



Staff Report to the Zoning Administrator

Application Number: **241460**

Applicant: Robert Grinager
Owner: Erica and Douglas Cramer
APN: 052-321-40
Site Address: 129 Willet Circle, Pajaro Dunes

Agenda Date: June 20, 2025
Agenda Item #: 2
Time: After 9:00 a.m.

Project Description: Proposal to construct an approximately 52 square foot addition to an existing single-family dwelling; repair/reconstruct and enlarge the existing wood decks (104 square feet to the second floor and 103 square feet to the first floor); add an approximately 147 square foot wooden walkway at ground level; replace exterior siding, doors and windows, add four windows, two skylights, and a door; remove the existing chimney and implement a habitat restoration plan. The project also includes realigning the existing 50-foot X 50-foot development envelope to align with the location of the existing structure.

Location: Property located on the southern side of Willett Circle (129 Willett Circle), approximately 250 feet southwest of the intersection with Rio Boca Road

Permits Required: Coastal Development Permit, and approval of a Certificate of Correction for Lot 129 as shown on the Parcel Map recorded at 045M67 (Tract No 488 Pajaro Dunes Unit Three).

Supervisory District: 2nd District (District Supervisor: Kim De Serpa)

Staff Recommendation:

- Consider a determination that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approve Application 241460, based on the attached findings and conditions.

Project Description & Setting

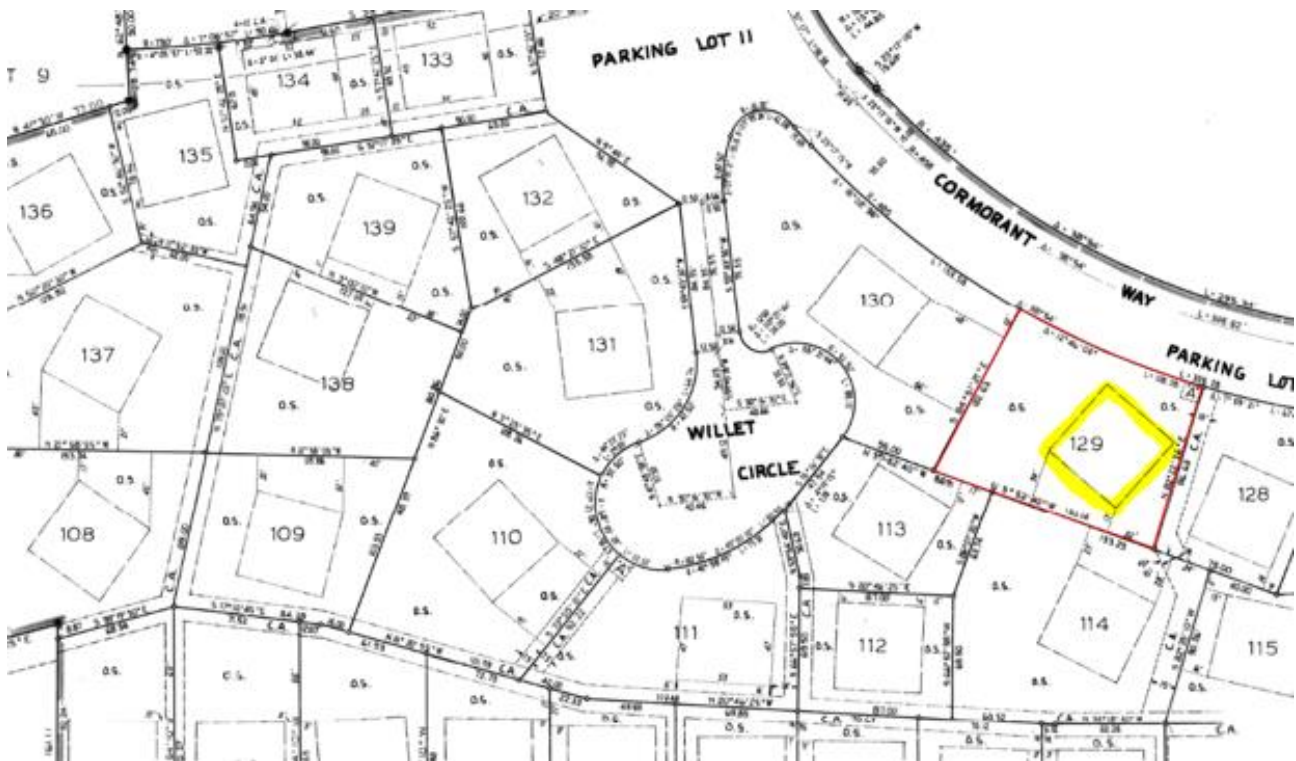
The project is located within Pajaro Dunes, a distinctive oceanfront subdivision developed with a variety of condominiums, townhomes, and single-family dwellings. Pajaro Dunes is considered a Special Subdivision with unique site and development standards for parcels depending on location, as approved by the Pajaro Dunes PUD (Permit 74-400).

The subject property is located at the southern end of Willet Circle, a cul-de-sac that intersects with Cormorant Way and Rio Boca Road, the primary access road for Pajaro Dunes. The project proposes structural changes on a parcel within 300 feet of the inland extent of a beach; therefore, the proposal is not eligible for an exemption or exclusion from Coastal Development Permit requirements pursuant to the Coastal Zone Regulations in Santa Cruz County Code Chapter 13.20 and requires a Coastal Development Permit and a Site Development Permit with Design Review.

Zoning & General Plan Consistency

The subject property is a 11,543 square foot lot, located in the SU (Special Use) zone district, a designation which allows dwelling uses. The existing single-family residence is a principal permitted use within the zone district and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

The subject parcel (Lot 129) is located on a sand dune above the beach and has a set building envelope as indicated in both the Pajaro Dunes Subdivision Conditions and the Parcel Map, Vol 45, Page 67. Each building envelope, as shown by the squares on the map (see section below), measures 50 by 50 feet. All construction must occur within the set building envelope. Allowed lot coverage is 100% of building envelope. There are no additional front, rear, or side yard setbacks within the building envelope. The maximum allowed building height for parcels in this area is 35 feet.



Project Background

The existing decks at the northern elevation and a portion of the cantilevered second-floor bathroom extend beyond the approved 50' x 50' building envelope for this property and encroach into the designated open space area. Review of approved plans on file and records provided by the applicant verify that these portions of the structure have been permitted and can be considered as nonconforming. A reconstruction of the nonconforming decks would require an administrative site development permit pursuant to SCCC 13.10.262. Although the dwelling is currently non-conforming to the building envelope, a counter-clockwise pivot of the existing envelope by approximately 10 degrees (4 feet and 8 inches) renders the home (and proposed alterations) conforming, without enlarging the building envelope. The Pajaro Dunes 74-400 PUD anticipated this scenario and included a Condition (IV.J.1-4) to allow for a correction to the building envelope to be obtained. Therefore, a

tentative Certificate of Correction to the parcel map to pivot the building envelope and resolve this encroachment (with no change in size of envelope) has been submitted as part of this permit and will be recorded as a Condition of Approval (see Exhibit "C", I.C.). As a result of this correction, the dwelling will be located entirely within the revised 50-foot X 50-foot building envelope and will no longer be nonconforming.

Dune Habitat

The subject site is located on a coastal dune and as such is considered a sensitive habitat (SCCC 16.32.040). The residence and site are located on a leeward crest of the dunes, opposite the beach. The native coastal dune habitat on the parcel is now dominated by non-native ice plant and European beach grass species. All existing trees, including Monterey cypress and blue gum, are located outside the area of proposed construction, reducing potential impact to nesting birds. However, the accepted Biotic Report (REV241234) has identified that the legless lizard, a California Species of Special Concern, may be present on this site.

The proposed new decking expands the existing developed footprint by approximately 251 square feet; therefore, to address any potential impacts to native soils, grasses and coastal habitat, this project includes the restoration of at least 543 square feet of degraded coastal dune habitat. The proposed Habitat Restoration Plan has been reviewed by the County Biologist and the Environmental Coordinator, who have determined that implementation of this plan would reduce any impacts associated with the project to less than significant.

The conditions of approval outlined in the Biotic Report Review (REV241234, Exhibit G) include limits to artificial lighting, measures to prevent site disturbance during construction, and ongoing monitoring of the completed habitat restoration. A final Habitat Restoration Plan, prepared by a qualified biologist and specifying a restoration of native habitat of at 3:1 ratio, is also required to be submitted for review and approval, together with the application for a building permit. Further, the Restoration Plan is required to include a five-year management plan for the ongoing maintenance of the restored site area, that includes a mandate that documentation of the viability of the new plantings shall be submitted annually to the County Restoration Coordinator.

Local Coastal Program Consistency

The proposed changes to the existing single-family residence are in conformance with the County's certified Local Coastal Program, in that the existing structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. The proposed increase in habitable area, deck additions and non-habitable storage area, will not significantly alter the appearance of the dwelling. 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 located between the shoreline and the first public road but is not identified as a priority acquisition site in the County's Local Coastal Program. The additional deck area, non-habitable storage area, and increase in habitable area will be located within the (corrected) building envelope and will not impact any existing boardwalks, beach access or open space; consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

Consistency with Coastal Design Criteria

The proposed single-family residence complies with the requirements of the Coastal Design Criteria set out in SCCC 13.20.130, in that the proposed project will incorporate site and architectural design features such as new wood-like shingle siding (Hardie shingles) and additional windows to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. All proposed additions have been sited, designed to be visually compatible and better integrated with the character of surrounding neighborhoods.

While the proposed residential addition and new decking at the first floor increase the development footprint by 246 square feet, any impacts to the sensitive dune habitat will be alleviated by the submitted landscape restoration and enhancement plan, which includes removal of the non-native and invasive ice plant and the addition of native plant species.

The property is within a designated scenic corridor; however, it is not visible from any public viewpoint (beach) as it sits below a small rise in the dunes and behind several mature Monterey Cypress trees. No trees are proposed for removal and the project will retain the existing landscape features such as the natural slope of the dunes and the cluster of Monterey Cypress trees. The additional deck development does not dramatically increase the mass of the structure, and the only decks to protrude beyond the existing roofline of the dwelling are along the east side, facing away from the beach area. The proposed development does not increase the height of the existing structure (24 feet) and the east facing deck addition does not cantilever toward, loom over, or otherwise adversely impact such significant public viewsheds and community character.

The siting of the additional storage space is within the original building footprint, and the additional deck area at the first level, connecting the existing east and west facing decks, protects the existing views and maximizes the effectiveness of topography. The proposed landscaping restoration will soften any impact to public views and enhance the sustainability of the site.

The proposed deck replacement and residential addition will blend seamlessly with the existing residence and will not create any visual or physical conflicts with neighboring structures or landscapes. By replacing the existing decks and railing, the proposed decks will ensure the safety of residents and visitors, and the upgraded materials including new windows, doors, and siding will improve the overall exterior appearance of the home.

Public Outreach/Public Comment

Public notice in the form of mailed cards to residents within 500 feet and signage onsite was completed for this item. No public comments have been received to date.

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 **241460**, 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 Division, 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. Biotic Report Review letter

CALIFORNIA ENVIRONMENTAL QUALITY ACT

NOTICE OF EXEMPTION

The Santa Cruz County Planning Division 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: 241460

Assessor Parcel Number: 052-321-40

Project Location: 129 Willet Circle, Pajaro Dunes

Project Description: Construct a 15 square foot habitable addition at an existing single-family dwelling, reconfigure/repair existing decks and add exterior storage areas to result in a total site disturbance of 251 square feet. Project also includes realigning the existing development envelope to align with the location of the existing structure.

Person or Agency Proposing Project: Robert Grinager

Contact Phone Number: (831) 426-4264

- 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. X **Categorical Exemption**

Specify type: Class 1 – Existing Facilities (Section 15301); Class 3 – New Construction or Conversion of Small Structures (Section 15303); Class 5 – Minor Alterations in Land Use Limitations (Section 15305)

F. Reasons why the project is exempt:

Minor modifications to an existing approved single-family residence in an area designated for residential uses, where all required mitigations to proposed site disturbance within a sensitive habitat, including the implementation of a Habitat Restoration Plan for an area of at least 543 square feet of degraded coastal dune habitat, has been included into the project.

Minor changes to an existing development envelope which does not result in the creation of additional building sites.

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



Rebecca Rockom, Project Planner

Date: _____

EXHIBIT A

Coastal Development Permit Findings

- (A) 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 SU (Special Use), a designation which allows residential uses and with the Pajaro Dunes PUD (74-400-PUD). The proposed minor additions and remodeling of an existing single-family residence is a principal permitted use within the zone district, and the zoning is consistent with the site's R-UL (Urban Low Density Residential) General Plan designation.

- (B) 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.

- (C) 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.

The property is within a designated scenic corridor; however, it is not visible from a public viewshed (beach) as it sits below a small rise in the dunes, behind several mature Monterey Cypress trees. No trees are proposed for removal and the project will retain the existing landscape features such as the natural slope of the dunes and the cluster of Monterey Cypress trees. The additional deck development does not dramatically increase the mass of the structure, and the only decks to protrude beyond the existing roofline of the dwelling are along the east side, facing away from the beach area. The proposed development does not increase the height of the existing structure (24 feet) and the east facing deck addition does not cantilever toward, loom over, or otherwise adversely impact such significant public viewsheds and community character.

The siting of the additional storage space is within the original building footprint, and the additional deck area at the first level, connecting the existing east and west facing decks, protects the existing views and maximizes the effectiveness of topography. The proposed restoration of the dune habitat will further reduce any impact to public views and enhance the sustainability of the site.

The proposed deck replacement and residential addition will blend seamlessly with the existing residence and will not create any visual or physical conflicts with neighboring structures or landscapes. By replacing the existing decks and railing, the proposed decks will ensure the safety of residents and visitors, and the upgraded materials including new windows, doors, and siding will improve the overall exterior appearance of the home.

The native plant preservation and restoration on the parcel ensures that any impacts to native soils

and vegetation are appropriately balanced with the re-establishment of native species. Pursuant to SCCC 13.20.130(B)(4), the proposed habitat restoration will provide visual interest and enhance the surrounding natural setting, which will help to reduce any impacts from the development. The reinstatement of native plantings will also help to improve and enhance visual resources overall. Replacement vegetation will be compatible with surrounding natural vegetation and will be suitable to the climate, soil, and ecological characteristics of the area.

- (D) 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.

The project site is not identified as a priority acquisition site in the County Local Coastal Program and is developed with an existing single-family dwelling. Public beach access is available within 100 feet of the subject property via a boardwalk footpath, and the proposed addition to the existing home will not restrict or otherwise affect this access. Therefore, this finding can be made.

- (E) 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, dwelling uses are allowed uses in the SU (Special Use) 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.

- (F) If the project is located between the nearest through public road and the sea or the 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, although the project site is located between the shoreline and the first public road, the development does not impede or interfere with the public's right of access to the shore, which is accessible by the common area boardwalk located adjacent to the parcel. As such, the project conforms to the public access and public recreation policies of Chapter 3 of the Coastal Act. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

- (G) In the event of any conflicts between or among the required findings, required findings in subsections (E) and (F) of this section shall prevail.

This finding can be made, in that there are no conflicts among the required Coastal Development Permit findings.

Discretionary Permit Findings

- (a) **Health and Safety.** The proposed location of the project and the conditions under which it would be developed, 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 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 dwelling uses. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project 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 be materially injurious to properties or improvements in the vicinity.

- (b) **Zoning Conformance.** The proposed location of the project and the conditions under which it would be developed, operated, or maintained will be in substantial conformance with the intent and requirements of 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 decks and addition to the single-family residence and the conditions under which it would be operated or maintained will in substantial conformance with all pertinent County ordinances and the purpose of the SU (Special Use) zone district as the primary use of the property will be one single-family residence that meets all current site standards as adopted by the Pajaro Dunes PUD.

- (c) **General Plan Conformance.** The proposed project is in substantial conformance with the intent, goals, objectives, and policies of all elements of the County General Plan and any specific plan which has been adopted for the area.

This finding can be made, in that the proposed dwelling use is in substantial conformance with the use and density requirements specified for the R-UL (Urban Low Density Residential) land use designation in the County General Plan.

The project complies with General Plan strategy BE-5.1b (LCP) to maintain design criteria for any development within the Coastal Zone requiring a Coastal Development Permit, with a focus on conserving coastal resources and preserving public coastal viewsheds and coastal access.

The proposed development also meets the General Plan Objective ARC-3.2 and complies with policy ARC-3.21 to restore the quality of sensitive habitat restoration by removing non-native and invasive species and replanting with characteristic native species.

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

- (d) **CEQA Conformance.** The proposed project complies with the requirements of the California Environmental Quality Act (CEQA) and any significant adverse impacts on the natural environment will be mitigated pursuant to CEQA.

This finding can be made, in that the project has been determined to be exempt from further review under the California Environmental Quality Act, as indicated in the Notice of Exemption for this project.

- (e) **Utilities and Traffic Impacts.** The proposed use will not overload utilities, result in inefficient or wasteful use of energy, or generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed deck replacement and expansion and additional storage area for the existing single-family residence will not intensify the use of a developed lot. The expected level of traffic generated is therefore not expected to increase and, as such, the proposed addition will not adversely impact existing roads or intersections in the surrounding area. In addition, all construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to ensure that the project will not overload utilities or otherwise result in an inefficient or wasteful use of energy.

- (f) **Neighborhood Compatibility.** The proposed use will be compatible with the existing and proposed land uses, land use intensities, and dwelling unit densities of the neighborhood, as designated by the General Plan and Local Coastal Program and implementing ordinances.

This finding can be made, in that the proposed alterations to an existing single-family residence is consistent with the land use intensity and density of the neighborhood as designated by the General Plan and implementing ordinances.

- (g) **Local Coastal Program Consistency.** For proposed projects located within the coastal zone, the proposed project is consistent with the provisions of the certified Local Coastal Program.

This finding can be made, in that the required Coastal Development Permit findings have been made for this project and the project is consistent with the provisions of the certified Local Coastal Program.

Conditions of Approval

Exhibit D: Project plans, prepared by SC Building Design, dated 03/20/2025.

