



Staff Report to the Zoning Administrator

Application Number: **111230**

Applicant: Gordon Kvamme
Owner: Gordon and Janice Kvamme
APN: 066-112-41 and 42

Agenda Date: May 4, 2012
Agenda Item #: 3
Time: After 9:00 a.m.

Project Description: The proposal is to construct a two story, 800 square foot non-habitable garage with a second floor workshop on APN 066-112-41, to construct a maximum 6 foot 9 inch high retaining wall adjacent to a new parking area for APN 066-112-42 and to grade approximately 290 cubic yards of material. Requires a Variance to reduce the required setback to the front of a garage from 20 feet to around 8 feet and to allow for parking areas and driveways that cover more than 50% of the required front yard, a Residential Development Permit for a wall that exceeds 6 feet in height within the required front and side yards and Preliminary Grading Review.

Location: Properties located on the east side of Conference Drive (49 and 51 Conference Drive) at the intersection with Manzanita Springs Road.

Supervisory District: 5th District (District Supervisor: Mark Stone)

Permits Required: Variance, Residential Development Permit, Preliminary Grading Review.

Technical Reviews: None. Geotechnical report will be reviewed with Building Permit.

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 111230, based on the attached findings and conditions.

Exhibits

- | | | | |
|----|--------------------------------------------|----|------------------------------------------------------------------|
| A. | Project plans | | |
| B. | Findings | E. | Assessor's, Location, Zoning and General Plan Maps |
| C. | Conditions | | |
| D. | Categorical Exemption (CEQA determination) | F. | Biotic Assessments, Jody McGraw, May 11, 2011 and July 25, 2011. |

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

Parcel Information

Parcel Size:	APN 066-112-41: 5,764 square feet APN 066-112-41 5,323 square feet
Existing Land Use - Parcel:	Single-family residences
Existing Land Use - Surrounding:	Residential neighborhood
Project Access:	Conference Drive
Planning Area:	San Lorenzo Valley
Land Use Designation:	R-S (Suburban Residential)
Zone District:	R-1-15 (Single-Family Residential)
Coastal Zone:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Appealable to Calif. Coastal Comm.	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Environmental Information

Geologic Hazards:	Not mapped/no physical evidence on site
Soils:	Mudstone and sandy siltstone residual materials.
Fire Hazard:	Not a mapped constraint.
Slopes:	Sloped site, 15-50% at proposed building site.
Env. Sen. Habitat:	Mapped potential Sandhills Habitat, no evidence on site (Biotic Assessment prepared by Jodi McGraw dated July 26, 2011).
Grading:	290 cubic yards
Tree Removal:	No trees proposed to be removed
Scenic:	Not a mapped resource
Drainage:	Existing drainage adequate
Archeology:	Structure located on site of original garage on the parcel. No physical evidence on site.

Services Information

Urban Services Line:	<input type="checkbox"/> Inside <input checked="" type="checkbox"/> Outside
Rural Services Line:	<input checked="" type="checkbox"/> Inside <input type="checkbox"/> Outside
Water Supply:	Mount Hermon Association
Sewage Disposal:	Septic
Fire District:	Felton Fire Protection District
Drainage District:	Zone 8

History

The two adjacent single-family parcels lie within the Mount Hermon Christian Conference Center, established in 1906. APN 066-112-42 is developed with one of the original older private homes associated with the conference center and was built in 1911, but the original dwelling on APN 066-112-41 was destroyed by fire in 1987. Subsequently, in the early 1990's the house and also a small detached garage that was located within the right-of-way at the base of the slope were demolished. A replacement house was constructed on the parcel under Building Permit #93145 but the garage was not re-built. At this time the two parcels were required to be enlarged

in order to provide sufficient level land area for the installation of septic system for the new house, and this required the abandonment of a small portion of the original right-of-way for Conference Drive. The action was approved by the Board of Supervisors and the abandoned area was then added to the parcels to result in the enlarged configuration.

Project Setting

The two parcels that comprise the project site are located close to the entrance to the Mount Hermon Conference Center, at the intersection of Conference Drive and Manzanita Springs Road. The parcels are accessed by a shared paved driveway that lies within the right-of-way for Conference Drive (which is not a County maintained road) but is separated from the main thoroughfare by a sloped area of land and an established hedgerow. Other than a small area of level ground at the westernmost end of the parcels, close to the right-of-way, and a benched area of undocumented fill at the base of the slope on APN 066-112-41 that marks the site of the original garage, the parcels slope up steeply away from Conference Drive with slopes of between 30 and 50%. The two dwellings are situated away from the road to the rear of the lots at an elevation of around 40 feet higher than the driveway and are accessed by stepped pathways up the hill. The adjacent right-of-way is a dead end driveway used only for access and parking for the subject properties and one neighboring property. The hillside below the structures is vegetated with large redwood trees, brush and low lying, mostly non-native groundcover.

Zoning & General Plan Consistency

The subject properties are two parcels of approximately 5,764 square feet and 5,323 square feet respectively, located in the R-1-15 (Single-Family Residential) zone district, a designation which allows residential uses. The proposed non-habitable garage/workshop on APN 066-112-41 and parking pad on APN 066-112-42 are principal permitted uses within the zone district and the zoning is consistent with the site's (R-S) Suburban Residential General Plan designation.

Analysis and Discussion

The proposed garage with a workshop at the second floor will be sited on the lower portion of the property at 51 Conference Drive, APN 066-112-41, and in roughly the same location as the original garage on the parcel, although it will be set back further into the hill than the original structure. In order to preserve the existing mature redwoods on the parcel and to reduce amount of cut into the slope and also the height of retaining walls that would be required, the garage is proposed to be located at a setback of around 8 feet from the front property line. Because no other potential building site exists on the parcel, the proposal also includes the construction of a workshop at the second floor that will be accessed at grade level at the rear of the structure. As proposed the garage will require the construction of 12 foot high retaining walls at the rear and no trees are required to be removed.

The proposed garage/workshop building will not be visually intrusive or out of character with the neighborhood in that it will be set into the surrounding hillside and partly behind an existing grove of redwood trees. Although the structure will be two stories tall, the top of the roof of the structure will be only about 8 feet higher than grade level at the nearest adjacent dwelling and at least 10 feet below the grade level of the house located upslope on the same parcel. The total height of the structure will not exceed the maximum 28 foot height limitation allowed in the zone district.



At this time only one parking space exists on APN 066-112-41 and this is located within a small level area at the south-western corner of the lot. Therefore, the property is currently nonconforming to county parking standards that require the provision of three on-site parking spaces. To provide additional parking, the existing space is proposed to be retained and two additional parking spaces will be added within the garage, but this will increase the area used for parking and driveway areas within the front yard to around 65%, exceeding the maximum 50% limitation. Although it is not required that additional parking must be provided for the dwelling at 51 Conference Drive, it does not make sense to locate the proposed garage closer to the southern property boundary, since this would require the removal of a mature redwood grove, or to delete the existing space. In addition, the provision of additional parking will bring the property into conformance with current parking requirements and parking for the property will no longer be required to be within the right-of-way.

The project also includes the construction of a retaining wall and associated grading to create a new parking area at 49 Conference Drive, APN 066-112-42, where no on-site parking currently exists. The proposed wall will be a maximum height of around 6 feet 9 inches and will extend from the wall of the proposed garage/workshop on the adjacent parcel, across the back of the new parking area, then angle forward toward the front of the lot. Where the wall extends toward the front of the parcel it will reduce in height with the slope such that at the terminus of the wall, approximately 8 feet 6 inches into the right-of-way, the wall will be only a few inches in height. Because of the angled front property line of APN 066-112-42, the wall will exceed 6 feet in height within the required front yard, and in addition, where the wall abuts APN 066-112-41, it will also exceed 6 feet within the required 5 foot side setback on both lots. Because of the steep slopes on the parcel, the construction of the proposed wall is required to minimize the grading that would otherwise be required to create a useable parking area for the property. The wall has been designed to effectively retain the existing grade and minimize disturbance to the site, and the height of the wall is therefore required in order to not de-stabilize the slope.

