



Staff Report to the Zoning Administrator

Application Number: **07-0237**

Applicant: Mark Pursell Jr.
Owner: Judy Vierra
APN: 068-161-22

Agenda Date: November 2, 2007
Agenda Item #: **1** _ _
Time: After 10:00 a.m.

Project Description: Proposal to construct a retaining wall up to 8-feet in height within a private right of way. Requires a Level 5 Residential Development Permit to exceed the maximum 3-foot height limit, Geotechnical Report Review, Archaeological Site Review, and Preliminary Grading Approval.

Location: Property located on the east and west sides of Old Ranch Road approximately 500-feet from the intersection of Beel Drive and Glen Canyon Road (120 Old Ranch Road).

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

Permits Required: Residential Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0237, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|-----------------------------|----|--------------------------------------|
| A. | Project plans | G. | Geotechnical Plan Review Letter, |
| B. | Findings | | 1/10/2007, Bauldry Engineering, Inc. |
| C. | Conditions | H. | Archaeological Reconnaissance |
| D. | Categorical Exemption (CEQA | | Survey, 7/19/07 |
| | determination) | I. | Comments & Correspondence |
| E. | Assessor's parcel map | | |
| F. | Zoningmap | | |

Parcel Information

Parcel Size:	136,489 square feet
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential
Project Access:	Old Ranch Road, private road

Planning Area: Carbonera
Land Use Designation: R-R (Rural Residential)
Zone District: R-I -2AC (Single Family Residential - 2 acres minimum)
Coastal Zone: ☐ Inside ☒ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not a mapped constraint; no geologic report required
Soils: Multiple shallow slope failures on existing hill within artificial fill; geotechnical report required.
Fire Hazard: Not a mapped constraint
Slopes: Slopes over 30% on site
Env. Sen. Habitat: Not a mapped resource
Grading: 160 cubic yards of grading proposed; preliminary grading approval required.
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: No **new** impervious area; specific drainage features to be reviewed at building permit stage.
Archeology: Archaeological reconnaissance survey required; cultural resources not evident at site

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private
Sewage Disposal: Septic
Fire District: Scotts Valley Fire District
Drainage District: None

History

In 1971, a building permit was issued for the construction of **the** existing residence on site (BP# 25029).

In 1973, a Minor Land Division application to divide parcel 068-161-22 into two parcels separated by Old Ranch Road was denied (L-820) based on the property zone district of R-1-S-2 (Single Family Residential – 2 acres minimum) which the proposed parcels did not meet and the proposal for development was on a slope over 30%.

In 1975, an application for a rezoning was denied. The property owner was requesting to rezone 068-181-22, a **three** acre parcel, from R-1-S-2 (Single Family Residential – 2 acres minimum) to R-1-S-1 (Single Family Residential – 1 acre minimum), which would allow the parcel to be divided into two lots of approximately 1.2 **acres** and 1.6 acres. The application was denied based on average slopes greater than 35% on site, unstable materials, erosion, landslides, an inability to meet Environmental Health criteria **for** sewage disposal, and poor site planning.

In 1977, an application for a Variance (76-1565-V) and an application for a Minor Land Division (76-1075-MLD) were withdrawn by the applicant. The property owner was requesting to reduce the minimum parcel size from 2 acres to 1½ acres in order to facilitate a boundary adjustment for two 1½ acre parcels.

In addition, there have been several building permits issued at the site to repair earthquake and storm damage and to facilitate a new roof.

Project Setting

The subject parcel is approximately 3 acres and is developed with a single family residence, which is the primary use on the lot. The parcel is zoned Single Family Residential— 2 acres minimum (R-1-2AC).

