



Staff Report to the Zoning Administrator

Application Number: **07-0749**

Applicant: Erin McGinty
Owner: Erin McGinty
APN: 063-121-09

Agenda Date: June 13, 2008
Agenda Item #: 2
Time: After 10:00 a.m.

Project Description: Proposal to construct a 1,980 square foot non-habitable accessory structure. Requires a Coastal Development Permit and a Residential Development Permit to exceed the maximum 1,000 square foot size limitation.

Location: Property is located at 120 Bonnie Brae, on the north side of Smith Grade.

Supervisory District: Third District (District Supervisor: Neal Coonerty)

Permits Required: Coastal Development Permit

Technical Reviews: drainage review, biotic assessment

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 07-0749, based on the attached findings and conditions.

Exhibits

- | | |
|---|----------------------|
| A. Project plans | F. Zoning Map |
| B. Findings | G. General Plan Map |
| C. Conditions | H. Biotic Assessment |
| D. Categorical Exemption (CEQA determination) | |
| E. Location Map | |

Parcel Information

Parcel Size:	13.06 acres
Existing Land Use - Parcel:	Residential
Existing Land Use - Surrounding:	Residential, Timber Production, Agricultural
Project Access:	Addition to existing driveway off Bonnie Brae
Planning Area:	Bonny Doon
Land Use Designation:	R-R (Rural Residential)

Zone District: RA (Residential Agriculture)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☒ Yes ☐ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Sandy loam, Lompico-Felton complex
Fire Hazard: Not a mapped constraint
Slopes: 5-10% on average
Env. Sen. Habitat: Sand hills mapped in NW corner of parcel; no Zayante or Sand hills plant or animal species present per accepted biotic survey.
Grading: No grading proposed
Tree Removal: No trees proposed to be removed
Scenic: In a Scenic Resources area
Drainage: Existing drainage adequate
Archeology: Portion of site mapped for potential resources

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private well
Sewage Disposal: Private septic
Fire District: County Fire
Drainage District: Not in Drainage District zone

History

In 1983, Coastal Permit 83-673-CZ (9/26/83) and Building Permit # 74709 (9/28/83) were approved for a detached garage on the subject property. Both permits reference the existing single-family dwelling on the parcel.

Project Setting

The proposed project is on a gently sloping parcel that is mostly level in the area where the proposed non-habitable accessory structure is to be located. The parcel is a mix of open meadow and wooded areas. Existing development consists of a single-family dwelling, detached garage, two 2,500-gallon water tanks and several small shed and greenhouse structures that are clustered within several hundred feet of one another near Bonnie Brae Road on the 13-acre parcel. The proposed accessory structure would be approximately 150 feet from the existing residence. Four other properties take access from Bonnie Brae north of the subject parcel, and due to the large parcels and rural character of the vicinity, neighboring development is not readily visible from the project site.

Zoning & General Plan Consistency

The subject property is a 13-acre lot, located in the RA (Residential Agriculture) zone district, a designation that allows nonhabitable accessory structure uses. The proposed 1,980 square foot accessory structure is a principal permitted use within the zone district and the project is consistent with the site's (R-R) Rural Residential General Plan designation.

Local Coastal Program Consistency

The proposed barn is in conformance 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 and accessory structures on large parcels characterized by woods and open meadows. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range. The project site is not located between the shoreline and the first public road and the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water. A portion of the subject parcel is mapped in the Scenic Resources area because nearby Smith Grade is a Scenic Road. However, the proposed structure is consistent with Scenic Resources requirements in that it will not be visible from Smith Grade.

Design Review

Because the proposed project is an agriculturally-related structure in the RA zone district, it is exempt from Design Review per County Code Section 13.11.040(i).

Environmental Review

Because a portion of the northwest corner of the subject parcel is mapped as potential sand hills habitat, a biotic assessment was performed by Ecosystems West, dated March 25, 2008. The assessment concluded that there are no special-status species on the project site, nor are the soils or other requisite conditions for Zayante sand hills species present.

Environmental review of the proposed project per the requirements of the California Environmental Quality Act (CEQA) has resulted in the determination that the proposed project is exempt per CEQA Section 15303 (Class 3- New Construction).

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

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **07-0749**, 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 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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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 RA (Residential Agriculture), a designation which allows nonhabitable accessory structure uses. The proposed accessory structure is a principal permitted use within the zone district, consistent with the site's (R-R) Rural 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 similar very low density; the development site is not on a prominent ridge, beach, or bluff top. Because the proposed project is an agriculturally-related structure in the RA zone district, it is exempt from Design Review per County Code Section 13.11.040(i).

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 structure will not interfere with public access to the beach, ocean, or any nearby body of water. 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 rural neighborhood. Additionally, nonhabitable accessory structure uses are allowed uses in the RA (Residential Agriculture) zone district, as well as by the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single-family dwellings and agriculturally-related accessory structures. Size and architectural styles vary in the area, and the design submitted is consistent with the existing range.

