



Staff Report to the Zoning Administrator

Application Number: 181190

Applicant: Hamilton Land Planning

Owner: Greg and Sarah Sands

APN: 028-143-19

Site Address: 180 14th Avenue, Santa Cruz

Agenda Date: September 20, 2019

Agenda Item #: 2

Time: After 9:00 a.m.

Project Description: Proposal to demolish an existing one-story single family dwelling and construct a new two-story single family dwelling with an approximately 1,500 square foot non-habitable basement. Requires a Coastal Development Permit and Riparian Exception.

Location: Property located at the east end of 14th Avenue, seaward of the State Parks gate (180 14th Ave).

Permits Required: Coastal Development Permit, Riparian Exception

Supervisory District: First District (District Supervisor: John Leopold)

Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 181190, based on the attached findings and conditions.

Project Description & Setting

The subject property is approximately 21,000 square feet in size and developed with an existing 800 square foot, one-story single family dwelling with attached garage. The subject parcel is "L" shaped and consists of approximately 4,000 square feet of flat land located at the end of 14th Avenue, on the upper portion of a coastal bluff adjacent to the entrance to Twin Lakes State Beach. The remaining approximately 17,000 square feet of the subject parcel is sloped downward toward the beach and contains area identified as a wetland.

The subject property is one of four developed lots located behind the entrance gate to the State Beach. Though not a mapped scenic resource, the project site is highly visible from adjacent public viewsheds. The surrounding neighborhood is characterized by a mix of one and two story single family development consisting of a variety of architectural styles.

This is a proposal to demolish an existing single family dwelling and construct a new two-story single family dwelling with a non-habitable basement. The project includes construction of new drainage facilities and restoration of the riparian/wetland area.

This project requires a Coastal Development Permit for the demolition and construction of a new home located within the Coastal Zone. The project also requires a Riparian Exception due to the location of the proposed home and drainage infrastructure that is to be located within the required 100 foot riparian setback as measured from wetlands located on the south east side of the subject property.

Zoning & General Plan Consistency

The subject property is a 21,000 square foot lot, located in the R-1-6 (Single Family Residential (minimum 6,000 square foot parcel) and PR (Parks Recreation Open Space) zone districts, designations which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone districts and the zoning is consistent with the site's O-L, R-UL, O-R (Lakes, Reservoir, Lagoon, Urban Low Residential Density, Parks, Recreation and Open Space) General Plan designations.

The project has been designed to ensure consistency with the County General Plan (GP) in that the project would comply with all site standards for the zone district and GP Policies related to Development within Sensitive Habitats through restoration of the existing wetlands located down slope of the proposed single family dwelling. A Biotic Report, prepared by Biotic Resources Group, dated December 7, 2018 has been reviewed and accepted. The report and acceptance letter include conditions for plant restoration and avoidance of the existing wetland areas.

Design Review

The proposed single family dwelling complies with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features such as articulation in the building façade, varied roof planes, and increased setbacks to the second floor elements as viewed from the seaward side of the home. Additionally, the project includes muted earth tones as a finish color (gunmetal grey) on the residence and restoration of the riparian areas on the subject parcel to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Local Coastal Program Consistency

The proposed single family dwelling is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan/LCP. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

Staff Recommendation

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **181190**, based on the attached findings and conditions.

Supplementary reports and information referred to in this report are on file and available for viewing at the Santa Cruz County Planning Department, and are hereby made a part of the administrative record for the proposed project.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.sccoplanning.com

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Exhibits

- A. Categorical Exemption (CEQA determination)
- B. Findings
- C. Conditions
- D. Project plans
- E. Assessor's, Location, Zoning and General Plan Maps
- F. Parcel information
- G. Report review letters
- H. Comments and correspondence

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Department has reviewed the project described below and has determined that it is exempt from the provisions of CEQA as specified in Sections 15061 - 15332 of CEQA for the reason(s) which have been specified in this document.

Application Number: 181190

Assessor Parcel Number: 028-143-19

Project Location: 180 14th Avenue, Santa Cruz

Project Description: Demolish and existing single family dwelling and construct a new single family dwelling.

Person or Agency Proposing Project: Hamilton Land Planning, attn Deidre Hamilton

Contact Phone Number: (831) 423-9992

- A. ☐ The proposed activity is not a project under CEQA Guidelines Section 15378.
B. ☐ The proposed activity is not subject to CEQA as specified under CEQA Guidelines Section 15060 (c).
C. ☐ **Ministerial Project** involving only the use of fixed standards or objective measurements without personal judgment.
D. ☐ **Statutory Exemption** other than a Ministerial Project (CEQA Guidelines Section 15260 to 15285).
E. ☒ **Categorical Exemption**

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

F. Reasons why the project is exempt:

Construction of single family dwelling in an area designated for residential uses.

In addition, none of the conditions described in Section 15300.2 apply to this project.

Nathan MacBeth, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts that are listed in LCP Section 13.10.170(D) as consistent with the LCP Land Use Plan designation of the site.

This finding can be made, in that the property is zoned R-1-6, PR (Single Family Residential (minimum 6,000square foot parcel), Parks Recereation Open Space), a designation which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district, and the zoning is consistent with the site's O-L, R-UL, O-R (Lakes, Reservoir, Lagoon, Urban Low Residential Denisity, Parks, Recreation and Open Space) General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to SCCC 13.20.130 and 13.20.140 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to an urban density; the colors will be natural in appearance and complementary to the site; and the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the LCP Land Use Plan, including Chapter 2: Section 2.5 and Chapter 7.

This finding can be made, in that the project site is not identified as a priority acquisition site in the County Local Coastal Program and public beach access is available at Twin Lakes State Beach located at the end of 14th Avenue and adjacent to the project site. Due to the location of the proposed project, a condition shall require that the entrance to Twin Lakes State Beach and public access remain unimpeded during the construction phase (including demolition and site preparation)

5. That the project conforms to all other applicable standards of the certified LCP.

This finding can be made, in that the structure is sited and designed to be visually compatible and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the R-1-6, PR (Single Family Residential (minimum 6,000square foot parcel), Parks Recereation Open Space) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary in the area, and the design submitted is consistent with the pattern of development within the surrounding neighborhood.

6. If the project is located between the nearest through public road and the sea or the

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APN: 028-143-19
Owner: Greg and Sarah Sands

shoreline of any body of water located within the Coastal Zone, that the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act.

This finding can be made, in that the project site is located between the shoreline and the first public road however, the proposed single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Existing beach access is available at Twin Lake State Beach, located at the end of 14th Avenue, adjacent to the project site. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

Riparian Exception Findings

1. That there are special circumstances or conditions affecting the property.

This finding can be made in that the subject property is approximately 21,000 square feet in size. The parcel can be described as two distinct areas; one area containing a relatively flat area in terms of topography and the second area containing a coastal bluff with downward slope to the area containing seasonal wetlands. Approximately 4,000 square feet of the subject parcel is located outside of the required 100-foot setback to the wetlands, thus some of the proposed development will be located within the 100-foot setback as depicted on Exhibit D.

2. That the exception is necessary for the proper design and function of some permitted or existing activity on the property.

This finding can be made in that there is a permitted use of the parcel as a residential property. As stated above, the parcel is constrained by the 100-foot wetlands setback, limiting the area of development, and conformance with the setback is not feasible.

3. That the granting of the exception will not be detrimental to the public welfare or injurious to other property downstream or in the area in which the project is located.

This finding can be made in that a stormwater plan, as well as a detailed erosion control plan including best management practices is included in the development proposal, thus controlling sediment and debris from entering the wetlands during construction.

4. That the granting of the exception, in the coastal zone, will not reduce or adversely impact the riparian corridor, and there is no feasible less environmentally damaging alternative.

This finding can be made in that the project is located within the coastal zone and incorporates a restoration of the riparian area located on the subject property. Restoration (removal of non-native vegetation) will result in enhancements to the riparian area. No adverse impacts to coastal resources will occur as a result of the project. Further, the project Engineer has indicated that no alternatives to the proposed design are feasible and or environmentally superior.

5. That the granting of the exception is in accordance with the purpose of this chapter, and with the objectives of the General Plan and elements thereof, and the Local Coastal Program land use plan.

This finding can be made in that the project has been designed to ensure consistency with GP Policy 5.1.6 (Development within Sensitive Habitats) through restoration of the existing wetlands located down slope of the proposed single family dwelling. A Biotic Report prepared by Biotic Resources Group, dated December 7, 2018 has been reviewed and accepted. The report and acceptance letter include conditions for plant restoration and avoidance of the existing wetland areas.

Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure the optimum in safety and the conservation of energy and resources. The project has been designed to minimize potential risks associated with future slope instability resulting from failure of the proposed stormwater facilities. The project has been reviewed and approved by the Department of Public Works Stormwater Management division. A maintenance agreement shall be required for the long-term maintenance and reporting of the functionality of the proposed facility which is to be located within the riparian corridor.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the zone district in which the site is located.

This finding can be made, in that the proposed location of the single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-6, PR (Single Family Residential (minimum 6,000 square foot parcel), Parks Recreation Open Space) zone district as the primary use of the property will be one single family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the O-L, R-UL, O-R (Lakes, Reservoir, Lagoon, Urban Low Residential Density, Parks, Recreation and Open Space) land use designation in the County General Plan.

The proposed single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single family dwelling will be properly proportioned to the parcel size and the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed single family dwelling will comply with the site standards for the R-1-6, PR zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

This finding can be made in that the project has been designed to ensure consistency with General Plan Policy 5.1.6 (Development within Sensitive Habitats) through restoration of the existing wetlands located down slope of the proposed single family dwelling.

A specific plan has not been adopted for this portion of the County.

4. That the proposed use will not overload utilities, and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed single family dwelling is to be constructed on an existing developed lot. The project is not expected to result in an increase in traffic therefore, the project will not adversely impact existing roads or intersections in the surrounding area. The project will not overload utilities in that the project site is served by existing utilities.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed single family dwelling is consistent with the land use intensity and density of the neighborhood. The proposed color and materials will be complementary to the site and the proposed restoration of the riparian corridor (removal of non-native vegetation) will enhance the aesthetic qualities of the subject parcel and surrounding natural environment.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed single family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

Conditions of Approval

Exhibit D: Project plans, prepared by Stephanie Barnes-Castro, revised 8/22/19.

- I. This permit authorizes the demolition of an existing single family dwelling and construction of a new single family dwelling as indicated on the approved Exhibit "D" for this permit. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Demolition Permit from the Santa Cruz County Building Official.
 - C. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - D. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - E. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" for this development permit on the plans submitted for the Building Permit must be clearly called out and labeled by standard architectural methods to indicate such changes. Any changes that are not properly called out and labeled will not be authorized by any Building Permit that is issued for the proposed development. The final plans shall include the following additional information:
 1. A copy of the text of these conditions of approval incorporated into the full size sheets of the architectural plan set.
 2. One elevation shall indicate materials and colors as they were approved by this Discretionary Application. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material sheet in 8 1/2" x 11" format for Planning Department review

and approval.

3. Grading, drainage, and erosion control plans.
4. Details showing compliance with fire department requirements.
5. The following notes shall be placed on the building plans:
 - a. Construction activities shall be limited to weekdays between the hours 8am-5pm unless a temporary exception to this time restriction is approved in advance by County Planning.
 - b. Parking of construction vehicles behind the State Beach gate shall be restricted to the project site and one additional vehicle along the parcel frontage.
 - c. Construction vehicles, activities, and materials shall at no time impeding pedestrian and emergency vehicle access or block private driveways or the public right of way.
- B. Meet all requirements of and pay Zone 5 drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- C. Meet all requirements of the Santa Cruz County Sanitation District. Proof of sanitary sewer service availability is required prior to application for a Building Permit.
- D. Meet all requirements of the Environmental Planning section of the Planning Department.
 1. If removal of woody vegetation, grading activity, or other use of heavy equipment is to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within 15 days prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds and 250 feet for birds of prey.
- E. Meet all requirements and pay any applicable plan check fee of the Central Fire Protection District.
- F. Submit plan review letters prepared and stamped by the project Geologist and Geotechnical Engineer.
- G. Pay the current fees for Parks and Child Care mitigation for 3 additional bedrooms. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
- H. Pay the current fees for Roadside and Transportation improvements for 3

additional bedrooms. Please contact the Department of Public Works for a current list of fees.

- I. Pay the current Affordable Housing Impact Fee. The fees are based on unit size and the current fee for a dwelling 2,001 up to 2,500 square feet is \$3 per square foot.
 - J. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
 - K. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- III. All construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:
- A. All site improvements shown on the final approved Building Permit plans shall be installed.
 - B. All conditions listed in the Biotic Report approval letter prepared by Juliette Robinson, dated April 3, 2019 shall be implemented. (See conditions III. G and H).
 - C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - D. The project must comply with all recommendations of the approved soils reports.
 - E. No winter grading will be allowed on this parcel.
 - F. All construction activities shall comply with the following requirements:
 - 1. Construction activities shall be limited to weekdays between the hours 8am-5pm unless a temporary exception to this time restriction is approved in advance by County Planning.
 - 2. Parking of construction vehicles behind the State Beach gate shall be restricted to the project site and one additional vehicle along the parcel frontage.
 - 3. Construction vehicles, activities, and materials shall at no time impede pedestrian and emergency vehicle access or block private driveways or the public right of way.
 - 4. The applicant shall designate a disturbance coordinator and a 24-hour

contact number shall be conspicuously posted on the job site. The disturbance coordinator shall record the name, phone number, and nature of all complaints received regarding the construction site. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry.

G. To minimize impacts to surrounding habitat and compensate for encroachment into the 100-foot wetland buffer:

1. No work shall occur within areas identified as wetland habitat.
2. Prior to construction, high visibility construction fencing or flagging shall be installed around the limits of work to prevent inadvertent disturbance within the surrounding sensitive habitats. No work-related activity including equipment staging, vehicular access, grading, and vegetation removal shall be allowed outside of the limits of work.
3. No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored outside the designated limits of work.
4. Upon project completion, areas of exposed soil shall be re-vegetated with locally native erosion control species. Non-native grasses or forbs may not be used for erosion control.
5. Implement the native plant restoration plan (as prepared by Barbara Jackel Landscape Design) that depicts areas for native plant revegetation. A final version of this plan shall be submitted to Environmental Planning staff for approval prior to implementation. The approved Restoration Planting Plan shall be implemented prior to final building inspection and shall include the following minimum elements:
 - a. Establishment of designated restoration areas on site.
 - b. Species, size and locations of all plants intended for removal.
 - c. Species, size and locations of species being planted.
 - d. Information regarding the methods of irrigation for replacement plantings.
 - e. 5-year management plan for maintenance and monitoring of restored areas to maintain 100% survival of installed container stock in years 1-3, and at least 80% survival in years 4-5. Replacement plants shall be installed as needed during the monitoring period to meet survival rates. Annual reports shall be submitted to the County Planning Department by December 31 of each monitoring year.
 - f. An invasive plant removal and control program that targets removal and control of English ivy, jubata grass, ginger, and ice plant.

