



Staff Report to the Zoning Administrator

Application Number: **03-0028**

Applicant: Lisa Sabini
Owner: Lisa Sabini
APN: 030-081-23

Agenda Date: April 1, 2005
Agenda Item #: 5
Time: After 10:00 a.m.

Project Description: Proposal to change occupancy in an existing commercial warehouse building from a small scale manufacturer of ultrasonic transducers to a carpet warehouse.

Location: The property is located on the west side of Porter Street at approximately 650 feet north from Soquel Drive. Situs: 3155 Porter Street, Soquel.

Supervisory District: 1st District (District Supervisor: Beautz)

Permits Required: Amendment to Commercial Development Permits 667-U, 1366-U and 95-0688.

Staff Recommendation:

- Approval of Application 03-0028, based on the attached findings and conditions.
- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.

Exhibits

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

Parcel Information

Parcel Size:	26,561 square feet (GIS estimate)
Existing Land Use - Parcel:	Warehouse/Manufacture
Existing Land Use - Surrounding:	Commercial, High School, Residential
Project Access:	Porter Street (public road)
Planning Area:	Soquel
Land Use Designation:	C-S (Service Commercial)
Zone District:	C-4-GH (Service Commercial within a Geologic Hazards area)

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

Coastal Zone: Inside XX Outside

Environmental Information

Geologic Hazards: Within 100-year flood zone
Soils: None required – no building construction
Fire Hazard: Not a mapped constraint
Slopes: Level at development, steep slopes to north and west
Env. Sen. Habitat: Not mapped
Grading: About 250 cubic yards of grading proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Drainage plan adequate
Traffic: N/A
Roads: Existing roads adequate
Parks: Existing park facilities adequate
Archeology: Mapped, review required prior to grading permit approval

Services Information

Urban/Rural Services Line: XX Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa **Cruz** County Sanitation District
Fire District: Central Fire
Drainage District: Zone 5

Project Setting

This parcel **has** had a commercial building and use before building and use permits were **required**. The original building was used for cold storage and burned around 1959. A Commercial Development permit was obtained in 1961 (667-U) to recognize **this** nonconforming structure (since it predated zoning and building permits) and allow it to be reconstructed and used for a trenching business and storage. A second permit in 1962 allowed the use of the structure **as** a warehouse. In 1996, a permit was issued allowing the most recent use of small-scale manufacturing. **This** last permitted use created controversy and impacts to the neighboring area. **As** a result, the 1996 use permit required a higher level of review for any future change of use. The proposed carpet sales warehouse structure **has been** in business a number of years across the street **from** the subject parcel. This permit will allow the business owner to also continue to operate the business and own the property.

Zoning & General Plan Consistency

The subject property is a 26,561 square foot lot, located in the C-4-GH (Service Commercial - Geologic Hazards area) zone district and C-S (Service Commercial) designation. The **C-S** General Plan designation allows a broad range of commercial uses, particularly uses needing relatively large sites, outdoor areas and large truck access. The proposed carpet warehouse is a principal use within the C-4 zone districts and the project is consistent with the site's C-S (Service Commercial/Light Industry)

USE	SQUARE FEET	PARKING REQUIREMENT	REQUIRED PARKING SPACES
Office	580	1 per 200 sq. ft.	2.9
Warehouse	3,168	1 per 1,000 sq. ft.	3.2
Sample Stock (bulky merchandise)	2,180	1 per 300 sq. ft.	7.3
TOTAL			13 spaces

listing of findings and evidence related to the above discussion.

Staff Recommendation

- **APPROVAL** of Application Number **03-0028**, based on the attached findings and conditions.
- Certification that the proposal is exempt **from** further Environmental Review under the California Environmental Quality Act.

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: Cathleen Carr
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3225
E-mail: cathleen.carr@co.santa-cruz.ca.us

COMMERCIAL DEVELOPMENT FINDINGS

1. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL NOT BE DETRIMENTAL TO THE HEALTH, SAFETY, OR WELFARE OF PERSONS RESIDING OR WORKING IN THE NEIGHBORHOOD OR THE GENERAL PUBLIC, AND WILL NOT RESULT IN INEFFICIENT OR WASTEFUL USE OF ENERGY, AND WILL NOT BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of the proposed warehouse and the establishment of a carpet warehouse and bulk sales office and installation business within the existing commercial structure and the conditions under which the commercial property would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity. Specifically, the project is located in an area designated for service commercial/light industrial uses and is not encumbered by physical constraints, which preclude development within the scope of the project.

