



## Staff Report to the Zoning Administrator

Application Number: **05-0433**

**Applicant:** Brian Unger  
**Owner:** La Selva Investments LLC  
**APN:** 046-212-18, 19

**Agenda Date:** 8/4/06  
**Agenda Item #:** **3.**  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a **6'** high retaining wall, an underground retaining wall with underground anchor, and to remove and replace existing deck and landscaping.

Requires a Coastal Development Permit and a Residential Development Permit for an over-height retaining wall in the street yard setback.

**Location:** Property located on the west side of the cul-de-sac of Hillview Way (50 Hillview Way)

**Supervisory District:** 2nd District (District Supervisor: Ellen Pine)

**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 05-0433, based on the attached findings and conditions.

### Exhibits

- |    |  |    |                           |
|----|--|----|---------------------------|
| A. | Project plans                              | E. | Assessor's parcel map     |
| B. | Findings                                   | F. | Zoning map                |
| C. | Conditions                                 | G. | Comments & Correspondence |
| D. | Categorical Exemption (CEQA determination) |    |                           |

### Parcel Information

Parcel Size:	16,010 square feet
Existing Land Use - Parcel:	Single family residence
Existing Land Use - Surrounding:	Single & multi-family residential neighborhood
Project Access:	Hillview Way (Ocean View Drive for wall construction)
Planning Area:	Aptos

County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Land Use Designation: R-UL (Urban Low Density Residential)  
Zone District: R-1-6 (Single family residential - 6,000 square feet minimum)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

### Environmental Information

Geologic Hazards: Coastal Bluff - Geologic report reviewed and accepted  
Soils: Geotechnical report reviewed and accepted  
Fire Hazard: Not a mapped constraint  
Slopes: 2-5% at residence, 50%+ at coastal bluff  
Env. Sen. Habitat: Not mapped/no physical evidence on site  
Grading: Under 100 cubic yards (grading permit required due to slope)  
Tree Removal: No trees proposed to be removed  
Scenic: Scenic beach viewshed  
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: Septic  
Fire District: Aptos/La Selva Fire Protection District  
Drainage District: None

### Project Setting

The subject property is located at the top of a coastal bluff above the Place De Mer townhouse development. A single family dwelling exists on the property. The subject property is located at a curved section at the end of the coastal bluff, with steep slopes to the south and west. Other single family residential development is clustered along the bluff top in the surrounding neighborhoods, with multi-family residential development below the subject property across Ocean View Drive.

### Zoning & General Plan Consistency

The subject property is an approximately 16,010 square foot lot (currently in two parcels), located in the R-1-6 (Single family residential - 6,000 square feet minimum) zone district, a designation which allows residential uses. The proposed retaining wall is accessory to the principal permitted residential use within the zone district and the project is consistent with the site's (R-UL) Urban Low Density Residential General Plan designation.

### Coastal Bluff

The project site is bordered to the south and west by a coastal bluff. The slopes adjacent to the

existing residence and yard are in danger of failing due to erosion and soil movement. A retaining wall has been proposed which will provide increased protection for the existing residence. This wall has been designed by a licensed civil engineer to the specifications of the project geologist and geotechnical engineer. Existing drainage on the project site will be repaired and the outlet will be located on the subject property adjacent to Ocean View Drive. Portions of the proposed retaining wall will be located within the Ocean View Drive right of way, and the Department of Public Works Encroachment section has indicated that an Encroachment Permit will be issued for these improvements. The geologic and geotechnical reports have been reviewed and accepted by the County Geologist.

The existing deck is proposed to be removed and replaced as a component of this project. Decks that are under 30 inches in height are allowed within the required geologic setback from the top of a coastal bluff. The proposed deck will conform to these requirements.

### **Residential Development Permit**

The retaining wall will exceed 3 feet in height as viewed from the Ocean View Drive right of way below the subject property. As the retaining wall will be built into the existing slope and landscaping will be placed in front of the proposed wall, no visual impact or loss of air, light, or open space will occur as a result of this proposal.

