



Staff Report to the Zoning Administrator

Application Number: **06-0095**

Applicant: Richard Emigh
Owner: John Michael Biggar & Risa Forister
APN: 043-095-24

Agenda Date: October 6, 2006
Agenda Item #: 3
Time: After 1:00 p.m.

Project Description: Proposal to construct an 8.5 foot tall debris catchment wall with a 5-foot tall debris fence above to replace an existing 8 foot tall debris wall and 6 foot tall debris fence, behind existing single family dwelling and at base of coastal bluff. On site with existing single family dwelling and another retaining wall at base of coastal bluff. Requires a Coastal Permit and Residential Development Permit to exceed the 6 foot height limit for a fence in the side yard setback.

Location: Property located on the inland side of Beach Drive about 2000 feet from the intersection with Rio Del Mar Blvd. (357 Beach Dr.)

Supervisory District: 2nd District (District Supervisor: Ellen Pirie)

Permits Required Coastal Development Permit & Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0095, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--|----|---------------------------------------|
| A. | Project plans | G. | Location Map |
| B. | Findings | H. | Printout of Discretionary Application |
| C. | Conditions | | Comments |
| D. | Categorical Exemption (CEQA determination) | I. | Soils Report acceptance letter 6/5/06 |
| E. | Assessor's parcel map | J. | Comments & Correspondence |
| F. | Zoning & General Plan map | | |

Parcel Information

Parcel Size: About 5,600 square feet
Existing Land Use - Parcel: Existing single-family dwelling with debris wall & fence

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

Existing Land Use - Surrounding: Single-family residences, open beach
Project Access: Beach Drive
Planning Area: Aptos
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: R-1-6 (Single-family residential, 6,000 square foot minimum)
Coastal Zone: Inside Outside
Appealable to Calif. Coastal Comm Yes No

Environmental Information

Geologic Hazards: Site subject to landsliding and coastal flood hazards
Soils: Beach sand
Fire Hazard: Not a mapped constraint
Slopes: Site is flat at bottom and steeply sloped (50%+) to the rear at bluff
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: Removal of existing debris
Tree Removal: No trees proposed to be removed
scenic: Mapped scenic resource area
Drainage: Existing drainage adequate
Archeology: Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: Inside Outside
Water Supply: Soquel Creek Water District
Sewage Disposal: Santa Cruz County Sanitation District
Fire District: Aptos/La Selva Fire District
Drainage District: Zone 6

History

The existing single-family dwelling ~~was~~ constructed with the benefit of a permit in 1965 (under permit number A-3258). This permit also included the construction of a retaining wall at the rear of the site.

Project Setting

The site is located on the public portion of Beach Drive, about 1/2 mile southeast from the Rio del Mar Esplanade. The subject property is located within a line of existing single-family dwellings of one and two-stories on the bluff side of Beach Drive, across from the public beach at the base of a coastal bluff. **As** the area is subject to occasional landsliding, retaining walls and debris fences of similar height have been erected along the base of the coastal bluff in the vicinity **as** protection from smaller landslide events.

Zoning & General Plan Consistency

The subject property is a 5,600 square foot lot, located in the R-1-6 (Single-family residential, 6,000 square foot minimum) zone district, a designation which allows residential uses, including fences and retaining walls designed to protect an existing residence. Therefore, the proposed debris wall and fence is a permitted use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

Residential Development Permit for a fence/wall over six feet

The proposed replacement debris wall and fence will equal a total height of about 13' 6" that will stretch across the entire length of the property, including the side yard setbacks. Under Section 13.10.525 of the County Code, a Residential Development permit is required for fences and walls in excess of six feet in the side yard or rear yard setbacks to ensure that light and air of abutting properties are protected from excessively high man-made structures. As the proposed replacement wall and fence will be located north of the existing line of residences, neither will block access to light for adjacent residences, and access to air can already be considered to be disrupted by the presence of a 110 foot tall coastal bluff to the rear.

Local Coastal Program(LCP) Consistency

The proposed debris wall and fence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with other debris and retaining walls in the surrounding Beach Drive neighborhood.

The structure complies with General Plan/LCP Policy 6.2.16 (Structural Shoreline Protection Measures) in that the project involves the replacement of an existing structure, no viable alternatives exist absent re-construction of the existing single-family dwelling to comply with current standards of the County's Geologic Hazards Ordinance and FEMA regulations, and the wall and fence will not constitute a major visual impact to the public beach due to the line of existing houses on Beach Drive. Finally, a maintenance agreement for the walls is required to be recorded on the property deed as a condition of approval (Condition II.H).

