



Staff Report to the Zoning Administrator

Application Number: **121079**

Applicant: Dennis Anderson
Owner: Kent and Carmelita Lowry
APN: 057-181-12

Agenda Date: August 3, 2012
Agenda Item #: 5
Time: After 9:00 a.m.

Project Description: Proposal to construct a 246 square foot addition to an existing two-story single-family addition, a new 1,000 square foot non-habitable accessory structure, a swimming pool and a 608 square foot habitable accessory structure (pool house) with a toilet and shower.

Location: Project located on the south side of Swanton Road approximately 0.6 miles northeast of the intersection of Swanton Rd. and Highway 1 (725 Swanton Road).

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

Permits Required: Coastal Development Permit, Residential Development Permit

Technical Reviews: Biotic Report Review and Archaeological Report Review

Staff Recommendation:

- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 121079, based on the attached findings and conditions.

Exhibits

- | | |
|---|---|
| A. Project plans | F. Comments & Correspondence |
| B. Findings | G. Biological Assessment prepared by EcoSystems West, dated 5/17/12 |
| C. Conditions | H. Archaeological Reconnaissance, prepared by Robert Edwards and Charr Smith, dated 4/16/12 |
| D. Categorical Exemption (CEQA determination) | |
| E. Assessor's, Location, Zoning and General Plan Maps | |

Parcel Information

Parcel Size: 6.42 acres
Existing Land Use - Parcel: Residential
Existing Land Use - Surrounding: Residential

Project Access: Swanton Rd (County-maintained)
Planning Area: North Coast
Land Use Designation: R-M (Mountain Residential)
Zone District: SU (Special Use)
Coastal Zone: ☒ Inside ☐ Outside
Appealable to Calif. Coastal Comm. ☐ Yes ☒ No

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Baywood Loamy Sand – Very Permeable
Fire Hazard: Mapped Fire Hazard Area
Slopes: N/A
Env. Sen. Habitat: Mapped Resource; Biotic Assessment completed and accepted by Environmental Coordinator; no potential impacts identified
Grading: Approximately 253 cubic yards of excavation, including 84 cubic yards of exempt excavation for proposed swimming pool
Tree Removal: No trees proposed to be removed
Scenic: Mapped scenic resource; photo simulation indicates no impact to Swanton Road or coastal viewshed
Drainage: Cistern and bioswale proposed to ensure post-development runoff rates do not exist pre-development rates
Archeology: Mapped resource; Archaeological Report completed and accepted by Environmental Planning staff; no potential resources identified

Services Information

Urban/Rural Services Line: ☐ Inside ☒ Outside
Water Supply: Private Well
Sewage Disposal: Private Septic
Fire District: County/CalFire
Drainage District: None

History

The subject parcel is developed with a two-story single-family dwelling and detached second unit/garage. The main dwelling and detached garage/workshop were built in 1984 under Coastal Development Permit 83-383-CZ. Building Permits B-102515 and B-111721 were issued in 2011 to permit the demolition of the garage/workshop and the construction of the two-story 816 square foot second unit garage. Building Permit B-121435 was issued in 2012 to authorize a remodel and addition of less than 500 square foot to the main single-family dwelling. Permit B-121435 has not yet received a final inspection.

Project Setting and Project Description

The subject parcel is approximately 6.4 acres in area and is located on Swanton Road in the North Coast Planning Area. In addition to the existing single-family dwelling, second unit and

garage, the site is developed with an existing 29,000 gallon water tank, generator and underground propane tank. In the location of the existing single-family residence and second unit, the parcel slopes slightly to the southwest. The western edge of the property fronts Swanton Road (a County-maintained road) for a distance of approximately 800 feet; however there is no direct access to the site from this portion of the road; access to the site is provided by an easement to Swanton Road across APN 057-181-19 to the north. The access will not change as a result of this proposal.

All of the existing and proposed development is clustered within an approximately 1-acre area at the northeastern portion of the parcel. In the area of the proposed barn and pool house, the parcel slopes slightly to the south. The area of development contains native and non-native grasses, bushes, and a small number of oaks and conifers. The undeveloped remainder of the property contains Monterey pine stands, coastal terrace prairie and annual grasslands. Natural site drainage patterns are generally from north to south, with natural drainage swales located at the western and southeast portion of the property.

Geographical Information System (GIS) data indicates that the site contains potential biotic and archaeological resources. These issues are discussed later in this report.

