



## Staff Report to the Zoning Administrator

Application Number: **97-0859**

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**Applicant:** John Peck  
**Owner:** John Peck  
**APN:** 062-101-04

**Agenda Date:** April 15, 2005  
**Agenda Item #:** /  
**Time:** After 10:00 a.m.

**Project Description:** Proposal to construct a single family dwelling exceeding 28 feet in height and grade approximately 950 cubic yards. Recognize existing 2-story structure as storage building with habitable accessory structure above. Construct retaining walls. Maintain a temporary agricultural caretaker's quarters during construction.

**Location:** Property located at the north end of an unnamed 50-foot right of way at approximately one mile northeast from Smith Grade Road (2960 Smith Grade).

**Supervisory District:** Third District (District Supervisor: Mardi Wormhoudt)

**Permits Required:** Coastal Development Permit, Residential Development Permit, Temporary Agricultural Caretaker's Permit

### Staff Recommendation:

- Approval of Application 97-0859, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.

### Exhibits

- |    |                             |    |                                     |
|----|-----------------------------|----|-------------------------------------|
| A. | Project plans               | J. | Surveyors Map Showing Proposed      |
| B. | Findings                    |    | Access Easement Across APN 062-     |
| C. | Conditions                  |    | 181-06.                             |
| D. | Categorical Exemption (CEQA | K. | Revised Final Erosion Control and   |
|    | determination)              |    | Revegetation Plan for Peck Property |
| E. | Assessor's parcel map       |    | dated August 13, 2001. Executive    |
| F. | Zoning map                  |    | Summary attached.                   |
| G. | General Plan Map            | L. | Comments & Correspondence           |
| H. | USGS Topographic Map        |    |                                     |
| I. | Aerial Photograph           |    |                                     |

### Parcel Information

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County of Santa Cruz Planning Department  
701 Ocean Street, 4<sup>th</sup> Floor, Santa Cruz CA 95060

Parcel Size: 37 Acres  
Existing Land Use - Parcel: Rural / Mountain Residential  
Existing Land Use - Surrounding: Rural / Mountain Residential  
Project Access: Existing Road / Driveway  
Planning Area: Bonny Doon  
Land Use Designation: R-M (Mountain Residential)  
Zone District: SU (Special Use)  
Coastal Zone: ☒ Inside ☐ Outside  
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: Soils Report completed  
Fire Hazard: Critical Fire Hazard Area  
Slopes: Variable  
Env. Sen. Habitat: Biotic Report completed  
Grading: Yes  
Tree Removal: No trees proposed to be removed  
scenic: Not a mapped resource  
Drainage: Drainage Plan required  
Traffic: N/A  
Roads: Existing roads adequate  
Parks: Existing park facilities adequate  
Archeology: Site Reconnaissance completed, results negative

### Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside  
Water Supply: Private Well  
Sewage Disposal: Individual Septic System  
Fire District: County Fire/CDF  
Drainage District: No zone

### History

The proposed single-family dwelling is located in an existing cleared area accessed via an existing driveway. It is unclear exactly when the driveway was constructed but it is located at the end of a long access road off Smith Grade Road that provides access to several private properties, and then traverses state park property before entering the subject parcel. The property was red-tagged in 1996 for clearing and grading without permits, which apparently included grading of a new section of driveway through AFN 062-101-10 (Stowell) to bypass the section of existing driveway through state park property, APN 062-181-06. The abandonment of this newly created section of driveway was the subject of an erosion control plan approval in 1997 (97-0650), which included restoring the graded area to its approximate pre-grading natural condition, drainage

measures and revegetation of the area. It appears that this plan was at least partially implemented; the pre-grading natural contours have been approximately restored and some revegetation has occurred. However, the plan required redirection of drainage above a culvert, which is located near the southeast property corner, to the direction it went prior to the May, 1996 grading. This culvert is still in place and directs concentrated driveway runoff on to the neighbor's property. In addition, it appears that revegetation success has fallen short of the criteria outlined on the erosion control plan.

A review of historical aerial photographs indicates that even before the 1996 red-tag (between 1975 and 1989) land clearing had occurred on the property beyond the proposed building site within an area of knobcone pine/Santa Cruz cypress forest, which is protected by the County's Sensitive Habitat Protection ordinance. Santa Cruz cypress is recognized as endangered by the California Department of Fish & Game (CDFG) and the U.S. Fish & Wildlife Service (USFWS) under the California Endangered Species Act (CESA) and the Federal Endangered Species Act (FESA) respectively. This application includes a Biotic Report, which addresses restoration and revegetation of the cleared area above the proposed building site within the knobcone pine/Santa Cruz cypress forest. The proposed building site and the existing driveway are located outside recognized sensitive habitat areas within mixed evergreen forest.

It should be noted that a former owner of the property completed the land clearing and grading on the property, which was the subject of the red-tag. The current owner has been working to resolve the damage done by the former owner through preparation of the biotic report. The proposed development will involve additional grading to improve fire department access to the proposed building site and excavation for basement/underfloor area of the proposed single-family dwelling.

The current owner is in the final stages of a process with Save the Redwoods League to secure legal access over the portion of the driveway that passes through state park property. This permit will contain a condition that no site disturbance can take place until the access easement is finalized.

This application was on the Zoning Administrator's agenda December 20, 2002. The agenda item ~~was~~ continued indefinitely to obtain a clearance from the Environmental Health Department for a new septic system, a revised site plan showing the storage buildings and to amend the application to include a temporary agricultural caretaker's quarters. The application is now complete and the staff report ~~has~~ been revised and updated accordingly.