- I. This permit authorizes the construction of improvements to a single-family residence 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 Santa Cruz County Planning one copy of the approval to indicate acceptance and agreement with the conditions thereof.
 - B. Obtain a Building Permit from the Santa Cruz County Building Official.
 1. Any outstanding balance due to Santa Cruz County Planning 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.
 - C. To resolve an existing encroachment of development outside the established building envelope, provide a conformed copy of the recorded certificate of correction to the parcel map, pursuant to Conditions of the Pajaro Dunes 74-400 PUD, IV.J.1-4.
 - D. Submit an updated plan set to the Pajaro Dunes Association for Final Review.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit final architectural plans for review and approval by Santa Cruz County Planning. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with Santa Cruz County Planning. 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.
 3. Details showing compliance with fire department requirements.
 4. A Water Efficient Landscape Plan prepared in accordance with the

requirements of the Water Efficient Landscape Ordinance (County Code Chapter 13.13) by a certified/licensed landscape architect, landscape contractor, civil engineer, landscape irrigation designer, landscape irrigation auditor, or water manager. WELO-exempt projects, residential projects of up to two units, or landscapes where at least 30% of the water use is provided by graywater, recycled water or captured rainwater may provide either a signed Water Efficient Landscape Checklist or a Water Efficient Landscape Plan.

- a. Any landscape plan submitted to comply with SCCC Ch. 13.13 shall include a Water Efficient Landscape Plan Submittal Compliance Statement.
- B. Meet all requirements of the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
1. The application submittal shall adhere to the County Design Criteria (CDC). Pre-development runoff patterns and rates shall be maintained, and safe stormwater overflow shall be incorporated into the project design.
- C. Meet all requirements of the Environmental Planning section of Santa Cruz County Planning.
1. The applicant shall provide a signed and stamped copy of the accepted soils report and update(s).
 2. Building permit application plans shall reference the soils report and update(s), include contact information for the geotechnical engineer, and include a statement that the project shall conform to the recommendations of the geotechnical engineer.
 3. The applicant shall submit a stormwater pollution control plan that meets the requirements set forth in the County's Construction Site Stormwater Pollution Control BMP Manual, available here:
<http://www.sccoplanning.com/Portals/2/County/Planning/env/ConstructionStormwaterBMPManual-Oct%20312011version.pdf>.
 4. The applicant shall submit a signed and stamped Soils (Geotechnical) Engineer Plan Review Form to Environmental Planning. The plan review form shall reference each reviewed sheet of the final plan set by its last revision date. Any updates to the soils report recommendations necessary to address conflicts between the report and plans must be provided via a separate addendum to the soils report. The author of the report shall sign and stamp the completed form. An electronic copy of this form may be found on our website: www.sccoplanning.com, under "Environmental", "Geology & Soils", "Assistance & Forms", "Soils Engineer Plan Review Form".

5. At the time of the building permit application, the applicant shall submit a detailed construction cost estimate based upon revised and updated building permit plan sheets to determine if the improvements constitute substantial improvement.
6. In order to conduct development activities on APN 052-321-40, the Conditions of Approval I through XI below shall be adhered to. These Conditions shall be incorporated into all phases of development for this project (241460) and shall also apply to all future development activities proposed on the property.

Adherence to these conditions will ensure that proposed development is consistent with County policies and will avoid and minimize impacts to sensitive habitats and special-status species.

Environmental Planning Staff shall review all future development plans and building permit applications to ensure conformance with the Conditions below.

General Conditions

- I. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:
 - A. The project shall avoid the installation of any non-essential artificial lighting. If artificial lighting is necessary, the project shall avoid or limit the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active.
 - B. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors.
 - C. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding areas, other parcels, or the night sky.
- II. All temporary and permanent disturbance associated with the project shall be shown on the final project plans as the 'development footprint'. The development footprint shall be delineated on the final project plans with a thick bold **solid** line and must encompass all grading, buildings, retaining walls, utilities, landscaping, patios, vegetation removal, access routes, and deposition of refuse or debris associated with the project.
 - A. All areas outside of the development footprint shall be labeled on the development plans as sensitive habitat and fenced for avoidance during construction.
 - B. Within the development footprint, the area of permanent disturbance shall be clearly labeled and the final square footage of this area included on the plans.
- III. To compensate for impacts to Coastal Dune habitat, and habitat for special-status species, and to comply with the Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090 (B)(3), the following shall

be adhered to:

- A. The project shall compensate for permanent impacts to dune habitat through native dune habitat restoration on site at a 3:1 ratio of restoration to permanent impacts. Final permanent impact numbers and required area of compensatory restoration shall be verified during Environmental Planning Review of the building plans.
- B. All temporarily impacted areas must be restored at a 1:1 ratio.
- C. Habitat enhancement and/or restoration activities (i.e. removal and ongoing management of invasive species) commensurate with the proposed development shall occur on the remainder of the parcel.

Prior to Issuance of the Building Permit

- IV. A Habitat Restoration Plan prepared by a qualified biologist or restoration professional shall be included with the building permit application for review and approval by Environmental Planning Staff.

The Restoration Plan shall be focused on restoring the native plant structure and species composition of local Coastal Dune habitat on the subject parcel and must include the following minimum elements:

- B. A map of all designated restoration areas on the parcel including locations where temporary disturbance and re-establishment of native habitat shall occur and locations designated for restoration or establishment of native habitat intended to compensate for permanently impacted sensitive habitats at 3:1 ratio. This map shall delineate and label all restored areas as "Protected Habitat Area".
- C. A planting plan with species, size, and locations of all restoration plantings. These plantings shall occur at sizes and ratios determined by the restoration specialist to adequately restore native habitat while maximizing plant health and survivability of individual plants.
- D. Plan for removal of non-native species and a management strategy to control re-establishment of invasive non-native species on the entire parcel to help prevent the spread and continued encroachment of invasive species.
- E. Methods for establishment of local Coastal Dune habitat including specific restoration treatments to promote natural re-establishment of native species and active planting.
- F. Information regarding any seed collection and transplantation strategies that might be utilized for establishment or re-establishment of plant species.
- G. Information regarding the methods of irrigation for restoration plantings.
- H. Information regarding the placement and location of permanent protective signs used to delineate Protected Habitat Areas in the field.

- I. The Habitat Restoration Plan shall include a 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for evaluating success.
- V. Annual reports outlining the progress and success of the restoration plantings and monitoring activities outlined in the 5-year Maintenance and Monitoring Plan shall be submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us by December 31 of each monitoring year.
- VI. In addition to the required 5-year annual monitoring and reporting, a 10-year monitoring report shall be prepared and submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us outlining the continued implementation and results of annual Coastal Dune Scrub Management over the 10-year period.
- VII. Any seed mix used for erosion control purposes on exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.
- VIII. The designated restoration areas on the parcel shall be preserved as Protected Habitat Areas through recording of a Declaration of Restriction on the parcel. The Declaration of Restriction shall be finalized and recorded as part of the Environmental Planning review of the final project plans. Once all reviewing agencies have reviewed and accepted the permit application, the Declaration of Biotic Restriction will be emailed to the owner with instructions. The Declaration of Restriction shall include the following:
 - A. Identification of a “Protected Habitat Areas” where development shall not occur in the future.
 - B. Specific management strategies to ensure that the Protected Habitat Areas are properly managed to maintain quality native dune habitat.
 - C. Specific restrictions regarding activities that are not allowed within the Protected Habitat Areas in the future.
- IX. Proof of recordation of the final Declaration of Restriction shall be required prior to issuance of the building permit.

Construction Conditions

- X. To protect sensitive habitats and special-status species during project related construction activities, the following shall be adhered to:
 - A. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.
 - B. Every individual working on the Project must attend biological

awareness training prior to working on the job site. The training shall be delivered by a qualified biologist and shall include information regarding the location and identification of sensitive habitats and all special-status species with potential to occur in the project area, the importance of avoiding impacts to special-status species and sensitive habitats, and the steps necessary if any special-status species is encountered at any time.

- C. Within 30 days prior to commencement of construction, the location and boundaries of existing special-status plant species identified on the property shall be re-confirmed by a qualified biologist. High visibility construction fencing and/or other protective measures shall be installed around these plants as indicated in Condition 7 below.
 - 1. If special-status plants cannot be entirely avoided during construction, seed collection and transplantation strategies for these species shall be incorporated into the project-specific Restoration Plan outlined in Condition 10 below.
- D. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist around the designated development footprint to indicate the limits of work and prevent inadvertent grading, equipment staging, vehicular access, or other disturbance within the adjacent sensitive habitat areas.
 - 2. Intact native dune plants on the parcel shall be protected as sensitive habitat and avoided during construction to the maximum extent possible.
 - 3. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work.
 - 4. Special-status plants located near or within the project impact area shall be identified and protected with high visibility fencing or flagging and through installation of any other protective barriers (such as silt fencing) identified as necessary by the biologist in the field.
 - 5. The fencing/flagging shall be inspected and maintained daily until project completion.
- E. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site. All sightings of special-status species shall be reported to the County Environmental Coordinator and submitted to the CNDDB.
- F. To avoid impacts to nesting birds, the following shall be adhered to:
 - 6. Schedule construction during the non-nesting season (September 1st-February 1st) if possible. If commencement of project activity

begins outside of the February 1st to August 31st nesting season, there will be no need to conduct a preconstruction survey for active nests.

7. If project activities are to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within two weeks 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, 250 feet for birds of prey.
8. If no active bird nest is found, then no further avoidance and minimization measures are necessary.
9. If active nest(s) are found within the survey area the County Environmental Coordinator shall be notified immediately. The biologist shall establish an avoidance buffer that will provide adequate protection specific to the species, will monitor the nest as needed, and advise the applicant and the County when all young have fledged the nest. Commencement of work may begin only after fledging is complete.
10. 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 the County Environmental Coordinator for review and approval prior to removal of vegetation, use of heavy equipment, or other construction activities.
11. If construction activity 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.

XI. Prior to final building inspection the following shall occur:

- A. Establishment and planting of all restoration areas as outlined in the final approved Habitat Restoration Plan and placement of protective signs around the Protected Habitat Areas shall be inspected and approved by Environmental Planning staff.

A copy of this biotic approval, including all attachments, should be submitted with any future permit applications.

- G. Meet all requirements and pay any applicable plan check fee of the Pajaro Fire Protection District.
- H. Submit 3 copies of plan review letters prepared and stamped by the project Geotechnical Engineer.
- I. Pay the current fees for Parks mitigation. Currently, these fees are \$7.20 per square foot for single family dwellings based on additional habitable floor area.

- J. Pay the current fees Child Care mitigation. Currently, these fees are \$0.88 per square foot for single family dwellings based on additional habitable floor area.
- 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 inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
 - C. The project must comply with all the recommendations of the approved soils reports.
 - D. For the area of Habitat Restoration a Landscape Installation Certificate prepared in accordance with the Water Efficient Landscape Ordinance (County Code Chapter 13.13) shall be provided.
 - E. 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. Indemnification
- The applicant/owner shall indemnify, defend with counsel approved by the COUNTY, and hold harmless the COUNTY, its officers, employees, and agents from and against any claim (including reasonable attorney's fees, expert fees, and all other costs and fees of litigation), against the COUNTY, its officers, employees, and agents arising out of or in connection to this development approval or any subsequent amendment of this development approval which is requested by the applicant/owner, regardless of the COUNTY's passive negligence, but excepting such loss or damage which is caused by the sole active negligence or willful misconduct of the COUNTY. Should the COUNTY in its sole discretion find the applicant's/owner's legal counsel unacceptable, then the applicant/owner shall

reimburse the COUNTY its costs of defense, including without limitation reasonable attorney's fees, expert fees, and all other costs and fees of litigation. The applicant/owner shall promptly pay any final judgment rendered against the COUNTY (and its officers, employees, and agents) covered by this indemnity obligation. It is expressly understood and agreed that the foregoing provisions are intended to be as broad and inclusive as is permitted by the law of the State of California and will survive termination of this development approval.

- A. The COUNTY shall promptly notify the applicant/owner of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. The COUNTY shall cooperate fully in such defense.
- 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 applicant/owner shall not be required to pay or perform any settlement unless such applicant/owner has approved the settlement. When representing the COUNTY, the applicant/owner 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. The "applicant/owner" shall include the applicant and/or the owner and the successor(s) in interest, transferee(s), and assign(s) of the applicant and/or the owner.

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.

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: _____

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.

RESIDENTIAL ADDITIONS & REMODELING FOR DOUG & ERIKA CRAMER 129 WILLET CIRCLE PAJARO DUNES, CA



scbuildingdesign@gmail.com

PO BOX 186
CAPITOLA, CA 95010

8 3 1 - 4 2 6 - 4 2 6 4

RESIDENTIAL RENOVATION & DECK ADDITIONS
129 WILLET CIRCLE
PAJARO DUNES, CA
A.P.N. 052-321-40

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR ESTIMATING
PURPOSES ONLY

VICINITY MAP



PROJECT DIRECTORY

OWNER	DOUG & ERIKA CRAMER 129 WILLET CIRCLE PAJARO DUNES, CA 95076 914-260-9950 doug@canyfo.com
DESIGNER	ROBERT GRINAGER SC BUILDING DESIGN, INC. PO BOX 186 CAPITOLA, CA 95010 831-426-4264 scbuildingdesign@gmail.com
GEOTECHNICAL	HARO, KASUNICH AND ASSOCIATES, INC. 116 EAST LAKE AVENUE WATSONVILLE, CA 95076 831-722-4175 bhasseler@harokasunich.com
BIOLOGIST	PAUL KEPHART RANA THE COHABITAT CO 26382 CARMEL RANCHO LANE, 2ND FLOOR CARMEL, CA 93923 831-659-3820 EXT 111 paul@ranacreekdesign.com
STRUCTURAL ENGINEERING	ASH ROAKE A. ROAKE ENGINEERING 202 PANETTA AVENUE, UNIT 12 SANTA CRUZ, CA 95060 831-234-4345 akroake@gmail.com

SITE & PLANNING DATA

APN:	052-321-40
ADDRESS:	129 WILLET CIRCLE PAJARO DUNES, CA
LOT SIZE:	11,529 SQFT
ZONING:	SU, PUD
COASTAL:	YES, NOT EXCLUSION ZONE COASTAL ZONE APPEAL JURSDICTION
FIRE:	LRA
OCCUPANCY:	R-3 / U
LOT COVERAGE:	1,940 SF = 16.8%
FLOOR AREA RATIO:	2,260 SF =19.6%
FLOOD ELEVATIONS:	VE=22' AE=14' LOWEST FF=30'

PROJECT DESCRIPTION

1. AT AN EXISTING TWO-STORY SINGLE FAMILY DWELLING WITH ATTACHED DECKS, THE FOLLOWING PROPOSED IMPROVEMENTS:
A. WEST FIRST AND SECOND FLOOR CLOSET ADDITIONS.
B. RESIDING ALL EXTERIOR WALLS.
C. EXTERIOR DOOR AND WINDOW CHANGES.
D. SECOND FLOOR EAST DECK & GUARDS EXTENSION.
E. SECOND FLOOR WEST DECK & GUARDS EXTENSION.
F. FIRST FLOOR DECK & GUARD EXTENSIONS AT WEST, SOUTH & EAST
G. REFURBISH NORTH SECOND FLOOR DECKS AND GUARDS.
H. REMOVE EXTERIOR CHIMNEY AND FIREPLACES.
I. REPLACE ROOF GUTTERS & DOWNSPOUTS.
THIS PROJECT SHALL CONFORM TO THE CURRENT VERSION OF ALL APPLICABLE FEDERAL AND STATE OF CALIFORNIA CODES, COUNTY OF SANTA CRUZ ORDINANCES, PAJARO DUNES ASSOCIATION RULES AND REGULATIONS, AND THE RECCOMENDATIONS OF THE REFERENCED SOIL AND BIOTIC REPORTS.

