

Monterey County Zoning Administrator
PLN171011

RE Alford Property 1496 Bonifacio Road, Pebble Beach

September 25, 2018

To Whom It May Concern:

The property located at 1496 Bonifacio Road, Pebble Beach CA and owned by Ms. Tracy Alford, has had numerous code violations and erosion control issues which have yet to be resolved. These concerns relate both to Monterey County and The Coastal Commission. Some, but not all of the violations, include the following:

- Deed restricted and required pervious areas were improperly covered with stone and concrete;
- Patio does not identify drainage discharge issues;
- 12 inch drainage pipes draining into the Pescadero watershed and Carmel Bay Basin;
- Improper drainage through adjacent properties without permission, which need to be terminated;
- Lack of filtering system prior to discharging into the Pescadero watershed;
- Blatant disregard for current, irrevocable erosion control requirements identified in the deed restriction and conditions of approval;
- Unauthorized catch basins in the driveway; and
- The previous owner obtained an after the fact retaining wall permit for the existing back patio wall on the residence. However, this permit included a pervious surface. This surface has now been filled with impervious material, cement and rock, and has raised the surface level to where the patio wall does not meet the 42 inch height requirement.

The property as it stands today differs from the original approved plan set. The original plans and Conditions of Approval dated April 17, 2001, state that a combined maximum coverage of impervious surface must not exceed 9,000 square feet. The plans as presented covered exactly 9,000 square feet (as outlined in the April 17th staff report, Finding #2). The original plans showed a back patio, driveway, and side yard all as pervious. The property as it stands today has covered parts of the driveway, side yard, and back patio all now covered with stone and concrete. These conversions from pervious to impervious were not approved through the County and Coastal Commission and now exceeds the maximum lot coverage.

While the property owner was covering these pervious areas, they did not take into account how the new material would impact the drainage. The back patio and side yard do not identify or account for water runoff or drainage discharge. I have a concern that this blatant disregard

causes unfiltered water to enter the Pescadero watershed or to improperly drain onto the adjacent properties.

The property's deed restriction specifically states that "the driveway shall be installed and maintained as pervious material to allow for permeability of stormwater. At no time shall the material be replaced with an impervious material without the authorization and/or permit approval." The property clearly is in breach of this covenant. The fact that there are irrevocable deed restrictions on the Alford property for the protection of the Carmel Bay and the public at large that have been disregarded are unacceptable. The existing drainage system is a fragrant violation of the authorized erosion control plan.

To further exasperate this issue, the existing condition of the Alford property has three (3) locations of 12 inch drainage pipes draining into the Pescadero watershed, an area of special biological significance. It is my understanding that drainage to areas of special biological significance must be filtered before entering the watershed. These pipes do not include splash block (rip-rap) or filtration as required in the conditions of approval. Furthermore, the pipes are placed and drained through properties that are privately owned and are under jurisdiction of the State of California. It should be noted that at no time has Ms. Alford requested permission or recorded a drainage easement to drain through these properties.

There was and will be a scenic easement on much of the property that these encroachments are on. By definition, a scenic easement means the property has certain natural scenic beauty and existing openness with a desire to preserve and conserve this for the public benefit. The Grantor of the easement also agrees to restrict development on, and the use of, the designated area so as to protect costal resources, which could occur if the property is not restricted in accordance with the easement. The use and purpose of this requested scenic easement by the California Coastal Commission is contrary to Ms. Alford draining through and on to the property. It should be noted that Ms. Alford does not have a separate drainage easement.

The existing erosion control plan requires the applicant to install a drainage system that would have a filtering system prior to the disposal of the contaminated, dirty water. The existing system was also required to be buried underground. The following information specifically speak to this topic in the following ways:

- Conditions of approval dated April 17, 2001 - Condition #9 specifically states that "A drainage plan shall...mitigate the impact of impervious surface storm water runoff."
- Nell Engineers Corp. letter dated October 24, 2000 - "All area drains shall be connected to an underground piping system" and that "rip-rap needs to be provided at the pipe outlet(s) for energy dissipation."

