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Sent: Thursday, January 4, 2024 3:39:59 PM

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Subject: APN056-131-02, for the 9am 1/5/24 meeting. My comments

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Hello and thanks to for reading these comments in regard to this potential project.

I have 3 strong concerns about building at the end of Jonathan Way:

1. I question how effective the drainage will be, as that it may focus most of its water onto my property at 1 Jonathan way Scott's valley.....

A few years ago, the county approved a new house on one of the last lots in this development, at 5 Jonathan way Scott's valley. Before it went up, I was assured by the county, the builder, the homeowner, and the contractor that installed the septic and drainage, that it would only improved the drainage situation at my house.... This was all to the contrary, because all of the drainage technology the county approved is not very effective here. This includes downspouts to perk pipes and drain pits etc, all of which were focused to my house, which then relies on a dirt ditch that I have to maintain..The drainage plans #5 Jonathan Way showed were to drain through my property, called out on the plans, "The Natural Flow Of Water".. Even with my ditch maintenance, I get water under my house, which threatens my foundation. If I am not here to maintain the ditch during the big mountain downpours that we get up here, or water is intercepted by gopher holes, it could potentially wash dirt away from my foundation....

This water then exits my property, and threatens 3 homes below on Apple Valley road, so they too, and myself are outside with rain jackets, rakes and shovels, clearing our drainages during the large rains...

In regards to this new construction, if water is focused to come down Jonathan way, there's no suburban gutter system that pipes it all the way to a relief. We are in the mountains here, and all the houses were built-in that manner, without a lot of drainage, since there just were not that many houses. We relied on nature to take the water down another hill elsewhere etc, sometimes with the guidance of a temporary ditch, hand cut with pick and shovel. Plus these roads are deemed "county unimproved", so the county takes no responsibility for the roads on Jonathan Way in Blossom Way...We the home owners pay to maintain the road.... A problem we continually have is heavy drainage to the side of the roads, which continually undermines them, requiring constant asphalt maintenance.....

When heavy rain water comes down Jonathan way, it can come down my driveway and flood my garage... I have a small ridge now on the peak of my driveway, which helps some, but it requires

maintenance, and it can barely handle the load it takes now. I can't make that bump higher, as my cars will bottom out getting down my driveway..#5 Jonathan Way also required variances to get within a minimum building footprint. It too was constrained by a steep hillside.

And then what if their septic leaks into the drainages? Happens ALL the time. That's why our beaches have high e-coli readings

2. My other concern with allowing the above property this aggressive setback, is it will then pave the way for the other 2 properties to get setbacks. These have been the last lots to sell, because they are postage stamp size lots, though they get their required minimum one acre going down a 50%+ grade to a North..... So When 2 or 3 houses are up there, then the water gets even more focused my way, as we are allowing a suburban CulDeSac, where we do not have street gutters..

3. We all moved here for the ruralness Apple Valley provides....2 or more homes up there will not fit what we desire...It is clear to me that once Jonathan Way, and utilities are extended up there, it will be easier for the remaining 2 lots to seek development with the same aggressive variances.

Bottom line is Please do not allow suburban standard houses, until you provide suburban infrastructure for the neighboring homes below..

Thank you,

Brian Anderson, ! Jonathan Way, Scotts Valley