The proposed debris wall and fence will comply with General Plan/LCP Policy 5.10.7 (Open beaches and bluffs), in that the project is to replace an existing structure of similar height currently on the property, and visibility of the wall and fence from the beach will be limited due to the line of existing 3-story residences in front of the structure. Debris walls and fences of a similar height already exist on adjacent properties, but the height of the existing residences exceeds the height of these walls, shielding the structures from public view.

Design Review

The proposed debris wall and fence complies with the requirements of the County Design Review Ordinance, in that the proposed project will be hidden from public view by the line of existing residences along Beach Drive.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Certification that the proposal is exempt from ~~further~~ Environmental Review under the California Environmental Quality Act.
- APPROVAL of Application Number **06-0095**, based on the attached findings and 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: David Keyon
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3561
E-mail: david.keyon@co.santa-cruz.ca.us

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) **as** consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned R-1-6 (Single-family residential, 6,000 square foot minimum), a designation which allows fences and walls to protect single-family dwellings. The proposed debris wall and fence is a permitted use within the zone district, consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposal does not conflict with any existing easement or development restriction such as public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130et seq.

This finding can be made, in that the proposed wall and fence is similar to other structures on adjacent properties, and will not be readily visible to the public due to a line of existing residences on Beach Drive.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding *can* be made, in that the project site is located between the shoreline and the first through public road, however, the debris wall and fence will not interfere with public access to the beach, ocean, or any nearby body of water as it is located on the bluff side of Beach Drive, across the street from the public beach where sufficient public access exists. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

The proposed debris wall and fence is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with other debris and retaining walls in the surrounding Beach Drive neighborhood. The structure complies with General Plan/LCP Policy 6.2.16 (Structural Shoreline Protection Measures) in that the project involves the replacement of an existing structure, and the wall and fence will not constitute a major visual impact to the public beach due to the line of existing houses on Beach Drive.

The proposed debris wall and fence will also comply with General Plan/LCP Policy 5.10.7 (Open beaches and bluffs), in that the project is to replace an existing structure of similar height, and visibility of the wall and fence from the beach will be limited due to the line of existing 3-story residences in front of the structure. Furthermore, the height of the existing residences exceeds the height of the retaining walls, further shielding the structure from public view.

Development Permit 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.

This finding can be made, in that construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in protection from small to moderate landslide events. The proposed debris wall and fence will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure is located to the north of the existing residences and air and open space is already constrained by the presence of a 110 foot tall coastal bluff.

The project will not provide complete protection from the landslide hazards on site, but will provide level of protection from smaller landslide events.

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.

This finding **can** be made, in that the proposed debris wall and fence complies with all applicable provisions of the County Code, including Section 13.10.525 of the County Code (regulations for fences and retaining walls. Fences and walls in excess of six feet are permitted in the side yard setbacks as long as access to light and air of abutting properties are protected from excessively high man-made structures. **As** the proposed replacement wall and fence will be located north of the existing line of residences, neither will block access to light for adjacent residences, and access to air can already be considered to be disrupted by the presence of a 110 foot tall coastal bluff to the rear.

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.

This finding **can** be made, in that the proposed wall and fence is ancillary to the primary residential use on site, and is therefore consistent with the use requirements specified for the

Application#: 06-0095

APN: 043-095-24

Owner: John Michael Biggar & Risa Forister

Urban Low Density Residential (R-UL) land use designation in the County General Plan.

See Coastal Development Permit Finding 5, above, for a discussion of compliance with the General Plan/Local Coastal Program.

A specific plan has not been adopted for this portion of the County.

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.

This finding can be made, in that the proposed debris wall and fence will not use any utilities nor will it generate any traffic.

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.

This finding can be made, in that the debris wall and fence will be constructed of similar materials to fences and retaining walls on adjacent properties. Furthermore, the proposed wall and fence will be mostly obscured **from** public view by existing residences.

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.

The proposed project does not require design review under Section 13.11 of the County Code.

Conditions of Approval

Exhibit A: Project plans, seven sheets, drawn by Andrew H. Petersen, dated August 17, 2005.