To correct this blatant violation will require the large plastic pipes to be buried underground. It presently looks as if these pipes drain the unfiltered water directly onto my adjacent property. I will not give Ms. Alford permission to retain and maintain use of a drainage system through our property. More importantly, the installation of the required system would require the disturbance and cutting into a huge forest terrain all of which exceeds a 30% slope. The same

Nell Engineers letter from October 24, 2000 states that the property "terrain is generally steel (over 30%), except for the existing building site area and driveway portion of the lot." It is my understanding that any disturbance of a slope of 30% or greater is not acceptable or requires special permission. To date, the property owner has not received this special approval.

Recently, Ms. Alford has submitted a new plan to correct some, but not all, of her code violations. Her most recent plan does not address the issue of proper erosion control or the illegally installed preexisting systems that drain into the Carmel Bay without the required filtered system and rip-rap. Her present plan also does not address the issue of her back patio wall violating the code requiring it to be at least 42" in height, nor addresses the drainage and erosion control issues. The attach photos demonstrate the back patio and wall in its permitted form with a pervious surface and the patio and wall as it is today, with a non-pervious stone finish.

There are plans on file at Monterey County that describe the erosion control requirements for the Alford property. An August 6th Memo on 2003 from Mr. Thom McCue Monterey County stated that the residence was approved with no more than 4,982.9 square feet of non-structural impervious surface. Ms. Alford's current plan still does not conform to this requirement.

As stated above, her property driveway, side pathway, and back patio are all constructed without regard to the pervious conformance requirements. Ms. Alford is now requesting the conversion of the driveway to pervious material to make up for the deficit of pervious soils, but thus was already a requirement of the prior permit to get to 9,000 square feet total absent the other new areas now addressed in this action. The new plans do not address the issue of how the contaminated drainage water will drain, if it is filtered, how the piped will be put underground on Ms. Alford's own property, and how the water will be dispensed into the Pescadero watershed.

The wall on the side of the property bordering the watershed also has clear erosion violations and structural concerns. This retaining system, which appears to be supporting the driveway, does not appear to be an appropriate application. I have the following concerns related to this system:

- The open timber design allows for sediment to travel through the wall, potentially undermining the road subgrade, and allowing erosion and sediment discharge downstream. I urge the County to immediately look into the structural integrity of this wall and to ensure no additional sedimentation is entering the watershed.
- The useful life or treated timber for retaining walls is not one of long standing nature
- It is difficult to ascertain how these timbers are connected to each other as well as to the ground beneath
- Wall drainage system in discharge point
- Structural stability of the wall

Furthermore, if the timbers are treated wood to prevent rotting, what chemicals were used and are they allowable in residential areas? Could these chemicals affect the water shed? I would urge the County to look into this both hazardous and environmentally challenging matter. Please see enclosed photo of the concerned area.

I am including a number of enclosures referenced in this letter. This includes: The 2001 staff report and conditions of approval, the property deed restriction, the letter from Nell Engineers Corporation, photos of the covered pervious areas with non-pervious materials, and the photo of the wood retaining wall.

Since this project is applying for a new permit, all new development has to meet certain drainage standards including the detention of drainage and discharge of water from the site at certain levels. Has the property owner included any of this analysis in the proposal? Since the current plan (Project File Number PLN171011) is correcting a violation, I believe the property owner should have to meet the current standards set forth by the County and the Regional Water Quality Control Board, like everyone else does.

I understand that Ms. Alford has her current plan up for hearing on Thursday. I urge the County to continue this discussion and look into these additional concerns before making a final determination. Furthermore, the current code violations should preclude this application from moving forward. Ms. Alford's plan should be revised to address all concerns and violations, as opposed to piecemeal development without adequate assurances that these issues will be resolved.

I appreciate your time in looking into this matter and look forward to hearing from you.

Sincerely,

Christo D. Bardis



STAFF REPORT
Monterey County Administrative Permit
Planning & Building Inspection Department
Monterey County Conference, Court & Alisal Street, Salinas, CA
(831) 755-5025; FAX (831) 755-5467

Date: April 17, 2001
To: Tescher-LeVet Investments, Inc., Owner
Lombardo & Gilles, Applicant (c/o Todd Bessire)
From: Thomas A. McCue, Project Planner @ (831) 755-5819
cc: Zoning Administrator, California Coastal Commission; Pebble Beach
Community Services District Fire Department (CDF); Public Works, Parks
Department; Environmental Health Division; Water Resources Agency;
Thomas A. McCue, Project Planner; Tescher-LeVet Investments, Inc., Owner;
Lombardo & Gilles, Applicant (c/o Todd Bessire); Project File No. 000489
Re: Coastal Administrative Permit and Design Approval for a 1,276 sq. ft. addition
and remodel to an existing legal non-conforming two-story single family
dwelling with an attached three-car garage.
Location: Assessor's Parcel Number 008-341-057-000
Address: The property is located at 1496 Bonifacio Rd, east of Cortez Rd, Pebble Beach,
Del Monte Forest Area Land Use Plan.

