



Staff Report to the Zoning Administrator

Application Number: **08-0048**

Applicant: Judy Miller
Owner: Laura Giges
APN: 026-181-38

Agenda Date: July 11, 2008
Agenda Item #: 6
Time: After 10:00 a.m.

Project Description: Proposal to construct a second story 775-square foot residential addition to an existing one-story single-family dwelling.

Location: Property located on the northeast end of Iris Lane, approximately 250 west of the intersection with El Dorado Avenue (1115 Iris Lane).

Supervisory District: First District (District Supervisor: Janet Beautz)

Permits Required: Coastal Development Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 08-0048, 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:	9,975 square feet
Existing Land Use - Parcel:	Single-Family Residential
Existing Land Use - Surrounding:	Single-Family Residential
Project Access:	Existing Driveway off Iris Lane
Planning Area:	Live Oak
Land Use Designation:	R-UL (Urban Low Residential)
Zone District:	R-1-6) (Single-Family Residential – 6,000 square foot minimum site area)

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

Coastal Zone: X Inside Outside
Appealable to Calif. Coastal Comm. Yes X No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: NRCS Type 177 (Watsonville Loam; 2-15%)
Fire Hazard: Not Mapped Critical Fire
Slopes: N/A
Env. Sen. Habitat: Riparian Corridor; no development proposed within corridor
Grading: No grading proposed
Tree Removal: No tree removal proposed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Archeology: No mapped/no physical evidence on site

Services Information

Urban/Rural Services Line: X Inside Outside
Water Supply: Public
Sewage Disposal: Public
Fire District: Central Fire Protection District
Drainage District: Zone 5

History

The subject parcel was created in 1982 by 82-177-MLD. The existing 1- story single-family dwelling was constructed in 1983 under building permit 74801. Permit 76210 was issued in 1984 to allow road opening for sewer connection.

In 2005 permit 140821 was issued for the construction of a replacement roof.

Project Setting and Scope

The subject parcel is 9,975 square feet in area and is developed with an approximately 1,249 square foot one-story single-family dwelling and an attached 270 garage. The portion of the lot developed with the dwelling is relatively flat, sloping moderately to the west toward Arana Gulch. The riparian corridor bisects the western portion of the lot. The residence is located at the eastern portion of the parcel, which is the terminus of Iris Lane, a private right-of-way. The property is zoned R-1-6 and is located in the Live Oak Planning Area.

The subject proposal is to construct a 775-square foot second floor addition. The project will result in a 3 bedroom, 2-story dwelling approximately 2,024 square feet in area. No changes are proposed for the first floor and the project will not involve any ground disturbance.

Zoning and General Plan Consistency

The subject property is a 9,775 square foot lot, located in the R-1-6 (Single Family Residential – 6,000 square foot minimum site area) zone district, a designation that allows residential uses. The proposed addition and remodel is a principal permitted use within the zone district and the project is consistent with the R-UL (Urban Low Residential) General Plan designation, which governs the portion of the parcel containing the dwelling and proposed addition. The western portion of the parcel, which contains the riparian corridor associated with Arana Gulch, is governed by the O-U (Urban Open Space) General Plan designation. No ground disturbance will occur within either the residential or open space portions of the lot. The proposed addition will not encroach into the riparian corridor or result in any impacts to the corridor.

Local Coastal Program Consistency

The proposed residential addition is in conformance with the County's certified Local Coastal Program in that the construction is designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain both one and two story single family dwellings. Size and architectural styles in the area vary widely and the design submitted fits well within the existing range. The project site is not located between the shoreline and the first public road and 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.

Design Review

The proposed residential addition complies with the requirements of the County Design Review Ordinance, in that the proposed construction would incorporate existing site and architectural design features of the existing dwelling and would be compatible with surrounding land uses. Specifically, the addition will be constructed with wood siding that matches the existing structure and which is similar to the siding used on several other structures in the vicinity. The roof will be characterized by a low pitch which will reduce the impact of the additional building height and the location of the existing dwelling at the end of a cul-de-sac also reduces the visual impact of the proposed second story addition on the surrounding residences.

Environmental Review

The proposed residential addition is categorically exempt from review under the Environmental Quality Act (CEQA) consistent with CEQA Guidelines Section 15303, New Construction or Conversion of Small Structures.