- I. This permit authorizes the demolition of an existing debris wall and fence and construction of a replacement debris wall of about 8 ½ feet with a 5 foot tall debris fence on top. 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 Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. 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. Identify finish and color of exterior materials. Any color boards must be in 8.5" x 11" format.
 2. Engineered grading plans
 3. Drainage plans, with the following additional information:
 - a. Plans should show or explain how runoff draining off the face of the cliff will be drained from behind the walls.
 - b. Show information for each abutting neighbor and indicate clearly on the plans that no runoff will be deflected onto neighboring properties by the new proposal.
 - c. Show any concentrated drainage discharges from the rear or side of the property directed to the front of the property, show these on the

- plan, and describe offsite routing of runoff beyond the property frontage to a point of adequate discharge.
 - d. Identify any inlet nearby routing runoff under Beach Drive to the beach.
 - e. Show surrounding topography within 50 feet of the project work limits.
 - 4. An erosion control plan.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 6 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
 - F. Submit a plan review letter from the geotechnical engineer stating that the final plans are in conformance with the recommendations in the geotechnical report.
 - G. The owner shall record a Declaration of Geologic Hazards on the property deed. Proof of recordation shall be submitted to Environmental Planning. **You may not alter the wording of this declaration.** Follow the instructions to record and return the form to the Planning Department.
 - H. Submit a copy of a signed, recorded maintenance agreement for the wall, fence, and any debris to the rear of the proposed structure.
- 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. All site improvements shown on the final approved Building 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 project must comply with all recommendations of the approved soils reports.
- IV. Operational Conditions
 - A. 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.

- 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.

Application# 06-0095

APN: 043-095-24

Owner: John Michael Biggar & Risa Forister

Please note: This permit expires on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

David Keyon
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: 06-0095
Assessor Parcel Number: 043-095-24
Project Location: 357 Beach Drive

Project Description: Construct an 8 foot debris catchment wall with 5 foot debris fence above to replace an existing debris wall and fence

Person or Agency Proposing Project: Richard Emigh

Contact Phone Number: (831) 479-1452

- 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: 15302: Replacement or Reconstruction of existing structures

F. Reasons why the project is exempt:

Replacement of existing debris wall and fence

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

David Keyon, Project Planner

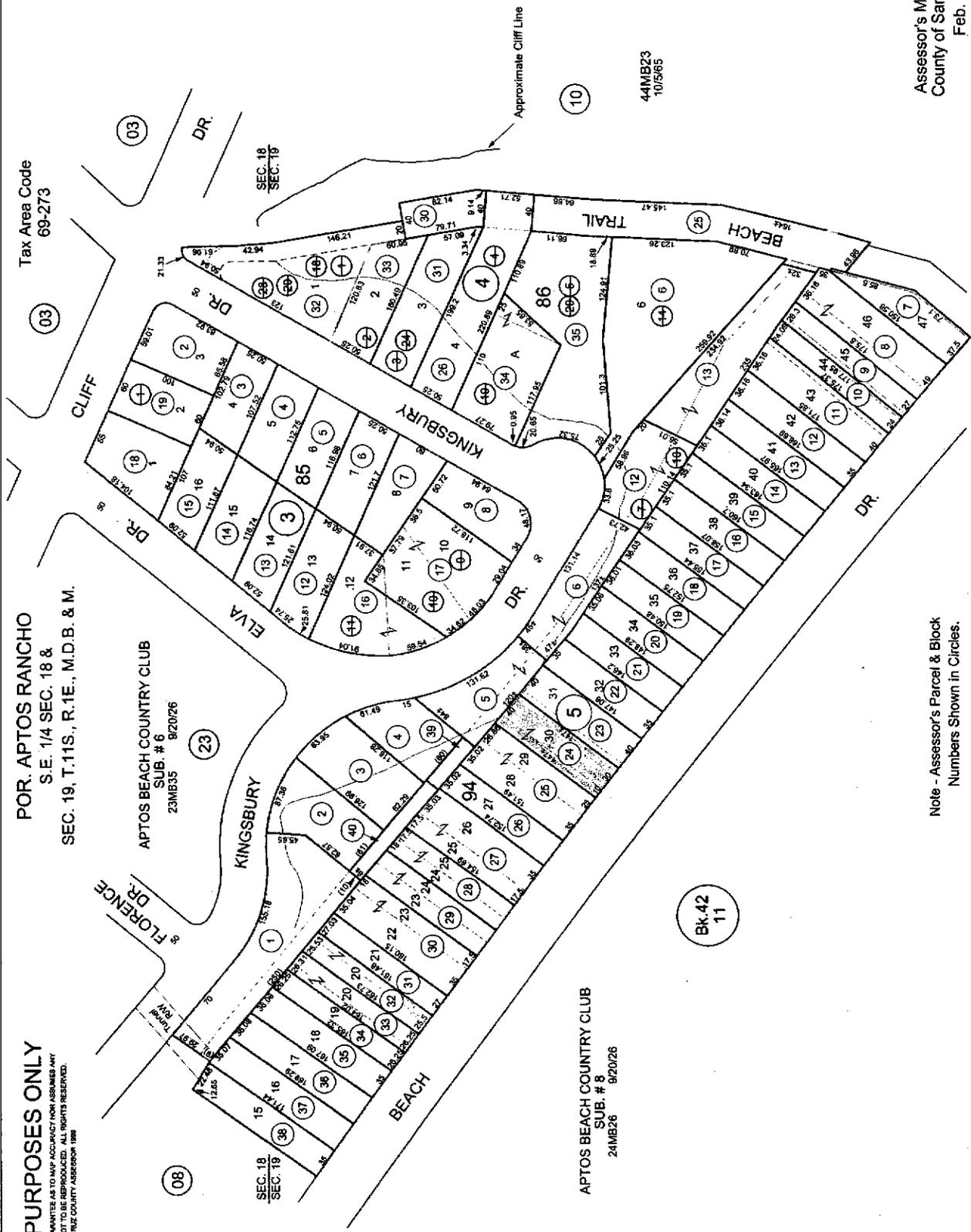
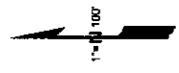
Date: _____