Sandhills Habitat

As mapped by the US Department of Agricultural Soil Service, the subject parcel is within an area of Zayante soils, a light gray, often loose, sandy soil that supports the endangered Santa Cruz Sandhills species and communities. However, based upon a Biotic Assessment performed by Biologist Jody McGraw, the project area features a range of soil conditions which appear to

occur as a gradient from medium grey coarse grained sandy Zayante soils in the west of the building site, through medium grey brown loamy soils to a dark brown sandy loam with a notable clay content to the east. In addition, neither parcel supports the rare Sandhills plants nor do they provide suitable habitat for these plants due to the moderately dense canopy of the surrounding trees.

Based upon these observations, Jody McGraw concluded that the western portions of the parcel are highly unlikely to support the endangered Zayante band-winged grasshopper, although there was a limited potential for the presence of the Mount Hermon June beetle. Therefore, in addition to the Biotic Assessment, a presence/absence survey was conducted during the Mount Hermon June beetle flight season (mid May to mid August) to determine whether any beetles were present at the site. No beetles were observed.

Given the results of the habitat assessment and presence/absence survey it was concluded that the proposed garage construction on APN 066-112-41 and the creation of a parking pad on APN 066-112-42 would not impact rare and endangered Sandhills species.

Design Review

The proposed non-habitable two story 800 square foot garage with a workshop at the second floor and the proposed 6 foot 9 inch high retaining wall and associated parking area have been designed to minimize potential impacts to the sloped parcels where they are located. In addition care has been taken to ensure the preservation of existing redwood trees located on the slopes between the dwellings that are located up the hill away from the street, and the proposed structures. The scale of the proposed garage/workshop and retaining walls is consistent with other structures in the neighborhood which has a range of rustic styles and includes single story as well as two and three story structures. The two story dwelling on the neighboring parcel, which includes a large under-floor, is set closer to the front property line than the dwellings on the subject parcels and immediately behind and upslope from a one story garage which is located on the front property line. The highest point of proposed garage/workshop will be below the level of the first floor of this neighboring house.

The proposed garage/workshop has been designed in a rustic alpine style to match the existing dwelling on the parcel including the addition of a decorative carved wooden railing detail below the upstairs window to match the deck rails at the main dwelling. In addition, the project will be conditioned to incorporate planting areas for shrubs or climbing plants at the base of the retaining wall and at the sides of the proposed garage to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape.

Environmental Review

The proposed two story, 800 square foot garage with a workshop and proposed 6 foot 9 inch high retaining wall and associated parking area are categorically exempt from review under the California Environmental Quality Act (CEQA) consistent with the CEQA guidelines Section 15303 - New Construction or Conversion of Small Structures.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

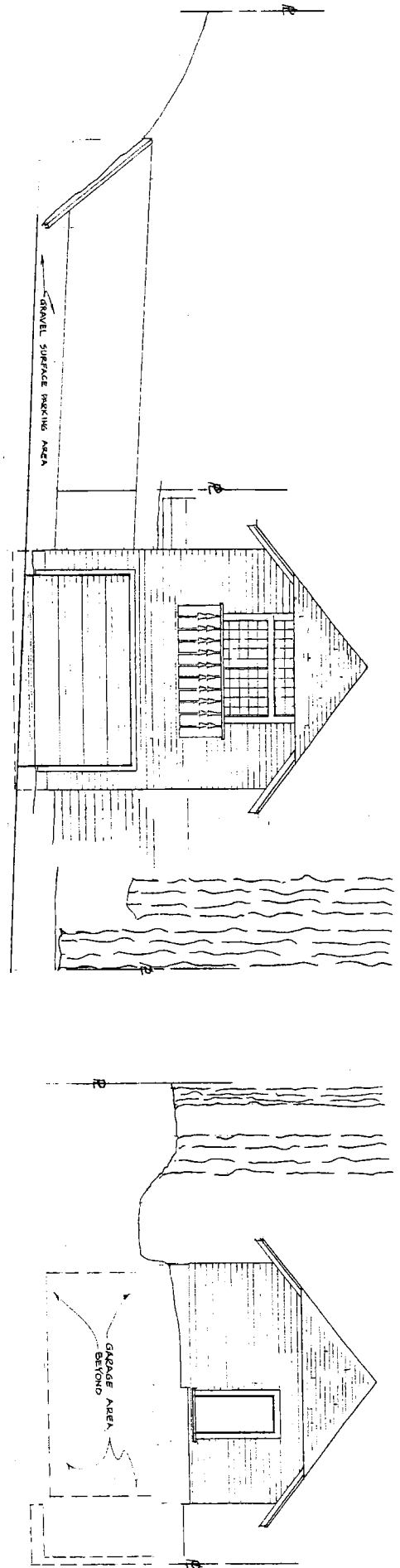
Staff Recommendation

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- **APPROVAL** of Application Number **111230**, 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.

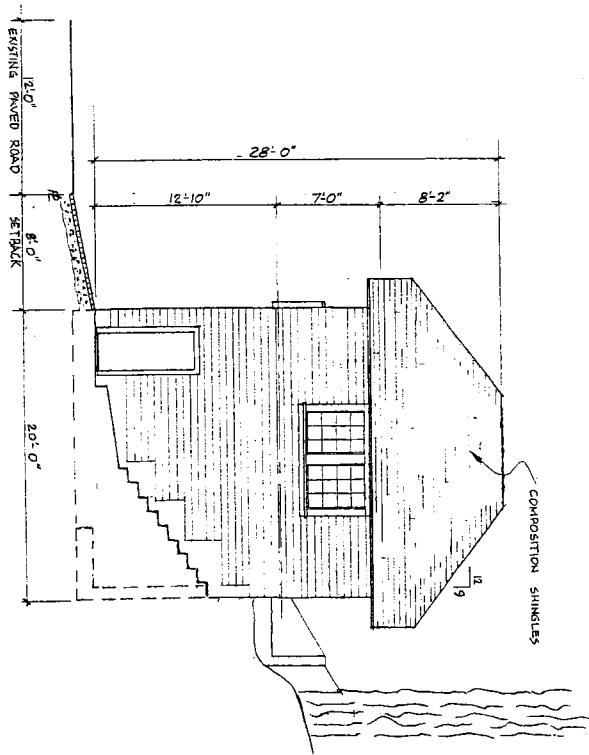
The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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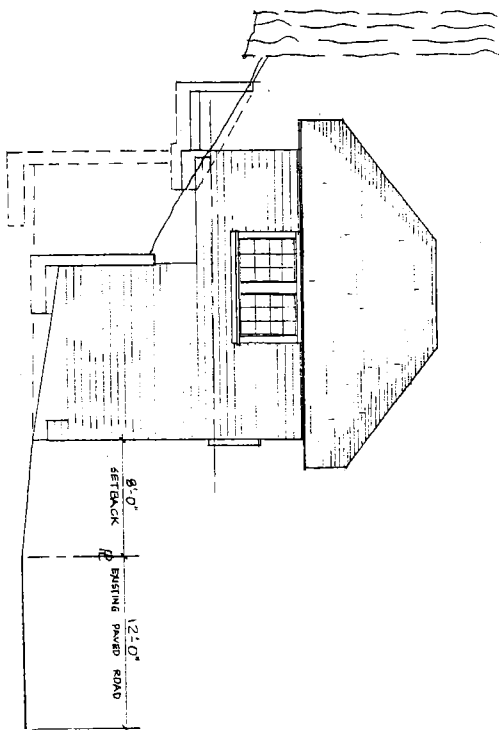


WEST ELEVATION
SCALE 1/4" = 1'-0"

EAST ELEVATION
SCALE 1/4" = 1'-0"



SOUTH ELEVATION
SCALE 1/4" = 1'-0"



NORTH ELEVATION
SCALE 1/4" = 1'-0"

ELEVATIONS		
TWO STORY DETACHED GARAGE WITH WORKSHOP ABOVE		
APPROXIMATE JANICE KRAMER		
SILVERDALE, WA 98041		
TEL: 206-335-3220 Cell: 206-696-5291		
KRAMER DESIGN & ARCHITECTURE		
APR 06-112-41 CLN 023952		
SCALE 1/4" = 1'-0"	REVISION	2 of 3

Variance Findings

- 1. That because of the special circumstances applicable to the property, including size, shape, topography, location, and surrounding existing structures, the strict application of the Zoning Ordinance deprives such property of privileges enjoyed by other property in the vicinity and under identical zoning classification.**

This finding can be made, in that, the project is located in an area that is zoned R-1-15 (Single Family Residential), a designation that allows for residential uses. A garage/workshop is a principal permitted use within a residential zone district and the zoning is consistent with the site's (R-S) Suburban Residential General Plan designation. The special circumstance that applies to this lot is that, due to the location of the property on a steep site that slopes up and away from the right-of-way, there is no feasible developable area for a garage that could comply with the required 20 foot front yard setback. In order to have a level access to a garage from the adjacent roadway, a garage that was set further back into the property to meet setbacks would require the construction of retaining walls of around 20 feet in height to accommodate the structure. In addition, several mature redwood trees located on the slope would be required to be removed.