6. Prior to final building inspection approval, planting of the mitigation area(s) shall be inspected and approved by Environmental Planning staff

H. To avoid impacts to nesting birds:

1. If removal of woody vegetation, grading activity, or other use of heavy equipment begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests.
2. Trees intended for removal shall be removed during the period of September 1st through January 31st, in order to avoid the nesting season.
3. If removal of woody vegetation, grading activity, or other use of heavy equipment is to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within 15 days prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds and 250 feet for birds of prey.
4. If no active nest of a bird of prey or MBTA bird is found then no further avoidance and minimization measures are necessary.
5. If active nest(s) of MBTA birds or birds of prey are found in the survey area, an avoidance buffer of 50 feet for MBTA birds and 250 feet for birds of prey shall be established around the active nest(s). The biologist shall monitor the nest, and advise the applicant when all young have fledged the nest. Removal of vegetation, grading activity, or other use of heavy equipment may begin after fledging is complete.
6. If the biologist determines that a smaller avoidance buffer will provide adequate protection for nesting birds, a proposal for alternative avoidance/protective measures, potentially including a smaller avoidance buffer and construction monitoring, may be submitted to Environmental Planning staff for review and approval prior to removal of vegetation, grading activity, or other use of heavy equipment.
7. If removal of vegetation, grading activity, or other use of heavy equipment stops for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.

- I. Pursuant to Sections 16.40.040 and 16.42.080 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established

in Sections 16.40.040 and 16.42.080, shall be observed.

IV. Operational Conditions

- A. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.

- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Application #: 181190
APN: 028-143-19
Owner: Greg and Sarah Sands

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Annette Olson
Deputy Zoning Administrator

Appeals: Any property owner, or other person aggrieved, or any other person whose interests are adversely affected by any act or determination of the Zoning Administrator, may appeal the act or determination to the Planning Commission in accordance with chapter 18.10 of the Santa Cruz County Code.

COOL, SWEET
BLASTOCHORDS
UPPER MOOP
(NOT VIBRATO)
EXERCISE FROM
AQUILA, VIBRO



© 2000 Blackwell Science Ltd



EXTERIOR MATERIALS



ENTERIC HILL,
HAMILTON, NEW YORK,
FACILITIES & OUTLETS
ENTER EARTH TONE CO.

[illegible]

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Abstract

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Discussion

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1 JANUARY 1997

2016 CALIFORNIA BULBING CODE, 2016 CALIFORNIA PLUMBING CODE, 2016 CALIFORNIA MECHANICAL CODE, 2016 CALIFORNIA ELECTRIC CODE, 2016 CALIFORNIA ENERGY CODE, 2016 CALIFORNIA GREEN BULBING CODE, 2016 CALIFORNIA RESIDENTIAL CODE, 2016 CALIFORNIA PWS CODE, 2016 CALIFORNIA ENTRY STANDARDS

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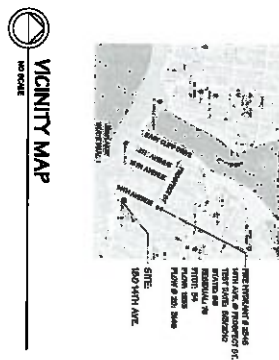
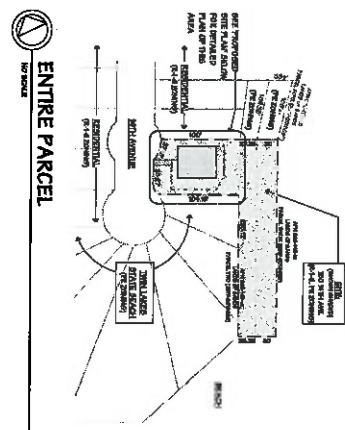
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NOTES

BIOTIC NOTE
 Please to THE BIOTIC REPORT published by biotic production group.
 Directed attention to Biotic for biotic advertisement.

[illegible]

Images of the North American continent are shown by specific countries (country codes) and the North American continent is shown by the code "NA".

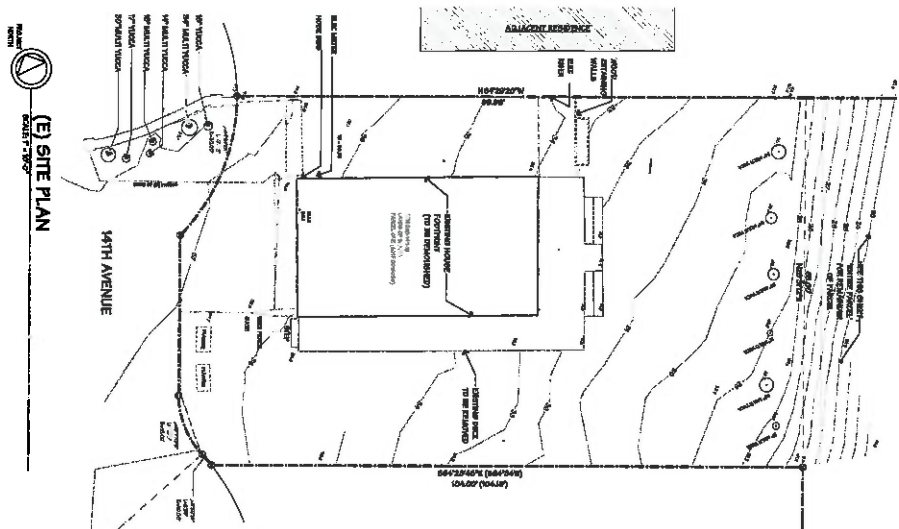


ENTIRE PARCEL

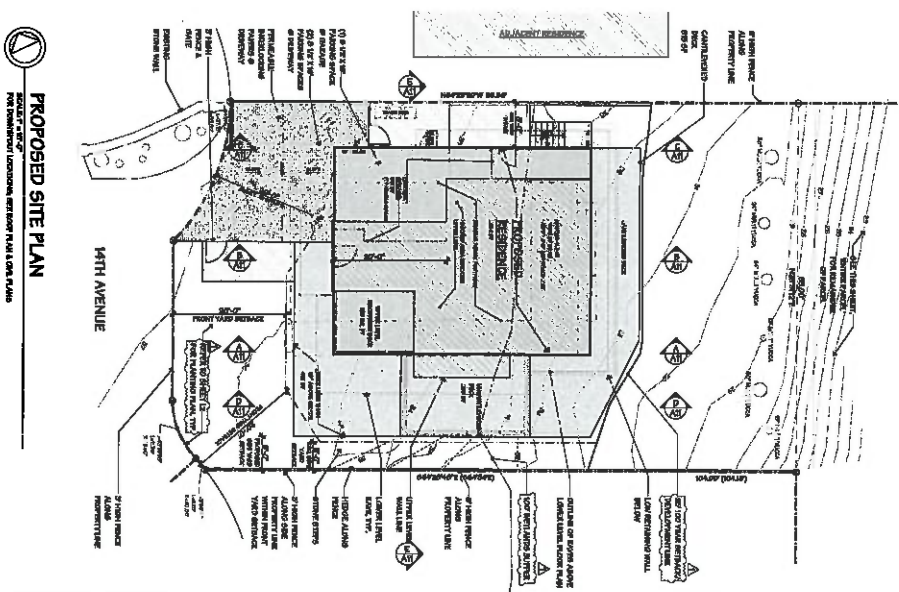
VICINITY MAP

FIRE PROTECTION NOTES

1. ALL BUILDINGS SHALL BE DESIGNED TO RESIST FIRE ACCORDING TO THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE) AND THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE).
2. A FIRE PROTECTION SYSTEM SHALL BE INSTALLED TO PROTECT THE BUILDING FROM FIRE ACCORDING TO THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE) AND THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE).
3. A FIRE PROTECTION SYSTEM SHALL BE INSTALLED TO PROTECT THE BUILDING FROM FIRE ACCORDING TO THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE) AND THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE).
4. A FIRE PROTECTION SYSTEM SHALL BE INSTALLED TO PROTECT THE BUILDING FROM FIRE ACCORDING TO THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE) AND THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE).
5. A FIRE PROTECTION SYSTEM SHALL BE INSTALLED TO PROTECT THE BUILDING FROM FIRE ACCORDING TO THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE) AND THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE).
6. A FIRE PROTECTION SYSTEM SHALL BE INSTALLED TO PROTECT THE BUILDING FROM FIRE ACCORDING TO THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE) AND THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE).
7. A FIRE PROTECTION SYSTEM SHALL BE INSTALLED TO PROTECT THE BUILDING FROM FIRE ACCORDING TO THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE) AND THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE).
8. A FIRE PROTECTION SYSTEM SHALL BE INSTALLED TO PROTECT THE BUILDING FROM FIRE ACCORDING TO THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE) AND THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE).
9. A FIRE PROTECTION SYSTEM SHALL BE INSTALLED TO PROTECT THE BUILDING FROM FIRE ACCORDING TO THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE) AND THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE).
10. A FIRE PROTECTION SYSTEM SHALL BE INSTALLED TO PROTECT THE BUILDING FROM FIRE ACCORDING TO THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE) AND THE CALIFORNIA FIRE PROTECTION CODE (CALIFORNIA FIRE PROTECTION CODE).



(E) SITE PLAN

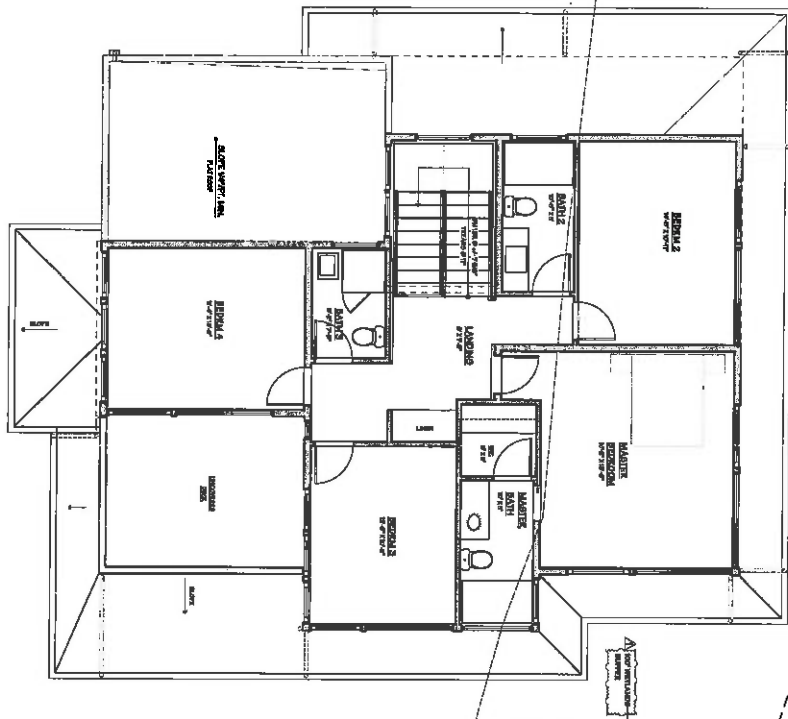


PROPOSED SITE PLAN

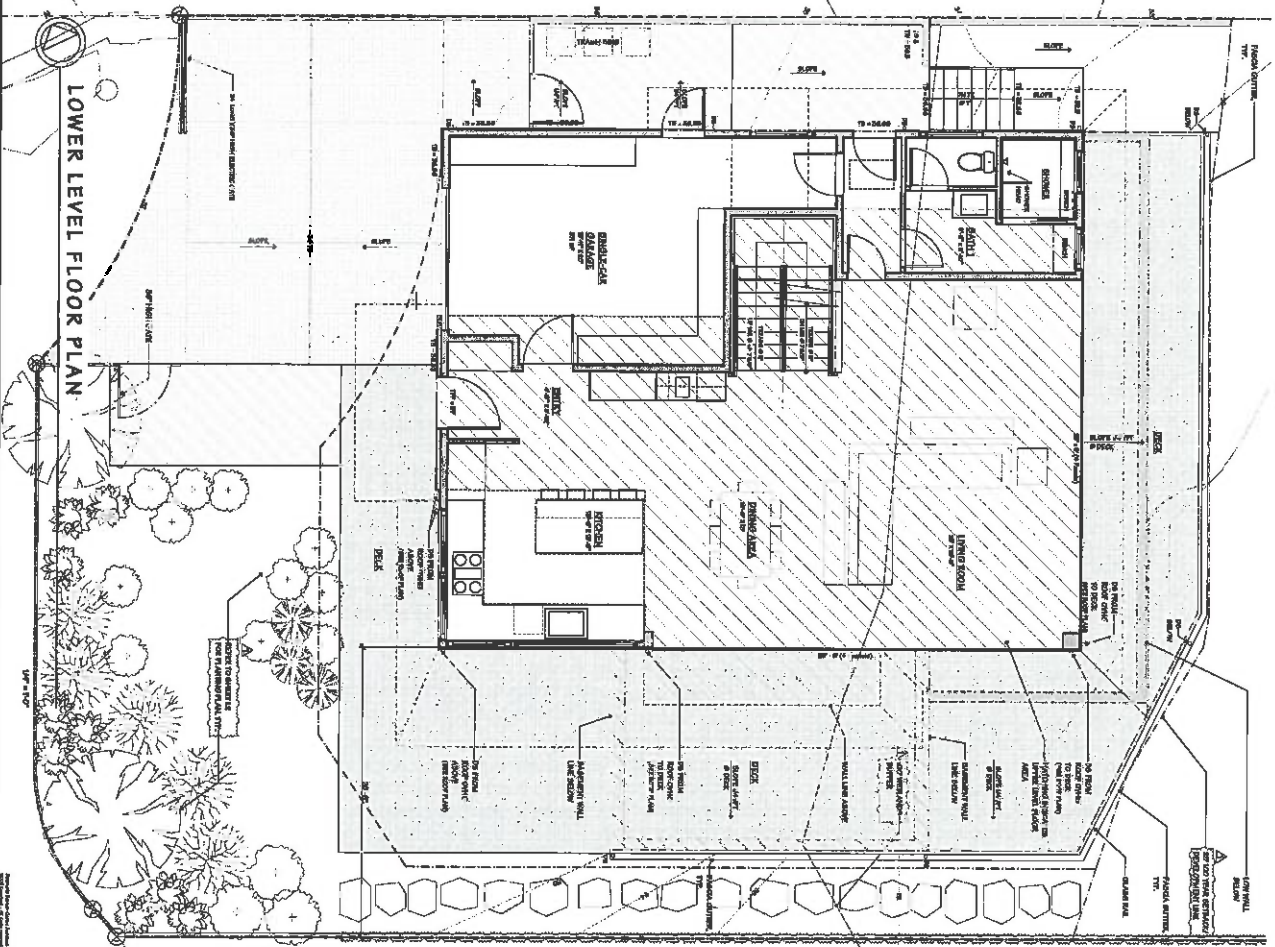
<p>SANDS RESIDENCE 180 14TH AVENUE Santa Cruz, CA 95062 APN# #028-143-19</p>	<p>EXISTING & PROPOSED SITE PLANS VICINITY MAP SECTION A-A</p>	<p>STEPHANIE BARNES-CASTRO ARCHITECT</p> <p>484 Laurel Street Santa Cruz, CA 95060 Tel: (831) 426-1000 info@stephaniecastro.com</p>	<p>EXHIBIT D</p>
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UPPER LEVEL FLOOR PLAN