43-09

Tax Area Code
69-273

POR. APTOS RANCHO
S.E. 1/4 SEC. 18 &
SEC. 19, T.11S., R.1E., M.D.B. & M.

FOR TAX PURPOSES ONLY
THE ASSessor MAKES NO GUARANTEE AS TO THE ACCURACY OF ANY ASSASSED AMOUNTS OR VALUES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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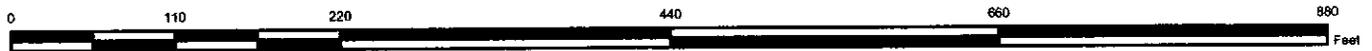
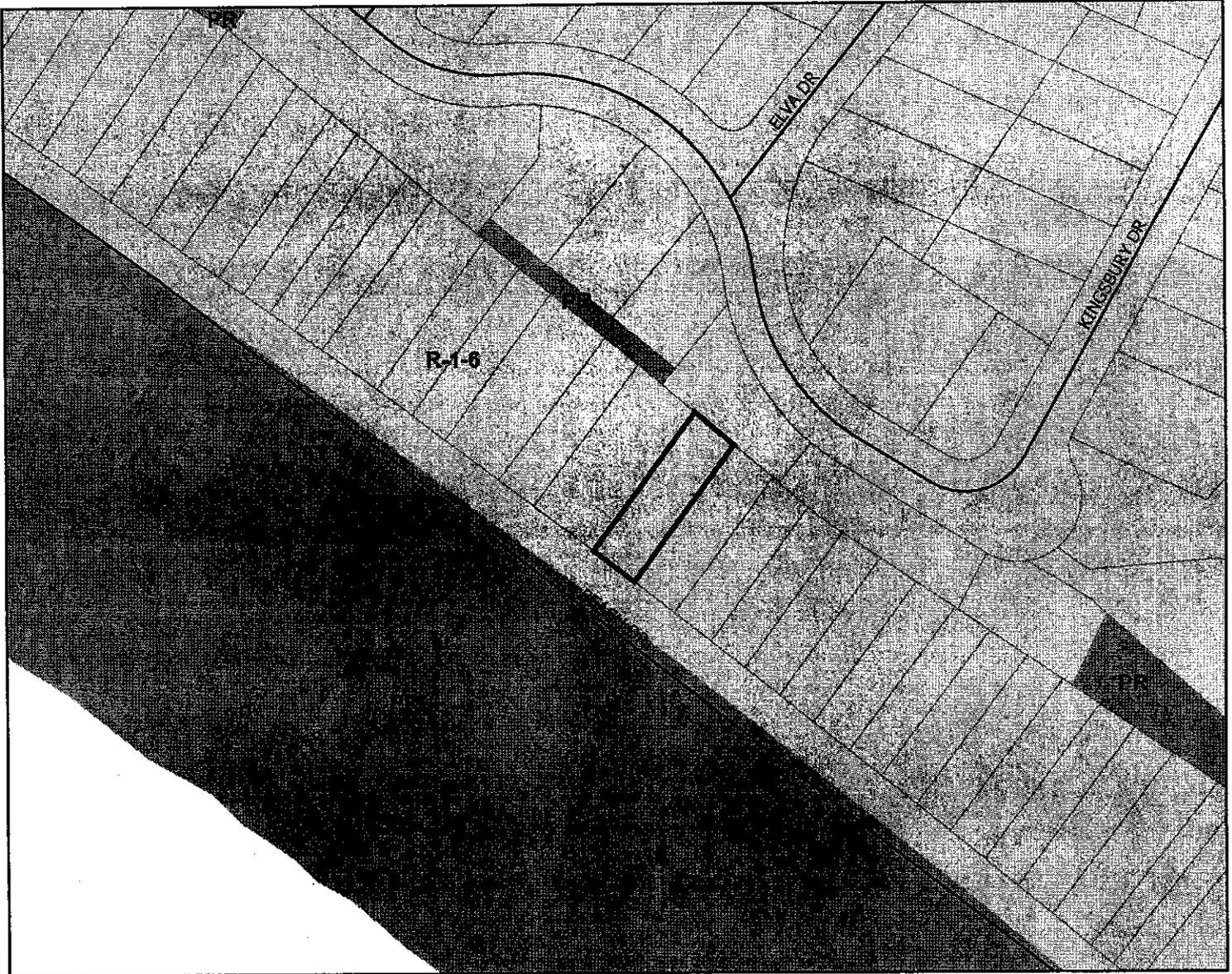
Assessor's Map No. 43-09
County of Santa Cruz, Calif.
Feb. 1999

