



Staff Report to the Zoning Administrator

Application Number: **06-0060**

Applicant: Graniterock Company
Owner: Bruce & Mary Woolpert Trustees
APN: 059-041-30

Agenda Date: April 21, 2006
Agenda Item #: 1
Time: After 10:00 a.m.

Project Description: Proposal to renew a temporary caretaker's quarters permit and construct a replacement well at the Graniterock Wilder Sand Plant.

Location: 1800 Coast Road (Highway 1), Santa Cruz

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

Permits Required: Coastal Development Permit. Temporary Caretaker's Quarters Permit

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 06-0060, based on the attached findings and conditions.

Exhibits

- | | |
|---|------------------------------|
| A. Project plans | E. Assessor's parcel map |
| B. Findings | F. Zoning map |
| C. Conditions | G. Comments & Correspondence |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	270 acres
Existing Land Use - Parcel:	Mineral Quarry
Existing Land Use - Surrounding:	State Park
Project Access:	Highway 1
Planning Area:	Bonny Doon
Land Use Designation:	R-M (Mountain Residential)
Zone District:	SU (Special Use)
Coastal Zone:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No

County of Santa Cruz Planning Department
701 Ocean Street, 4th Floor, Santa Cruz CA 95060

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
soils:	N/A
Fire Hazard:	Not a mapped constraint
Slopes:	N/A
Env. Sen. Habitat:	California red-legged frog
Grading:	No grading proposed
Tree Removal:	No trees proposed to be removed
Scenic:	Scenic Highway 1 corridor
Drainage:	Existing drainage adequate
Archeology:	Not mapped/no physical evidence on site

Services Information

Urban/Rural Services Line:	<u> </u> Inside <u> X </u> Outside
Water Supply:	Caretaker's Quarters - City of Santa Cruz
Sewage Disposal:	Individual Septic System
Fire District:	County Fire/CDF
Drainage District:	N/A

History

Graniteiock's Wilder Sand Plant (Wilder Quarry) is located at 1800 Coast Road (Highway 1) approximately 1½ miles west of the Santa Cruz city limit (Exhibit A). Hydraulic sand mining utilizing well water began at the site in 1967 under Use Permit 2791-U. In June of 1990, Graniterock ceased mining operations at the quarry pending approval of a Certificate of Compliance (COC) and Reclamation Plan by the County of Santa Cruz. In December of 1996 the Planning Commission certified the EIR for the project and approved the COC and Reclamation Plan. Wilder Sand Plant resumed operations in July of 1998.

The water source for the sand plant is a series of ponds and a well located on the adjacent property - Wilder Ranch State Park. Graniterock uses the existing well pursuant to a 1966 agreement with the previous property owner prior to State Parks acquisition. The agreement expires after 40 years.

The existing temporary caretaker's quarters and adjacent accessory structure (garage) were originally permitted in 1990 (90-0113) to provide for ongoing monitoring of the erosion controls and drainage systems, and for security following termination of quarry operations in 1990. The structures were installed under building permits issued in 1990. The discretionary permit was renewed in 1999 (99-0764) for a five-year period of time to facilitate the same monitoring and security for the current quarry operations that resumed in 1998. The quarry manager currently occupies the unit.

Project Setting

This application seeks to renew the permit for the temporary caretaker's quarters for an additional five-year period. No additional work is proposed.

The agreement allowing Graniterock to use the well located on State Park property expires in 2006. It appears that the agreement to use the well will not be extended. Therefore, a replacement well must be constructed on Graniterock's property.

This application does not represent a change to, or expansion of, the existing mining operation. Therefore, no amendment of the existing mining permit is required. However, the construction of a water well and the approval of the caretaker's quarters in the Coastal Zone requires a Coastal Development Permit.

Zoning & General Plan Consistency

Temporary caretaker's quarters for a quarry is a case not specifically addressed in the Zoning Regulations Chapter 13.10 or Mining Regulations Chapter 16.54. Therefore, pursuant to Section 13.10.250 the proposed caretakers quarters at the Wilder Quarry is interpreted as essentially the same use as an agricultural caretaker's quarters subject to the provisions of Section 13.10.631.

The subject property, consisting of approximately 270 acres; is located in the SU (Special Use) zone district, a designation that allows the proposed uses. The proposed well and caretaker's quarters are permitted uses within the zone district and the project is consistent with the site's (Q) Quarry General Plan designation.