### **Local Coastal Program Consistency**

The proposed retaining wall is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible with the character of the surrounding neighborhood. Many other bluff top parcels in the area include retaining walls to reduce the potential for erosion and slope failure. The subject property is located between the shoreline and the first public road, with public beach access at Manresa State Beach and at Ocean View Drive. The project site is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

### **Scenic Resources & Design Review**

The proposed residential development complies with the requirements of the County Design Review Ordinance, in that the proposed retaining wall will be adequately screened by vegetation to reduce the visual impact of the proposed development on surrounding land uses and the scenic beach viewshed.

### **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 **05-0433**, 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](http://www.co.santa-cruz.ca.us)

Report Prepared **By:** Randall Adams  
Santa Cruz County Planning Department  
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Santa Cruz CA 95060  
Phone Number: (831) 454-3218  
E-mail: [randall.adams@co.santa-cruz.ca.us](mailto:randall.adams@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 feet minimum), a designation which allows residential uses. The existing residential development is a principal 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 13.20.130 et seq.

This finding can be made, in that the slope below the subject property will be re-planted with natural vegetation to protect views from the scenic beach viewshed.

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 public road, with public beach access at Manresa State Beach and at Ocean View Drive. Consequently, the residential development will not interfere with public access to the beach, ocean, or any nearby body of water. 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.

This finding can be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single family residential - 6,000 square feet **minimum**) zone district of the area, as well as the General Plan and Local Coastal Program land use designation.

## 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 the project is located in an area designated for residential uses. Construction will comply with prevailing building technology and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential development will not deprive adjacent properties or the neighborhood of light, air, or open space, in that all new construction will meet the Place De Mer subdivision site standards that ensure access to light, air, and open space in the neighborhood.

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 retaining wall will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single family residential - 6,000 square feet minimum) zone district in that the primary use of the property will be one single family dwelling.

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 residential use is consistent with the use and density requirements specified for the Urban Low Density Residential (R-UL) land use designation in the County General Plan.

The proposed retaining wall will not adversely impact scenic resources as specified in General Plan Policy 5.10.7 (Open Beaches and Blufftops), in that the proposed retaining wall will be adequately screened by vegetation to reduce the visual impact of the proposed development on the scenic beach viewshed.

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 a retaining wall is not a use that generates traffic and no increase in utilities consumption is anticipated.

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.

Application #: 05-0433

APN: 046-212-18,19

Owner: La Selva Investments LLC

This finding can be made, in that the existing residential development is consistent with the land use intensity and density of the neighborhood.

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.

This finding can be made, in that the proposed retaining wall will be adequately screened by vegetation to reduce the visual impact of the proposed development on surrounding land uses and the scenic beach viewshed.

## Conditions of Approval

Exhibit A: Project plans, prepared by B. A. Zudhi, 6 sheets, revised 5/8/06. Landscape plans, prepared by William R. Duke, 1 sheet, revised 11/23/05.

- I. This permit authorizes the construction of a retaining wall, the removal and replacement of the existing deck, and the installation of associated landscaping, as shown on the approved Exhibit "A" for this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Combine APNs 046-212-18 and 19 into one parcel.
  - 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. Grading, drainage, and erosion control plans prepared by a licensed civil engineer, which meet the requirements of the project geologist and geotechnical engineer.
    2. Landscape plans that identify the plant materials used to provide a visual screen.
    3. All decks must be under 30 inches in height within the required geologic setback (25 feet or 100 year stability, whichever is the greater distance) from the top of the coastal bluff. No structures (other than deck hand rails) over 30 inches in height are allowed within the geologic setback from the top of the coastal bluff. No decks or other structures are allowed to cantilever beyond the top of the coastal bluff. All decks must be



adequately drained away from the coastal bluff, or the runoff from beneath the decking must be adequately captured into the existing drain which outlets to the street to the base of the slope, to avoid erosion caused by water draining across the bluff face. If these standards can not be met, a patio (or other form of landscape improvements which are acceptable to the County geologist) may be installed instead.

4. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
  - 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 applicable fees to the County Department of Public Works, Drainage.
  - E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - F. Meet all requirements and pay any applicable plan check fee of the Aptos/La Selva Fire Protection District.
  - G. Submit 3 copies of a plan review letter prepared and stamped by a licensed geologist.
  - H. Submit 3 copies of a plan review letter prepared and stamped by a licensed geotechnical engineer.
- 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 decks must be under 30 inches in height within the required geologic setback (25 feet or 100 year stability, whichever is the greater distance).
  - C. No structures (other than deck hand rails) over 30 inches in height are allowed within the required geologic setback (25 feet or 100 year stability, whichever is the greater distance)
  - D. No decks or other structures are allowed to cantilever beyond the top of the coastal bluff.
  - E. All decks must be adequately drained away from the coastal bluff, or the runoff

from beneath the decking must be adequately captured into the existing drain which outlets to the base of the slope, to avoid erosion caused by water draining across the bluff face. If these standards can not be met, a patio (or other form of landscape improvements which are acceptable to the County geologist) may be installed instead.

- F. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- G. The project must comply with all recommendations of the approved geologic and geotechnical reports and update letters.
- H. 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. Operational Conditions

- A. All decks must be under 30 inches in height within the required geologic setback (25 feet or 100 year stability, whichever is the greater distance).
- B. No structures (other than deck hand rails) over 30 inches in height are allowed within the required geologic setback (25 feet or 100 year stability, whichever is the greater distance).
- C. No decks or other structures are allowed to cantilever beyond the top of the coastal bluff.
- D. 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.

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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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Glenda Hill.  
Deputy Zoning Administrator

\_\_\_\_\_  
Randall Adams  
Project Planner

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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: 05-0433

Assessor Parcel Number: 046-212-18, 19

Project Location: 50 Hillview Way

**Project Description: Proposal to construct a replacement retaining wall at an existing residence.**

**Person or Agency Proposing Project: Brian Unger**

**Contact Phone Number: (408) 472-1876**

- 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. ☒ **Cateecorical Exemption**

Specify type: Class 1 - Existing Facilities (Section 15301)

**F. Reasons why the project is exempt:**

Proposal to construct a protective **structure** for an existing single family residence in an area designated for residential uses.