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 and related nonhabitable accessory structure uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed structure 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 structure and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RA (Residential Agriculture) zone district in that the primary use of the property will be residential, with non-habitable accessory structures that meet 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 nonhabitable accessory structure use is consistent with the use and density requirements specified for the Rural Residential (R-R) land use designation in the County General Plan.

The proposed structure 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 barn 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 structure will not be improperly proportioned to the 13-acre 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 structure will comply with the site standards for the RA zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure of a design that could be approved on any similarly sized lot in the vicinity.

A portion of the subject parcel is mapped in the Scenic Resources area because nearby Smith Grade

is a Scenic Road. However, the proposed structure is consistent with Scenic Resources requirements in that it will not be visible from Smith Grade.

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 structure is to be constructed on an existing developed 13-acre residential lot. There will be no intensification of existing uses or traffic on the project site, so it is not anticipated that the proposed project would 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 on a 13-acre parcel in a rural neighborhood containing a variety of architectural styles, and the proposed structure is consistent with the land use intensity and low 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 structure will be on a 13-acre parcel and will be of an appropriate scale and design that will not have a negative impact on the aesthetic qualities of the surrounding properties and will not reduce or visually impact the available open space in the surrounding area.

Conditions of Approval

Exhibit A: Project plans, 6 sheets, prepared by McClellan Designs, dated 4/27/07, with Sheet 1 as revised on 3/28/08 and 5/8/08.

- I. This permit authorizes the construction of a 1,980 square foot 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.
- 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. Any changes from the approved Exhibit "A" 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. The applicant shall show materials and colors on the elevation and shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval
 2. Grading, drainage, and erosion control plans.
 3. Details showing compliance with fire department requirements, including all requirements of the Urban Wildland Intermix Code, if applicable.
 - C. The building plans must include a roof plan and a surveyed contour map of the ground surface, superimposed and extended to allow height measurement of all features. Spot elevations shall be provided at points on the structure that have the greatest difference between ground surface and the highest portion of the structure above. This requirement is in addition to the standard requirement of detailed elevations and cross-sections and the topography of the project site that clearly depict the total height of the proposed structure. Maximum height is 28-feet.
 - D. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to

submittal.

- E. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
 - F. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
 - G. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
 - H. Complete and record a Declaration of Restriction to construct a 1,980 square foot non-habitable accessory structure. You may not alter the wording of this declaration. Follow the instructions to record and return the form to the Planning Department.
- 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. 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. This permit does not authorize use of the structure as an animal enclosure.
 - B. 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. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- 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 Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder 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. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit that 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 on the expiration date listed below unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Application #: 07-0749

APN: 063-121-09

Owner: Erin McGinty

Don Bussey
Deputy Zoning Administrator

Alice Daly
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: 07-0749

Assessor Parcel Number: 063-121-09

Project Location: 120 Bonnie Brae

Project Description: to construct a 1,980 square foot nonhabitable barn

Person or Agency Proposing Project: Erin McGinty

Contact Phone Number: 831-425-1936

- 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: Section 15303(e) Class 3, New Construction or Conversion of Small Structures

F. Reasons why the project is exempt:

The proposal is to construct a 1,980 square foot nonhabitable accessory structure.