LOWER LEVEL FLOOR PLAN



DATE	10/1/10
BY	STEPHANIE BARNES-CASTRO
PROJECT	A3

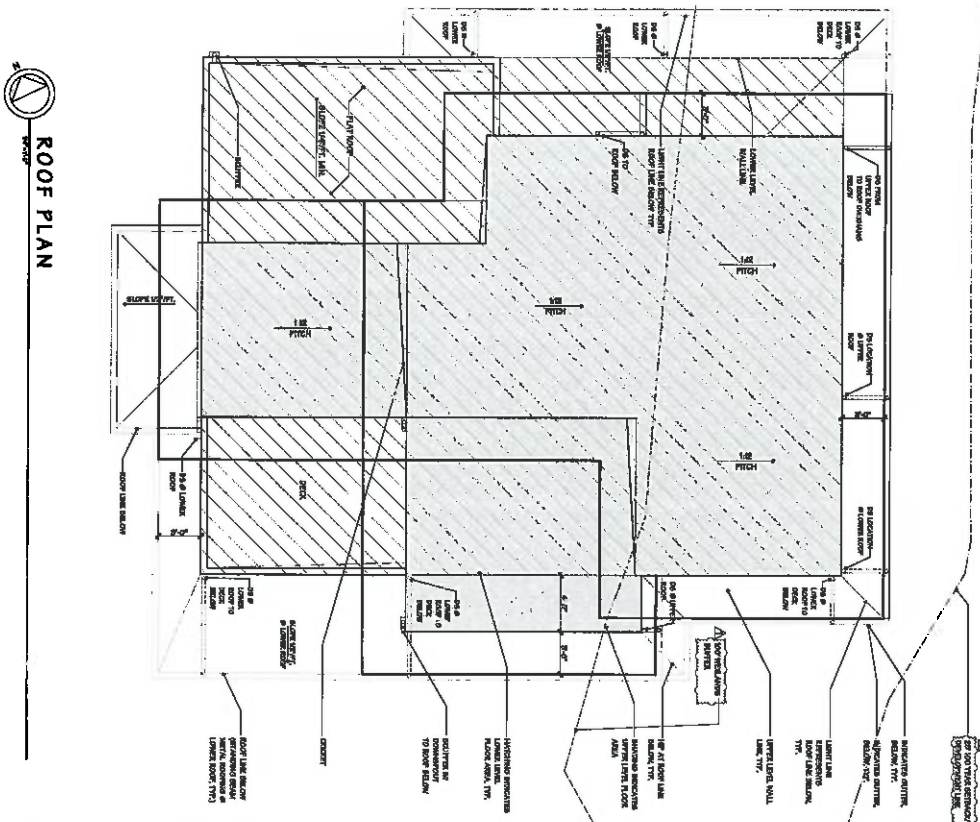
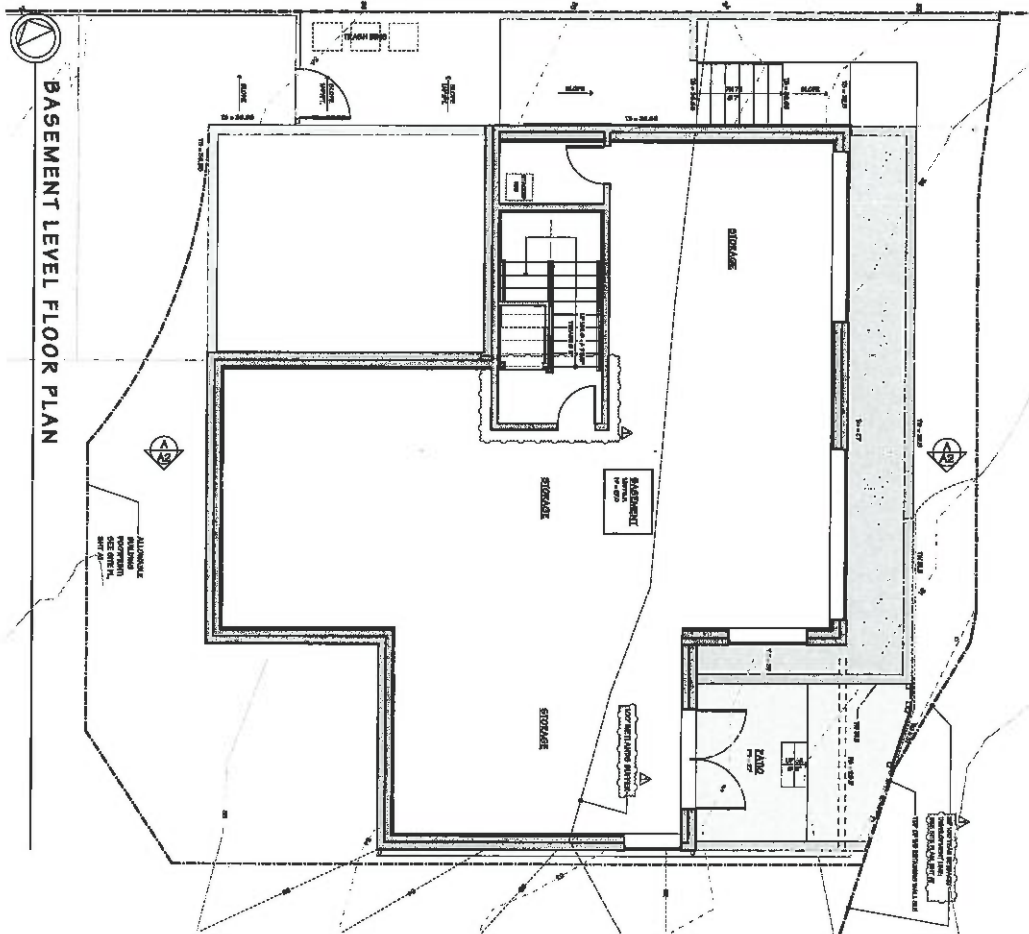
SANDS RESIDENCE
180 14TH AVENUE
Santa Cruz, CA 95062
APN# #028-143-19

LOWER LEVEL
& UPPER LEVEL
FLOOR PLANS

STEPHANIE
BARNES-CASTRO
ARCHITECT

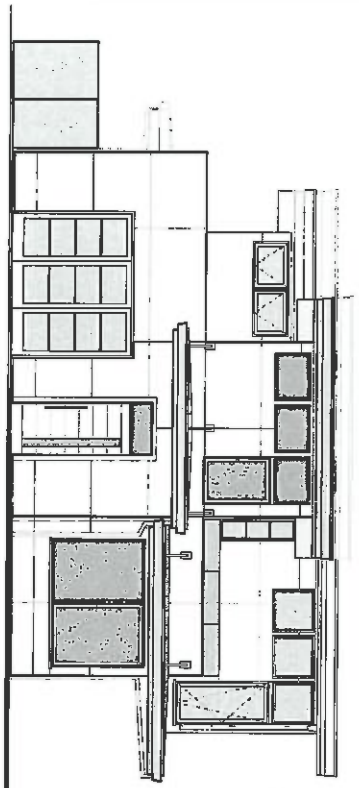


EXHIBIT D

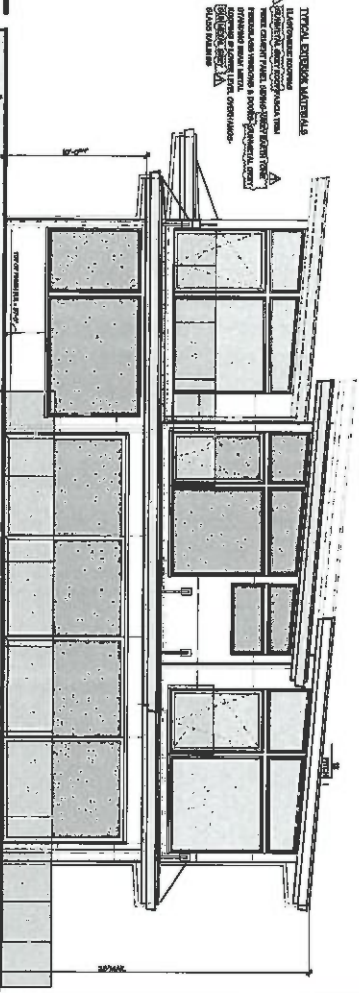


<p>SHEET</p> <p>A4</p>	<p>SANDS RESIDENCE</p> <p>180 14TH AVENUE</p> <p>Santa Cruz, CA 95062</p> <p>APN# #028-143-19</p>	<p>BASEMENT PLAN</p> <p>ROOF PLAN</p>	<p>STEPHANIE</p> <p>BARNES-CASTRO</p> <p>ARCHITECT</p> <p>484 Lombard Street Santa Cruz, CA 95062 Ph: (831) 256-4666 step@stepcastro.com</p>	
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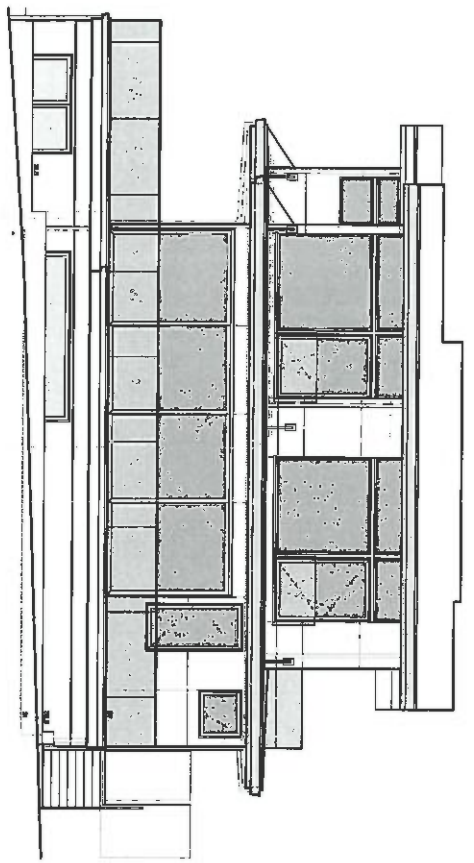
EXHIBIT D



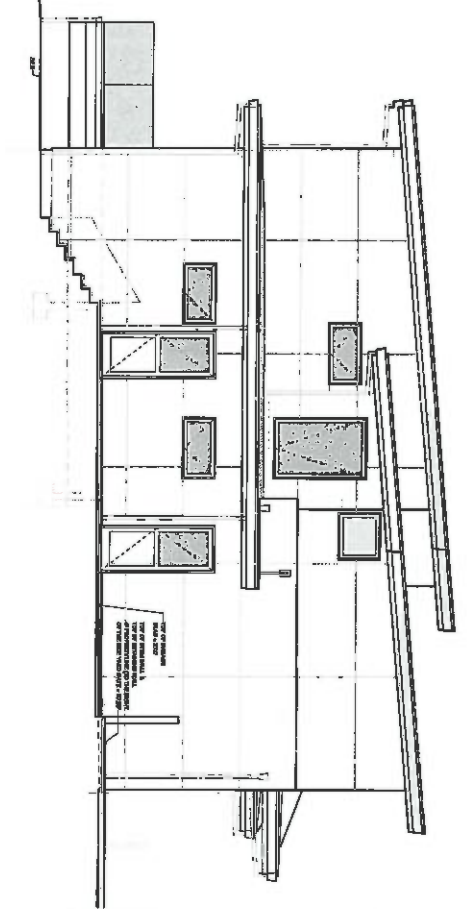
NORTHWEST ELEVATION - STREET ELEVATION



SOUTHWEST ELEVATION



SOUTHEAST ELEVATION



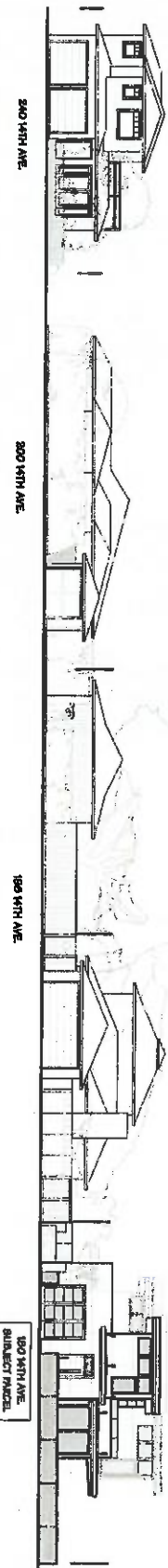
NORTHEAST ELEVATION

TYPICAL WINDOW MATERIALS
 1. WINDOW FRAME: ALUMINUM
 2. WINDOW GLASS: LOW-E GLASS
 3. WINDOW SILL: ALUMINUM
 4. WINDOW CASE: ALUMINUM
 5. WINDOW LINEN: ALUMINUM
 6. WINDOW SHUTTER: ALUMINUM
 7. WINDOW BLIND: ALUMINUM
 8. WINDOW CURTAIN: ALUMINUM
 9. WINDOW VALANCE: ALUMINUM
 10. WINDOW TIEBACK: ALUMINUM

