

Recommendation

- Staff recommends that your Commission **APPROVE** the Agricultural Buffer Reduction from 200 feet to 100 feet minimum to the proposed single-family dwelling from the adjacent CA zoned property known as APN 045-031-04 as proposed under Application #08-0210 (Exhibit A), based on the attached findings and recommended 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: Samantha Haschert
Santa Cruz County Planning Department

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701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

Report Reviewed By: Cathy Graves
Principal Planner
Development Review

**Required Findings for Agricultural Buffer Setback Reduction
County Code Section 16.50.095(d)**

1. Significant topographical differences exist between the agricultural and non-agricultural uses which eliminates or minimizes the need for a 200 foot agricultural buffer setback; or
2. Permanent substantial vegetation (such as a Riparian Corridor or Woodland protected by the County's Riparian Corridor or Sensitive Habitat Ordinances) or other physical barriers exist between the agricultural and non-agricultural uses which eliminate or minimize the need for a two hundred (200) foot agricultural buffer setback; or

The single family dwelling is proposed to be setback a minimum of 100 feet from the adjacent Commercial Agriculture (CA) zoned land. Substantial vegetation exists along the west property line of the subject parcel, which, in addition to the construction of a six foot tall solid wood board fence with an evergreen hedge, will be adequate to prevent conflicts between the non-agricultural development and the adjacent Commercial Agriculture zoned land. This barrier, as proposed, will not obstruct vehicular sight distance in that there is no roadway located at the west property line of the parcel.

3. A lesser setback is found to be adequate to prevent conflicts between the non-agricultural development and the adjacent agricultural development and the adjacent agricultural land, based on the establishment of a physical barrier (unless it is determined that the installation of a barrier will hinder the affected agricultural use more than it would help it, or would create a serious traffic hazard on a public or private right of way) or the existence of some other factor which effectively supplants the need for a two hundred (200) foot agricultural buffer setback; or

This finding can be made in that, as a condition of approval of this permit, the property owner will be required to establish a physical barrier in the form of a six foot tall, solid wood fence with an evergreen hedge of plantings, along the west property line of the subject parcel and to record a Statement of Acknowledgement regarding the issuance of a county building permit in an area determined by the County of Santa Cruz to be subject to Agricultural-Residential use conflicts, both of which effectively supplant the need for a full two hundred foot agricultural buffer setback.

4. The imposition of a two hundred (200) foot agricultural buffer setback would preclude building on a parcel of record as of the effective date of this chapter, in which case a lesser buffer setback distance may be permitted, provided that the maximum possible setback distance is required, coupled with a requirement for a physical barrier (e.g. solid fencing and/or vegetative screening) to provide the maximum buffering possible, consistent with the objective of permitting building on a parcel of record.

Conditions of Approval

- I. This permit authorizes an Agricultural Buffer Setback reduction from the proposed residential use to APN (045-031-04). 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 a Coastal Permit, Variance, Building Permit, and Grading Permit from the County of Santa Cruz Planning Department.
 1. Any outstanding balance due to the Planning Department must be paid prior to scheduling a public hearing and prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
- 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. A development setback of a minimum of 100 feet from the single-family dwelling to the property line of the adjacent Commercial Agriculture zoned parcel APN 045-031-04.
 2. Final plans shall show the location of the vegetative buffering barrier which shall be composed of drought tolerant shrubbery, and a six foot tall solid wood board fence. The shrubs utilized shall attain a minimum height of six feet upon maturity. Species type, plant sizes and spacing shall be indicated on the final plans for review and approval by Planning Department staff.
 - B. The owner shall record a Statement of Acknowledgement, as prepared by the Planning Department, and submit proof of recordation to the Planning Department. The statement of Acknowledgement acknowledges the adjacent agricultural land use and the agricultural buffer setbacks.

- 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. The agricultural buffer setbacks shall be met as verified by the County Building Inspector.
 - B. The required vegetative and physical barrier shall be installed. The property owner shall contact the Planning Department's Agricultural Planner a minimum of three working days in advance to schedule an inspection to verify that the required barrier has been completed.
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official and/or the County Senior Civil Engineer.
- IV. Operational Conditions
- A. The vegetative and physical barrier shall be permanently maintained.
 - B. All required Agricultural Buffer Setbacks shall be maintained.
 - C. 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, 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.

Please note: This permit expires three years from the effective date listed below or if additional discretionary permits are required for the above permitted project, this permit shall expire on the same date as any subsequent approved discretionary permit(s) 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: _____

