

Evan Ditmars

From: Chris Berry <cberry@santacruzca.gov>
Sent: Thursday, May 29, 2025 2:01 PM
To: Evan Ditmars; Zeke Bean
Subject: RE: 1000 Bonny Doon Road, Santa Cruz, CA 95060 APN: 063-132-08

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Thanks. I will check it out. That said, why does this say it's in Sup Martinez' district? Isn't this Sup Cummings district?

From: Evan Ditmars <Evan.Ditmars@santacruzcountyca.gov>
Sent: Thursday, May 29, 2025 1:58 PM
To: Chris Berry <cberry@santacruzca.gov>; Zeke Bean <ebean@santacruzca.gov>
Subject: RE: 1000 Bonny Doon Road, Santa Cruz, CA 95060 APN: 063-132-08

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Hi Chris and Zeke,

Regarding the notifications, we send notices to all owners within 500 feet of the property perimeter and that included a notice to the City of Santa Cruz at 809 Center Street.

The link to the staff report and plans is here: [Item 3. 241137](#) The plans were reviewed and determined to either meet, or were conditioned to meet, the prevailing design standards and BMPs for residential construction; some of these conditions are referenced on pages 15-16 of the staff report. The expectation is that the project wouldn't result in changes to the site that would significantly impact offsite resources.

If you feel that there is a substantial issue that wasn't considered, then please let me know so that I can relay that to my colleagues and the applicant. Also, if you have any suggestions for resolution of a potential issue, please let me know so that I can bring it up for consideration at the public hearing.



Evan Ditmars

Development Review Planner
Community Development & Infrastructure

Phone: 831-454-3227
701 Ocean Street, Room 400



From: Chris Berry <cberry@santacruzca.gov>
Sent: Wednesday, May 28, 2025 4:14 PM
To: Zeke Bean <ebear@santacruzca.gov>; Evan Ditmars <Evan.Ditmars@santacruzcountyca.gov>
Subject: RE: 1000 Bonny Doon Road, Santa Cruz, CA 95060 APN: 063-132-08

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Thanks Zeke/Evan. Given that we have bypass flows on Liddell Creek that this will likely impact as well as the City water supply adjacent to the site, won't this project need to identify mitigations that will be protective of those resources?

From: Zeke Bean <ebear@santacruzca.gov>
Sent: Wednesday, May 28, 2025 4:05 PM
To: 'Evan Ditmars' <Evan.Ditmars@santacruzcountyca.gov>
Cc: Chris Berry <cberry@santacruzca.gov>
Subject: RE: 1000 Bonny Doon Road, Santa Cruz, CA 95060 APN: 063-132-08

Hi again, Evan.

When you send the plan sets can you please include Chris Berry (cc'd) in the reply?

Thanks again.

Zeke Bean

Water Resources Planner
City of Santa Cruz | Watershed
123 Jewell Street, Santa Cruz, CA 95060
Direct: 831-420-5478
Email: ebear@santacruzca.gov
cityofsantacruz.com



From: Zeke Bean
Sent: Wednesday, May 28, 2025 3:47 PM
To: Evan Ditmars <Evan.Ditmars@santacruzcountyca.gov>
Subject: 1000 Bonny Doon Road, Santa Cruz, CA 95060 APN: 063-132-08

Hi Evan,

Can you please send me more info on this project, including plan sets, etc.? Also, do projects not require notification for neighboring parcels when there is a public hearing? The City has an adjoining parcel (063-251-02) and I do not believe we have received any notice.

Thank you,

3. 241137 1000 Bonny Doon Road, Santa Cruz, CA 95060 APN: 063-132-08**

Public hearing to consider a proposal to construct an approximately 12,500 square foot single-family dwelling zone and for a dwelling that exceeds 5,000 square feet, Use Permit for an increase in the maximum allowed b Review, and a Preliminary Grading Permit for approximately 1,195 cubic yards of cut and 1,052 cubic yards of fi

Consider a determination that the project is exempt from further analysis under the California Environmental Q

Property is located at 1000 Bonny Doon Road in Santa Cruz.

OWNER: Rob Gaukel

APPLICANT: North Coast LLC

SUPERVISORIAL DIST: 5

PROJECT PLANNER: Evan Ditmars, (831) 454-3227

EMAIL: Evan.Ditmars@santacruzcountyca.gov

Zeke Bean

Water Resources Planner

City of Santa Cruz | Watershed

123 Jewell Street, Santa Cruz, CA 95060

Direct: 831-420-5478

Email: ebean@santacruzca.gov

cityofsantacruz.com



Evan Ditmars

From: Chris Berry <cberry@santacruzca.gov>
Sent: Wednesday, June 4, 2025 10:15 AM
To: Evan Ditmars; Zeke Bean
Cc: Sierra Ryan
Subject: RE: 1000 Bonny Doon Road, Santa Cruz, CA 95060 APN: 063-132-08

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Hi Evan –

We have previously experienced impacts on the quality of Liddell Spring (one of the City’s most important water sources) due to activities in this area – which is a complex karst landscape. Any further impact on instream flows due to additional water diversion from the karst aquifer or impacts on that aquifer’s quality may both impact the City’s water supply as well as special status species downstream unless properly mitigated. As it stands currently, we frequently see significant, unpermitted reductions in Liddell Creek flow due to diversions related to the quarry site immediately adjacent to the currently proposed project site.

Having skimmed this specific proposal, I don’t see any mention of the need to protect karst resources or effects that the proposed development’s water supply and wastewater disposal will have on downstream beneficial uses of water and/or special status species in Liddell Creek. Liddell Spring is likely hydrologically connected to the karst aquifer being tapped to serve the proposed development and where the wastewater disposal for the project will be located. It would be helpful to better understand how the project will effect Liddell Spring both in terms quality and quantity of water as well as potential impacts to special status species in the immediate vicinity as well as downstream in Liddell Creek. The City has existing and proposed Endangered Species Act permits for our operations in this area and is aware that there are California red-legged frogs present (as well as other special status species) and there are also coho and steelhead downstream in Liddell Creek that the City is providing bypass flows to protect.

I’ve copied Sierra Ryan from Env Health on this since I know she is familiar with some of the issues I’ve raised above. David Carlson (if he is still working at the County) may also be familiar with effects of activities at this parcel on downstream beneficial uses. We have many records relative to these issues in our files and would be happy to provide them if that would be helpful. Please let us know what we can do to help move this along in a manner that will be protective of all the resources concerned.

Thanks.

Chris Berry

Watershed Compliance Manager
City of Santa Cruz | Water Department
123 Jewell St.
Santa Cruz, CA 95060
Direct: (831) 420-5483
Email: cberry@santacruzca.gov
cityofsantacruz.com



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