There are three existing roads that are adjacent to or run through the subject parcel: Beel Road, which is a private road with a 50-foot right of way, cuts through the south west corner of the property; Glen Canyon Road, which is a public road with a 50-foot right of way, runs along the east property line; and Old Ranch Road, a private road with a 50-foot right of way which accesses the subject property, runs north-south and bisects the parcel. The existing single family residence is located to the east of Old Ranch Road while the site of the proposed retaining wall is located on the west side of Old Ranch Road. In addition, Glen Canyon *stream* runs north-south through the property and is located east of the existing single family residence; therefore, the proposed project will not impact the riparian area.

The topography of the parcel at the site of the proposed retaining wall is a steep upwards slope which is in excess of 30% in some areas with flat intermediate bench areas towards the top and middle of the slope.

Properties to the north, south and west are zoned R-1-2AC (Single Family Residential – 2 acres minimum). Properties to the east across Glen Canyon Road are zoned R-1-2AC and RA (Residential Agriculture). All surrounding parcels are developed with single family residences at rural densities.

Project Description

The applicant is proposing to construct an 8-foot tall retaining wall to be constructed with steel soldier piles and wood lagging. The retaining wall is proposed for construction along the west side of Old Ranch Road within the private right of way at the toe of the existing slope. The retaining wall will be approximately 115-feet in length and will be backfilled with approximately 160 cubic yards of earth.

The existing 50-foot Old Ranch Road right of way extends about 20-feet from the west edge of the roadway at its furthest point, which is well past the existing toe of the slope. The proposed retaining wall will be located approximately 5-feet from the edge of the roadway at its closest point.

Project Analysis

Because the proposed retaining wall will be located at the existing toe of the slope and the

existing slope is located within **the** right of way, there is already no shoulder in this location; therefore, the proposed retaining wall will not reduce the road area from what currently exists. In addition, the existing road bends slightly and **the** proposed retaining **wall** will be located on the outside edge of the curve which will not impact vehicular sight distance.

The proposed retaining wall will be located within the Old Ranch Road private right of way; therefore, as a condition of approval, the property owner will be responsible for all costs associated with moving the retaining wall in the event that future improvements by a private **party** having legal access to the right of way conflict with the location of the retaining wall as approved in this discretionary permit.

A geotechnical review was completed by Environmental Planning for the proposed construction. Site soils were classified as moderate to highly erodible and several shallow slope failures were identified above Old Ranch Road on **the** subject hillside. The proposed retaining wall will mitigate the potential for further shallow slope instability and will therefore increase public health and safety for cars traveling along the roadway and for the existing single family residence located across Old Ranch Road.

Zoning & General Plan Consistency

The subject property is a **136,489** square foot lot, located in the R-1-2AC (Single Family Residential - 2 acres minimum) zone district, a designation which allows residential uses. The proposed retaining wall is typical ancillary use to the existing single family residence which is a principal permitted use within the zone district. In addition, the project is consistent with the site's (R-R) Rural Residential General Plan designation.

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 **07-0237**, 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

Application #: 07-0237

APN: 068-161-22

Owner: Judy **Vierra**

Page 5

Report Prepared By: Samantha Haschert
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3214
E-mail: samantha.haschert@co.santa-cruz.ca.us

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 location of the eight foot high retaining wall along Old Ranch Road will allow for adequate sight distance for vehicles to travel along the roadway in a safe manner. In addition, there is an existing failing hillside in the location of the proposed retaining wall; therefore **the** proposed retaining wall will increase the safety and welfare of the general public.

The location of the retaining wall on the property and the design of the retaining wall does not contain any comers or pockets that would conceal persons with criminal intent.

The design of the retaining wall will not utilize an excessive quantity of materials or energy in its construction or maintenance, in that retaining walls are relatively insignificant structures that are accessory to the residential **use** allowed on the property.

The design and location of the retaining wall will not adversely impact the available light or the movement of air to properties or improvements in the vicinity, in that **there** are no neighboring residences in the vicinity of the retaining wall.