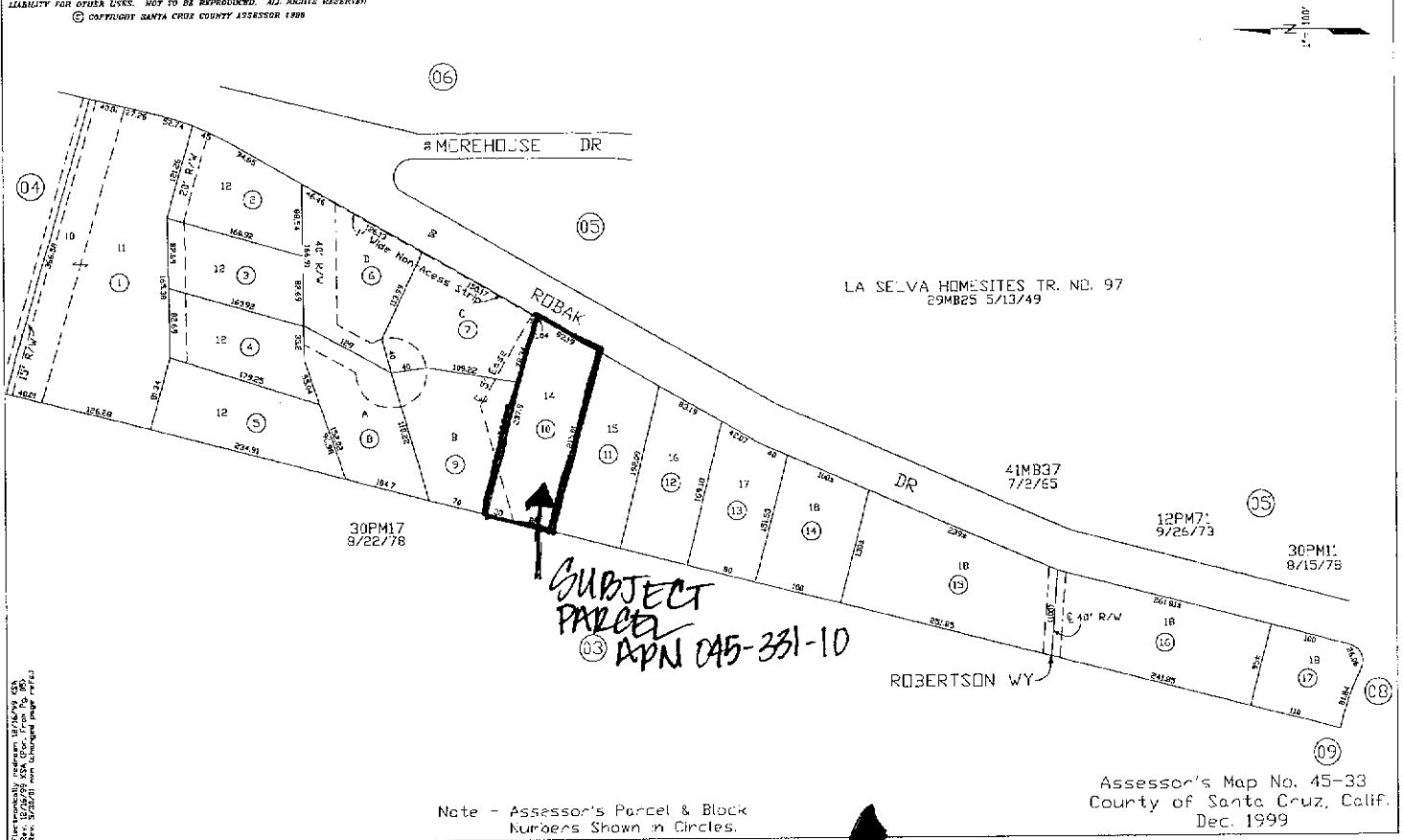
Expiration Date: _____

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Agricultural Policy Advisory Commission under the provisions of County Code Chapter 16.50, may appeal the act or determination to the Board of Supervisors in accordance with chapter 18.10 of the Santa Cruz County Code.

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Tax Area Code
69-038

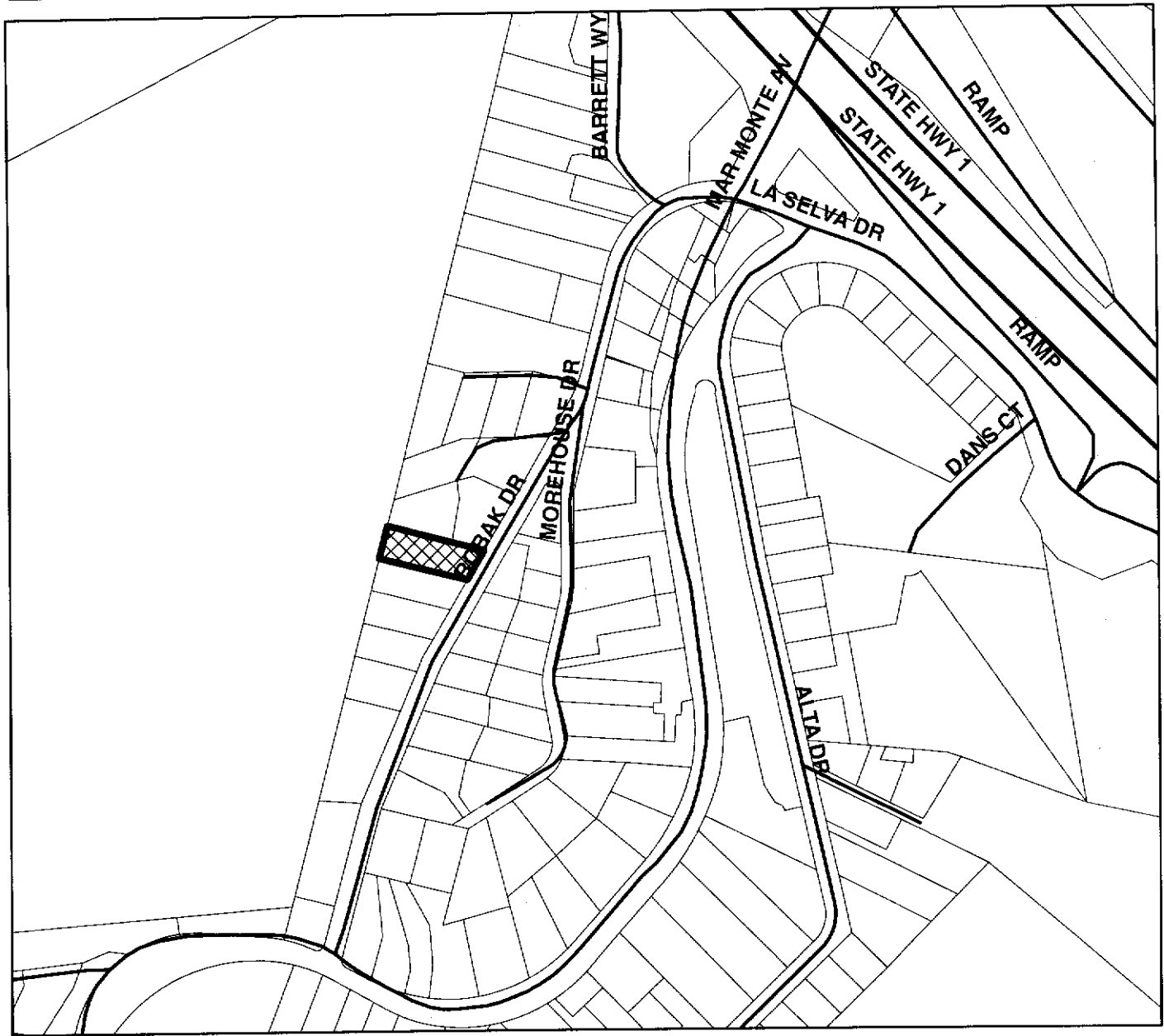
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C/A ZONED PARCEL
APN 045-031-04