On Wednesday, May 2, 2001 at 1:30 pm an administrative hearing is scheduled for the above referenced Coastal Administrative Permit application. The hearing will be held in the Planning and Building Inspection Department office, 240 Church Street at Alisal Street, North Wing, Room 116 in Salinas. Please let your project planner know if you or your representative cannot attend. Staff is recommending that the following findings and evidence be adopted, and that the conditions attached as Exhibit "B" be incorporated into the permit. Please read these carefully and contact your planner if you have any questions. Unless otherwise noted, you will be required to satisfy all conditions of approval prior to the issuance of a building permit and/or the commencement of the approved use.

Staff is recommending approval of the Coastal Administrative Permit for the project described in condition #1 of the attached Exhibit "B."

Notes: 1) This project is appealable to the Board of Supervisor and the Coastal Commission.

Attachments: Recommended Findings and Evidence (Exhibit "A")
Recommended Conditions of Approval (Exhibit "B")

EXHIBIT "A"
RECOMMENDED FINDINGS AND EVIDENCE

1. **FINDING:** The subject Coastal Administrative Permit (PLN 000489), as described in condition #1 of the attached Exhibit "B," and as conditioned, conforms with the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the Del Monte Forest Land Use Plan, Coastal Implementation Plan (Part 5), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20). The property is located at 1496 Bonifacio Road in the Del Monte Forest Area of the Coastal Zone. The parcel is zoned "LDR/1.5-D (CZ)" or Low Density Residential, 1.5 acres/ units Design Control District in the Coastal Zone. The site is physically suitable for the use proposed. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated.
- EVIDENCE:** The application and plans submitted for the Coastal Administrative Permit in the project file at the Monterey County Planning and Building Inspection Department.
- EVIDENCE:** The site is located in a low (I) geologically zoned area, while there are faults and fault related features in the area, the site is suitable for the development proposed.
- EVIDENCE:** An archaeological report prepared by Mary Doane, B.A. and Trudy Haversat, RPA, of Archaeological Consulting, which is contained in the project file, found that there were no significant archaeological resources. Condition #20 has been added to require that work be stopped in the event that any archaeological resources are found on site.
- EVIDENCE:** Forest management plan prepared by Glenn C. Flamik, dated December 20, 2000. A condition has been added to require implementation of the Forest Management Plan.
- EVIDENCE:** The project as proposed is consistent with policies of the Del Monte Forest Land Use Plan dealing with visual resources and will have no significant impact on the public viewshed. Staff made a site visit and determined that the project as proposed would not be ridgeline or impact the public viewshed.
- EVIDENCE:** The Del Monte Forest Land Use Advisory Committee reviewed and recommended approval of the Administrative Permit and Design Approval on December 7, 2000.
- EVIDENCE:** There has been no testimony received either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Water Resources Agency, the applicable Fire Department, Public Works Department and Environmental Health Division. There has been no

indication from those agencies that the site is not suitable. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

2. **FINDING:** The project is consistent with Section 20.147.030.A.1 limiting structural coverage to 5000 square feet, including main and accessory structures, and impervious surface coverage to 4000 square feet – for a combined maximum coverage of 9,000 sq. ft. in the Pescadero, Seal Rock Creek and Sawmill Gulch Watershed and the smaller unnamed watersheds which drain into the Carmel Bay Area of Special Biological Significance.

EVIDENCE: The project application, including the site plan, contained in file PLN000489 proposes structural coverage of 4,017 square feet and impervious surface coverage of 4,983 square feet.

3. **FINDING:** The proposed project will not have a significant environmental impact.

EVIDENCE: Section 15301 of the CEQA Guidelines categorically exempts the proposed development from environmental review. No adverse environmental impacts were identified during staff review of the development application.

4. **FINDING:** The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

EVIDENCE: The project as described in the application and accompanying material was reviewed by the Department of Planning and Building Inspection, applicable Fire Department, Public Works and Parks Departments, Environmental Health Division, and Water Resources Agency. The respective departments and Agency have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood or the County in general.