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 location of the proposed retaining wall and the conditions under which it would be operated or maintained will be consistent with **the** purpose of the R-1-2AC (Single Family Residential – 2 acre minimum) zone district in that the primary use of the property will be residential, and a retaining wall is a normal ancillary **use** in the zone district. Specific regulations for fencing and retaining walls **are** contained in section 13.10.525. This proposal complies with the requirements and intents of that section, in that:

- The retaining wall will **be** situated within the private right of way in a manner that allows adequate sight distance for vehicles traveling along the roadway **as** well as entering and exiting the existing driveway on the property in that the retaining wall is set back from the traveled roadway and the toe **of** the slope is already located close to **the** edge of the roadway.
- The retaining wall will be set back an adequate distance from the street and allow adequate light and air to pass through to the street area.
- The location of the retaining wall on the property and the design of the retaining

wall does not contain any comers or pockets that would conceal persons with criminal intent.

- The location and design of the retaining wall will be compatible with the visual character of the surrounding neighborhood.

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 retaining wall is set back from the road and allows adequate sight distance. **The** proposed project complies with all requirements of Chapter 6: Public Safety and Noise in the County General Plan in that the retaining wall will be providing a mitigation measure for slope stability and *the* applicant shall be required to submit grading, drainage, and erosion control plans for approval prior to building permit issuance. The project is located in the R-R (Rural Residential) land use designation.

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 retaining wall will not utilize a significant amount of electricity or utilities and will not generate any additional traffic on the streets in the vicinity, in that there are no electric gates or other utility driven features proposed and a retaining wall is not a use that generates or intensifies 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 proposed retaining wall will be compatible with the visual character of the neighborhood and will be compatible with the natural surrounding environment. The proposed retaining wall does not alter or increase the density **or** intensity of residential use within the surrounding neighborhood.

Conditions of Approval

Exhibit A: Project plans, 3 sheets, prepared by Bowman & Williams, dated November 2006

- I. This permit authorizes the construction of an 8-foot tall retaining wall. 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 Building Permit from the Santa Cruz County Building Official.
 - C. 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. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 ½" x 11" format **for** Planning Department review and approval
 2. The revision dates shall be included/updated **on** all plan pages.
 3. Grading, drainage, and erosion control plans.
 - a. Plans shall clearly show how drainage **is** captured and directed to the catch basins shown on the intermediate bench. (Environmental Planning)
 - b. Show the locations of the subdrain **outlines** on the plans (DPW Drainage)

- c. Provide a detail for the proposed earth swale below the proposed retaining wall and above Old Ranch **Road** (DPW Drainage)
 - d. Specify on the plans who will be responsible for maintaining the proposed drainage facilities (swales, pipes, outlets, etc.) (DPW Drainage)
 - 4. Exterior retaining wall materials shall be left natural (unfinished and unpainted), or be stained/painted a muted ~~natural~~ earth tone.
 - 5. The retaining wall, posts and any post caps or other ornaments may not exceed 8-feet in height from existing or finish grade, whichever is the greater dimension.
 - 6. The retaining wall shall be located no closer than 5-feet from the edge of the existing roadway (Old Ranch Road).
 - 7. Maintain a five foot setback from wall posts ~~and~~ or piers to septic leach-field(s).
 - 8. Compliance with fire department requirements must be met, including all requirements of the Urban Wildland Intermix Code, if applicable.
 - C. Meet all requirements and pay any applicable plan **check** fee of the Scotts Valley Fire Protection District.
 - D. 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.
 - E. Meet all requirements of and pay all required drainage **fees** to the County Department of Public Works, Drainage.
 - F. Provide a geotechnical review letter approving of the ~~final~~ dated drainage plan. The letter should state that the proposed outlet location should not cause any erosion or stability problems or impact the water line directly downstream of the outlet.
 - G. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
- 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.
- D. 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. In the event that future improvements by a private party having legal right to use this right of way for access conflict with the location **of** the retaining wall as approved in this permit, the property owner shall be required to remove or move the retaining wall and shall **be** responsible for all associated costs and materials required for removal of this structure.
- B. 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

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: _____

Don Bussey
Deputy Zoning Administrator

Samantha Haschert
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: 07-0237

Assessor Parcel Number: 068-161-22

Project Location: 120 Old Ranch Road

Project Description: Proposal to construct a retaining wall up to 8-feet in height at an existing single family residence

Person or Agency Proposing Project: Mark Pursell Jr.

