

STAFF REPORT TO THE ZONING ADMINISTRATOR

APPLICATION NO.: 03-0531
APPLICANT: Ray Raynal
OWNER Ray and Kim Raynal

APN: 077-242-26

PROJECT DESCRIPTION: Proposal to recognize **an** as-built, one-story **1,260** square foot, nonhabitable accessory structure (garage) on a parcel with **an** existing single family dwelling, pool, pool house, storage building and carport (to be demolished). Requires a Level 5 Residential Development Permit to exceed 1,000 square feet.

LOCATION: Located on the east side of Newell Creek Road at about 600 feet northeast from Glen Arbor Road. Situs: 9320 Newell Creek Road, **Ben** Lomond.

FINAL ACTION DATE: 90 days from hearing date

PERMITS REQUIRED: Residential Development Permit

ENVIRONMENTAL DETERMINATION: Categorically Exempt Class 3(a)

COASTAL ZONE: ____yes **XX** no

PARCEL INFORMATION

PARCEL SIZE: >1.2 acres

EXISTING LAND USE: PARCEL residential

SURROUNDING: residential, Newell Creek

PROJECT ACCESS: Newell Creek Road, publicly maintained road

PLANNING AREA: San Lorenzo Valley

LAND USE DESIGNATION: R-S – Suburban Residential

ZONING DISTRICT: R-1-15 – Single-family Residential 15,000 square foot lot size minimum

SUPERVISORIAL DISTRICT: 5th

ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. Portions of property within the 100-year flood plain
b. Soils	b. USDA soil type: Elder Sandy Loam and Zayante Coarse Sand
c. Grading	c. Fill placed under garage, grading permit may be required
d. Tree Removal	d. None
e. Biotic Resource	e. Mapped – Newell Creek Riparian Comdor, no Sandhills species noted at site
f. Scenic	f. Not mapped
g. Drainage	g. Natural sheet flow to Newell Creek
h. Traffic	h. No increase
i. Roads	i. Newell Creek Road, a publicly maintained road
j. Archeology	j. Mapped resource

SERVICES INFORMATION

W/in Urban Services Line: yes XXno
Water Supply: San Lorenzo Valley Water District
Sewage Disposal: Septic
Fire District: Ben Lomond Fire
Drainage District: Zone 8

ANALYSIS & DISCUSSION

Project Description and Background

The applicant proposes to recognize a nonhabitable accessory structure (garage) exceeding 1,000 square feet and to demolish a carport constructed without permits. The project site slopes from Newell Creek Road down to Newell Creek. The upper terrace is developed with a single family dwelling and detached storage building. The next level is developed with a swimming pool and pool house. Below the pool house, is the detached garage to be recognized under this Residential Development application. The garage is one-story and 1,260 square feet in size. The structure has been constructed at least partially on fill, which will likely require a grading permit. A carport was constructed below the garage within the riparian corridor of Newell Creek. The applicant has obtained a demolition permit (#137062) for this carport, however, the permit has not been finalized as of April 20th.

Zoning and General Plan Issues

The project parcel is 1.2 **acres** in size and has a zoning designation of R-1-15 and the General Plan designation of Suburban Residential (R-S). R-1-15 is an implementing zone district of the R-S General Plan designation. A single-family residential and residentially related accessory uses are the principal use for this zone district. The site development setback standards for the R-1-15 zone district are as follows: a front yard setback of 20 feet, rear yard of 15 feet and one side yard setback of 5 feet and one side yard of 8 feet. In addition, there is a Riparian setback of 60 feet from the mean high water mark of Newell Creek. The riparian setback is more restrictive than the rear yard setback set forth by the zone district. The proposed setbacks are over 160 feet for front yard, about 10 feet and 3 inches for the northern side yard, and over 120 feet for the southern side yard and 64 feet from the mean high water mark for Newell Creek (60-foot Riparian setback). The maximum allowed lot coverage is 30% and the proposed lot coverage is substantially less than 15%. The maximum floor area ratio (FAR) allowed is 50 % and the proposed FAR is also substantially less than 15%. The maximum allowed height is 28 feet, and the proposed height is slightly less than 19 feet from finished grade. While the depth of fill has not yet been clearly established, the height of this structure as measured from the original grade will still be well under the 28-foot limit. A minimum of 10-foot separation is required between structures by the residential zoning code and a minimum separation of 40 to the nearest structure (to be maintained) is proposed.

A survey has been completed for this project, determining that the garage structure is located outside of the 100-year flood plan delineated by the FEMA FIRM flood hazard map. Thus, the project location is consistent with Chapter 16.10 (Geologic Hazards Ordinance) of the County Code.

Minor grading was completed for this project, therefore topography and relief will not be adversely affected. The grading to be recognized appears to be less than 300 cubic yards and was necessary to

construct a level floor and building pad for the garage. A condition is included requiring the applicant to obtain a grading permit in conjunction with a building permit.