In addition to a Variance to reduce the required front yard from 20 feet to around 8 feet for the construction of a garage/workshop, a Variance approval is also required to increase the allowed parking area on APN 066-112-41 from 50% of the required front yard area to around 65%. The special circumstance that warrants the increase in the allowed parking area, is that the parcel is narrow, only 40 feet wide, so that in order to comply with the maximum 50% requirement, an area of only 20 feet wide could be utilized for parking which could not accommodate three spaces. Further, because of the steep slopes it would not be possible to provide spaces in tandem and to thereby reduce the width of the required parking area. Although it is not required as a condition of approval of this application, that additional parking must be provided it does not make sense to delete the existing space and the proposed garage/workshop is located in the best location in order to preserve an existing redwood grove.

- 2. That the granting of such variance will be in harmony with the general intent and purpose of zoning objectives and will not be materially detrimental to public health, safety or welfare or injurious to property 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 encumbered by considerable physical constraints to development. The proposed two story garage/workshop building will not deprive adjacent properties or the neighborhood of light, air, or open space in that the top of the roof of the structure will be only about 8 feet higher than grade level at the nearest adjacent dwelling and at least 10 feet below the grade level of the house located upslope on the same parcel. The total height of the structure will not exceed the maximum 28 foot height limitation allowed in the zone district. In addition the garage and accompanying increase in the area used for parking will not be materially detrimental to public health, safety, and welfare or injurious to property or improvements in the vicinity in that the proposed garage is to be located on a section of the right-of-way for Conference Drive that is separated from the main travelled roadway by a sloped area of land that includes a mature hedgerow. This section of the right-of-way is only used for parking and for access to the two

subject parcels and the adjacent property at 47 Conference Drive, and the pavement dead ends in front of APN 066-112-42. Therefore the proposed addition of a garage/workshop and paved apron will not be readily visible from the Conference Drive and the structure will not impair sight lines along the travelled roadway.

3. That the granting of such variance shall not constitute a grant of special privileges inconsistent with the limitations on other properties in the vicinity and zone in which such is situated.

This finding can be made, in that the granting of a Variance to the required 20 foot front setback will not constitute a grant of special privilege to this parcel, as other parcels in the vicinity have also been granted variances based on topography or have existing structures located within the front yard. The property at 53 Conference Drive, APN 066-112-03 that lies immediately to the south of the subject parcels, was granted a Variance in 1982 to reduce the required front setback to around zero feet so that a new garage structure could be constructed (application 82-961-V). In addition, the dwelling at 25 Manzanita Springs Road, APN 066-112-01, located immediately adjacent to 53 Conference Drive, is a significantly nonconforming structure that was constructed in 1906 and lies close to or at the front property line. This finding can also be made for a parking area that utilizes 65% of the required front yard because increased parking area would be approved for any similar narrow sloped lot where three parking spaces are required. Therefore this is not a grant of special privilege.

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. 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. In addition, the project will be required to be designed in accordance with the recommendations of a licensed Geotechnical Engineer to ensure the continued stability of the sloped site.

The proposed non-habitable garage/workshop on APN 066-112-41 will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current side and rear yard setbacks that ensure access to light, air, and open space in the neighborhood and will be located at the bottom of the sloped site, such that the top of the roof of the proposed structure will be only 8 feet above the lowest grade and below the windows at the first floor level of the nearest adjacent property. The total height of the structure will not exceed the maximum 28 foot height limitation allowed in the zone district.

The proposed wall is located within the front yard setback for APN 066-112-42 and also will encroach approximately 8 feet 6 inches into an unpaved and sloped portion of the right-of-way for Conference Drive, which is not a County maintained road. Further, the right-of-way immediately adjacent to the subject properties exists as a dead end driveway used only for access and parking for the subject parcels and one neighboring parcel, and it is separated from the travelled roadway for Conference Drive by a sloped area of land and a mature hedgerow. Therefore, the location of the wall on APN 066-112-42 will not impede vehicular, bicycle or pedestrian access, reduce on street parking for properties in the vicinity and will not adversely affect the line of sight for travellers along Conference Drive. Further, the provision of new on-site parking areas on both parcels will reduce the number of vehicles that currently park in the right of way.

- 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 two story, 800 square foot non-habitable garage and workshop building and 6 foot 9 inch high retaining wall, and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the R-1-15 (Single Family Residential) zone district. The primary use of the property will continue to be residential and a garage/workshop building with a parking pad are principal permitted uses in the zone district. The location of the proposed structure to be

constructed on APN 066-112-41 meets all current site standards for the zone district except that, due to steep slopes, a Variance approval is required subject to section 13.10.230 to allow the structure to be constructed within 8 feet of the front property line. Variance findings are included in this report and are on file and available for viewing at the Santa Cruz County Planning Department.

The proposed retaining wall to be constructed on APN 066-112-42 and that extends onto APN 066-112-41 is required in order to create a parking area for a parcel where no parking currently exists. In order to minimize the amount of grading that would otherwise be required on this sloped site a retaining wall is required to be constructed. The height of the wall is no more than is necessary in order to retain the slope and maintain the stability of the parcel above. While the proposed retaining wall is located within the front setback and partially within the right-of-way, it will not impede vehicular, bicycle or pedestrial access, reduce on street parking for properties in the vicinity or interfere with the line of sight for travelers using Conference Drive. The proposed colors and materials for the wall harmonize with those of other homes in this neighborhood and also with the existing homes on the two parcels. The wall is therefore allowable under the exceptions to the residential development standards for walls and fences as set out in County Code Section 13.10.525.

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 Suburban Residential (R-S) land use designation in the County General Plan.

The proposed two story, 800 square foot non-habitable garage and workshop building and 6 foot 9 inch tall retaining wall 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), 2 story 800 square foot non-habitable garage and workshop building and 6 foot 9 inch tall retaining wall will not adversely shade adjacent properties, and will meet current side yard setbacks for the zone district that ensure access to light, air, and open space in the neighborhood.

The proposed garage and workshop building will not be improperly proportioned to the parcel size or the character of the neighborhood as specified in General Plan Policy 8.6.1 (Maintaining a Relationship Between Structure and Parcel Sizes), in that the proposed two story structure will comply with the site standards for the R-1-15 zone district (including lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity. Further, the proposed structure meets all setbacks except that, due to the steep slopes at the front of the parcel, a variance is required to be approved to allow construction of the proposed garage to reduce the front setback to 8 feet. Because properties in the vicinity are constructed on sloped sites many of the surrounding structures, including the dwelling on the adjacent parcel, appear to be over two stories in height when viewed from down-slope due to the inclusion of under-floor area. Therefore the two story garage with a workshop at the second floor will be visually compatible

with the neighborhood in that it is similarly proportioned to other structures in the vicinity. In addition, it will be partially set into the slope and set within an area of redwood trees and new planting will be required at the base of the building to reduce the visual impact of the structure. The garage/workshop will not exceed the 28 foot maximum height limit for the zone district. Variance findings are included in this report.

The proposed retaining wall will not adversely impact the light, solar opportunities, air, and/or open space available to other structures or properties, as specified in Policy 8.1.3 (Residential Site and Development Standards Ordinance), in that the wall will not adversely shade adjacent properties, and is allowable under the exceptions to the residential development standards for walls and fences as set out in County Code Section 13.10.525.