DRAWING INDEX

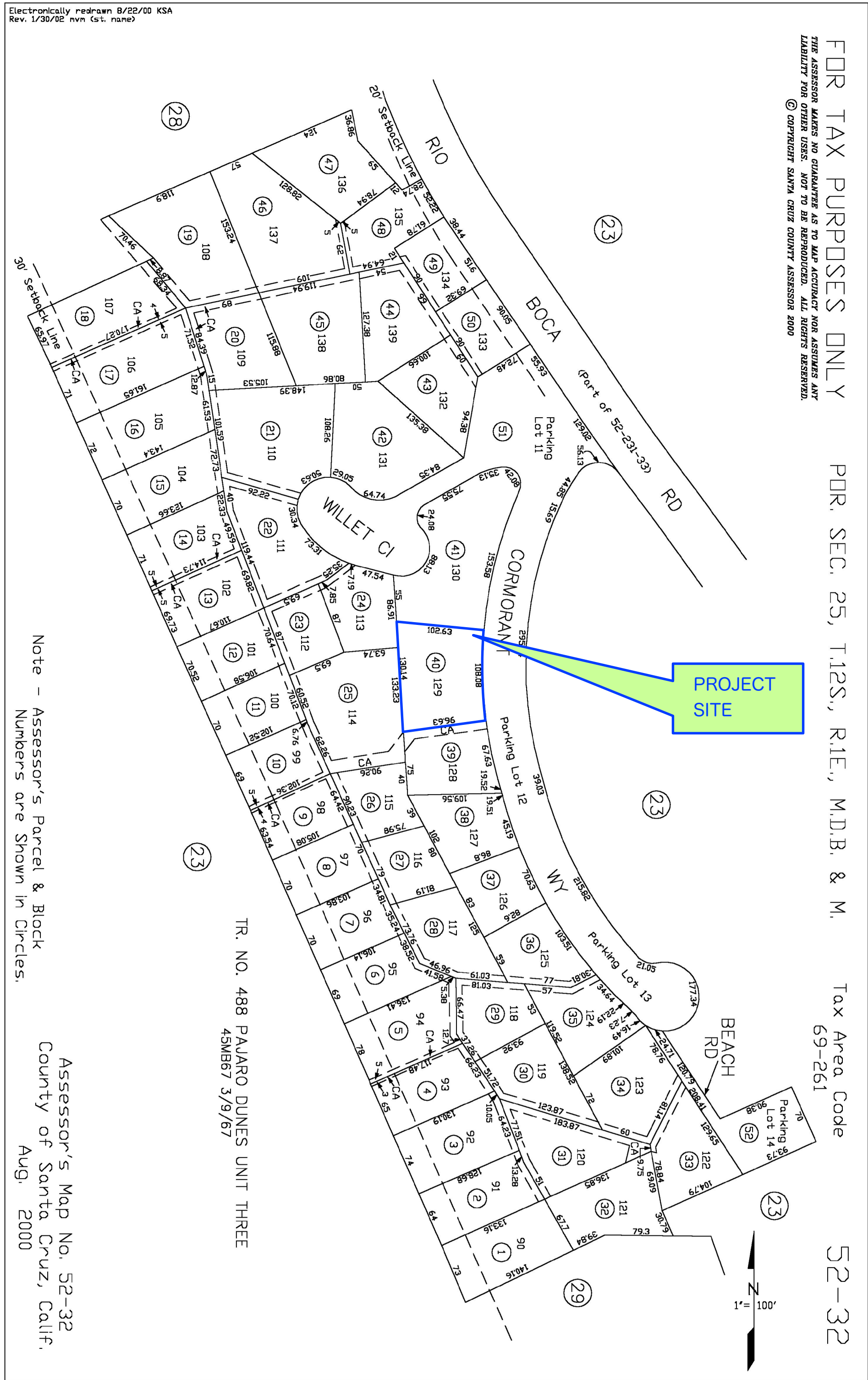
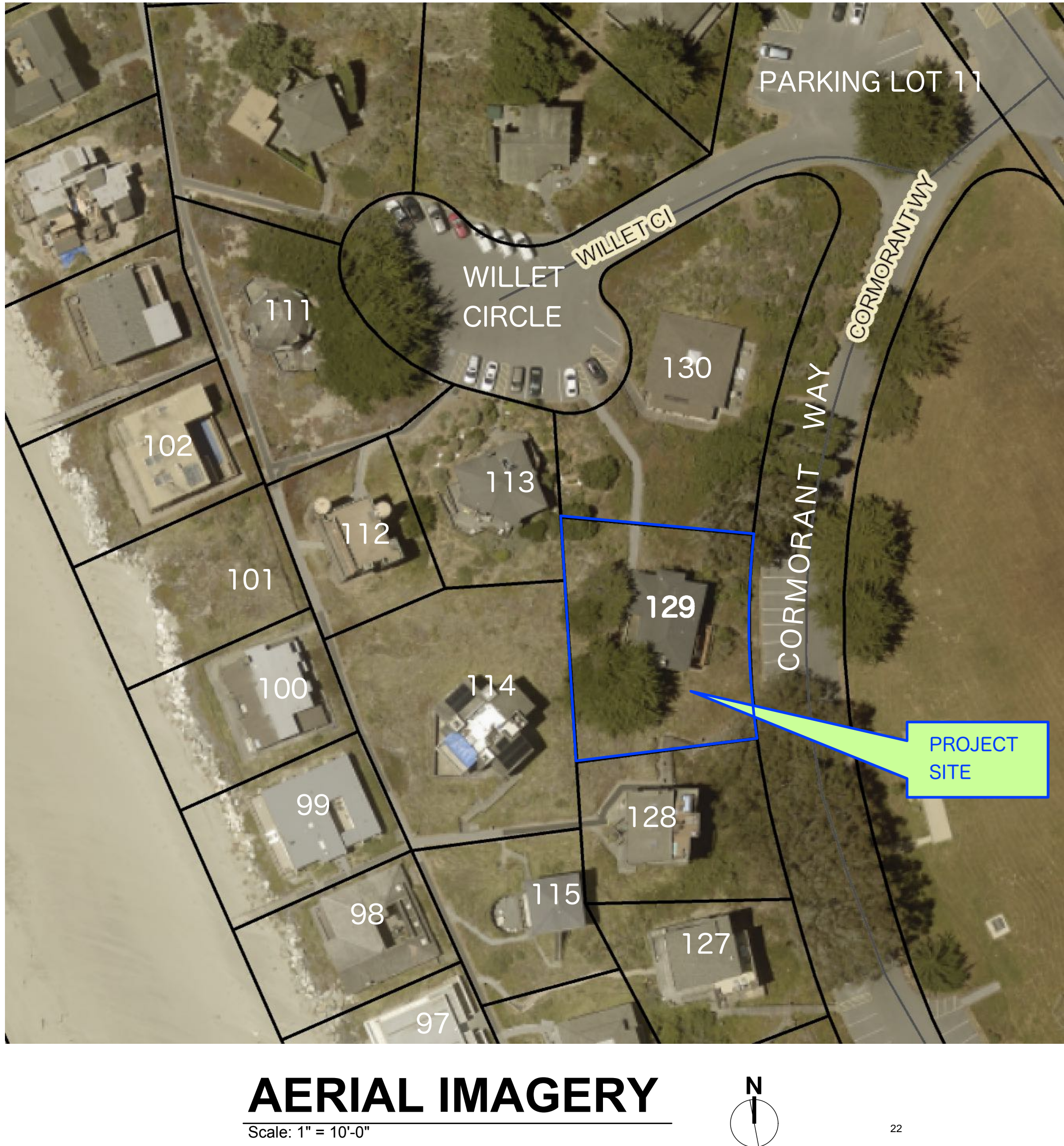
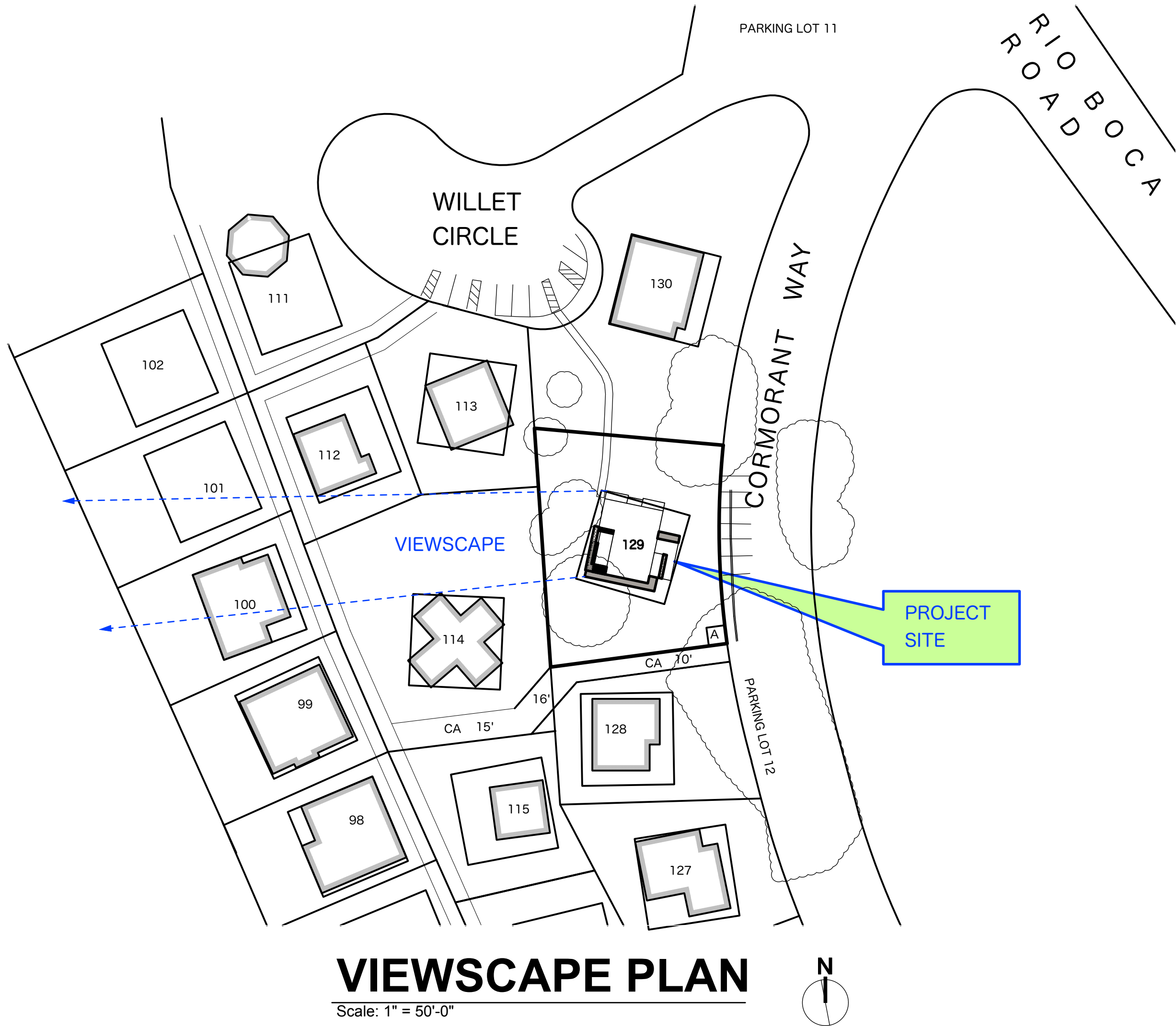
PAGE	SHEET	DESCRIPTION
1	G1	COVER SHEET
2	G2	PLANNING MAPS
3	G3	PROPOSED SITE PLAN
4	1	SURVEY (EXISTING SITE PLAN)
5	C1	DRAINAGE PLAN
6	RP1	RESTORATION PLAN
7	RP2	PLANTING PLAN
8	A1	EXISTING FIRST FLOOR
9	A2	PROPOSED FIRST FLOOR
10	A3	EXISTING SECOND FLOOR
11	A4	PROPOSED SECOND FLOOR
12	A5	EXISTING ELEVATIONS
13	A6	PROPOSED ELEVATIONS
14	A7	SECTIONS
15	A8	PHOTOGRAPHS & MATERIALS

Plot Date: 3/20/25
Time: 12:04:47
File Name: CRAMER REMODEL BLDG R1 032025.vwx

COVER SHEET

Sheet No.

G1



	EXISTING	PROPOSED		RESULTING
		REMOVE	ADDED	
FIRST FLOOR HEATED	1074			1074
SECOND FLOOR HEATED	1103		6	1109
FIRST FLOOR NON-HEATED			31	31
SECOND FLOOR NON-HEATED			15	15
FIRST FLOOR DECKS				
WEST	182		57	239
EAST	243		47	290
SOUTH	-		147	147
SECOND FLOOR DECKS				
WEST	174		78	252
EAST	67		25	92
NORTH	109	-		109

RESIDENTIAL RENOVATION &
DECK ADDITIONS

129 WILLET CIRCLE
PAJARO DUNES, CA
A.P.N. 052-321-40

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR ESTIMATING
PURPOSES ONLY

Owner

DOUGLAS & ERIKA CRAMER

REV.	DATE	DESCRIPTION

Date SEPTEMBER 2024

Project ID H129

Sheet Title

PLANNING
MAPS

Sheet No.

G2



scbuildingdesign@gmail.com

PO BOX 186
CAPITOLA, CA 95010

8 3 1 - 4 2 6 - 4 2 6 4

EXHIBIT D



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PO BOX 186
CAPITOLA, CA 95010

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RESIDENTIAL RENOVATION &
DECK ADDITIONS

129 WILLET CIRCLE
PAJARO DUNES, CA
A.P.N. 052-321-40

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR ESTIMATING
PURPOSES ONLY

Owner

DOUGLAS & ERIKA CRAMER

REV.	DATE	DESCRIPTION
1	3/20/25	1ST REVIEW

Date
SEPTEMBER 2024

Project ID
H129

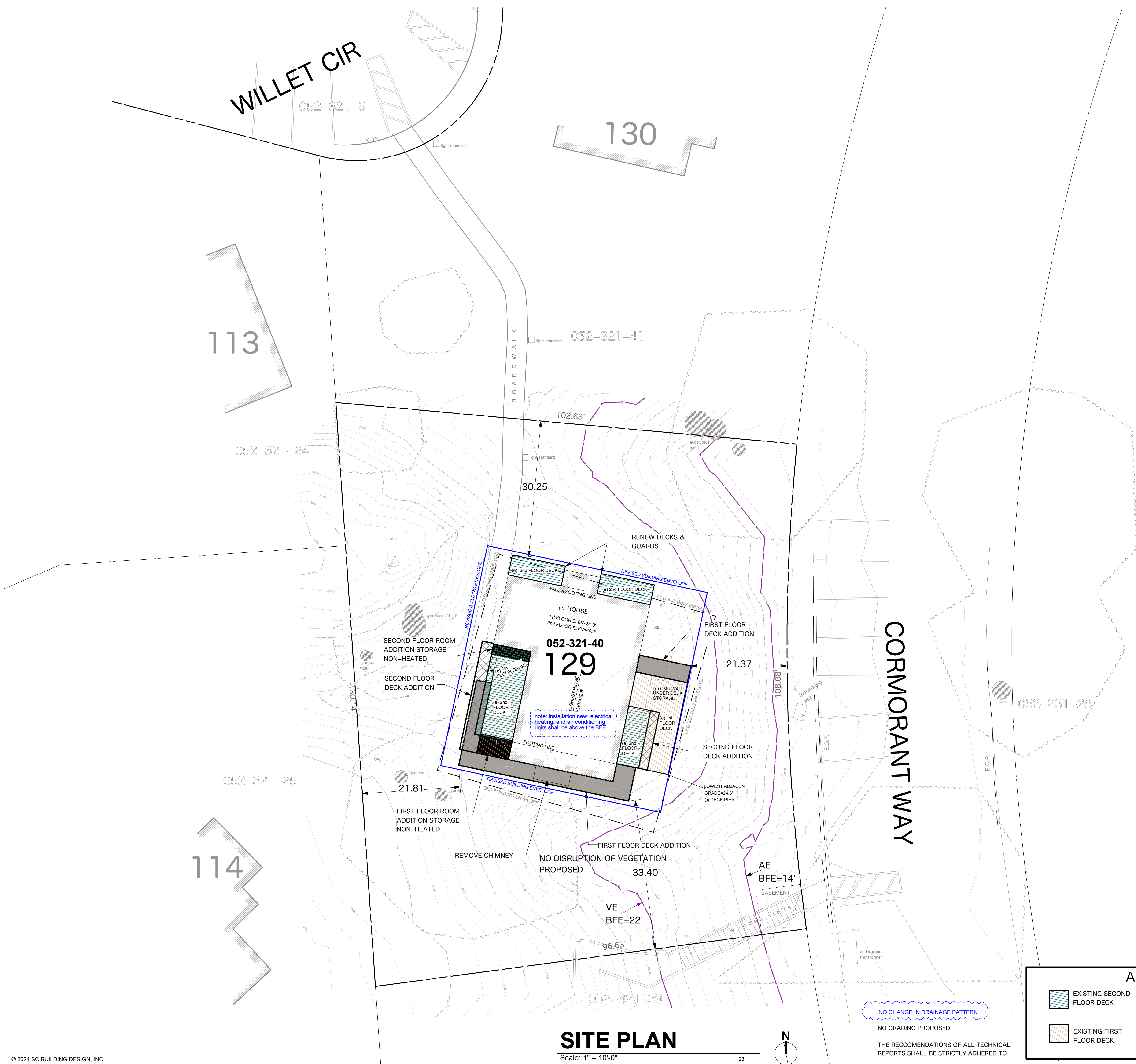
Sheet Title

PROPOSED
SITE PLAN

Sheet No.