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

\_\_\_\_\_  
Randall Adams, Project Planner

Date: \_\_\_\_\_

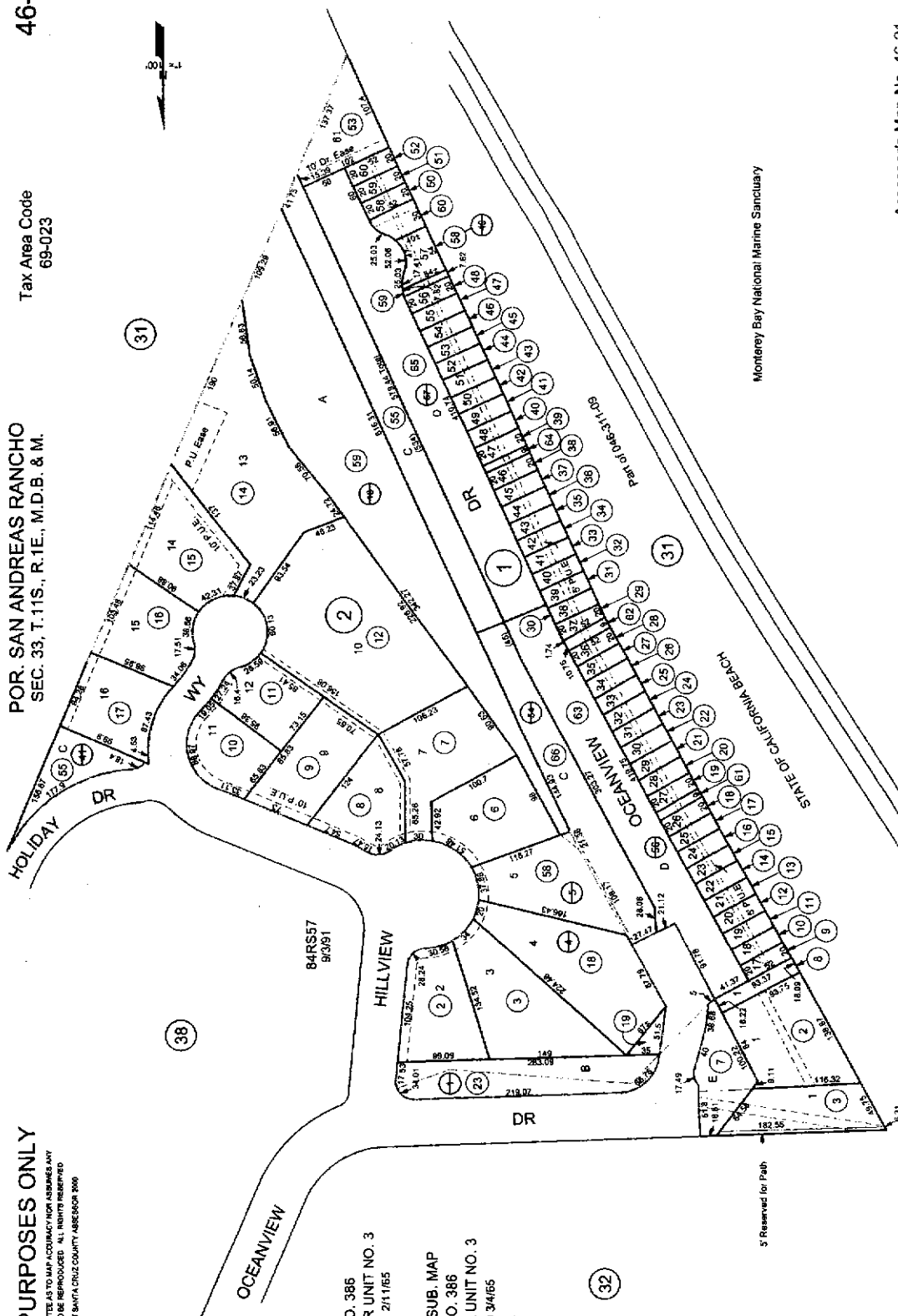
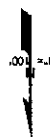
**FOR TAX PURPOSES ONLY**

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**POR. SAN ANDREAS RANCHO**  
SEC. 33, T. 11S., R. 1E., M.D.B. & M.

**Tax Area Code**  
69-023

**46-21**



TR. NO. 386  
PLACE DE MER UNIT NO. 3  
43MB11 2/11/65

AMENDED SUB. MAP  
TR. NO. 386  
PLACE DE MER UNIT NO. 3  
43MB19 3/4/65

**EXHIBIT E**

Electronic Map with 2400 Raster  
Rev. 04/02/00 (7/01/00) (Rev. 04/02/00)  
Rev. 04/02/00 (7/01/00) (Rev. 04/02/00)  
Rev. 04/02/00 (7/01/00) (Rev. 04/02/00)

