



Staff Report to the Zoning Administrator

Application Number: **09-0250**

Applicant: Stephanie Barnes-Castro
Owner: Mark & Beth Mitchell
APN: 080-131-34

Agenda Date: December 11, 2009
Agenda Item #: 5
Time: After 1:00 pm.

Project Description: Proposal to construct a 6,983 square foot new single-family residence with 7 bedrooms, 4 baths and 2 half-baths, (and including a 695 square foot attached garage), and grade 800 cubic yards.

Location: The property is located on the west side of Pine Flat Road approximately 2.25 miles north of the intersection with Martin Road between 2455 and 2175 Pine Flat Road.

Supervisory District: 3rd District (District Supervisor: Neal Coonerty)

Permits Required: Coastal Development Permit, Preliminary Grading Review and approval of a dwelling over 28 feet in height.

Technical Reviews: Geotechnical report and biotic pre-site

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 09-0250, based on the attached findings and conditions.

Exhibits

- | | |
|---|-------------------------------------|
| A. Project plans | E. Assessor's, Location, Zoning and |
| B. Findings | General Plan Maps |
| C. Conditions | F. Biotic Pre-site report |
| D. Categorical Exemption (CEQA determination) | |

Parcel Information

Parcel Size:	32.3 acres
Existing Land Use - Parcel:	vacant
Existing Land Use - Surrounding:	residential
Project Access:	From driveway off Pine Flat Road
Planning Area:	Bonny Doon
Land Use Designation:	RM, RR (Mountain Residential, Rural Residential)

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

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: Geotechnical report accepted
Fire Hazard: Small portion of parcel mapped; not in project area
Slopes: Various gentle slopes of < 30%
Env. Sen. Habitat: Biotic pre-site in 2008: no evidence of sensitive resources on site
Grading: 800 cubic yards of cut, 30 cubic yards of fill
Tree Removal: No trees proposed to be removed
Scenic: Pine Flat Road is mapped scenic, but project would not be visible from the road
Drainage: Existing drainage adequate
Archeology: Portion of parcel mapped: no new disturbance proposed in mapped potential resource area

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private well
Sewage Disposal: Private septic
Fire District: County Fire District
Drainage District: Outside of zone

History

A biotic pre-site was completed for the subject property on April 1, 2008 under application # 08-0070, which determined that there was no evidence of Sandhills habitat or other sensitive biotic resources on the project site. On April 4, 2009 a Lot Line Adjustment was approved under application # 09-0132 for an equal exchange of 31,569 square feet between the subject property and APN 080-381-01 at 2175 Pine Flat Road.

Project Setting

The subject property is currently undeveloped except for an existing dirt access drive. The parcel is vegetated with pine, redwood and tan oak trees. The neighborhood is rural in nature, with large residential parcels on either side of the property along Pine Flat Road and undeveloped timber production land to the rear. The proposed new single-family dwelling would not be readily visible from Pine Flat Road or neighboring properties.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 32.3 acres, located in the RA (Residential Agriculture) zone district, a designation that allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and the project is consistent with the (RM, RR) Mountain Residential, Rural Residential General Plan designations.

The proposed new dwelling is 28 feet, 9 ½ inches high at its maximum height dimension. As provided for in County Code Section 13.10.323(e)5(a), the permitted height limit of 28 feet can be

increased to up to 35 feet on a parcel 2.5 acres or larger with a Level III approval, provided that all required yard setbacks are increased 5 feet for each foot over the permitted height limit. Because the setbacks on the 32.3-acre are 302 feet (front), 856 feet (rear) and 190 and 426 feet (sides), the increase over the 28-foot maximum is consistent with the Ordinance provisions and can be approved.

Local Coastal Program Consistency

The proposed single-family dwelling is in conformance with the County's certified Local Coastal Program, and the structure is sited on a large parcel in a manner so that it is not visible from the public road or surrounding properties. Developed parcels in the area are large and contain single-family dwellings that are minimally visible off-site. Size and architectural styles vary in this rural neighborhood, and the design submitted is consistent with the existing range, though the project will not be visible from surrounding properties. Pine Flat Road is a scenic road, but because of the size, contours and heavily-forested nature of the parcel, the proposed new dwelling will not be an impact on visual resources. The project site is not located between the shoreline and the first public road, is not identified as a priority acquisition site in the County's Local Coastal Program, and will not interfere with public access to the beach, ocean, or other nearby body of water.

Environmental Review

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.