The proposed wall will be properly 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 wall is no taller than is required to retain the slope on the parcel and to allow for the creation of a new parking pad for APN 066-112-42 which currently has no on-site parking. The proposed project will result in a structure consistent with a design that could be approved on any similarly sloped lot in the vicinity.

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

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

The proposed two story garage/workshop and 6 foot 9 inch retaining wall will not overload utilities and will not generate any additional level of traffic on the streets in the vicinity. Additional parking spaces will be provided at APN 066-112-41 within the proposed garage and the proposed project will not alter the existing parking area so that the property will be brought into conformity with parking requirements as set out in section 13.10.552. Construction of a retaining wall on APN 066-112-42 will allow for the creation of an on-site parking area for two cars where none currently exists. No changes are proposed to either dwelling.

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 structures are located in a mixed neighborhood containing a variety of architectural styles, and the proposed two story, 800 square foot non-habitable garage and workshop building and the 6 foot 9 inch tall retaining wall are consistent with the land use intensity and density of the neighborhood. Further, properties in the immediate vicinity of the subject parcel have similar topographic constraints that have lead to the construction parking structures and dwellings that are also located close to the street. The proposed accessory structure will be visually similar to other structures located on neighboring sloped parcels and is designed to match the existing dwelling on APN 066-112-41.

- 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 two story, 800 square foot non-habitable garage and workshop building and 6 foot 9 inch tall retaining wall 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: 3 sheets prepared by Gordon Kvamme dated August 2011 and revised January 2012.

- I. This permit authorizes the construction of a two story, 800 square foot non-habitable garage/workshop on APN 066-112-41 and a 6 feet 9 inch retaining wall on APN 066-112-41 and 42. 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.
 - D. 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 proposed materials and colors for the proposed garage/workshop and walls. 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 for Planning Department review and approval. Colors shall be chosen to blend with the natural environment and/or the existing dwelling on the parcel.
 2. The plans shall include for the addition of planting beds at the north and

south elevations (sides) of the proposed garage/workshop and at intervals along the base of the proposed retaining wall to allow for shrubs and/or climbing plants. Provide a planting plan to include numbers and species of proposed plantings.

3. Please submit grading plans prepared by a licensed civil engineer with your building permit application. The plans shall include all items on the Grading Plan Checklist, found online at www.sccoplanning.com.
 4. An erosion and sediment control plan will be required. This plan shall include erosion control measures in plan view, and details of measures used.
 5. Provide a drainage plan. Indicate on the plan how the building downspouts will discharge. The discharge of downspouts to splash blocks is a beneficial measure to limit impacts.
 6. 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 Zone 8 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.
- E. Meet all requirements and pay any applicable plan check fee of the Felton Fire Protection District.
- F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer and pay fees for review of this report.
- G. Complete and record a Declaration of Restriction to construct a 400 square foot garage with a 400 square foot workshop at the second floor. **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. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- B. As a condition of approval of this permit, the property owner agrees to the following:
 - a. The workshop and garage shall comply with regulations for non-habitable accessory structures as set out in County Code Section 13.10.611
 - b. Said structure shall contain amenities only as allowed by Table One (Amenities Regulation) County Code Section 13.10.611(c)(2). It is the property owner's responsibility to obtain all required permits for additional amenities.
 - c. Said structure cannot be converted to, used, rented, let or leased as a separate, independent dwelling unit as defined in County Code Section 13.10.700-D.

- 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 which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

Please note: This permit expires three years from the effective date listed below unless a building permit (or permits) is obtained for the primary structure described in the development permit (does not include demolition, temporary power pole or other site preparation permits, or accessory structures unless these are the primary subject of the development permit). Failure to exercise the building permit and to complete all of the construction under the building permit, resulting in the expiration of the building permit, will void the development permit, unless there are special circumstances as determined by the Planning Director.

Application #: 111230
APN: 066-112-41
Owner: Gordon and Janice Kvamme

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Steven Guiney, AICP
Deputy Zoning Administrator

Lezanne Jeffs
Planner
Project

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: 111230

Assessor Parcel Numbers: 066-112-41 and 42

Project Location: 51 Conference Drive, Felton CA 95014

Project Description: The proposal is to construct a two story 800 square foot non-habitable garage with a workshop at the second floor on APN 066-112-42, and to construct a maximum 6 foot 9 inch high retaining wall to create a parking area on APN 066-112-42 and to grade approximately 290 cubic yards of material.

Person or Agency Proposing Project: Gordon Kvamme

Contact Phone Number: (650) 888 5291

- 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. X Categorical Exemption

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

F. Reasons why the project is exempt:

Construction of a two story, 800 square foot garage/workshop on site with a single-family dwelling (APN 066-112-41) and construction of retaining walls to create a parking pad on site with a single family dwelling (APN 066-112-42), and associated grading.

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

Lezanne Jeffs, Project Planner

Date: _____

TRANSMITTAL - LEVEL 5, 6 & 7

DATE: _____
TO: Support Staff
FROM: Lezanne Jeffs
RE: Application # 111230

PLEASE COMPLETE THE ITEMS CHECKED BELOW:

Return all original documents to the planner, unless checked ⇒ ☐ Use original documents for distribution

- ☐ Make _____ copies of the attached documents; distribute as follows:
- ☐ Mail copies to: ☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
- ☐ Send a copy to District Supervisor _____ (via Inter-office mail)
- ☐ Send copies to: ☐ DPW Surveyor (Plans & Conditions – all land divisions)
☐ Housing (Conditions – projects with affordable housing reqts.)
☐ _____
- ☐ Extra copy to planner
- ☐ Mail a copy to the California Coastal Commission: ☐ Certified Mail ☐ Send attached plans
- ☐ Mail copy of Coastal Exclusion to Coastal Commission with any attached documents/exhibits.
- ☐ Mail copy of permit conditions to: _____ (Local Fire District)
- ☐ Attach permit conditions to application (Hansen only)
- ☐ Send copy of CEQA notice to the Clerk of the Board:
- ☐ Notice of Exemption (include copy of application form indicating COB fee payment)
- ☐ Notice of Determination/Negative Declaration
- ☐ Certificate of Fee Exemption
- ☐ Special instructions:
- ☐ Send attached exhibit(s) to:
☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
- ☐ Send attached recordable documents to:
☐ Applicant ☐ Owner ☐ Applicant/Owner (if same)
- ☐ _____
- ☐ _____