5. **FINDING:** The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions and any other applicable provisions of Title 20, and all zoning violation abatement costs, if any, have been paid.

EVIDENCE: Sections 20.14 and Chapter 20.147 of the Monterey County Coastal Implementation Plan. Staff verification of the Monterey County Planning and Building Inspection Department records indicated that no violations exist on subject property.

6. **FINDING:** The project is appealable to the Board of Supervisors and the California Coastal Commission.

EVIDENCE: Sections 20.86.070 and 20.86.080 of the Monterey County Coastal Implementation Plan.

4. Size of letters, numbers and symbols for address shall be a minimum of 3 inch letter height, 3/8 inch stroke, contrasting with the background color of the sign. (Pebble Beach Community Services District)
5. All buildings shall have a permanently posted address, which shall be placed at each driveway entrance visible from both directions of travel along the road. In all cases, the address shall be posed at the beginning of construction and shall be maintained thereafter, and the address shall be visible and legible from the road on which the address is located. (Pebble Beach Community Services District)
6. The building(s) shall be fully protected with automatic fire sprinkler system(s). The following notation is required on the plans when a building permit is applied for:

"The building shall be fully protected with an automatic fire sprinkler system. Installation, approval and maintenance shall be in compliance with applicable National Fire Protection Association and/or Uniform Building Code Standards, the editions of which shall be determined by the enforcing jurisdiction. Four (4) sets of plans for fire sprinkler systems must be submitted and approved prior to installation. Rough-in inspections must be completed prior to requesting a framing inspection." [Garage Included] (Pebble Beach Community Services District)
7. The building(s) shall be fully protected with an automatic alarm system(s). The following notation is required on the plans when a building permit is applied for:

"The building(s) shall be fully protected with an approved central station, proprietary station, or remote station automatic fire alarm system as defined by National Fire Protection Association Standard 72 - 1993 Edition. Plans and specifications for the fire alarm system must be submitted and approved by the enforcing jurisdiction prior to requesting a framing inspection. All fire alarm system inspections and acceptance testing shall be in accordance with Chapter 7 of NFPA 72 - 1993." (Pebble Beach Community Services District)
8. The applicants shall obtain from the Monterey County Water Resources Agency (MCERA), proof of water availability on the property, in the form of an approved Water Release Form. (Water Resources Agency)
9. A drainage plan shall be prepared by a registered civil engineer or architect addressing on-site and off-site impacts, to include retention/percolation facilities to mitigate the impact of impervious surface stormwater runoff. Necessary improvements shall be constructed in accordance with approved plans. (Water Resources Agency)

10. All exterior lighting shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. That the applicant shall submit 2 copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The exterior lighting plan shall be subject to approval by the Director of Planning and Building Inspection, prior to the issuance of building permits. **(Planning and Building Inspection Department)**
11. No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
12. All impervious pavers shall conform to County standards of 40 percent or greater open pass-through area. Engineering calculations shall be provided and approved by the Director of Planning and Building Inspection. **(Planning and Building Inspection Department)**
13. The applicant shall record a deed restriction which states: "The driveway shall be installed and maintained as pervious material to allow for permeability of stormwater. At no time shall the material be replaced with an impervious material without the authorization and/or permit approval from the Monterey County Planning & Building Inspection Department and the Pebble Beach Community Services District Fire Department. Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection Department)**
14. A notice shall be recorded with the Monterey County Recorder which states: "A Forest Management Plan has been prepared for this parcel by Glenn C. Flamik dated December 20, 2000 and is on record in the Monterey County Planning and Building Inspection Department Library, File #PLN000489. All tree removal on the parcel must be in accordance with the Forest Management Plan, as approved by the Director of Planning and Building Inspection." This notice shall be recorded prior to issuance of building or grading permits. **(Planning and Building Inspection Department)**
15. Trees located close to the construction site shall be protected from inadvertent damage from construction equipment by wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip line of the retained trees. Said protection shall be demonstrated prior to issuance of building permits subject to the approval of the Director of Planning and Building Inspection. **(Planning and Building Inspection Department)**
16. Applicant shall include the recommendations from the Erosion Control Report prepared by Neill Engineers Corp. on October 24, 2000 as notes on the building permit plan set. **(Planning and Building Inspection Department)**