### **Zoning & General Plan Consistency**

The property is a 37-acre parcel, located in the SU (Special Use) zone district, a designation, which allows residential uses. The proposed single family dwelling is a principal permitted use within the zone district and the project is consistent with the site's (R-M) Mountain Residential General Plan designation. The proposed single family dwelling is in conformity with the County's certified *Local Coastal Program* in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single-family dwellings. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range. The

project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

The proposed single-family dwelling is 33 feet in height, which exceeds the 28-foot maximum allowed. Increases in height can be approved if setbacks from property lines are increased by 5 feet for every foot exceeding 28 feet. Therefore, in this case, a structure 33 feet in height requires an additional 25 feet added onto the required side yard setback for a total side yard setback of 45 feet. The plans indicate the proposed single-family dwelling will be setback 68 feet from the side property line. Other property line setbacks, front, side and rear, on this 37-acre parcel greatly exceed the **minimum** required.

Existing permanent structures on the property as indicated on the site plan include a bathhouse and "The Penelope" and various storage structures. The bathhouse, which is fed by a spring, is less than 120 square feet and therefore does not require a permit. This permit will be conditioned to require a building permit for the Penelope structure, which is a 2-story structure with storage below and a habitable accessory structure above. The portion of the structure that encroaches within the 20-foot side yard setback must be removed. This project includes a temporary agricultural caretaker's quarters to allow the owner to occupy "The Penelope" during construction of the single family dwelling. Building permits are also required for any other structure that exceeds 120 square feet.

The plans show an existing graded pad adjacent the location of the proposed house. It appears that, based on the USGS topographic map and a site visit, this area is a natural topographic bench that has been cleared of mixed evergreen forest cover and minimally graded to expand the level area of the pad. The geotechnical investigation found fill on the outboard edge of the pad on the north and northwest side to a depth of approximately 3% feet. Grading for the project will consist of construction of the fire department turnout and excavation for the house. The volume of proposed grading is estimated at approximately 950 cubic yards for all proposed grading and a grading permit will be required for this work.

Grading plans must be submitted with the building permit application. A transfer of responsibility form must be completed in which a new civil engineer either concurs with all of the engineering conclusions and recommendations (existing grading plans) or provides new conclusions and recommendations (new grading plans). In addition to grading plans for the proposed grading, the new civil engineer must provide conclusions and recommendations in the form of grading plans based on an evaluation of the section of existing driveway and culvert (previously identified as culvert 0+10) near the southeast property corner. The driveway section near the culvert appears to consist of unclassified fill on the outboard edge. This fill must meet current standards for engineered fill; it must be adequately compacted and sloped at a 2:1 gradient or be adequately retained. Previously approved erosion control plans (97-0650) contained a requirement to redirect drainage from above this culvert to the direction it went prior to the May 1996 grading, which was apparently down the existing driveway to the "bus flat". Drainage plans are required for all on site and off site drainage measures.

A new soils engineer is also required to take over responsibility for the geotechnical aspects of the project. The new soils engineer must complete a transfer of responsibility form similar to the civil engineer form described above.

This permit will also contain a condition to fully implement the erosion control plan approved in 1997 to abandon the illegally graded section of driveway through APN 062-101-10 (Stowell) and APN 062-181-06 (State Parks) that was the subject of an erosion control plan approval in 1997 (97-0650), which included restoring the graded area to its approximate pre-grading natural condition, drainage measures and revegetation of the area. It appears that this plan was at least partially implemented; the pre-grading natural contours have been approximately restored but it appears that revegetation success has fallen short of the criteria outlined on the erosion control plan. The specialist who prepared the erosion control plan and success criteria (Steve McGuirk) must review the site and additional revegetation and erosion control work must occur, if necessary, to meet success criteria.

This application includes a Biotic Report, which addresses restoration and revegetation of the cleared area above the proposed building site within the knobcone pine/Santa Cruz cypress forest. See Exhibit K. The proposed building site and the existing driveway are located outside recognized sensitive habitat areas within mixed evergreen forest. This permit will include conditions regarding compliance with all the recommendations of the biotic report, which has been reviewed by the County and CDFG and all reviewer's comments have been incorporated into a Revised Final Erosion Control and Revegetation Plan. The County has accepted the report and as a condition of approval of this Coastal Development Permit the owner must obtain a permit/Memorandum of Understanding (MOU) from CDFG for the collection of Santa Cruz cypress cones, seeds and plant materials, as this species is State-listed as endangered. The primary goal for the erosion control and revegetation is to facilitate the regeneration of native plant species on the previously disturbed areas. This will be accomplished by creating site conditions conducive to the establishment of knobcone pine/Santa Cruz cypress forest plant species such that, over time, the site will support a forested habitat. The Erosion Control and Revegetation Plan includes monitoring, as outlined in the plan that will be reported annually for a minimum of 10 years to the County of Santa Cruz and CDFG. The annual report will be submitted to the County and CDFG by January 31 following the reporting year. If performance standards are not met at the end of year 10, monitoring and reporting will continue until such standards are met.

## **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**

- **APPROVAL** of Application Number **97-0859**, based on the attached findings and conditions.

- Certification that the proposal is exempt from further Environmental Review **under** the California Environmental Quality Act.

Supplementary reports and information referred to in this report are on **file** and available for viewing at the Santa Cruz County Planning Department, 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.co.santa-cruz.ca.us](http://www.co.santa-cruz.ca.us)

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## Coastal Development Permit Findings

1. That the project is a use allowed in one of the basic zone districts, other than the Special Use (SU) district, listed in section 13.10.170(d) **as** consistent with the General Plan and Local Coastal Program LUP designation.

This finding can be made, in that the property is zoned SU (Special Use), a designation which allows residential uses. The proposed new single family dwelling is a principal permitted use within the zone district, consistent with the site's (R-M) Mountain Residential General Plan designation.

2. 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 the proposal does not conflict with any existing easement or development restriction such **as** public access, utility, or open space easements in that no such easements or restrictions are known to encumber the project site.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 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 a rural density; the colors shall be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top.

4. That the project conforms with the public access, recreation, and visitor-serving policies, standards and maps of the General Plan and Local Coastal Program land use plan, specifically Chapter 2: figure 2.5 and Chapter 7, and, as to any development between and nearest public road and the sea or the shoreline of any body of water located within the coastal zone, such development is in conformity with the public access and public recreation policies of Chapter 3 of the Coastal Act commencing with section 30200.