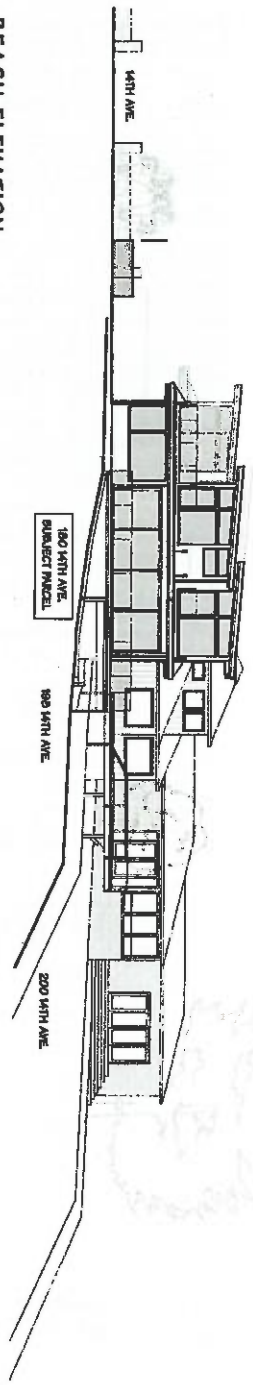
SANDS RESIDENCE 180 14TH AVENUE Santa Cruz, CA 95062 APN# #026-143-19		STEPHANIE BARNES-CASTRO ARCHITECT	
EXTERIOR ELEVATIONS		400 Leeward Street Santa Cruz, CA 95062 Tel: (831) 226-0000 step@stepbarnes.com	

SHEET	
A5	1

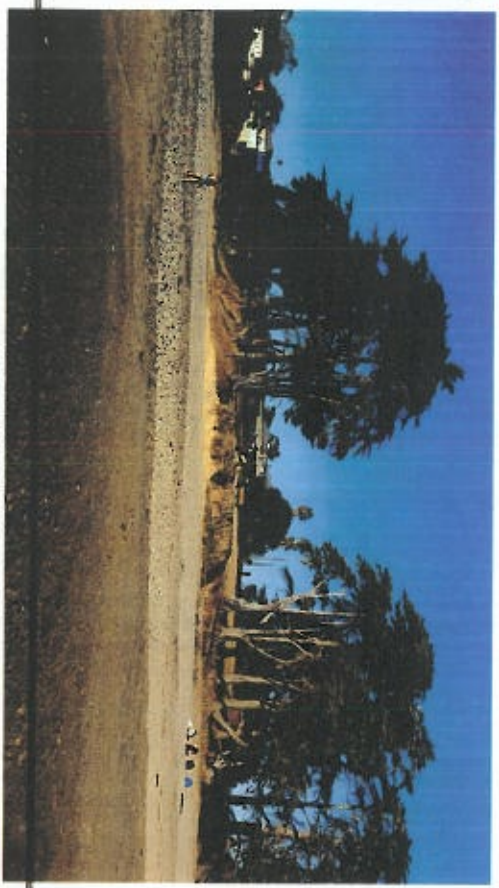
EXHIBIT D



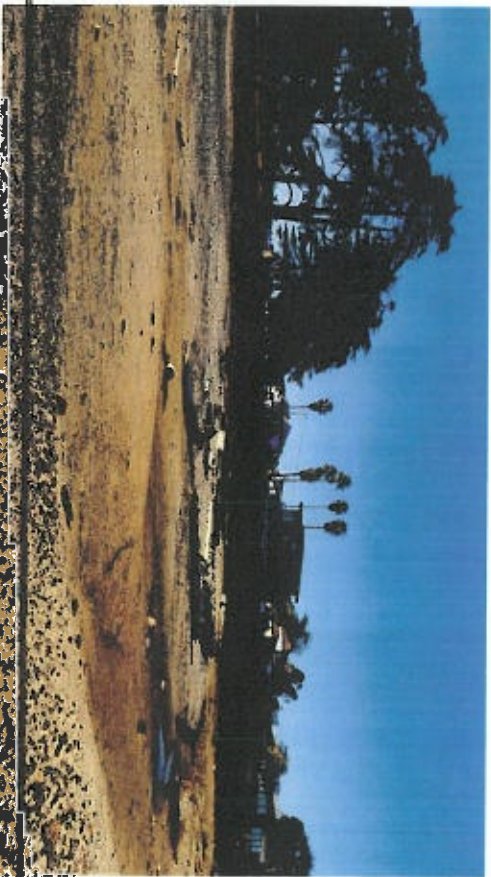
STREETSCAPE FROM 14TH AVENUE



BEACH ELEVATION



VIEW FROM TWIN LAKES BEACH



VIEW FROM TWIN LAKES BEACH

SHEET
A6
 OF 10
 DATE: 08/11/10
 DRAWN BY: [blank]
 CHECKED BY: [blank]

SANDS RESIDENCE
 180 14TH AVENUE
 Santa Cruz, CA 95062
 APN# 0028-145-19

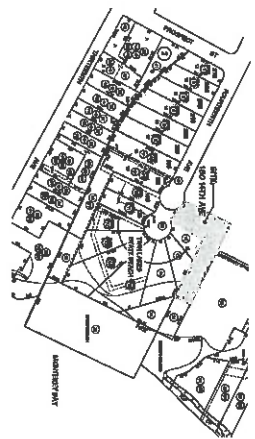
STREETSCAPE
 BEACH ELEVATION
 PHOTO RENDERINGS

STEPHANIE BARNES-CASTRO
 ARCHITECT
 404 Laurel Street
 Santa Cruz, CA 95062
 Tel: (831) 552-4000
 stephanie@barnes-castro.com

[blank]



PARCEL MAP: SAME SIDE OF STREET



PARCEL MAP: OPPOSITE SIDE OF STREET



100 14TH AVE.

180 14TH AVE.
SUBJECT PARCEL

THIN LAMES STATE BEACH



280 14TH AVE.

320 14TH AVE.

340 14TH AVE.

820 14TH AVE.

NEIGHBORHOOD PHOTOS: SAME SIDE OF STREET



336 14TH AVE.

346 14TH AVE.

350 14TH AVE.

368 14TH AVE.

370 14TH AVE.



THIN LAMES STATE BEACH

770 14TH AVE.

106 14TH AVE.

691 14TH AVE.

198 14TH AVE.

228 14TH AVE.

NEIGHBORHOOD PHOTOS: OPPOSITE SIDE OF STREET

SHEET A7	SANDS RESIDENCE 120 14TH AVENUE Santa Cruz, CA 95062 APN# #020-143-19	NEIGHBORHOOD PHOTOS	STEPHANIE BARNES-CASTRO ARCHITECT 484 Levent Road Santa Cruz, CA 95060 Ph: (831) 556-0500 info@stephaniecastro.com
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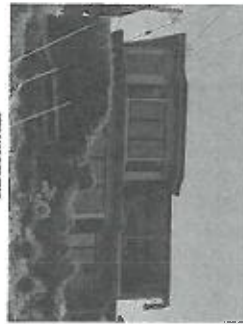
TWIN LAKES STATE BEACH
180 14TH AVE.
198 14TH AVE. 200 14TH AVE.
SUBJECT PARCEL



180 14TH AVE.
198 14TH AVE. 200 14TH AVE.
SUBJECT PARCEL

NEIGHBORHOOD PHOTOS: EXISTING BEACH VIEW

NEIGHBORHOOD PHOTOS: EXISTING LAGOON VIEW



2005 AUNT CLAY DRIVE



201 BLACK HONEY LAKE



180 14TH AVE.



198 14TH AVE.



200 14TH AVENUE



2005 DART CLAY DRIVE



180 14TH AVENUE



198 14TH AVENUE

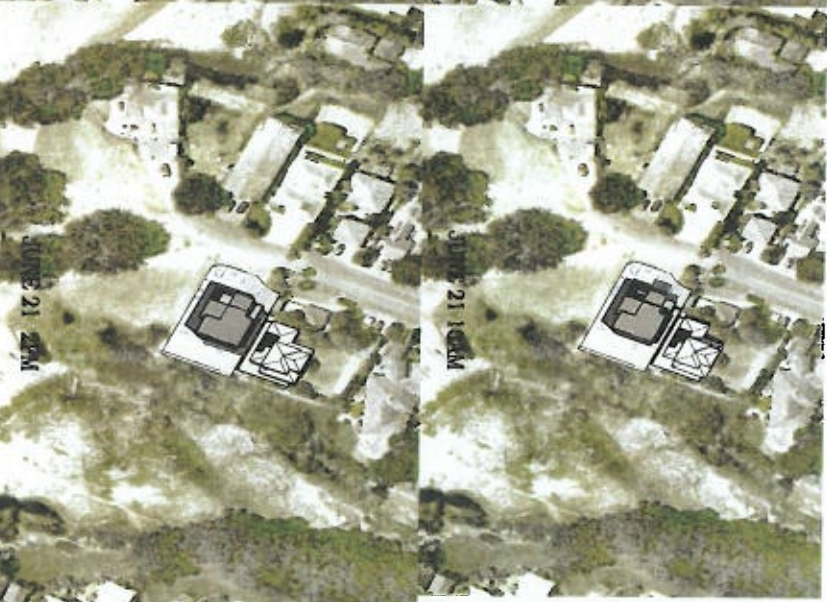
EXAMPLES OF OTHER CONTEMPORARY HOMES IN THE NEIGHBORHOOD

SHEET A8	SANDS RESIDENCE 180 14TH AVENUE Santa Cruz, CA 95062 APN# #025-143-19	NEIGHBORHOOD PHOTOS	STEPHANIE BARNES-CASTRO ARCHITECT	486 Leland Street Santa Cruz CA 95062 Tel (408) 558-0545 step@stepharc.com

EXHIBIT D



SHADOW PLANS



SHEET
A9

DATE	REVISION

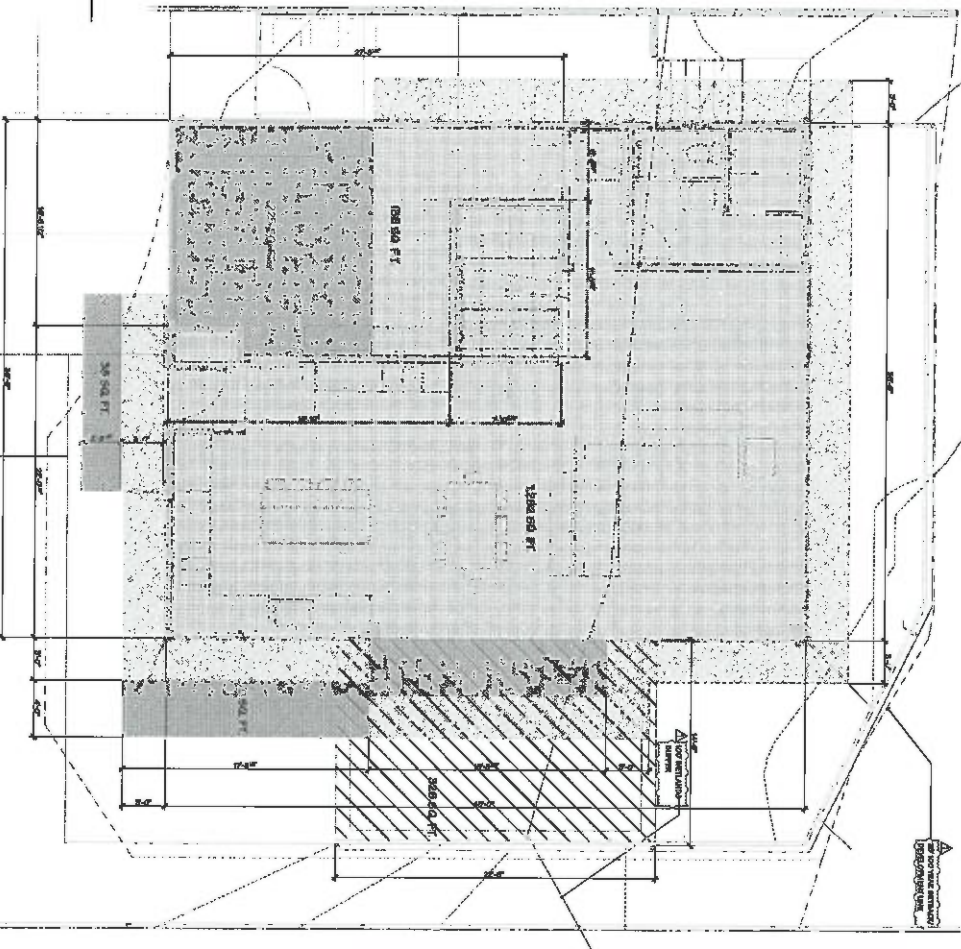
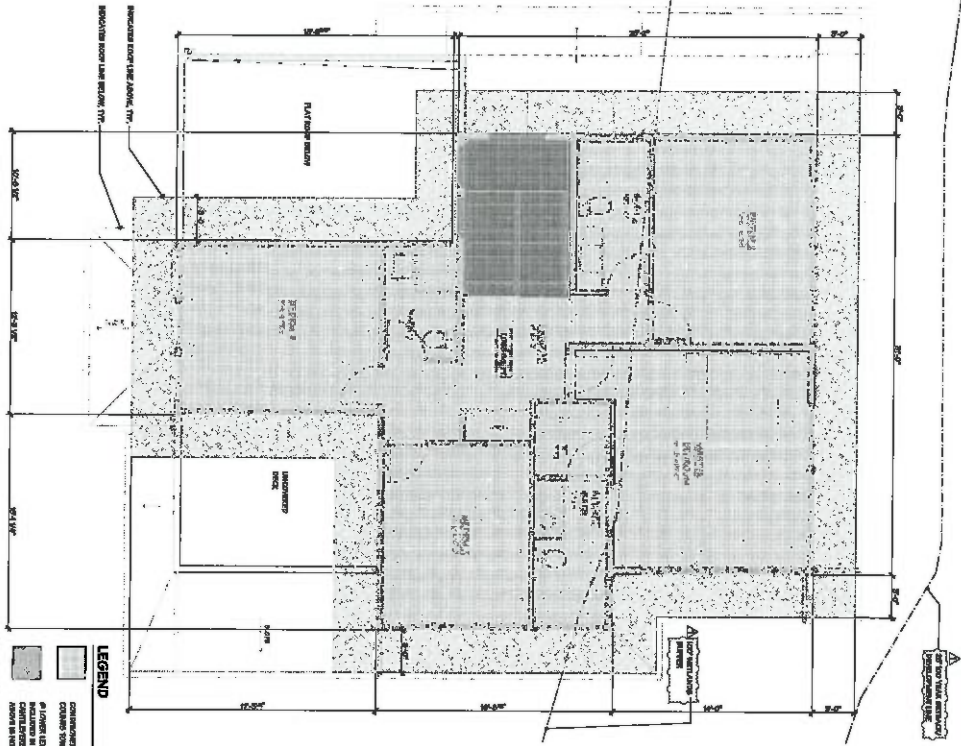
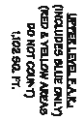
SANDS RESIDENCE
180 14TH AVENUE
Santa Cruz, CA 95062
APN# 0028-143-19