G3

EXHIBIT D



SITE PLAN

Scale: 1" = 10'-0"



NO CHANGE IN DRAINAGE PATTERN

NO GRADING PROPOSED

THE RECOMMENDATIONS OF ALL TECHNICAL
REPORTS SHALL BE STRICTLY ADHERED TO

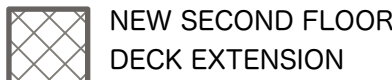
ADDITION AREA LEGEND



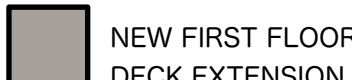
EXISTING SECOND
FLOOR DECK



EXISTING FIRST
FLOOR DECK



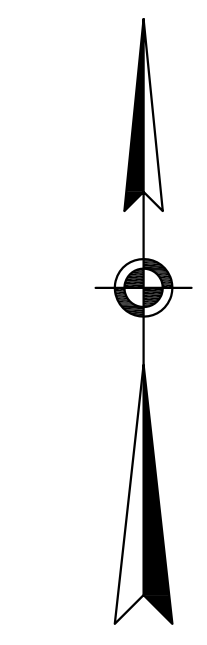
NEW SECOND FLOOR
DECK EXTENSION



NEW FIRST FLOOR
DECK EXTENSION



NEW ENCLOSED
BUILDING AREA

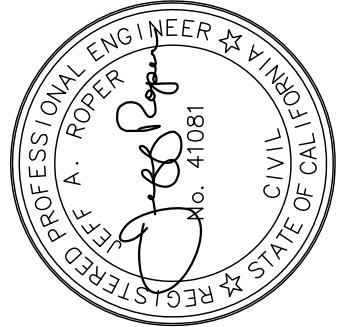
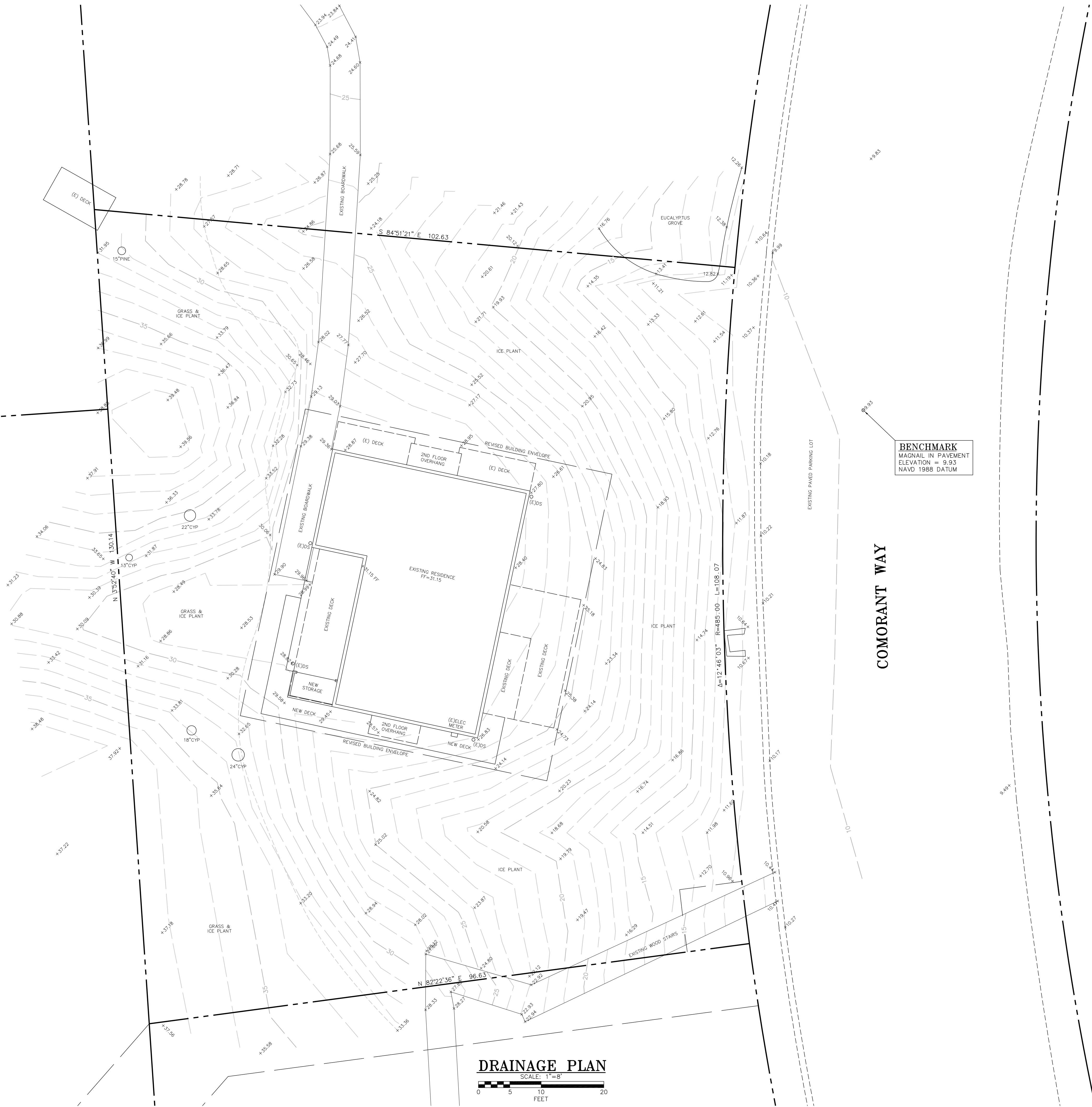


FEMA FLOOD ZONE
ZONE VE ELEVATION 22.0

DRAINAGE NOTE
NO CHANGES TO THE EXISTING DRAINAGE PATTERNS ARE PROPOSED.

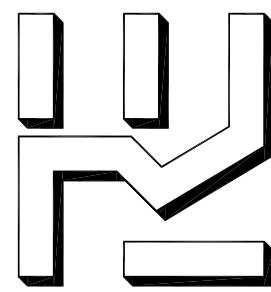
ABBREVIATIONS
CYP CYPRESS
DS DOWN SPOUT
(E) EXISTING
EUC EUCALYPTUS
FF FINISH FLOOR
(N) NEW

LEGEND
— 14 — EXISTING CONTOUR
+14.79 EXISTING GRADE
← FLOWLINE
— X — FENCE
- - - PROPERTY LINE



UNLESS SIGNED BY THE ENGINEER, THIS PLAN IS FOR REFERENCE ONLY. THE SIGNED PLAN IS THE ONLY PLAN TO BE USED FOR CONSTRUCTION.

ROPER ENGINEERING
CIVIL ENGINEERING & LAND SURVEYING
48 MANN AVENUE CORRALITOS, CA 95076
(831) 724-5300 jeff@roperengineering.com

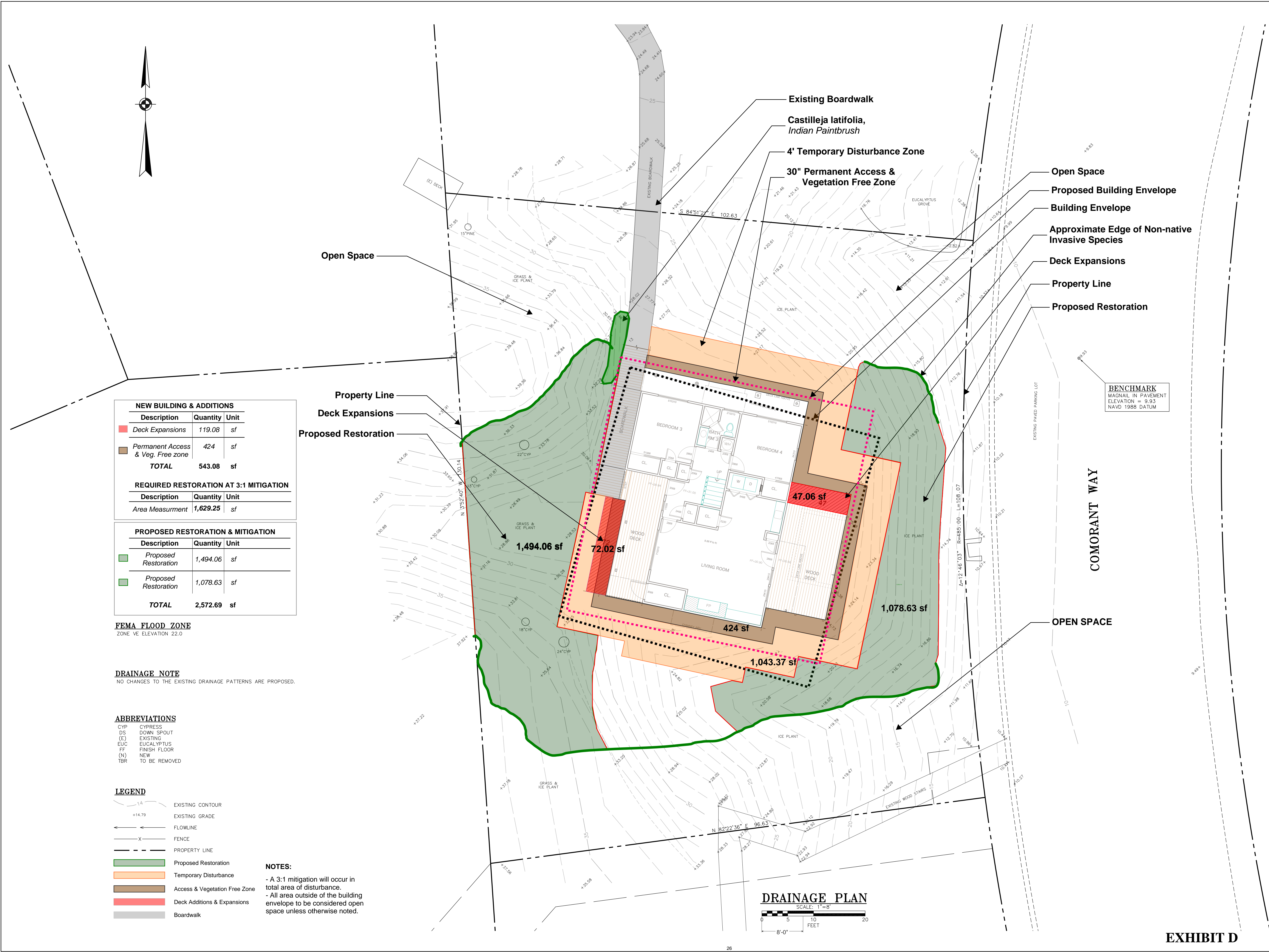


RESIDENTIAL REMODEL FOR
DOUG & ERIKA CRAMER
129 WILLET CIRCLE, PAJARO DUNES APN 052-321-40

DRAINAGE PLAN

SCALE: AS NOTED
DESIGNED BY: JR
DRAWN BY: JR
DATE: FEB. 13, 2025
REVISED:
JOB NO.: 25007

SHEET
C1
OF 1 SHEETS



NEW BUILDING & ADDITIONS		
Description	Quantity	Unit
Deck Expansions	119.08	sf
Permanent Access & Veg. Free zone	424	sf
TOTAL	543.08	sf

REQUIRED RESTORATION AT 3:1 MITIGATION		
Description	Quantity	Unit
Area Measurement	1,629.25	sf

PROPOSED RESTORATION & MITIGATION		
Description	Quantity	Unit
Proposed Restoration	1,494.06	sf
Proposed Restoration	1,078.63	sf
TOTAL	2,572.69	sf

FEMA FLOOD_ZONE
ZONE VE ELEVATION 22.0

DRAINAGE NOTE
NO CHANGES TO THE EXISTING DRAINAGE PATTERNS ARE PROPOSED.

ABBREVIATIONS
CYP CYPRESS
DS DOWN SPOUT
(E) EXISTING
EUC EUCALYPTUS
FF FINISH FLOOR
(N) NEW
TBR TO BE REMOVED

LEGEND
-14- EXISTING CONTOUR
+14.79 EXISTING GRADE
← FLOWLINE
-X- FENCE
--- PROPERTY LINE
Proposed Restoration
Temporary Disturbance
Access & Vegetation Free Zone
Deck Additions & Expansions
Boardwalk

NOTES:
- A 3:1 mitigation will occur in total area of disturbance.
- All area outside of the building envelope to be considered open space unless otherwise noted.

DRAINAGE PLAN
SCALE: 1"=8'
0 5 10 20
8'-0" FEET



www.ranacohabitat.com
26382 CARMEL RANCHO LANE, 2nd FLOOR
CARMEL, CA 93923 phone (831)659.3820

PROJECT TITLE
129 WILLET CIR
WATSONVILLE, CA
(PAJARO DUNES)

SEAL AND SIGNATURE

CONSULTANTS

PROJECT NO: ISSUE:

1" = 20'

NOT FOR CONSTRUCTION

PROJECT NO:
DRAWN: SW
CHECK: PK
DATE: 2025.03.19

RESTORATION PLAN

RP1

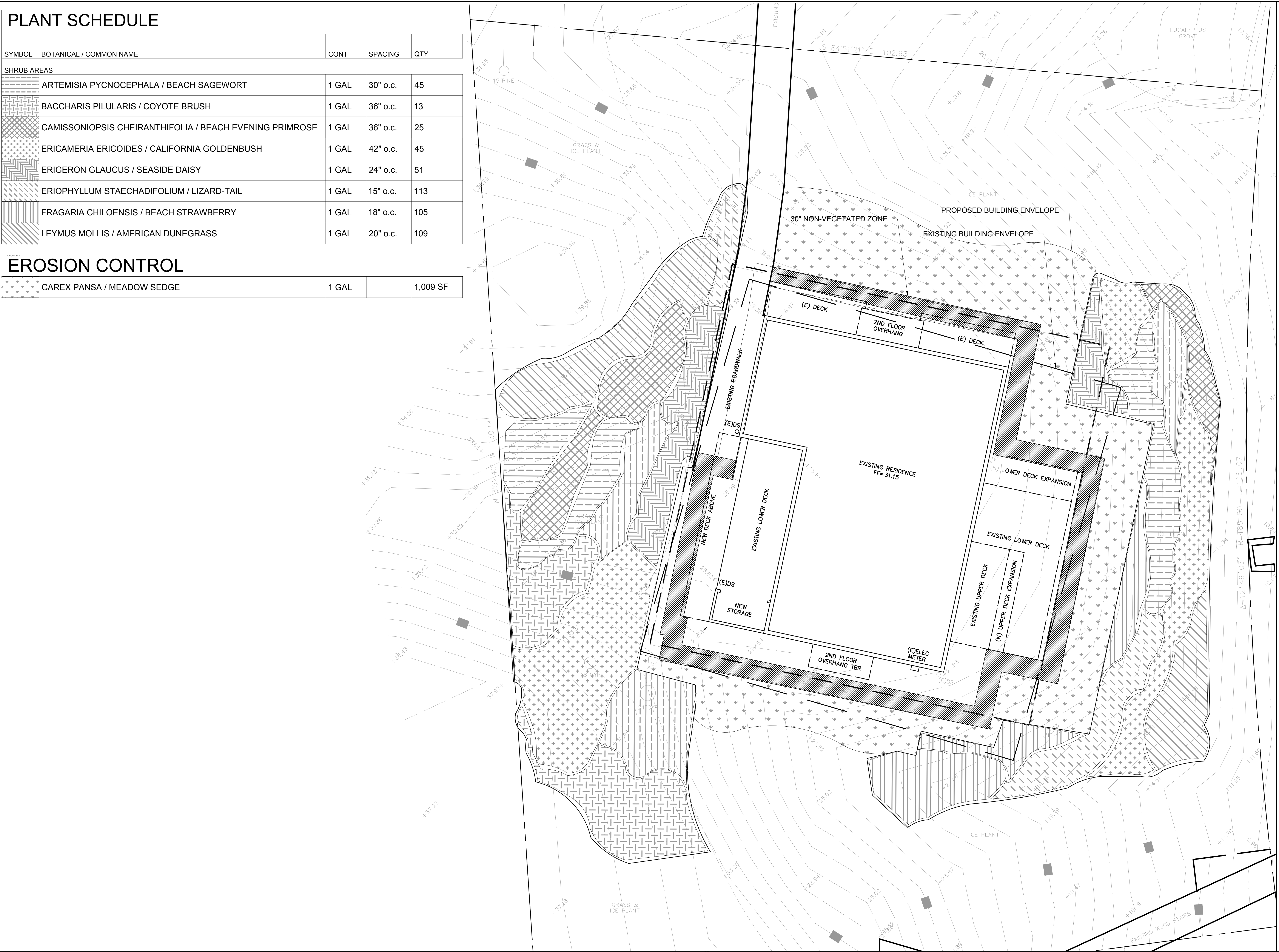
EXHIBIT D

PLANT SCHEDULE

SYMBOL	BOTANICAL / COMMON NAME	CONT	SPACING	QTY
SHRUB AREAS				
	ARTEMISIA PYCNOCEPHALA / BEACH SAGEWORT	1 GAL	30" o.c.	45
	BACCHARIS PILULARIS / COYOTE BRUSH	1 GAL	36" o.c.	13
	CAMISSONIOPSIS CHEIRANTHIFOLIA / BEACH EVENING PRIMROSE	1 GAL	36" o.c.	25
	ERICAMERIA ERICOIDES / CALIFORNIA GOLDENBUSH	1 GAL	42" o.c.	45
	ERIGERON GLAUCUS / SEASIDE DAISY	1 GAL	24" o.c.	51
	ERIOPHYLLUM STAECHADIFOLIUM / LIZARD-TAIL	1 GAL	15" o.c.	113
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL	18" o.c.	105
	LEYMUS MOLLIS / AMERICAN DUNEGRASS	1 GAL	20" o.c.	109

EROSION CONTROL

	CAREX PANSA / MEADOW SEDGE	1 GAL	1,009 SF
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CARMEL, CA 93923 phone (831)659.3820

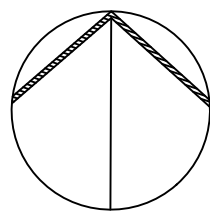
PROJECT TITLE

129 WILLET CIR
WATSONVILLE, CA
PAJARO DUNES

SEAL AND SIGNATURE



CONSULTANTS



0' 4' 8' 16'

SCALE: $\frac{3}{16}'' = 1'-0''$

PROJECT NO:	ISSUE:
-------------	--------

**NOT FOR
CONSTRUCTION**

PROJECT NO:
DRAWN: BASH
CHECK: PK
DATE:

DUNE RESTORATION PLANTING PLAN

RP2



scbuildingdesign@gmail.com

PO BOX 186
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8 3 1 - 4 2 6 - 4 2 6 4

RESIDENTIAL RENOVATION &
DECK ADDITIONS

129 WILLET CIRCLE
PAJARO DUNES, CA

A.P.N. 052-321-40

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR ESTIMATING
PURPOSES ONLY

Owner

DOUGLAS & ERIKA CRAMER

REV.	DATE	DESCRIPTION

Date SEPTEMBER 2024

Project ID H129

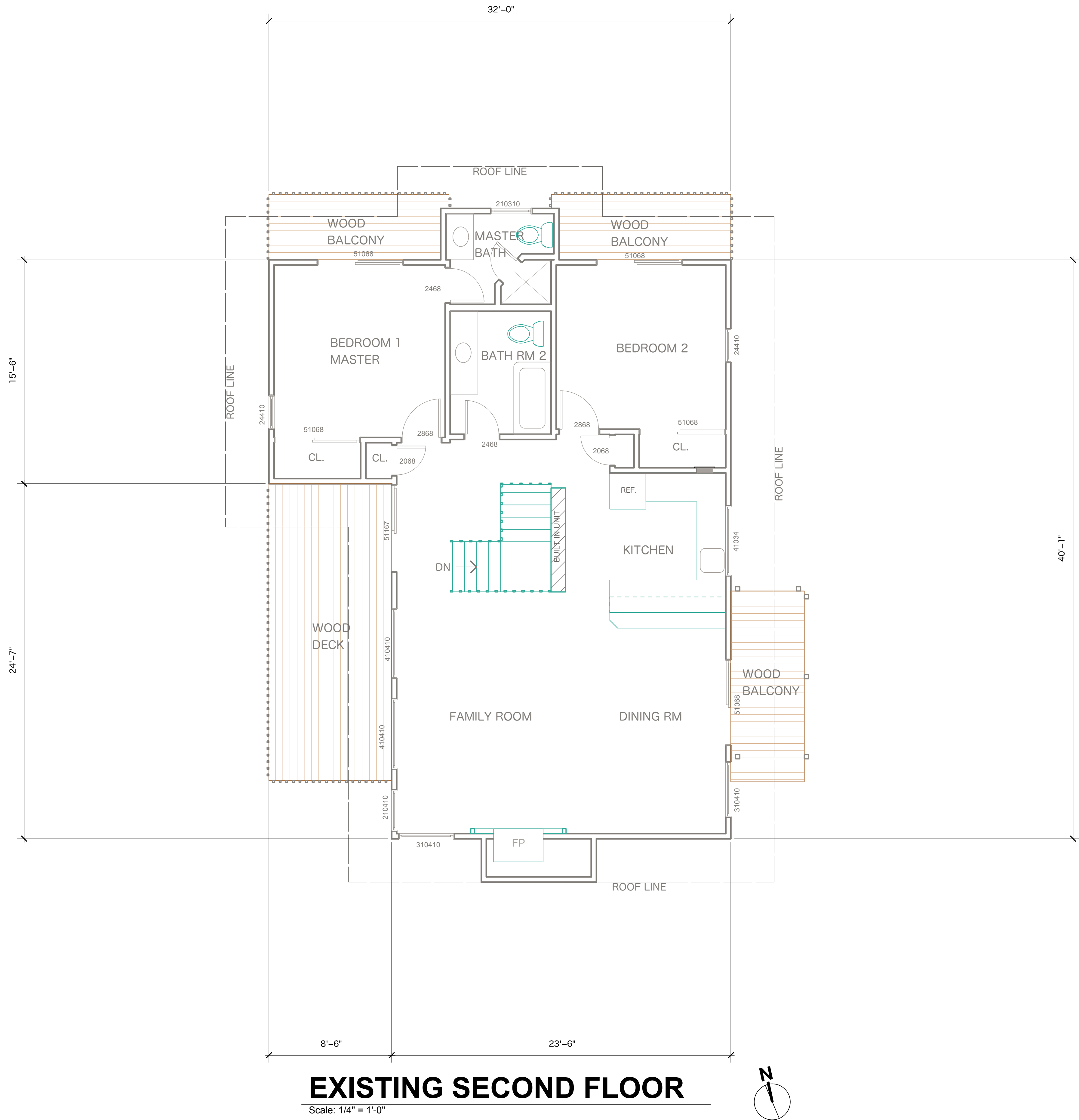
Sheet Title

EXISTING
FIRST FLOOR
PLAN

Sheet No.