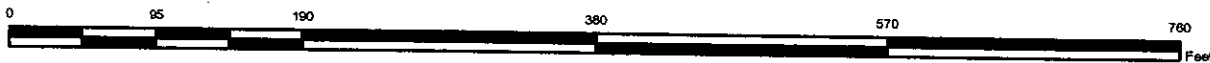
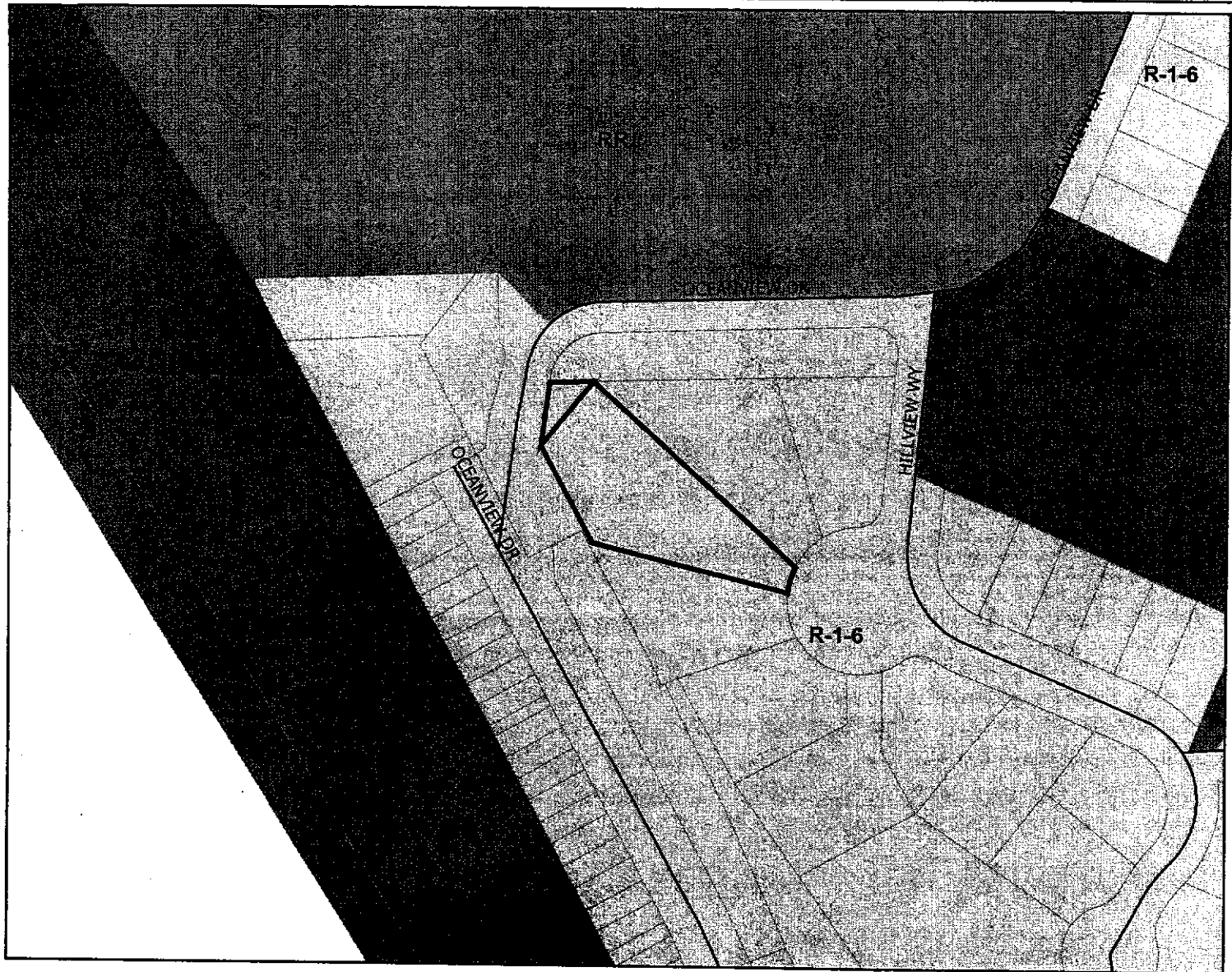
Monterey Bay National Marine Sanctuary

Assessor's Map No. 46-21  
County of Santa Cruz, Calif.  
Feb. 2000







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

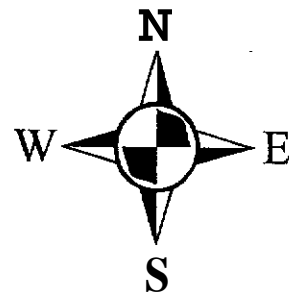


# Zoning Map



## Legend

-  APN 046-212-18 & -19
-  Streets
-  Assessors Parcels
-  RESIDENTIAL-SINGLEFAMILY (R-1)
-  RESIDENTIAL-RURAL(RR)
-  PARK (PR)



Map Created by  
County of Santa Cruz  
Planning Department  
July 2005

**EXHIBIT F**



# COUNTY OF SANTA CRUZ

## PLANNING DEPARTMENT

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

TOM BURNS, PLANNING DIRECTOR

May 01, 2006

La Selva Investments LLC  
7020 Koll Center Parkway  
Pleasanton, CA 94566  
Attention: Brian Unger

Subject: Review of Geotechnical Investigation and Engineering Geology Report by Michelucci and Associates  
Dated March 10, 2005; Project # 04-3481  
APN 046-212-18 and 19, Application #: 58850G

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.
4. A Declaration of Geologic Hazard and Slope Maintenance Agreement must be Recorded before the issuance of the Building Permit.