SHADOW PLANS

STEPHANIE
BARNES-CASTRO
ARCHITECT



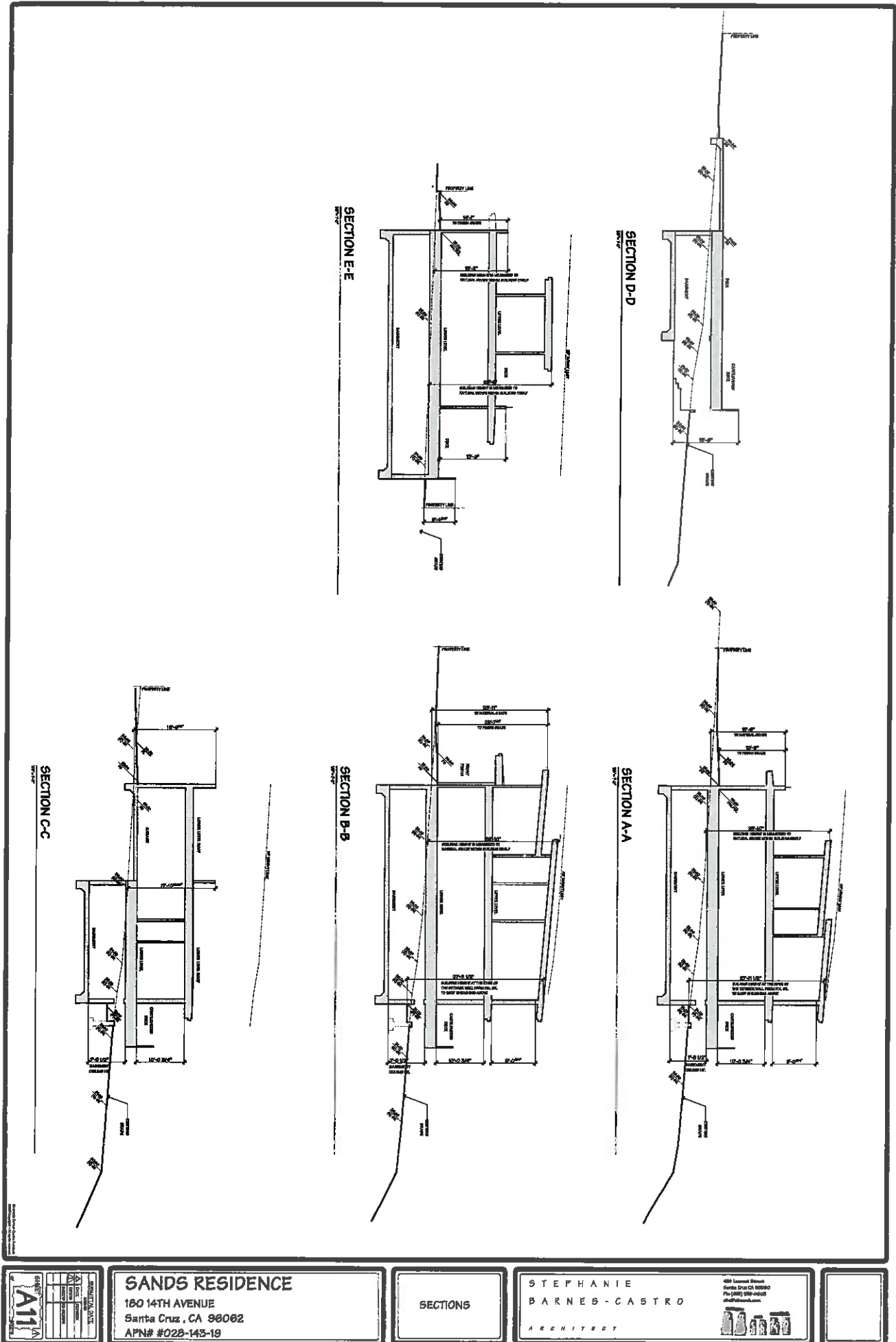
EXHIBIT D



SHEET		SHEET	
A10		A10	
10/10/10		10/10/10	

SANDS RESIDENCE
180 14TH AVENUE
Santa Cruz, CA 96062
APN# #028-143-19

**LOT COVERAGE
& F.A.R. DIAGRAMS**



<p>6/11/11</p> <p>A111</p>	<p>SANDS RESIDENCE</p> <p>180 14TH AVENUE</p> <p>Santa Cruz, CA 95062</p> <p>APN# #028-143-19</p>	<p>SECTIONS</p>	<p>STEPHANIE BARNES-CASTRO</p> <p>ARCHITECT</p> <p>4000 Laurel Street</p> <p>San Jose, CA 95128</p> <p>Phone: (408) 298-1111</p> <p>steph@barnes-castro.com</p>	<p></p>
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SANDS RESIDENCE



DATE	10/12/2012
BY	STEPHANIE BARNES-CASTRO
PROJECT	SANDS RESIDENCE
LOCATION	180 14TH AVENUE, SANTA CRUZ, CA 95062
APN	020-143-19
SCALE	1/8" = 1'-0"
NO.	A12

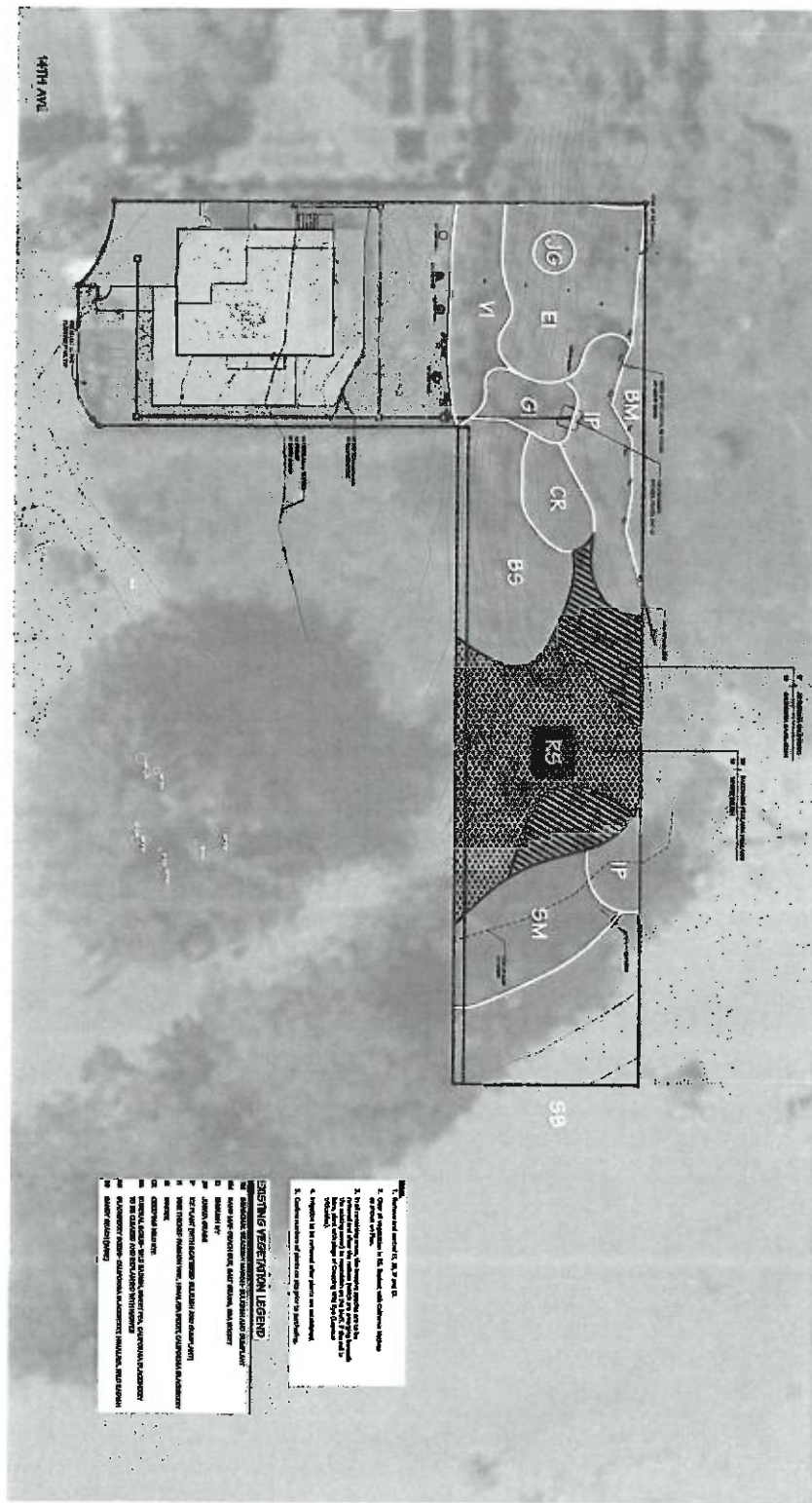
SANDS RESIDENCE
 180 14TH AVENUE
 Santa Cruz, CA 95062
 APN# 020-143-19



STEPHANIE BARNES-CASTRO
 ARCHITECT
 450 Leavitt Street
 Santa Cruz, CA 95062
 Tel: (831) 426-1000
 info@sbcarch.com



EXHIBIT D



- EXISTING VEGETATION LEGEND**
- 1. Open or disturbed areas (e.g., bare soil, gravel, sand, etc.)
 - 2. Low or medium density vegetation (e.g., grass, weeds, etc.)
 - 3. Medium density vegetation (e.g., shrubs, small trees, etc.)
 - 4. High density vegetation (e.g., dense shrubs, small trees, etc.)
 - 5. Large trees (e.g., mature trees, etc.)
 - 6. Water bodies (e.g., ponds, streams, etc.)
 - 7. Bare rock or sand
 - 8. Other (e.g., etc.)
- RESTORATION VEGETATION LEGEND**
- 1. Native coastal scrub (e.g., sagebrush, etc.)
 - 2. Native coastal scrub (e.g., sagebrush, etc.)
 - 3. Native coastal scrub (e.g., sagebrush, etc.)
 - 4. Native coastal scrub (e.g., sagebrush, etc.)
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 - 100. Native coastal scrub (e.g., sagebrush, etc.)

COASTAL BLUFF RESTORATION PLAN
SCALE: 1/8" = 1'-0"

- [illegible]

ACTUAL

- [illegible]

- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS, OR SURFACE WATERS.
- ALL EQUIPMENT OR VEHICLES WHICH ARE TO BE FUELED, MAINTAINED, AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FILLED WITH APPROVED TANK BATTER.

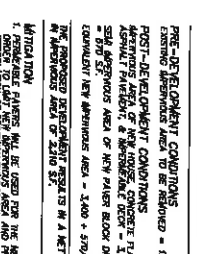
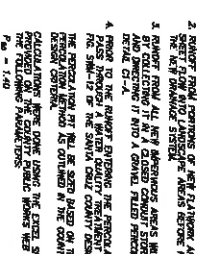
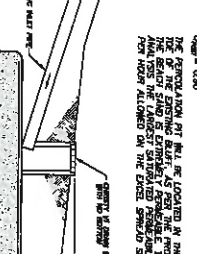
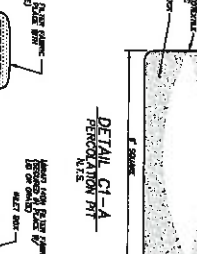
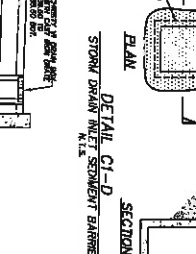
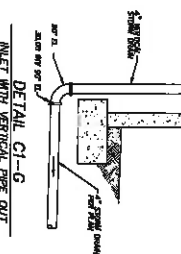
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- * BEFORE A PRECALCULATED RAIN EVENT, OR DURING PERIODS OF PRECIPITATION.
- * APPLY A DEDUCTIBLE LANDSCAPE MATERIAL, AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURER'S RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
- * STOCK DEDUCTIBLE LANDSCAPE MATERIALS ON PALETS AND COVER, OR STORE SUCH MATERIALS IN A DEDICATED STORAGE AREA.

-
- NOTE:
 1. THE JOINT SHALL BE REINFORCED TO RESIST THE JOINT MOMENT, SHEAR AND AXIAL LOADS.
 2. THE JOINT SHALL BE REINFORCED TO RESIST THE JOINT MOMENT, SHEAR AND AXIAL LOADS.
 3. THE JOINT SHALL BE REINFORCED TO RESIST THE JOINT MOMENT, SHEAR AND AXIAL LOADS.
- Fixed End
 Beam Face
 Beam Face
 Column Face
 Column Face
 Fixed End
 h
 h/2
 TYPICAL SELF FORCE DETAIL C1-C
 N.T.S.

-
- DETAIL C1-F
ROOFED CONSTRUCTION ENTRANCE
N.T.S.