A1





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RESIDENTIAL RENOVATION &
DECK ADDITIONS

129 WILLET CIRCLE
PAJARO DUNES, CA

A.P.N. 052-321-40

PRELIMINARY
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PURPOSES ONLY

Owner

DOUGLAS & ERIKA CRAMER

REV.	DATE	DESCRIPTION

Date SEPTEMBER 2024

Project ID H129

Sheet Title

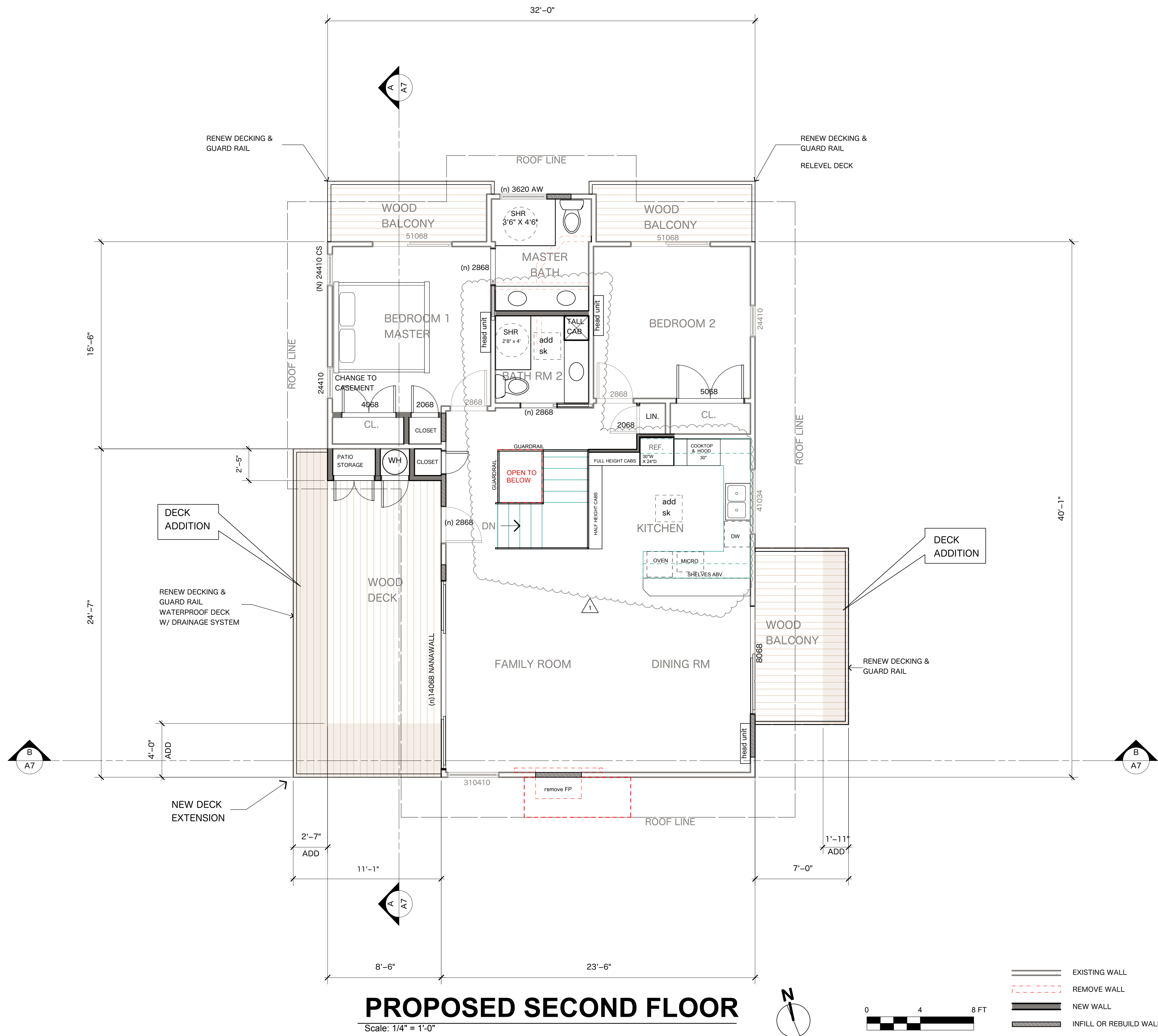
EXISTING
SECOND
FLOOR PLAN

Sheet No.

A3

Plot Date: 3/20/25 Time: 12:04:48 File name: CRAMER REMODEL BLDG R1 032025.vwx

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8 3 1 - 4 2 6 - 4 2 6 4

**RESIDENTIAL RENOVATION &
DECK ADDITIONS**

129 WILLET CIRCLE
PAJARO DUNES, CA
A.P.N. 052-321-40

**PRELIMINARY
NOT FOR
CONSTRUCTION
FOR ESTIMATING
PURPOSES ONLY**

Owner

DOUGLAS & ERIKA CRAMER

REV.	DATE	DESCRIPTION
1	3/20/25	1ST REVIEW

Date SEPTEMBER 2024

Project ID H129

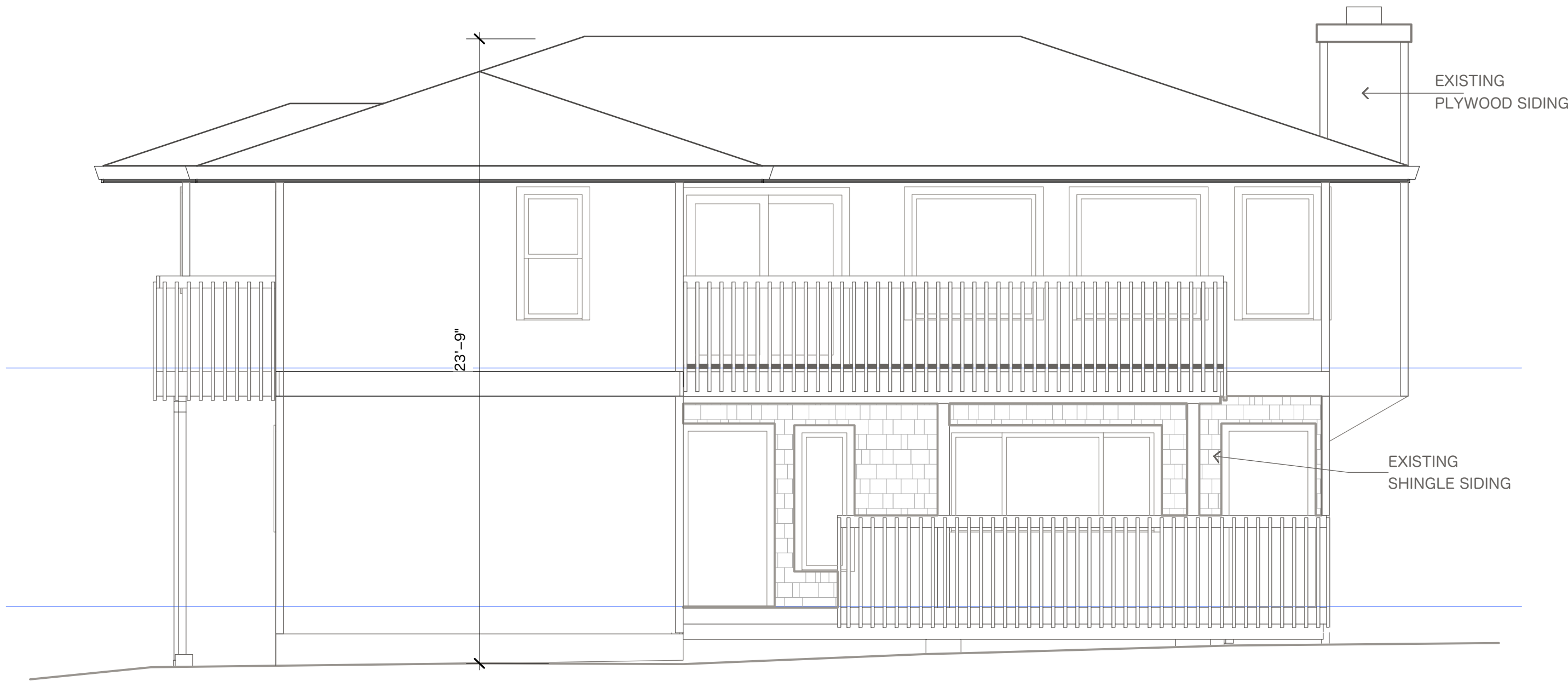
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**PROPOSED
SECOND
FLOOR PLAN**

Sheet No.

A4

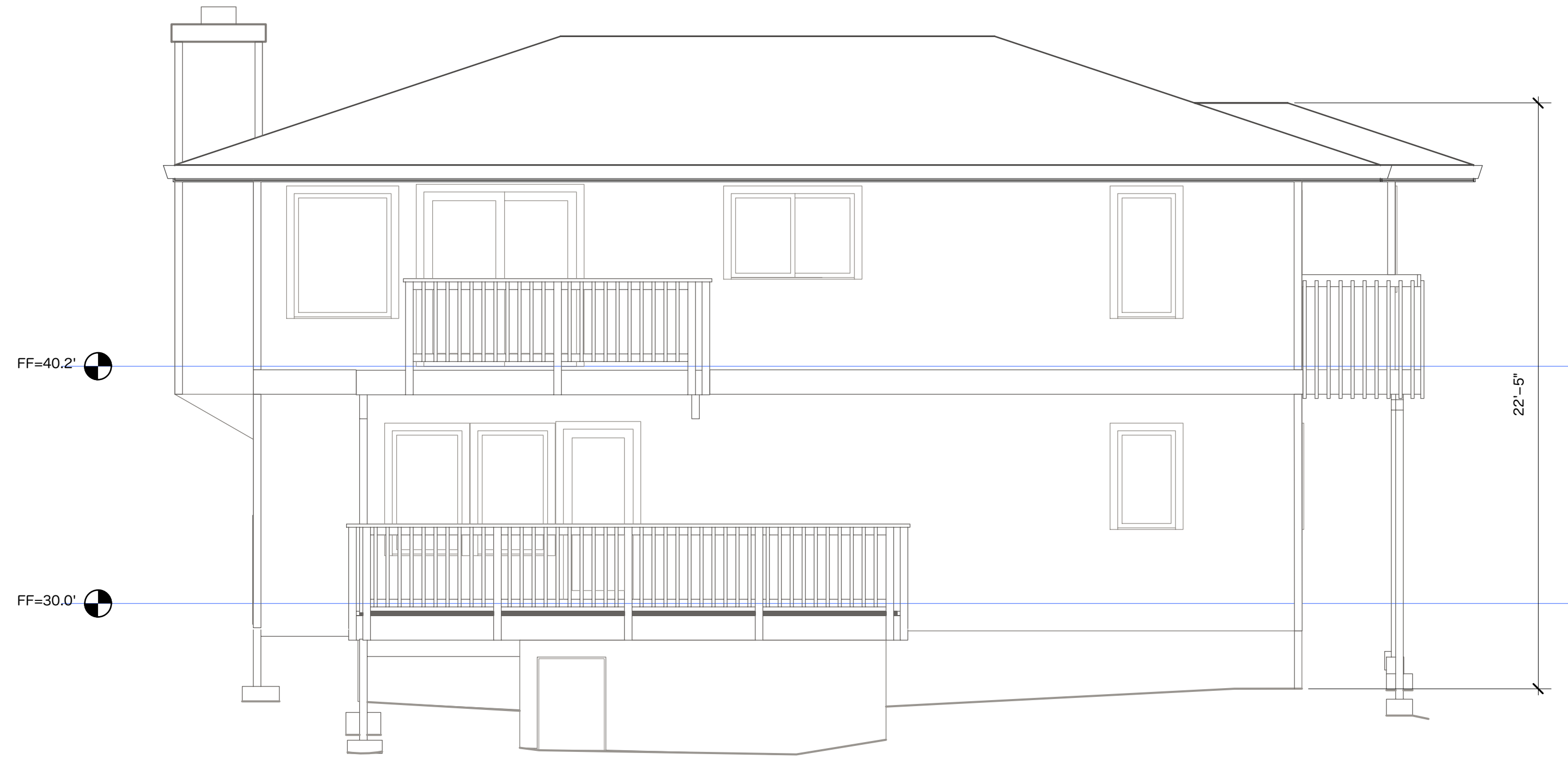
EXHIBIT D

Plot Date: 3/20/25
Time: 12:04:48
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EXISTING WEST ELEVATION

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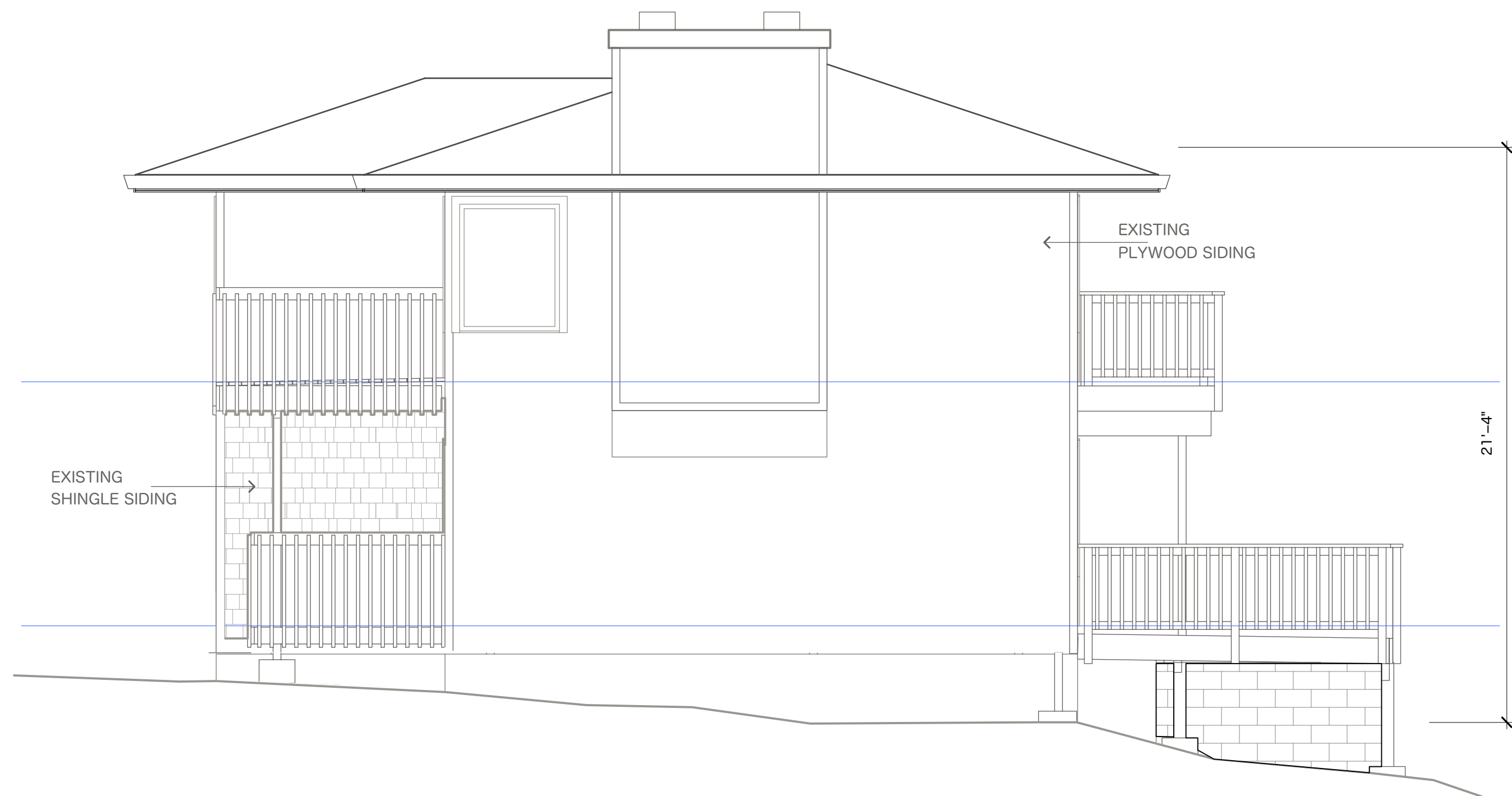