Contact Phone Number: (831) 688-9400

- 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. ☒ **Cateeorical Exemption**

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

F. Reasons why the project is exempt:

Proposal to construct a retaining wall up to 8-feet in height in an area designated for residential uses.

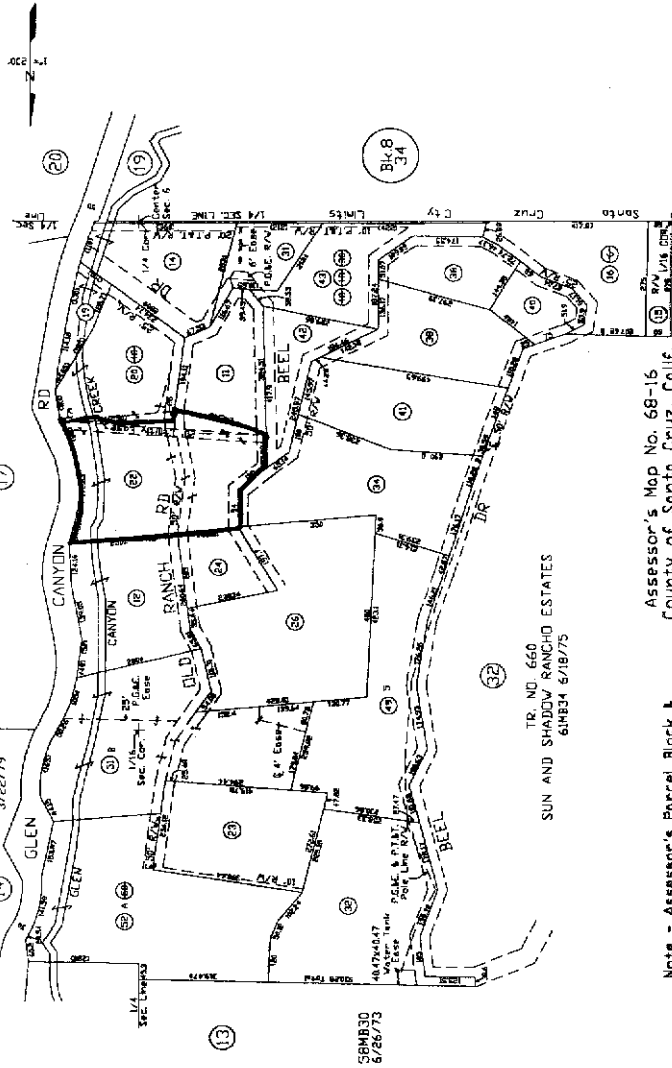
In addition, none of the conditions described in Section 15300.2 apply to this project.

Samantha Haschert, Project Planner

Date: _____

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AND THE CITY OF SAN JOSE
COUNTY RECORDS DEPARTMENT
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POR. N. 1/2 SEC. 6, T.11S., R.1W., M.D.B. & M. Tax Area Code 68-16
31PM73 3/22/79