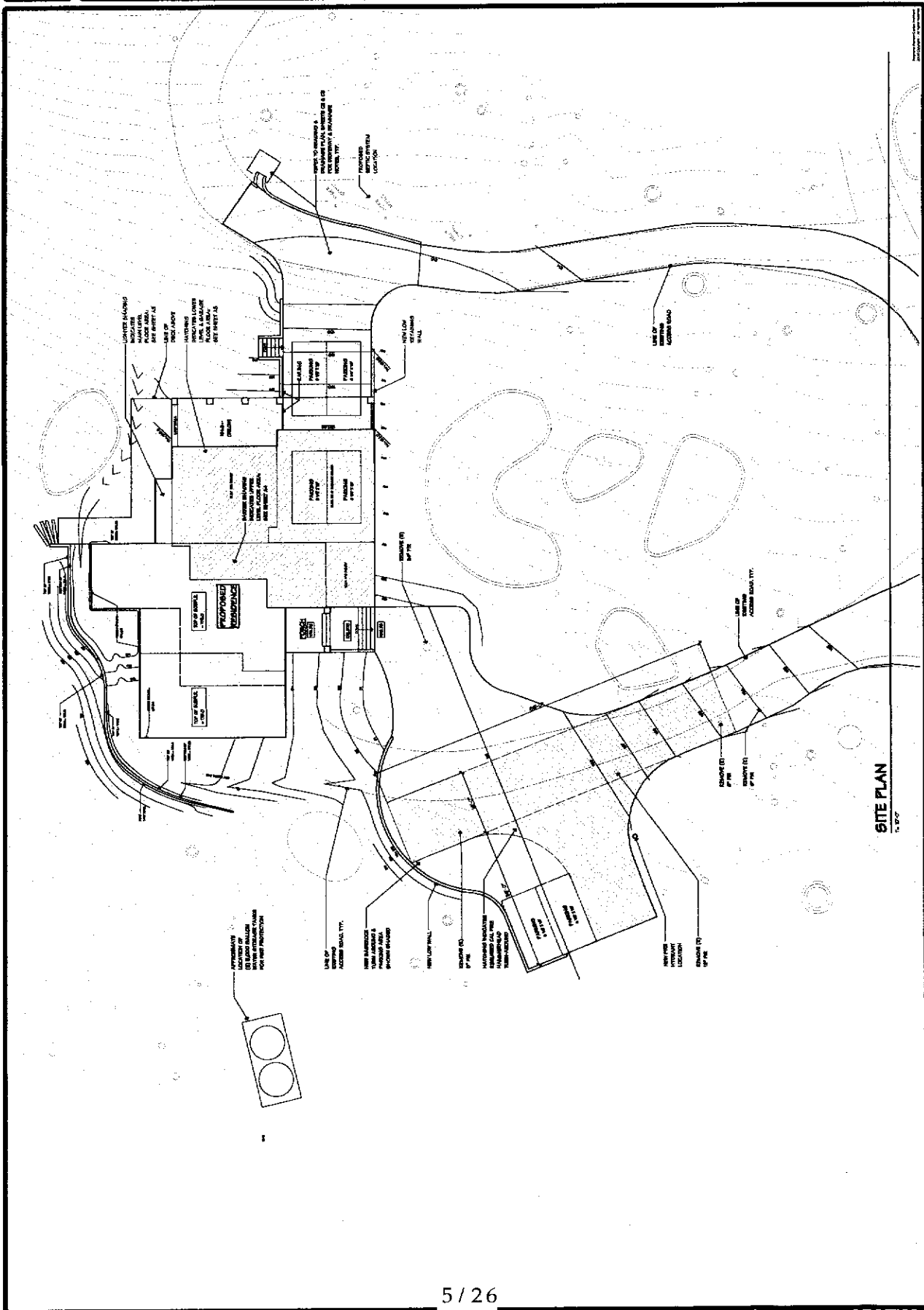
Staff Recommendation

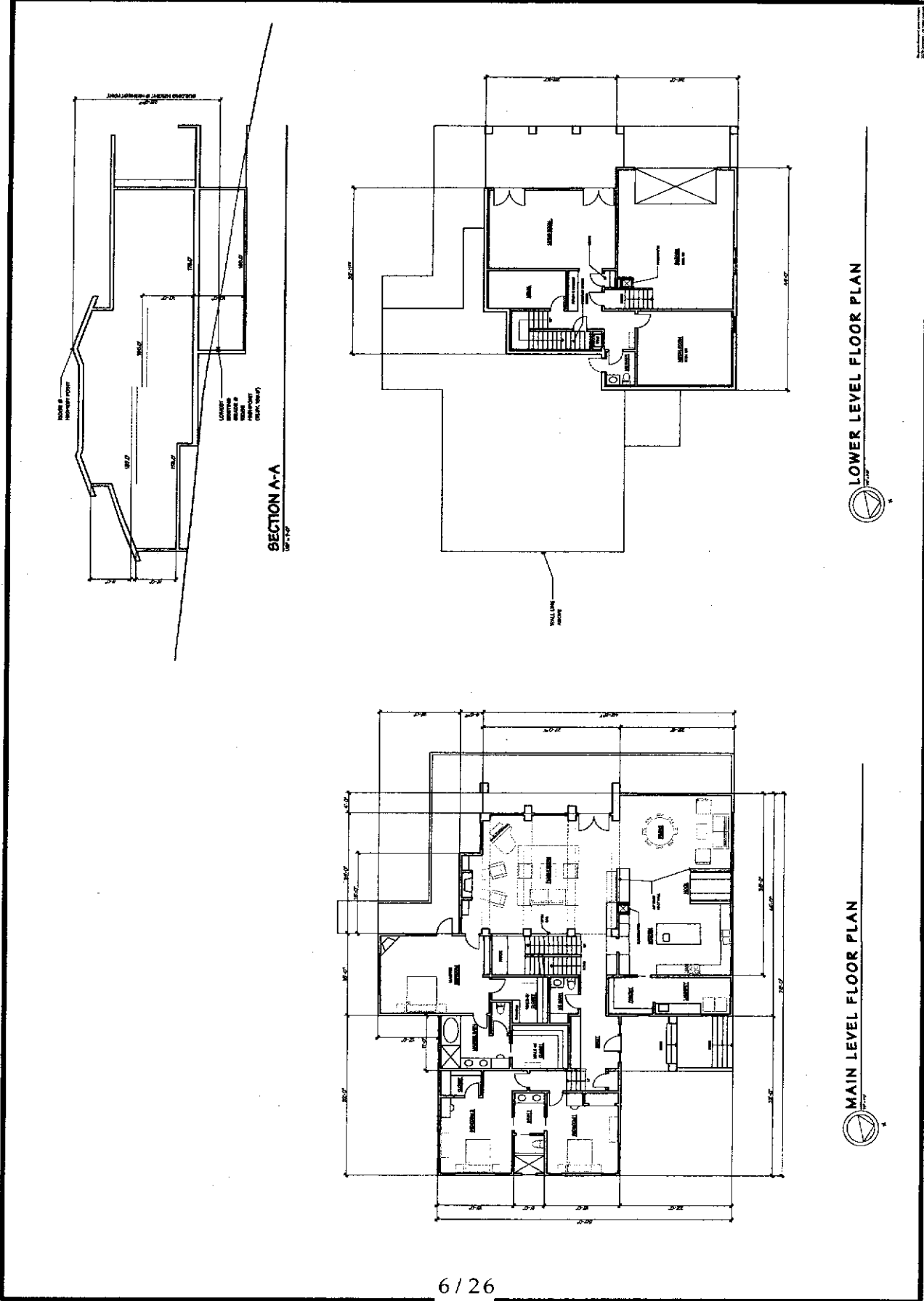
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **09-0250**, based on the attached findings and conditions.