There are three residential parcels abutting the subject property. There are two parcels located along the Southern property line on the subject parcel. The parcel abutting Newell Creek Road is developed with a residence and is located at a higher elevation than the proposed garage. The property to the north **has** a single family dwelling also located at nearly the same elevation **as** the dwelling on the subject parcel. The proposed garage is closest to this shared property line (10 and 21 foot separation). The location of the garage will not affect the light and air of these two residences due to the physical topographic separation between the garage and the neighboring houses. The dwelling on the other southern parcel (APN 077-242-24) is located at nearly the same elevation as the subject garage. The garage, however, is located over 120 feet away from the shared property line and will have no affect on the light and air of the neighboring dwelling.

The purpose of the R-S General Plan designation is to provide suburban density development (1-5 net developable acres per unit) in areas **with** developable land, access to adequate roads maintained to rural standards, water service, soils **of** good septic suitability and adequate fire protection. The project is an accessory structure to an existing residence. The 1,260 square foot garage, as proposed, is a consistent and appropriate use within this General Plan designation.

Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

RECOMMENDATION:

Staff recommends the following actions:

1. Certification of the determination that the project is Categorically Exempt from the California Environmental Quality Act, and
2. Approval of Application No. 03-0531 based on the findings and subject to the attached conditions.

EXHIBITS

- A. Project Plans prepared by Ray Raynal, dated 10/3/03 and survey prepared by Rick Thompson, Licensed Land Surveyor dated 3/04
- B. Findings
- C. Conditions
- D. CEQA determination
- E. Assessor's Parcel Map
- F. Zoning and General Plan Maps
- G. FEMA Flood Map
- H. Agency Comments and Correspondence

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.

Report Prepared By:

A handwritten signature in black ink, appearing to read "Cathleen Carr", is written over a horizontal line.

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

RESIDENTIAL 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.

The location of the 1,260 square foot, non-habitable accessory structure (garage) 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 in that the project is located in an area designated for car parking and storage use and is not encumbered by physical constraints to development. A survey has been completed demonstrating that the structure is located above the expected 100-year flood level of 307 feet above mean sea level.

In addition, the project will not be materially injurious to properties or improvements in the vicinity. Specifically, the garage will not affect the light and air of the three nearby residences due to the physical topographic separation between the garage and the two of neighboring houses, and the physical separation (over 120 feet) between the garage and the third dwelling (APN 077-242-24), which is located at nearly the same elevation as the subject garage.

The County Building Inspectors will verify that the construction of this structure complies with prevailing building technology, the Uniform Building Code, and the County Building ordinance, thereby insuring 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 R-1-15 (Single Family Residential – 15,000 square foot minimum lot size) zone district. The location of the non-habitable accessory structure (garage) and the conditions under which it would be operated and maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-15 zone district in that the primary use of the property will be residential with the ancillary use in the garage for vehicle parking and storage. The garage meets the R-1-15 residential development standards for setbacks and lot coverage. In addition, the project meets the 60-foot Riparian setback set forth in Chapter 16.30 of the County Code.

As discussed in Finding #1 above, the garage is located above the expected 100-year flood level for Newell Creek as established in the Federal Emergency Management Agency's FIRM Flood Map for the area.

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 located in the R-S (Suburban Residential) land use designation. The proposed use is consistent with all elements of the General Plan in that the use is accessory to a primary residential use and is not located in a hazardous or environmentally sensitive area. 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.

The use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity in that the non-habitable accessory structure does not contain any traffic generating features (bedrooms).

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 non-habitable accessory structure 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 in that the structure will not obscure views of adjacent properties or appear out of scale for the neighborhood.

RESIDENTIAL DEVELOPMENT PERMIT

CONDITIONS OF APPROVAL

Approval No. 03-0531

Applicant: Ray Raynal

Owner: Ray and Kim Raynal

Assessor's Parcel No. 077-242-26

Location and address: The property is located on the east side of Newell Creek Road at about 600 feet northeast from Glen Arbor Road. Situs: 9320 Newell Creek Road, Ben Lomond.

Exhibits: A. Site plans prepared by Ray Raynal, dated 10/3/03 and survey prepared by Rick Thompson, Licensed Land Surveyor dated 3/04

- I. This permit recognizes the construction of a 1,260 square foot, non-habitable accessory structure (garage). Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant's 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 Building Permit from the Santa Cruz County Building Official for the as-built garage and for the as-built retaining walls .
 - C. Obtain a Grading Permit from the Santa Cruz County Senior Civil Engineer.
 - D. Pay any outstanding fees in the At-Cost account #13606 for Application 03-0531, if applicable.
11. Prior to issuance of a Building Permit the applicant's 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. The final plans shall include the following additional information:
 - 1. Drainage, and erosion control plans. Drainage shall be retained on site.
 - 2. Grading plans showing original and final (post-construction) grades. Grading plans shall include cross-sections and volume calculations.
 - 3. Show construction and drainage details for the retaining walls. Engineered plans may be required by the Building Official.

