

May 5, 2015

City of Fort Bragg  
Community Development Department

RE: Coastal Development Permit Application – 400 Ocean View Dr., Lot 2  
for Tom & Sherry Varga

Please find enclosed an application for a Coastal Development Permit to develop the land at 400 Ocean View Drive, Lot 2 with a single family residence. In addition to the supplied information, the following supplemental information is provided.

Storm water drainage and storm water management will be accomplished primarily through on-site infiltration. Impervious surfaces shall be minimized. This includes two foot wide concrete driveway strips in lieu of the traditional full width concrete driveway. Otherwise, drainage will be directed on to the site for infiltration and recharge of the local groundwater. The parcel falls gently from east to west. The eastern 74 feet of the parcel will receive all the runoff from approximately 2,000 square feet of impervious surface, (i.e. house, covered porch, detached garage, and driveway strips). This runoff is directed onto 5,430 square feet of grassy land. Typical storm water management is required to handle the 85 percentile storm. Using a greater, (and more conservative), 50 percentile storm, 3,240 square feet of surface area is sufficient. Therefore, the proposed site layout is sufficient to meet normal storm water infiltration requirements.

Landscaping will be left in its present state. Future landscaping will use native plants or other climatically suitable plant materials.

To minimize night-time impacts, the only external lighting will be a single fixture next to the front door under a covered porch.

There does not appear to be any public streets or other public lands from which the ocean or other scenic resources can be seen across the subject parcel. The visual analysis will illustrate this.

If there are any further questions, or if I can be of further assistance, please contact me at your convenience: 530-514-5663 (phone) or 437 S Harrison Street, Apt C, Fort Bragg, CA 95437.

Sincerely,



Tom Z. Varga, PE, PLS

RECEIVED

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COMMUNITY DEVELOPMENT DEPT