The construction of tenant improvements will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources.

2. THAT THE PROPOSED LOCATION OF THE PROJECT AND THE CONDITIONS UNDER WHICH IT WOULD BE OPERATED OR MAINTAINED WILL BE CONSISTENT WITH ALL PERTINENT COUNTY ORDINANCES AND THE PURPOSE OF THE ZONE DISTRICT IN WHICH THE SITE IS LOCATED.

The project site is located in the C-4 (Service Commercial) zone district within a C-S (Service Commercial/Light Industrial) General Plan designation. The C-4 zoning and C-S General Plan designation allows a broad range of commercial uses, particularly uses needing relatively large sites, outdoor areas and large truck access. The proposed carpet warehouse is a principal use within the C-4 and M-1 zone districts and the project is consistent with the site's C-S (Service Commercial/Light Industry) General Plan designation. The warehouse and the conditions under which the carpet warehouse and sale/installation business would be operated or maintained will be consistent with the pertinent County ordinances. The project is consistent with County zoning regulations because the floor covering showroom use will be ancillary to the carpet/floor covering warehouse use, and the parking requirements for the proposed uses shall be met.

The subject parcel is located within the 100-year flood hazard zone for Soquel Creek, which is designated by the GH (Geological Hazards) combining district on the parcel's zoning. Because the building will be conducted within an existing warehouse that pre-dates the flood hazards zoning regulations (Chapter 16.10) and minimal improvement improvements are proposed for this structure, flood proofing cannot be required. The proposed grading meets the regulations for fill within the 100-year flood zone in that 16 cubic yards are proposed and more than 50 cubic yards of fill is prohibited within the 100-year flood zone.

3. THAT THE PROPOSED USE IS CONSISTENT WITH ALL ELEMENTS OF THE COUNTY GENERAL PLAN AND WITH ANY SPECIFIC PLAN WHICH HAS BEEN ADOPTED FOR THE AREA.

The project is consistent with the Commercial Service/Light Industrial (C-S) land use designation of the County General Plan for a commercial development. As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and the General Plan/LCP. The subject parcel is located outside of the Soquel Town Plan area, but physical changes to the structure are not proposed. Additional landscaping is required as a condition of approval, and the owner will offer to dedicate 7-foot wide area along the frontage of Porter Street to the County to allow construction of sidewalks and drainage along Porter Street, thus, implementing the circulation/pedestrian access goals of the Soquel Village specific plan.

4. THAT THE PROPOSED USE WILL NOT OVERLOAD UTILITIES AND WILL NOT GENERATE MORE THAN THE ACCEPTABLE LEVEL OF TRAFFIC ON THE STREETS IN THE VICINITY.

The use of the existing warehouse for the proposed carpet business is required to provide 13 parking spaces to accommodate ~~this~~ use, and 13 will be provided on the plans. The project will generate a negligible amount of additional traffic to and ~~from~~ the warehouse, ~~than~~ the previous small scale manufacturing business. Porter Street has adequate capacity to accommodate this use, and a traffic study is not warranted for this project.

5. THAT THE PROPOSED PROJECT WILL COMPLEMENT AND HARMONIZE WITH THE EXISTING AND PROPOSED LAND USES IN THE VICINITY AND WILL BE COMPATIBLE WITH THE PHYSICAL DESIGN ASPECTS, LAND USE INTENSITIES, AND DWELLING UNIT DENSITIES OF THE NEIGHBORHOOD.

The proposed use of the existing commercial development will complement and harmonize with the existing and proposed ~~land~~ uses in the vicinity and will be compatible with the physical design aspects and land use intensities of the neighborhood in the vicinity. Specifically, the new ~~use~~ will improve the parking area and drainage and provide additional landscaping to enhance the site appearance from Porter Street.

6. THE PROPOSED DEVELOPMENT PROJECT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTIONS 13.11.070 THROUGH 13.11.076), AND ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

No changes to the existing structure are proposed.

CONDITIONS OF A PROVAL.

Amendment to Commercial Development Permits 667-U, 1366-U and 95-0688

Permit 03-0028

OWNER Lisa Sabini

APN: 030-081-23

LOCATION: Located on the west side of Porter Street at approximately 650 feet north from Soquel Drive. Situs: 3155 Porter Street, Soquel.

