

**COUNTY OF SACRAMENTO
CALIFORNIA**

For the Agenda of:
February 21, 2014

To: American River Parkway Advisory Committee

From: Department of Regional Parks

Subject: Approval Of Interim Measure To Prevent Bluff Erosion At 9809 Mira Del Rio Drive

Supervisory District: Peters

Contact: Jeffrey R. Leatherman, Director Regional Parks, 875-6132;
Tricia Stevens, Principal Planner, 874-6141

Overview

The property owner of 9809 Mira Del Rio is experiencing bluff erosion problems. They are requesting that the County approve an interim solution of meshing and nails, which would provide some stability while the property owner processes a conditional use permit for the "Shot-Crete" application. The Parkway Corridor (PC) Combining Zone has limitations on the use of certain erosion control devices and the Planning Department will review the owner's application for a Conditional Use Permit for the use of "Shot-Crete", and will bring a recommendation regarding the Conditional Use Permit back to the American River Parkway Advisory Committee and the Recreation and Park Commission for comment and approval, if findings of consistency with the Parkway Combining Zone are made.

Recommendation

- 1) Recommend that planning staff approve the interim measure of meshing and nails to prevent bluff erosion at 9809 Mira Del Rio Drive; and
- 2) Advise staff to bring item to Recreation and Park Commission for final recommendation.

Measures/Evaluation

The proposed action fits into the "Sustainable and Livable" County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for Park users.

Fiscal Impact

There is no fiscal impact. All application fees are the responsibility of the property owner.

BACKGROUND

The PC zone contains the following relevant sections that govern erosion control measures.

235-33. Authorized Uses

(b) Construction, erection or installation of any structure, wall, abutment, or similar device intended to reinforce, stabilize, or otherwise protect any bluff or terrace from erosion, mass wasting or similar land movement is permitted subject to the submission of geotechnical data as set forth in Section 235-38.1 and approval of a conditional use permit by the appropriate authority as prescribed in Section 110-32 of this Code.

Under Section 235-34 “Authority of the Hearing Body”, the PC zone states:

The granting authority may:

(q) Require that, where feasible, vegetation be used to prevent further erosion. Gabions, rock and wire mattresses, or wire mesh over stone, may be used where vegetative measures alone are insufficient, but the erosion control program shall include measures to minimize damage to riparian vegetation and wildlife. Rip-rap shall not be used unless slope, stream current, and existing native vegetation are favorable to providing substantial vegetative screening of the rip-rap. Rubble, gunite, cement or sandbags, bulkheads, fences, used tires, and similar materials or structures are prohibited.

The Anderson property located at 9809 Mira Del Rio received a conditional use permit in 2004 for construction of a new home within the required setback from the edge of the bluff. The existing wood decking on the bluff was granted a variance at the same time. As a note, the Parks and Recreation Commission, as well as Planning staff, recommended that the wood decking be removed; however, the Planning Commission granted the variance after considering testimony at the public hearing. The issue at hand is the continued erosion of the bluff face that is threatening the stability of decking and patios. The primary threatened area is a 20-30 foot wide vertical section. (See photos in Attachment B).

The property owner has engaged the services of a geotechnical engineer and has determined that the optimal permanent solution for erosion control is the installation of a “Shot-Crete” application as described in the attached materials (Attachment A). Staff has interpreted the PC Zone so that the “Shot-Crete” application requires a Conditional Use Permit pursuant to Section 235-33 (b), which the owner is pursuing. However, the homeowners are requesting that an interim, immediate solution be approved that consists of wire meshing and bluff nails to stabilize the bluff during the winter season (Attachment A), while the Conditional Use Permit is processed.

DISCUSSION

The interim solution of meshing and nails is an immediate measure to be implemented. The engineer believes an immediate solution is needed in order to protect existing patios and decking from being destroyed. Staff has viewed the site and believes that such meshing and nails would be unobtrusive and minimally visible from the river.

Section 235-34 of the Parkway Combining Zone is not clear on the approval process for acceptable erosion control devices such as gabions, wire mattresses and wire mesh when they are not part of a conditional use permit request. Staff has reviewed the request and concluded that a staff level approval is appropriate, with review by the interested parties such as ARPAC.

MEASURES/EVALUATION

The proposed action fits into the “Sustainable and Livable” County Strategic Objective and supports Regional Parks stated Performance Measure: to provide safe, accessible, and clean recreational facilities for Park users.

FINANCIAL ANALYSIS

There is no fiscal impact. All application fees are the responsibility of the property owner.

Respectfully submitted,

JEFFREY R. LEATHERMAN, DIRECTOR
Regional Parks

- A. Interim mesh and nail proposal
- B. Photos of the property and bluff