

COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
(831) 454-2580

NOTICE OF PENDING ACTION

The Planning Department has received the following application. The identified planner may be contacted for specific information on this application.

APPLICATON NUMBER: 201340 **APN: 038-151-90**
SITUS ADDRESS: 749 Oakhill Drive, Aptos, CA 95003

Proposal to demolish an existing single-family dwelling and attached garage. The existing foundation, site retaining walls and asphalt driveway will be retained. Requires a Coastal Development Permit and a combined Geologic and Geotechnical Report review (REV191022).

OWNER: KA88 LLC
APPLICANT: Karen Grellas
SUPERVISORIAL DISTRICT: 2
PLANNER: Evan Ditmars
EMAIL: evan.ditmars@santacruzcounty.us

Public comments must be received by 5:00 p.m. February 25, 2021.

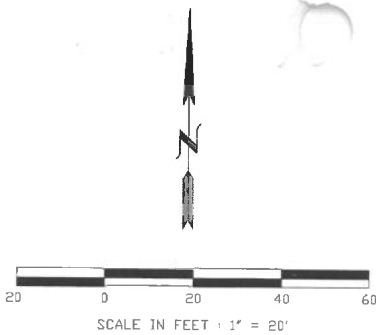
A decision will be made on or shortly after February 26, 2021.

Appeals of the decision will be accepted until 5:00 p.m. two weeks after the decision date.

If you would like to request a public hearing be held for this item, please contact the project planner listed on this notice.

Information regarding the appeal process, including required fees, may be obtained by phoning (831) 454-2130.

For more information, contact the project planner identified above.



Scope of Proposed Demolition Work

- Due to potential geologic instability of the present structure, the structure is slated for removal and disposal to a legal recycling and / or dump site by a licensed contractor. The structure was built in 1938, poorly maintained and is built on a slab foundation.
- The portions of the structure to be removed are:
 - main house, two stories, including all roofing, walls, floors
- The portions of the structure to remain are:
 - concrete foundations of main house
 - wood garage and its foundation
 - concrete walkways
 - asphalt driveways
 - brick planter walls
 - all trees, shrubs, vegetation
 - all utilities (USA Alert shall be notified)
 - fences and gates

General Objectives of Erosion Control at the Site

- Erosion control shall be undertaken both during the demolition process and post demolition of the structures to be removed. They shall last until there is no danger of sediment leaving the site.
- No soil sediment shall leave the property, whether it be airborne or transported via storm runoff.
- All existing soil, and vegetation on site shall be undisturbed as much as possible during the work. This includes trees, shrubs and grasses. The demolition contractor shall designate routes of debris transport across the property and the stockpile locations of debris. Therefore no debris shall be dropped across vegetated and open soil areas, and debris and equipment shall be staged on the asphalt driveway or on the slab foundation after partial structure removal until final transport on site.
- The demolition contractor is responsible for adhering to all erosion control requirements, and shall be responsible for maintaining them during storm runoff events. Adequate time shall be included in the daily work schedule to work up the site, especially the driveway and to protect the site from any sediment escaping the property.
- Care shall be taken to maintain safety conditions to workers and to downslope properties and streets.

Strategies for Protecting the Site from Airborne Sediment

- During periods of high wind, no dismantling of dust generating material (such as gypsum wall board) shall be undertaken.
- Even during non-windy times, any materials removed capable of disintegrating or generating dust shall have a high pressure water stream applied to it so that the dust shall settle out directly below and not drift off site. Demolition contractor shall verify that such a water source exists, or supply a tank and a pump to the site such means to spray water on the materials as they are being removed.
- It may be necessary to inform adjacent neighbors of the possibility of generating dust so that they can protect themselves if they have any respiratory conditions.
- Truck loads of debris shall be covered during transport to dump site.