This finding **can** be made, in that the project site is not located between the shoreline and the **first** public road. Consequently, the new single family dwelling will not interfere with public access to the beach, ocean, or any nearby body of water. Further, the project site is not identified as a priority acquisition site in the County Local Coastal Program.

5. That the proposed development is in conformity with the certified local coastal program.

This finding **can** be made, in that the structure is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the SU (Special Use) zone district of the area, **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 widely in the area, and the design submitted is not inconsistent with the existing range.

Application # 97-0859

APN: 062-101-04

Owner: John Peck



## Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be 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 result in inefficient or wasteful use of energy, 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 residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed new single family dwelling will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to light, air, and open space in the neighborhood.

2. That the proposed location of the project and the conditions under which it would be operated or maintained will be consistent with 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 new single family dwelling and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district in that the primary use of the property will be one new single family dwelling that meets all current site standards for the zone district.

3. That the proposed use is consistent with all elements of the County General Plan and with any specific plan which has been adopted for the area.

This finding can be made, in that the proposed residential use is consistent with the use and density requirements specified for the Mountain Residential (R-M) land use designation in the County General Plan.

The proposed new single family dwelling will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, and meets all current site and development standards for the zone district as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the new single family dwelling will not adversely shade adjacent properties, and will meet current setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed new single family dwelling will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed new single family dwelling will comply with the site standards for the SU zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

4. That the proposed use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity.

This finding can be made, in that the proposed new single family dwelling is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trip per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads and intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed neighborhood containing a variety of architectural styles, and the proposed new single family dwelling is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This finding can be made, in that the proposed new single family dwelling will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area.

## Conditions of Approval

- Exhibit A: Plans by John Peck consisting of 9 sheets dated January, 2005, and Storage Container/Penelope floor plan dated 12/17/02.  
Surveyors Map Showing Location of Existing Structures APN 062-101-04 and Proposed Access Easement Across APN 062-181-06.
- I. This permit authorizes the construction of a single family dwelling exceeding **28** feet in height and retaining walls, grading of approximately 950 cubic yards and recognizes an existing structure **as** a non-habitable accessory structure. 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 the Planning Department 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.
  - C. Obtain a Grading Permit **from** the Santa Cruz County Building Official.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
- A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
  - B. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:
    - 1. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
    - 2. The structure, at **33** feet in height, requires an additional 25 feet added onto the required side yard setback for a total side yard setback of **45** feet.
    - 3. Plans for the "Penelope" structure shall indicate that, prior to final inspection of the main house, the structure will **not** have a toilet, waste lines larger than 1½ inch or kitchen or food preparation facilities (also see Condition of Approval III.D). The portion of the structure that encroaches within the 20-foot side yard setback must be removed, or a variance obtained.
    - 4. Details showing compliance with fire department requirements.
  - C. Submit Final Grading, drainage, and erosion control plans for review and approval

by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department. The final plans shall include the following additional information:

1. A transfer of responsibility form must be completed in which a new civil engineer either concurs with all of the engineering conclusions and recommendations (existing grading plans) or the new civil engineer must provide new grading plans.
  2. The new civil engineer must provide grading plans for the existing driveway to include the section of existing driveway and culvert (previously identified as culvert 0+10) near the southeast property line. The driveway section near the culvert appears to consist of unclassified fill on the outboard edge. This fill must meet current standards for engineered fill; it must be adequately compacted and sloped at a 2:1 gradient or be adequately retained. Previously approved erosion control plans (97-0650) contained a requirement to redirect drainage from above culvert 0+10 to the direction it went prior to the May 1996 grading, which was apparently down the existing driveway to the "bus flat". Drainage plans are required for all on site and off site drainage measures.
- D. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
- E. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer. A new soils engineer must take over responsibility for this project. This requires the new soils engineer to review the existing soils report and state in writing acceptance of the report's recommendations or provide new recommendations as necessary.
- F. The soils engineer must review the grading, drainage and foundation plans and state in writing that the plans and foundation design are in conformance with all recommendations of the soils report.
- G. Pay the current fees for Parks and Child Care mitigation for 3 bedrooms (2-house, 1-Penelope). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
- H. Submit a written statement signed by an authorized representative of the school district in which the project is located confirming payment in full of all applicable developer fees and other requirements lawfully imposed by the school district.
- I. Complete and record a Declaration of Restriction to maintain "The Penelope" as a 2-story structure with storage below and habitable accessory structure above.  
**YOU MAY NOT ALTER THE WORDING OF THIS DECLARATION.**  
Follow the instructions to record and return the form to the Planning Department.

- J. Submit proof of legal access over the portion of the driveway that passes through Assessor's Parcel 062-181-06.
  - K. The specialist (Steve McGuirk) who prepared the erosion control plan and success criteria in 1997 (97-0650) to abandon the illegally graded section of driveway through APN 062-101-10 (Stowell) and **APN** 062-181-06 (State Parks) must review the site and additional revegetation must occur, if necessary, to meet success criteria. The review in the form of a letter is required prior to building permit issuance; any required work must be completed prior to final inspection of the building permit.
  - L. The owner must obtain a permit/Memorandum of Understanding (MOU), or other approval document, from CDFG for the collection of Santa Cruz cypress cones, seeds and plant materials, as this species is State-listed as endangered.
- 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 recommendations of the approved soils reports.
  - D. The Penelope structure shall be converted, as necessary, from an Agricultural Caretakers Quarters to a habitable Accessory Structure as described in Condition of Approval ILB.3.
  - E. Pursuant to Sections 16.40.040 and 16.42.100 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 16.42.100, 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.

- B. The use ~~of~~ The Penelope structure as ~~a~~ caretakers quarters shall be for temporary occupancy of not more than five years, with the possibility ~~of~~ renewal.
- C. The Erosion Control and Revegetation Plan includes monitoring, ~~as~~ outlined in the plan that will be reported annually for a minimum of 10 years to the County of Santa Cruz and CDFG. The annual report will be submitted to the County and CDFG by January 31 following the reporting year. ~~If~~ performance standards are not met at the end of year 10, monitoring and reporting will continue until such standards are met.