EXISTING EAST ELEVATION

Scale: 1/4" = 1'-0"

VE
BFE=22'

AE
BFE=14'



EXISTING SOUTH ELEVATION

Scale: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

Scale: 1/4" = 1'-0"

AE
BFE=14'



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CAPITOLA, CA 95010

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RESIDENTIAL RENOVATION & DECK ADDITIONS

129 WILLET CIRCLE
PAJARO DUNES, CA

A.P.N. 052-321-40

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR ESTIMATING
PURPOSES ONLY

Owner

DOUGLAS & ERIKA CRAMER

REV.	DATE	DESCRIPTION

Date SEPTEMBER 2024

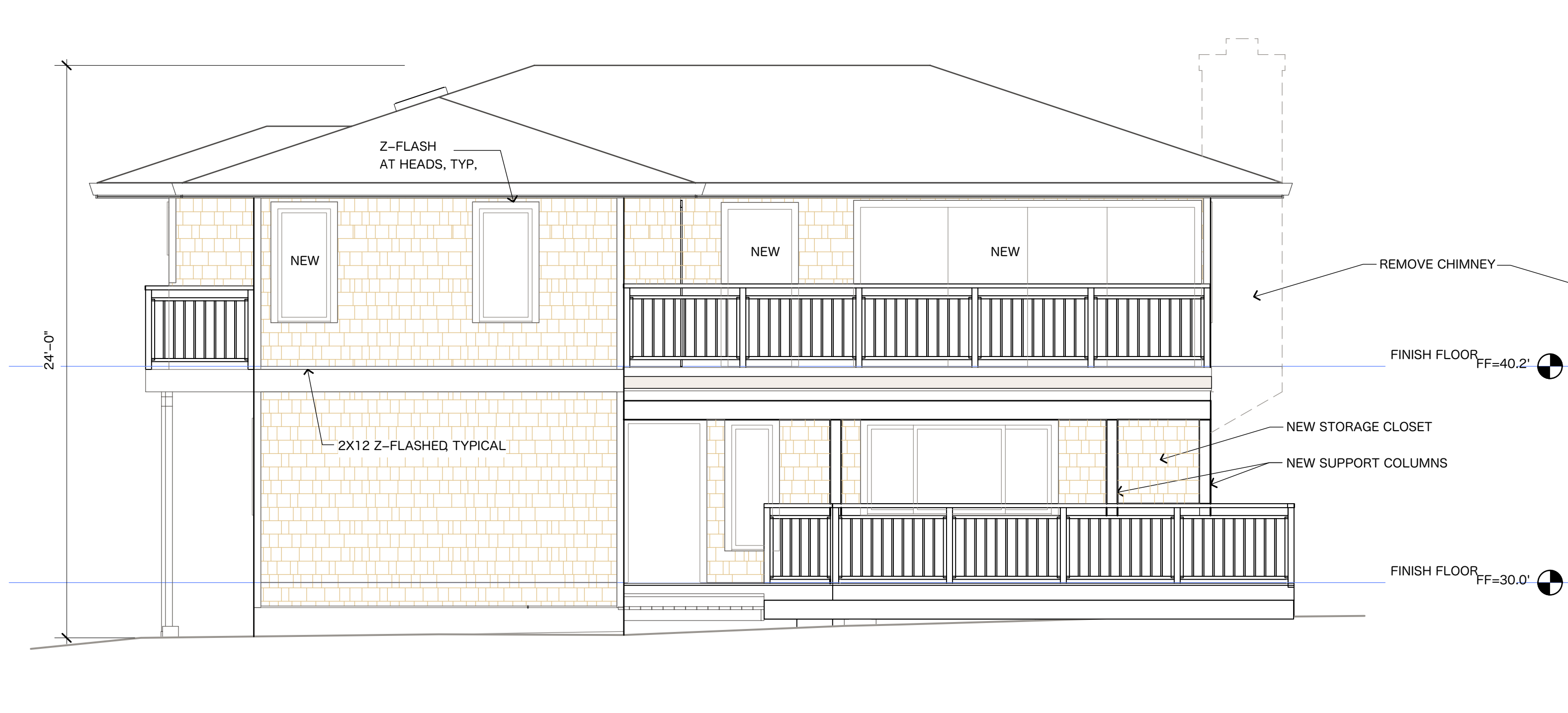
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Sheet Title

EXISTING
ELEVATIONS

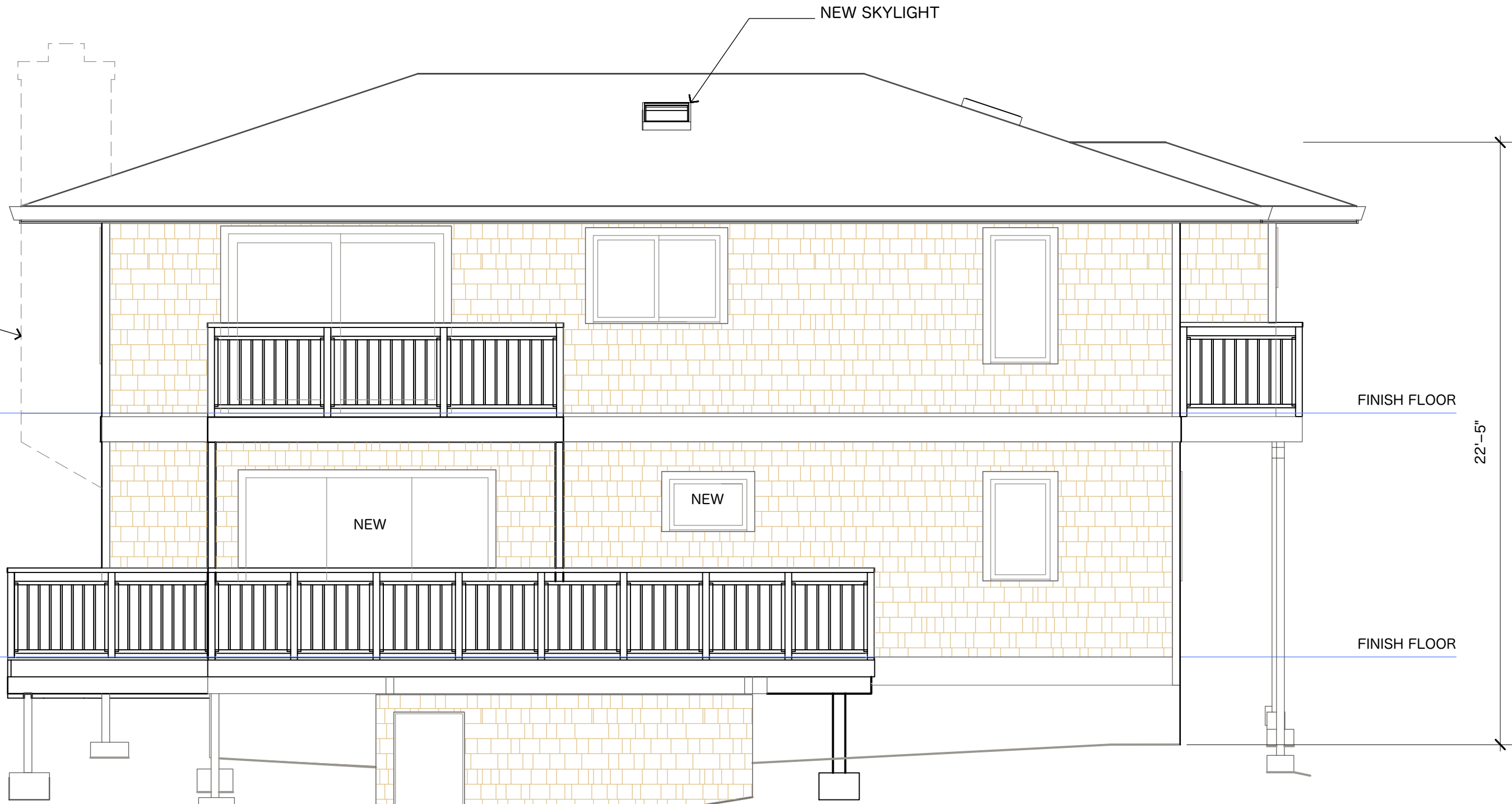
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A5



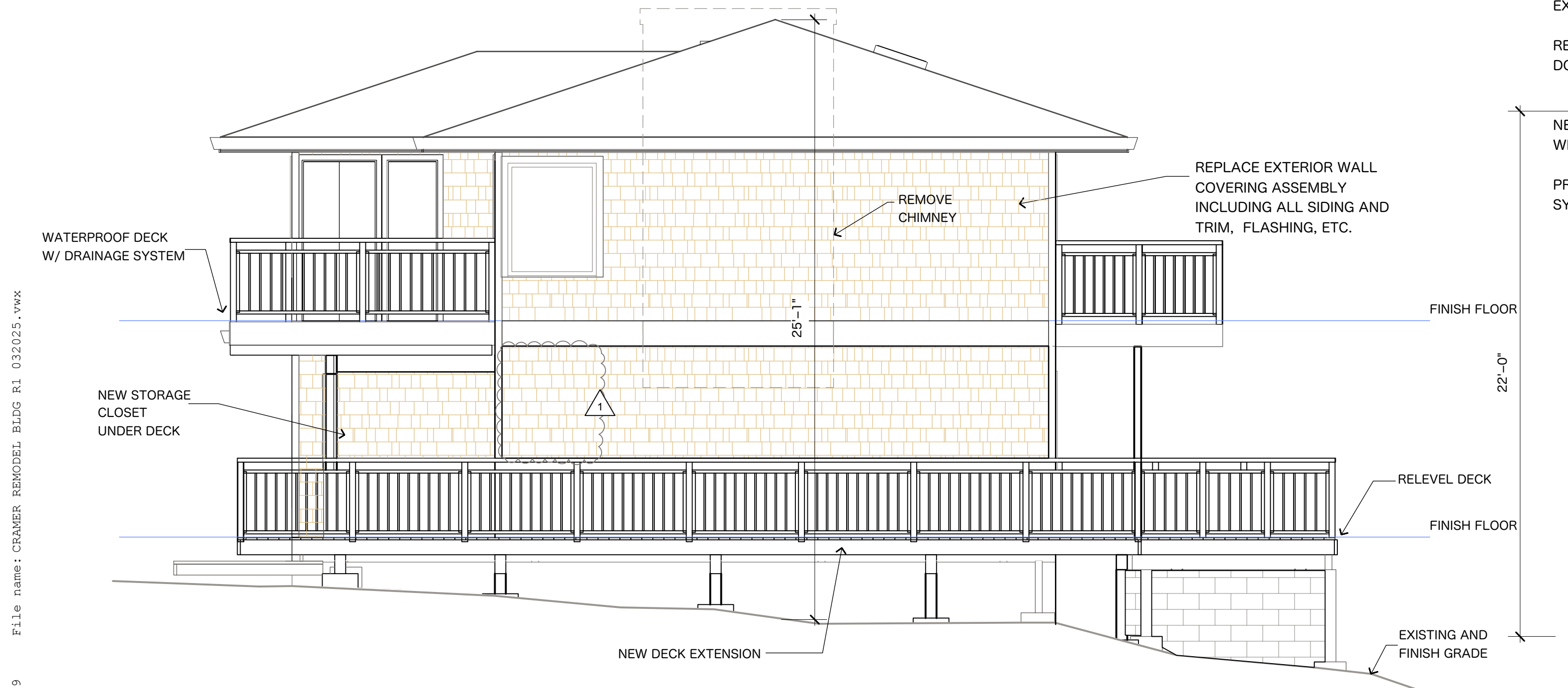
PROPOSED WEST ELEVATION

Scale: 1/4" = 1'-0"



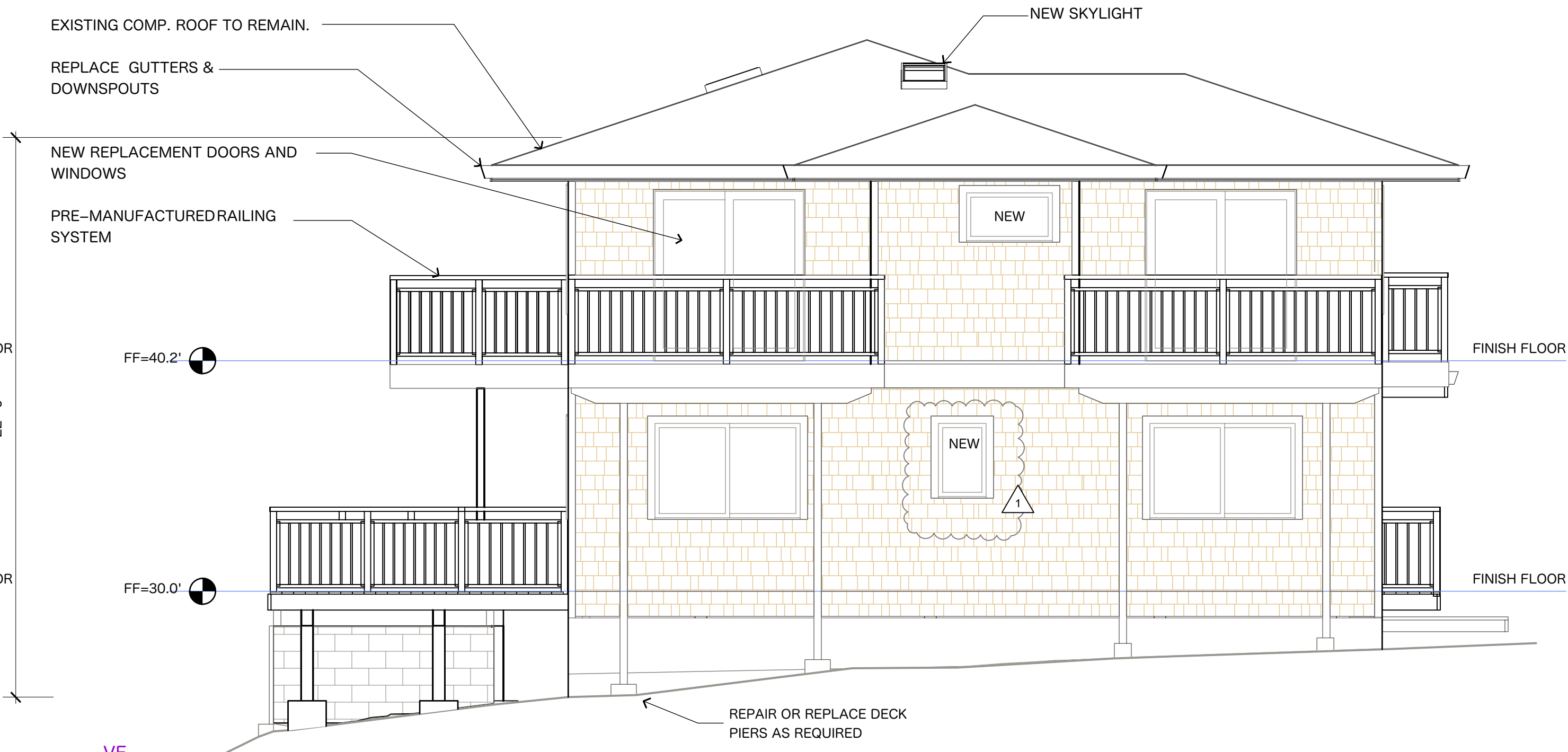
PROPOSED EAST ELEVATION

Scale: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION

Scale: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION

Scale: 1/4" = 1'-0"



File name: CRAMER REMODEL BLDG R1 032025.vwx
Time: 12:04:49
Plot Date: 3/20/25
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scbuildingdesign@gmail.com
PO BOX 186
CAPITOLA, CA 95010
8 3 1 - 4 2 6 - 4 2 6 4

RESIDENTIAL RENOVATION &
DECK ADDITIONS
129 WILLET CIRCLE
PAJARO DUNES, CA
A.P.N. 052-321-40

PRELIMINARY
NOT FOR
CONSTRUCTION
FOR ESTIMATING
PURPOSES ONLY

Owner

DOUGLAS & ERIKA CRAMER

REV.	DATE	DESCRIPTION
1	3/20/25	1ST REVIEW

Date
SEPTEMBER 2024
Project ID
H129

Sheet Title

PROPOSED
ELEVATIONS

Sheet No.