4. Details showing compliance with the Ben Lomond Fire Department requirements set forth in their comments dated 1/2/04.
- B. Meet all requirements of the County Department of Public Works, Drainage set forth in their comments dated 3/25/04. Pay the Zone 8 drainage fees. Drainage fees will be assessed on the net increase in impervious area.
- C. Pay any applicable plan check fee of the Ben Lomond Fire Protection District.
- D. Submit a current Environmental Health Clearance issued by Environmental Health Services.
- E. Complete and record a Declaration of Restriction to maintain a non-habitable accessory structure (garage) greater than 1,000 square feet. **YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.** Follow the instructions to record the document. A copy of the recorded document shall be submitted to the Planning Department.

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 grading and building permits shall be completed to the satisfaction of the County Building Official and the County Senior Civil Engineer.
- C. **THE BUILDING AND GRADING PERMITS SHALL BE OBTAINED FOR THE AS-BUILT GARAGE AND RETAINING WALLS, AND THE FINAL INSPECTIONS COMPLETED WITHIN ONE YEAR OF THIS APPROVAL.**

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.
- B. The detached garage shall be maintained as a non-habitable structure and shall adhere to following conditions:
 1. The detached garage shall not have a separate electric meter from the main dwelling. Electrical service shall not exceed 100A/220V/single phase.
 2. Toilet facilities are prohibited.
 3. Waste drains for a utility sink or clothes washer shall not exceed 1 ½ inches in

size.

4. Mechanical heating, cooling, humidification or dehumidification of the detached garage is prohibited. The structure may be either finished with sheet rock or insulated, but shall not utilize both sheet rock and insulation.
5. The detached garage shall not to be converted into a dwelling unit or into any other independent habitable structure in violation of County Code Section 13.10.611.
6. The detached garage shall not have a kitchen or food preparation facilities and shall not be rented, let or leased as an independent dwelling unit. Under County Code Section 13.20.700-K, kitchen or food preparation facilities shall be defined as any room or portion of a room used or intended or designed to be used for cooking and/or the preparation of food and containing one or more of the following appliances: any sink having a drain outlet larger than 1 1/2 inches in diameter, any refrigerator larger than 2 1/2 cubic feet, any hot plate, burner, stove or oven.
7. The detached garage may be inspected for condition compliance twelve months after approval, and at any time thereafter at the discretion of the Planning Director. Construction of or conversion to an accessory structure pursuant to an approved permit shall entitle County employees or agents to enter and inspect the property for such compliance without warrant or other requirement for permission.

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 ONE YEAR FROM DATE OF APPROVAL
UNLESS YOU OBTAIN YOUR BUILDING AND GRADING PERMITS, INSPECTIONS
AND BUILDING AND GRADING PERMIT FINAL.**

Approval Date: MAY 21.2004

Effective Date: JUNE 4,2004

Expiration Date: JUNE 4.2005

Don Bussey
Deputy Zoning Administrator

Cathleen Carr
Project Planner

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: 03-0531

Assessor Parcel Number: 077-242-26

Project Location: 9020 Newell Creek Road, Ben Lomond

Project Description: Recognize the construction of a 1,260 square foot, non-habitable accessory structure (garage).

Person or Agency Proposing Project: Ray Raynal

Contact Phone Number: (831) 336-3402

- 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. ☒ **Cateorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