Exhibit: **A** Project Plans prepared by Allen Selfridge dated 4/30/1996; Grading and Drainage plans prepared by Robert DeWitt & Assoc. Revised 10/8/03

- I. This permit authorizes the use of an existing warehouse and offices for use as a carpet warehouse, sales and installation business and associated grading, drainage, paving and landscaping improvements and minor tenant improvements inside the structure. 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. Offer to dedicate a 7-foot wide section of property adjacent to Porter Street along the entire length of the front property line to the County of Santa ~~Cruz~~.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official for any tenant improvements.
 - D. Obtain an Encroachment Permit from the County of Santa ~~Cruz~~, Department of Public Works for any off-site work performed in the Porter Street ~~road~~ right-of-way.
 - E. Obtain a Grading Permit from the Planning Department Senior Civil Engineer.
 - F. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
- II. Prior to issuance of a Building and/or a Grading Permit the applicant/owner shall:
- A. Submit Final Architectural and Landscaping 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 with the exception of the landscaping, which shall be revised consistent with the conditions of approval. The final plans shall include the following additional information:

1. A copy of the conditions of approval for Use Permit 03-0028 shall be incorporated into the final building and/or grading plans.
2. Floor plans identifying retail, office, storage and warehouse spaces including all dimensions and square footage. Retail/sample display areas shall not exceed 1,800 square feet, unless additional parking spaces and a minor variation is obtained.
3. A final site plan showing the location of all site improvements, including but not limited to, points of ingress and egress, curb, gutter, sidewalks and pedestrian paths on and off site, final drainage plans meeting the Department of Public Works – Drainage Section requirements, directional signage and landscaping.
4. The parking, circulation and loading areas shall be surfaced with a minimum of 2 inches of asphalt concrete over 5 inches of Class II base rock or other approved equivalent surface.
5. Submit final grading and erosion control plans. Grading plans shall clearly show existing and proposed finished grades and include grading volumes and calculations. Applicant/owner shall obtain a Grading Permit. Fill shall not exceed 50 cubic yards.
6. Obtain an Encroachment Permit from the County of Santa Cruz, Department of Public Works (DPW). All work shall meet the DPW Design Criteria.
7. A final landscape plan must be submitted to the County Urban Designer for review and approval. This plan shall include the location, size, and species of all existing and proposed trees, shrubs, ground cover. A landscaping strip shall be included between the existing warehouse and the proposed sidewalk improvements. Trellises and vines are encouraged within the planting along the front façade to improve the appearance of the structure. The planting and irrigation plans shall conform with the following:
 - (a) Irrigation shall be provided with an adequate, permanent and nearby source of water, which shall be applied by an installed irrigation system, and, where feasible, by a drip irrigation system (lawns may be sprinklered).
 - (b) Plant Selection. At least 80 percent of the plant materials selected for non-turf areas shall be drought tolerant. Native plants are encouraged. The non-drought tolerant plants shall be grouped together and irrigated separately.
 - (c) Turf Limitation. No turf area is allowed.
8. Plans shall provide details showing compliance with Central Fire Protection District and pay appropriate plan check fees.
9. All improvements shall comply with the applicable provisions of the Americans with Disabilities Act and/or Title 24 of the State Building Regulations.
10. All new power, telephone, and cable television service connections shall be installed underground.

11. A sign plan for the proposed commercial uses. Signage for the proposed development must not exceed 50 square feet for **the** entire property, and must be designed using natural wood materials. If signs are proposed to be lighted, the lighting must be low intensity and incorporated into the proposed sign plan.
 12. Provide required off-street parking for 13 cars. Parking spaces must be **8.5** feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan. Final plans to be reviewed and approved by the Department of Public Works (DPW) Traffic Engineering section.
- B. Meet all requirements of the Department of Public Works Drainage Section, and pay all fees for Zone 5 of the Santa Cruz County Flood Control and Water Conservation, including plan check and permit processing **fees**.
 - C. Meet all requirements of Environmental Health Services Agency.
 - D. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. Prior to site disturbance and during construction:
- A. Erosion shall be controlled at all times. Erosion control measures shall be monitored, maintained and replaced as needed. No turbid runoff shall be allowed to leave the immediate construction site.
 - B. To minimize noise and dust impacts to surrounding properties, comply with the following measures during all construction work
 1. Limit all construction-related activities to the time between 8:00 A.M. and 6:00 P.M. weekdays.
 2. Dust suppression techniques shall be included as part of the construction plans and implemented during construction.
 - C. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. All construction shall be performed according to the approved plans for the building and grading permits. For reference in the field, a copy of these conditions shall be included on all construction plans. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. All site improvements, including landscaping, shown on the final approved Building and Grading Permit plans shall be installed.
- B. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- C. The applicant/owner shall call the Project Planner at 454-3225, a minimum of four working days in advance to schedule an inspection to verify the required development permit conditions have been met.