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

Report Prepared By: Alice Daly
Santa Cruz County Planning Department
701 Ocean Street, 4th Floor
Santa Cruz CA 95060
Phone Number: (831) 454-3259
E-mail: alice.daly@co.santa-cruz.ca.us







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 that allows residential uses. The proposed single-family dwelling is a principal permitted use within the zone district and consistent with the site's (RM, RR) Mountain Residential, Rural Residential General Plan designations.

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 proposed development would be consistent with the surrounding neighborhood in terms of siting and architectural style; the site is surrounded by large lots developed to a rural density; the colors and materials will be natural in appearance and complementary to the site; the development site is not on a prominent ridge, beach, or bluff top and will be largely not visible from adjacent parcels or Pine Flat Road. Pine Flat Road is a scenic road, but because of the 32-acre size, contours and heavily-forested nature of the parcel, the proposed new dwelling will not be an impact on visual resources.

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 and the single-family dwelling would not interfere with public access to the beach, ocean, or any nearby body of water. Also, 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 with the character of the surrounding neighborhood. Residential uses are allowed uses in the RA (Residential Agriculture) 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

Application #: 09-0250
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Owner: Mark & Beth Mitchell

and architectural styles vary widely in the area, and the design submitted is consistent with the existing range, though the project will not be visible from surrounding properties.

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 California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed 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 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 RA (Residential Agriculture) zone district in that the primary use of the property will be one single-family dwelling that meets all current site standards for the zone district. The maximum proposed height of 28 feet, 9 ½ inches would be consistent with the requirements in County Code Section 13.10.323(e)5(a), which allows the permitted height limit of 28 feet to be increased to up to 35 feet on a parcel 2.5 acres or larger, provided that all required yard setbacks are increased 5 feet for each foot over the permitted height limit. Because the setbacks on the 32.3-acre are 302 feet (front), 856 feet (rear) and 190 and 426 feet (sides), the increase over the 28-foot maximum is consistent with the Ordinance provisions and can be approved.

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, Rural Residential (RM, RR) land use designation in the County General Plan.

The proposed 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 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 single-family dwelling will be proportioned to the parcel size and 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 single-family dwelling will comply with the site standards for the RA zone district (including setbacks and lot coverage) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. The maximum proposed height of 28 feet, 9 ½ inches would be consistent with the requirements in County Code Section 13.10.323(e)5(a), which allows the permitted height limit of 28 feet to be increased to up to 35 feet on a parcel 2.5 acres or larger, provided that all required yard setbacks are increased 5 feet for each foot over the permitted height limit. Because the setbacks on the 32.3-acre are 302 feet (front), 856 feet (rear) and 190 and 426 feet (sides), the increase over the 28-foot maximum is consistent with the Ordinance provisions and can be approved.

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 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) and 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 single-family dwelling is consistent with the land use intensity and density of the neighborhood, though the project will not be visible from surrounding properties. Pine Flat Road is a scenic road, but because of the size, contours and heavily-forested nature of the parcel, the proposed new dwelling will not be an impact on visual resources.

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 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: Project Plans, 5 sheets by Stephanie Barnes-Castro, Architect, dated 7/13/09 and 8 sheets by Luke R. Beautz, C.E., L.S. dated July 2009.