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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 two years from the effective date unless you obtain the required permits and commence construction.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

\_\_\_\_\_  
Don Bussey  
Deputy Zoning Administrator

\_\_\_\_\_  
David Carlson  
Project Planner

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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.

# CALIFORNIA ENVIRONMENTAL QUALITY ACT

## NOTICE OF EXEMPTION

The Santa Cruz County Planning Department 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: 97-0859

Assessor Parcel Number: 062-101-04

Project Location: 2960 Smith Grade Road

Project Description: Proposal to construct a single family dwelling exceeding 28 feet in height, grade approximately **950** cubic yards of earth, maintain storage building with habitable accessory structure above, temporary agricultural caretakers quarters during construction

Person or Agency Proposing Project: John Peck

Contact Phone Number:

- 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).

Specify type:

- E. ☒ Categorical Exemption

Specify type: Class 3 - New Construction or Conversion of Small Structures (Section 15303)

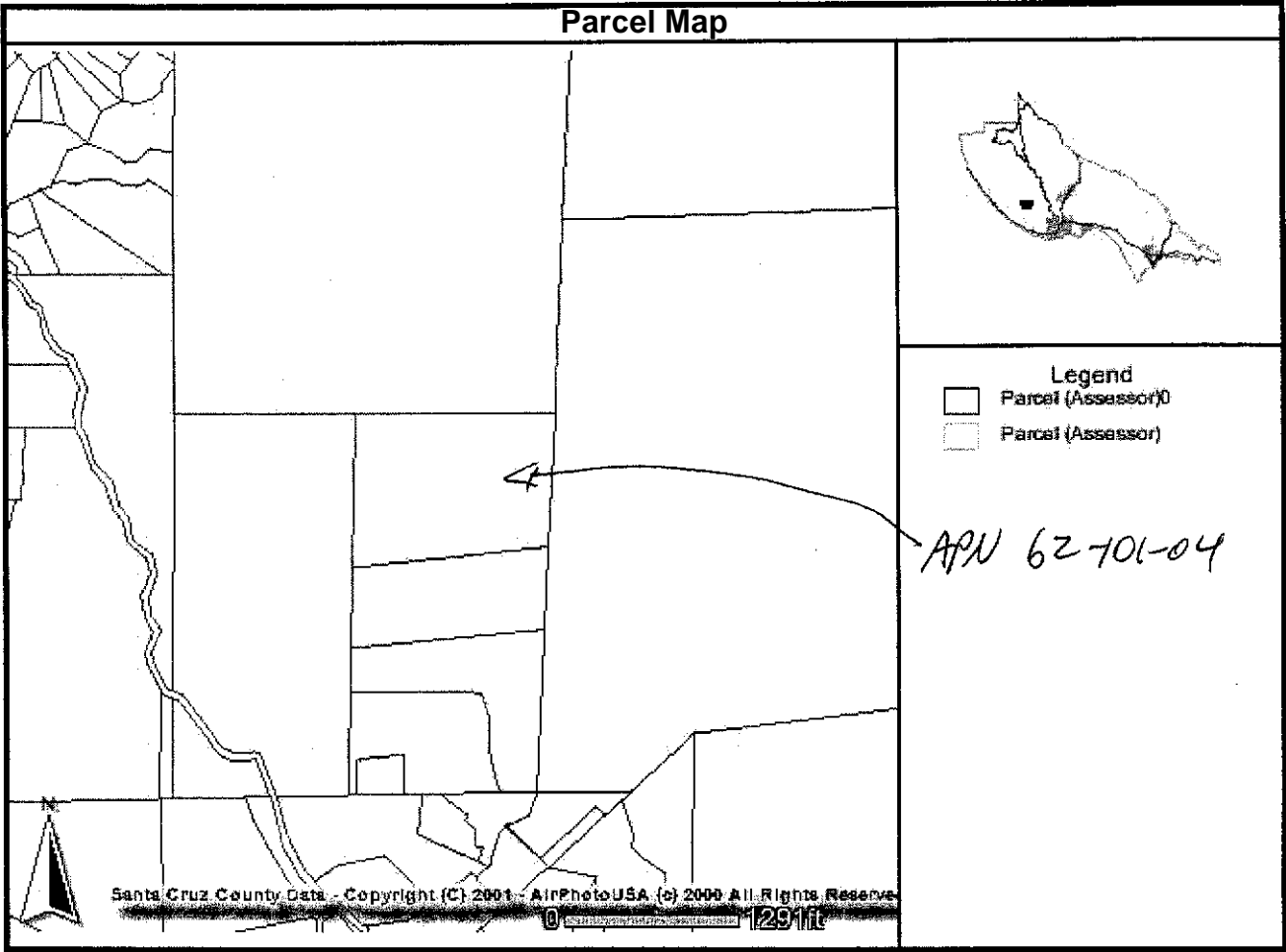
F. Reasons why the project is exempt:

Construction of a residence within an area designated for residential development.