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

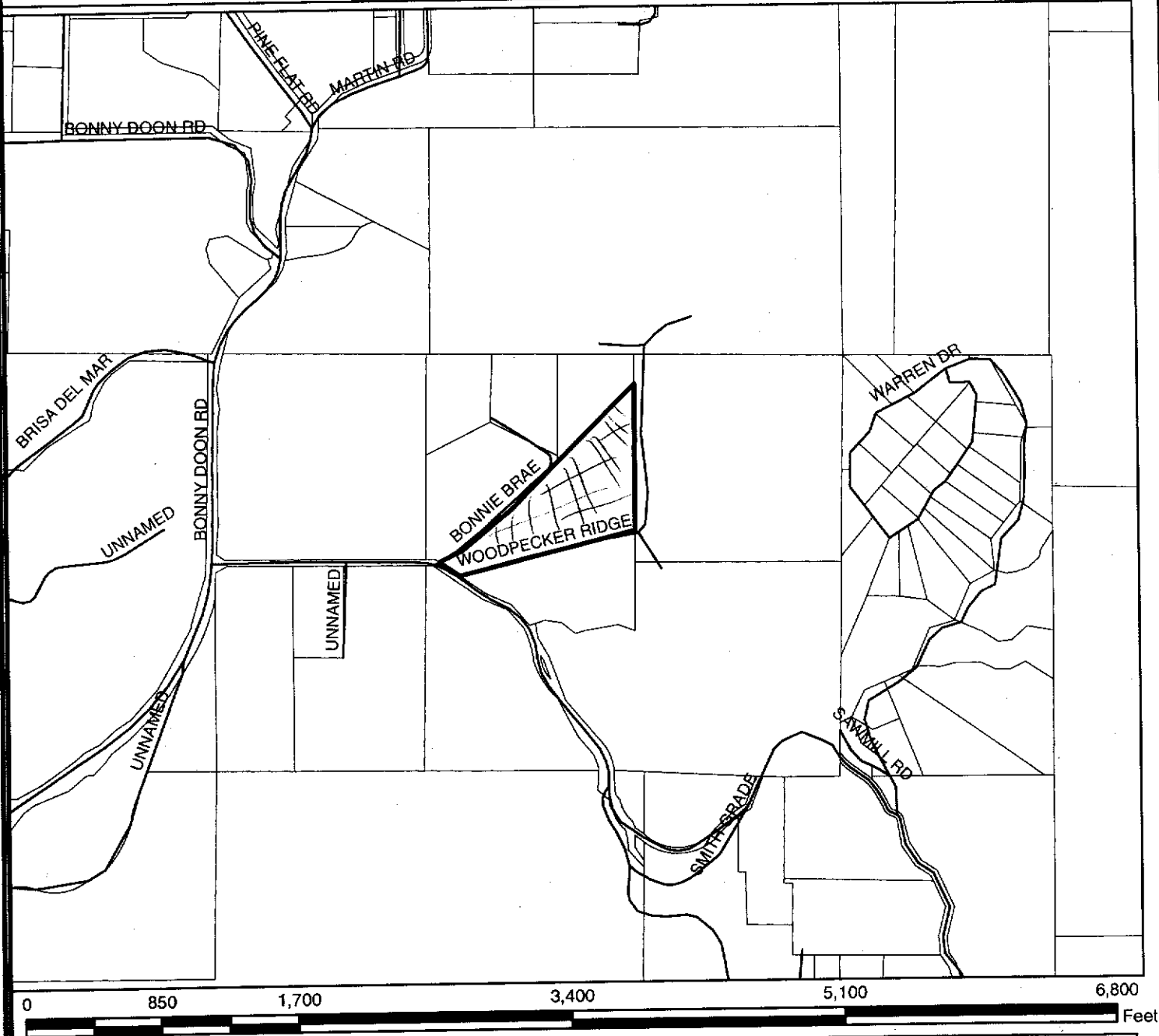


Alice Daly, Project Planner




Date: 6/2/08

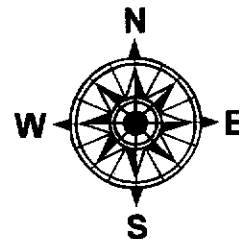


Location Map



LEGEND

-  APN: 063-121-09
-  Assessors Parcels
-  Streets

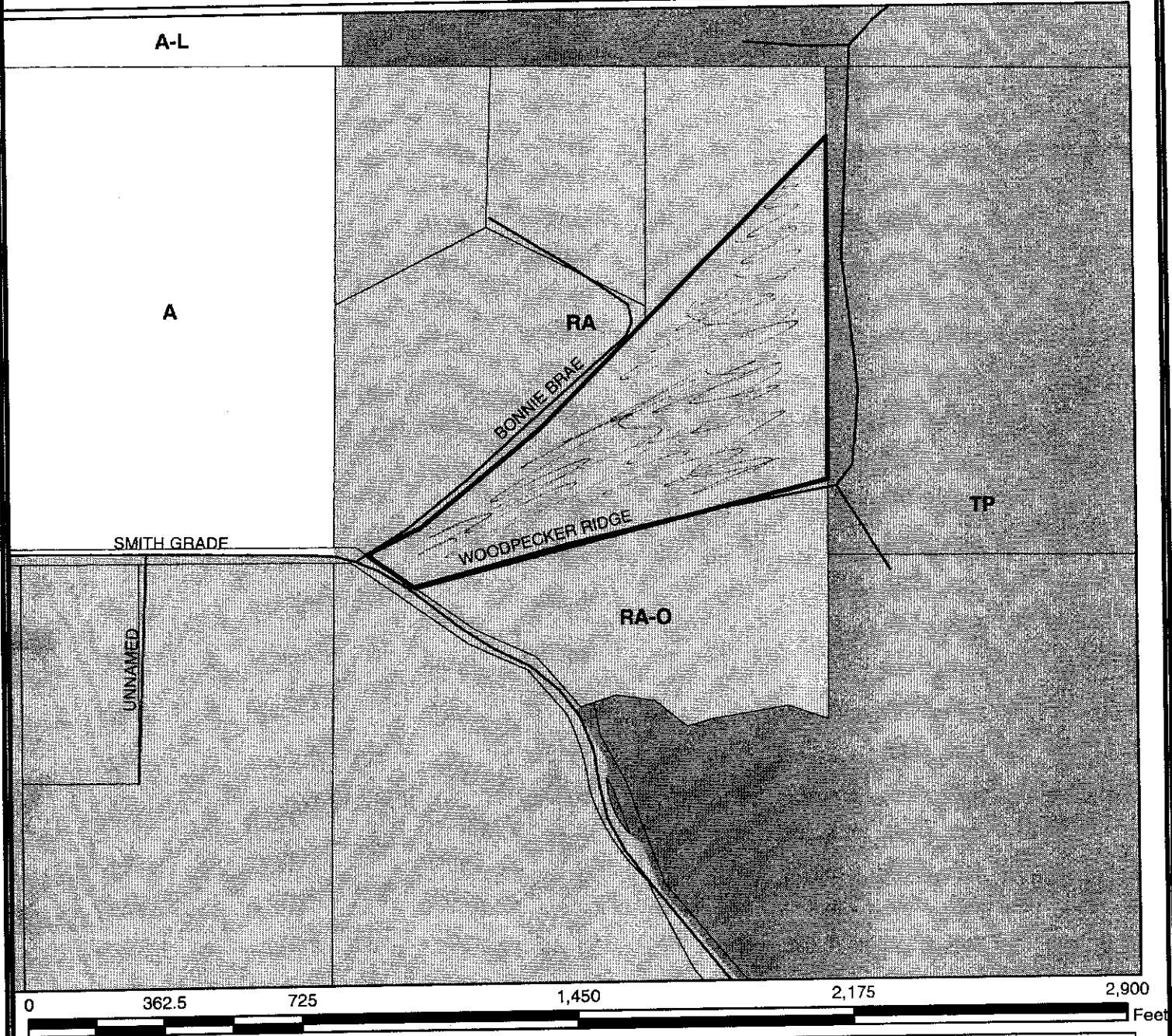


Map created by
County of Santa Cruz