- I. This permit authorizes the construction of a 7-bedroom single-family dwelling and attached garage with a maximum height of 28 feet, 9 ½ inches. This approval does not confer legal status on any existing structure(s) or existing use(s) on the subject property that are not specifically authorized by this permit. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/owner shall:
 - A. Sign, date, and return to 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.
 1. Any outstanding balance due to the Planning Department must be paid prior to making a Building Permit application. Applications for Building Permits will not be accepted or processed while there is an outstanding balance due.
 - C. Obtain a Grading Permit from the Santa Cruz County Building Official. The lateral extents and depth of over-excavation and re-compaction shall be shown on the grading plans and cross sections.
 - D. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
 - E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. 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. One elevation shall indicate materials and colors that are natural in color and appearance as approved by this Discretionary Application. In addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format showing colors and materials

for Planning Department review and approval

2. Grading, drainage, and erosion control plans.
 3. 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 34 feet.
 4. Details showing compliance with fire department requirements. The proposed structure(s) are located within the State Responsibility Area (SRA) and the requirements of the Wildland-Urban Interface code (WUI), California Building Code Chapter 7A, shall apply.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
- C. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. An approved onsite water supply shall be required.
- E. Pay the \$696 Driveway Permit fee to DPW Driveway Encroachment and obtain the required plan review and inspections for the existing driveway and culvert.
- F. If work is required within the County right-of-way, pay a Trench Cut Cost Recover fee as well as an Encroachment Permit fee to DPW Driveway Encroachment. The entire frontage shall be repaved to include all utility trenches, including the drainage swale, to conform to existing drainage.
- G. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
- H. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer. The soils report shall include an addendum that confirms that the foundation soils are not considered expansive per the guidelines set forth in the 2007 California Building Code (CBC) Section 1802.3.2. If the foundation soils are proven to be expansive, mitigation recommendations in accordance with CBC Section 1805.8 shall be provided. Provide an electronic copy of the soils report in .pdf

format via compact disk or email to carolyn.banti@co.santa-cruz.ca.us

- I. Submit a geotechnical plan review letter that states that the project plans submitted with the Building Permit application conform to the recommendations in the soils report.
 - J. Pay the current fees for Parks and Child Care mitigation for 7 bedroom(s). Currently, these fees are, respectively, \$578 and \$109 per bedroom.
 - K. Provide required off-street parking for 6 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the site plan.
 - L. 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.
- 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. 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.
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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 three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Application #: 09-0250
APN: 080-131-34
Owner: Mark & Beth Mitchell

Approval Date: _____

Effective Date: _____

Expiration Date: _____

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: 09-0250

Assessor Parcel Number: 080-131-34

Project Location: no situs; Pine Flat Road

Project Description: construct a 6,254 square foot new 7 bedroom single-family residence over 28 feet in height with an attached 695 square foot garage.

Person or Agency Proposing Project: Stephanie Barnes-Castro

Contact Phone Number: 831-429-6030

- 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(a) New Construction

F. Reasons why the project is exempt:

New construction of a single-family residence in a residential zone.

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

Alice Daly, Project Planner

Date: _____

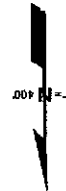
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Tax Area Code
58-001

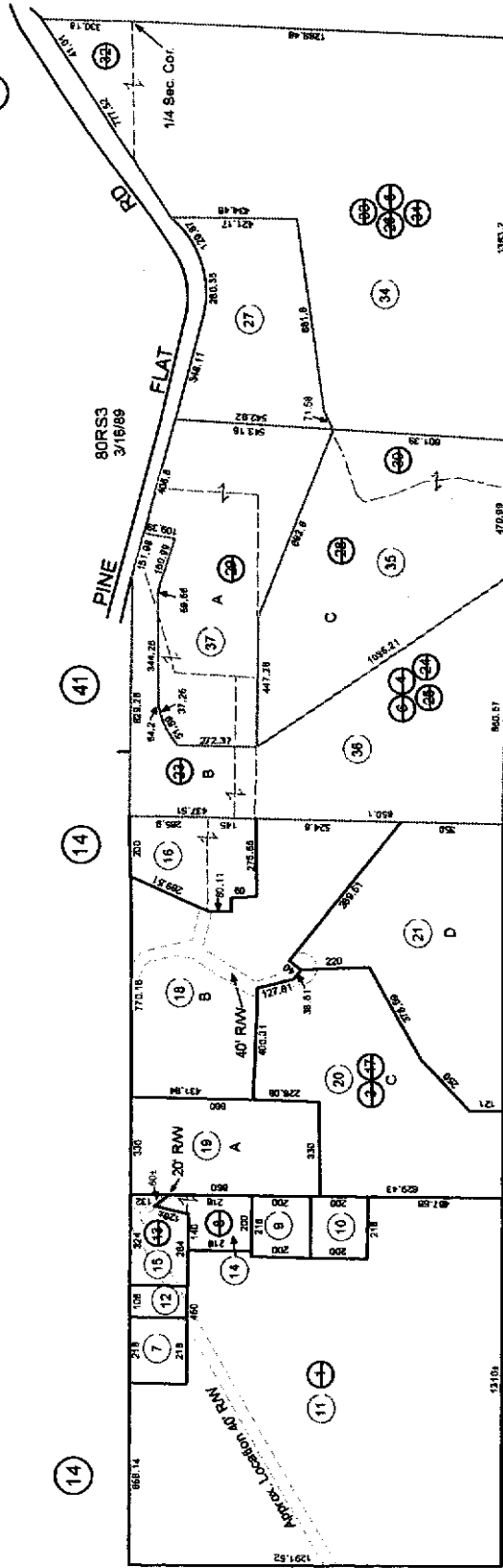
POR. W. 1/2, SEC. 12
T.10S., R.3W., M.D.B. & M.