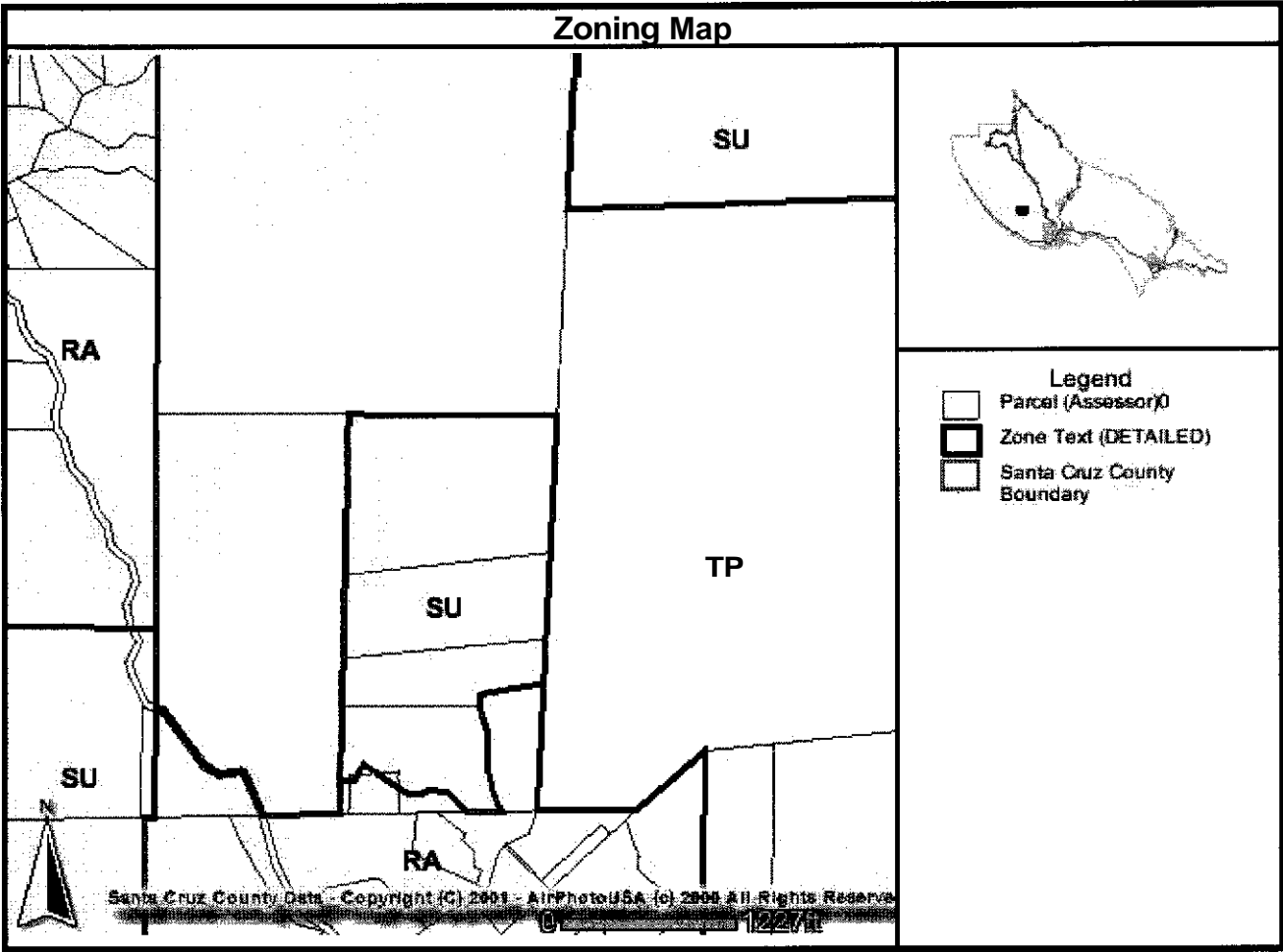
In addition, none of the conditions described in Section 15300.2 apply to this project.

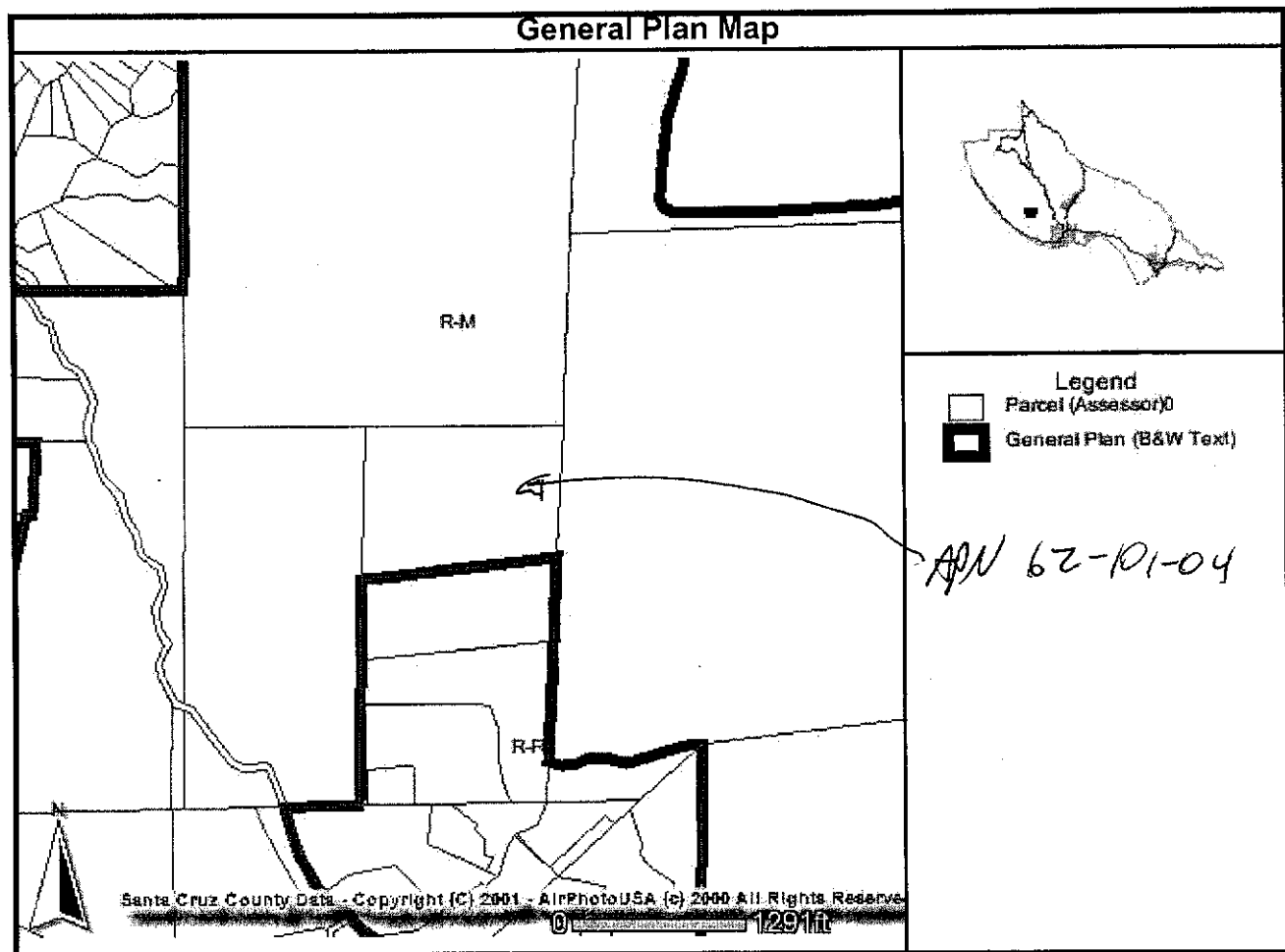
\_\_\_\_\_  
David Carlson, Project Planner