The subject proposal consists of adding a 191 square foot breakfast room and 55 square foot expanded entry area to the existing main dwelling, constructing a pool and spa with a 608 square foot non-habitable pool house, and constructing a 1,000 square foot barn. The project will result in approximately 5,500 square feet of lot coverage, which represents less than 2% of the overall area of the parcel.

The project also includes grading of approximately 250 cubic yards in order to accommodate the pool and adjacent patio area. The excavated material is proposed to be removed from the site with no further alteration to existing topography and drainage patterns of the site. Drainage improvements include connecting downspouts from the barn and pool house, as well as a slot drain at the perimeter of the pool, to a tightline which outlets to an existing 525 gallon catchment cistern and pump. A new 30 foot energy dissipater and bioswale is also proposed downslope of the proposed improvements in order to capture overflow runoff. Native riparian/wetland plant species will be used on the edge of the bioswale. Additionally, native grasses and shrubs, propagated from seed and plugs taken from elsewhere on the site, shall be reintroduced to areas disturbed by construction.

A pervious, drivable grass paving system will provide access from the existing driveway to the proposed barn.

Zoning & General Plan Consistency

The subject property is a parcel of approximately 6.4 acres, located in the SU (Special Use) zone district, a designation which allows residential uses. The proposed residential addition dwelling and accessory structures are principal permitted uses within the zone district and the zoning is consistent with the site's (R-M) Mountain Residential General Plan designation.

Local Coastal Program Consistency

The proposed single-family dwelling addition and accessory structures are in conformance with the County's certified Local Coastal Program, in that the structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings and outbuildings of various sizes and configurations. Size and architectural styles vary widely in the area, and the design submitted is not inconsistent with the existing range of styles. The project site is not located between the shoreline and the first public road and is not identified as a priority acquisition site in the County's Local Coastal Program. Consequently, the proposed project will not interfere with public access to the beach, ocean, or other nearby body of water.

General Plan Policy 5.10.17 (Swanton Road Coastal Special Scenic Area) requires new development to be hidden from public view and further requires dense landscape screening, comprised of native species for development which cannot be placed out of public view. In this case, the new structures have been located in areas that are hidden from view by topography and vegetative screening. The proposed development is located approximately 1/4 mile from Highway 1 and 1/3 mile from the coastline. In addition to the existing oak and conifer stands that exist between the developed areas and the scenic road and coastline, project conditions of approval require additional plantings to ensure that the development will not negatively impact the viewshed.

Design Review and Scenic Resource

The proposed single-family dwelling and accessory structures comply with the requirements of the County Design Review Ordinance, in that the development will incorporate site and architectural design features such as redwood siding, quarried limestone and brown shingle roofing to reduce the visual impact of the proposed development on surrounding land uses and the natural landscape. The color palette for both the residential addition and new accessory structures is designed to ensure that the development is not intrusive and compatible with the natural setting of the north coast.

Neighboring properties are developed with residences and outbuildings associated with rural residential and light agricultural use (e.g. barns, sheds, storage buildings). The nearest residential structure is located approximately 200 feet east of the proposed barn location. Existing cypress and oak trees provide visual screening between the adjacent residence and the proposed development. Additionally, native shrubs are proposed to be planted at the eastern periphery of the barn to provide additional screening from the neighboring residence.

The subject parcel is located in a mapped scenic resource area associated with Swanton Road and

Highway 1. Dense stands of pines and oaks characterize much of the western and southern portions of the parcel, between the area of development and Swanton Road. In addition to the existing vegetation, supplemental planting will occur at the southern and eastern periphery of the new construction. A condition of approval will require all mature trees to be maintained and/or replaced in perpetuity. Given the distance, topography, vegetative screening, and use of natural materials and colors in the building design, the proposed development is not expected to negatively impact the scenic viewshed.

A photosimulation of the proposed development was provided in order to demonstrate the potential impact of the project on protected scenic viewsheds. The computer-generated simulation further supports the contention that the development will not significantly impact mapped scenic resources or public views.

Biotic Resources

A Biological Assessment for the property was prepared by EcoSystems West (Exhibit G) in order to evaluate the potential impact of this proposal on special status plants and habitat. The assessment found stands of native Monterey pine, a rare species, on the parcel. In addition, a "small patch" of coastal terrace prairie and coastal scrub habitat were identified on the parcel. Coastal terrace prairie is recognized as sensitive habitat under the Santa Cruz County Sensitive Habitat Ordinance.