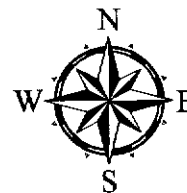
Location Map



0 315 630 1,260 1,890 2,520 Feet

LEGEND

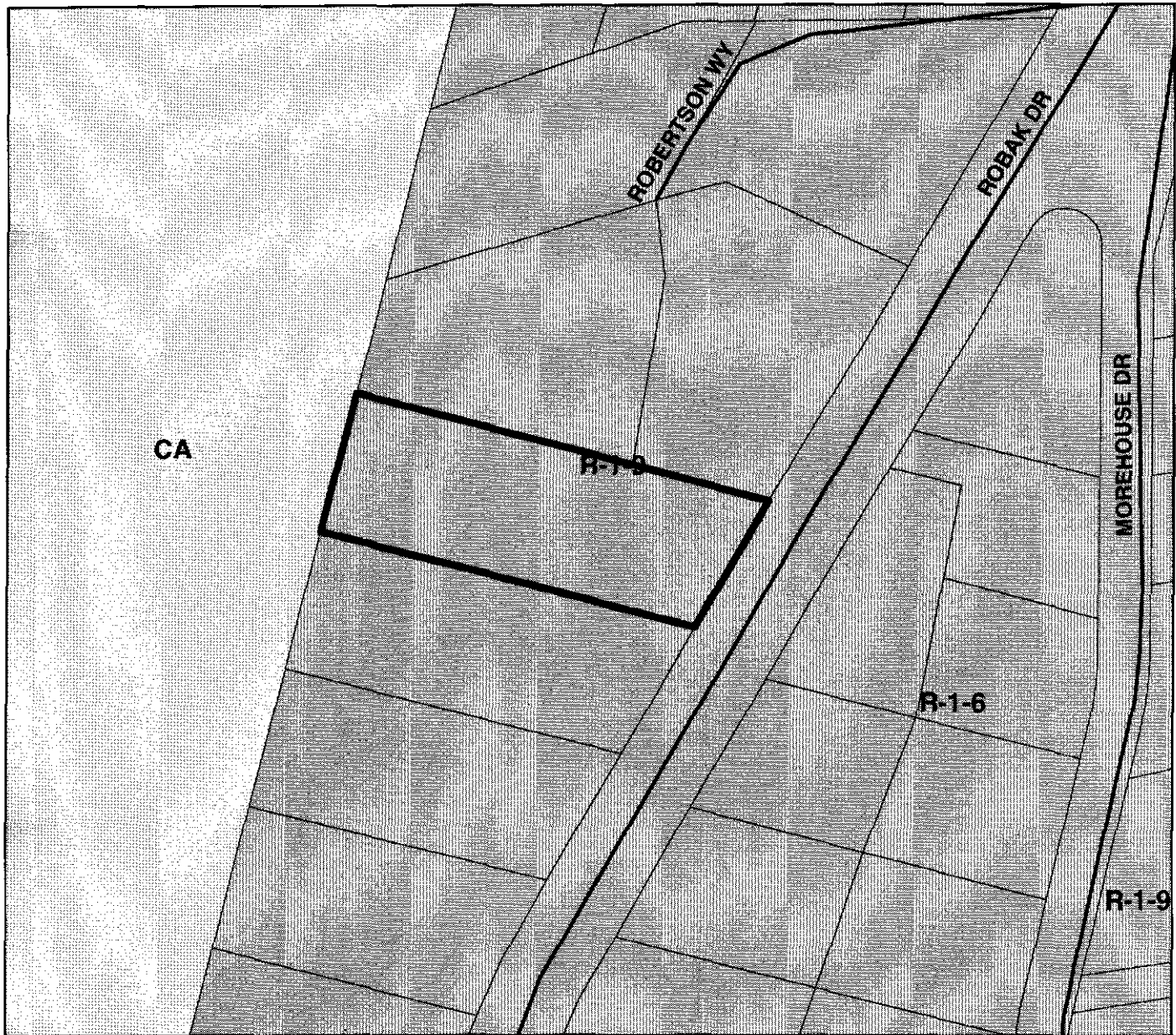
-  APN: 045-331-10
-  Assessors Parcels
-  Streets
-  State Highways