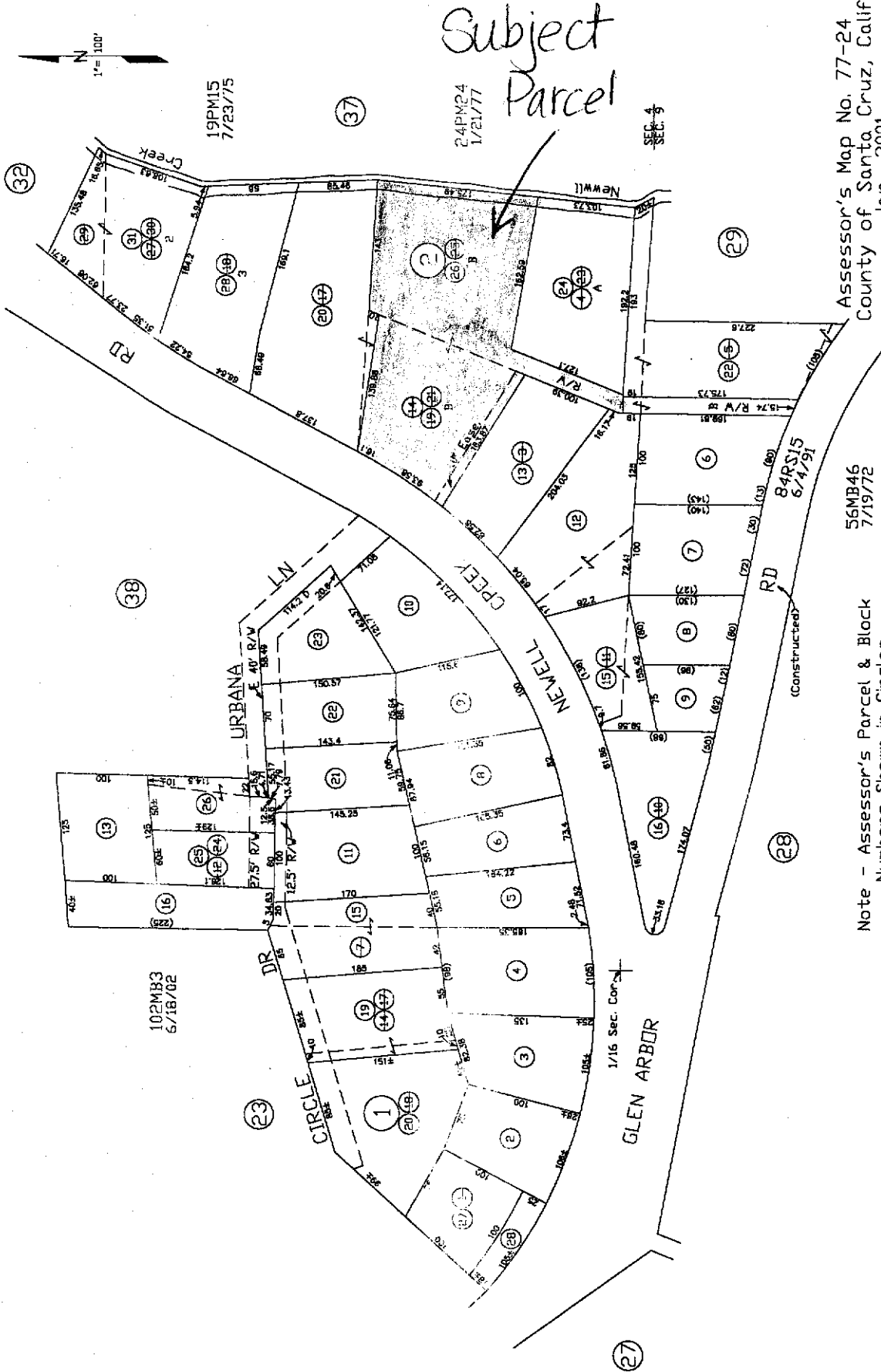
F. Reasons why the project is exempt:

Recognize the construction of a nonhabitable accessory structure (garage) over 1,000 square feet in size on a 1.2+ acre parcel in **an** residential area. The structure to be recognized is appropriate for the site and R-1 - 15 zoning and is located away from natural resources and/or constraints, and is separated **from** adjacent residences by either topography with the garage at a lower elevation or distance (over 120 feet).

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


Cathleen Carr, Project Planner

Date: 5/11/04



Assessor's Map No. 77-24
County of Santa Cruz, Calif.
Jan., 2001

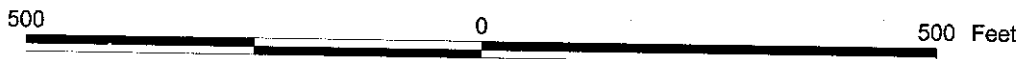
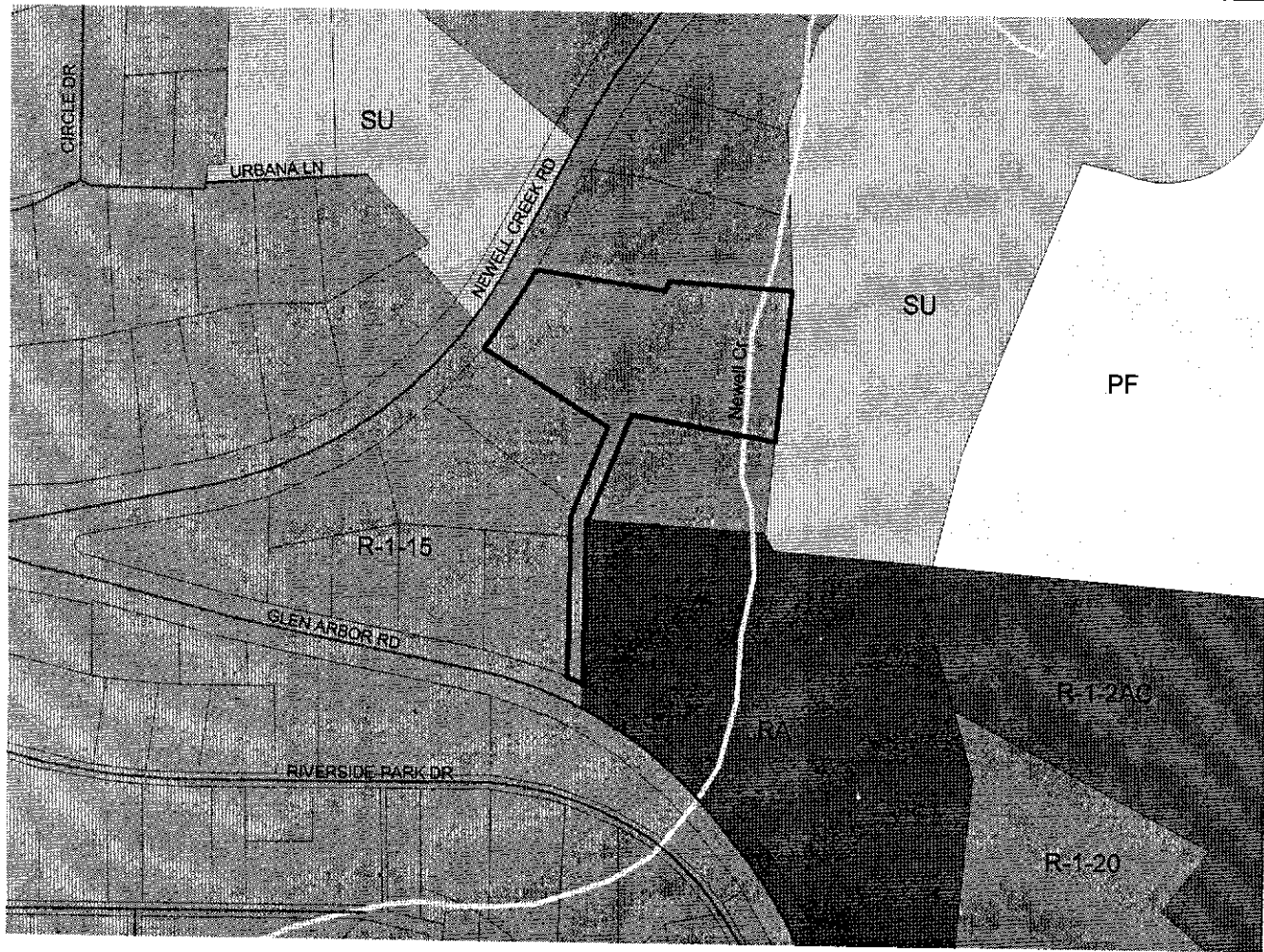
56NB46
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Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Parcel Map