Local Coastal Program Consistency

The proposed well and caretaker's quarters are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding area. Parcels surrounding the site are part of Wilder Ranch State Park. The size and architectural style of the caretaker's quarters is not inconsistent with existing buildings associated with the State Park and adjacent agricultural operations. No grading or tree removal is required for the existing caretaker's quarters or the new well. 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 project is located in a designated rural scenic resource area subject to additional design criteria for Coastal Zone developments. The proposed well is located on a part of the site not visible from the public view. The existing caretakers quarters is sited and designed to fit the physical setting so that its presence is subordinate to the natural character of the site. Landscape screening required as a condition of the previous approval of the caretaker's quarters has been installed to partially shield the development from Highway 1. The relatively small structures fit the gently sloping topography of the site with minimal

grading for the original construction. The structure has a pitched, rather than flat roof, which is surfaced with non-reflective materials. Natural materials and colors of the buildings blend with the vegetative and soil cover of the site. Additionally, caretaker's quarters are a temporary use for 5 years. The use may be extended for an additional 5-year period of time, which would require a new Coastal Permit and an update of the analysis in this staff report.

Design Review

The proposed well and caretaker's quarters comply with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. These features include site and building design, including parking and landscaping, that are compatible and integrated with the character of the surrounding area.

Environmental Review

Environmental Review of applications for well permits comes under the jurisdiction of the Santa Cruz County Environmental Health Department, which has determined that the well is exempt from the provisions of CEQA because it is a replacement well. Section 15302 of CEQA provides an exemption for replacement or reconstruction. The Santa Cruz County Planning Department has determined that the caretaker's quarters is exempt from the provisions of CEQA because it is an existing facility. Section 15301 provides an exemption for existing facilities.

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 **06-0060**, 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

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APN: 059-041-30

Owner: Bruce & Mary Woolpert Trustees

Report Prepared By: David Carlson
Santa Cruz County Planning Department
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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.

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This finding can be made, in that the project is not located between the shoreline and the first public road. Consequently, the project 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 project is sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, the proposed uses are allowed uses in the SU (Special Use) zone district of the area: as well as the (Q) Quarry General Plan and Local Coastal Program land use designation.

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 the proposed uses and is not encumbered by physical constraints to development. The existing caretaker's quarters has been constructed under a County building permit and the well construction will comply with the County Water Well ordinance to insure the optimum in health, safety and welfare of the people of this County, and protection of the environment. The proposed well and caretaker's quarters 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 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 SU (Special Use) zone district in that the primary use of the property will be mineral extraction, which is consistent with the underlying General Plan designation of (Q) Quarry.

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 use is consistent with the Quarry (Q) land use designation in the County General Plan to provide for the orderly economic extraction of mineral resources. The proposed use is compatible with mining because the new well will provide a replacement water source for the existing permitted mining operation, and the caretaker's residence provides for monitoring of the site and drainage, erosion control and security needs.

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 well and existing caretaker's quarters will not generate any additional traffic or utility load.

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.

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This finding can be made, in that the proposed well and caretaker's quarters are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding 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 well and caretaker's quarters comply with the requirements of the County Design Review Ordinance, in that the proposed project will incorporate site and architectural design features to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. These features include site and building design, including parking and landscaping, that are compatible and integrated with the character of the surrounding area.

Conditions of Approval

Exhibit A: Existing Facilities Site Plan, by Robert L. DeWitt and Associates dated December 2004, showing location of replacement well and existing caretaker's quarters.

I. This permit authorizes the construction of a replacement well; and the continued use of a caretaker's quarters for an additional 5-year period. 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 Well Permit from the Santa Cruz County Environmental Health Department.
- C. Submit a passing septic pumper's report for this project to the County Department of Environmental Health Services.
- D. Meet all requirements and pay any applicable plan check fee of the CDF/County Fire Department.

II. Groundwater Protection

- .4. Future pumping rates for the replacement well shall be limited to 175 gpm. Monthly monitoring of pumping rates shall be included in the required annual report.
- B. Prior to operation of the replacement well, a Constant-Discharge pumping test of 72 hours minimum duration to determine transmissivity of the aquifer and how it responds to pumping conditions shall be performed by a professional qualified to perform such tests. The test shall be followed by a recovery test and the monitoring of at least 3 nearby wells to determine area groundwater impacts. The test results shall be submitted to the County Planning Geologist. Test results may require modification of pumping at the replacement well to ensure production of this well will not contribute to groundwater overdraft in the area.
- C. As recommended by Geomatrix Consultants Technical Memorandum dated July 12, 2005 the shallow, perched water table shall be sealed off from the well borehole using a large diameter conductor casing to prevent any impact from the perched zone into the deeper, regional aquifer. The conductor casing would also protect water levels in the shallow, perched zone, which are beneficial surface water bodies.