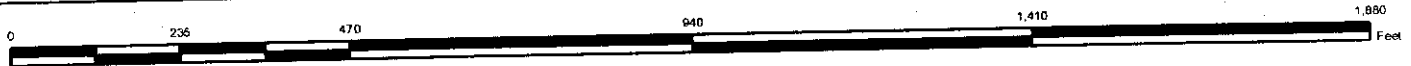
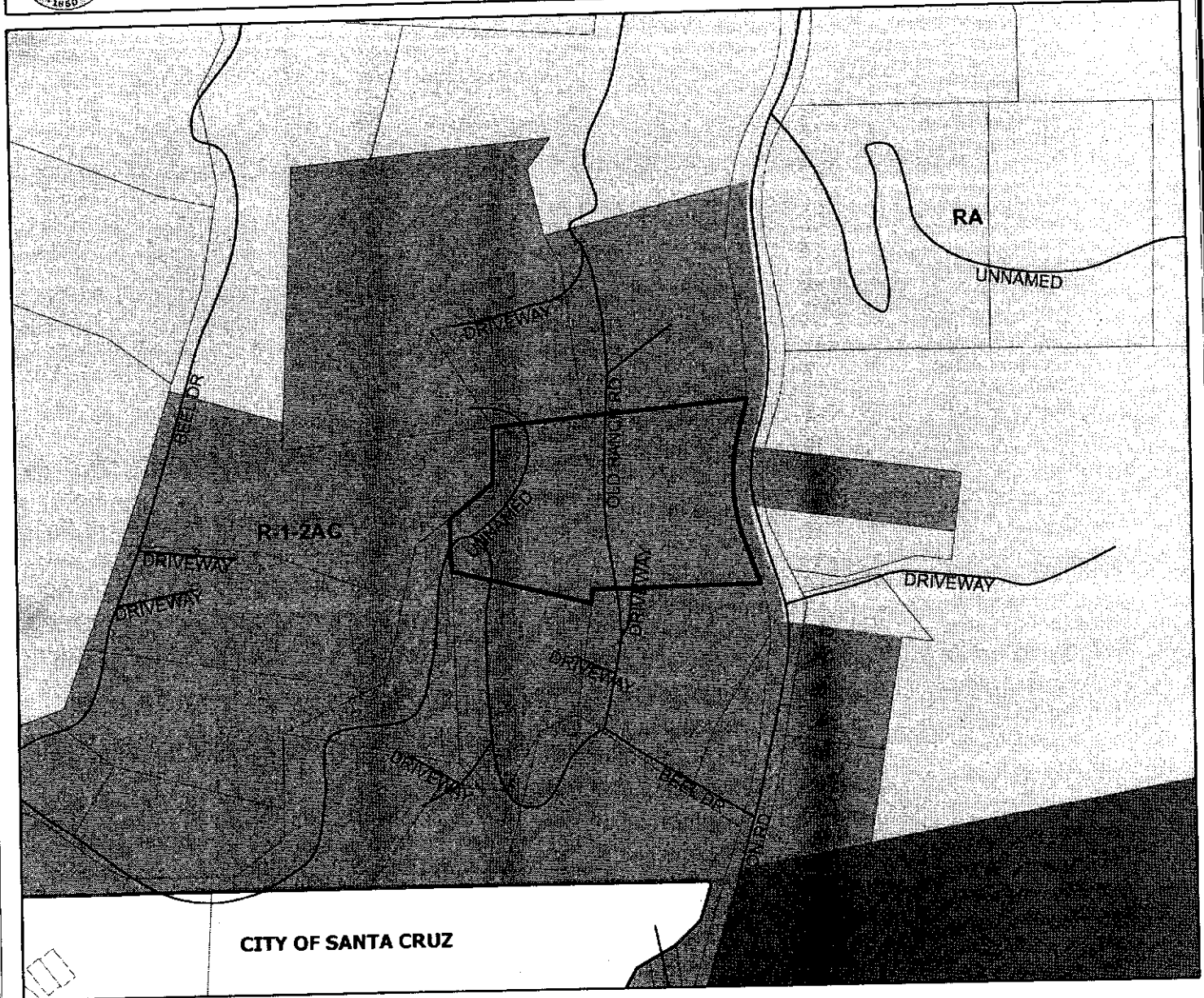


Assessor's Map No. 68-16,
County of Santa Cruz, Calif.
Jan. 1999








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

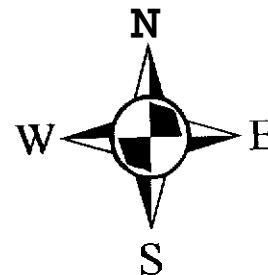


Zoning Map



Legend

-  APN 068-161-22
-  Assessors Parcels
-  Streets
-  City of Santa Cruz
-  RESIDENTIAL-SINGLEFAMILY (R-1)
-  AGRICULTURE RESIDENTIAL(RA)
-  AGRICULTURE (A)



Map Created by
County of Santa Cruz
Planning Department
June 2007

EXHIBIT F

Bouldry Engineering, Inc.