The biotic consultant states in the assessment that the residential addition, pool and pool house are proposed to occupy areas of previously disturbed land, which do not support protected habitat or plant species. The area of the proposed barn displaces a "very small area" of native grassland; however the applicant proposes to salvage the grasslands and use the material to reestablish the prairie on the south side of the existing residence. The biotic report concludes that, as currently proposed, the proposed development will not result in significant long-term impacts to the native habitats found on or adjacent to the parcel.

The application includes revegetation of disturbed areas and conditions of project approval require review and approval of the revegetation plan by the project biologist to ensure success of the survival of the relocated native species. Ongoing mowing of the native grasses is also required.

Archaeological Resources

An Archaeological Reconnaissance of the property was performed by Robert L. Edwards and Charr Simpson Smith (Exhibit H) in order to evaluate the potential impact of the proposed development on mapped archaeological resources. The archaeological assessment included results from archival research and surface reconnaissance and found no indication of the presence of an archaeological site on the subject parcel.

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 **121079**, 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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SHEET INDEX

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aradovan@mgobc.com

A1	SITE PLAN & DATA
C1	DRAINAGE PLAN
C2	SEWERAGE DETAILS
U1	LANDSCAPE PLAN
A2	MAIN HOUSE FLOOR PLAN

1. BUILD AN ADDITION TO AN EXISTING RESIDENCE TO INCLUDE A BREAKFAST ROOM & EXPANDED ENTRY FLOOR
2. BUILD A IN-POOL, 3 1/2" W/ A NON-HABITABLE ACCESSORY POOL HOUSE STRUCTURE
3. BUILD A IN-POOL NON-HABITABLE ACCESSORY BARN STRUCTURE