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 **08-0048**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

Report Prepared By: Robin Bolster-Grant
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-5357
E-mail: robin.bolster@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 minimum site area), a designation which allows residential uses. The proposed residential addition is a principal permitted use within the zone district, consistent with the site's (R-UL) Urban Low 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 development is consistent with the surrounding neighborhood in terms of architectural style, such as the use of wood siding to match the existing structure and that of several neighboring dwellings; the site is surrounded by lots developed to an urban density; the colors shall match those of the existing dwelling and will thus be complementary to the site; the development site is not on a prominent ridge, beach, or bluff top. Further, the site is located at the end of a cul-de-sac and adjacent to vacant open space to the west and therefore will be visible from very few surrounding residences.

- 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 not located between the shoreline and the first public road. Consequently, the proposed residential addition 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 proposed addition is sited and designed to be visually compatible, in scale with, and integrated with the existing single-family residence and with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6 (Single Family Residential – 6,000 square foot minimum site area) zone district of the area, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain both 1-story and 2-story single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range.

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 proposed addition is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed residential addition will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the new construction meets all current setbacks and building height limitations 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 location of residential addition and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6 (Single Family Residential – 6,000 square foot minimum site area) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district.

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

The proposed residential addition will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the addition meets the required building height standards for the zone district and will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood. No development is proposed within the riparian corridor associated with Arana Gulch.

The proposed residential addition will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed residential addition will comply with all required site standards for the R-1-6 zone district (including setbacks, lot coverage, floor area ratio, and number of stories) and will result in a structure consistent with a

design that could be approved on any similarly sized lot in the vicinity.

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 residential addition is to be constructed on an existing developed lot. The expected level of traffic generated by the proposed project is anticipated to be less than 1 trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

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 residential addition is located in a mixed neighborhood containing a variety of architectural styles and building heights, the addition 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 the vicinity. The proposed construction will result in a 2-story structure in a mixed neighborhood of 1 and 2-story homes. The proposed addition will make use of wooden siding to match the material used on the existing house and several surrounding residences. The color of the proposed addition will match the color of the existing residence and will therefore harmonize with the existing development on the site.

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 residential addition will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. The addition matches the architectural and design features of the existing residence and is characterized by a low pitch that will minimize the visual effects of the additional building height. The location of the project site at the end of a cul-de-sac and adjacent to undeveloped open space ensures that the proposed addition will not negatively impact the character of the surrounding neighborhood.

Conditions of Approval

Exhibit A: Project plans, 7 sheets: by Jon E. Edelbaum, Architect, dated 11/02/07.

- I. This permit authorizes the construction of a second story 775-sqaure foot residential addition to an existing one-story single-family dwelling. 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.
- 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 that the proposed materials and colors of the addition shall match those of the existing dwelling and shall conform to Exhibit A of this development permit.
 2. Details showing compliance with fire department requirements.
 - C. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
 - D. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Drainage. Drainage fees will be assessed on the net increase in impervious area.
 - E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.

- F. Pay the current fees for Parks and Child Care mitigation for the addition of 1 bedroom. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
 - G. Pay the current fees for Roadside and Transportation improvements for the addition of 1 bedroom. Currently, these fees are, respectively, \$787 and \$787 per bedroom.
 - H. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
- 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. 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 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.

Application #: 08-0048
APN: 026-181-38
Owner: Laura Giges

Please note: This permit expires two years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

Robin Bolster-Grant
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: 08-0048

Assessor Parcel Number: 026-181-38

Project Location: 1115 Iris Lane

Project Description: Proposal to construct a 775-square foot second floor addition to an existing 1-story single-family dwelling

Person or Agency Proposing Project: Judy Miller

Contact Phone Number: (831) 724-1332

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

Specify type:

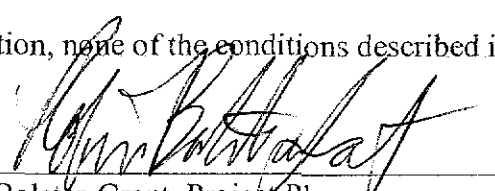
E. ☒ **Categorical Exemption**

Specify type: Existing Facilities, CEQA Guidelines Section 15301(e)