Planning Department
January 2008

EXHIBIT E



Zoning Map



LEGEND

APN: 063-121-09

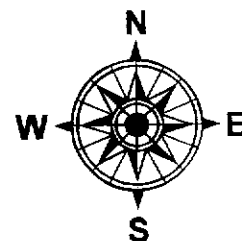
Assessors Parcels

Streets

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TIMBER PRODUCTION

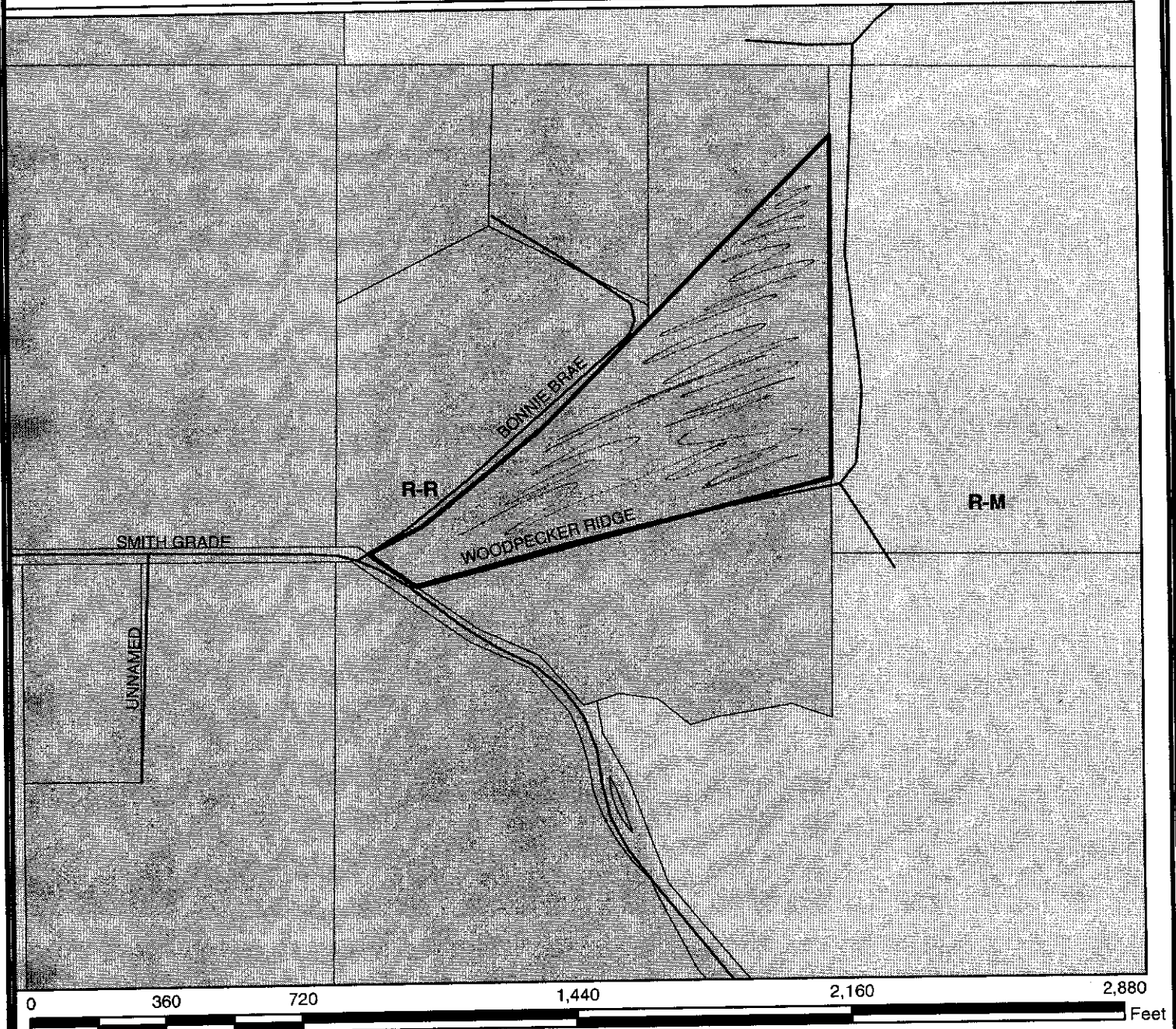


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Planning Department
January 2008