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

Electronically Reprinted 2/10/99
Rev. 2/10/99 (Port to pg. 23) m
Rev. 4/10/99 CB (Added file ref.)
Rev. 5/10/99 mmi (changed page refs.)
Rev. 12/10/02 CE (2-0062226, 59-4-23 & 33)
Rev. 3/10/05 DC (4-008940, 59-4-24 & 33)

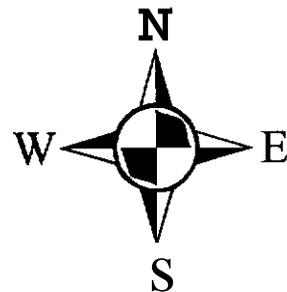


Zoning Map



Legend

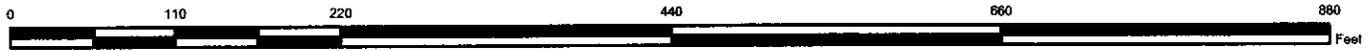
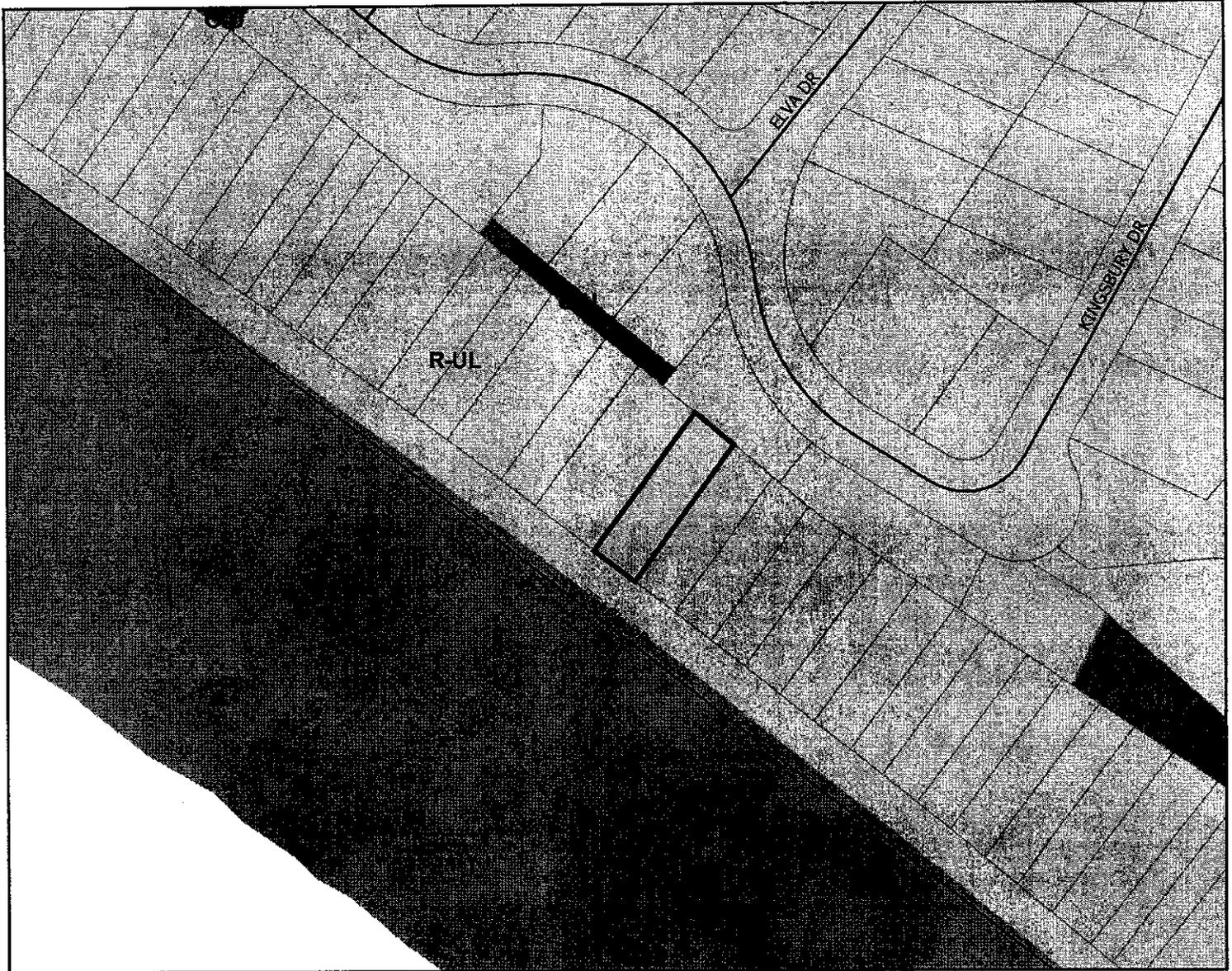
-  APN 043-095-24
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-SINGLE FAMILY (R-1)
-  PARK (PR)