Strategies for Keeping Water Transported Soil Sediment on Site

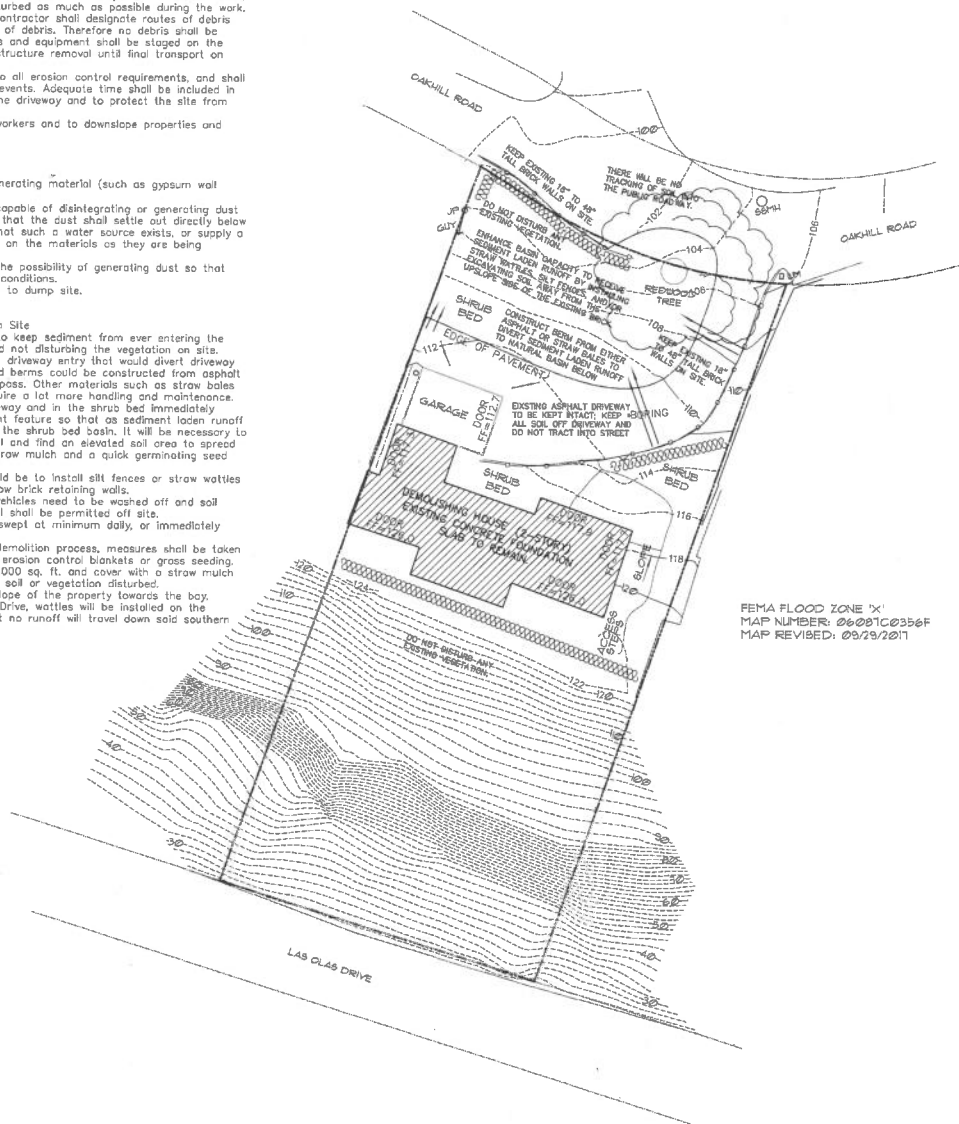
- The best method for keeping soil sediment on site is to keep sediment from ever entering the roadway, covering or re seeding the sediment in place and not disturbing the vegetation on site.
- Construct three raised berms or water bars across the driveway entry that would divert driveway water into the sloping shrub bed by the street. The raised berms could be constructed from asphalt with 4:1 side slopes as it would permit vehicle traffic to pass. Other materials such as straw bales or a double row of sandbags could be used but they require a lot more handling and maintenance.
- The area in the shrub bed immediately above the driveway and in the shrub bed immediately above Oakhill Road shall be used as a sediment catchment feature so that as sediment laden runoff enters the shrub bed, the sediment shall be distilled into the shrub bed bosh. It will be necessary to excavate minor amounts of soil from behind the brick wall and find an elevated soil area to spread out the excavated soil and stabilize it in place using a straw mulch and a quick germinating seed such as cereal barley.
- Another technique to enhance the basin capacities could be to install silt fences or straw wattles to raise the basin elevation against the backside of the low brick retaining walls.
- If any vehicles have soil sediment on the wheels, the vehicles need to be washed off and soil sediment collected in the shrub basins. No tracking of soil shall be permitted off site.
- The asphalt driveway and any adjacent roads shall be swept at minimum daily, or immediately after any inadvertent sediment spill on the driveway.
- Should any soil or vegetation be disturbed during the demolition process, measures shall be taken to cover and stabilize such areas, such as straw wattles, erosion control blankets or grass seeding. Consider planting cereal barley at the rate of 6 lbs. per 1000 sq. ft. and cover with a straw mulch to a 80% density of cover to all areas that have had the soil or vegetation disturbed.
- No debris shall travel towards or down the southern slope of the property towards the bay. Though the current slope indicates runoff towards Oakhill Drive, wattles will be installed on the southerly edge of the ridge to give greater assurance that no runoff will travel down said southern slope towards the bay.

LEGEND

- STRUCTURE TO BE DEMOLISHED, EXCEPTING CONCRETE FOUNDATION
- EXISTING BRICK RETAINING WALL TO BE LEFT IN PLACE
- DIVERSION ACROSS DRIVEWAY
- STRAW WATTLES OR SILT FENCE TO KEEP SEDIMENT IN NATURAL BASIN
- EDGE OF PAVEMENT
- PROPERTY BOUNDARY

