

October 16, 2023

Zoning Administrator
Santa Cruz County Government Center
701 Ocean Street, Room 400
Santa Cruz, CA 95060

Subject: Urgent Concerns Regarding the Proposed Non-Habitable Accessory Workshop

Dear Mr. Randall Adams:

We write to express our deep and urgent concerns about the proposed construction of a detached Non-Habitable Accessory Workshop by Mr. and Mrs. Hargreaves, spanning over 1,000 square feet in floor area at APN: 063-141-23. Our residence is located at 101 Cathedral Park Drive with APN: 063-141-22, situated immediately adjacent to the proposed workshop site. It has come to our attention that this Workshop is intended for commercial use.

Approximately five years ago, we chose our property with the intention of creating a haven for our family, surrounded by the tranquility and natural beauty of our small, rural neighborhood. Our community comprises roughly fourteen homes, divided by a vast meadow and surrounded with redwoods, oak trees, and madrone. The adjacent area of the new San Vicente Redwoods Park, bordering our neighborhood, was specially designated as Restoration and Preservation Reserve, based on recommendations from an independent team of scientists.

For us, the preservation and appreciation of our natural environment is paramount. Both of us are dedicated to careers in environmental protection – one as a solar energy attorney and the other as a marine biologist. Our decision to reside here was driven by a deep desire to live harmoniously with nature. Despite our personal regard for Mr. Hargreaves, who is a professional woodworker, our apprehensions grow with the realization that the proposed Workshop may jeopardize the preservation of our cherished natural setting. We are concerned about the environmental impact on our rural neighborhood that hosts a wide variety of plant and animal species. The construction of a Commercial Workshop building here would inevitably disrupt this ecosystem, leading to habitat destruction, noise pollution and potential damage to wildlife.

While we understand that certain design measures may have been taken to mitigate noise from the Workshop, it remains unreasonable to anticipate that all woodworking activities will be confined within the Workshop's walls with the doors closed. The noise generated could be significantly disruptive to our lives and the wildlife surrounding us in the San Vicente Redwoods Park, such as the endangered marbled murrelet. Given Mr. Hargreaves' proposed construction of a house on the same property, it is almost certain that commercial woodworking noise will become a constant presence if the Workshop is permitted. As an example, a recent woodworking workshop event that was conducted on his property produced such overwhelming noise that it reverberated throughout our entire neighborhood. Our homes, positioned around a meadow, make sound travel with ease to neighboring residences.

We also have safety concerns with regard to the access to the property if used for commercial activities. We firmly believe that a Commercial Workshop of this scale would be better situated on a property with a private road, of greater width, and not located on a dead-end route shared by multiple property owners for daily living and, in the case of emergencies, evacuation. Our neighborhood was evacuated three times during the CZU fires, highlighting the vital importance of swift egress along our road. The section of our neighborhood where the Workshop is proposed is accessed via a narrow, private 10-foot-wide paved road, ending just a few hundred feet beyond our property, right where the Workshop

is planned. This is not an area for commercial operations or daily activities generating excessive noise and commercial traffic. We are very concerned about the increased traffic, noise, and potential hazards to local residents. These issues would have a detrimental effect on the community's safety and well-being.

The community of Bonny Doon has a unique role in being a community with a strong belief in preservation of its unique natural surroundings. The California Coastal Act and other relevant legislation emphasize the importance of protecting and preserving the coastal environment. Approving the application for the Workshop would undermine the spirit and intent of these laws, and it could set a troubling precedent for other development projects that would impair the natural setting of our community in the future.

We respectfully request that you not approve this Workshop project, taking into account the substantial concerns we and other members of our community have raised. Our hope is that you will prioritize the protection of our natural environment and the quality of life for residents who cherish it.

Thank you for your attention to this pressing matter. We trust that the County of Santa Cruz Zoning Administrator and the California Coastal Commission will make decisions that are aligned with the principles of environmental conservation and community welfare, ensuring the lasting preservation of our unique natural resources.

Sincerely,

A handwritten signature in black ink, appearing to read 'Angela Lipanovich', with a stylized, flowing script.

Angela Lipanovich, Esq. (Estriatus Law)

A handwritten signature in blue ink, appearing to read 'Jan Freiwald', with a stylized, flowing script.

Jan Freiwald, PhD (Reef Check)

Home Address & Contact Information:

101 Cathedral Park Drive
Bonny Doon, CA 95060
alipanovich@estriatuslaw.com / 831-247-6655
freiwald@ucsc.edu / 831-345-8167

Randall Adams

From: Gretchen <gretchen.gibbs1@gmail.com>
Sent: Monday, October 16, 2023 12:06 PM
To: Randall Adams
Subject: Item # 1: 231176 APN: 063-141-23 10/20/2023 Public Hearing

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To: Zoning Administrator:

My name is Fred Gibbs. My wife and I have lived at 90 Cathedral Park Drive for forty years. We, along with our neighbors, moved here for the quietness and beauty of this area to get away from the noise and traffic of the urban commercial areas.