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3. BUILD A IN-POOL NON-HABITABLE ACCESSORY BARN STRUCTURE

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FAX 831.423.2724

RESIDENTIAL REMODEL
725 SWANTON RD.
DAVENPORT, CA 95017
APN 057-181-12

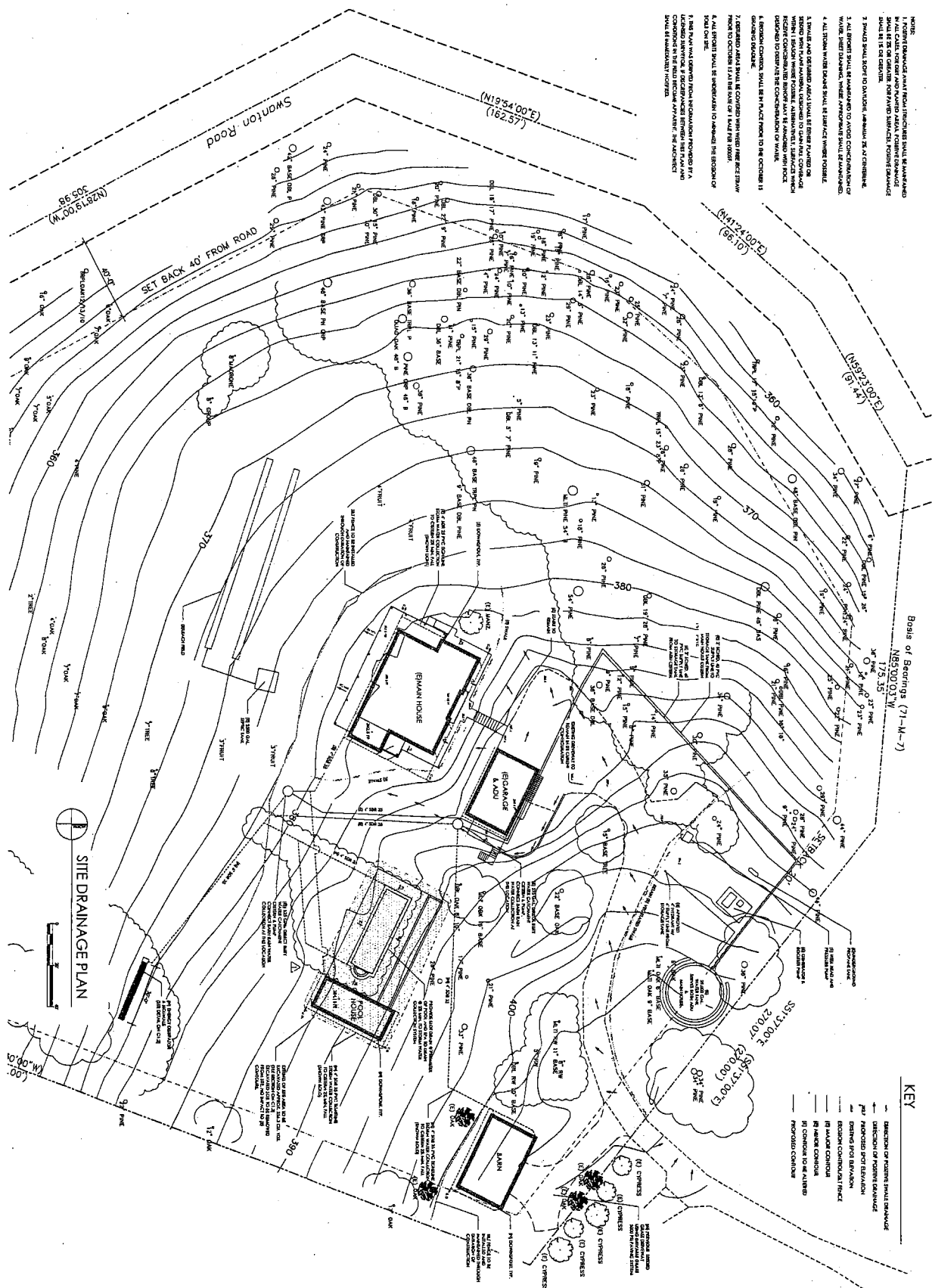
SITE PLAN

DATE	03/24/11
SCALE	1/8"
DRAWN	SK
REVISIONS	
05/17/11	

VICINITY MAP

-7-

EXHIBIT A

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KEY

ANDERSON

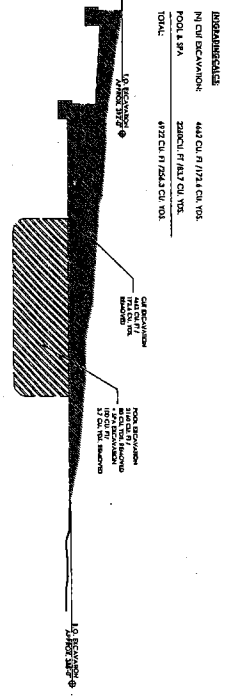
SANTA CRUZ, CA 95060
TEL 831.457.6346
FAX 831.423.2726



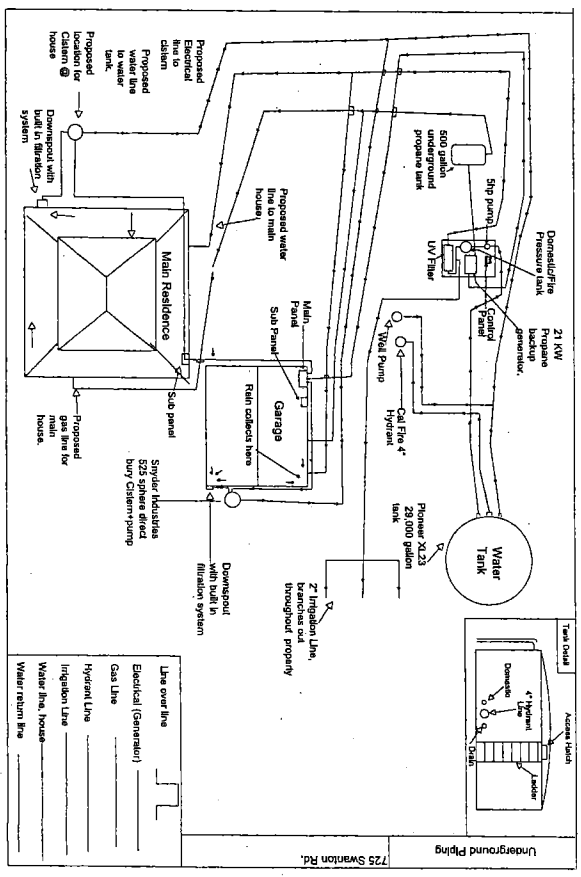
RESIDENTIAL REMODEL
725 SWANTON RD.
DAVENPORT, CA 95017
APN 057-181-12

**SITE
DRAINAGE
PLAN**

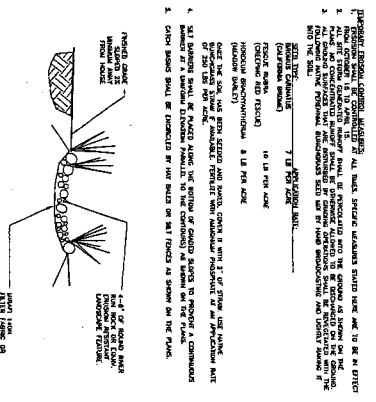
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REVISIONS	
	05/17/00