EXHIBIT E

Zoning Map



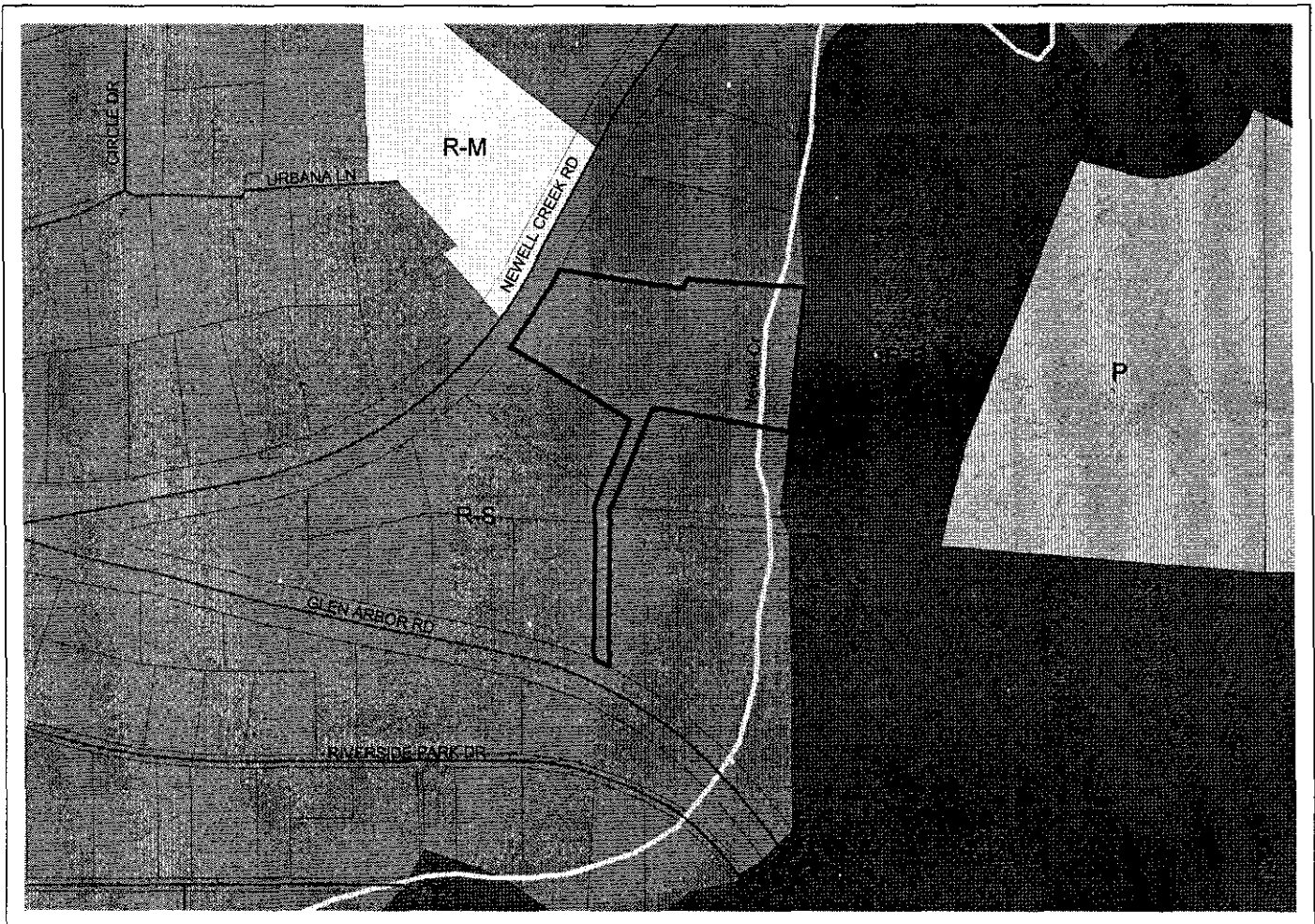
Legend

	APN 077-242-26
	Parcel boundaries
	Streets
	Perennial Stream
	RA
	R-1-AC
	R-1-X
	PF
	SU



Map created by Santa Cruz County
Planning Department:
December 2003

General Plan Map



500 0 500 Feet

Legend

	APN 077-242-26
	Parcel boundaries
	Streets
	Perennial Stream
	Public Facilities
	Mountain Residential
	Rural Residential
	Suburban Residential



Map created by Santa Cruz County