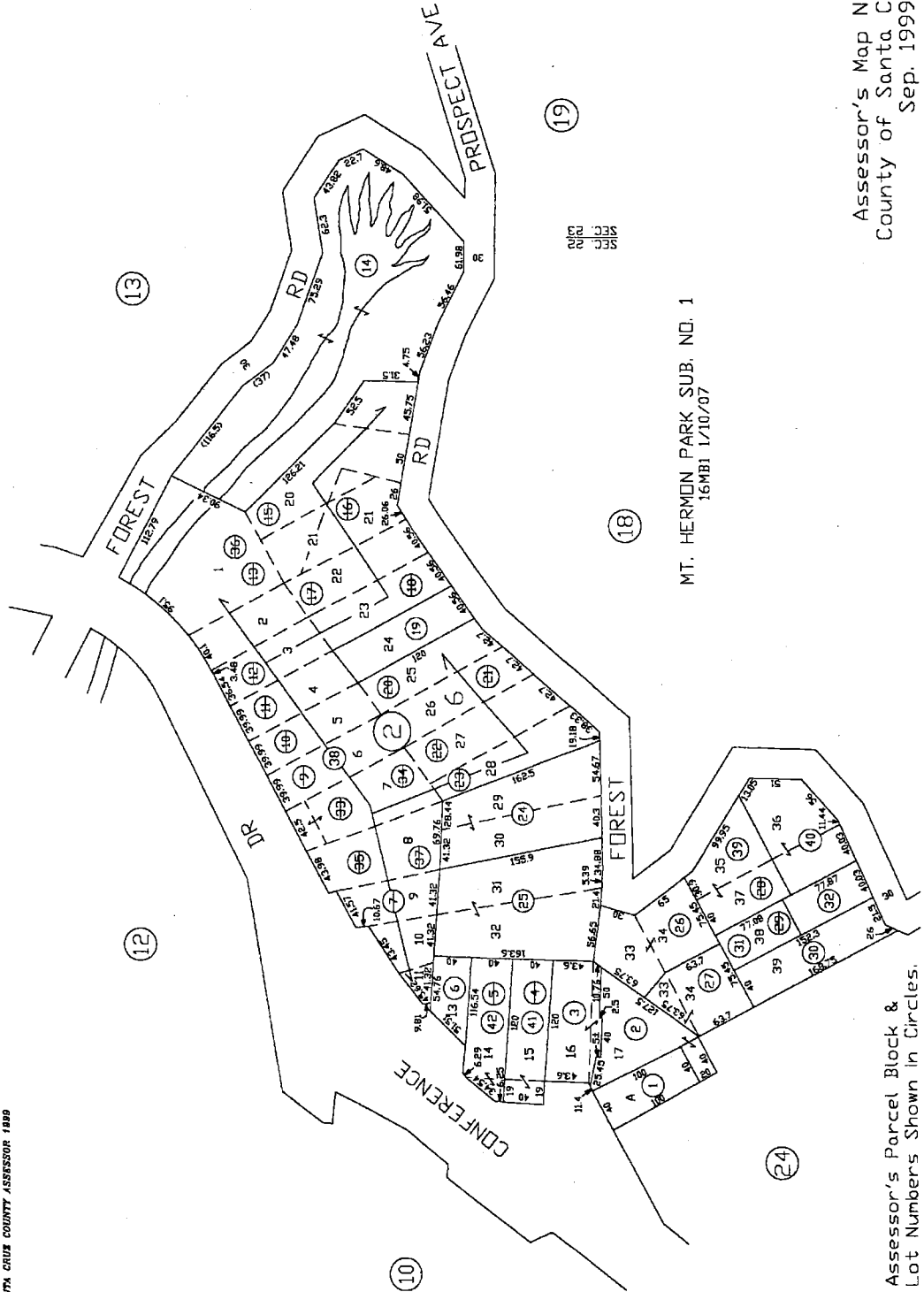
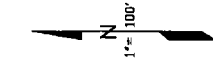
Completed by: _____
(support staff) (date)

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 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
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POR. ZAYANTE RANCHO
 SECS. 22 & 23, T.10S., R.2W., M.D.B. & M.

Tax Area Code
 90-010

66-11



MT. HERMON PARK SUB. NO. 1
 16MB1 1/10/07

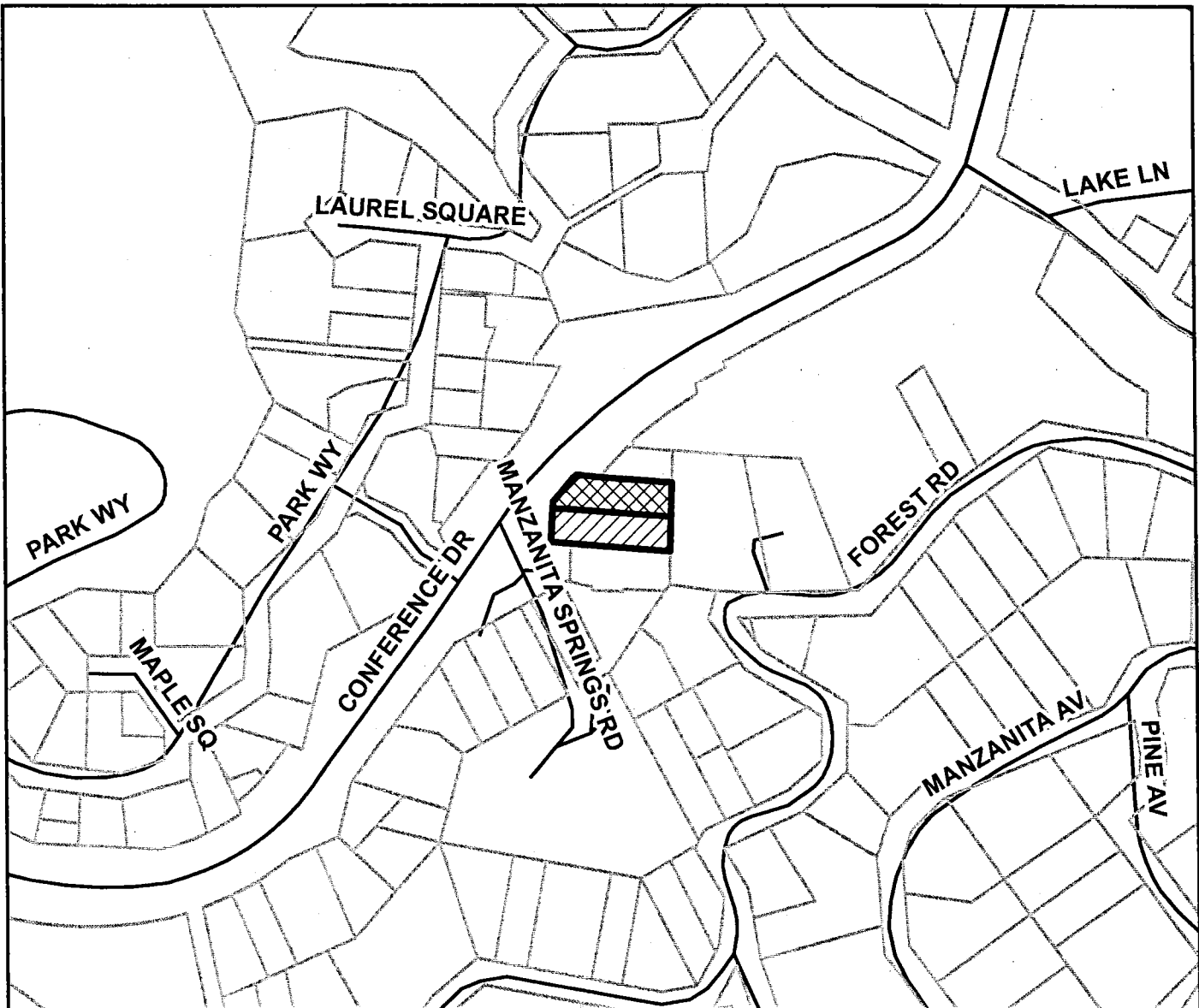
Assessor's Map No. 66-11
 County of Santa Cruz, Calif.
 Sep. 1999

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





Electronically redrawn 9/25/99 KSA
 Rev. 8/7/01 with changed page refs.
 Rev. 9/25/99 KSA (Corr. to Pg. 24)