CONSULTING GEOTECHNICAL ENGINEERS

718 SOQUEL AVENUE, SANTA CRUZ, CA 95062

(831) 457-1225

FAX (831) 457-1225

0632-SZ972-F35
January 10, 2007

Jim Porter
120 Old Ranch Road
Santa Cruz, CA 95060

Subject: Geotechnical Plan Review
Proposed Retaining Wall
120 Old Ranch Road
Santa Cruz County, California
A.P.N. 068-161-22

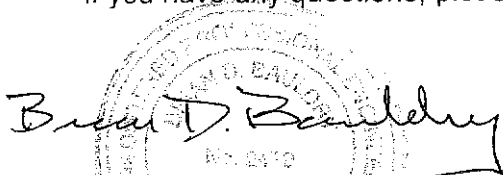
RECEIVED

IAN 10 2007

BOWMAN & WILLIAMS

SHEETS	DATE	PREPARED BY
C1 – Water Main Relocation, Retaining Wall Plan	November 2006	Bowman and Williams
C2 – Sections and Details	November 2006	Bowman and Williams
C3 – Erosion Control Plan	November 2006	Bowman and Williams

If you have any questions, please call our

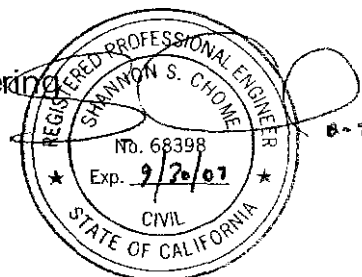

Brian D. Bauldry
Principal Engineer
G. E. 2479
Exp. 12/31/06

Brian D. Bauldry
Principal Engineer
G. E. 2479
Exp. 12/31/06

Very truly yours,

Bouldry Engineering

Shannon Chome
Project Engineer
R.C.E. 68398
Exp. 9/30/07



SSC\Projects\0632 Old Ranch Road, Ret Wall ADU\0632 01 1007 Plan Review
Copies: 4 to Jim Porter
1 to Tai Chau – Bowman and Williams



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

July 19, 2007

07-0237

Mark Pursell
804 Estates Drive, Ste 202
Aptos, CA 95003

SUBJECT: Archaeological Reconnaissance Survey for APM 068-161-22

Dear Mark,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel referenced above. The research has concluded that cultural resources were not evident at the site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development.

Please contact me at 831-454-2512 if you have any questions regarding this review.

Sincerely,

Christine Hu
Planning Technician

Enclosure
CC Owner, Project Planner, File

Santa Cruz County Survey Project

Exhibit B

Santa Cruz Archaeological Society
1305 East Cliff Drive, Santa Cruz, California 95062

Preliminary Cultural Resources
Reconnaissance Report

Parcel APN 068-161-22

SCAS Project number SE-07-1086

Development Permit Application No 07-0237 Parcel Size 3.133 acres

Applicant: Mark Pursell, Jr.

Nearest Recorded Cultural Resource 1/2 mile SE; > 1 mile ESE; > 1 mile W; 3/4 mile N

On 6/15/07 (date) two (2) (#) members of the Santa Cruz Archaeological Society spent a ~~total of 8 1/2 hours~~ on the above described parcel for the purpose of ascertaining the presence or absence of cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the Society cannot guarantee the surface absence of cultural resources where soil **was** obscured by grass, underbrush, or other obstacles. No core samples, test pits or any subsurface analysis was made. A standard field form indicating survey methods, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural evidence was completed and filed with this report at the Santa Cruz County Planning Department.