A6

EXHIBIT D



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RESIDENTIAL RENOVATION &
DECK ADDITIONS

129 WILLET CIRCLE
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Owner

DOUGLAS & ERIKA CRAMER

REV.	DATE	DESCRIPTION

Date SEPTEMBER 2024

Project ID H129

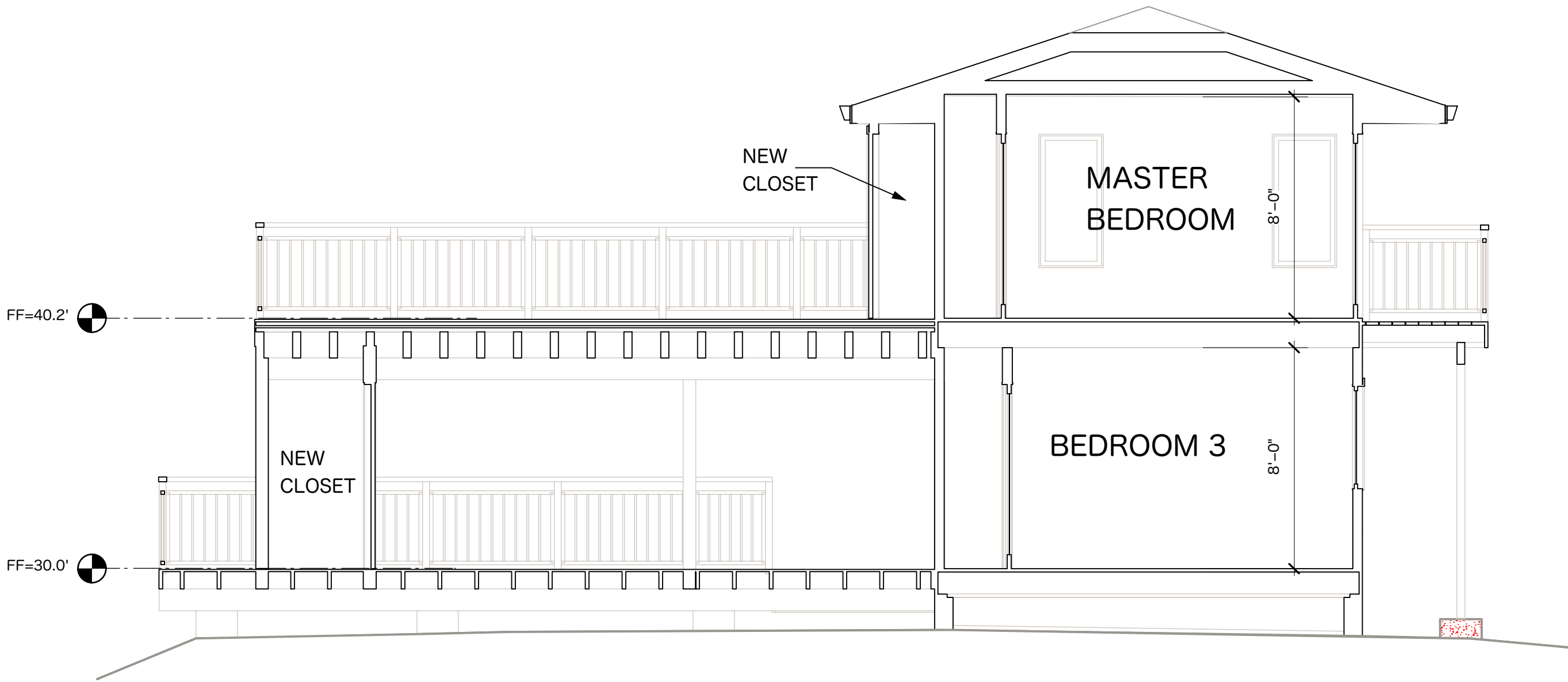
Sheet Title

SECTIONS

Sheet No.

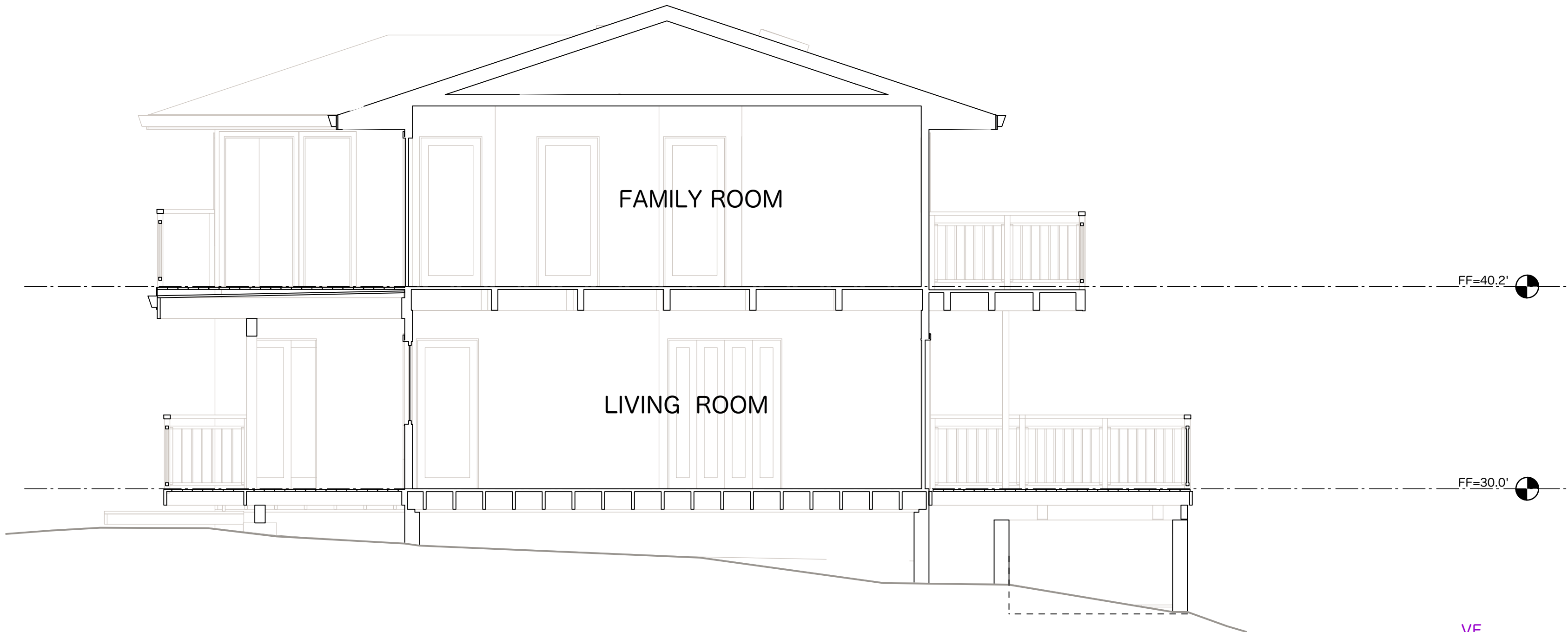
A7

EXHIBIT D



SECTION A-A

Scale: 1/4" = 1'-0"



SECTION B-B

Scale: 1/4" = 1'-0"

File name: CRAMER REMODEL BLDG R1 032025.vwx

Time: 12:04:49

Plot Date: 3/20/25

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RESIDENTIAL RENOVATION &
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129 WILLET CIRCLE
PAJARO DUNES, CA

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PRELIMINARY
NOT FOR
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FOR ESTIMATING
PURPOSES ONLY

Owner

DOUGLAS & ERIKA CRAMER

REV.	DATE	DESCRIPTION

Date SEPTEMBER 2024

Project ID H129

Sheet Title

PHOTOS &
MATERIALS

Sheet No.

A8

EXISTING IMAGES



NORTH



SOUTH EAST



EAST



WEST

PROPOSED MATERIALS



DECK GUARDS

MANUFACTURER: TREX, AZEK OR APPROVED EQUAL OR BETTER

MATERIAL: COMPOSITE AND OR ANODIZED ALUMINUM

COLOR: BRONZE OR SIMILAR

FINISH: MATTE, NON-REFLECTIVE

HEIGHT: 42" TALL

NOTE: INCLUDED LIGHTING TO BE SHIELDED FROM DIRECT VIEW



WINDOWS AND DOORS

MANUFACTURER: MARVIN, NANO

MATERIAL: FIBERGLASS, ANODIZED ALUMINUM, OR APPROVED EQUAL OR BETTER

STYLE: PER PLAN

COLOR: BRONZE OR SIMILAR

FINISH: MATTE, NON-REFLECTIVE

SIDING & TRIM

MANUFACTURER: JAMES HARDIE

MATERIAL: CEMENT TYPE SHINGLE OR APPROVED EQUAL OR BETTER

STYLE: STRAIGHT LINE PATTERN

COLOR: TO MATCH EXISTING (PRE-APPROVED COLOR)



SKYLIGHTS

MANUFACTURER: VELUX

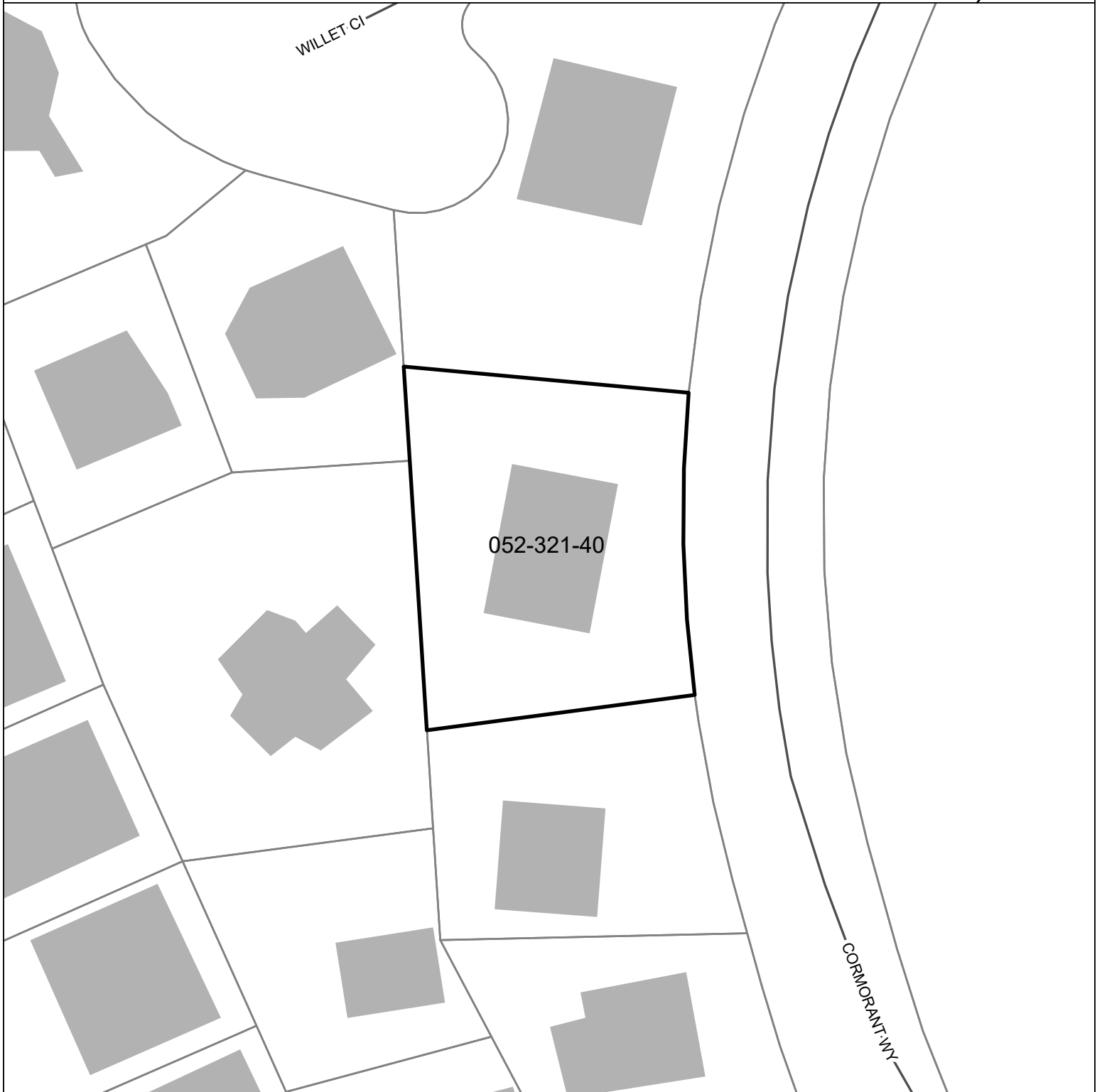
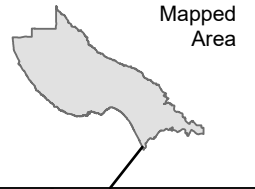
MATERIAL: ANODIZED ALUMINUM/ TEMPERED SAFETY GLASS

STYLE: FIXED CURB MOUNT

COLOR: NON-REFLECTIVEBRONZE OF SIMILAR



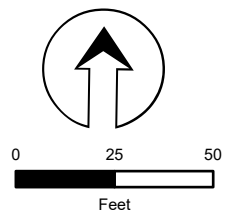
Parcel Location Map



Parcel: 05232140

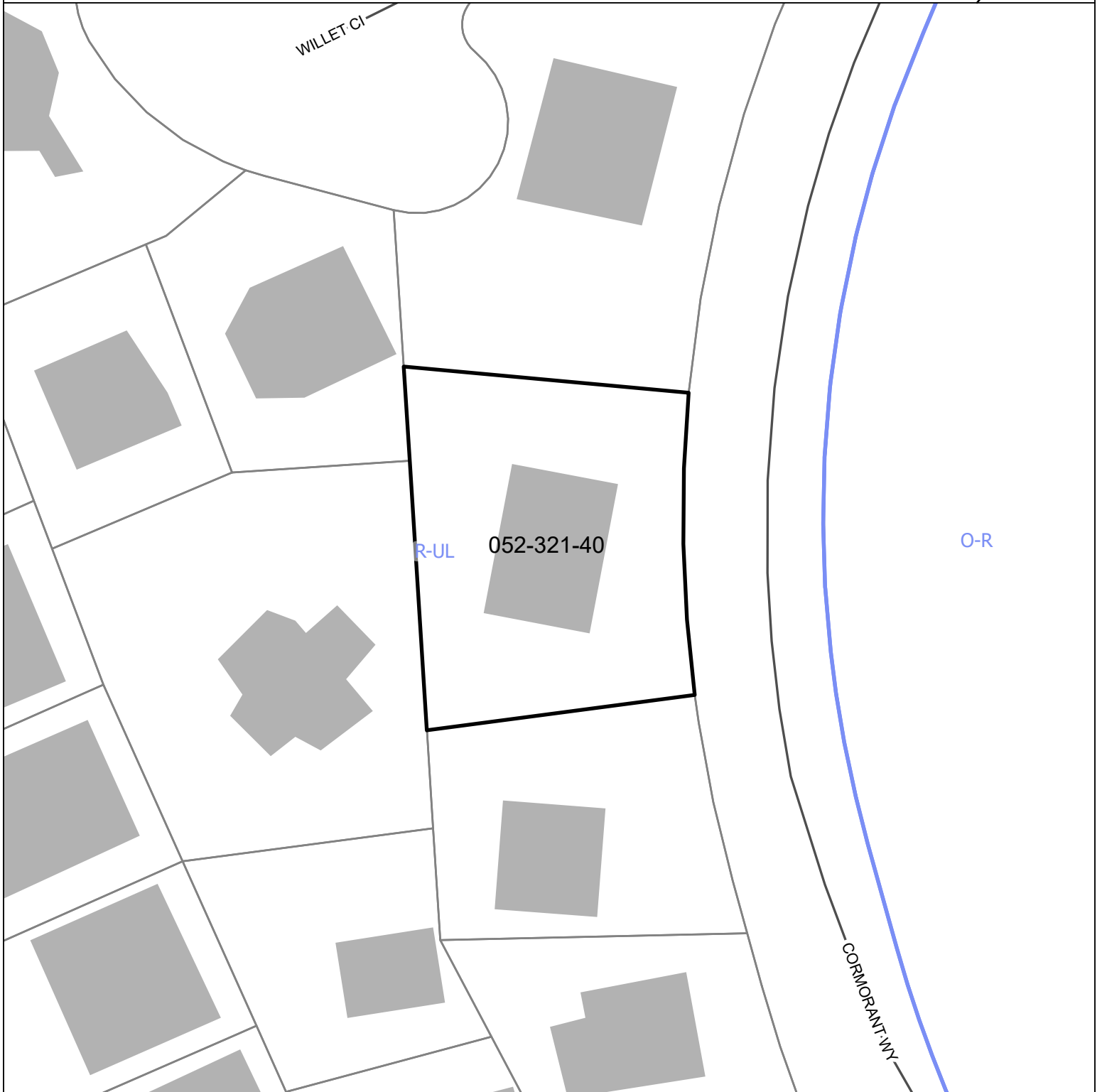
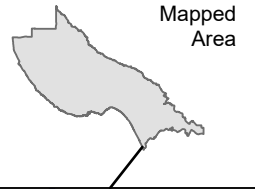
☐ Subject Parcel

Map printed: 3 Jun. 2025

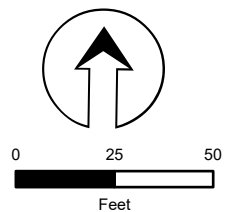




Parcel General Plan Map

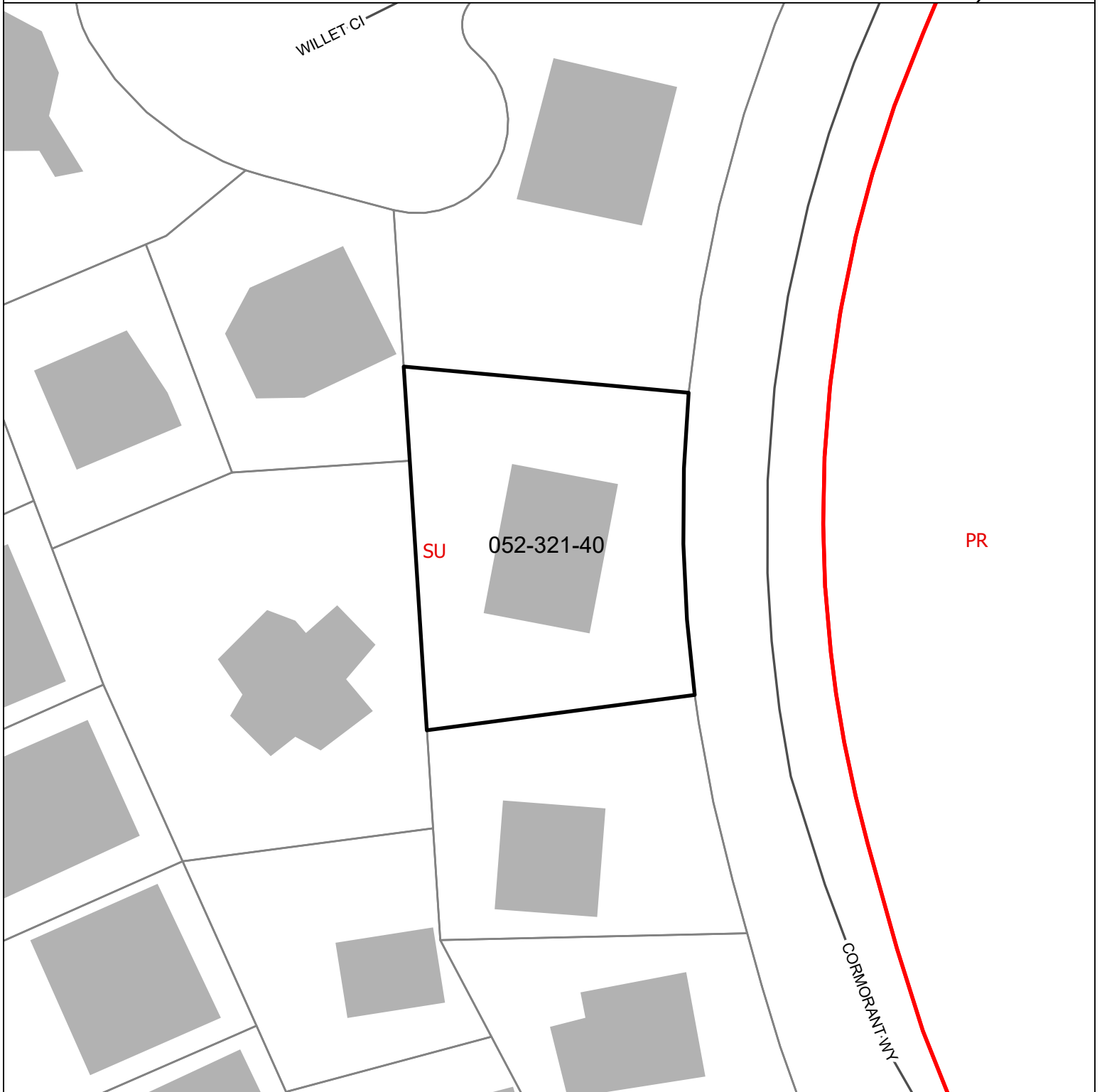
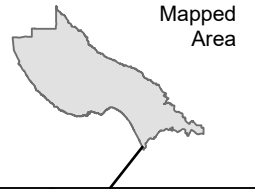