Prior to Final Building Inspection/Occupancy:

17. The applicant shall comply with Ordinance No. 3932, or as subsequently amended, of the Monterey County Water Resources Agency pertaining to mandatory water conservation regulations. The regulations for new construction require, but are not limited to:
- a. All toilets shall be ultra-low flush toilets with a maximum tank size or flush capacity of 1.6 gallons, all shower heads shall have a maximum flow capacity of 2.5 gallons per minute, and all hot water faucets that have more than ten feet of pipe between the faucet and the hot water heater serving such faucet shall be equipped with a hot water recirculating system.
 - b. Landscape plans shall apply xeriscape principles, including such techniques and materials as native or low water use plants and low precipitation sprinkler heads, bubblers, drip irrigation systems and timing devices. (Water Resources Agency)

Continuous Permit Conditions:

18. All landscaped areas and/or fences shall be continuously maintained by the applicant and all plant material shall be continuously maintained in a litter-free, weed-free, healthy, growing condition and be maintained consistent with the recommendations contained in the forest management plan prepared by Glenn C. Flamik and specifically shown on pages 6 through 9. (Planning and Building Inspection Department)
19. If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (150 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. (Planning and Building Inspection Department)
20. Where gates are to be locked, the Reviewing Authority having jurisdiction may require installation of a key box or other acceptable means to immediate access for emergency equipment. (Pebble Beach Community Services District)

i. Tescher-LaVett.000489 04/01

EXHIBIT "B"
RECOMMENDED CONDITIONS

1. The subject Coastal Administrative Permit and Design Approval are for a 2,200 sq. ft. addition to an existing two-story single-family dwelling. Neither the uses nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. (Planning and Building Inspection Department)

Prior to issuance of Grading or Building Permits:

2. The property owner agrees as a condition and in consideration of the approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees, which the County may be required by a court to pay as a result of such action. County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, filing of the final map, whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim; action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the county harmless. (Planning and Building Inspection Department)
3. The applicant shall record a notice which states: "A permit (Resolution _____) was approved by the Zoning Administrator for Assessor's Parcel Number's 008-341-037-000 on May 10, 2001. The permit was granted subject to 20 conditions of approval which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. (Planning and Building Inspection Department)