Y. R.



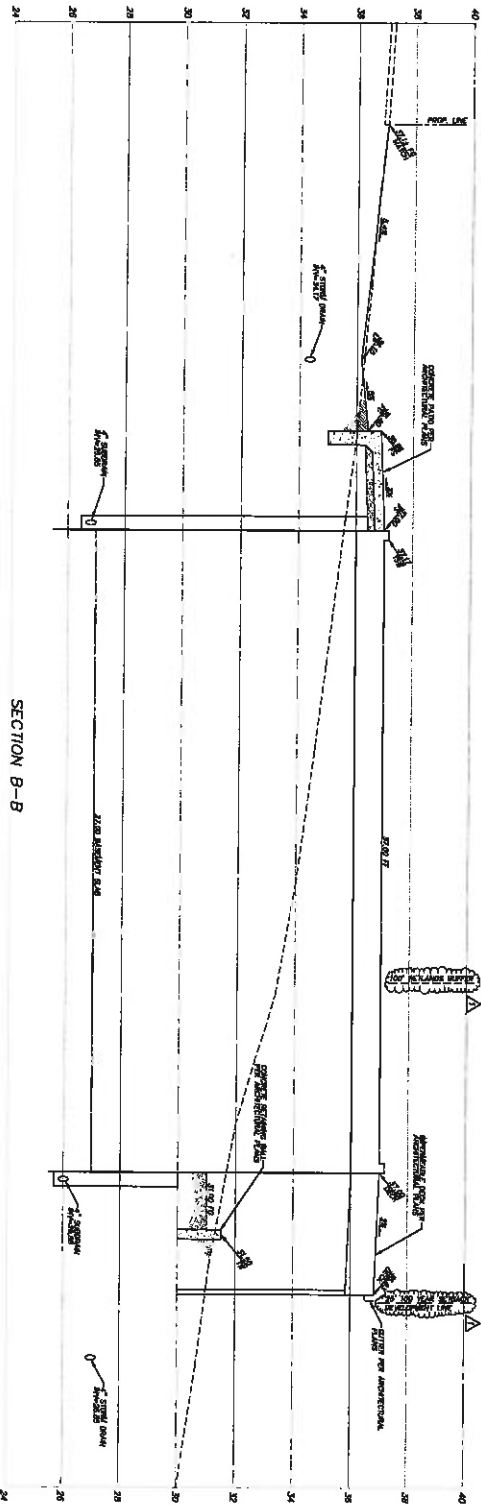
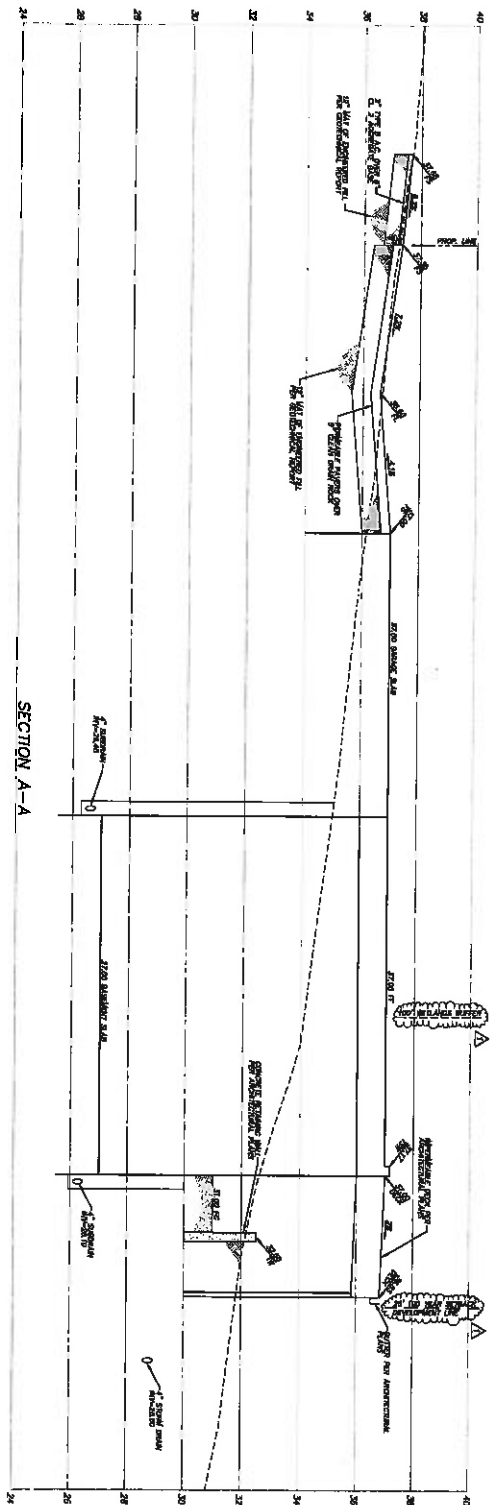
[illegible][illegible]

THE ONLY REMEDY FOR LOOKING THE QUELIT AT THE TOP OF THE BLUFF WOULD BE TO INSTALL DEEP FOUNDATION NAILS AT THE TOP OF THE BLUFF. HOWEVER, PENETRATION SYSTEMS TEND TO SET UP OVER THE AND IT COULD BE REASONABLY EXPECTED THAT THIS WOULD EVENTUALLY HAPPEN OVER THE LIFE OF THE PROJECT. IF I WERE TO WARN THE RESULTS COULD BE CATASTROPHIC IN THAT THE STORM DRAIN SYSTEM WOULD EVENTUALLY BACK UP, FLOOD THE BRUSHING, AND POSSIBLY EVENTUALLY CAUSE FAILURE OF THE BLUFF.

IMPROVEMENT PLAN
SHOWING PRELIMINARY GRADING & DRAINAGE
FOR A NEW RESIDENCE LOCATED AT
180 FOURTEENTH AVENUE
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 2'

FOR: GREG & SARAH SANDS, DINNERS
BY: LURE R. BEAUTY, C.E., L.S.
A.P.N. 028-143-19

EXHIBIT D

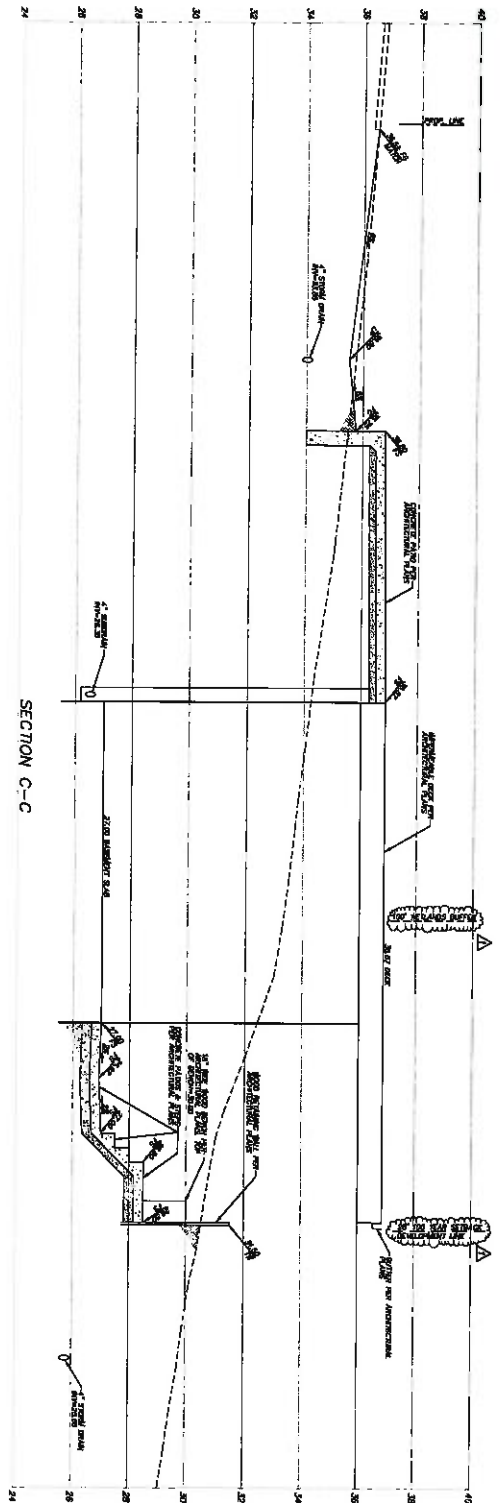


PRELIMINARY SITE CROSS SECTIONS

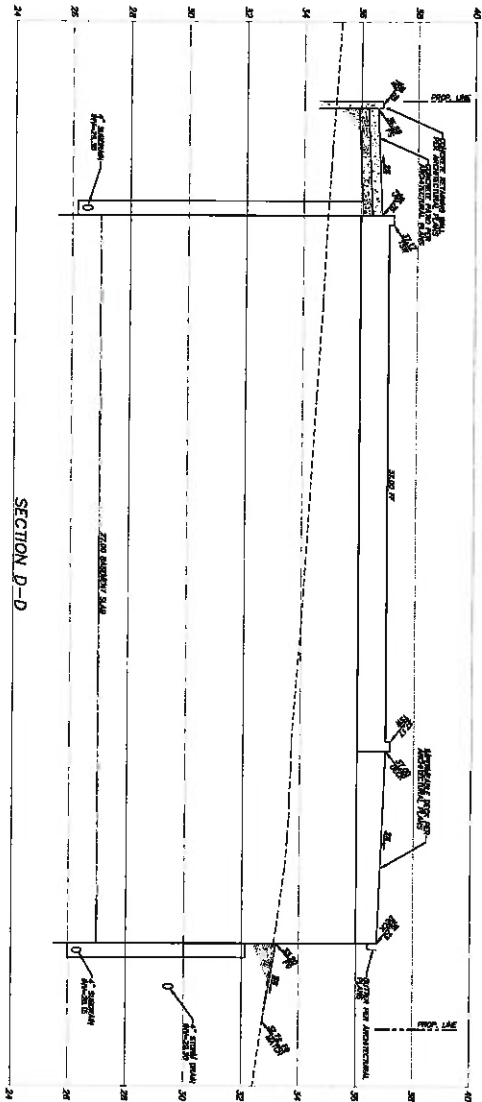
1" = 4' HORIZONTAL
1" = 2' VERTICAL

IMPROVEMENT PLAN
 SHOWING PRELIMINARY GRADING & DRAINAGE
 FOR A NEW RESIDENTIAL DEVELOPMENT
 180 FOURTEENTH AVENUE
 SANTA CRUZ COUNTY, CALIFORNIA
 SCALE: 1" = 4' HORIZONTAL, 1" = 2' VERTICAL
 DATE: 12/3/18
 BY: LANCE R. BEVILACQUA, C.E., P.E.
 SHEET C3

12/3/18 - REVISED PER COUNTY PLAN CHECK COMMENTS.



SECTION C-C



SECTION D-D

PRELIMINARY SITE CROSS SECTIONS

1" = 5' HORIZONTAL
1" = 2' VERTICAL



John B. Burt

IMPROVEMENT PLAN
SHOWING PRELIMINARY GRADING & DRAINAGE
FOR A NEW RESIDENCE LOCATED AT
180 FOURTEENTH AVENUE
SANTA CRUZ COUNTY, CALIFORNIA
SCALE: 1" = 4'
FOR: GREG & SARAH SANDS, OWNERS
1400 ALVARADO AVENUE, SUITE 100
SAN JUAN, CA 95077, TEL. (408) 925-1457
APR. 025-145-19
SHEET C4

C4



12/1/18 - REVISED PER COUNTY PLAN CHECK COMMENTS.



FOR TAX PURPOSES ONLY

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POR. N.E. 1/4 SEC. 20,
T.1S., R.1W., M.D.B & M.

127RS36
4602078
GEOFFROY
DR
21
Tax Area Code
82-040

28-14

SHORE ACRE SUB. TR # 64
28MB37 7/16/1946

LAGOON

ARBITRARY DIVISION LINE

BEACH GRASS

BANK

OR

FOOT

SAND BEACH

BAY OF MONTEREY

TOP

BLUFF

ROCK SHELF

PROSPECT ST

FOURTEENTH AVE

THIRTEENTH AVE

31PM30
1/8/1879

43PM40
12/1/1883

103RS24
3/11/2003

Rev 4/28/98 GG Electronically Redrawn
Rev 4/28/98 GG (CA consolidation)
Rev 5/27/98 (Por. from pg. 21) hw
Rev 10/14/98 CB (S-0039721, LBA 3-44 & 45)
Rev 4/4/01 mvm (changed page refs.)
Rev 7/31/01 CB (Added link to I, 2-38)
Rev 5/19/03 CB (103RS24)
Rev 11/29/05 mvm (S-0052821, LBA 1-46 & 47)
Rev 2/24/10 CB (115RS14)
Rev 3/21/13 CB (Cor dms for 3-43)
Rev 7/9/16 CB (127RS36)

Note - Assessor's Parcel & Block
Numbers Shown in Circles.

Assessor's Map No. 28-14
County of Santa Cruz, Calif.
April 1998

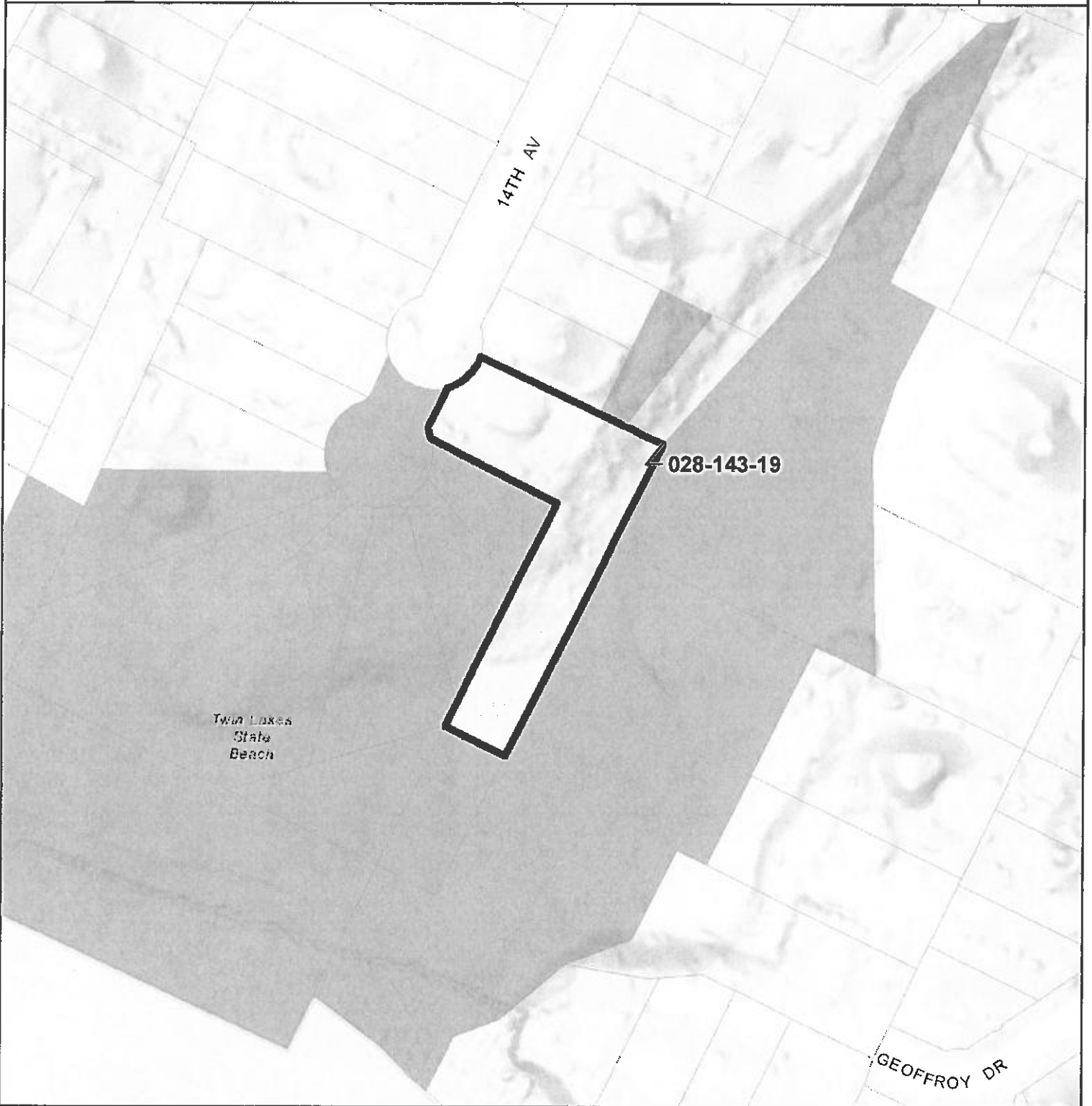
1" = 100'






SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Location Map

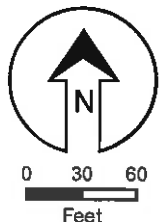
Mapped
Area



Parcel: 02814319

-  Study Parcel
-  Assessor Parcel Boundary
-  Existing Park

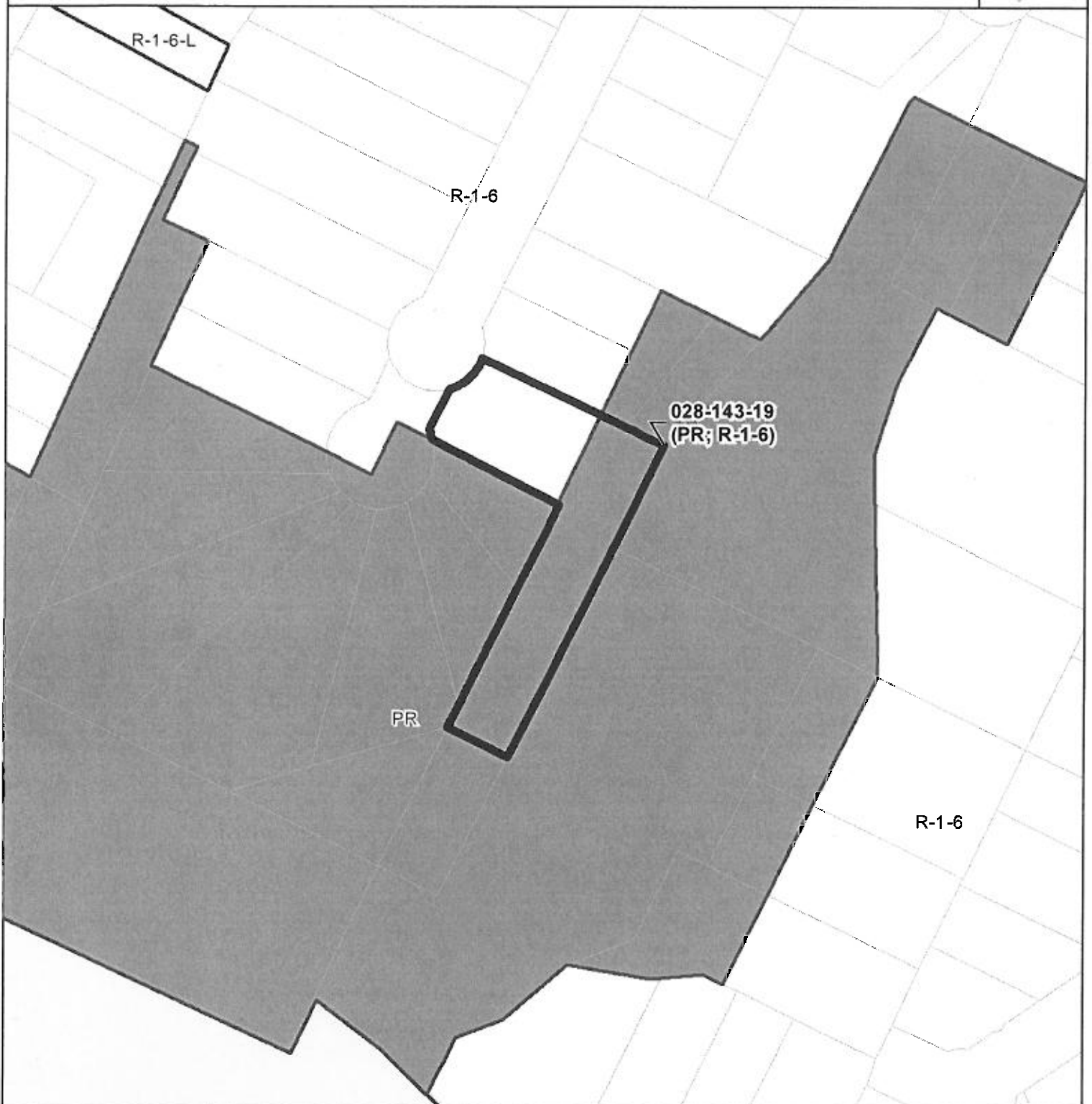
Map printed: 26 Aug. 2019



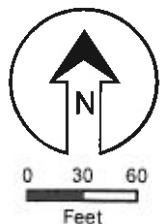


SANTA CRUZ COUNTY PLANNING DEPARTMENT

Parcel Zoning Map



- PR Parks, Recreation, & Open Space
- R-1 Single-Family Residential



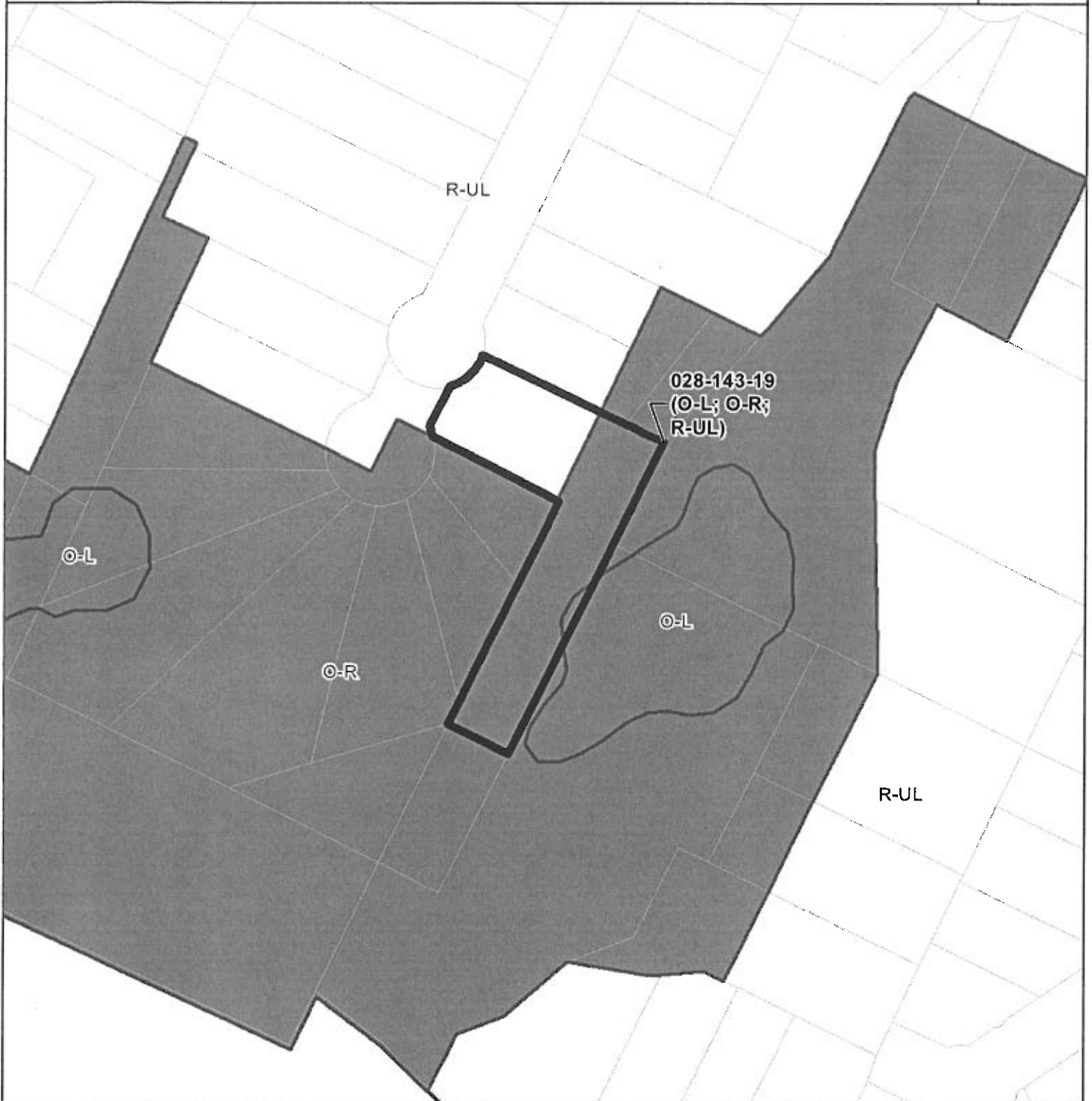


SANTA CRUZ COUNTY PLANNING DEPARTMENT

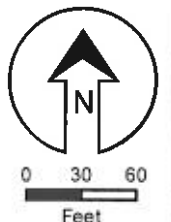
Parcel General Plan Map



Mapped
Area



- O-L Lake/Reservoir/Lagoon
- O-R Parks, Recreation & Open Space
- R-UL Res. Urban Low Density



Parcel Information

Services Information

Urban/Rural Services Line: ☒ Inside ☐ Outside
Water Supply: City of Santa Cruz Water District
Sewage Disposal: County of Santa Cruz Sanitation District
Fire District: Central Fire Protection District
Drainage District: Flood Control District 5

Parcel Information

Parcel Size: 21,000 square feet
Existing Land Use - Parcel: Residential and Parks Recreation and Open Space
Existing Land Use - Surrounding: Residential and Parks, Recreation and Open Space
Project Access: 14th Avenue
Planning Area: Live Oak
Land Use Designation: O-L, R-UL, O-R (Lakes, Reservoir, Lagoon, Urban Low Residential Density, Parks, Recreation and Open Space)
Zone District: R-1-6, PR (Single Family Residential (minimum 6,000 square foot parcel), Parks Recreation Open Space)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Technical Reviews:

Combined Geotechnical and Geologic Report Review, Biotic Report Review, Historic Resources Review

Environmental Information

Geologic Hazards: Coastal bluff
Fire Hazard: Not a mapped constraint
Slopes: Relatively flat building site with coastal bluff to the east
Env. Sen. Habitat: Biotic Report review completed under REV191001
Grading: 400 cubic yards export (basement)
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Archeology: Not mapped



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY, PLANNING DIRECTOR

7 August 2018

Hamilton Land Planning
Attn: Diedre Hamilton
911 Center St., Suite E
Santa Cruz, CA 95062-4818

Subject: Review of the Geotechnical Investigation for New Residential Construction at 180 14th Avenue/APN 028-143-19 dated 26 March 2018, Project No: SC11380 by Haro, Kasunich and Associates, Inc; and

Review of Coastal Geologic Investigation for 180 14th Avenue/APN 028-143-19 dated 28 January 2018, Job #2017016-G-SC by Zinn Geology

Project Site: 180 14th Avenue
APN 028-143-19
Application No. REV181112

Dear Applicant:

The purpose of this letter is to inform you that the Planning Department has accepted the subject reports and the following items shall be required:

1. All project design and construction shall comply with the recommendations of the reports.
2. Final plans shall reference the subject reports by titles, authors, and dates. Final Plans should also include a statement that the project shall conform to the reports' recommendations.
3. After plans are prepared that are acceptable to all reviewing agencies, please submit a completed Soils (Geotechnical) Engineer Plan Review Form and a completed Geologist Plan Review Form to Environmental Planning. The authors of the soils and geology reports shall sign and stamp their respective completed forms. Please note that the plan review forms must reference the final plan set by last revision date.

Any updates to report recommendations necessary to address conflicts between the reports and plans must be provided via a separate addendum to the soils report and/or geology report.

Electronic copies of all forms required to be completed by the Geotechnical Engineer may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", and "Assistance & Forms".

After building permit issuance the soils engineer and engineering geologist *must remain involved with the project* during construction. Please review the Notice to Permits Holders (attached).

Review of the Geotechnical Investigation for New Residential Construction at 180 14th Avenue/APN 028-143-19 dated 26 March 2018, Project No: SC11380 by Haro, Kasunich and Associates, Inc; and
Review of Coastal Geologic Investigation for 180 14th Avenue/APN 028-143-19 dated 28 January 2018, Job #2017016-G-SC by Zinn Geology
APN 028-143-19
7 August 2018
Page 2 of 3

Our acceptance of the reports is limited to its technical content. Other project issues such as zoning, fire safety, septic or sewer approval, etc. may require resolution by other agencies.

Please note that this determination may be appealed within 14 calendar days of the date of service. Additional information regarding the appeals process may be found online at: http://www.sccoplanning.com/html/devrev/plnappeal_bldg.htm

Please contact Rick Parks at (831) 454-3168/email: Rick.Parks@santacruzcounty.us or Joe Hanna at (831) 454-3175/Joseph.Hanna@santacruzcounty.us if we can be of any further assistance.

Respectfully,

Rick Parks, GE 2603
Civil Engineer – Environmental Planning
County of Santa Cruz Planning Department

Joseph Hanna, CEG 1313
County Geologist– Environmental Planning
County of Santa Cruz Planning Department

Cc: Haro, Kasunich and Associates, Attn: Moses Cuprill, PE
Zinn Geology, Attn: Eric Zinn, CEG
Environmental Planning, Attn: Jessica deGrassi

Attachments: Notice to Permit Holders

Review of the Geotechnical Investigation for New Residential Construction at 180 14th Avenue/APN 028-143-19 dated 26 March 2018, Project No: SC11380 by Haro, Kasunich and Associates, Inc; and
Review of Coastal Geologic Investigation for 180 14th Avenue/APN 028-143-19 dated 28 January 2018, Job #2017016-G-SC by Zinn Geology
APN 028-143-19
7 August 2018
Page 3 of 3

NOTICE TO PERMIT HOLDERS WHEN SOILS AND GEOLOGY REPORTS HAVE BEEN PREPARED, REVIEWED AND ACCEPTED FOR THE PROJECT

After issuance of the building permit, the County requires your soils engineer and engineering geologist to be involved during construction.

1. **At the completion of construction,** a *Soils (Geotechnical) Engineer Final Inspection Form* and a *Geologist Final Inspection Form* are required to be submitted to Environmental Planning that includes copies of all observations made during construction and is stamped and signed, certifying that the project was constructed in conformance with the recommendations of the soils and geology reports.

If the *Final Inspection Form* identifies any portions of the project that were not observed by the soils engineer and/or geologist, you may be required to perform destructive testing in order for your permit to obtain a final inspection. The soils engineer and/or geologist then must complete and initial an *Exceptions Addendum Form* that certifies that the features not observed will not pose a life safety risk to occupants.



March 25, 2019

Juliette Robinson
Environmental Coordinator
Planning Department
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Re: Biological Review of the Biotic Report for 180-14th Avenue Proposed Residential Development (REV No. 191001).