The preliminary field reconnaissance did not reveal any evidence of cultural resources on the parcel. The proposed project would therefore, have no direct impact on cultural resources. If subsurface evidence of such resources should be uncovered during construction the County Planning Department should be notified.

Further details regarding this reconnaissance are available from the: Santa Cruz County Planning Department or from Rob Edwards, Director, Cabrillo College Archaeological Technology Program, 6500 Soquel Drive, Aptos, CA **95003**, (831) 479-6294, or email redwards@cabrillo.edu.

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SCAS/CCATP Field Forms

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: Samantha Haschert
Application No.: 07-0237
APN: 068-161-22

Date: August 22, 2007
Time: 08:40:17
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON JUNE 18, 2007 BY CAROLYN I BANTI ===== The following are Completeness Comments in regards to soils and grading issues:

1. The submitted pier and lagging wall recommendations as well as the plan review letter are photocopies. Please submit original, wet-signed copies of these documents. The soils report cannot be accepted until the originals have been submitted.
2. Please show the location of existing drainage lines as well as the proposed measures for controlling upland drainage. The soils report recommends that the intermediate bench directly above the proposed retaining wall be graded such that no runoff be allowed to flow over the crest of the slope. Any grading and drainage installations on the intermediate bench must also be included on the plans.

===== UPDATED ON JUNE 18, 2007 BY ANTONELLA GENTILE =====
No additional completeness comments from Environmental Planning. ===== UPDATED ON AUGUST 20, 2007 BY CAROLYN I BANTI =====

(Second Routing) The following are completeness comments in regards to soils and grading issues:

& The copies of the pier and lagging wall recommendations and plan review letter submitted with the latest submittal are photocopies. Please submit wet-signed originals for acceptance. The soils report cannot be accepted until these are received.

Environmental Planning Miscellaneous Comments

→ WET SIGNED ORIGINALS IN FILE

===== REVIEW ON JUNE 18, 2007 BY CAROLYN I BANTI =====

The following are Compliance Comments in regards to soils and grading issues:

No Comments

The following are Miscellaneous Comments/Conditions of Approval in regards to soils and grading issues:

1. Plans submitted with the building permit application shall be revised to show keying details for fill slopes, as well as top-of-wall and bottom-of-wall elevations on the grading plan.
2. Site soils have been classified as moderately to highly erodible. The proposed roadside swale should be lined with a non-erosive material to prevent erosion.
3. Grading quantities listed on the plans included with the building permit application should include an estimate of the earthwork volumes necessary both for the removal of the existing fill as well as its replacement with engineered fill.

===== UPDATED ON JUNE 18, 2007 BY ANTONELLA GENTILE =====
No additional compliance/misc comments from Environmental Planning. ===== UP-

Disc: ionary Comments - Continued

Project Planner: Samantha Haschert
Application No. : 07-0237
APN: 068-161-22

Date: August 22, 2007
Time: 08:40:17
Page: 2

DATED ON AUGUST 20, 2007 BY CAROLYN I BANTI =====

(Second Routing) The following are miscellaneous comments/conditions of approval in regards to soils and grading issues:

The building permit application plan set shall clearly show how drainage is captured and directed to the catch basin shown on the intermediate bench

Dpw Drainage Completeness Comments

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

===== REVIEW ON JUNE 13, 2007 BY ALYSON B TOM ===== Application with plans dated November 2006 has been received. Given that the project will not be adding any impervious area or changing drainage patterns the application is complete. Please see miscellaneous items

===== UPDATED ON AUGUST 9, 2007 BY ALYSON B TOM ===== Application with revised plans dated November 2006 has been received. The application is complete with regards to stormwater mangement review, Please see miscellaneous comments for compliance and or informational issues to be addressed in the building permit stage.