Map Created by
County of Santa Cruz
Planning Department
February 2006

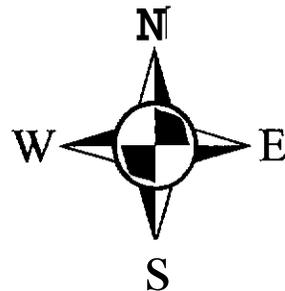


General Plan Designation Map



Legend

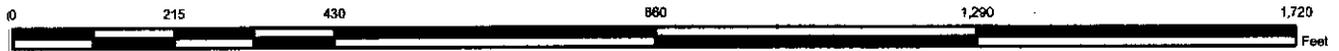
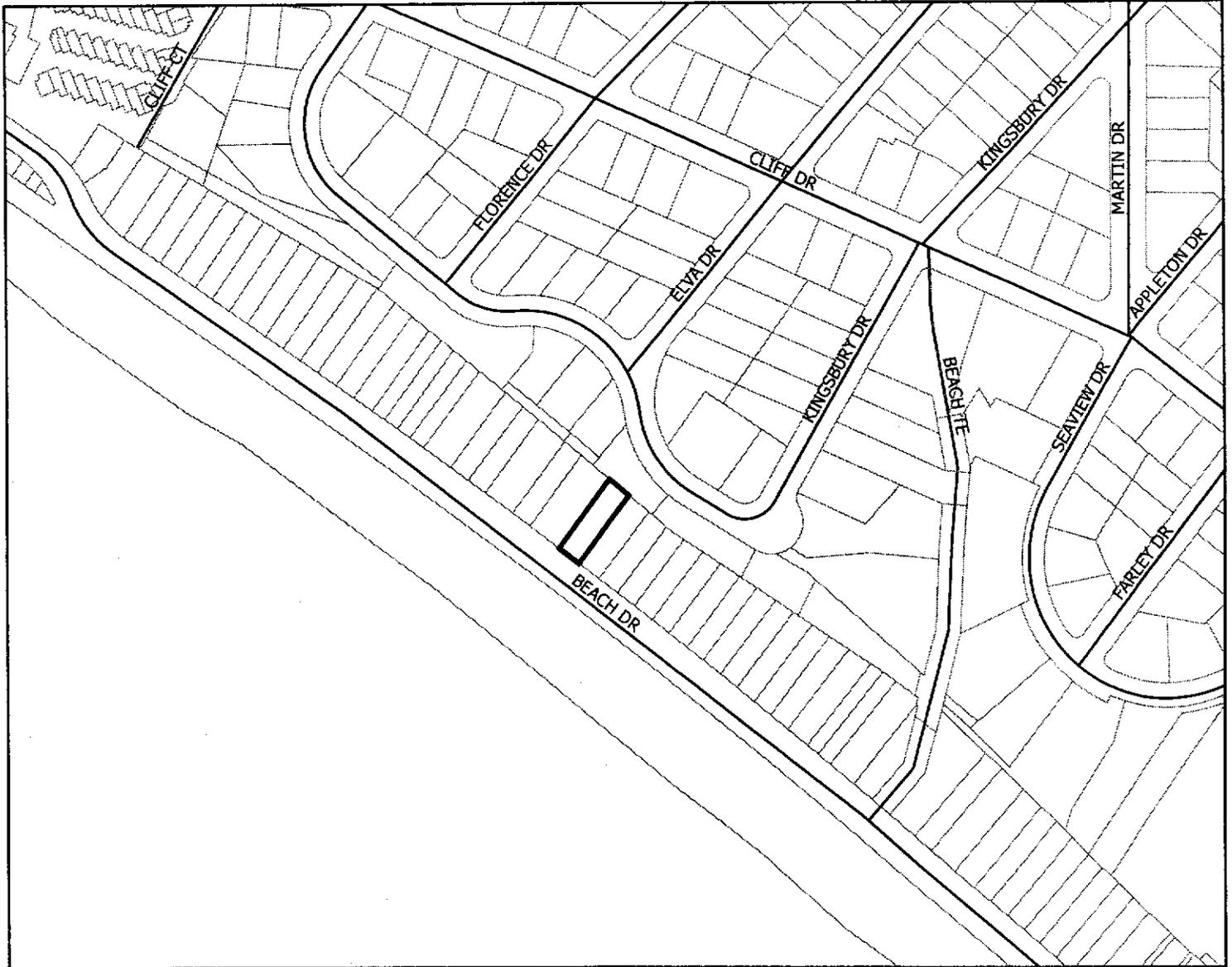
-  APN 043-095-24
-  Assessors Parcels
-  Streets
-  Residential - Urban Low Density (R-UL)
-  Parks and Recreation (O-R)
-  Urban Open Space (O-U)



Map Created by
 County of Santa Cruz
 Planning Department
 February 2006

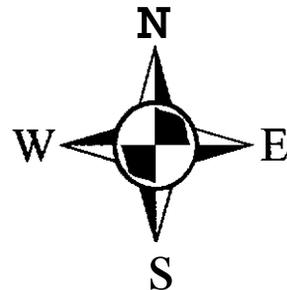


Location Map



Legend

-  APN 043-095-24
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
February 2006

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: David Keyon
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Date: September 8. 2006
Time: 11:45:24
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Environmental Planning Completeness Comments

1. The geotechnical engineer must indicate the expected frequency of the debris flow activity.
2. The geotechnical engineer must supply a better site plan with an enlarged cross section that shows current conditions at the base of the slope.
3. An updated geotechnical engineering report is required. The report must indicate if there has been any new debris flows within the last five years.
4. The geotechnical engineer report indicates that the proposed wall is a deflection wall, but the wall appears to have been designed as an impact wall. Please have the geotechnical engineer review the plans and comment on the use of the wall.
5. The project will require a maintenance agreement, and a maintenance plan