Map Created by
County of Santa Cruz
Planning Department
August 2008



Zoning Map



0 75 150 300 450 600 Feet

LEGEND



APN: 045-331-10



Assessors Parcels



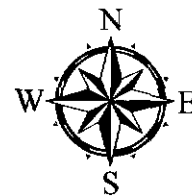
Streets



RESIDENTIAL-SINGLE FAMILY



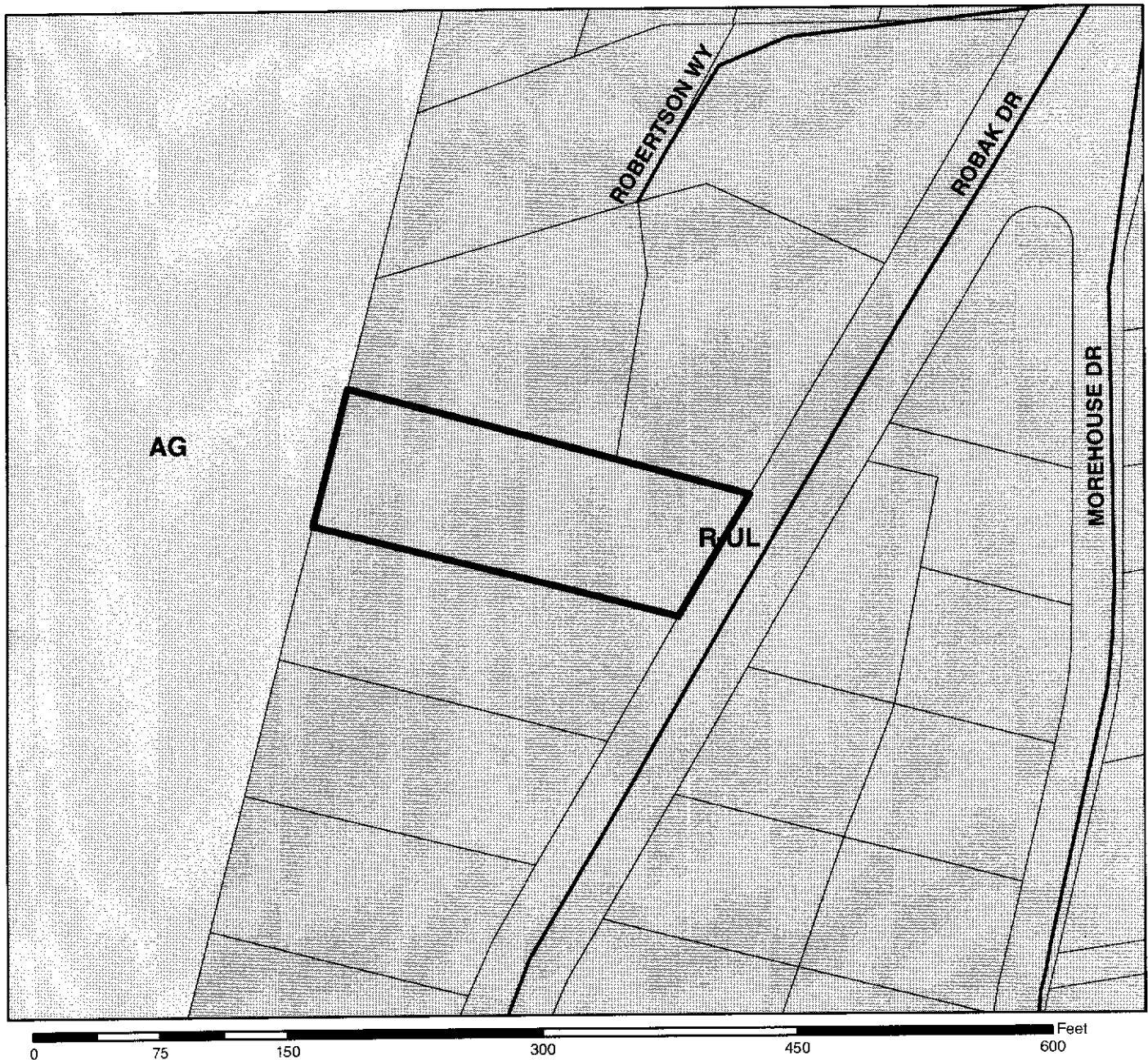
AGRICULTURE COMMERCIAL





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Planning Department
August 2008

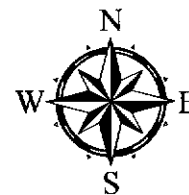


General Plan Designation Map



LEGEND

-  APN: 045-331-10
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density
-  Agriculture



Map Created by
County of Santa Cruz
Planning Department
August 2008

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Samantha Haschert
Application No.: 08-0210
APN: 045-331-10

Date: August 24, 2010
Time: 11:20:12
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON SEPTEMBER 2, 2008 BY CAROLYN I BANTI ===== - Completeness Comments - Soils and Grading - First Review - These comments have been saved in another document by Diane 7/28/09. ===== UPDATED ON SEPTEMBER 3, 2008 BY ROBERT S LOVELAND ===== These comments have been saved in another document by Diane 7/28/09. ===== UPDATED ON DECEMBER 1, 2008 BY CAROLYN I BANTI ===== ++Completeness Comments ++ Soils and Grading ++ Second Review ++ 1. Please submit a Soils Engineer Transfer of Responsibility form for the updated soils report. This form has been included as an attachment to the soils report denial letter. 2. The soils report has not been accepted. Please see letter dated 12/1/08 and Comments 3 - 7 below. 3. The soils report must be expanded to include the unstable driveway slope and adjacent retaining wall. Specifically, the report must provide for the removal and replacement of the driveway slope and recommendations for replacement of the existing retaining wall. 4. The soils report acknowledges the presence of fill on-site, and Figure 18 of the report indicates that a substantial amount of fill is present across the site. Please revise the report to (a) clearly delineate the depth and extent of unengineered fill on the property in plan view, (b) revise the boring logs to indicate the depth of fill material encountered (c) provide recommendations for the removal and replacement of all fill material on site. 5. The soils report recommends conventional foundations for the structure on Page 12, then provides recommendations for pier foundations on Page 14. Please clarify which is the recommended foundation system for the residence and accessory retaining structures. 6. Please provide a statement regarding the potential for liquefaction at the subject location. 7. Please clarify the depth of overexcavation and recompaction required for structures. 8. Prior to the discretionary application being deemed complete, a geotechnical plan review letter is required from the soils engineer. The letter must state that the project plans are in conformance with the recommendations of the soils report and must reference the final, reviewed, plan set by both drawing and revision dates.

