

From: [Valerie E. Clemen](#)
To: [ZoningClerk](#)
Subject: FW: Logan Residence Viewshed Application - P19-00224-View
Date: Tuesday, August 25, 2020 10:12:31 AM

[External Email - Use Caution]

Hello,

Per the Agenda for the meeting tomorrow morning at 9:00 a.m., I am forwarding my clients' comments and questions below for consideration at the meeting.

Thank you,
Val

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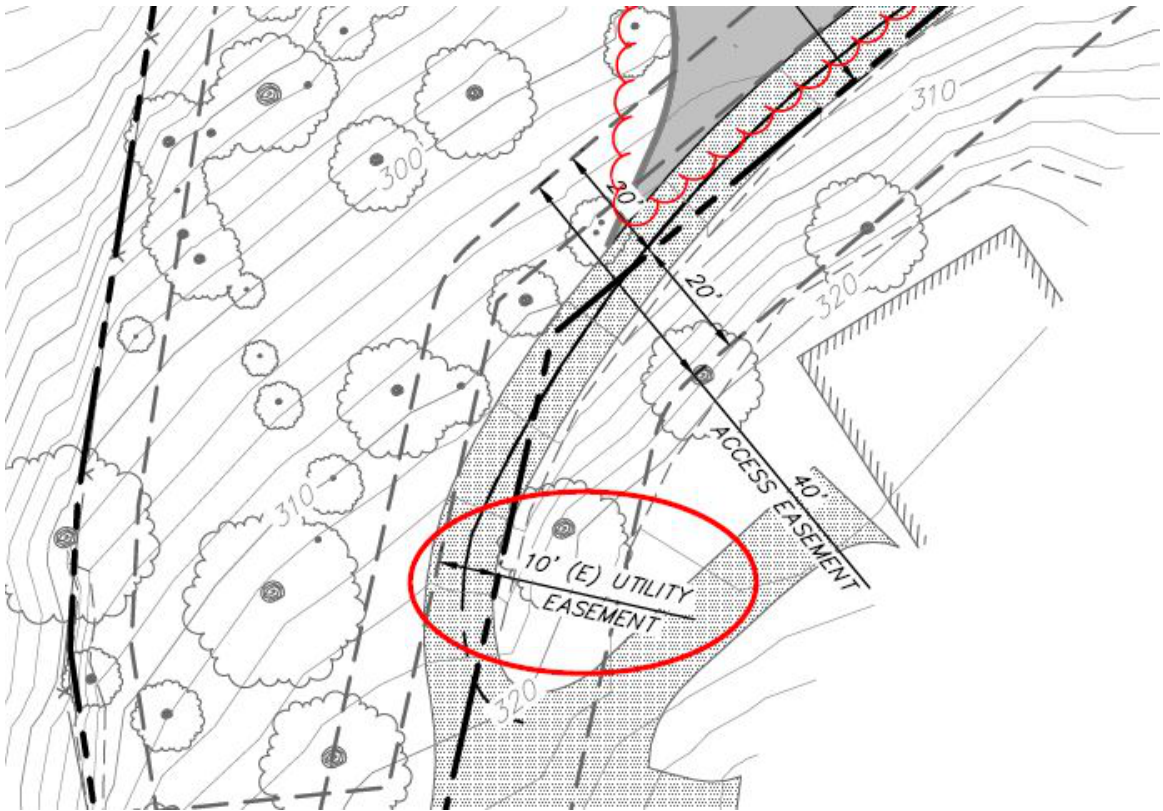
From: Valerie E. Clemen
Sent: Monday, August 24, 2020 4:03 PM
To: 'sean@lakassociates.com'
Cc: 'sean.trippi@countyofnapa.org'
Subject: Logan Residence Viewshed Application - P19-00224-View

Hi Sean,

My clients have reviewed the documents and had the following questions and concerns:

- 1) The plans submitted clearly assume the easement has been modified from the 36' setback to the 20' setback, but my clients have not reached an agreement with Mr. Logan to modify the existing easement. As placement of the structure on the lot is a key issue for this viewshed application, does the easement need to be agreed upon first?
- 2) The plans appear to call for the removal of three trees on the Lesters' property (p. 13 of the graphics package), along with widening of the driveway at the curve on the Lesters' side of the driveway.
- 3) The Lesters have a verbal agreement with Mr. Logan that they could top the trees on his property, at their cost, to improve the view from the Lesters' balcony. Will the "perpetual protective easement preserving and conserving the existing tree canopy" impact their agreement with Mr. Logan?
- 4) The driveway appears to be very large (p. 2 of the graphics package). In the original plans shared with my clients, the Cal Fire turnaround was to be in the driveway which explained the large size, but now the turnaround is to be further up the hill. The driveway has an excessive amount of cement/pavers at the front of the house which will be unsightly and could have water runoff impacts.

- a. There has been a drainage issue in front of the Marseys' house from rain water runoff coming down the driveway from above their house and sheeting across the approach to their garage and into their landscaping. Looking at the civil plans and comparing the existing topographical information to the proposed information, there was little done to address this problem. The oversized (32' wide), sloped driveway approach to the new garage, which adds over 1,000 square feet of runoff area, will actually exasperate the problem. This will create more runoff water traveling at a higher speed that will travel to the outside of the turn in the driveway below and end up in the Marseys' yard.
 - b. The area at the bottom of the driveway where it meets Old Sonoma Road is pretty much under water during and after a rain. With the driveway work being done, this will likely increase the flooding problem.
- 5) Cal Fire Turnout (p. 17 in the graphics package) is now located up the hill under the Lesters' home.
- a. This will require significant fill to build up the hill given the topography (14' of slope), and this placement of the turnaround requires the removal of six trees.
 - b. Building the Cal Fire Turnout further up the hill across from the end of the Lesters' driveway would be less destructive to the environment because there is already a turnout, so there would be no need to cut down trees and fill in the hillside.
 - i. This could also satisfy the Cal Fire Turnout need for the entire hill, and better serve all of the properties.
 - ii. The turnout in question is owned by Stephen Shoenberger (3113 Old Sonoma Rd.) so he would have to approve the construction on his property; we are reaching out to him regarding this issue.
- 6) Driveway – General Questions
- a. How far up the hill will the driveway be replaced/repared?
 - b. Are there plans for a gate at the bottom of the driveway?
 - c. Other than the easement Mr. Logan proposed to my clients, are there any other variances requested on this plan?
- 7) 10' Utility Easement - This easement appears to have shrunken from the last batch of plans; what does this reference to a (E) 10' Utility Easement mean?



Are all of the utilities to be placed in that area? That would move them to under the roadway in some places.

- 8) From the memos included in the section "B", the project has been making its way through the other departments at Building and Planning and getting initial review feedback. The wastewater system shown on the civil plan shows the location of the tanks and filters. Orenco drip systems generally need a relatively flat area to place the filters by the tanks. That does not appear to be reflected in the civil plan; how will this be achieved on the hillside where it is shown? Below is an example of what a system would look like at the surface:



It's not a small area; the flat filter tops are about 6' long and there are usually two tanks.

9) Are there more detailed drawings of this proposed structure including side elevations?

Thank you,

Val

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