Planning Department:
December 2003

T. 10 S.

JOINS PANEL 0210

ZONE C

3

RANCHO RIO AVENUE

HALLSON LANE

ZONE A

LIMIT OF DETAILED STUDY

HOLLOW

10

QUAIL

GRANT BDY

HIDDEN VALLEY ROAD

RANCHO ZAYANTA

GRANT BDY

ZONE B

296

295

RM67

CREEK

HART LN

RM66

307

ZONE B

RM65

F D

E B

NE B

ROAD AV

GLEN

AV

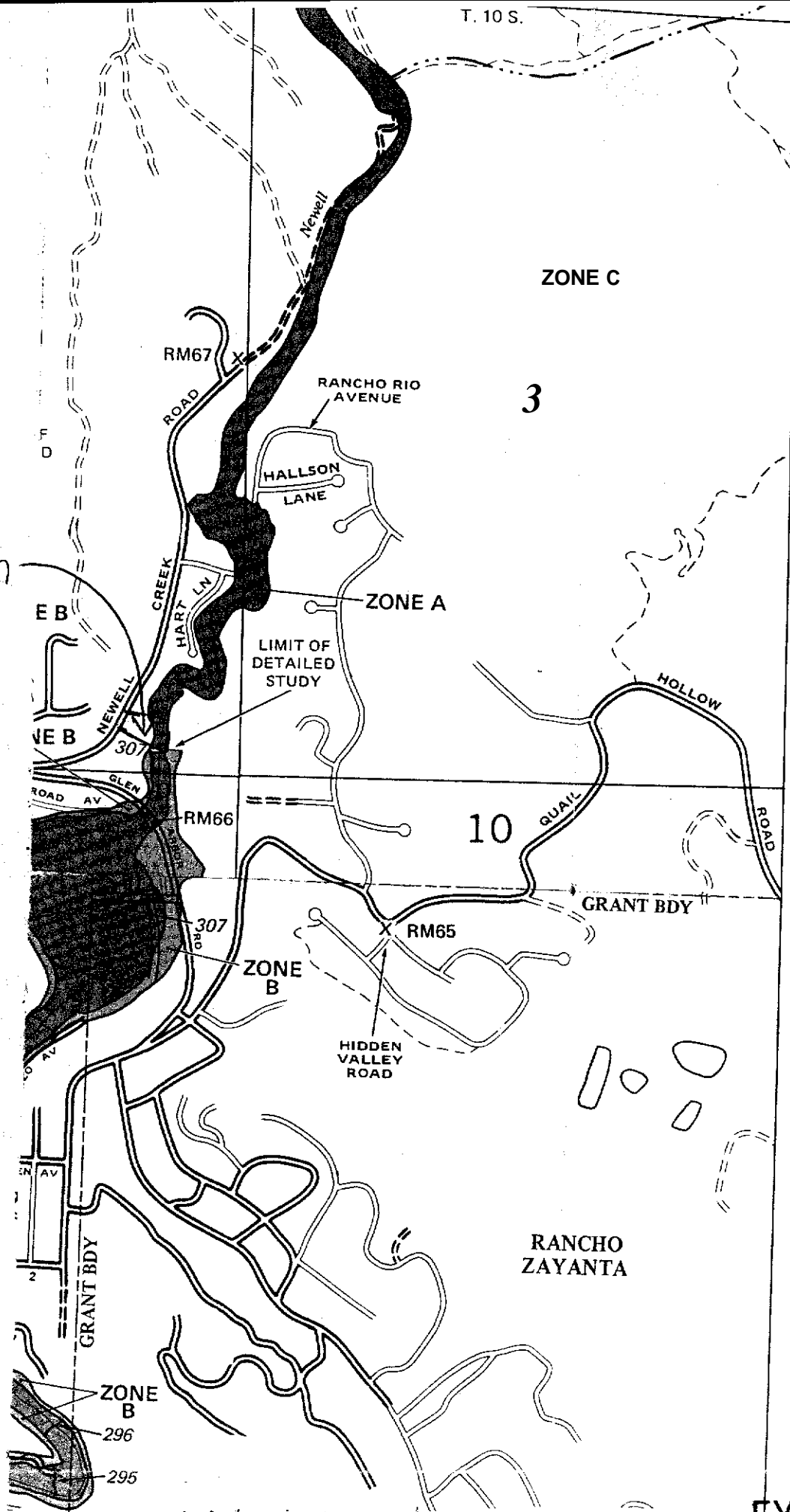
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Project Location

