



COUNTY OF MENDOCINO

DEPARTMENT OF PLANNING AND BUILDING SERVICES

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MEMORANDUM

DATE: NOVEMBER 15, 2023

TO: PLANNING DIVISION STAFF

FROM: JESSIE WALDMAN, PLANNER II

SUBJECT: **CDP_2022-0001 (HERTING) – RECOMMENDATION FOR ADDITION TO CONDITION OF APPROVAL 21**

SUMMARY: The Staff Report and recommended conditions for CDP_2022-0001 were prepared based on the materials submitted by the agent, not including a Geotechnical Investigation. On October 16, 2023, the Staff Report and Initial Study had been completed and the November 15, 2023, hearing noticed.

On October 17, 2023, the owner/applicant submitted a *DRAFT Report Geotechnical Investigation*, prepared by Gregory D. Sarganis and Arthur H. Graff, both of Bauer Associates, Inc. (as shown in **Attachment A**) stating specific recommendations included in said report shall be adhered to for the proposed project.

As noted in the Staff Report, the project would involve ground disturbing activities as part of construction of the residence and ancillary uses as well as the proposed roadway improvements. The applicant provided a *DRAFT Report Geotechnical Investigation*, dated April 19, 2022, prepared by Bauer Associates, Inc. related to construction of the residence and ancillary uses as well as improvement plans related to the proposed foundation and retaining wall for the proposed single-family residence and basement. Bauer's report outlines additional recommendations for site preparation, grading and erosion control, drainage plans and onsite inspection conducted by a qualified geotechnical or civil engineer, as well as additional recommendations described in the Staff Report.

The recommendations in Bauer's report are in addition to the requirements for site development and improvements outlined within the Staff Report, since site grading may have a negative impact on site stability and drainage. With these recommendations and features incorporated into the project, staff would consider the project to be in conformity with the LCP and Zoning Code regarding drainage

Additions to the recommended Conditions of Approval are included below to factor in this additional information.

RECOMMENDATION:

The addition of Condition of Approval #21 is recommended, as follows:

21. Prior to issuance of a building permit in reliance on this Coastal Development Permit, the applicant shall submit evidence that a qualified geotechnical or civil engineer has reviewed the final building plans for consistency with the Geotechnical Investigation. All grading specifications and techniques will follow the recommendations cited in the Uniform Building Code; and
 - a. The property owner shall comply with applicable recommendations contained in the *DRAFT Report Geotechnical Investigation*, dated April 19, 2022, prepared by Bauer Associates, Inc. prepared in association with this proposed project; and
 - b. The property owner shall comply with applicable recommendations, including the Geotechnical Engineering Drainage recommendations contained in the *DRAFT Report Geotechnical*

Investigation, dated April 19, 2022, prepared by Bauer Associates, Inc.; and

- c. Site preparation and grading shall be reviewed and approved by either a qualified geotechnical or civil engineer or Bauer Associates, Inc. for any grading planned, since site grading may have a negative impact on site stability; and
- d. Drilled pier foundations, retaining walls and concrete slab-on-grade foundations shall be reviewed and approved by either a qualified geotechnical or civil engineer or Bauer Associates, Inc.; and
- e. Periodic land maintenance will be required. Surface and subsurface drains should be checked frequently and cleaned and maintained as necessary. Sloughing or erosion that occurs should be repaired before it can enlarge. A dense growth of deep-rooted ground cover should be maintained on all exposed slopes.

ATTACHMENTS:

- A. *DRAFT Report Geotechnical Investigation*, prepared by Gregory D. Sarganis and Arthur H. Graff, both of Bauer Associates, Inc.