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SEC. 13
SEC. 12



SEC. 12
SEC. 1

12

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3/6/95

54PM6
10/2/95

33PM72
10/1/79

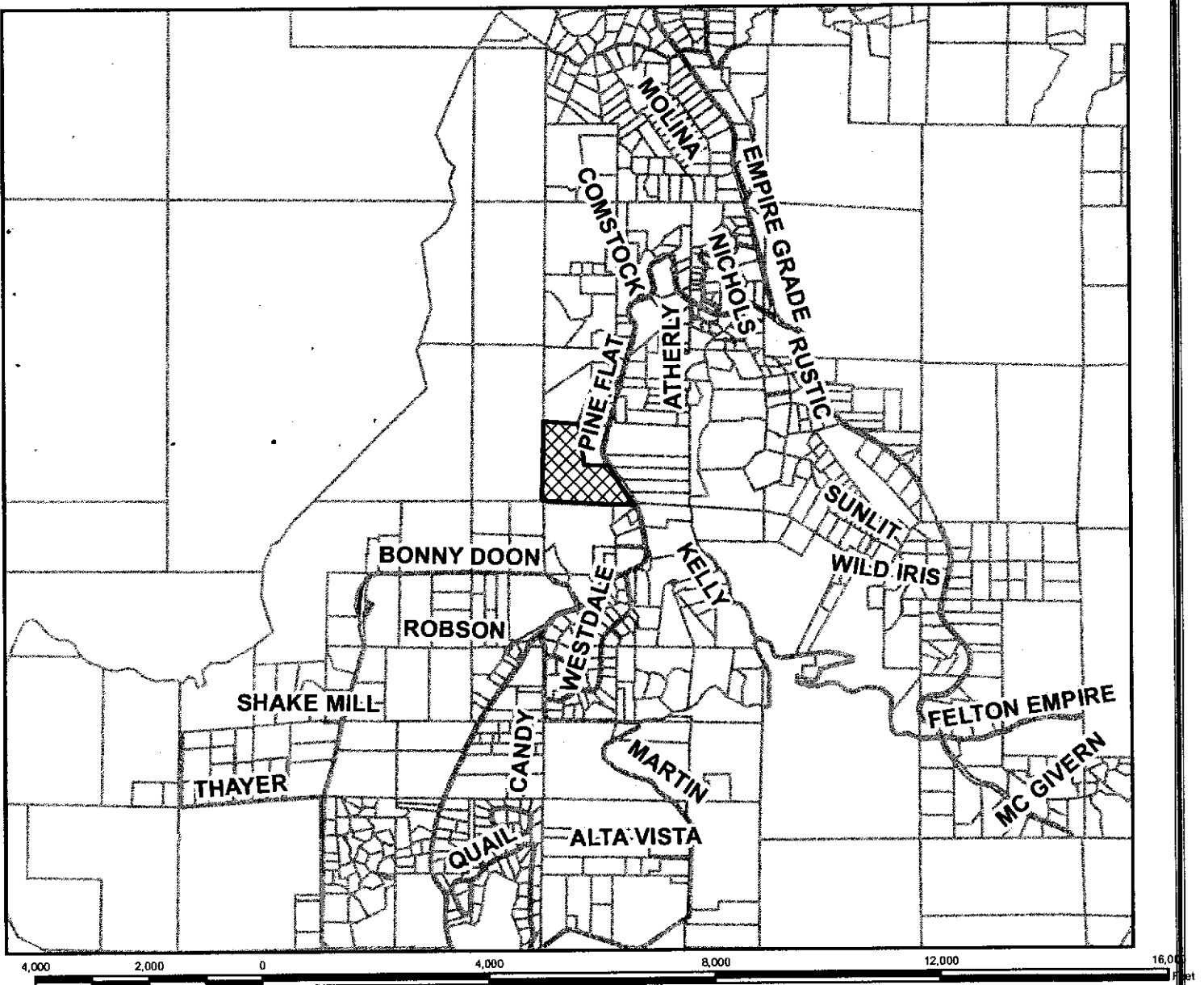
Assessor's Map No. 80-13
County of Santa Cruz, Calif.
Sept., 2000

Note - Assessor's Parcel & Block
Numbers Shown in Circles.