The geotechnical engineering report has been accepted. The wall is not intended to protect the home from all landsliding, and the declaration form and the review letter states that any further development may require additional geologic and engineering studies. ===== REVIEW ON MARCH 1. 2006 BY JOSEPH L HANNA =====

===== UPDATED ON MARCH 13. 2006 BY ANDREA M KOCH =====
1) More comments may follow after submittal of the additional required materials.
===== UPDATED ON JUNE 6. 2006 BY JOSEPH L HANNA =====
===== UPDATED ON JUNE 8. 2006 BY ANDREA M KOCH =====

1) All requirements for completeness satisfied by applicant, EXCEPT:

- A copy of the signed, recorded Maintenance Agreement must still be submitted to Environmental Planning. (Only the blank document was submitted.)

Environmental Planning Miscellaneous Comments

A engineered grading plan will be required for this project. ===== REVIEW ON MARCH 1. 2006 BY JOSEPH L HANNA =====
===== UPDATED ON MARCH 13, 2006 BY ANDREA M KOCH =====
3/13/06

1) Once the final plans have been prepared, submit a plan review letter from the geotechnical engineer stating that the final plans are in conformance with the recommendations in the geotechnical report. ===== UPDATED ON JUNE 6, 2006 BY JOSEPH L HANNA =====
NO COMMENT

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 15, 2006 BY DAVID W SIMS =====
See miscellaneous comments.

Discretionary Comments - Continued

Project Planner: David Keyon
Application No.: 06-0095
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Date: September 8, 2006
Time: 11:45:24
Page: 2

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 15, 2006 BY DAVID W SIMS =====
Miscellaneous: To be addressed with the building plans.

Plans should better show or explain how runoff draining off the face of the cliff will be drained from behind the wall(s). Are the sand bases and weepholes all that are planned? The weep holes in the new wall drain water onto the backfill of the smaller existing retaining wall. What drains the fill zone behind this smaller wall? Will the sand backfill and base be capable of rapidly transmitting runoff from a large storm even if the surface is sealed off by overlying debris and eroded soil from the cliff?

Show more information for each abutting neighbor and indicate clearly on the plans that no runoff will be deflected onto neighboring properties by the new proposal.

If there are (or will be) any concentrated drainage discharges from the rear or side of the property directed to the front of the property, show these on the plan, and describe offsite routing of runoff beyond the property frontage to a point of adequate discharge. There appears to be a sag in the inland gutter line along Beach Drive in front of this property and extending to the west.. Is there an inlet nearby routing runoff under Beach Drive to the beach?

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>

County policy requires topography be shown a minimum of 50 feet beyond the project work limits.

All resubmittals shall be made through the Planning Department. Materials left with Public Works may be returned by mail. with resulting delays.

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



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

June 5, 2006

Michael Biggar
494 West Portola Avenue
Los Altos, CA 94022

Subject: Review of **Geotechnical** Investigation by Haro, Kasunich and Associates
Dated February **2001**, and March **16, 2006**; Project #: **SC8932**
APN **043-095-24**, Application # **06-0095**

Dear Applicant:

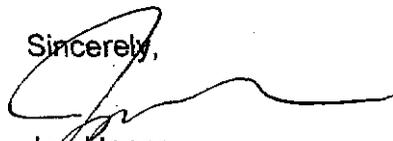
The purpose of this letter is to inform you that the Planning Department has accepted the subject report and the following items shall be required:

1. All construction shall comply with the recommendations of the report.
2. Final plans shall reference the report and include a statement that the project shall conform to the report's recommendations
3. Prior to building permit issuance a plan review letter shall be submitted to Environmental Planning. The author of the report shall write the plan review letter. The letter shall state that the project plans conform to the report's recommendations,

The proposed impact wall and debris fence is a good first step towards protecting the home from shallow landsliding. Before new additions or other development occurs within the home additional geologic and engineer studies may be required. These studies could require additional mitigations for landsliding, erosion and flooding before additional work is completed on this home.

After building permit issuance the soils engineer must remain involved with the project during construction. Please review the Notice to *Permits* Holders (attached). Our acceptance of the report is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies. Please call the undersigned at (831) 454-3175 if we can be of any further assistance.

Sincerely,



Joe Hanna
County Geologist

Cc: Robert Loveland, Environmental Planning
Haro Kasunich and Associates
Richard Emigh, Project Manager