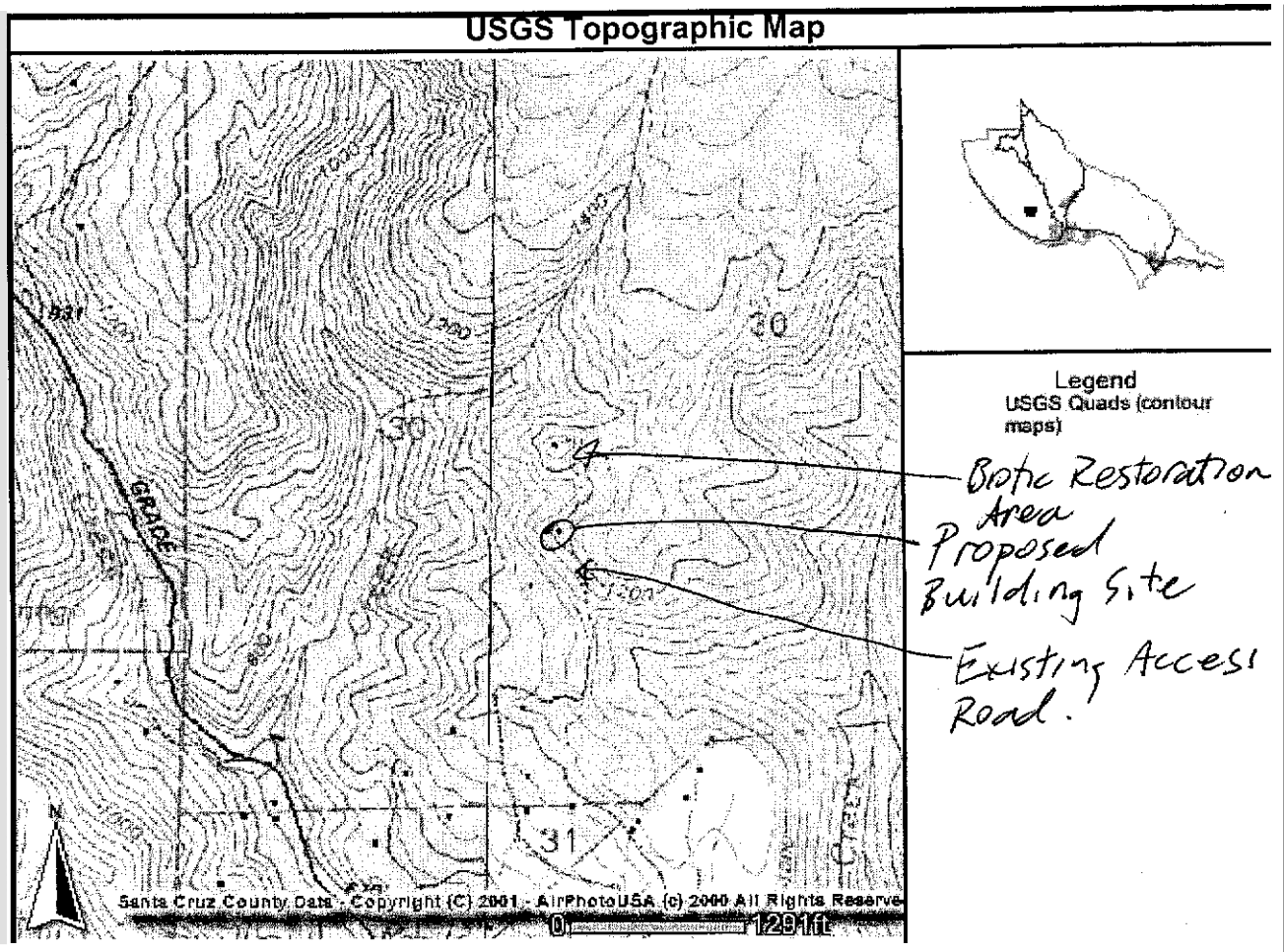
Date: \_\_\_\_\_

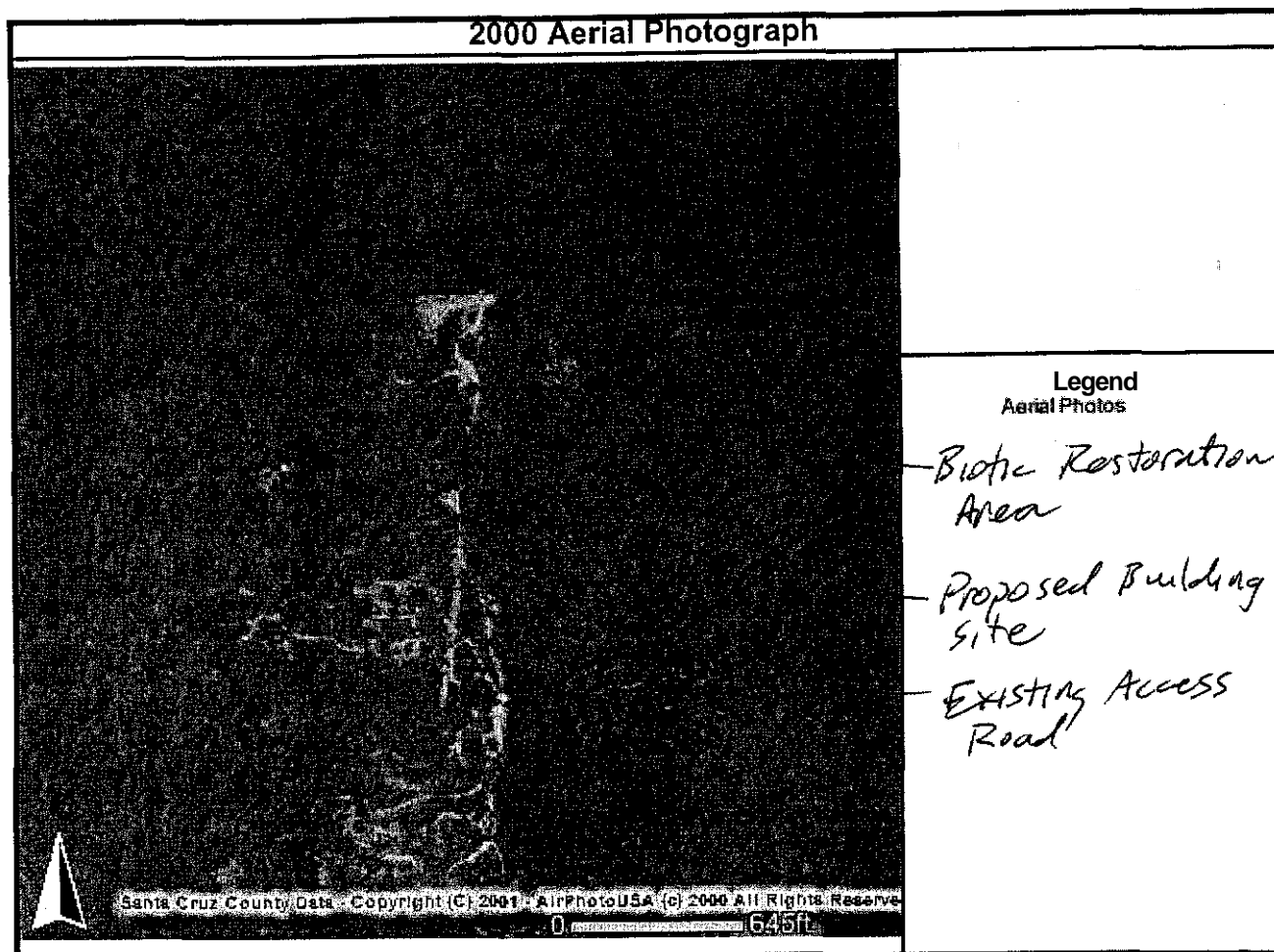












John Peck  
2960 Smith Grade

LAND OF JOHN PECK  
APN 062-101-04

APN 062-101-10  
AUSTIN STONE

STATE OF CALIFORNIA  
APN 062-181-06



### SURVEYOR'S MAP

SHOWING

PROPOSED ACCESS EASEMENT  
ACROSS APN 062-181-06

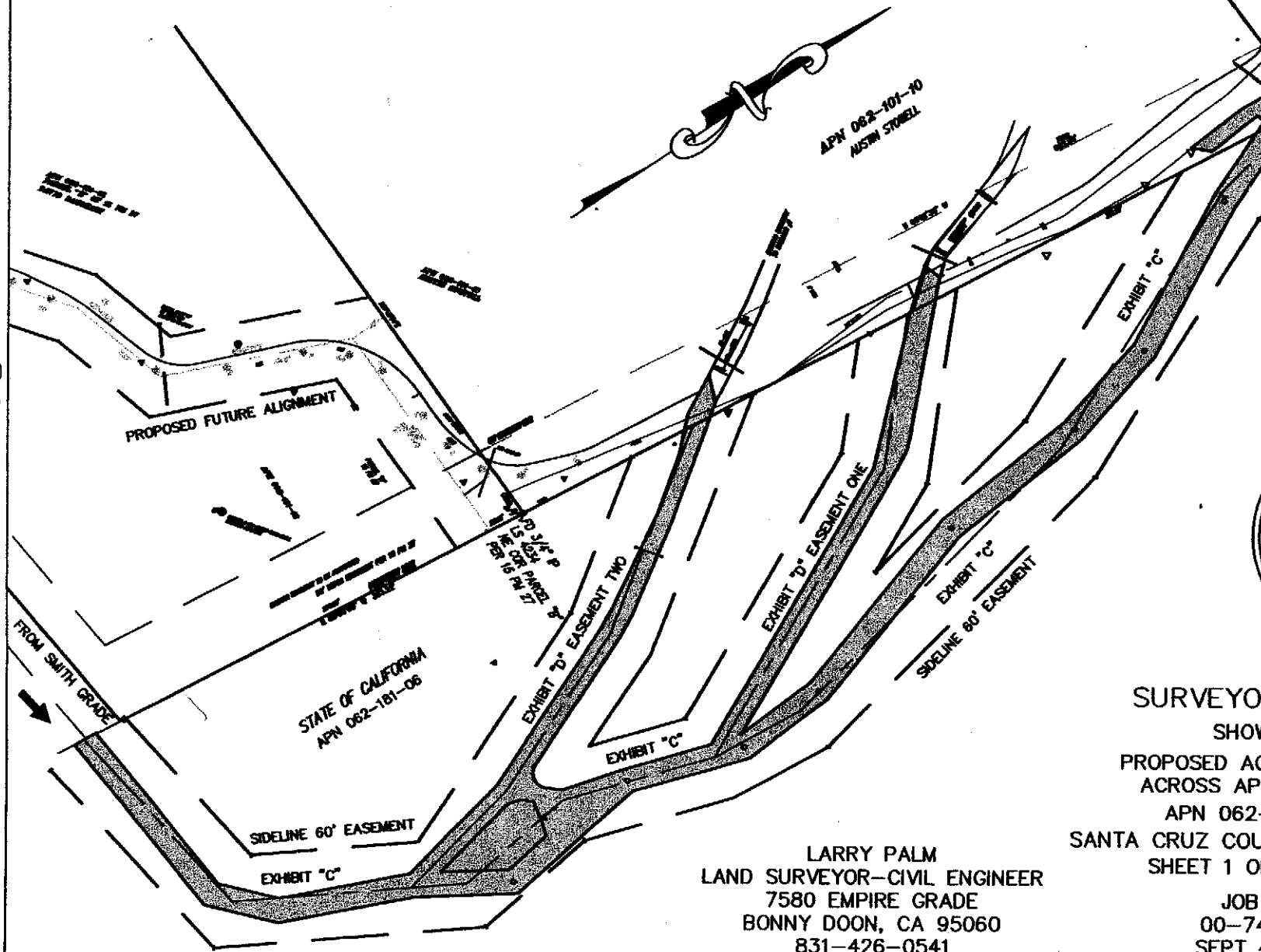
APN 062-101-04

SANTA CRUZ COUNTY, CALIFORNIA

SHEET 1 OF 1 SHEET

LARRY PALM  
LAND SURVEYOR-CIVIL ENGINEER  
7580 EMPIRE GRADE  
BONNY DOON, CA 95060  
831-426-0541

JOB 747  
00-747.DWG  
SEPT 4, 2001



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## SECTION 1

### EXECUTIVE SUMMARY

#### SUMMARY OF PROPOSED PROJECT

The former Saam Property (APN 062-101-04), which the applicant, John Peck, has recently purchased, is located at 2960 Smith Grade Road in the Bonny Doon area of Santa Cruz County.

The property was subject to unauthorized road construction and grading several years ago which resulted in a violation from the Santa Cruz County Planning Department. In order for the applicant/owner to resolve this violation, the County has requested that the upper road and landing areas be revegetated and/or restored to natural conditions. Previous road construction and site grading affected approximately 0.69 acre of the 38-acre parcel. The revegetation and/or restoration of these areas are the subject of this Erosion Control and Revegetation Plan.

The majority of the project area is comprised of knobcone pine/Santa Cruz cypress forest. Santa Cruz County (County), the California Department of Fish and Game (CDFG) and U.S. Fish and Wildlife Service (USFWS) deems this forest type a sensitive habitat as the forest supports rare and endangered plant species, such as the endemic Santa Cruz cypress. The Santa Cruz cypress is recognized as endangered by CDFG and USFWS, under the California Endangered Species Act (CESA) and the Federal Endangered Species Act (FESA), respectively. Mixed evergreen forest occupies the canyon of the drainage that occurs in the project area.