The following comments pertain to the Grading and Drainage Plan (Sheet C1, 8/28/07): 9. The current grading plan has no existing contours shown. Please provide existing and proposed contours for all improvements. Note: contours shall extend beneath all proposed development. 10. Please include additional top-of-wall and bottom-of-wall elevations at the beginning and end points of all proposed retaining walls. 11. Please revise the limits of grading to include removal and replacement of all existing unpermitted fill on the property, as well as all over-excavation and recompaction required beneath and adjacent to the proposed improvements. 12. As requested in first review comments, please provide grading cross sections through the residence and a driveway profile prepared by the civil engineer. Note that the location of all cross sections and the driveway centerline profile must be shown on the grading plan. 13. As requested in first review comments, please include all earthwork quantities related to restorative grading (removal and replacement of unengineered fill onsite) as well as over-excavation and recompaction beneath and adjacent to improvements as separate line items in the earthwork volume table. Please note that due to incomplete grading plans, the reported volumes have not been reviewed for accuracy. 14. As requested in first review comments, please provide back-up calculations for reported grading volumes. These calculations must be signed and stamped by the civil engineer of record. 15. The landscape plan and Ex-

Discretionary Comments - Continued

Project Planner: Samantha Haschert
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hibit A show terracing and retaining walls proposed for the area north of the proposed driveway. These features must be shown on the grading plan, as well as all proposed grading and structural improvements. 16. Architectural cross section 1/A-5 shows an adjacent elevation to the east of 80-feet, while site elevations are near 70-feet. The adjacent elevation to the west is shown as 69-feet, while site grades are near 80-feet. No grading is shown in these areas on the grading plan; please revise and include all proposed grading on the plans. The grading plans will be cross-referenced with the civil-engineered cross sections and architectural sections for accuracy. 17. The west architectural elevation shows grading extending around the southwest corner to the west side of the home and an associated retaining wall with a top-of-wall elevation of 75-feet. As noted in the previous comment, please include all proposed grading and retaining walls on the plans. 18. Please note: The updated grading plan, cross-sections and backup grading calculations must be signed and stamped by the civil engineer of record. ===== UPDATED ON DECEMBER 2, 2008 BY ROBERT S LOVELAND ===== Comments 8 & 9 above: Since a large portion of the upper home site area will have to be over-excavated and recompacted due to the presence of unclassified fill material (identified in the soils report) it has been determined that the upper home location (as originally proposed) is acceptable. IMPORTANT NOTE: I highly recommend that a meeting between the applicants design team (civil engineer and geotechnical engineer) be completed with members of Environmental Planning prior to the next resubmittal. Please contact me (Bob Loveland 454-3163) so that we can arrange a meeting date. ===== UPDATED ON MARCH 27, 2009 BY CAROLYN I BANTI ===== ++ Completeness Comments ++ Third Review ++ Soils and Grading ++ Please note: Comment numbers refer to second review comments:

1. Comment Not Addressed: A Soils Engineer Transfer of Responsibility Form has not been received. 2. The soils report has not been accepted. Please see letter dated 3/27/09 and Comments 3-4 below. 3. The soils report prepared by Tharp and Associates, Inc. shows that the northern side of the proposed driveway is unstable at the location of Cross Section A-A' (See report Figures C-1.0, C-2.0). Please provide a stability analysis showing that the 2:1 slope buttress recommended in the soils report will result in a stable slope configuration in this area. 4. It appears that unengineered fill will remain beneath the garage slab and adjacent driveway area, and overexcavation/recompaction has not been recommended. Please provide an estimate of potential settlement in these areas. 5. N/A 6. Comment Addressed: Soils Report update provided. 7. Comment Addressed: Pier foundations to be used that will require no overexcavation/recompaction per soils report update. Please note that if alternate foundations are used additional soils report recommendations will be necessary. 8. Comment Not Addressed: Geotechnical plan review letter not provided at this time. 9. Comment Addressed 10. Comment Partially Addressed (sufficient for discretionary review): See Misc Comments for additional information to be included on building permit plans. 11. Comment Addressed: N/A per Soils Report Update 12. Comment Addressed 13. Comment Addressed 14. Comment Partially Addressed: Back-up calculations are provided on the plans, but these calculations do not include the origin of 100 CY of material for "landscaping" and are not signed/stamped as indicated in the "Response to Plan Check Comments", by TS Civil Engineering. It appears the landscaping yardage may be tied to landscaping retaining walls. Please see response to Comment No. 15 for further information. 15. Comment Not Addressed: Landscape retaining walls must be shown on the grading plans for the following reasons: (a) these walls are associated with 100 cubic yards of grading per informal calculations shown on the landscape plan; as such, the preliminary grading review cannot be completed un-