Electronically Redrawn 8/20/00 mm
Rev 02/10/01 mm (changed page num)
Rev 12/05/00 CB (00051306, sp 1-27 & 29)
Rev 04/03 CB (00-20054281, Add 1-29)
Rev 7/20/00 MVA (S-0004751 & 32 sp 1-30 to 32)
Rev 7/18/00 CB (0024788, LBA 1-34)
Rev 7/18/00 CB (0024787, LBA 1-36)
Rev 7/18/00 CB (0024790, LBA 1-38)
Rev 7/18/00 CB (0024789, LBA 1-37)
Rev 10/1/00 CB (Cor to pg ref)

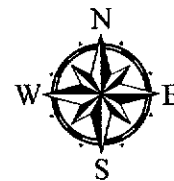


Location Map



LEGEND

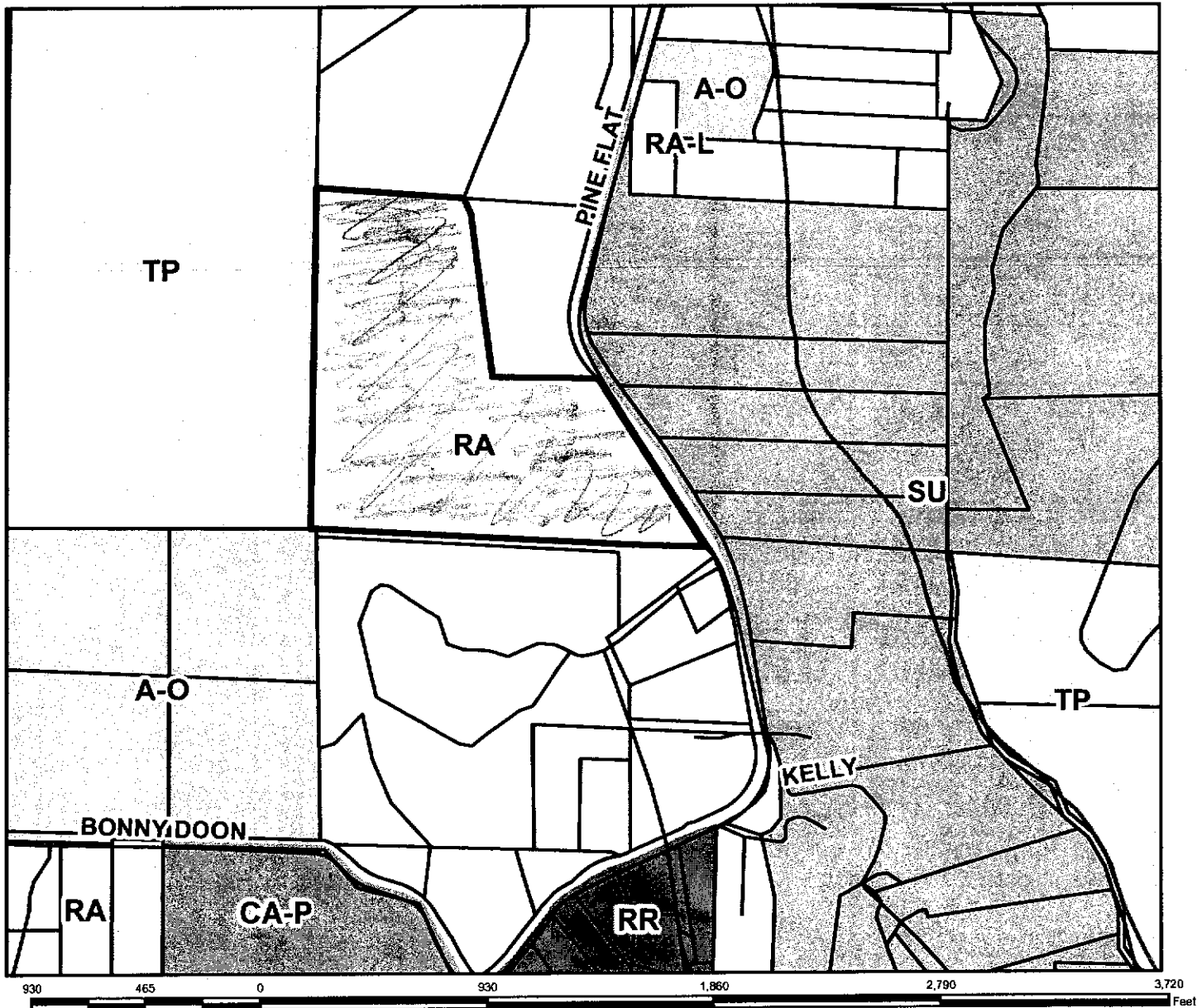
-  APN: 080-131-34
-  Assessors Parcels
-  Streets