V. Operational Conditions

- A. Modifications to the architectural elements including but not limited to exterior finishes, window placement, roof design, exterior elevations and signage are prohibited, unless an amendment to this permit is obtained.
- B. All landscaping, parking and site improvements shall be permanently maintained.
- C. Outside storage of stock-in-trade, materials and/or equipment is prohibited.
- D. Loading and unloading is prohibited between the hours of 9:00 P.M. and 7:00 A.M.
- E. Maximum signage shall not exceed 50 square feet total.
- F. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- G. In accordance with Section 18.10.132(d) of the County Code, if the exercise of the use permitted by this permit ceases or is abandoned for a continuous period of one year, then without further action by the County, this permit shall become null and void.

VI. 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.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement, which incorporates the provisions of this condition, or this development approval shall become null and void.

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 **two** years from the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Cathleen Carr
Project Planner

Appeals: Any property owner, or ~~other~~ person aggrieved, or any other person whose interests **are** adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

CALIFORNIA ENVIRONMENTAL QUALITY ACT NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 03-0028
Assessor Parcel Number: 030-081-23
Project Location: 3155 Porter Street, Soquel

Project Description: Proposal to change occupancy in an existing commercial warehouse building from a small scale manufacturer of ultrasonic transducers to a carpet warehouse.

Person or Agency Proposing Project: Lisa Sabini

Contact Phone Number: (831) 462-5586

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

Specify type:

E. **Categorical Exemption**

Specify type: Class 5 - Minor Alterations in Land Use Limitations (Section 15305)

F. Reasons why the project is exempt:

Change of commercial use within an existing commercial structure within a commercially designated parcel and minor improvements to existing parking area.

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


Cathleen Carr, Project Planner

Date: 