III. Operational Conditions

- A. Immediately following initial operation of the replacement well the supply line(s) from Wilder Well #1 to the sand plant shall be permanently abandoned. In conjunction with the abandonment Graniterock shall submit a diagram of existing water line(s) from Wilder Well #1 that supply water to the sand plant either directly or via existing ponds. The diagram shall indicate the location and method of abandonment
- B. The landscape screening shall be maintained between the caretaker's unit and Highway 1.
- C. Color of exterior materials and roof covering shall continue to blend with the vegetative and soil cover of the site.
- D. This permit is valid for a period of five (5) years. It shall expire five years from the date of approval. If the owner/applicant wishes to review the permit, an application for renewal shall be submitted at least 60 days prior to the expiration date of this permit.
- E. The mobile home and garage shall be removed from the property upon expiration of the use permit.
- F. 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.
- G. 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.

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 on the expiration date listed below unless you obtain the required permits and commence construction.

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Approval Date: _____

Effective Date: _____

Expiration Date: _____

Don Bussey
Deputy Zoning Administrator

David Carlson
Project Planner

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: 06-0060
Assessor Parcel Number: 05904130
Project Location: 1800 Coast Road

Project Description: Renew a temporary agricultural caretaker's permit and construct a replacement well at the Graniterock Wilder Sand Plant

Person or Agency Proposing Project: Graniterock Company

Contact Phone Number:

- A. _____ The proposed activity is not a project under CEQA Guidelines Section 15375.
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. X **Categorical Exemption**

Specify type: Class 1 & 2 - Existing Facilities and Replacement or Reconstruction (Section 15301 and 15302)

F. Reasons why the project is exempt:

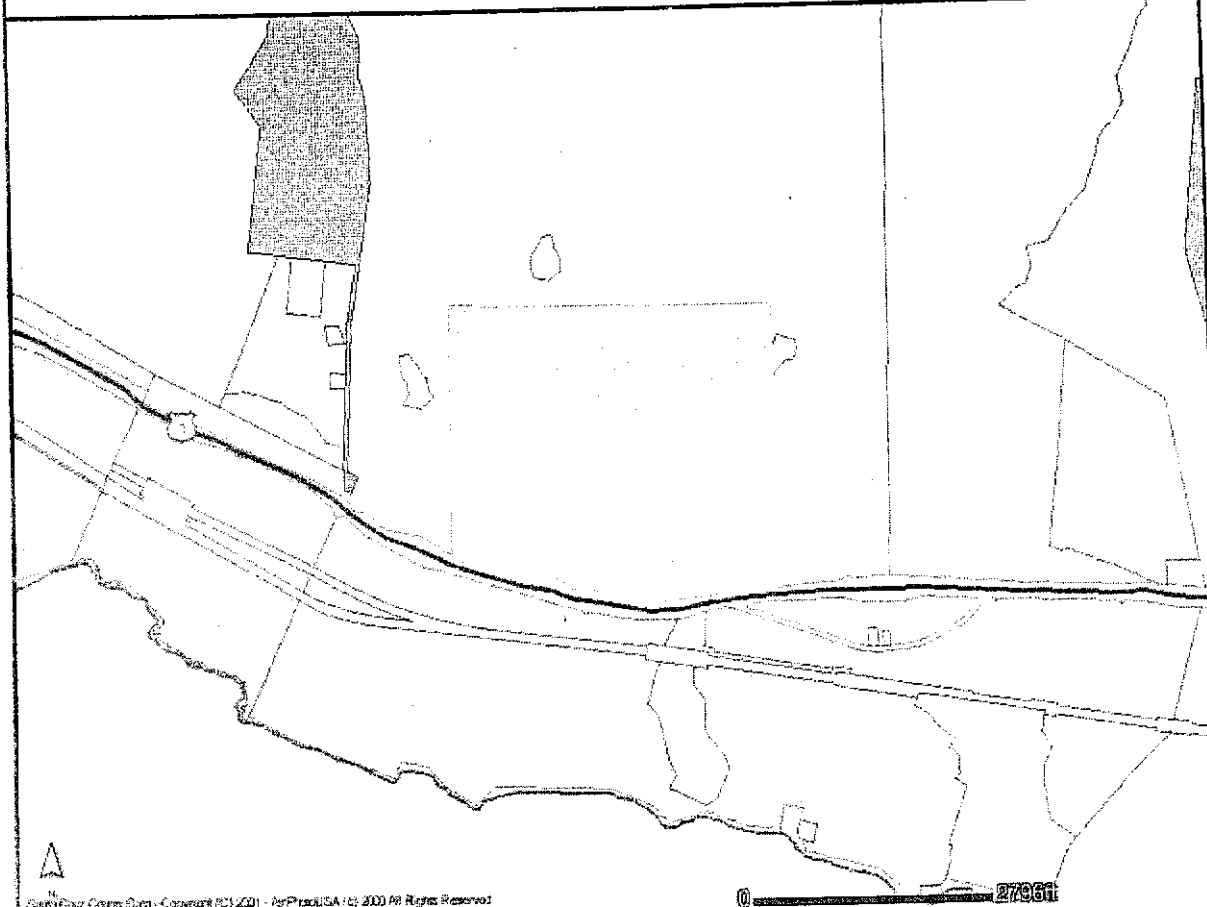
Replacement well and existing caretaker's unit