Existing Condition

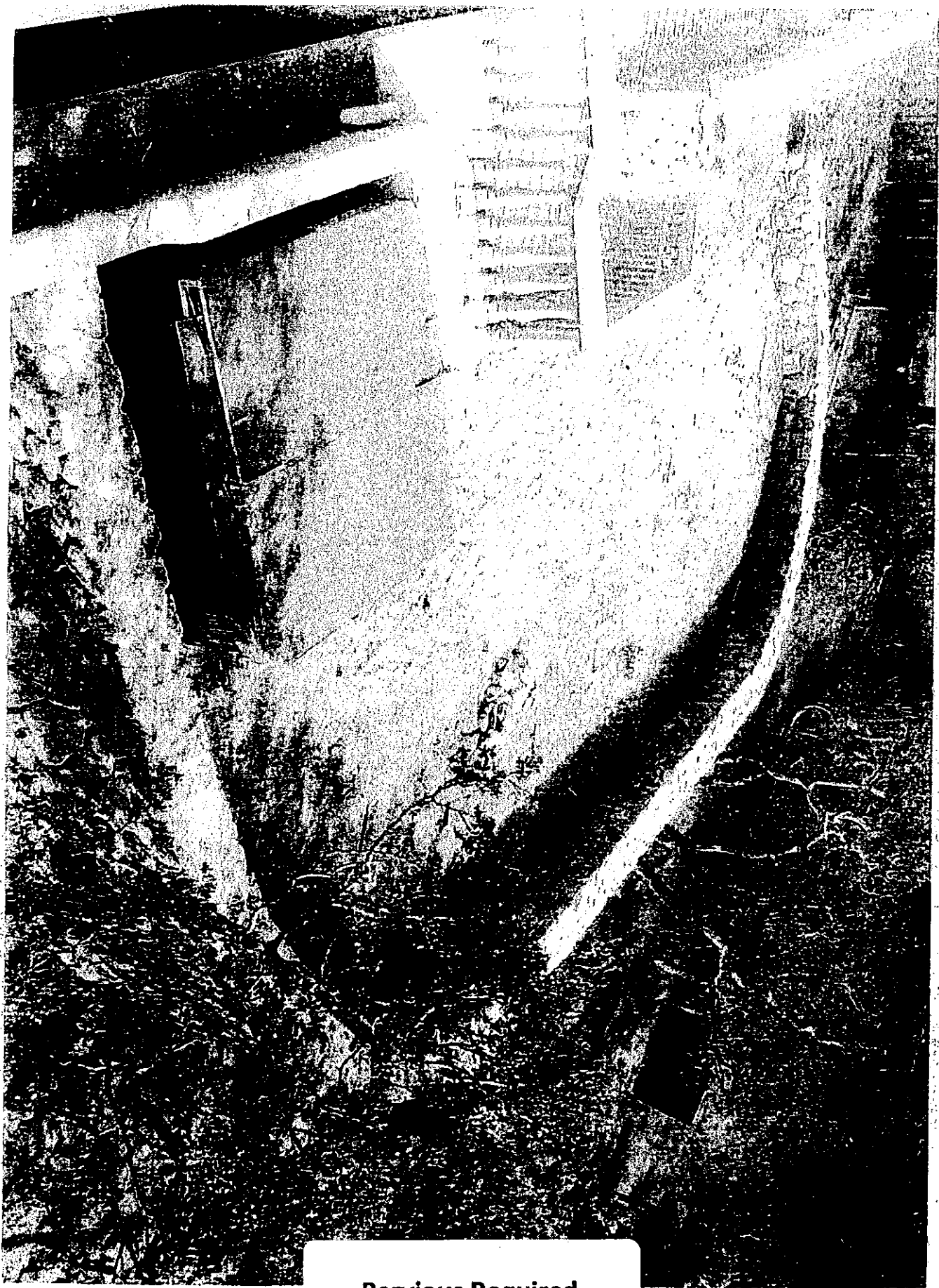


Drains Not Approved

A photograph of a road surface, likely asphalt, with a storm drain visible. A wooden guardrail runs along the right side of the road. In the background, there are trees with yellow leaves, suggesting autumn. The image is slightly grainy and has a white border.