The surrounding property is dominated by mixed evergreen forest and knobcone pine/Santa Cruz cypress forest. Rural residential developments occur in the forested areas to the south of the subject property. Lands to the north are part of the Grey Whale Unit of Wilder Ranch State Park.

This plan addresses revegetation **within** areas previously disturbed by road construction and grading activities. A draft plan was submitted to the County of Santa Cruz in August 1999. A Final Plan, reflecting comments/revisions as requested by CDFG (letter dated January 21, 1999 [sic] 2000) and County of Santa Cruz (Suzanne Smith, resource planner, pers. com, February 2000) was prepared (dated May 19, 2000). This Revised Final Plan reflects additional comments and revisions as requested by CDFG and the County (letter from Ecosystems West to Santa Cruz County, dated March 13, 2001 and email from Deborah Hillyard, CDFG to Bill Davilla of Ecosystems West, dated March 13, 2001). The revegetation plan is scheduled to be initiated in fall 2001, depending upon the landowner's schedule and the County's and CDFG's permit processing schedule. The primary goal for the erosion control and revegetation on the Smith Grade property is to facilitate the regeneration of native plant species on the previously disturbed areas. This will be accomplished by creating site conditions conducive to the establishment of knobcone pine/Santa Cruz cypress forest plant species such that, over time, the site will support a forested habitat. Erosion control and revegetation activities are proposed to be cost-efficient, yet provide effective revegetation of the site over time. Actions proposed include the use of hand labor to scarify sites