F. Reasons why the project is exempt:

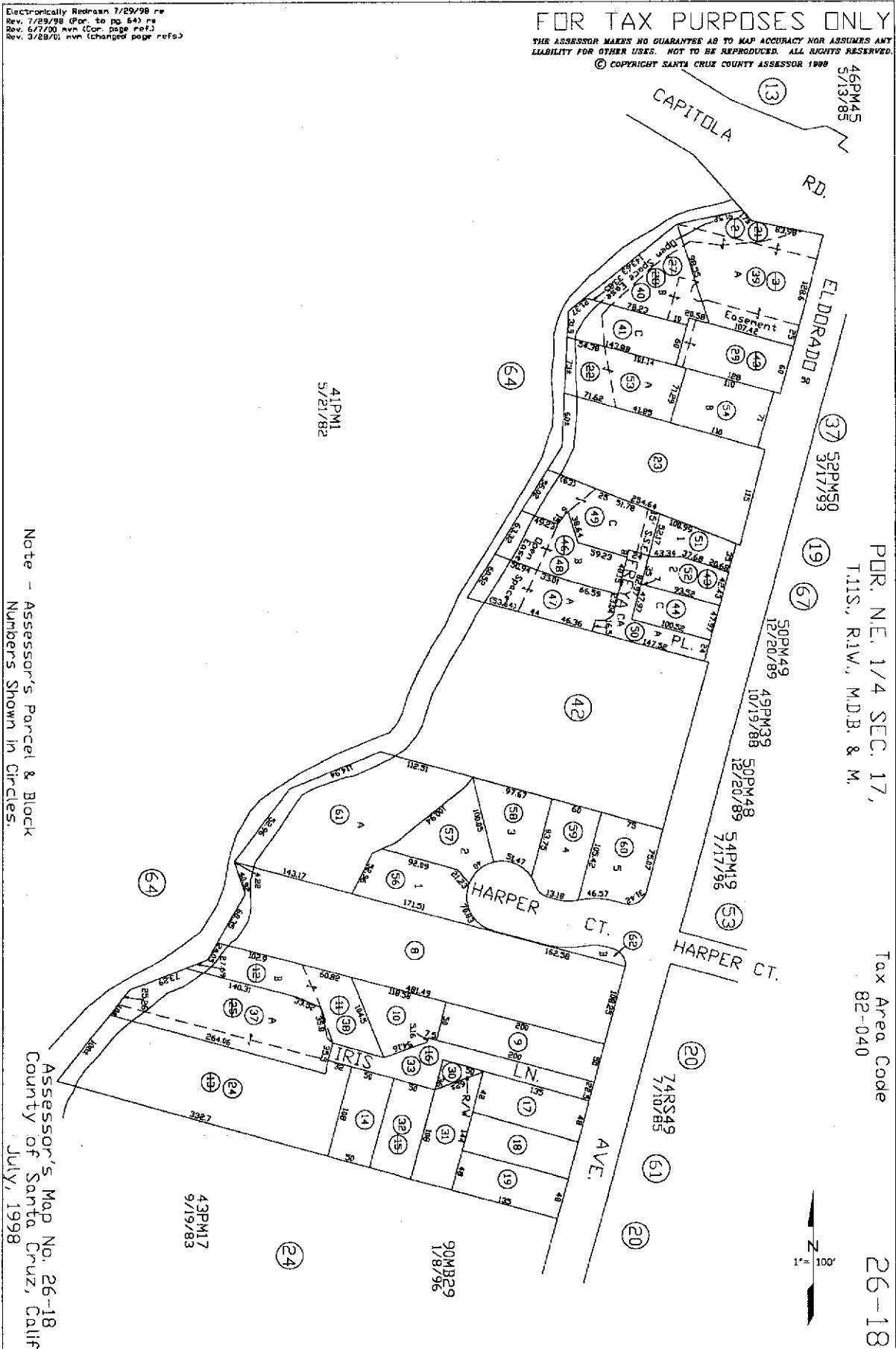
Proposal involves a residential addition, which is less than 50% of the floor area of the existing residence, less than 2,500 square feet and not located in an environmentally sensitive area.