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  
Michelucci and Associates, Inc.

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

Project Planner: Randal1 Adams  
Application No.: 05-0433  
APN: 046-212-18

Date: July 19, 2006  
Time: 13:58:19  
Page: 1

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Environmental Planning Completeness Comments

A landscape plan is required

The plan must show actual property owners names within each of the parcel where construction is proposed. The applicant must submit evidence that they have the right to work on property that they don't own.

The plans must reference the permit numbers for all previous retaining walls.

The geotechnical/Engineering Geology report is approved

===== REVIEW ON AUGUST 2, 2005 BY JOSEPH L HANNA =====  
===== UPDATED ON MAY 11, 2006 BY JOSEPH L HANNA =====  
The project address all of my concerns.

Environmental Planning Miscellaneous Comments

===== REVIEW ON AUGUST 2, 2005 BY JOSEPH L HANNA =====  
NO COMMENT

Dpw Drainage Completeness Comments

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

===== REVIEW ON AUGUST 2, 2005 BY DAVID W SIMS =====  
General Plan policies: <http://sccounty01.co.santa-cruz.ca.us/planning/PDF/generalplan/toc.pdf> 5.8.4 Drainage Design in Primary Ground-water Recharge Areas 7.23.1 New Development 7.23.2 Minimizing Impervious Surfaces 7.23.5 Control Surface Runoff

An engineered drainage plan was submitted with the application, and was reviewed for completeness of discretionary development, and compliance with stormwater management controls and County policies listed above. The plan was found to need the following additional information and revisions prior to approving discretionary stage Storm-water Management review.

- 1) Indicate the coverage and boundary of the new patio slab on the plans
- 2) The proposal to replace the wood deck with a concrete patio is an increase in impervious surfacing which requires stormwater mitigation, including recharge, per policies 5.8.4, 7.23.1 and 7.23.2. Proposing house downspouts as discharged directly to the storm drain system is generally inconsistent with efforts to hold runoff to pre-development rates. Provide proposal for the required mitigations. Due to the unstable slopes it may be necessary to provide the mitigation at other locations more suitable, such as the interior east end of the parcel or at the foot of the slope on either parcel 046-212-19 or possibly on the neighboring parcel 046-212-23 with an easement area. Indicate how the existing house downspouts were originally handled.



Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No.: 05-0433  
APN: 046-212-18

Date: July 19, 2006  
Time: 13:58:19  
Page: 2

It may be acceptable to replace existing paving (i.e. driveway) with pervious paving in extents greater than the proposed patio rather than mitigating the patio surface directly. Detention will be required/approved only to the extent that recharge and predevelopment runoff rates cannot be maintained through other applied measures, and where drainage problems are not resolved.

Because this application is incomplete in addressing County development policies, resulting revisions and additions will necessitate further review comment and possibly different or additional requirements. The applicant is subject to meeting all future review requirements as they pertain to the applicant's changes to the proposed plans.

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. ===== UPDATED ON NOVEMBER 18, 2005 BY DAVID W SIMS =====

2nd Review - Incomplete.

Prior item #1) Incomplete. Make it clear on the civil plans that the existing deck is to be removed and replaced to the same extents. See item No. 2.

Prior item #2) Incomplete. The plans, written response and project description are unclear on the proposed hardscape materials. interchangeably using the term deck or patio or concrete patio. An impermeable patio will have mitigation requirements. A raised wood deck will not. Clarify what the material for the proposed deck/patio will be and whether it will be permeable to the underlying soil.

It is now proposed to connect site drainage into an existing vertical drain on neighboring property that appears to be used for septic disposal. What is the existing purpose of the vertical drain? If the vertical drain is part of a sewage treatment system, connecting stormwater to this system may overwhelm it and cause problems. Please address and clarify this possibility and demonstrate that there is no potential for a problem. Show proof that this project has permission to make this connection if the proposal is retained. Provide for a private stormdrain easement around the portion of the system on the neighboring property to allow future maintenance. ===== UPDATED ON APRIL 28, 2006 BY DAVID W SIMS =====

3rd Review - Incomplete.