ABBREVIATIONS

- FF FINISHED FLOOR ELEVATION
- JP JOINT UTILITY POLE
- SSMH SANITARY SEWER MANHOLE
- UV WATER VALVE

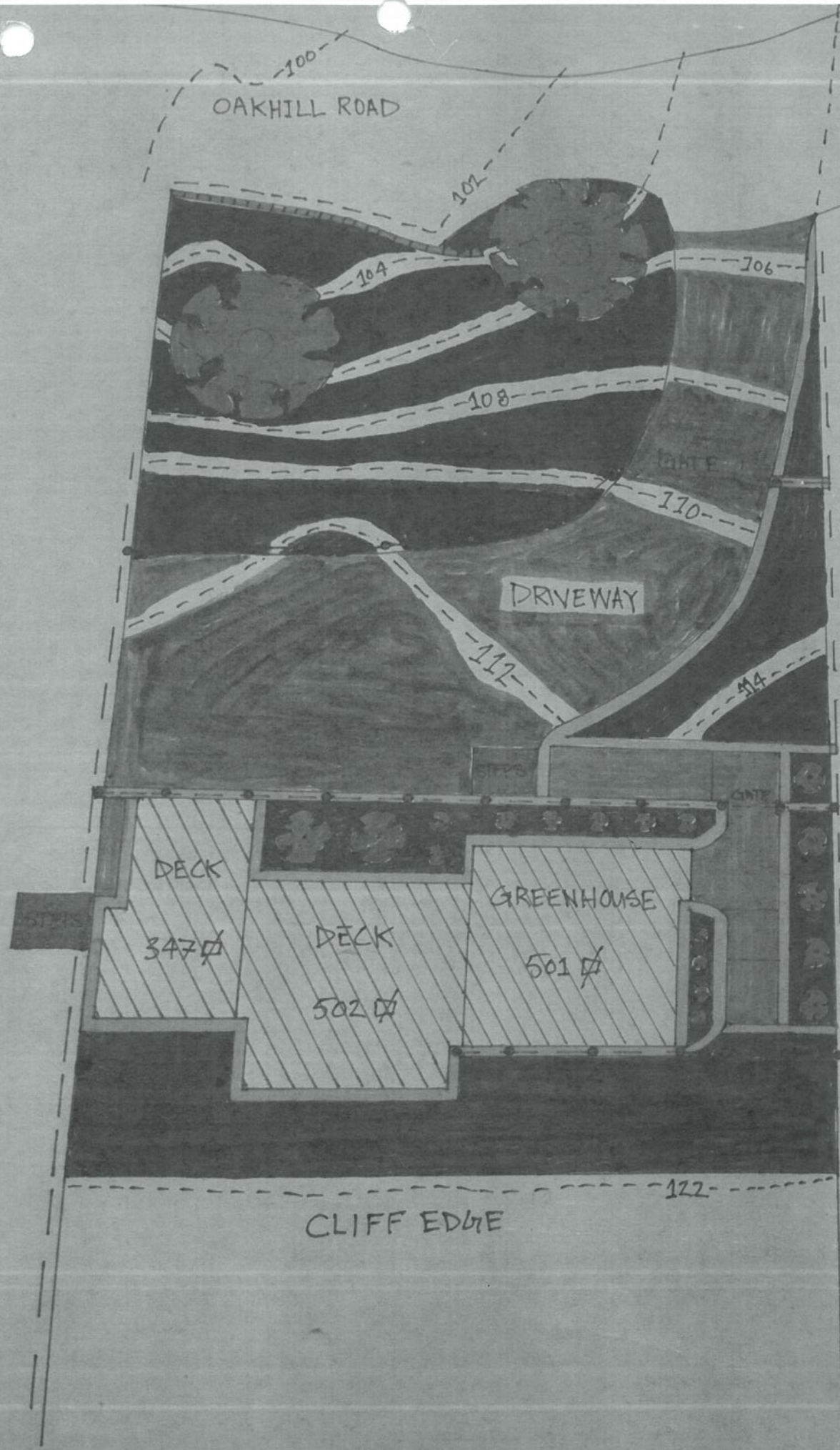


James McKenna
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EROSION CONTROL PLAN FOR HOUSE DEMOLITION 749 OAKHILL ROAD, APTOS, CA 95003

OWNER: KA88 LLC / APPLICANT: KAREN GRELLAS OF KA88 LLC
 7960-B SOQUEL DRIVE #113, APTOS, CA 95003

SCALE: 1" = 20'
 DATE: OCTOBER 12, 2020
 SHEET: 1 OF 1



LEGEND

- RETAINING WALL VARIOUS HEIGHT
- CONCRETE WALKWAY
- REDWOOD STEPS
- MODIFIED EXISTING/ADDED PLANT LIFE
- UNMODIFIED PLANT LIFE
- MODIFIED EXISTING DRIVEWAY
- REDWOOD DECK VARIED IN ELEVATION
- PARTIALLY INCLOSED GREENHOUSE
- CEDAR/METAL FENCE INCLUDES GATE
- EXISTING FENCE LINE
- TOPOGRAPHY ELEVATION LINES
- IMPROVED EXISTING WALL

To be installed
with a
future
Coastal
Development
Permit

Phase 1 - demo
Phase 2 - landscape
Phase 3 - build SFD

- future plan includes small SFD
- garage is dem'd as well