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


Robin Bolster-Grant, Project Planner

Date:  4/6/08

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Location Map



LEGEND

-  APN: 026-181-38
-  Assessors Parcels
-  Streets

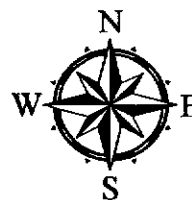
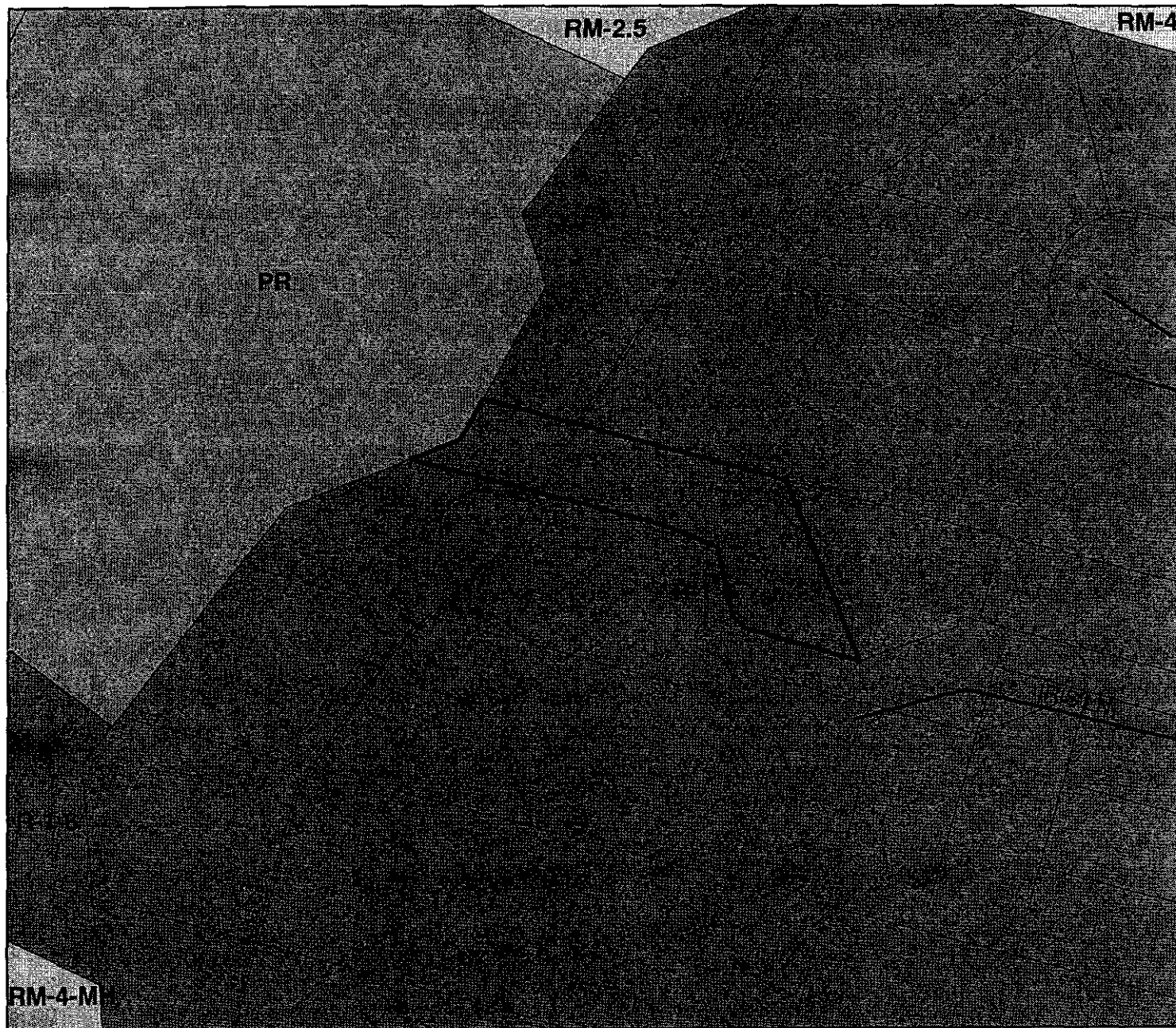