EXHIBIT F

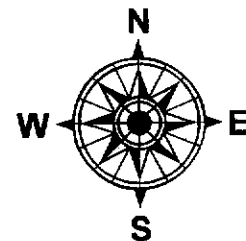


General Plan Designation Map



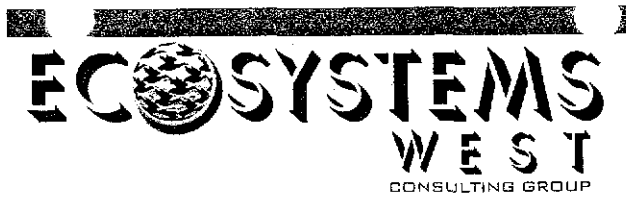
LEGEND

-  APN: 063-121-09
-  Assessors Parcels
-  Streets
-  Residential-Mountain
-  Residential-Rural



Map created by
County of Santa Cruz
Planning Department
January 2008

EXHIBIT G



March 25, 2008

Jessica Degrassi, Environmental Planner
Planning Department
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Re: 120 Bonnie Brae Biotic Assessment (APN: 063-121-09)

Dear Jessica:

This letter summarizes the findings of a biotic assessment of 120 Bonnie Brae, Bonny Doon, CA (Assessor's Parcel Number 063-121-09) conducted in January 2004. EcoSystems West Consulting Group conducted a botanical survey, habitat characterization and assessment of wildlife habitat for the privately owned property, as part of the landowner's effort to develop a land management plan for the property. The entire site was evaluated on foot. Any sensitive plants, wildlife, or habitats were noted, based on literature and database review. Focused surveys for particular species were not conducted. This letter was prepared as a summary of those results in preparation for the proposed construction of a barn to be used for small boat storage and woodworking.

120 Bonnie Brae is an approximately 14 acre property located at in Bonny Doon, CA, 11 miles northwest of the city of Santa Cruz. The property is approximately 3 miles from the coast on Ben Lomond Mountain at an elevation of about 1260 feet. The climate is coastal maritime with mountain influences; rainfall is approximately 50 inches per year. The vegetation of the vicinity generally consists of temperate rain forest, mixed evergreen forest, chaparral, coastal scrub, and grasslands, depending on slope, aspect, elevation, exposure, soils, and proximity to the coast. Locally endemic Zayante sand hills communities also occur nearby.

The property lies in the Reggiardo watershed. Reggiardo Creek flows southeast, a tributary to Laguna Creek, which provides water for the City of Santa Cruz. The parcel is on a gentle slope, southeast in aspect. The property serves as a footslope for the ridge to the northwest; a distinct transition in grade occurs just above (northwest of) and almost parallel to the property boundary. Along this line the ridge rises more steeply some 60 feet to the nose of the ridge. Subsurface water seeps out along this transition in slope with two outcomes. Surface springs have formed in two locations along the transition line on the adjacent property, one of which is perennial. In addition, this migration of water from the ridge towards Reggiardo Creek generally wets the soils of 120 Bonnie Brae in a subsurface flow over the semi-permeable sandy clay subsoil layer that lies approximately 5-6 feet beneath the sandy loam surface soils [#142- Lompico-Felton complex, 5 to 30 percent slopes (County of Santa Cruz Planning Department GIS, USDA 1980)].

Four habitat types were identified on the property. These include: developed, including access roads, the homesite area, fenced garden and other landscaping; California annual grassland, a front meadow (approximately 1 ½ acres) and, behind the homesite, back meadow (approximately 7 acres); mixed evergreen forest (approximately 3 acres in the northeast corner of the property; and perennial pond (in the southeast corner) and drainage ditches. General characterization of these habitat types and assessment of habitat value for wildlife are described below. Appendices A and B contains lists of plant and wildlife species identified at the time surveys were conducted or by the property owner. Because surveys were conducted in January, many plant species were not identifiable.

Approximately 2 acres of the property are developed, and consist of an approximately 2500-square-foot one-story ranch house with decks, garage, garden shed, pump shed and water tanks, greenhouse, parking area, basketball court, and fenced garden and orchard. The proposed barn site is located just north of the existing greenhouse and east of the garage.