Map Created by
County of Santa Cruz
Planning Department
July 2009

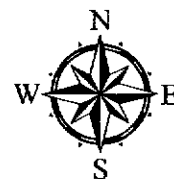


Zoning Map



LEGEND

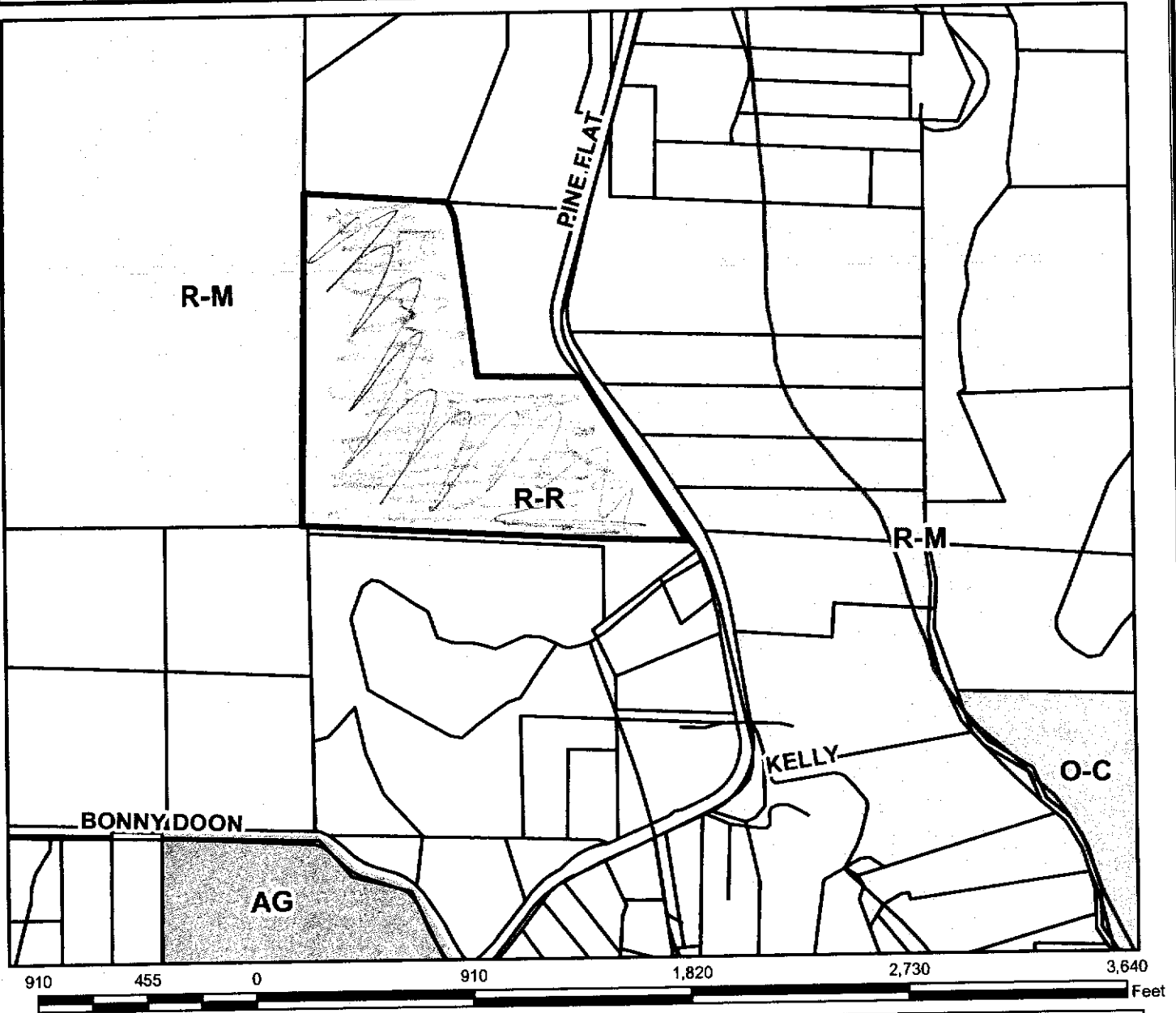
- APN: 080-131-34
- Assessors Parcels
- Streets
- AGRICULTURE RESIDENTIAL
- AGRICULTURE
- AGRICULTURE COMMERCIAL
- TIMBER PRODUCTION
- SPECIAL USE
- RESIDENTIAL-RURAL



Map Created by
County of Santa Cruz
Planning Department
July 2009

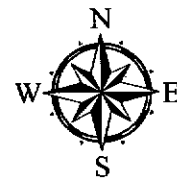


General Plan Designation Map



LEGEND

- APN: 080-131-34
- Assessors Parcels
- Streets
- Residential-Rural
- Residential-Mountain
- Agriculture
- Resource Conservation



Map Created by
County of Santa Cruz
Planning Department
July 2009



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

April 1, 2008

Peter Spellman
102 Green St
Santa Cruz, CA 95060

RE: Biotic Pre-site for APN 080-131-34, Application 08-0070

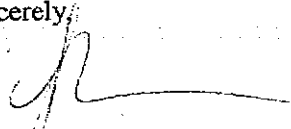
Dear Mr. Spellman,

This letter is to inform you of the results of the Biotic Pre-site completed for your property. The reason for the Biotic Pre-site was to determine if the proposed new single-family dwelling, garage and second unit would impose an impact on a biotic habitat, as the parcel is partially mapped as potential Sandhills (figure 1).

This pre-site only covers the proposed access driveway and building site located on the site plan (sheet 1) and does not cover the entire 32-acre parcel. The proposed access driveway and building site are predominantly vegetated by Knobcone Pine, Redwood and Tan Oak trees. I did not observe any evidence of Zayante sand or indicator plant species such as manzanita, Ponderosa Pines, oak or other plants endemic to the Sandhills. The soils onsite consisted of decomposed granite and were extremely clay ridden. Based on these site characteristics, I conclude that Sandhills habitat does not exist within the proposed development area of this parcel.