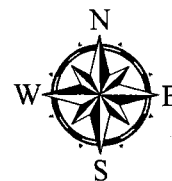


Location Map



LEGEND

-  APN: 066-112-42
-  APN: 066-112-41
-  Assessors Parcels
-  Streets

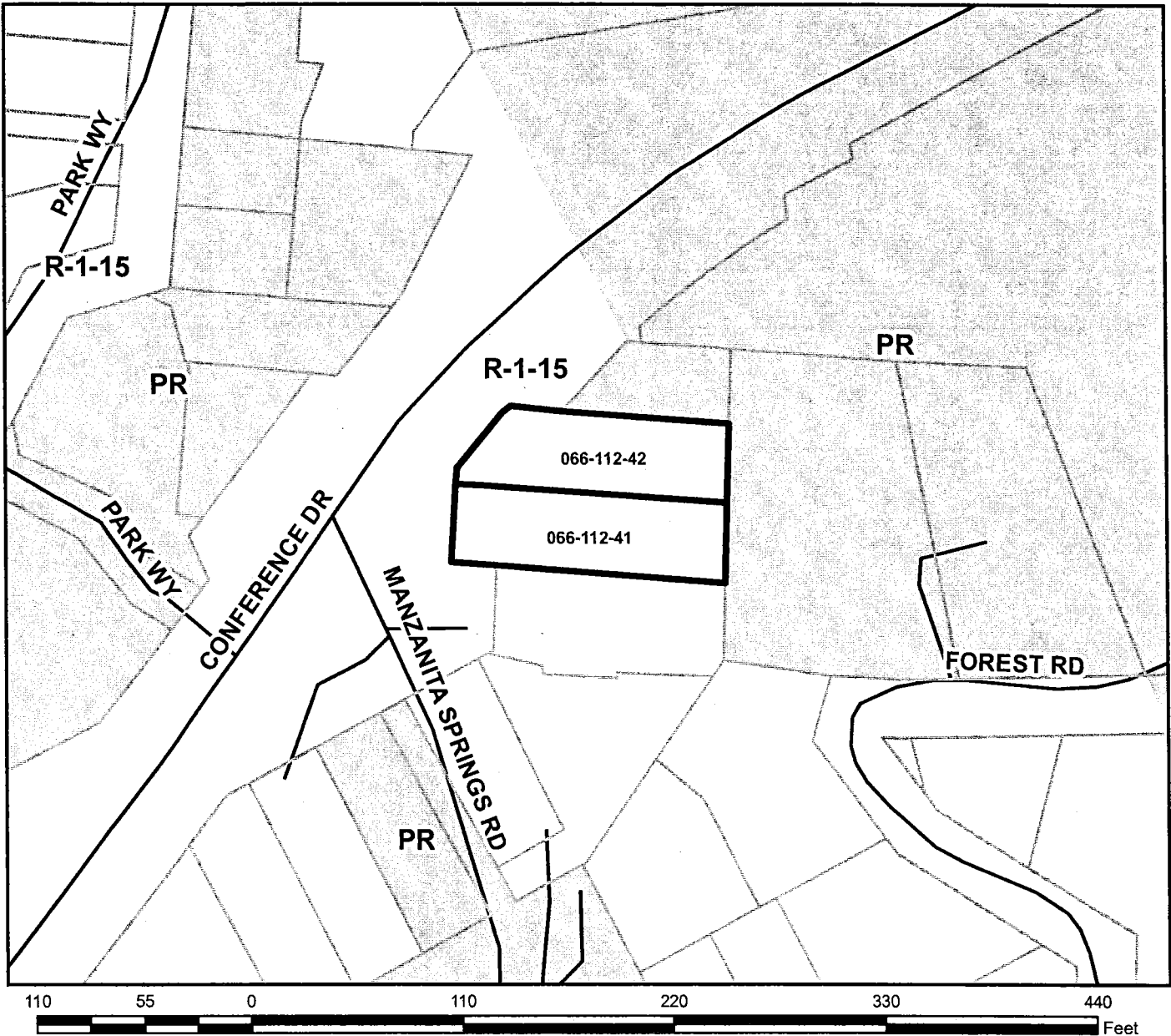


Map Created by
County of Santa Cruz
Planning Department
November 2011





EXHIBIT E



Zoning Map

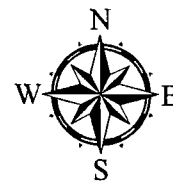


LEGEND

-  APN: 066-112-42
-  APN: 066-112-41
-  Assessors Parcels
-  Streets

RESIDENTIAL-SINGLE FAMILY

PARK

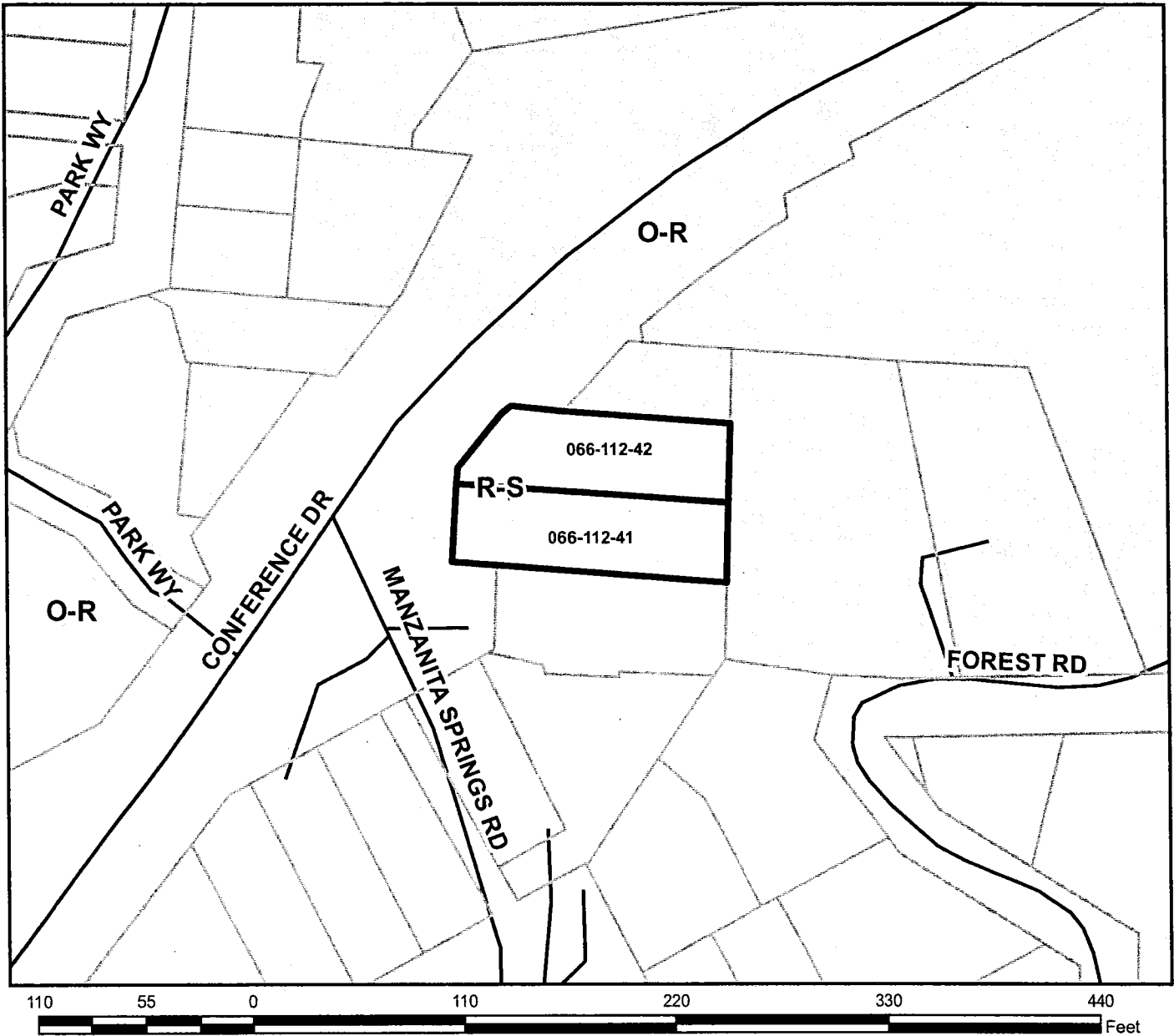


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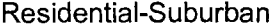

EXHIBIT E

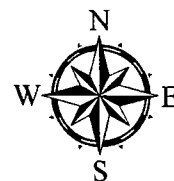


General Plan Designation Map



LEGEND

-  APN: 066-112-42
-  APN: 066-112-41
-  Assessors Parcels
-  Streets
-  Residential-Suburban
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
November 2011

EXHIBIT E



Jodi McGraw Consulting
www.jodimcgrawconsulting.com
PO Box 221 • Freedom, CA 95019
phone/fax: (831) 768-6988
jodi@jodimcgrawconsulting.com

May 11, 2011

Mr. Gordon Kvamme
42 Muirwood Drive
Daly City, CA 94014

RE: Biotic Assessment of 51 Conference Center Drive (APN: 066-112-41), Mount Hermon, CA

Dear Mr. Kvamme:

I am writing to provide you with results of a habitat assessment that I conducted for you on May 10, 2011 on parcel 066-112-41, an approximately 0.13-acre home site located at 51 Conference Center Drive in Mount Hermon, California, a region within the unincorporated portion of Santa Cruz County. Based on my conversations with you on site, I understand that you are seeking to construct an approximately 20' x 20' detached garage on the western end of the parcel adjacent to the existing paved parking area.