 Subject Parcel

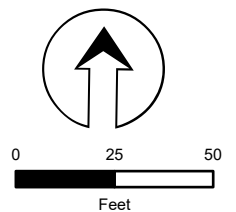




Parcel Zoning Map



 Subject Parcel



Parcel Information

Services Information

Urban/Rural Services Line: X Inside ___ Outside
Water Supply: Pajaro Valley Water Management Agency
Sewage Disposal: OWTS // Septic
Fire District: Pajaro Fire District
Drainage District: Zone 7

Parcel Information

Parcel Size: 11,543 SF
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential / Parks / Commercial Agriculture
Project Access: Willet Circle
Planning Area: San Andreas
Land Use Designation: R-UL (Urban Low Density Residential)
Zone District: SU (Special Use)
Coastal Zone: X Inside ___ Outside
Appealable to Calif. Coastal Comm. X Yes ___ No

Technical Reviews: Soils Report Review (REV241233) and Biotic Report Review (REV241234)

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Fire Hazard: Not a mapped constraint
Slopes: N/A
Env. Sen. Habitat: Not mapped/no physical evidence on site
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: A mapped Scenic resource
Archeology: Not mapped/no physical evidence on site



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

Matt Machado, Deputy CAO, Director of Community Development and Infrastructure

May 20, 2024

Douglas & Erika Cramer
751 Fawn Dr
San Anselmo, CA 94960
doug@canyfo.com

c/o SC Building Design, Inc
PO Box 186
Capitola, Ca 94960
scbuildingdesign@gmail.com

Subject: 129 Willet Circle- Biotic Report Review and Conditioned Biotic Approval

APN: 052-321-40

Application #: REV241234, DISC241460

Attachment 1. Biotic Report

Dear Mr. Grinager,

The Planning Division received and reviewed a Biotic Report dated October 24, 2024 prepared by Rana Creek Habitat Restoration for 129 Willet Circle (Attachment 1). The Biotic Report Review was required because of the presence of sensitive habitat and potential for protected species on this parcel where remodeling an existing single-family residence is proposed. The project is located on a coastal dune in the Pajaro Dunes gated community within the Coastal Zone.

The proposed project entails a 228 square foot first floor decking addition; a 103 square foot second floor decking addition; an enclosed 62 square foot first floor addition; the replacement of exterior siding, windows, and doors; the removal of the existing chimney and fireplace; the addition of two new skylights; and other aesthetic changes at 129 Willet Circle (APN 052-321-40) in the Pajaro Dunes area. The first-floor enclosed addition and new decking would constitute a 393 square foot expansion into sensitive dune habitat.

The project also proposes restoration of degraded coastal dune habitat on the parcel. Figure 12 in the attached Biotic Report shows a preliminary layout of areas most suitable for native habitat restoration and enhancement on the parcel.

Baseline Environmental Conditions

The Study Area covered in the biotic report includes the entire approximately 11,529 sq. ft. parcel 052-321-40. Within the Study Area, the "Project Impact Area" consists of the approximate location where disturbance from proposed development would occur. The parcel is currently developed with a single-family residence with a first floor deck and an access pathway.

129 Willet Circle Biotic Report Review

The Biotic Report identifies three natural community types on the parcel: Coastal Dune Scrub, Degraded Coastal Dune Scrub, and Ice Plant Mat. The majority of the parcel contains Degraded Coastal Dune Scrub. This habitat is considered degraded because, although a few native plant species persist, the dominance of non-native ice plant and European beach grass currently prevents the establishment and persistence of the native plant structure and species composition that would be found in a healthy coastal dune scrub community. Areas identified as iceplant mat are characterized by a thick cover of non-native iceplant where very few to no other plant species can grow. Small areas of intact native Coastal Dune Scrub dominated by mock heather and coyote brush, tree lupine, and paintbrush also occur on the parcel.

Analysis

The Study Area is located on a coastal dune and in its entirety is considered sensitive habitat. The Study Area has potential to support several special-status animal and plant species protected by local, State, and Federal regulations. Tables 1 and 2 of the attached Biotic Report give an overview of the plant and animal species that were evaluated as part of this review.

Coastal Dune Scrub, Dune Plant Habitat, and habitat for special-status species are considered sensitive under Santa Cruz County's Sensitive Habitat Protection ordinance (Chapter 16.32). The purpose of Chapter 16.32 is to minimize the disturbance of biotic communities which are rare or especially valuable because of their special nature or role in an ecosystem.

Biological Resources including special-status species and their habitats and other sensitive natural communities as identified by local policies, CDFW, or USFWS are also protected under the California Environmental Quality Act (CEQA). Additionally, Coastal Dune Scrub, Dune Plant Habitat, and habitat for special-status species are offered special protections under the California Coastal Act as Environmentally Sensitive Habitat Areas (ESHA).

Focused rare-plant surveys were conducted during the evident and identifiable period for special-status plant species with potential to occur. The few species encountered adjacent to but not within the building envelope includes mock heather (*Ericameria ericoides*), coyote brush (*Baccharis pilularis* ssp. *pilularis*), and tree lupine (*Lupinus arboreus*). A total of three Monterey cypress (*Hesperocyperus macrocarpa*) occur along the west and south sides of the residence, pines and blue gum are in nearby lots, all appear to have been planted in the past. The approximate location of these plants is shown in Map 3 of the Biotic Report. These plants are not located within the Project Impact Area. Conditions have been included below to ensure protection of this species during and after construction. No other special-status plant species were detected on the parcel. Impacts to special-status plants are not expected to occur.

The project site contains potentially suitable habitat for Northern California legless lizard and coast horned lizard, two State Species of Special Concern. In addition, the property and surrounding areas contain potential habitat for nesting birds. Birds of prey and migratory birds are protected under the California Fish and Game Code, as well as 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.

The proposed project will result in approximately 543 square feet of permanent impacts to coastal dune, see map RP1, dated March 19, 2025, from the habitat restoration plan.

Conditions have been included below to ensure protection of special-status species and sensitive dune habitat during project implementation.

Conclusion

Dune habitat occurs throughout the property and cannot be avoided by an alternative project design. This project involves expansion of the building footprint immediately adjacent to the existing house and would permanently impact approximately 589 square feet. The anticipated impacts were minimized during project design by concentrating improvements within and directly adjacent to the existing developed areas.

Areas of in-tact native dune habitat on the property will be avoided during construction. Conditions are included below to ensure avoidance and/or minimization of impacts to special-status species, their habitats, and other sensitive habitats to the maximum extent possible. All areas of temporary disturbance must be re-vegetated with native dune plant species, and permanent impacts will be compensated for by restoring degraded dune scrub habitat on the parcel at a 3:1 ratio following a restoration plan prepared and implemented by a qualified restoration professional.

There are sensitive habitat constraints on the project site associated with coastal dune scrub habitat, and special-status species that must be considered prior to and during project implementation. Conditions have been included below to ensure that project activities are consistent with County policies for protection of sensitive species and habitats.

If you have any questions regarding this letter, please feel free to contact me by email or telephone at leah.maccarter@santacruzcounty.us or 831-454-3164.

Sincerely,

DocuSigned by:

Leah MacCarter

B18EEB4C207E4ED...

Leah MacCarter

Resource Planner IV,

CC: Rebecca Rockom, Project Planner
Matt Johnston, Environmental Coordinator

129 Willet Circle Biotic Report Review

Conditions of Approval

In order to conduct development activities on APN 052-321-40, the Conditions of Approval I through XI below shall be adhered to. These Conditions shall be incorporated into all phases of development for this project (241460) and shall also apply to all future development activities proposed on the property.

Adherence to these conditions will ensure that proposed development is consistent with County policies and will avoid and minimize impacts to sensitive habitats and special-status species.

Environmental Planning Staff shall review all future development plans and building permit applications to ensure conformance with the Conditions below.

General Conditions

- I. To reduce potential impacts to sensitive habitats and special-status species that may result from artificial light, the following shall be adhered to:
 - A. The project shall avoid the installation of any non-essential artificial lighting. If artificial lighting is necessary, the project shall avoid or limit the use of artificial lights during the hours of dawn and dusk, when many wildlife species are most active.
 - B. All essential outdoor lighting shall be limited through the use of timers and/or motion sensors.
 - C. All essential outdoor lighting shall be shielded, cast downward, and directed such that it does not shine off the property into surrounding areas, other parcels, or the night sky.
- II. All temporary and permanent disturbance associated with the project shall be shown on the final project plans as the 'development footprint'. The development footprint shall be delineated on the final project plans with a thick bold **solid** line and must encompass all grading, buildings, retaining walls, utilities, landscaping, patios, vegetation removal, access routes, and deposition of refuse or debris associated with the project.
 - A. All areas outside of the development footprint shall be labeled on the development plans as sensitive habitat and fenced for avoidance during construction.
 - B. Within the development footprint, the area of permanent disturbance shall be clearly labeled and the final square footage of this area included on the plans.
- III. To compensate for impacts to Coastal Dune habitat, and habitat for special-status species, and to comply with the Santa Cruz County General Plan Policy ARC-3.2.1 and SCCC Section 16.32.090 (B)(3), the following shall be adhered to:
 - A. The project shall compensate for permanent impacts to dune habitat through native dune habitat restoration on site at a 3:1 ratio of restoration to permanent impacts. Final permanent impact numbers and required area of compensatory restoration shall be verified during Environmental Planning Review of the building plans.
 - B. All temporarily impacted areas must be restored at a 1:1 ratio.
 - C. Habitat enhancement and/or restoration activities (i.e. removal and ongoing management of invasive species) commensurate with the proposed development shall occur on the remainder of the parcel.

Prior to Issuance of the Building Permit

- IV. A Habitat Restoration Plan prepared by a qualified biologist or restoration professional shall be included with the building permit application for review and approval by Environmental Planning Staff.

The Restoration Plan shall be focused on restoring the native plant structure and species composition of local Coastal Dune habitat on the subject parcel and must include the following minimum elements:

- A. A map of all designated restoration areas on the parcel including locations where temporary disturbance and re-establishment of native habitat shall occur and locations designated for restoration or establishment of native habitat intended to compensate for permanently impacted sensitive habitats at 3:1 ratio. This map shall delineate and label all restored areas as "Protected Habitat Area".
 - B. A planting plan with species, size, and locations of all restoration plantings. These plantings shall occur at sizes and ratios determined by the restoration specialist to adequately restore native habitat while maximizing plant health and survivability of individual plants.
 - C. Plan for removal of non-native species and a management strategy to control re-establishment of invasive non-native species on the entire parcel to help prevent the spread and continued encroachment of invasive species.
 - D. Methods for establishment of local Coastal Dune habitat including specific restoration treatments to promote natural re-establishment of native species and active planting.
 - E. Information regarding any seed collection and transplantation strategies that might be utilized for establishment or re-establishment of plant species.
 - F. Information regarding the methods of irrigation for restoration plantings.
 - G. Information regarding the placement and location of permanent protective signs used to delineate Protected Habitat Areas in the field.
 - H. The Habitat Restoration Plan shall include a 5-year Management Plan for maintenance and monitoring of restored areas, including a proposed mechanism for evaluating success.
- V. Annual reports outlining the progress and success of the restoration plantings and monitoring activities outlined in the 5-year Maintenance and Monitoring Plan shall be submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us by December 31 of each monitoring year.
- VI. In addition to the required 5-year annual monitoring and reporting, a 10-year monitoring report shall be prepared and submitted to the County Restoration Coordinator: restoration.coordinator@santacruzcounty.us outlining the continued implementation and results of annual Coastal Dune Scrub Management over the 10-year period.
- VII. Any seed mix used for erosion control purposes on exposed soils shall be limited to seeds of native species common to the surrounding habitat and/or sterile seeds.
- VIII. The designated restoration areas on the parcel shall be preserved as Protected Habitat Areas through recording of a Declaration of Restriction on the parcel. The Declaration of Restriction shall be finalized and recorded as part of the Environmental Planning review of the final project plans. Once all reviewing agencies have reviewed and accepted the permit application, the Declaration of Biotic Restriction will be emailed to the owner with instructions. The Declaration of Restriction shall include the following:
- A. Identification of a "Protected Habitat Areas" where development shall not occur in the future.

129 Willet Circle Biotic Report Review

- B. Specific management strategies to ensure that the Protected Habitat Areas are properly managed to maintain quality native dune habitat.
 - C. Specific restrictions regarding activities that are not allowed within the Protected Habitat Areas in the future.
- IX. Proof of recordation of the final Declaration of Restriction shall be required prior to issuance of the building permit.

Construction Conditions

- X. To protect sensitive habitats and special-status species during project related construction activities, the following shall be adhered to:
- A. Prior to any site disturbance, a pre-construction meeting shall be conducted. The purpose of the meeting will be to ensure that the conditions set forth in the proposed project description and Conditions of Approval are communicated to the various parties responsible for constructing the project. The meeting shall involve all relevant parties including the project proponent, construction supervisor, Environmental Planning Staff, and the project biologist.
 - B. Every individual working on the Project must attend biological awareness training prior to working on the job site. The training shall be delivered by a qualified biologist and shall include information regarding the location and identification of sensitive habitats and all special-status species with potential to occur in the project area, the importance of avoiding impacts to special-status species and sensitive habitats, and the steps necessary if any special-status species is encountered at any time.
 - C. Within 30 days prior to commencement of construction, the location and boundaries of existing special-status plant species identified on the property shall be re-confirmed by a qualified biologist. High visibility construction fencing and/or other protective measures shall be installed around these plants as indicated in Condition 7 below.
 - 1. If special-status plants cannot be entirely avoided during construction, seed collection and transplantation strategies for these species shall be incorporated into the project-specific Restoration Plan outlined in Condition 10 below.
 - D. Prior to commencement of construction, high visibility fencing and/or flagging shall be installed with the assistance of a qualified biologist around the designated development footprint to indicate the limits of work and prevent inadvertent grading, equipment staging, vehicular access, or other disturbance within the adjacent sensitive habitat areas.
 - 2. Intact native dune plants on the parcel shall be protected as sensitive habitat and avoided during construction to the maximum extent possible.
 - 3. No work-related activity including equipment staging, vehicular access, grading and/or vegetation removal shall be allowed outside the designated limits of work.
 - 4. Special-status plants located near or within the project impact area shall be identified and protected with high visibility fencing or flagging and through installation of any other protective barriers (such as silt fencing) identified as necessary by the biologist in the field.
 - 5. The fencing/flagging shall be inspected and maintained daily until project completion.
 - E. If a special-status animal is identified at any time prior to or during construction, work shall cease immediately in the vicinity of the individual. The animal shall either be allowed to move out of harm's way on its own or a qualified biologist shall move the animal out of harm's way to a safe relocation site. All sightings of special-status species shall be reported to the County Environmental

Coordinator and submitted to the CNDDDB.

F. To avoid impacts to nesting birds, the following shall be adhered to:

6. Schedule construction during the non-nesting season (September 1st-February 1st) if possible. If commencement of project activity begins outside of the February 1st to August 31st nesting season, there will be no need to conduct a preconstruction survey for active nests.
7. If project activities are to commence between February 1st and August 31st, a survey for active bird nests shall be conducted by a qualified biologist within two weeks 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, 250 feet for birds of prey.
8. If no active bird nest is found, then no further avoidance and minimization measures are necessary.
9. If active nest(s) are found within the survey area the County Environmental Coordinator shall be notified immediately. The biologist shall establish an avoidance buffer that will provide adequate protection specific to the species, will monitor the nest as needed, and advise the applicant and the County when all young have fledged the nest. Commencement of work may begin only after fledging is complete.
10. 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 the County Environmental Coordinator for review and approval prior to removal of vegetation, use of heavy equipment, or other construction activities.
11. If construction activity 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.

XI. Prior to final building inspection the following shall occur:

- A. Establishment and planting of all restoration areas as outlined in the final approved Habitat Restoration Plan and placement of protective signs around the Protected Habitat Areas shall be inspected and approved by Environmental Planning staff.

A copy of this biotic approval, including all attachments, should be submitted with any future permit applications.