Please contact me at (831) 454-3162 or by email at jessica.degrassi@co.santa-cruz.ca.us, if you have any questions or concerns regarding this letter.

Sincerely,


Jessica deGrassi
Resource Planner
Environmental Planning

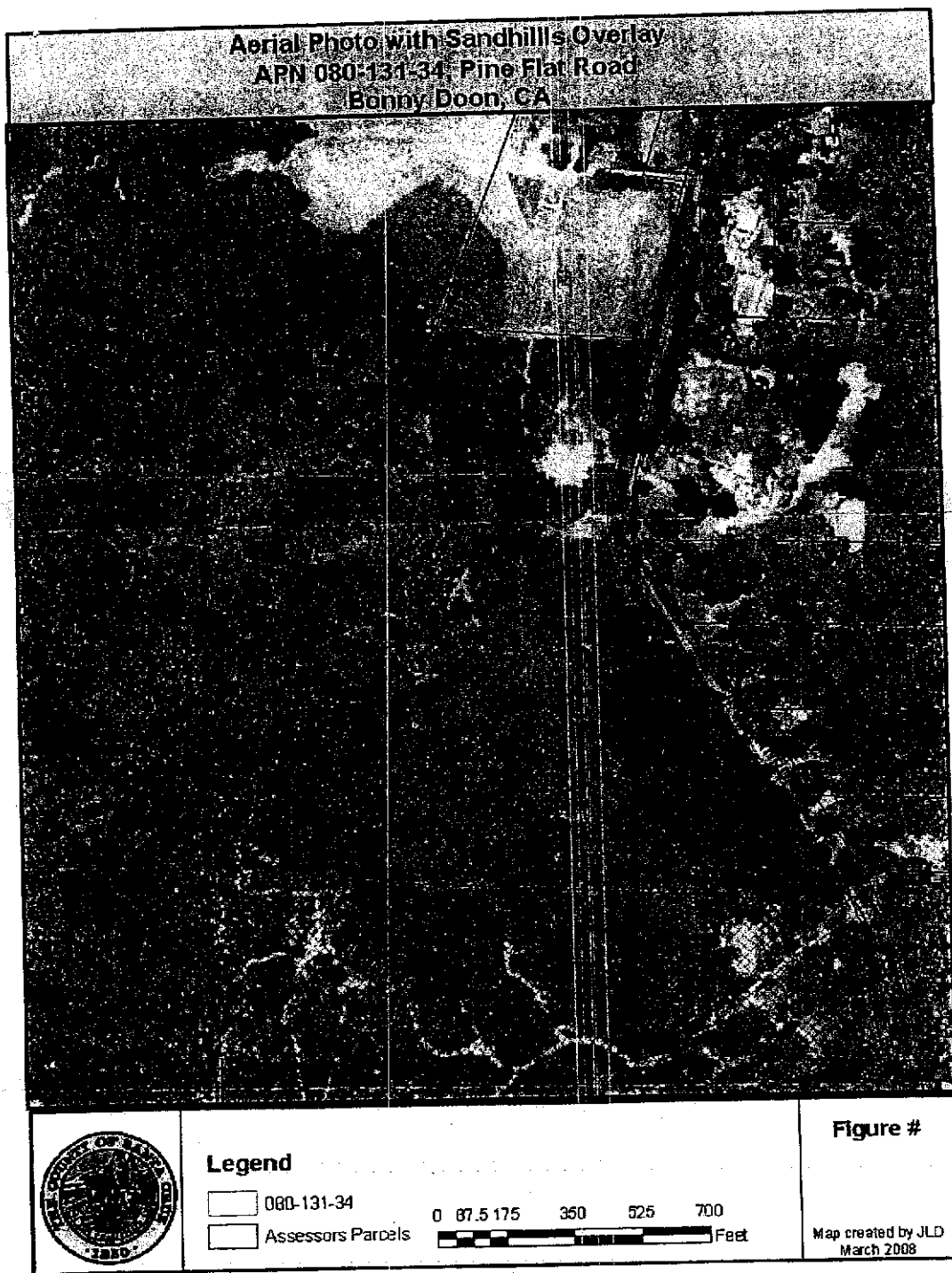
Cc: Cathy Eureka LLC, owner PO Box 1041, Santa Cruz CA 95061

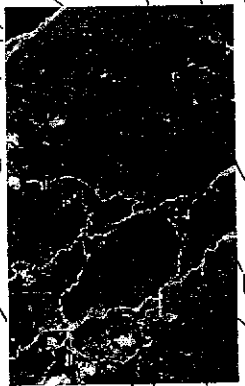


View of access driveway looking towards Pine Flat Road.



View of proposed building site for a new single-family dwelling, garage and second unit.





**PETER SPELLMAN
DESIGN, INC.**
102 GREEN STREET
SANTA CRUZ, CA 95060
TEL: 310-414-1170
info@peterspellman.com

EXHIBIT F

**PRELIMINARY
SITEPLAN**

FEBRUARY 2008

JOE BLAKE 2008, P.O. BOX 97, ST. LOUIS, MO 63101
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PHOTO BY MICHAEL R. [unreadable]

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