The purpose of my assessment was to evaluate the area around the existing house which would be within the disturbance footprint of a potential project, in order to determine whether it supports, or provides habitat for, special status plants and animals that occur within the Santa Cruz Sandhills, including: Ben Lomond spineflower (*Chorizanthe pungens* var. *pungens*), Santa Cruz wallflower (*Erysimum teretifolium*), silverleaf manzanita (*Arctostaphylos silvicola*), Ben Lomond buckwheat (*Eriogonum nudum* var. *decurrens*), Mount Hermon June Beetle (*Polyphylla barbata*) or the Zayante Band-Winged Grasshopper (*Trimerotropis infantilis*). These species occur within Sandhills communities found on Zayante coarse sand soil within the Mount Hermon area and elsewhere in central Santa Cruz County.

Soils on the parcel are mapped by the Soil Conservation Services as part of the Nisene-Aptos Complex, which features fine loam soils derived from the weathering of fine-grained sandstone, mudstone, and shale. The soil 60 feet east of the parcel is mapped as Zayante soil: a poorly developed, deep, coarse, sand soil derived from the weathering of uplifted marine sediments and sandstones (USDA 1980). The proposed project area features a range of soil conditions which appear to occur as a gradient. On the western edge, adjacent to the existing parking area, the soils were a relatively coarse-grained, medium grey sand characteristic of Zayante soils with relatively higher organic matter. The center of the proposed project area featured a medium grey brown loamy sand soil while the soil in the eastern portion of the project area was a dark brown sandy loam with notably high organic matter and significant clay.

The vegetation within the region has been altered due to developed of the conference center which began around the turn of the century, but generally can be characterized as mixed evergreen forest which is dominated by coast redwood (*Sequoia sempervirens*), Douglas fir (*Pseudotsuga menziesii*), and tan oak (*Lithocarpus densiflorus*). Vegetation in the proposed project has been modified area as part of prior development and land use on the parcel, including the house fire that you indicated burned a portion of the parcel in 1987, and recent removal of some of the redwood trees just east of the proposed project location. Remaining plant cover is herbaceous and includes the non-native perennial vines English ivy (*Hedera helix*) and sweet pea (*Lathyrus latifolius*), non-native grasses including rip gut brome (*Bromus diandrus*), and the native forb miner's lettuce (*Claytonia perfoliata*). It does not support the rare Sandhills plants listed above, nor does it provide suitable habitat due to the moderately dense canopy of remaining trees.

Based on my observations of the soils and vegetation on the site, the proposed building site is extremely highly unlikely to support the endangered Zayante band-winged grasshopper. This endemic insect occurs primarily in open sunlit sand soil areas featuring sparse herbaceous plant cover. It is unlikely to occur in the proposed project area due to the moderate tree canopy and dense and thick cover of herbaceous vegetation on the soil surface. The endangered grasshopper is known to occur within the Hanson Quarry habitat set-asides approximately 0.5 miles east of the parcel (USFWS 2009).

The proposed project area has some limited potential to support the Mount Hermon June beetle, a largely fossorial insect endemic to the Sandhills that occurs within sandy soils in a broad range of vegetation types. The species is typically found in areas that support Sandhills plant species; however, it has also been observed in areas that featuring Zayante sand soil or transitional soils at the ecotone between Sandhills and mesic forest vegetation, such as observed on your property. The transitional nature of the habitat within the proposed project area, along with the prior land use, vegetation removal, and planting of ornamental plant species that have degraded habitat within the site, reduce the likelihood that it supports Mount Hermon June beetle. The Mount Hermon June beetle has been observed in three locations within 1,000 feet of the parcel, including in the Mount Hermon Conference Center Area.

A presence/absence survey could be used to determine whether your project area does indeed support Mount Hermon June beetle. In a presence/absence survey, black lights, which attract nocturnal insects such as the Mount Hermon June Beetle, would be set up between 8:30 p.m. and 10:00 p.m. within the project area on each of three nights with appropriate weather conditions during the course of the summer flight season (late May to mid-August). If Mount Hermon June beetles are not observed at your property during those three nights when they are observed at a known location (i.e. atop Graham Hill), the project can likely be determined to not impact the endangered beetle. Under such circumstances, the U.S. Fish and Wildlife Service can issue a "no take concurrence" letter from which would enable your project to move forward without permitting under the Endangered Species Act. Because the property does not support native Sandhills plants or communities, negative findings for the Mount Hermon June beetle should also clear the project from any conditions of the County of Santa Cruz Sensitive Habitat Ordinance. Before proceeding with a survey, it would be important to confirm the above implications of negative findings with representatives of the County and the USFWS.

Alternatively, you could assume that the species is present, and proceed with project permitting based on the assumption without conducting a survey. The Mount Hermon June Beetle (MHJB) has been listed by the United States Fish and Wildlife Service (USFWS) as a Federally Endangered Species under the federal Endangered Species Act (ESA). The ESA makes it illegal to 'take' (kill, harm, harass, etc.) endangered species such as the MHJB, including as might result from building in its habitat. However, the USFWS can permit take of MHJB that occurs incidentally during the course of otherwise lawful projects, such as construction, by issuing what is known as an 'incidental take permit' (ITP).

In order to receive an ITP, project proponents must complete a Habitat Conservation Plan (HCP), which outlines how they will avoid, minimize, and mitigate the project's negative effects on the endangered species. Given the small size of your project and low anticipated impacts to the MHJB, projects such as yours can receive an ITP through preparation of a "low-effect HCP".

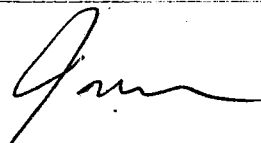
The US Fish and Wildlife Service, City of Scotts Valley, and County of Santa Cruz have developed an Interim Programmatic HCP (IPHCP) for the Sandhills, which is designed to cover take of MHJB that occurs during the course of projects such as yours. Once the IPHCP is finalized and the USFWS issues a permit to the City and County, you should be eligible to receive a permit to cover take of MHJB directly from the County, provided that you agree to avoid, minimize, and mitigate your project's impacts as outlined in the IPHCP.

This information is provided to aid evaluation of your proposed project. I recommend that you discuss your project permitting requirements with the U.S. Fish and Wildlife Service, which administers the Endangered Species Act, and the County of Santa Cruz Planning Department, which administers the Sensitive Habitat Ordinance. The following contact information is provided to assist you.

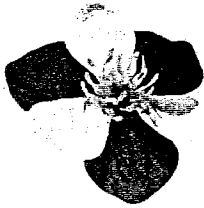
U.S. Fish and Wildlife Service	County of Santa Cruz
Douglas Cooper	Matt Johnston
Deputy Assistant Field Supervisor	Environmental Coordinator
US Fish and Wildlife Service	County of Santa Cruz
2493 Portola Road, Suite B	701 Ocean Street
Ventura, CA 93003	Santa Cruz, CA 95060
(805) 644-1766 x272	(831) 454-3114
Douglass_Cooper@fws.gov	PLN458@co.santa-cruz.ca.us

Please do not hesitate to contact me if you have any questions regarding the habitat assessment.

Sincerely,



Jodi M. McGraw



Jodi McGraw Consulting
www.jodimcgrawconsulting.com
PO Box 221 • Freedom, CA 95019
phone/fax: (831) 768-6988
jodi@jodimcgrawconsulting.com

July 25, 2011

Mr. Gordon Kvamme
42 Muirwood Drive
Daly City, CA 94014

**RE: Biotic Assessment of 49 and 51 Conference Center Drive (APNs: 066-112-42 and 066-112-41),
Mount Hermon, CA: Conducted Under USFWS Recovery Permit TE118641-1**

Dear Mr. Kvamme:

I am writing to provide you with results of a habitat assessment and Mount Hermon June beetle survey that I conducted for parcels 066-112-41, an approximately 0.13-acre home site located at 51 Conference Center Drive and the adjacent parcel 066-112-42, an approximately 0.12-acre homesite located at 49 Conference Center Drive, in Mount Hermon, California, a region within the unincorporated portion of Santa Cruz County. Based on my conversations with you, I understand that you are seeking to construct an approximately 20' x 20' detached garage on the western end of the parcel 066-112-41 adjacent to the existing paved parking area. I further understand that you might want to conduct additional, ground disturbing activities on the western portion of the adjacent parcel.