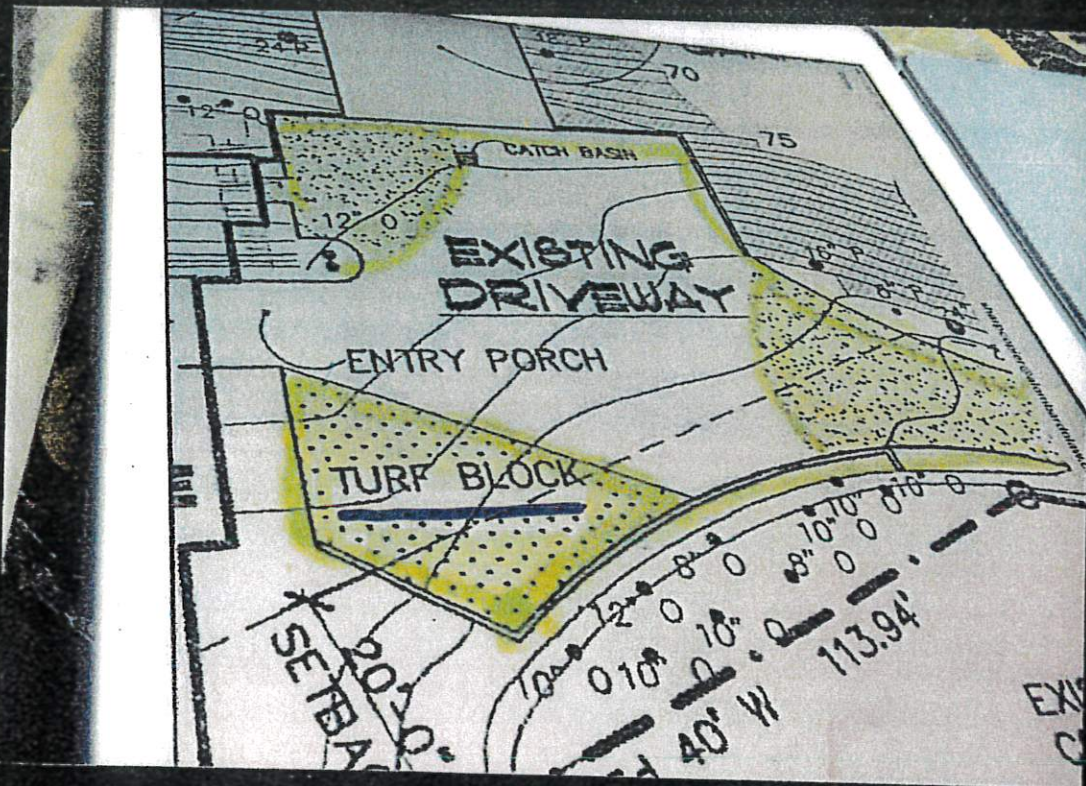
Drains Not Approved



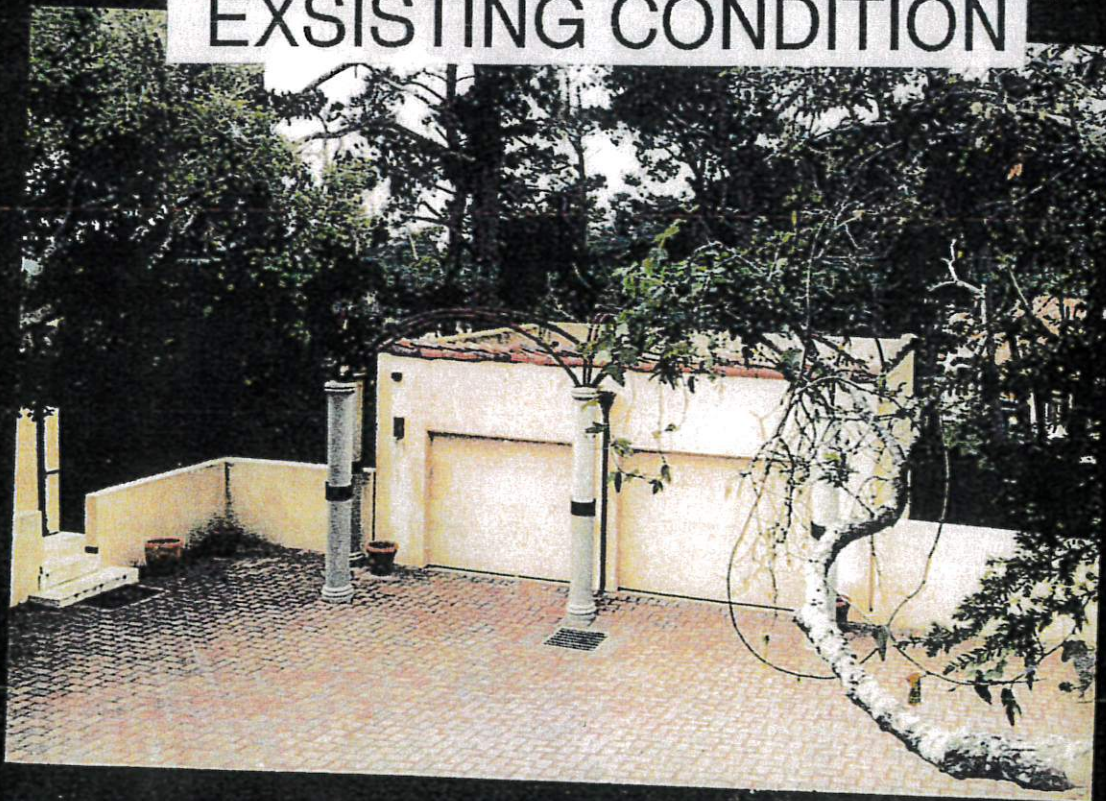


**Pervious Required
Approved Plans/Existing**

APPROVED PLAN



EXISTING CONDITION





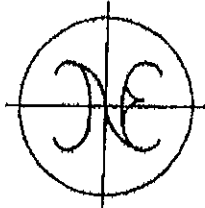
**Impervious Condition
Not Approved**

2003

NEILL ENGINEERS Corp.

SHERMAN W. LOW, R.C.E.
GARY W. WHITE, L.S.

CLAYTON B. NEILL, JR., R.C.E.
GILBERT M. NEILL, R.C.E.