Dear Juliette:

This letter summarizes my review of the "Biotic Report for 180-14th Avenue, Santa Cruz, CA Proposed Residential Development" prepared by Biotic Resources Group dated December 7, 2018. The biotic survey and report findings were prepared to evaluate potential biological impacts and identify mitigations for the demolition of an existing residence and construction of a new, larger footprinted single-family dwelling. The parcel (APN 128-143-19) is located at the southern terminus of 14th Avenue below East Cliff Drive within the Live Oak planning area of Santa Cruz County. Presently the parcel supports a single-family residence surrounded by landscaping and a perimeter fence. Below the existing fence on the east side of the dwelling, the parcel grades downslope onto a mosaic of sandy beach habitats and brackish marsh.

Kathleen Lyons, plant ecologist for Biotic Resources Group and Dana Bland, wildlife biologist for Dana Bland & Associates conducted reconnaissance field surveys of the parcel in September and October 2018. The focus of these surveys was to document habitat conditions to determine the potential for the occurrence of special-status species and habitats with potential to occur on or adjacent to the parcels, map and characterize vegetation communities within the study area, identify and characterize special-status habitats found on or adjacent to the parcels.

Bill Davilla of EcoSystems West and Juliette Robinson of the County of Santa Cruz Planning Department conducted a site visit of the subject parcel on March 13, 2019 with a specific focus on those areas designated for development, improvements, and enhancement.

The vegetation habitats on the property are characterized by Ms. Lyon as non-native landscaping adjacent to the existing residence with a mosaic of native and non-native habitats east and south of the parcel below the residence fence line. The vegetation below the residence parcel is characterized as dominated by non-native plant species including Himalaya berry (*Rubus ameniacus*), English ivy (*Hedera helix*) and jubata grass (*Cortaderia jubata*). California blackberry (*Rubus ursinus*) is a prominent co-dominate with the species listed above. As the parcel progresses south towards the

open beach, the vegetation grades into low growing mat type vegetation including ice plant (*Carpobrotus edulis*), creeping wild rye (*Leymus triticoides*), sand mat vegetation dominated by beach bur (*Ambrosia chamissonis*), salt grass (*Distichlis spicate*), and sea rocket (*Cakile maritima*). The southern tip of the parcel ends on an open sandy bare beach. A large deflation plain occurs adjacent to the eastern edge of the parcel. This area supports seasonal brackish marsh vegetation dominated by three-square bulrush (*Schoenoplectus pungens longispicatus*), salt grass, gumplant (*Grindelia stricta*), canary grass (*Phalaris aquatic*), cocklebur (*Xanthium strumarium*), and rabbits-foot grass (*Polypogon monspeliensis*). During our field visit, we confirmed that the vegetation typing and mapping were consistent with our observations at the time of our field visit. Three habitat types are recognized as sensitive under Santa Cruz County and California Fish and Wildlife codes. These include sand mat vegetation, sandy beach, and seasonal brackish marsh.

No special-status plant species were observed on the parcel and considering the habitats present on the property the potential is considered low (Table 2). Surveys were not conducted during the typical flowering phenology of the two plant species, Santa Cruz tarplant (*Holocarpha macradenia*) and Santa Cruz clover (*Trifolium buckwestiorum*), identified as potential to occur in the Biotic Resources Group report. However, the soils and habitats are not indicative of preferred habitat for these two species. No special-status wildlife was observed or determined to have potential to occur on or adjacent to the property. A review of western snowy plover nesting in Santa Cruz County notes the nearing nesting colony to be in the Pajaro Dunes area and that given the intense human use of the beach further makes their occurrence more unlikely.

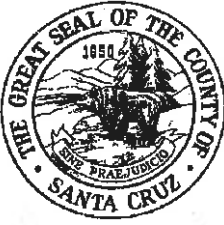
Mitigation measures primarily address construction of drainage improvements directed into the 100-foot buffer of the brackish marsh wetland on the eastern side of the parcel. The drainage improvement includes a small diameter pipe and dissipater outlet on the non-native scrub/vine dominated slope above the brackish marsh habitat. Construction of the pipe and dissipater will necessitate temporary disturbance to approximately 120 square feet of non-native vegetation. The brackish marsh will not be directly impacted by the drainage project. Proposed mitigation for this short-term impact includes limiting the work disturbance area, native revegetation, invasive weed removal and control, and restoration of the disturbed and adjacent invasive weed control areas with native revegetation. An annual report will be prepared characterizing the invasive plant management activities and success along with the status of revegetation success criteria for at least five years following the completion of construction activities. I concur with these recommendations.

Should you require further clarification of this review, please don't hesitate to contact me.

Sincerely,



Bill Davilla
Principal



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
KATHLEEN MOLLOY, PLANNING DIRECTOR

Diedre Hamilton
911 Center Street Suite E
Santa Cruz, CA 95060

April 3, 2019

Subject: 180 14th Avenue Biotic Report Review and Conditioned Biotic Approval
APN: 028-143-19
Application #: REV191001; 181190

Dear Ms. Hamilton,

The Planning Department has received and reviewed the Biotic Report dated December 7, 2018 prepared for APN 028-143-19 by *Biotic Resources Group*. Preparation of a biotic report was required because of the potential for sensitive habitats and protected plant and animal species on the approximately 0.5 acre parcel where a development project is proposed.

The proposed project (Application # 181190) involves demolishing an existing 1-story single family dwelling, constructing a new 2-story single family dwelling with an approximately 1,500 square foot non-habitable basement, and installing associated drainage improvements and landscaping.

The Biotic Report was received by the County Staff Biologist on January 7, 2019. A copy of the Biotic Report is included as Attachment 1. The County staff biologist visited the project site on March 13, 2019 with the County's consulting biologist Bill Davilla of Ecosystems West Consulting Group (Ecosystems West). Mr. Davilla's letter review of the report is included as Attachment 2.

There are two separate and distinct portions of the property. One portion is dominated by the current residential structure and associated non-native horticultural landscaping. The other portion is an undeveloped sandy slope that occurs beyond the residential fence where the property abuts the public beach. The Biotic Report identifies three sensitive habitat types on the project parcel: Seasonal Brackish Marsh, Sand Mat, and Sandy Beach. These sensitive habitat types each occur in the undeveloped portion of the parcel beyond the residential fence. Additional areas on the sandy slope not occupied by one of these habitat types are dominated by various patches of non-native species including iceplant, ginger, passion vine, and pampas grass.

The Seasonal Brackish Marsh located in the southern portion of the parcel is a potentially jurisdictional wetland. Potential wetlands identified on the project site may fall under the jurisdiction of the U.S. Army Corps of Engineers (USACE) and may be subject to regulation under the Porter-Cologne Water Quality Act as "Waters of the State". In addition, wetlands are

granted protections under the County's Sensitive Habitat Protection and Riparian Corridor and Wetlands Protection ordinances, which includes lands extending 100 feet from a wetland. A Riparian Exception from County Planning will be required to conduct work within this 100-foot protection buffer. Dune plant habitat and sandy beaches are also considered sensitive under the County's Sensitive Habitat Protection Ordinance.

The biotic report concludes that the subject parcel does not support suitable habitat for special-status species of wildlife or plants. The proposed residential project was evaluated for its potential direct and indirect impacts to biotic resources. The majority of the proposed project will occur within a previously disturbed area that currently supports a residence and associated non-native landscaping. A portion of the proposed house, landscaping, and drainage improvements are located within the 100-foot setback from the Seasonal Brackish Marsh. The proposed drainage improvements including a pipe and outfall that extend beyond the residential fence and onto the sandy slope. The location where the pipe and outfall are proposed is vegetated by non-native iceplant and ginger. To compensate for encroachment into the 100-foot wetland buffer, the biotic report proposes mitigation to enhance and restore the habitat on this sandy slope through non-native plant removal and re-vegetation with native dune plant species.

The project site contains potential habitat for nesting birds. Birds of prey and migratory birds are protected under the California Fish and Game Code, and the Federal Migratory Bird Treaty Act (MBTA). Under the MBTA, it is unlawful at any time, by any means or in any manner, to pursue, hunt, take, capture, kill, attempt to take, capture, or kill" a migratory bird unless and except as permitted by regulations.

There are constraints on the project site associated with sensitive wetland habitats and habitat for nesting birds that must be considered during project implementation. The Biotic Report recommends measures to address these constraints. The County Conditions of Approval below incorporate these recommended measures.

These Conditions shall be incorporated into any development permits issued for the proposed project.

Project Conditions

In order to develop parcel 028-143-19 under the current proposal (181190) the following conditions shall apply:

- 1) To minimize impacts to surrounding habitat and compensate for encroachment into the 100-foot wetland buffer:
 - No work shall occur within areas identified as wetland habitat.
 - Prior to construction, high visibility construction fencing or flagging shall be installed around the limits of work to prevent inadvertent disturbance within the surrounding sensitive habitats. No work-related activity including equipment staging, vehicular access, grading, and vegetation removal shall be allowed outside of the limits of work.
 - No excess soil, chemicals, debris, equipment or other materials shall be dumped or stored outside the designated limits of work.
 - Upon project completion, areas of exposed soil shall be re-vegetated with locally native erosion control species. Non-native grasses or forbs may not be used for erosion control.

- Implement the native plant restoration plan (as prepared by Barbara Jackel Landscape Design) that depicts areas for native plant revegetation. A final version of this plan shall be submitted to Environmental Planning staff for approval prior to implementation. The approved Restoration Planting Plan shall be implemented prior to final building inspection and shall include the following minimum elements:
 - Establishment of designated restoration areas on site.
 - Species, size and locations of all plants intended for removal.
 - Species, size and locations of species being planted.
 - Information regarding the methods of irrigation for replacement plantings.
 - 5-year management plan for maintenance and monitoring of restored areas to maintain 100% survival of installed container stock in years 1-3, and at least 80% survival in years 4-5. Replacement plants shall be installed as needed during the monitoring period to meet survival rates. Annual reports shall be submitted to the County Planning Department by December 31 of each monitoring year.
 - An invasive plant removal and control program that targets removal and control of English ivy, jubata grass, ginger, and ice plant.
 - Prior to final building inspection approval, planting of the mitigation area(s) shall be inspected and approved by Environmental Planning staff.
- 2) To avoid impacts to nesting birds:
- If removal of woody vegetation, grading activity, or other use of heavy equipment begins outside the February 1 to August 31 breeding season, there will be no need to conduct a preconstruction survey for active nests.
 - Trees intended for removal shall be removed during the period of September 1st through January 31st, in order to avoid the nesting season.
 - If removal of woody vegetation, grading activity, or other use of heavy equipment is to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within 15 days prior to the start of such activity. The survey area shall include the project area, and a survey radius around the project area of 50 feet for MBTA birds and 250 feet for birds of prey.
 - If no active nest of a bird of prey or MBTA bird is found then no further avoidance and minimization measures are necessary.
 - If active nest(s) of MBTA birds or birds of prey are found in the survey area, an avoidance buffer of 50 feet for MBTA birds and 250 feet for birds of prey shall be established around the active nest(s). The biologist shall monitor the nest, and advise the applicant when all young have fledged the nest. Removal of vegetation, grading activity, or other use of heavy equipment may begin after fledging is complete.
 - If the biologist determines that a smaller avoidance buffer will provide adequate protection for nesting birds, a proposal for alternative avoidance/protective measures, potentially including a smaller avoidance buffer and construction monitoring, may be submitted to Environmental Planning staff for review and approval prior to removal of vegetation, grading activity, or other use of heavy equipment.
 - If removal of vegetation, grading activity, or other use of heavy equipment stops for more than two weeks during the nesting season (February 1st - August 31st) a new survey shall be conducted prior to re-commencement of construction.

By incorporating these conditions, the project will result in no significant impacts to sensitive habitat or species, and will improve the habitat features present on this parcel. A copy of this biotic approval has been provided to the Resource Planner and Project Planner for incorporation into your outstanding permit applications.

If you have any questions regarding this letter, please feel free to contact me by email or telephone at Juliette.Robinson@santacruzcounty.us or 831-454-3156.

Sincerely,



Juliette Robinson
Resource Planner IV, Biologist

CC: Kathleen Lyons, Biotic Resources Group
Jessica deGrassi, Area Resource Planner
Nathan McBeth Project Planner

Biotic Resources Group

Biotic Assessments ♦ Resource Management ♦ Permitting

December 10, 2018

Deidre Hamilton
Hamilton Land Planning
911 Center Street, Ste. E
Santa Cruz, CA 95060

RE: 180-14th Avenue, APN 128-143-19
Review of Restoration Plan

Dear Ms. Hamilton,

The Biotic Resources Group conducted a review of the Coastal Bluff Restoration Plan prepared for APN 128-143-19, at 180-14th Avenue, in Santa Cruz County, as per your request. The results of this review are described in this letter report.

RESTORATION PLAN REVIEW

Review of Restoration Plan

The Sands Residence Coastal Bluff Restoration Plan, prepared by Barbara Jackel Landscape Design was reviewed. The plan depicts the removal and control of invasive, non-native plant species from the bluff below the residence, which is consistent with the recommendations presented in the Biotic Report (BRG, December 7, 2018). In these areas, native plant species that are currently intermixed with the non-natives will be retained and these natives will be encouraged to colonize/spread into the treated areas.

The Coastal Bluff restoration also includes installation of native plant species within an area that currently supports ruderal (non-native) scrub. The plan depicts the use of locally native species typical of the dune/scrub environment. These species are California sagebrush (*Artemisia californica*) and coyote brush (*Baccharis pilularis pilularis*).

CONCLUSION

The Coastal Bluff Restoration Plan is consistent with the recommendations in the Biotic Report and successful implementation of the plan will benefit the coastal resources on the property.

Please let me know if you have any questions on this review.

Sincerely,



Kathleen Lyons
Plant Ecologist

Nathan MacBeth

From: Jack Ritchey <jlr3law@gmail.com>
Sent: Monday, September 9, 2019 8:26 PM
To: Nathan MacBeth
Subject: Item #2. 181190** 180 14th Ave APN: 028-143-19 Zoning Administrators Hearing September 20, 2019

My wife Barbara and I live at 201 Blackpoint Lane, Santa Cruz, CA 95062 which is directly across Bonita Lagoon from the subject property. We are not opposed to the permit, but are very concerned about the construction noise and hours of operations. Noise echos and carries across the lagoon to the public beach and all the nearby neighbors. The parcel is located directly adjacent to Twin Lakes Beach which is enjoyed by the public and neighbors.

We request that specific hours of all site activity and construction be clearly set forth in the conditions of the permit. We request that all construction be limited to weekdays between the hours of 8 am and 5 pm, that no workers be on the site before 7:30 am and that no equipment be operated before 8 am. We also request that all deliveries, servicing of equipment and porta potties be limited to 8 am and 5pm weekdays.

I am sure the owners and contractor will be considerate of neighbors, but we are convinced that inclusion of specific written conditions for this permit will be beneficial to all concerned.

Thank you for your help and consideration.

Jack and Barbara Ritchey
201 Blackpoint Lane
Santa Cruz, Ca 95062

831 8182378