

George Harwig
606 Loma Prieta Drive
Aptos, CA 95003

11/3/2023

To Whom It May Concern:

My name is George Hartwig and I'm the homeowner of 604 Loma Prieta Drive near the proposed house to be built at 503 Loma Prieta Dr, Aptos CA (APN: 044-142-56).

I would like to enter my comments and express my opposition to the proposed house being built for the following reasons:

Short-term concerns

Congestion building will create on the road:

- Loma Prieta Drive is a narrow single lane road with several blind curves, 1.1 miles long.
- Construction crews will have no choice but to block the road for periods of time when they are hauling away dirt or delivering materials.
- For those times the road is blocked, everyone entering and exiting the road could need to drive up to 2.2 miles to detour
- If there is a need for emergency vehicles (police, fire, ambulance), there will likely be a delay of many minutes which could endanger or impact property damage to existing homes

Impact on parking:

- On this road, and all of the neighboring roads, there is very little legal parking
- There is nowhere for construction crews will park their personal vehicles as well as the vehicles that will be needed to build this house.
- While initially perhaps the builder will agree not to park illegally on the road, however, over time, workers will be parking illegally on the road, jeopardizing emergency vehicles access built homes
- When illegal parking is happening, residents have not recourse other than to contact the Sheriff. The Sheriff has a lot of more important work to do.

Long-term concerns

Parking for the proposed home:

- An 8-foot driveway will not be enough for the resident and guests. Most of the homeowners on the road have either driveways that can accommodate several guests or use their land to ensure there is parking.
- Such a short driveway so close to the road will create congestion at the mouth of the road. When the resident comes and goes and receives deliveries, the road will be blocked. As mentioned above, if there is a need for emergency vehicles (police, fire, ambulance), there will likely be a delay of many minutes which could endanger or impact property damage to existing homes.
- It will be aesthetically displeasing to have a garage 8 feet from the road.

Building on the existing hillside:

- As you are aware, the proposed house is to be built is on a very steep hillside. The hillside starts sloping up very close to the road edge.
- It will be aesthetically displeasing shorting the front yard requirement from 20 feet to 5 feet. It will lead to cutting out the hillside to meet this objective.
- Impact on safety. There is a strong correlation between landslide density and population density. Comparatively small increases in population density can lead to substantial increases in landslide density. Literally several feet from the proposed lot, there have been multiple landslides that has caused the road to close multiple times over the last 10 years.

Impact on Wildlife

- Habitat loss poses the greatest threat to species. Building this house will encroach on a track of land that is inhabited by deer, raccoons, skunks, mice, bunnies, rats, salamanders, hummingbirds, hawks, etc. For many years, I served as the road association president. During my tenure in this role, I fielded many complaints from fellow homeowners who were denied permits to make home improvements out of caution for the endangered salamander. This new home, which is currently home to multiple species of animal, will displace those animals and I would assume impact the salamanders. While I understand there is a housing shortage in our area, there is also a shortage of habitat for the indigenous animals who call this place home. What is the plan to ensure the endangered salamanders and other animals are not harmed in the building and occupation of this land.

In sum, the vacant lot that serves as home to wildlife, trees, and green growth, will become a lot with a small house, garage, and yard too close to the road creating congestion. While I am concerned about the need for affordable housing in our community, I am very much opposed to this plan.

Thank you,
George Hartwig