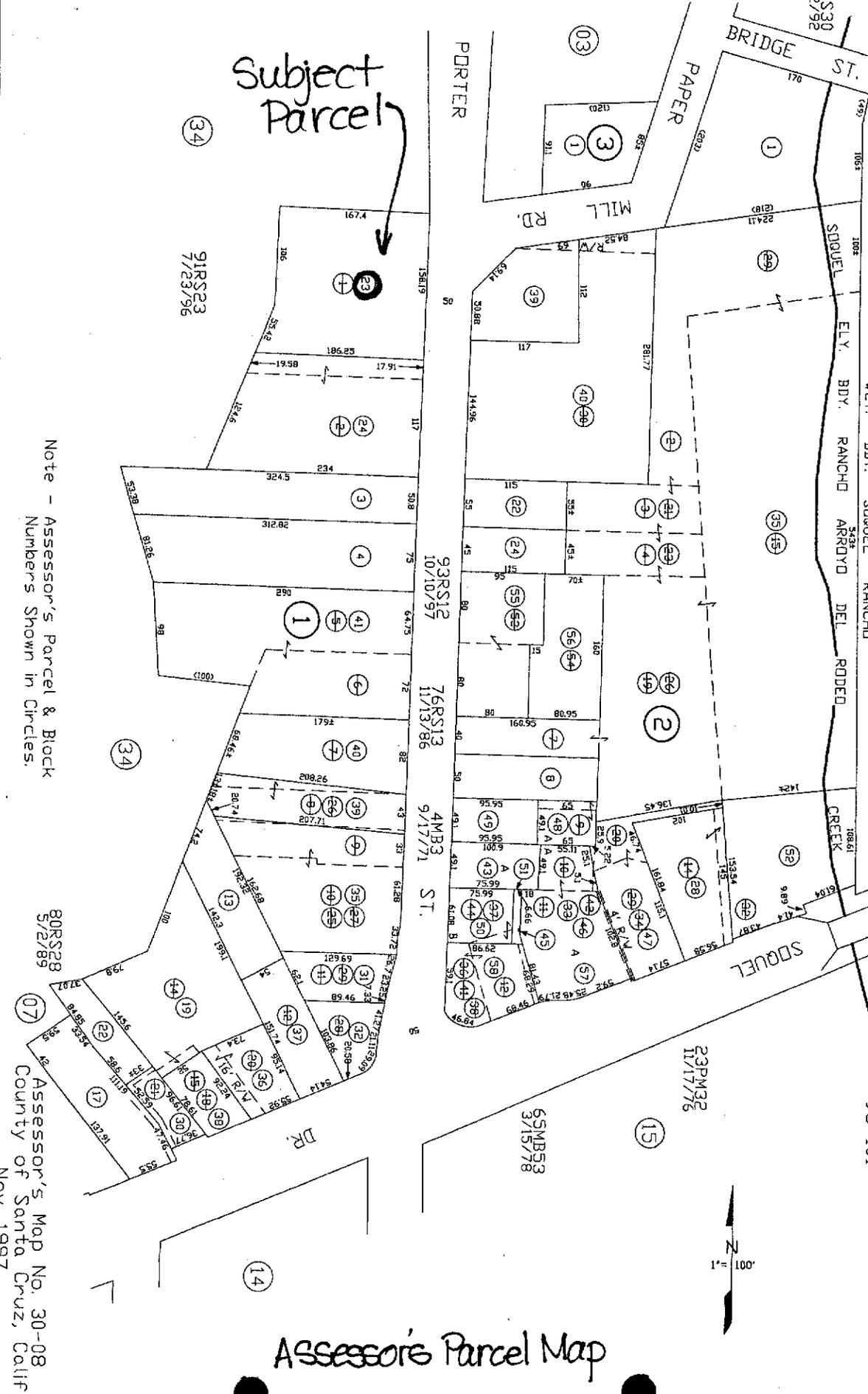
Electronically Redrawn 11/25/97 re
 Rev. 11/25/97 (93RS12) r
 Rev. 5/6/98 GG (CA consolidation)
 Rev. 4/11/01 mm (changed page refs.)
 Rev. 9/5/01 CB (1-0030944, To st. 2-52)
 Rev. 9/12/01 CB (1-0035031, To st. 2-57)
 Rev. 7/26/02 DD (2-0036071, pr to st. 2-58)

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PR. RANCHO ARROYO DEL RODEO
 SEC. 10, T.11S., R.1W. M.D.B. & M.
 WLY. BDY. SOQUEL RANCHO
 WLY. BDY. RANCHO ARROYO DEL RODEO