The developed portion of the parcel is accessed by a driveway that runs along the northwest boundary. Parallel to this driveway, and beyond the northwest boundary of the property, a road provides access to four neighboring properties located to the north. A gravel road runs along the southeast boundary of the property and serves as an access road for two properties located to the northeast. Both access roads were planted with locally non-native Monterey pines (*Pinus radiata*), now suffering from various stages of the fungus pine pitch canker (*Fusarium sp.*). Young mixed evergreen forest species, including live oak trees (*Quercus agrifolia*), madrone (*Arbutus menziesii*), and tan oaks (*Lithocarpus densiflora*) are also growing along the access road. Nearer to the homesite, on both sides of the driveway, the invasive non-native plant cotoneaster (*Cotoneaster franchetti*) is spreading from its origins as a landscaping ornamental. The invasive non-native, French broom (*Genista monspessulana*) is also present in this same area, although less widespread. Various native and non-native annual and perennial shrubs, forbs, and grasses are also growing on both sides of the driveway; including poison oak (*Toxicodendron diversilobum*), native blackberry (*Rubus ursinus*), vetch (*Hippocrepis sp.*), wild strawberry (*Fragaria vesca*), plantain (*Plantago lanceolata* and *P. major*), and rattlesnake grass (*Briza maxima*). A number of ornamental trees and perennial plants have also been planted along the driveway and south and southwest of the house.

Various shade trees have been planted around the buildings and parking area, including, elm (*Ulmus sp.*), incense cedar (*Calocedrus decurrens*), locust (*Robinia sp.*), silk tree (*Albizia julibrissin*), willow (*Salix sp.*), and sweetgum (*Liquidambar sp.*). A bay laurel (*Umbellularia californica*) south of the house may be part of the native vegetation. Approximately 5/8 acre south of the main house and decks has been fenced to exclude deer. This area encloses numerous fruit trees, woody and herbaceous perennials, and annual garden beds. An additional garden area lies southeast of the driveway and garage. These areas are occupied by annual grasses and weeds, such as mallow (*Malva parviflora*), wild radish (*Rafanus sativa*) and narrow-leaved plantain (*Plantago lanceolata*). The opportunistic regionally native but locally non-native primrose (*Oenothera elata* spp. *hookeri*) is also abundant.

The majority of the property is comprised of non-native grassland, both to the southeast and northwest of the developed portion of the property. Non-native grassland is characterized by

dominance of grasses that are primarily annual and non-native. On this property annual non-native grasses include rattlesnake grass, ripgut grass (*Bromus diandrus*), dogtail grass (*Cynosurus echinatus*), velvet grass (*Holcus lanatus*), and timothy (*Phleum* sp.). Characteristic non-native herbs found on the property include hairy cat's-ear (*Hypochaeris radicata*) and long-beaked filaree (*Erodium botrys*). The native bunchgrass, California oatgrass (*Danthonia californica*) occurs in small scattered stands within the dominant non-native grassland. California oatgrass tends to occupy moister sites, often with less well-drained soil. Areas dominated by native grasses may be regarded as remnants of the original perennial bunchgrass-dominated coastal prairie grassland of the Santa Cruz area, or as degraded coastal prairie. Patches of native blackberry, mugwort, bracken fern (*Pteridium aquilinum* var. *pubescens*), and yerba santa (*Eridiodictyon californicum*) occur in areas of the grasslands. The native plants, blue-eyed grass (*Sisyrinchium bellum*) and rushes (*Juncus patens* and *J. effuses* var. *brunneus*) occupy moister areas.

The grasslands are dotted with coyote bush (*Baccharis pilularis*). Coyote brush frequently invades grasslands in the Santa Cruz Mountains, and there are many areas intermediate between grassland and the coyote brush scrub phase of coastal scrub. Some of these areas may be actively succeeding from grassland to scrub as coyote brush expands in cover and density. This successional trend may be related to prolonged absence of fire, which would largely eliminate invading coyote brush.

About 3 acres of the property in the northeast corner is wooded with mixed evergreen forest. The mixed evergreen forest habitat type is developed on slopes, typically on drier sites than those supporting redwood forests, although mixed evergreen forest habitats are often relatively moist. Mixed evergreen forests are more extensive on south- and west-facing slopes, and often, but not always, occur upslope of redwood forest. Mixed evergreen forest and redwood forest intergrade extensively in the Santa Cruz area, often reflecting a continuous moisture gradient. Many of these conditions are present in the forest habitat of 120 Bonnie Brae. The forest is comprised of Douglas-fir (*Pseudotsuga menziesii*), tan oak (*Lithocarpus densiflora*), coast live oak, madrone (*Arbutus menziesii*), and second-growth redwood (*Sequoia sempervirens*) trees. Several individual old growth redwoods are present in the forest. Several individuals of mature locally endemic Santa Cruz manzanita (*Arctostaphylos andersonii*) also occur in the wooded area, along the meadow-forest ecotone. This is a special-status plant listed on CNPS List 1B. The understory of the forest is diverse, including perennial shrub species such as huckleberry (*Vaccinium ovatum*) and wild rose (*Rosa californica*), and herb and flower species such as Yerba Buena (*Satureja douglasii*), redwood violets (*Viola sempervirens*) and western trillium (*Trillium ovatum*). Large gaps in a mature tree canopy are occupied by dense and numerous young trees, predominantly tan oak and Douglas-fir. Stick nests of special-status San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*) are abundant in the forest near the edge with grassland habitat. Mature trees (cavities, senescent limbs, peeling bark, and foliage) provide potential habitat for a number of bat species, including special-status bats. No stick nests structures for raptors were identified. A pair of red-shouldered hawks (*Buteo lineatus*) was observed calling and foraging over the grassland and orchard. It is likely that a pair nests in the redwood trees on the property to the south.