Discretionary Comments - Continued

Project Planner: Samantha Haschert
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til this grading is shown on the grading plan, and (b) As noted in the "Response to Corrections" by Carol Frederick, these walls are being utilized to facilitate the 2:1 slope mitigation required by the soils report and must be reviewed and approved by the soils engineer in their plan review letter prior to the discretionary application being deemed complete. Please show the landscape walls on the grading plan, along with associated grading and volume calculations. 16. Comment Addressed 17. Comment Addressed 18. Comment Not Addressed: Sheets C1 and C2 have not been stamped/signed. ===== UPDATED ON AUGUST 5, 2009 BY CAROLYN I BANTI ===== +++ Fourth Review Completeness Comments +++ The following comments are those outstanding after our fourth review of the plan set and technical information. Please note that as of this routing, the information required in Comments D, F, G and H has been requested a total of three times and has not yet been provided for review. Carolyn Banti, Associate Civil Engineer, is available to discuss this item to clarify the requirement and provide additional information, as necessary. She may be contacted at (831) 454-5121.

The most recent plan set includes a landscape plan modified to include grading information. Please note that this is not sufficient to address our comments, and a complete, revised grading plan stamped by a licensed civil engineer is necessary to complete our preliminary grading review. Handwritten information may not be added to the civil engineered drawings without the approval of the civil engineer.

The application cannot be deemed complete until the following comments have been addressed:

A. The soils report has not been accepted. As requested in Third Review Comments, please provide the soils information requested in Comments B and C.

B. The soils report prepared by Tharp and Associates (TA), Inc. shows that the northern side of the proposed driveway is unstable at the location of Cross Section A-A- (contrary to the statement in the response by HKA, 12/23/08, page 3, which states that stability analyses by both TA and HKA found this slope to be stable.). It appears from the TA report Figures C-1.0 and C-2.0 that the failure surface intercepts the driveway. Please provide a stability analysis showing that the proposed driveway grading and 2:1 slope buttress recommended in the soils report addendum will result in a stable slope configuration in this area. (Note: To clarify the location being described, the stability analysis should be performed approximately 5-10 feet west of Cross Section B-B shown on Sheet C-1 of the plans).

C. It appears that unengineered fill will remain beneath the garage slab and adjacent driveway area, and overexcavation/recompaction has not been recommended. Please provide an estimate of potential settlement in these areas.

D. Please provide a geotechnical plan review letter from the soils engineer that states the final project plans conform to the recommendations of the geotechnical report and addendum.

E. It appears that the most recent grading plan submitted (Sheet C-1, TS Civil Engineering, dated 8/28/07) is outdated, as an updated grading plan was submitted with the Third Routing (Sheet C-1, TS Civil Engineering, dated 2/4/09). The current plan sheet (dated 8/28/07) lacks the detail necessary for review. Please provide informa-

Discretionary Comments - Continued

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tion previously requested under second and third review comments (Second Review: Comments 9,14,15 and 18) (Third Review: 14 and 15). Also note that the "Grading Note: Monitoring Requirement" added to Sheet C-1 by the applicant does not obviate the need for complete soils information and grading plans, as these are required to accurately define the project scope.

F. Please show the proposed landscape retaining walls on the grading plan, Sheet C-1. Associated grading volumes must be calculated by the civil engineer and included in the project grading volume totals (See Comment F). The placement of these walls and their adequacy to mitigate potential slope instability must also be reviewed and approved by the soils engineer in their plan review letter (requested in Comment D).

G. As requested in Third Review Comments, please provide a stamped and signed copy of the updated grading plan and associated grading calculations that includes calculations for the origin of the 100 CY of material for "landscaping" as shown on Sheet C-1 (dated 2/4/09).

H. Sheet C-2 must also be stamped/signed by the civil engineer. ===== UPDATED ON AUGUST 7, 2009 BY ROBERT S LOVELAND =====
===== UPDATED ON MARCH 4, 2010 BY CAROLYN I BANTI =====

+++ Fifth Review Completeness +++

The soils report has been reviewed and accepted, with addendums. Please see letter dated 3/4/10.

No additional completeness items.

Environmental Planning Miscellaneous Comments

===== REVIEW ON SEPTEMBER 2, 2008 BY CAROLYN I BANTI ===== - Compliance Comments - Soils and Grading - First Review - 1. General Plan Section 6.3.1 prohibits structures in discretionary projects on slopes in excess of 30-percent. The proposed structure does not appear to comply with this policy Please relocate the proposed structure accordingly. 2. Note: Please be aware that relocation of the proposed structure may require the addition of a fire engine turn-around area in compliance with Code Section 16.20.180 and CDF policies. ===== UPDATED ON SEPTEMBER 3, 2008 BY ROBERT S LOVELAND ===== Conditions of Approval: 1. Submit an arborist report completed by a licensed arborist for review and approval. The report shall identify all oak trees on the property that could be impacted by the proposed development (single family dwelling, driveway, etc.). The report shall describe tree health and provide protection details for listed trees. 2. Submit a detailed sediment/erosion control plan for review and approval. Recommend that the plan be completed by a licensed civil engineer or a Certified Professional in Sediment & Erosion Control. ===== UPDATED ON DECEMBER 1, 2008 BY CAROLYN I BANTI ===== ++Compliance Comments++Soils and Grading++Second Review++ 1. Please note that all unpermitted fill onsite must be removed and replaced per County Code Chapter 16.20. ===== UPDATED ON DECEMBER 2, 2008 BY ROBERT S LOVELAND ===== ===== UPDATED ON MARCH 27, 2009 BY CAROLYN I BANTI ===== ++ Compliance Comments ++ Soils and Grading ++ Third Review ++ Comment addressed per mitigations outlined in the soils

Discretionary Comments - Continued

Project Planner: Samantha Haschert
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report and addendum. No additional comments

-- Misc/Conditions ++ Soils and Grading ++ Third Review ++ 3. Provide top-of-wall and bottom-of-wall elevations for retaining walls beneath the residence. 4. Prior to building permit issuance, please submit two copies of a geotechnical plan review letter stating that the final set of project plans conform to the recommendations of the soils report. ===== UPDATED ON MARCH 4, 2010 BY CAROLYN I BANTI =====

+++ Fifth Review +++

The grading plans show 100 cubic yards of fill for "landscaping". This is not shown on the plans and should not be included in any preliminary grading approval.