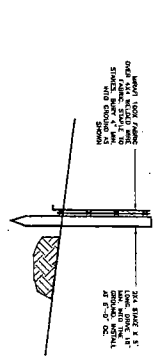
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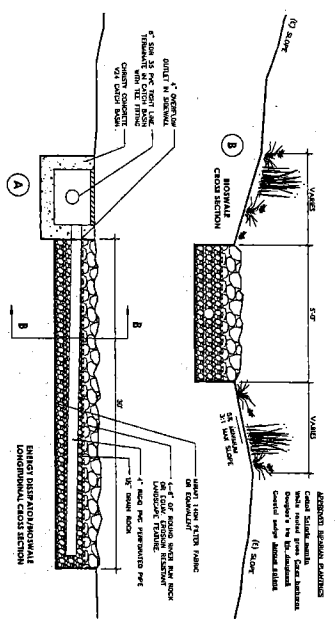
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3 DRAINAGE SWALE DETAIL
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2 SILT FENCE DETAIL
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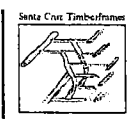


1 ENERGY DISSIPATOR CROSS SECTION
SCALE: 1/2" = 1'-0"

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TEL: 408/255-1234
FAX: 408/255-1235

SEAL
CITY OF SANTA CRUZ
APR 2013

SEAL
CITY OF SANTA CRUZ
APR 2013

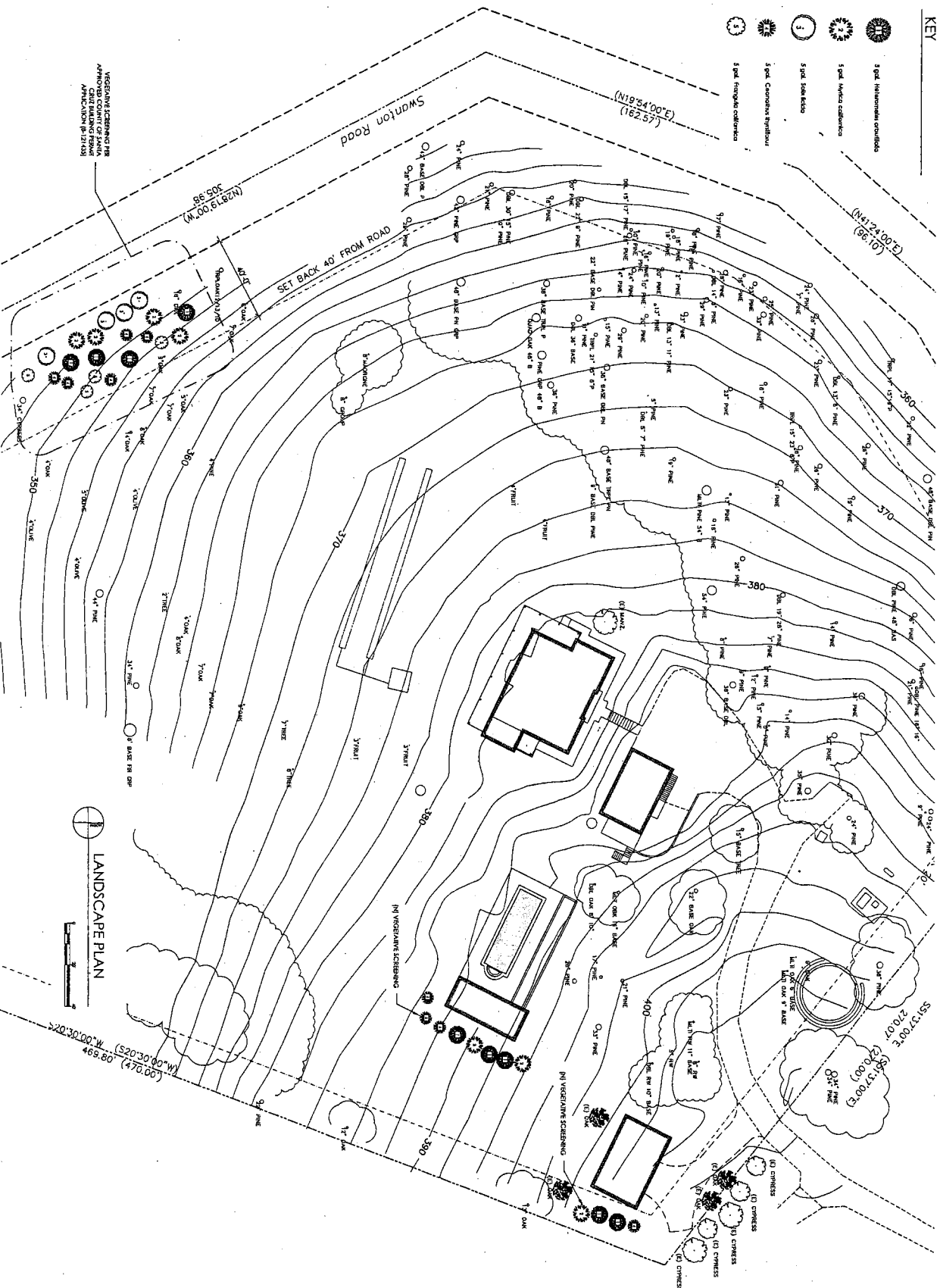


RESIDENTIAL REMODEL
725 SWANTON RD.
DAVENPORT, CA 93017
APN 057-081-012

SITE
DRAINAGE
DETAILS

DATE: 03.26.12
REVISION: 03.17.12

EXHIBIT A



LANDSCAPE PLAN

DATE: 02/12/12

SCALE: 1" = 20'

DRAWN: SM

REVISION: 02/12/12

RESIDENTIAL REMODEL

725 SWANTON RD

DAVENPORT, CA 92314

ANDERSON

Simu Cruz Timberframe

ANDERSON

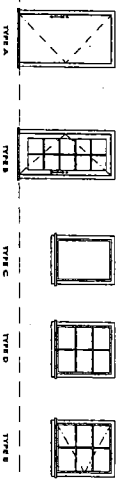
31 May 2013

ANDERSON

31 May 2013

EXHIBIT A

DOOR/WINDOW TYPES



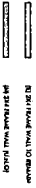
DOOR/WINDOW SCHEDULE