A pocket of mixed-evergreen forest and associates also occurs in the southeast corner of the property, south and southeast of the pond. This area is inhabited by Douglas-fir trees, tan oaks,

madrones, and redwoods of various age classes, and a mature wax myrtle (*Myrica californica*). Many scrub species also occur in this area, including Santa Cruz manzanita, blue blossom (*Ceanothus thyrsiflorus*), coyote bush, and poison oak.

A 75-foot-diameter perennial irrigation pond is located near the southeast corner of the property. The water retains a cloudy light grey color due to suspended clay. At the deepest point the pond is about 5½ feet deep. The majority of the pond is about 3-4 feet deep with shallower areas along some of the margins. There is an overflow culvert for the pond on the southeast side, making the area south of pond moist. This area also receives subsurface flows and run-off that skirt the pond and the channels that enter the pond.

The pond receives water from subsurface flows moving downhill through a few feet of sandy loam soils along the top of a clay subsoil. In addition, water flows overland into the pond during winter months through two shallow ditches that cross the property. One ditch runs along the grassland/forest ecotone to the east boundary of the property. At this point the channel joins with a drainage ditch from the neighboring property, turns south, and runs parallel to the east boundary until it forms a smaller ponded area that feeds the main pond. The second channel stretches diagonally across the property from a culvert midway along the northeast boundary. This channel also widens into a ponded area before entering the main pond.

Several willows (*Salix lasiolepis* and *S. babylonica* var. *pekinensis*) and rushes are growing from the edges of the pond and cattails (*Typha latifolia*) grow around the periphery. A redwood grows on the eastern pond embankment and Himalaya blackberry covers the pond's retaining wall on the south (downslope). A couple of medium-aged live oak trees, as well as cattails, rushes, and willows are growing in the moist area further downslope.

The pond is occupied by both bullfrogs (*Rana catesbeiana*) and Pacific treefrogs (*Pseudacris regilla*). No California red-legged frogs (*Rana aurora draytonii*) have been observed. The pond provides degraded habitat for red-legged frog due to the presence of bullfrogs. The closest occurrence of red-legged frog is located across Smith Grade in the Cemex quarries, approximately 1 mile from 120 Bonnie Brae.

Sensitive Species and Habitats

Several individuals of mature locally endemic Santa Cruz manzanita (*Arctostaphylos andersonii*) occur in the mixed-evergreen forest, along the meadow-forest ecotone. This is a special-status plant listed on CNPS List 1B. No Zayante sand hills species were observed on the property, nor are the soils or other requisite conditions for Zayante sands hills species present. Although surveys were conducted in January, when special-status plants that occur in the vicinity could not be identified, it is unlikely that any special status plants occupy the site proposed for construction, due to the ruderal nature of the grassland and proximity to developed portions of the property.

Mature trees (cavities, senescent limbs, peeling bark, and foliage) in the mixed evergreen forest portion of the property provide potential habitat for a number of bat species, including special-status bats. No stick nests structures for raptors were identified in the forest. Stick nests of the

California Special Concern species, San Francisco dusky-footed woodrat are abundant in the forest near the edge with grassland habitat.

The perennial pond on the property provides degraded habitat for red-legged frog, due to the presence of bullfrogs. No California red-legged frogs (*Rana aurora draytonii*) have been observed. The closest occurrence of red-legged frog is located across Smith Grade in the Cemex quarries, approximately 1 mile from 120 Bonnie Brae. A wetland delineation was not conducted as part of this assessment.

No special-status species occur in the area proposed for the barn site, nor does the site provide potential habitat for any species known to occur in the vicinity. The annual grassland on the proposed barn site is the most ruderal in character on the property, due to the proximity to existing development and ornamental trees and shrubs. The proposed site is some distance from habitat or potential habitat for any of the special-status species noted above. No trees providing potential habitat for birds or bats are located near the proposed barn site. No trees are slated for removal. Due to the distance between the proposed barn site and the forested portions of the property, no woodrat stick nests will be impacted during potential construction activities.

Based on the assessment, I do not believe that the proposed location of the barn development on this parcel will result in any direct or indirect impact to special-status species or their habitats.

Should you require further information or clarification, please don't hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to be 'BD' followed by a long horizontal flourish.