Tax Area Code 96-101

30-08



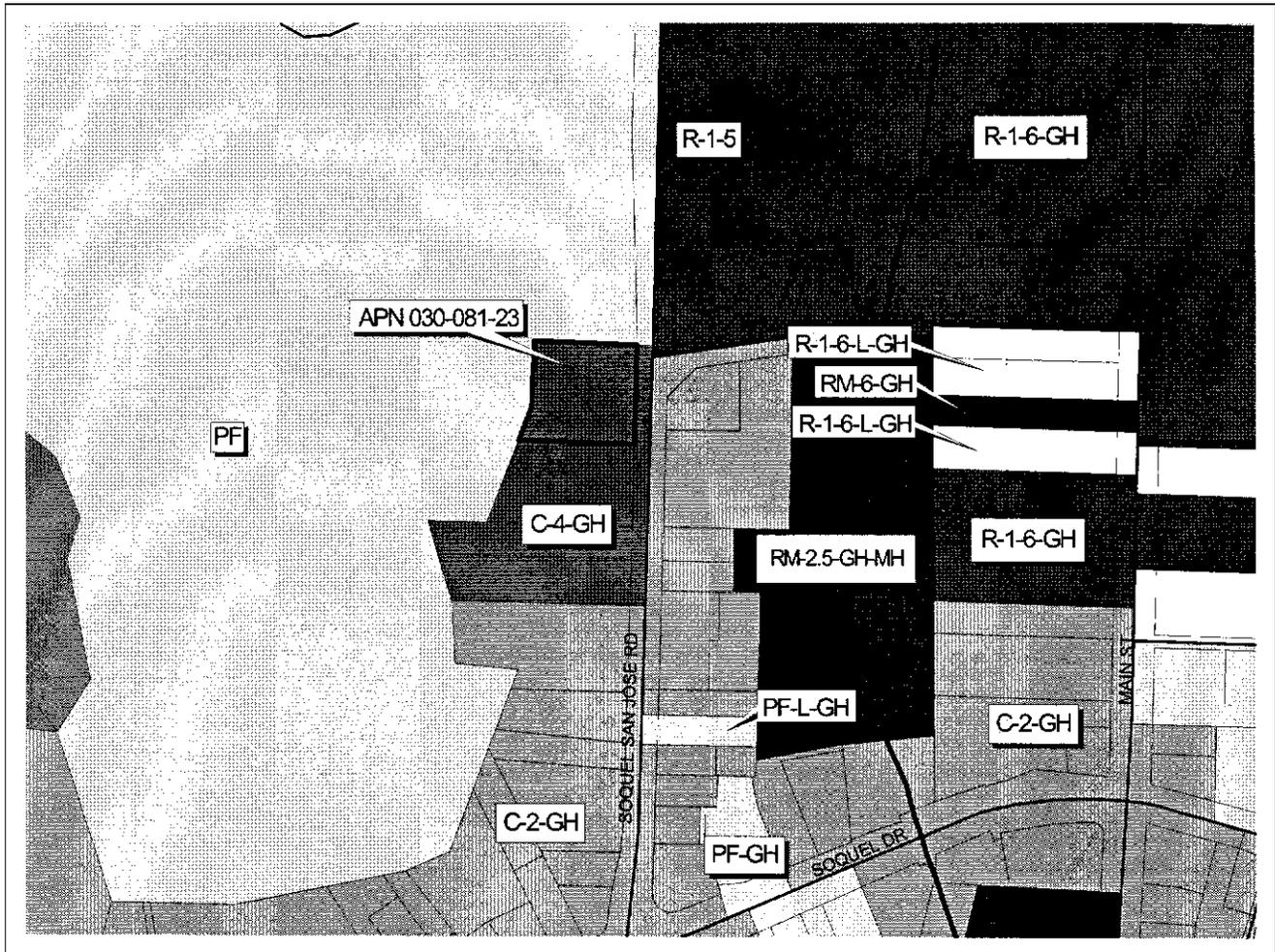
Subject Parcel

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

Assessor's Map No. 30-08
 County of Santa Cruz, Calif.
 Nov. 1997

Assessor's Parcel Map

Air Map



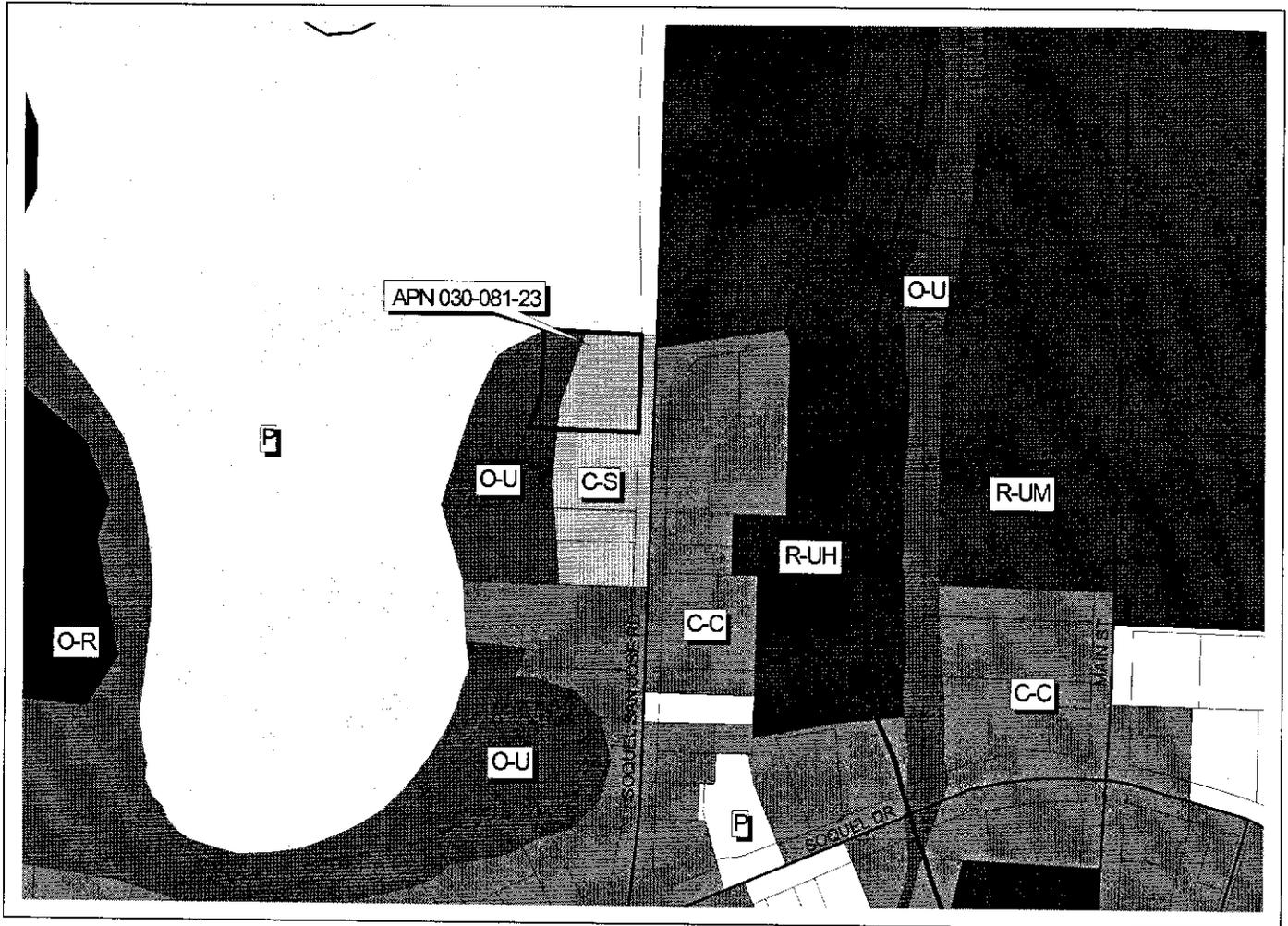
Legend

	APN 030-081-23
	APN boundaries
	Streets
	Perennial Stream
	R-1-X
	R-1-6-L-GH
	RM
	C-2
	C-4
	PF



Map created by Santa Cruz County
 Planning Department:
 January 2003

General Plan Map



500 0 500 1000 Feet

Legend

	APN 030-081-23
	APN boundaries
	streets
	Perennial Stream
	Community Commercial (CC)
	Service Commercial (CS)
	Parks & Recreation (O-R)
	Urban Open Space (O-U)
	Public Facilities (P)
	Residential - Urban High Density (R-UH)
	Residential - Urban Medium Density (R-UM)



Map created by Santa Cruz County
Planning Department:
January 2003

EXHIBIT G

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

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Code Compliance Completeness Comments

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

===== REVIEW ON JANUARY 31, 2003 BY KEVIN M FITZPATRICK =====
NO COMMENT

Code Compliance Miscellaneous Comments

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

===== REVIEW ON JANUARY 31, 2003 BY KEVIN M FITZPATRICK =====
NO COMMENT

code compliance agrees with onwer's agent that firewood storage is on adjacent parcel. code compliance has no interest in this application. (KMF)

Dpw Drainage Completeness Comments

===== REVIEW ON FEBRUARY 10, 2003 BY ALYSON B TOM ===== Application dated 1/30/03 is complete with regards to drainage for the discretionary stage. Please see miscellaneous comments for issues that must be addressed prior to building permit issuance.

===== UPDATED ON JULY 11, 2003 BY ALYSON B TOM ===== Application with civil plans dated 6/16/03 is complete for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON FEBRUARY 10, 2003 BY ALYSON B TOM ===== The following can be addressed in the building application stage.

1) All parking and driveway runoff should be treated with a silt and grease trap (or other water quality treatment device) prior to exiting the site. Please submit a recorded maintenance agreement (see figure SD-17 in County Design Criteria) for the treatment device.

2) Zone 5 fees will be assessed on the net increase in impervious area due to this project. Clearly show all proposed impervious areas on the site.

For questions regarding this review Public Works stormwater management staff is available from 8-12 Monday through Friday.

===== UPDATED ON JULY 11, 2003 BY ALYSON B TOM ===== The following items must be addressed prior to building permit issuance.