The civil plans have not been stamped/signed by the civil engineer. Please stamp/sign these prior to final approval of permit 08-0210.

Code Compliance Completeness Comments

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

===== REVIEW ON SEPTEMBER 4, 2008 BY JACOB RODRIGUEZ =====
NO COMMENT

This is code court case: Owner must abide by all conditions set by County Counsel, failure to perform will result in additional penalties/code costs.

Code Compliance Miscellaneous Comments

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

===== REVIEW ON SEPTEMBER 4, 2008 BY JACOB RODRIGUEZ =====
NO COMMENT
This code case is in court.

Dpw Drainage Completeness Comments

===== REVIEW ON SEPTEMBER 2, 2008 BY GERARDO VARGAS ===== General Plan
policies: <http://www.sccoplanning.com/pdf/generalplan/toc.pdf> 7.23.1 New Development
7.23.2 Minimizing Impervious Surfaces 7.23.5 Control Surface Runoff

Provide a stormwater mitigation plan, complete with all information necessary to convey its content, context, adequacy, and consistency with the development policies listed above. As minimum guidance, applicant should provide drainage information to a level addressed in the "Drainage Guidelines for Single Family Residences" provided by the Planning Department. This may be obtained online:
<http://www.sccoplanning.com/brochures/drain.htm>

The present development proposal does not adequately control stormwater impacts. The proposal is out of compliance with County drainage policies and the County Design Criteria, and also lacks sufficient information for complete evaluation. The Stormwater Management section cannot recommend approval of the project as proposed.

Discretionary Comments - Continued

Project Planner: Samantha Haschert
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Item 1) The applicant will need to provide mitigations showing that runoff rates are held to pre-development levels for a broad range of storms up through the 10-year event. The driveway parking area and building all require such mitigation. The use of BMP's is required.

Note: proposed. The proposed energy dissipater may serve as erosion control, but not mitigation for stormwater runoff.

Item 2) It would be preferable to avoid concentrating and piping water near neighboring property and attempt to provide more substantial surface spreading within the property. Retention may be feasible on site since leach fields are being proposed.

Note: Claims of non-feasibility shall require a stamped and signed letter from an appropriate professional clearly stating the technical basis for the non-feasibility determination, including specific documentation of the conditions causing non-feasibility. Generalized opinions of non-feasibility will not be accepted.

Item 3) Indicate on the plans the manner in which building downspouts will be discharged. Proposing downspouts as discharged directly to the storm drain system is generally inconsistent with efforts to hold runoff to pre-development rates.

Item 4) Please provide a detail describing how the driveway will conform to existing roadside facilities. Road drainage should not be blocked by the proposed driveway. Provide a typical cross section of the existing road swale and details describing how drainage will be accommodated across/under the proposed driveway.

Item 5) Explain the reason for connecting the neighboring drain inlet to the proposed drainage system..

Item 6) It is required to minimize impervious surfacing. This may be done by reducing the extents of impervious paving or by using porous pavements in feasible locations on the site. The lower parking and turnaround area at the bottom of the driveway has flatter slopes and may allow such use.

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$200.00 additional review fee shall be applied to all re-submittals starting with the third routing.

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

===== UPDATED ON DECEMBER 1, 2008 BY GERARDO VARGAS ===== The plan needs the following additional information and revisions prior to approving discretionary stage Stormwater Management review.

1. The current drainage plan is still showing the energy dissipater. If the energy is no longer being proposed, please remove from the drainage plan.

(Incomplete)Item 5) Explain the reason for connecting the neighboring drain inlet to the proposed drainage system..

It appears that the proposed percolation pit is in a slope exceeding 25%, this re-

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quires geotechnical letter approving the location to be of the proposed percolation pit.

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

===== UPDATED ON MARCH 24, 2009 BY GERARDO VARGAS =====

The proposed drainage plan has been approved for the discretionary stage in regards to drainage. See miscellaneous comments to be addressed at building application stage.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON SEPTEMBER 2, 2008 BY GERARDO VARGAS ===== NO COMMENT

===== UPDATED ON DECEMBER 1, 2008 BY GERARDO VARGAS ===== Miscellaneous comments to be addressed at the building application stage. See below.

1. Provide analysis and background information for the proposed Percolation structure demonstrating that it meets design criteria requirements for maintaining pre development runoff rates and adequately mitigates for the proposed impervious

2. The Environmental Protection Agency (EPA) defines a class V injection well as any bored, drilled, or driven shaft, or dug hole that is deeper than its widest surface dimension, or an improved sinkhole, or a subsurface fluid distribution system. Such storm water drainage wells are -authorized by rule-. For more information on these rules, contact the EPA. A web site link is provided from the County DPW Stormwater Management web page. The County does not exclude the design and use of detention facilities that may fall under these EPA regulations.