Prior item #1) Complete.

Prior item #2) Incomplete. The vertical drain used for stormwater disposal, while meeting mitigation requirements for stormwater recharge, is immediately adjacent to part of a sewage treatment system. Connecting stormwater to this system may overwhelm the septic system and cause problems. Please address and clarify this possibility and demonstrate that there is no potential for a problem. Show proof that this project has permission to make this connection if the proposal is retained. Provide for a private stormdrain easement around the portion of the system on the neighboring properties to allow future maintenance. If the vertical drain disposal is not retained show how site mitigations already present will be equivalently

Discretionary Comments - Continued

Project Planner: Randal Adams  
Application No. : 05-0433  
APN: 046-212-18

Date: July 19, 2006  
Time: 13:58:19  
Page: 3

provided.

See miscellaneous comments. ===== UPDATED ON APRIL 28. 2006 BY DAVID W SIMS

===== UPDATED ON JUNE 16, 2006 BY DAVID W SIMS =====  
4th Review - Complete.

Prior item #1) Complete

Prior item #2) Complete. Existing storm drain connection and recharge to the neighboring property's vertical septic system has been clarified not to exist, and alternative site mitigations have been proposed. These mitigations are required only to the extent that they existed before and to the extent that there are new development impacts. The proposed recharge facility appears to exceed in its capacity the required levels of mitigation for the new development impacts. However, this review section has no objections to the proposal made.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON AUGUST 2, 2005 BY DAVID W SIMS =====

Sheet C5, detail 4, the depth of the v-ditch is not given. Also, v-ditch slope is not provided in plan views.

Note on the plans how the 4" broken drainage lines are to be decommissioned

Indicate to what the 6" PVC lines near the parcel corner connect and serve

===== UPDATED ON NOVEMBER 18. 2005 BY DAVID W SIMS =====

NO COMMENT

===== UPDATED ON APRIL 28. 2006 BY DAVID W SIMS =====

Prior miscellaneous comments not addressed:

Note on the plans how the 4" broken drainage lines are to be decommissioned. This has only been partially noted; other broken lines remain unresolved.

Indicate to what the 6" PVC lines near the parcel corner connect and serve. These lines appear to originate from the septic field. Where do they connect? How do you know that these are originally drainage lines? What are the extents of proposed removal? Will this require work on other private property?

New miscellaneous:

Grading note #4, sheet C-1 refers to rip-rap energy dissipaters, which are not part of the plans. Please revise. ===== UPDATED ON APRIL 28. 2006 BY DAVID W SIMS

===== UPDATED ON JUNE 16, 2006 BY DAVID W SIMS =====

NO COMMENT

Dpw Road Engineering Completeness Comments

Discretionary Comments - Continued

Project Planner: Randall Adams  
Application No. : 05-0433  
APN: 046-212-18

Date: July 19, 2006  
Time: 13:58:19  
Page: 4

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

===== REVIEW ON AUGUST 5, 2005 BY TIM N NYUGEN =====

Please provide deeded approval in the project plans for the section of retaining wall which is located in the adjacent parcel 046-212-19. ===== UPDATED ON MARCH 28, 2006 BY GREG J MARTIN =====

An encroachment permit will be required for the portion of wall in the right-of-way

If you have any questions please call Greg Martin at 831-454-2811.

**Dpw Road Engineering Miscellaneous Comments**

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

===== REVIEW ON AUGUST 5, 2005 BY TIM N NYUGEN =====

NO COMMENT

===== UPDATED ON MARCH 28, 2006 BY GREG J MARTIN =====

**Environmental Health Completeness Comments**

===== REVIEW ON AUGUST 5, 2005 BY JIM G SAFRANEK ===== No onsite sewage review required by EHS. Route to Sanitation.

**Environmental Health Miscellaneous Comments**

===== REVIEW ON AUGUST 5, 2005 BY JIM G SAFRANEK =====

NO COMMENT