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON JUNE 13, 2007 BY ALYSON B TOM ===== The following are compliance or permit conditions/additional information required.

- 1) Show the locations of the subdrain outlets on the plans
- 2) Provide a detail for the proposed earth swale below the proposed retaining wall and above Old Ranch Road.
- 3) Specify on the plans who will be responsible for maintaining the proposed drainge facilities (swales, pipes, outlets, etc.).

===== UPDATED ON AUGUST 9, 2007 BY ALYSON B TOM ===== The following are compliance or permit conditions/informational issues for this project

- 1) Provide a geotechnical review letter approving of the final dated drainage plan. The letter should state that the proposed outlet location should not cause any erosion or stability problems or impact the water line directly downstream of the outlet.

- 2) Please update the dates on the plans

Dpw Road Engineering Completeness Comments

===== REVIEW ON JUNE 13, 2007 BY GREG J MARTIN =====
NO COMMENT

Dpw Road Engineering Miscellaneous Comments

EXHIBIT I

Discr ionary Comments - Continued

Project Planner: Samantha Haschert
Application No.: 07-0237
APN: 068-161-22

Date: August 22, 2007
Time: 08:40:17
Page: 3

===== REVIEW ON JUNE 13, 2007 BY GREG J MARTIN =====

Environmental Health Completeness Comments

===== REVIEW ON JUNE 6, 2007 BY JIM G SAFRANEK =====
NO COMMENT

Environmental Health Miscellaneous Comments

===== REVIEW ON JUNE 6, 2007 BY JIM G SAFRANEK ===== Proposal is approved by
EHS

Scotts Valley Fire District Completeness Comments

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

===== REVIEW ON AUGUST 1, 2007 BY MARIANNE E MARSANO =====
NO COMMENT

===== UPDATED ON AUGUST 6, 2007 BY MARIANNE E MARSANO =====
NO COMMENT
DEPARTMENT NAME Scotts Valley Fire District

Scotts Valley Fire District Miscellaneous Comments

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

===== REVIEW ON AUGUST 1, 2007 BY MARIANNE E MARSANO =====
NO COMMENT

===== UPDATED ON AUGUST 6, 2007 BY MARIANNE E MARSANO =====
NO COMMENT

Samantha Haschert

From: Carolyn Banti
Sent: Monday, July 02, 2007 11:23 AM
To: Samantha Haschert; Antonella Gentile
Subject: RE: 07-0237

Hi Sam,

The hill has superficial fill deposits that have been continuously failing and will continue to fail in the future unless the deposits are removed and replaced and the toe of the slope is retained. Please let me know if you have any other questions or need additional information.

Thanks,
Carolyn

-----Original Message-----

From: Samantha Haschert
Sent: Monday, July 02, 2007 11:15 AM
To: Carolyn Banti; Antonella Gentile
Subject: 07-0237

Hello!

I just got back from site visit for this retaining wall project on Old Ranch Road. Could either of you confirm for me that the retaining wall is necessary for the stabilization of the hill? It looked like a small portion had already broken off.

Thanks,
Samantha

Samantha Haschert
Project Planner II
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz, CA 95060
Ph: (831) 454-3214
Fx: (831) 454-2131

EXHIBIT I

COUNTY OF SANTA CRUZ

Inter-Office Correspondence

DATE: June 18, 2007

TO: Tom Bums, Planning Director
Samantha Haschert, Planner

FROM: Supervisor Jan Beautz



RE: Comments on Application 07-0237, 120 Old Ranch Rd, Retaining wall

This application proposes grading, cut, fill and building of an 8 A retaining wall along a private right of way. Please consider the following comments in your review of this application.

This property straddles the right of way in question and the wall is proposed on the portion of the property that does not have any structures. Does this cut, fill and retaining wall modify the topography in such a way as to eliminate greater than 30% slopes or otherwise create or enhance the buildability of this parcel or create a situation in support of a future lot split? If so, the project should be analyzed as it would be if it were part of a building or lot split application.