EXHIBIT F

Map Created by
County of Santa Cruz
Planning Department
February 2008



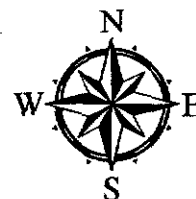
Zoning Map



0 70 140 280 420 560 Feet

LEGEND

- APN: 026-181-38
- Assessors Parcels
- Streets
- STREAMTYPE**
- PERENNIAL
- INTERMITTENT
- RESIDENTIAL-SINGLE FAMILY
- PARK
- RESIDENTIAL-MULTI FAMILY



Map Created by
County of Santa Cruz
Planning Department
February 2008

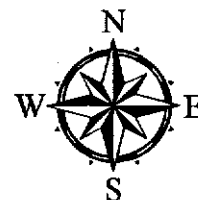


General Plan Designation Map



LEGEND

- APN: 026-181-38
- Assessors Parcels
- Streets
- STREAMTYPE**
- PERENNIAL
- INTERMITTENT
- Residential - Urban Low Density
- Urban Open Space
- Parks and Recreation
- Residential - Urban Medium Density
- Residential - Urban High Density



Map Created by
County of Santa Cruz
Planning Department
January 2008



**CENTRAL
FIRE PROTECTION DISTRICT**
of Santa Cruz County
Fire Prevention Division

930 17th Avenue, Santa Cruz, CA 95062
phone (831) 479-6843 fax (831) 479-6847

Date: February 19, 2008
To: Laura Giges
Applicant: **Judy Miller**
From: Tom Wiley
Subject: **08-0048**
Address: **1115 Iris Lane**
APN: 026-181-38
OCC: 2618138
Permit: 20080048

We have reviewed plans for the above subject project.

The following NOTES must be added to notes on velums by the designer/architect in order to satisfy District requirements when submitting for **Application for Building Permit**:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (2007) and District Amendment.

UWIC (Urban Wildland Interface Code) papers must be filled out for this site prior to the plan check being started, as further construction requirements may be needed in order to obtain a permit. Please obtain the form from Central Fire District, and make an appointment with the Central Fire Protection District for review.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE-FIRE RATING and either SPRINKLERED or NON-SPRINKLERED as determined by the building official and outlined in the 2007 California Building Code (e.g., R-3, Type V-N, Sprinklered).

The FIRE FLOW requirement for the subject property is 1000 gallons per minute for 120 minutes. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, type and location, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

NOTE ON PLANS: New/upgraded hydrants, water storage tanks, and/or upgraded roadways shall be installed PRIOR to and during time of construction (CFC 508.5).

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

- One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- One detector in each sleeping room.
- One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- There must be at least one smoke detector on each floor level regardless of area usage.

- There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Note on plans that address numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "B" rated roof.

Submit a check in the amount of \$100.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 **Late Fee** may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. INVOICE MAILED TO APPLICANT. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions regarding the plan check comments, please call me at (831) 479-6843 and leave a message, or email me at tomw@centralfpd.com. All other questions may be directed to Fire Prevention at (831)479-6843.

CC: File & County

As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source. Further, the submitter, designer, and installer agrees to hold harmless from any and all alleged claims to have arisen from any compliance deficiencies, without prejudice, the reviewer and the Central FPD of Santa Cruz County.
2618138-021908

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

Project Planner: Robin Bolster
Application No.: 08-0048
APN: 026-181-38

Date: March 6, 2008
Time: 15:22:00
Page: 1

Dpw Drainage Completeness Comments

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

===== REVIEW ON MARCH 3, 2008 BY TRAVIS RIEBER =====
See miscellaneous comments

Dpw Drainage Miscellaneous Comments

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

===== REVIEW ON MARCH 3, 2008 BY TRAVIS RIEBER =====

1. How does the existing home runoff drain? Are there any problems?

2. Show the existing site drainage pattern and any changes as a result of this project. All drainage features should be shown on the plans.

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

Dpw Sanitation Completeness Comments

===== REVIEW ON FEBRUARY 27, 2008 BY CARMEN M LOCATELLI =====
Sewer service is currently available.

Dpw Sanitation Miscellaneous Comments

===== REVIEW ON FEBRUARY 27, 2008 BY CARMEN M LOCATELLI =====

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application

Show all existing and proposed plumbing fixtures on floor plans of building application.