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

David Carlson, Project Planner

Date: _____

Assessor's Map



Legend

- Legend
- Selected Features
 - Parcel (Assessor's)
 - State Highways
 - City Limits
 - Santa Cruz County Boundary



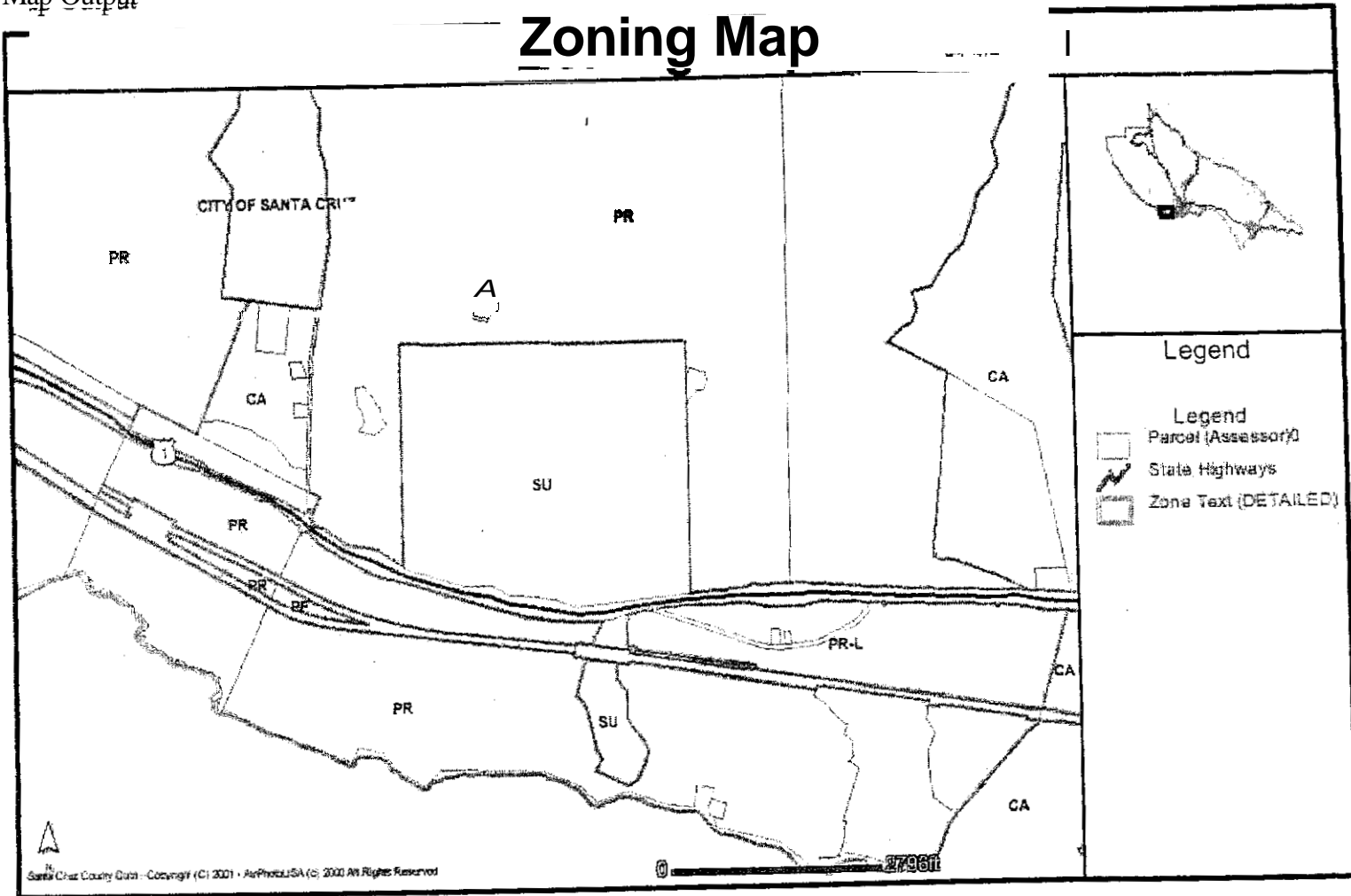
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Zoning Map



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