Before you today, you must consider the approval of expanding a detached non-habitable structure exceeding the coastal zone limit of 1000 feet floor area to nearly double the size of 1700 square feet, located on this street, within yards of homes surrounding this potentially enlarged workshop. This is not a three car garage, but a sizable structure designed for operating machinery, such as a table saw, bandsaw, sanders, routers, etc, in a large commercial woodworking workshop. Nothing of this magnitude presently exists or is consistent in this zoned rural residential neighborhood.

There are issues in constructing a workshop of this size. This will negatively impact Cathedral Park Drive, with additional increased traffic from employees, customers and deliveries consistent with this type of business. The street is twenty five years old, a mere 10 feet wide, has never been resurfaced, sinking in some areas and is in dire need of repair or resurfacing. Most of the homes are located above this proposed structure on a hillside which means any noise that takes place in the workshop will be amplified throughout the neighborhood during working hours which might extend during off hours or weekends if a project needs to be completed by a certain time.

Again, I must reiterate, we moved here to escape from the noise of urban living. We chose Bonny Doon and more specific, Cathedral Park Drive, to live in an area that is serenely peaceful and calm. To wake up with a day beginning with ear-piercing noise will have a detrimental effect on this neighborhood. An approval of this variance will bring the urban area with its increased traffic and noise into and adversely impact our residential zoned neighborhood forever.

Thank you for your time. I hope you will consider our concerns in determining your decision.

Sincerely,
Fred Gibbs

Oct. 20, 2023 Zoning Administrator

LATE MAIL FOR ITEM 1 - 231176

From: Raquel Riopel <lindsaykelly1@earthlink.net>
Sent: Friday, October 20, 2023 8:34 AM
To: Randall Adams <Randall.Adams@santacruzcountyca.gov>
Cc: Raquel Riopel <lindsaykelly1@earthlink.net>
Subject: Concerns about the property development on #063-141-23 Hearing

******CAUTION:**This is an EXTERNAL email. Exercise caution. DO NOT open attachments or click links from unknown senders or unexpected email.****

Regarding Immediate concerns for proposed development on #063-141-23. Hearing on Coastal Development Permitting Variance.

Dear Mr Adams,

my name is Raquel Riopel and I reside at 135 Cathedral Park Drive beside property #063-141-23. I believe Mr and Mrs Hargreaves are in the permitting process for a dwelling structure and a wood shop with dwelling structure above. I am not able to attend the hearing in person on Friday October 20th for item #1 231176 due to travel out of State. I am additionally concerned and uncomfortable due to the neighbor relations that have been stirred up with concern over the planned structures and commercial businesses.

It is my understanding from Toby Hargreaves that the woodshop will be a commercial wood shop with employees. I was told also when we first met Toby and Kori Hargreaves that they plan to move their agriculture based flower business to the property. My greatest concerns have to do with our fragile narrow access road that has significant blind turns and a difficult turnaround at the end of the road, all vehicles and trucks end up having to use our driveway to safely maneuver and turn around at the end. I am concerned that the single private dead-end road we share with only 2 properties will be greatly impacted with 2 commercial business with employees, possible tenants and basic residential traffic. I have safety concerns with our children who use the road regularly, we have a peaceful safe neighborhood with children biking and walking to and from each others houses and the Bonny Doon School bus stop at the beginning of Cathedral Park Drive. Large delivery trucks and carrier trucks have already posed risks and incidents along our shared narrow private road.

An additional concern would be about the possible Approval of the Coastal Variance permit assigned to the property. Does this create a situation where a future owner would have the ability to build and add additional commercial business development to #063-141-23? These seems to open up an even greater concern over impact and safety including Fire Safety with our single narrow private dead end neighborhood road.

My decision to move our family to this peaceful neighborhood has been a blessing and a positive experience. I am hoping to help encourage, preserve and protect this family and retirement based

neighborhood. I do believe Toby and Kori Hargreaves are a lovely family and a welcome addition to our neighborhood. My greatest concern is over the traffic impact, safety planning and structural integrity of building for commercial business use. Both in this Coastal Development permit variance application pertaining to the 1000+ sq ft wood shop structure with additional living dwelling and implied commercial use including commercial equipment and vehicles, but also implied possible additional commercial use of the land for a agricultural business use with structures, equipment and vehicle traffic in our neighborhood.

Please consider my concerns and request for additional research regarding the impact to our single dead-end residential private access road.

Sincerely,

Raquel Riopel
135 Cathedral Park Drive
Santa Cruz, CA 95060