to promote seedling establishment, use of native dry mulches to encourage establishment of native pine and cypress trees, use of bio-wattles and/or water bars to capture sediments that are conducive to plant growth and the use of bio-wattles to direct runoff and control erosion to assist in the revegetation efforts. The property owner may also use container stock grown from locally obtained seed *or* propagules.

## **PERMIT REQUIREMENTS**

Implementation of the Erosion Control and Revegetation Plan will require a permit from CDFG for the collection of Santa Cruz cypress cones, seeds and plant materials, as this species is State-listed as endangered. The species is also federally-listed (USFWS), however, no permits are required for activities on private land.

## **PURPOSE OF EROSION CONTROL AND REVEGETATION PLAN**

The purpose of the Erosion Control and Revegetation Plan is fourfold

- 1) Identify measures to establish and/or promote self-sustaining cover of native vegetation on previously disturbed areas.
- 2) Specify actions that encourage the development of native plants that are at least as diverse and self-sustaining as those the site supported before road construction and grading occurred.
- 3) Specify actions to diminish erosion caused by water and wind and resultant stream sedimentation on the road surfaces to enable the area to sustain vegetative cover.
- 4) Identify techniques to protect adjacent sensitive plant communities (i.e., knobcone pine/Santa Cruz cypress forest) from encroachment by invasive, non-native plant species.

Storage Container, scale  $3/8" = 1'$   
 Penelope floor plans 396 □'

John Peck

2960 SMITH GRADE SANTA CRUZ 9'