The purpose of my initial assessment was to evaluate the western third of each parcel which would be within the disturbance footprint of the garage and a future project on the adjacent parcel, in order to determine whether it supports, or provides habitat for, special status plants and animals that occur within the Santa Cruz Sandhills, including: Ben Lomond spineflower (*Chorizanthe pungens* var. *pungens*), Santa Cruz wallflower (*Erysimum teretifolium*), silverleaf manzanita (*Arctostaphylos silvicola*), Ben Lomond buckwheat (*Eriogonum nudum* var. *decurrens*), Mount Hermon June Beetle (*Polyphylla barbata*) or the Zayante Band-Winged Grasshopper (*Trimerotropis infantilis*). These species occur within Sandhills communities found on Zayante coarse sand soil within the Mount Hermon area and elsewhere in central Santa Cruz County. The purpose of the subsequent Mount Hermon June beetle survey was to evaluate whether the endangered species occurs within the western third of each of the two parcels, as described in greater detail below.

Habitat Assessment

Soils on the two parcels are mapped by the Soil Conservation Services as part of the Nisene-Aptos Complex, which features fine loam soils derived from the weathering of fine-grained sandstone, mudstone, and shale. The soil approximately 60 feet east of the parcel is mapped as Zayante soil: a poorly developed, deep, coarse, sand soil derived from the weathering of uplifted marine sediments and sandstones (USDA 1980). The proposed project areas features a range of soil conditions which appear to occur as a gradient. On the western edge, adjacent to the existing parking area, the soils were a relatively coarse-grained, medium grey sand characteristic of Zayante soils with relatively higher organic matter. The center of the proposed project area features a medium grey brown loamy sand soil while the soil in the eastern portion of the project area was a dark brown sandy loam with notably high organic matter and significant clay.

The vegetation within the region has been altered due to development of the conference center which began around the turn of the century, but generally can be characterized as mixed evergreen forest, which is dominated by coast redwood (*Sequoia sempervirens*), Douglas fir (*Pseudotsuga menziesii*), and tan oak (*Lithocarpus densiflorus*). Vegetation in the proposed project has been modified as part of prior development and land use on the parcel, including the house fire that you indicated burned a portion of parcel 066-112-41 in 1987, and recent removal of some of the redwood trees just east of the proposed project location. Remaining plant cover is herbaceous and includes the non-native perennial vines English ivy (*Hedera helix*) and sweet pea (*Lathyrus latifolius*), non-native grasses including rip gut brome (*Bromus diandrus*), and the native forb miner's lettuce (*Claytonia perfoliata*). Trees on or near parcel 066-112-42 include a tan oak and coast live oak (*Quercus agrifolia*). Neither parcel supports the rare Sandhills plants listed above, nor do they provide suitable habitat for these plants due to the moderately dense canopy of remaining trees and the dense cover of non-native vines.

Based on my observations of the soils and vegetation on the site, the western portions of these parcels are highly unlikely to support the endangered Zayante band-winged grasshopper. This endemic insect occurs primarily in open sunlit sand soil areas featuring sparse herbaceous plant cover. It is unlikely to occur in the area evaluated due to the moderate tree canopy and dense and thick cover of vines, herbs, and litter on the soil surface. The endangered grasshopper is known to occur within the Hanson Quarry habitat set-asides approximately 0.5 miles east of your parcels (USFWS 2009).

Mount Hermon June Beetle Survey

Based on my initial habitat assessment conducted on May 10, 2011, I conclude that the proposed project area had some limited potential to support the Mount Hermon June beetle, a largely fossorial insect endemic to the Sandhills that occurs within sandy soils in a broad range of vegetation types. The species is typically found in areas that support Sandhills plant species; however, it has also been observed in areas that featuring Zayante sand soil or transitional soils at the ecotone between Sandhills and mesic forest vegetation, such as observed on your properties. The transitional nature of the habitat within the proposed project area and adjacent parcel, along with the prior land use, vegetation removal, and planting of ornamental plant species that have degraded habitat within the site, reduce the likelihood that it supports Mount Hermon June beetle. The Mount Hermon June beetle has been observed in three locations within 1,000 feet of the parcel, including in the Mount Hermon Conference Center Area.

Based on these factors indicating the site has limited ability to support Mount Hermon June beetle, I recommended that a presence/absence survey be used to evaluate whether the subject parcel is occupied by the Mount Hermon June beetle. On June 2, 2011 I received permission from Chad Mitcham, Biologist with the U.S. Fish and Wildlife Service, to conduct a presence/absence survey during the Mount Hermon June beetle flight season (mid-May to mid-August) (C. Mitcham, pers. comm.).

I surveyed the western approximately one-third of the subject parcels on three nights: July 5, July 20, and July 25, 2011 (Table 1). To maximize likelihood of detecting beetles, I conducted the surveys on the evenings of days with high temperature of at least 78 °F in Felton, as my observations from weekly Mount Hermon June beetle surveys at another site suggest that the endangered beetles are observed at greater abundance and therefore perhaps more likely to be active or at least captured in traps, on hotter days (J. McGraw, pers. obs.).

On each of the survey nights, I set up and monitored black light traps, which attract crepuscular insects such as the Mount Hermon June Beetle. The traps were operated and actively monitored throughout the Mount Hermon June beetle flight period: 8:30 p.m. and 10:00 p.m. I established traps at a total of five locations within the western portion of the two parcels; west of the stairs that ascend the steep hillslope to the east. The traps were located to provide complete saturation of the test area; light from the traps was

July 26, 2011

visible within all portions of the test area. In order to ensure that the surveys were conducted on nights when the Mount Hermon June beetle was active, on the same survey nights I located a single trap atop Graham Hill (Mount Hermon) near Scotts Valley, CA: a reference site where the species is known to occur at relatively high abundance.

During the three-night survey, I did not observe any Mount Hermon June beetles within the western portion of the subject parcels (Table 1). I observed a total of 53 of the endangered beetles at the reference site during the same three nights (Table 1).

Table 1: Number of Mount Hermon June beetles observed during three survey nights within five trap locations within the test property and a reference sites located atop Graham Hill near Mount Hermon, central Santa Cruz County. Survey details provided in text.

Site	Trap ID	Mount Hermon June Beetles Observed			
		Survey Date			Total
		7/5/2011	7/20/2011	7/25/2011	
Test site: Western one-third of 49 and 51 Conference Center Drive, Mount Hermon, CA (APNs: 066-112-41 and 066-112-42)	1	0	0	0	0
	2	0	0	0	0
	3	0	0	0	0
	4	0	0	0	0
	5	0	0	0	0
Reference Site: Graham Hill (APN: 061-371-16)	R	21	9	23	53

Conclusion and Recommendations

The results of my survey, when combined with the habitat assessment, suggest that the western portion of your two parcels, including the area proposed for construction of a detached garage, do not support endangered plants or insects of the Zayante Sandhills. The area evaluated is within an ecotone between Sandhills communities and mixed evergreen forest, which does not provide suitable habitat for the four rare Sandhills plants and the Zayante band-winged grasshopper due to the moderately dense canopy. The transitional nature of the vegetation and soils, along with the long-term residential use on the property and surrounding areas, which features a high density of night lights that can degrade habitat for nocturnal insects, likely explains the absence of the endangered beetle from the property.

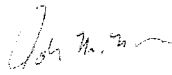
Given the results of the habitat assessment and survey, I believe your proposed garage construction project and other ground disturbing activities within the area evaluated will not impact rare or endangered Sandhills species.

This information is provided to aid evaluation of your proposed project. I recommend that you discuss project permitting requirements with the USFWS, which administers the federal Endangered Species Act, and the County of Santa Cruz Planning Department, which administers the Sensitive Habitat Ordinance and the Grading Ordinance.

U.S. Fish and Wildlife Service	County of Santa Cruz
Douglas Cooper Deputy Assistant Field Supervisor US Fish and Wildlife Service 2493 Portola Road, Suite B Ventura, CA 93003 (805) 644-1766 x272 Douglass_Cooper@fws.gov	Matt Johnston Environmental Coordinator County of Santa Cruz 701 Ocean Street Santa Cruz, CA 95060 (831) 454-3114 PLN458@co.santa-cruz.ca.us

Please do not hesitate to contact me if you have any questions regarding the habitat assessment.

Sincerely,



Jodi M. McGraw

e-cc: Douglas Cooper, US Fish and Wildlife Service
Chad Mitcham, US Fish and Wildlife Service

References

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