3. All drainage features need to be shown on the plan.

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

===== UPDATED ON MARCH 24, 2009 BY GERARDO VARGAS ===== 1. The proposed gravel pit is not adequately sized to handle the amount of runoff being directed to the system. Revise the rational coefficient on the calculation spreadsheet submitted. It appears the Cpost coefficient was determined by the weighted factor. The sizing of the detention/retention system should be determined only by the impervious area, therefore the Cpost shall remain at (.9).

2. Please annotate all downspouts on the plan.

Please submit updated letter from Geotechnical Engineers in conformance with final Drainage Plan.

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

Dpw Driveway/Encroachment Completeness Comments

===== REVIEW ON SEPTEMBER 2, 2008 BY DAVID GARIBOTTI =====

Show driveway plan view and centerline profile. Show existing ground and driveway

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elevations on profile. Show existing roadside improvements, ie. curb and gutter or valley gutter or . . ." Sight distance minimum 250 feet, traffic engineer may be required. Please note on plans Driveway to conform to County of Santa Cruz Design Criteria. ===== UPDATED ON DECEMBER 1, 2008 BY DEBBIE F LOCATELLI =====
Previous comments entered in error, this is a private road, not county maintained.

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON SEPTEMBER 2, 2008 BY DAVID GARIBOTTI =====
No comment.

Dpw Road Engineering Completeness Comments

===== REVIEW ON AUGUST 26, 2008 BY ANWARBEG MIRZA =====
1. In order to evaluate access to the single-family dwelling, show how property obtains access to the county road system. In addition, provide details such as roadway width, pavement condition, sight distance issues (if any) etc. of the intersection of private rd. to the county maintained road(s) in plan view.

(Photos/digital pictures of the intersection are preferable) ===== UPDATED ON DECEMBER 1, 2008 BY ANWARBEG MIRZA =====
Previous comments still apply. Please see the following comment for references.

1. In order to evaluate access to the single-family dwelling, show how property obtains access to the county road system. In addition, provide details such as roadway width, pavement condition, sight distance issues (if any) etc. of the intersection of private rd. to the county maintained road(s) in plan view.

(Photos/digital pictures of the intersection are preferable) ===== UPDATED ON MARCH 23, 2009 BY ANWARBEG MIRZA =====
(Third review) Previous comments still apply. Please see the following comment for references.

1. In order to evaluate access to the single-family dwelling, show how property obtains access to the county road system. In addition, provide details such as roadway width, pavement condition, sight distance issues (if any) etc. of the intersection of private rd. to the county maintained road(s) in plan view.

(Photos/digital pictures of the intersection are preferable) ===== UPDATED ON JULY 27, 2009 BY ANWARBEG MIRZA =====
COMPLETE: NO SIGHT DIST ISSUE PER RESPONSE LETTER FROM THE APPLICANT. INTERSECTION OF PRIVATE TO COUNTY MAINTAINED RD IS IN GOOD CONDITIONS. SITE VISIT BY AM.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON AUGUST 26, 2008 BY ANWARBEG MIRZA =====
NO COMMENT
===== UPDATED ON DECEMBER 1, 2008 BY ANWARBEG MIRZA =====
NO COMMENT
===== UPDATED ON MARCH 23, 2009 BY ANWARBEG MIRZA =====
NO COMMENT

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===== UPDATED ON JULY 27, 2009 BY ANWARBEG MIRZA =====
NO COMMENT

Environmental Health Completeness Comments

===== REVIEW ON AUGUST 27, 2008 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior to approval of the sewage disposal permit. Contact the appropriate Land Use staff of EHS at 454-2751 (Ruben Sanchez). It appears from previous records that this site will need a septic system with enhanced treatment (non-standard system).

===== UPDATED ON NOVEMBER 25, 2008 BY JIM G SAFRANEK =====

Applicant must obtain a sewage disposal permit for the new development. Applicant will have to have an approved water supply prior to approval of the sewage disposal permit. See previous comment.

===== UPDATED ON APRIL 6, 2009 BY JIM G SAFRANEK ===== See Nov comment.

Previous comments on the need for EH permits still apply. ===== UPDATED ON JULY 13, 2009 BY JIM G SAFRANEK ===== Applicant needs approved septic permit application and water supply.

===== UPDATED ON FEBRUARY 10, 2010 BY JIM G SAFRANEK =====

===== UPDATED ON FEBRUARY 10, 2010 BY JIM G SAFRANEK =====

===== UPDATED ON FEBRUARY 10, 2010 BY JIM G SAFRANEK ===== Previous comments regarding EH permits still apply; drainage/site/grading plans must illustrate all septic system components once the EH permit appl is approved by EHS. For septic permitting question contact Ruben Sanchez of EHS at 454-2751.

===== UPDATED ON JULY 15, 2010 BY JIM G SAFRANEK ===== The preliminary septic evaluation has been approved and the project is now complete for EHS. Drainage and grading will need to be included on the septic site plan submitted with the septic permit application at time of BP.

Environmental Health Miscellaneous Comments

===== REVIEW ON AUGUST 27, 2008 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON NOVEMBER 25, 2008 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON JULY 13, 2009 BY JIM G SAFRANEK =====

Aptos-La Selva Beach Fire Prot Dist Completeness C

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

===== REVIEW ON AUGUST 26, 2008 BY ERIN K STOW =====

DEPARTMENT NAME: Aptos/La Selva Fire Dept. APPROVED

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

Aptos-La Selva Beach Fire Prot Dist Miscellaneous

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

===== REVIEW ON AUGUST 26, 2008 BY ERIN K STOW =====
NO COMMENT