SUBDIVISIONS, LAND PLANNING,
WATER SUPPLY, SANITATION,
SURVEYING, AIRPORTS
MUNICIPALITIES

CONSULTING ENGINEERS
MISSION and FIFTH—BOX LL
CARMEL, CALIFORNIA 93921
(831) 624-2110
FAX: (831) 624-3693

*Notes Added to Site
Plan 6-18-01 AH*

October 24, 2000

Mr. Chris Tescher
Tescher/Levett Investments, Inc.
P. O. Box 4915
Carmel, CA 93921

Re: Erosion Control Report for Tescher/Levett Residence, Bonifacio Road, Pebble Beach

Dear Mr. Tescher:

This is an erosion control report for the proposed Tescher/Levett Residence project located at 1496 Bonifacio Road, APN 008-341-037, El Pescadero Rancho in Pebble Beach, Monterey County, California.

We made a field visit to the site on October 16, 2000, and utilized the site plan prepared by Mandurrango, Madurrango and Sullivan Design Studios dated 10-6-00 for evaluation of erosion impacts. The purpose of our report is to provide erosion control recommendations and is limited to erosion control considerations only.

The project consists of remodel of an existing single family residence. The proposed remodel will increase the building coverage by approximately 1,115 S.F.

The residence is situated on a 1.749 Ac. lot located along the westerly side of Bonifacio Road. A steep, natural ravine (gulch) runs through the northwesterly portion of the property. Most of the site drains in the northwesterly direction toward the steep, natural drainage ravine. A small portion of the lot drains in the southwesterly direction toward the adjacent property.

The terrain is generally steep (over 30%), except for the existing building site area and driveway portion of the lot. Native grasses, brush, oak and pine trees, and other vegetation cover the natural undisturbed portion of the lot. The area adjacent to the house is well landscaped. There are numerous pine and oak trees located in the vicinity of the building site.

Based on the site plan, the proposed residence remodel would result in a minimal increase (0.05 cfs) in site runoff. With the minimal increase in runoff, erosion impacts generated from the project would be minor. The existing drainage pattern would remain basically unchanged.

In order to minimize erosion impacts, both during and after construction, we recommend the following:

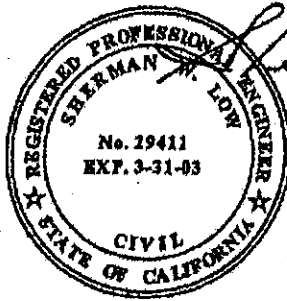
- (1) All roof water must be directed away from the house foundation. If roof gutters are not used, roof drainage shall fall onto non erodable surfaces or heavily landscaped areas. If roof gutters are used, the gutter downspouts shall be directed to splash blocks or similar erosion control devices and dispersed into natural or landscaped areas. Roof gutter downspouts may also be directed to an underground piping system. The underground piping system should extend down the sidehill and outlet near the bottom of the natural drainage ravine. Rock rip-rap shall be provided at the pipe outlet for energy dissipation.
- (2) All area drains shall be connected to an underground piping system and discharged into the natural drainage ravine. As stated above, the rock rip-rap needs to be provided at the pipe outlet(s) for energy dissipation. The area at the outlet should be graded flat (1%±) to also reduce the discharge velocity.
- (3) The area drain located in front of the garage should be enlarged and outlet pipe cleaned out.
- (4) All disturbed areas must be landscaped with 6-8" thick sandy, loam topsoil and extensively planted with ground cover to absorb and retard runoff.
- (5) Construction should be scheduled to take place during the spring, summer and fall months when rainfall is minimal. If construction is to occur during the winter season, the project must be "winterized" to protect against storm and erosion damage. During periods of inclement weather, straw bales or a silt fence shall be installed around the work site to detain sediment and decrease runoff velocity.
- (6) Construction equipment, storage of materials and parking shall be confined to a designated portion of the project site. Areas outside the grading limits should be left in its natural state, or if disturbed, should be re-landscaped or restored to its original condition.
- (7) Stockpiled excavated material shall be covered with staked burlap.

Mr. Chris Tescher
October 24, 2000
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- (8) All graded areas and exposed earth resulting from construction located outside the building envelope is to be planted with rye grass and maintained during the construction period. Planting shall occur immediately following initial site preparation and grading.

This report is prepared with the understanding that it is the responsibility of the Owner, or his representative, to ensure that the information and recommendations provided are incorporated into the plans and carried out by the Contractor during construction.

Very truly yours,



Sherman W. Low
Sherman W. Low
Registered Civil Engineer No. 29411

