MEMORANDUM

TO: Architectural Review Commission
FROM: Lori Radcliffe
DATE: October 3, 2019
SUBJECT: Responses to IS/MND Recirculation Comments

The below responses were provided by the applicant. Staff concurs with the applicant’s responses. Recirculation is not required.

Received September 15, 2019 from Lori Nott-Hollock:

1. Comment:
   2.1 – Surrounding land/setting:
   Not mentioned is that there is a downward slope at the southern border of the project site (approximately 12-20 feet from top to bottom). Notes that the 20’ of the new homes will be visible from the existing houses below. States the setbacks for the lots are 5-10 where adjacent lots have setbacks of 10-15 feet (lots 1, 2, and 4).

   Response:
   • Lot 2 is approximately 7.5’ above 7 Oakvue. Lot 3 is approximately 10.5’ above 7 Oakvue.
   • From the backyard of 7 Oakvue, the second story of the new home at Lot 3 is visible over the fence. There are 2 windows on the upper floor that face south; one a bathroom window, approximately 20’ from the property line, and the other is a bathroom window, approximately 50’ from the property line.
   • The setbacks from the proposed homes on Lots 3 are 14’ to the southern border and 14’ to the southern border for Lot 2. Screening trees are proposed to be planted to provide additional privacy.

2. Comment:
   3.3 – States that aerial photos show that there were 2 houses on the project site; one on each parcel. States that the homes were removed in the 1990’s, thus the site was not solely an old orchard, which would mean that there could be hazardous materials in the soil. Questions sediment from irrigation and excess runoff which could lead to earth movement/sliding along the southern property line of the project site.
Historical aerial photos from 1939 to 2012 show that the property was either vacant or an orchard in the past. There are no records of any houses on these parcels. Measures to control stormwater and irrigation water are part of the proposal which include but are not limited to:

- Grading to intercept surface waters and directing them to bio-retention ponds, inlet basins and/or strip drains.
- Direct roof downspouts to in-ground piped drainage systems.
- Minimize irrigation time, observer that spray heads are properly directed and periodically check for overly wet soil to avoid erosion.

3. **Comment:**
   4.0 - Inaccurate photos of southern border of project site. Addresses 11 Oakvue is shown twice, but 7 and 5 Oakvue are not shown.

**Response:** 32 photos were included in the applicant’s submittal dated received, September 26, 2018. Not all photos were included in the environmental document.

4. **Comment:**
   Lighting – New light source from approximately 16,000 square feet of houses and hardscape and cars would have a significant negative impact on the surrounding neighborhood. The proposed houses are not compatible with the City Wide Design Guidelines and the existing one-story homes in the neighborhood.

**Response:** Light source is discussed in the document and is considered to have a Less than Significant Impact. The project addresses numerous City Wide Design Guidelines. The Zoning Ordinance permits new two-story homes or additions of second stories to existing homes.

5. **Comment:**
   Noise – Significant increase in noise will occur after development of the project site.

**Response:**
Noise from the four new homes was found to have a Less Than Significant Impact. Any noise generated from the site and/or surrounding areas will be required to comply with Chapter 9.15 (PHMC) and Schedule 18.50.060 (PHMC).

6. **Comment:**
   Wildlife – States that the project site is a wildlife migration habitat. Level of protection should include reduction of house sizes and hardscape. Notes that six months ago foxes were in the area. Inquires whether these were Joaquin Kit Foxes.

**Response:**
Wildlife and sensitive habitats are discussed in the Biological Resources of the environmental document which provides that during the November 2018 site visit, a black-tailed deer bed was observed. Additionally, within the general region, 30 special status animal species have been known to occur, or once occurred. Of these, 25 are absent from or
unlikely to occur on the project site due to unsuitable habitat conditions. The remaining five either occur on the site incidental to home range and migratory movements, thus using the site infrequently, or may forage on the site year-round or during migration. The project would have a minimal effect on the breeding success of these species and would, at most, result in a relatively small reduction of foraging and/or nesting habitat that is abundantly available regionally. Therefore, the loss of habitat for these species would be considered less than significant with mitigation.

7. Comment:
Trees – Requests like for like trees. States that the applicant (Mr. Wu) has not contacted any of the neighbors regarding this matter.

Response:
Tree replacement will be required to comply with Tree Preservation measures as noted in Section 18.50.110 of the Zoning Ordinance. Trees that cannot be accommodated on site will be offered to the neighbors before planting in other locations. The procedure to offer replacement trees will be addressed at a later date.

8. Comment:
4-7 Hydrology – States the project can significantly increase the rate of surface runoff leading to flooding. Who will maintain the “holding ponds”? Who makes them, where have they been tested, what is their length of longevity? Matson Creek and the excess runoff is not capable to handle the increase in use.

Response:
The bioretention ponds are designed and constructed to meet the criteria in the Stormwater C.3 Guidebook. They are lined with permeable rock at the bottom and bio-treatment soil mix on top. Drainage is by gravity and not electric. The ponds are owned and maintained by each individual home owner. Maintenance include periodic inspection, cutting vegetation back as needed, debris removal, and replacement of plants and mulch as needed. The proposed project would construct LID detention and stormwater treatment facilities (as noted). The runoff will be detained onsite so that the peak runoff flow will be equal to or less than the peak flow in the undeveloped state of the site. The detention storage will consist of an oversized storm drain pipe that will serve as both a stormwater conveyance system and a storage facility. With the proposed stormwater management, erosion control measures and storage facility to reduce surface runoff, impacts on planned or existing stormwater drainage systems would be less than significant with mitigation.