FEMA Flood Map 14

EXHIBIT G



**BEN LOMOND FIRE PROTECTION DISTRICT
FIRE PLAN CHECK
CORRECTION LIST**

Date: January 2, 2004

Subject: As-built building

Address: 9320 Newell Creek Rd.

Plan Checker: Thomas A Wiley

Phone: (831) 722-2393

IMPORTANT NOTICE: Please return both this correction list and any marked drawings or calculations along with your revised drawings when resubmitting. Please reference on the correction list where on the plans the corrections have been made to assist in providing a more timely review. Be advised that the plan review application for this project may expire 180 days from the date of original application.

Comments

1. ADD NOTE: The building is over 1000 square feet and is to be equipped with an automatic fire sprinkler system to 1999 NFPA 13 standards.
2. ADD NOTE: Three copies of the fire sprinkler drawings and hydraulic calculations are to be submitted to the Ben Lomond Fire District by a licensed for plan check and approval prior to installing the system.
3. Please show the dedicated 4,000 gallon water storage, and hydrant, connected to the water storage tank. The location of the hydrant is to be approved by the fire district prior to installation.

C O U N T Y O F S A N T A C R U Z
DISCRETIONARY APPLICATION COMMENTS

Project Planner: Cathleen Carr
Application No. : 03-0531
APN: 077-242-26

Date: April 21, 2004
Time: 11:53:19
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JANUARY 8, 2004 BY JESSICA L DEGRASSI =====

This parcel is mapped partially with the 100-year floodplain of Newell Creek. FEMA mapped the base flood elevation of the 100-year flood near the location of the garage at 307 feet above mean sea level. Please have a surveyor determine where this 307 elevation line exists on the property, and at what elevation the garage stands. Please note that if the garage is within the 100-year floodplain, it must be moved to a location outside the floodplain if one exists, or it must be elevated at least one foot above 307 feet mean sea level.

Please note that no more than 50 cubic yards of material may be placed within the floodplain. Submit estimated earthwork calculations for fill placed underneath garage and behind retaining wall.

All development must be located a minimum of 60 feet from the edge of the high water mark of Newell Creek, or a riparian exception is required. The carport and portion of the garage are located within this setback. Findings for the exception cannot be made to allow the carport to remain at the present location, therefore this structure must be removed. A riparian exception will be required for the garage. Please submit for this application at the Zoning Counter, to be included with this application. ===== UPDATED ON JANUARY 8, 2004 BY JESSICA L DEGRASSI =====

===== UPDATED ON MARCH 29, 2004 BY JESSICA L DEGRASSI =====

Submitted a survey map showing elevation of garage at 326.22 feet above mean sea level. Therefore the garage is not located in the FEMA floodplain. The carport has been demolished as required. A riparian exception will not be required due to the distance the garage is located from the 100-year floodplain, taken to be the high water mark of Newell Creek. Also looked on aerial photos and determined that no vegetation has been removed to build the garage.

Application deemed complete, see misc. comments.

Environmental Planning Miscellaneous Comments

===== REVIEW ON JANUARY 8, 2004 BY JESSICA L DEGRASSI =====

Condition permit to require inspection for removal of carport prior to final of building permit, this may be included in the riparian exception for the garage as well,

Building plans shall show fill placed under garage and behind retaining wall. Plans shall show details of retaining wall, to ensure proper footings were constructed to hold the estimated 5-feet of fill. ===== UPDATED ON MARCH 29, 2004 BY JESSICA L DEGRASSI =====

Same as above.

Project Review Completeness Comments

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

===== REVIEW ON JANUARY 9, 2004 BY CATHLEEN L CARR ===== Code Violation fees

Discretionary Comments - Continued

Project Planner: Cathleen Carr
Application No. : 03-0531
APN: 077-242-26

Date: April 21, 2004
Time: 11:53:19
Page: 2

were not collected when this application was submitted, please arrange for an appointment with me to pay these fees (see attached calculation sheet). The Riparian Exception application can also be added at this time.

Please submit copies of your Assessor's Records for the property. This will aid in determining when various structures were constructed on this site and may reference permits. The carport permit issued in 1972 is not for the carport structure near the creek, as this lower area was not part of this property at the time. The old carport is likely the storage structure located at the front of the property. Also, permits were not located for the poolhouse structure, you may need to include this structure in this permit application.