Bill Davilla
Principal

Appendix A.
Preliminary List of Vascular Plant Species Observed on
120 Bonnie Brae, Bonny Doon, CA

FERNS AND FERN-ALLIES

DENNSTAEDTIACEAE

Pteridium aquilinum var. *pubescens*

CONE-BEARING PLANTS
(GYMNOSPERMAE)

PINACEAE

**Pinus radiata*

Pseudotsuga menziesii var. *menziesii*

TAXODIACEAE

Sequoia sempervirens

FLOWERING PLANTS (ANGIOSPERMAE -
DICOTYLEDONEAE)

ANACARDIACEAE

Toxicodendron diversilobum

APIACEAE

Osmorhiza chilensis

Sanicula crassicaulis

APOCYNACEAE

**Nerium oleander*

ASTERACEAE

Artemisia douglasiana

Baccharis pilularis

**Calendula arvensis*

**Carduus pycnocephalus*

**Conyza bonariensis*

**Erechtites minima*

Heterotheca grandiflora

**Hypochaeris radicata*

**Lactuca virosa*

**Silybum marianum*

**Sonchus oleraceus*

CAPRIFOLIACEAE

Lonicera hispidula var. *vacillans*

CARYOPHYLLACEAE

**Spergula arvensis*

**Stellaria media*

ERICACEAE

Arbutus menziesii

Arctostaphylos andersonii

Vaccinium ovatum

FABACEAE

**Genista monspessulana*

**Lathyrus latifolius*

FAGACEAE

Lithocarpus densiflora

Quercus agrifolia

Quercus parvula var. *shrevei*

GERANIACEAE

**Erodium botrys*

HIPPOCASTINACEAE

Aesculus californica

HYDROPHYLLACEAE

Eriodictyon californicum

LAMIACEAE

Prunella vulgaris ssp. *lanceolata*

Satureja douglasii

Stachys bullata

LAURACEAE

Umbellularia californica

MYRICACEAE

Myrica californica

ONAGRACEAE

Oenothera elata ssp. *hookeri*

OXALIDACEAE

Oxalis albicans ssp. *pilosa*

**Oxalis pes-caprae*

PAPAVERACEAE

Eschscholzia californica

PLANTAGINACEAE

*Plantago lanceolata

*Plantago major

POLYGONACEAE

*Rumex acetosella

RHAMNACEAE

Ceanothus papillosus var. papillosus

Ceanothus thyrsiflorus

Rhamnus californica ssp. californica

ROSACEAE

*Cotoneaster franchetii

Fragaria vesca

*Rubus discolor

(*?) Rubus parviflorus

Rubus ursinus

RUBIACEAE

*Galium aparine

SALICACEAE

Salix lasiolepis

SCROPHULARIACEAE

Scrophularia californica ssp. californica

VIOLACEAE

Viola sempervirens

FLOWERING PLANTS

(ANGIOSPERMAE -

MONOCOTYLEDONEAE)

JUNCACEAE

Juncus effusus var. brunneus

Juncus patens

LILIACEAE

Chlorogalum pomeridianum

POACEAE

*Briza maxima

*Bromus diandrus

*Cynosurus echinatus

*Holcus lanatus

*Species introduced or naturalized in the study area.

Note: Because the preliminary plant survey was conducted in January, many botanical species, including grasses and annuals, have not yet been identified to species and are not included in this list.

Appendix B.
Wildlife Species Known to Occur at
120 Bonnie Brae, Bonny Doon, CA

Bullfrog (*Rana catesbeiana*)
Pacific treefrogs (*Pseudacris regilla*)
California and/or rough-skinned newts (*Taricha tigris* and/or *granulosa*)
San Francisco northern alligator lizards (*Gerrhonotus coeruleus coeruleus*)
coast range western fence lizards (*Sceloporus occidentalis bocourti*)
garter snakes (*Thamnophis* sp.)
Pacific gopher snakes (*Pituophis melanoleucus catenifer*)
western yellow-bellied racers (*Coluber constrictor mormon*)

acorn woodpecker (*Melanerpes formicivorus*)
red-breasted sapsucker (*Sphyrapicus ruber*)
hummingbirds (*Calypte* sp. and *Selaphorus* sp.)
dark-eyed junco (*Junco hyemalis*)
house finch (*Carpodacus mexicanus*)
chestnut-backed chickadee (*Poecile rufescens*)
California towhee (*Pipilo crissalis*)
spotted towhee (*Pipilo maculatus*),
California quail (*Callipepla californica*)
American robin (*Turdus migratorius*)
red-shafted northern flicker (*Colaptes auratus*)
red-shouldered (*Buteo lineatus*)
red-tailed hawk (*Buteo jamaicensis*)
great horned owl (*Bubo virginianus*)
barn owl (*Tyto alba*)

raccoon (*Procyon lotor*)
valley pocket gopher (*Thomomys bottae*)
brush rabbit (*Sylvilagus bachmani*)
mule deer (*Odocoileus hemionus*)
coyote (*Canis latrans*)
bobcat (*Lynx rufus*)
San Francisco dusky-footed woodrat (*Neotoma fuscipes annectens*)