1) The proposed junction structure for the new storm drain system should be a man-hole, not a modified catch basin. Please update the plans accordingly.

2) Please call out the proposed silt and grease trap on the civil sheet C2.

3) County records indicate that the downstream storm drain that this project

Discretionary Comments - Continued

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proposes to tie into may be undersized. The storm drain installed with this project should be adequate to handle the runoff from the project site as well as upstream drainage. A larger pipe size may be required for the proposed storm drain.

4) Zone 5 fees will be assessed on the net increase in impervious area due to this project. Please clarify if the existing baserock parking area is permitted or not for fee credit calculations. When was the baserock parking area installed?

4) Drainage calculations dated 6/13/03. page 8. states that a 15 inch pipe at 1% slope has adequate capacity. The proposed storm drain is shown at 0.37%. Please clarify that the proposed storm drain is adequate in capacity.

For questions regarding the above comments public works storm water maintenance staff is available from 8-12 Monday through Friday.

===== UPDATED ON DECEMBER 9, 2003 BY ALYSON B TOM ===== Please address the following in addition to the previous miscellaneous comments:

1) Demonstrate that the proposed on-site storm drain system is adequately sized to handle all upstream off-site runoff. It appears that areas to the the north and west of this property drain towards the property. It is not clear that the existing perforated pipe at the north of the property is adequate to handle the off-site flows from the north. Either provide information (including site specific soil informta-tion) that demonstrates the perforated pipe is adequate to handle upstream runoff for at least the design storm or describe how the proposed on-site facilities will handle runoff from the north. Describe the overflow path from the perforated pipe system. Also, describe how the on-site facilities will accomodate upstream runoff from the west.

2) The Redevelopment Agency is planning a project in the area. Please coordinate/communicate with the agency so that the proposed projects are consistent.

Dpw Driveway/Encroachment Completeness Coments

===== REVIEW ON FEBRUARY 27, 2003 BY RUTH L ZADESKY =====
no comment ===== UPDATED ON APRIL 28, 2003 BY RUTH L ZADESKY =====
no comment ===== UPDATED ON JUNE 24, 2003 BY RUTH L ZADESKY =====

Dpw Driveway/Encroachment Miscellaneous Comments

===== REVIEW ON FEBRUARY 27, 2003 BY RUTH L ZADESKY =====
Encroachment permit required for all off-site work in the County road right-of-way
===== UPDATED ON APRIL 28, 2003 BY RUTH L ZADESKY =====
===== UPDATED ON APRIL 28, 2003 BY RUTH L ZADESKY =====
Encroachment permit required for all off-site work in the County road right-of-way
===== UPDATED ON JUNE 24, 2003 BY RUTH L ZADESKY =====
No comment.

Dpw Road Engineering Completeness Coments

===== REVIEW ON FEBRUARY 20, 2003 BY GREG J MARTIN =====
NO COMMENT

Discretionary Comments - Continued

Project Planner: Cathleen Carr
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===== UPDATED ON MARCH 18, 2003 BY GREG J MARTIN =====

===== UPDATED ON APRIL 28, 2003 BY GREG J MARTIN =====

Parking has been revised. Please show existing site plan and proposed site plan. The plans should identify existing and proposed surfaces. ie. new paved surfaces. Please show existing and proposed driveways. The ROW dedication is not shown. Please show dimensions of parking layout. Also show existing improvements on Porter Street on both sides of the street and for 100 feet in either direction.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON FEBRUARY 20, 2003 BY GREG J MARTIN =====

Previous conditions upon this property as a result of development were made with respect to right-of-way and landscaping. We are researching to determine if these conditions were met. If they were not previously met, they will be required for this development. ===== UPDATED ON MARCH 18, 2003 BY GREG J MARTIN =====

After research, we were unable to determine if previous conditions were met. Based upon current standards, a seven right-of-way dedication should be required.

===== UPDATED ON APRIL 28, 2003 BY GREG J MARTIN =====

Previous comments apply.

Environmental Health Completeness Comments

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

===== REVIEW ON FEBRUARY 20, 2003 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

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

===== REVIEW ON FEBRUARY 20, 2003 BY JIM G SAFRANEK =====

Hazardous materials or hazardous waste have been used, stored or generated on site; contact the appropriate Hazardous Material Inspector in Environmental Health at 454-2738 for closure requirements. Contact: Rebecca Supplee.