Project Review Miscellaneous Comments

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

===== REVIEW ON JANUARY 9, 2004 BY CATHLEEN L CARR ===== Carport structure does not comply with regulations for riparian setback regulations and with development within the flood plain.

Code Compliance Completeness Comments

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

===== REVIEW ON DECEMBER 30, 2003 BY RICHARD W NIEUWSTAD ===== plans must include the "carport" (E) and associated retaining wall. NO COMMENT

Code Compliance Miscellaneous Comments

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

===== REVIEW ON DECEMBER 30, 2003 BY RICHARD W NIEUWSTAD =====

Dpw Drainage Completeness Comments

===== REVIEW ON DECEMBER 24, 2003 BY ALYSON B TOM ===== Application with plans dated 10/3/03 has been received. Please address the following comments.

- 1) Provide site topographic information. such as contours, spot elevations or slope arrows and grades so that the site drainage patterns are clear.
- 2) Provide a drainage plan that describes how runoff from all new, unpermitted impervious areas (roof, pavement, baserock areas) will be/direct.
- 3) Please clarify if the baserock and paved driveway areas were installed with a permit. Is this surfacing new?
- 4) This site is located in groundwater recharge and water supply watershed zones. Accordingly, all runoff from new, unpermitted impervious areas (roof, paved, baserock areas) should be retained on site and allowed to percolate into the ground so that the runoff rate leaving the site is limited to pre-project/permitted levels

Discretionary Comments - Continued

Project Planner: Cathleen Carr
Application No. : 03-0531
APN: 077-242-26

Date: April 21, 2004
Time: 11:53:19
Page: 3

Please provide a drainage plan that incorporates retention. The retention facility/strategy proposed should be based on site specific factors such as soil infiltration rate, slope, vegetative cover, etc. Safe overflow should be incorporated into the retention design.

5) Zone 8 fees will be assessed on the net increase in impervious area due to this project. Baserock is charged at a 50% rate.

Additional site specific questions/details may be required during the building application stage.

All submittal of plans, calculations, reports, etc. related to this project should be made through the Planning Department.

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

===== UPDATED ON MARCH 25, 2004 BY ALYSON B TOM ===== Application with plans dated 3/04 has been recieved. The application is complete with regards to drainaae for the discretionary stage. Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

Dpw Drainage Miscellaneous Comments

===== REVIEW ON DECEMBER 24. 2003 BY ALYSON B TOM ===== See completeness comments.

===== UPDATED ON MARCH 25, 2004 BY ALYSON B TOM ===== The following should be addressed prior to building permit issuance.

1) Additional details regarding the proposed retention pit are required. How was this system sized? Please provide design details and analysis. What site specific conditions were used in this design? What type of soil is at the site?, what is the percolation rate of the soil?

2) The retention pit should include provisions for safe overflow and access/maintenance. The pit should be located so that overflow will not adversely impact adjacent properties, or cause erosion or stability problems on the subject site or downstream sites.

3) Clarify if the baserock and paved driveway areas were installed with a permit. Is this surfacing new, existing, proposed? If these areas are unpermitted or proposed, all additional runoff should be retained on site to meet the groundwater recharge zone requirements. The baserock area shown on sheet 1 of 9 is different than the area shown on the survey sheet. Please clarify. Clearly show all impervious areas (paved, baserock, roof, etc.) and label each area as either existing and permitted or proposed.

4) Zone 8 fees will be assessed on the net increase in impervious area due to this project. Baserock is charged at 50% rate.

5) Submit a final approval letter from the project geotechnical engineer stating that the final drainage plan will meet limit post development flow rates to

Discretionary Comments - Continued

Project Planner: Cathleen Carr
Application No.: 03-0531
APN: 077-242-26

Date: April 21, 2004
Time: 11:53:19
Page: 4

predevelopment levels and will not cause erosion or stability problems on site or downstream from the site.

All submittals for this project should be made through the Planning Department. For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday.

Environmental Health Completeness Comments

===== REVIEW ON JANUARY 6, 2004 BY JIM G SAFRANEK =====

Applicant must provide an Environmental Health Clearance for this project. Provide a satisfactory septic tank pumper's report to demonstrate that the septic system is functioning. This req. must be completed prior to Build. Permit Appl. approval.

===== UPDATED ON MARCH 22, 2004 BY JIM G SAFRANEK ===== Applicant submitted an acceptable pumper's report. EH Clearance can be obtained at time of building permit. appl.

Environmental Health Miscellaneous Comments

===== REVIEW ON JANUARY 6, 2004 BY JIM G SAFRANEK =====

NO COMMENT

Ben Lomond Fire Department Completeness Comments

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

===== REVIEW ON JANUARY 14, 2004 BY KENNETH S FRYE =====

NO COMMENT

Ben Lomond Fire Department Miscellaneous Comments

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

===== REVIEW ON JANUARY 14, 2004 BY KENNETH S FRYE =====

NO COMMENT see fire dept comments.

===== UPDATED ON JANUARY 14, 2004 BY KENNETH S FRYE =====