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TYPE B	DOOR	1	DOOR	1/1/12
TYPE C	DOOR	1	DOOR	1/1/12
TYPE D	DOOR	1	DOOR	1/1/12
TYPE E	DOOR	1	DOOR	1/1/12
TYPE F	DOOR	1	DOOR	1/1/12
TYPE G	DOOR	1	DOOR	1/1/12
TYPE H	DOOR	1	DOOR	1/1/12
TYPE I	DOOR	1	DOOR	1/1/12
TYPE J	DOOR	1	DOOR	1/1/12
TYPE K	DOOR	1	DOOR	1/1/12
TYPE L	DOOR	1	DOOR	1/1/12
TYPE M	DOOR	1	DOOR	1/1/12
TYPE N	DOOR	1	DOOR	1/1/12
TYPE O	DOOR	1	DOOR	1/1/12
TYPE P	DOOR	1	DOOR	1/1/12
TYPE Q	DOOR	1	DOOR	1/1/12
TYPE R	DOOR	1	DOOR	1/1/12
TYPE S	DOOR	1	DOOR	1/1/12
TYPE T	DOOR	1	DOOR	1/1/12
TYPE U	DOOR	1	DOOR	1/1/12
TYPE V	DOOR	1	DOOR	1/1/12
TYPE W	DOOR	1	DOOR	1/1/12
TYPE X	DOOR	1	DOOR	1/1/12
TYPE Y	DOOR	1	DOOR	1/1/12
TYPE Z	DOOR	1	DOOR	1/1/12

KEY NOTES

- 1. All doors and windows to be installed in accordance with the manufacturer's instructions.
- 2. All doors and windows to be installed in accordance with the manufacturer's instructions.
- 3. All doors and windows to be installed in accordance with the manufacturer's instructions.
- 4. All doors and windows to be installed in accordance with the manufacturer's instructions.
- 5. All doors and windows to be installed in accordance with the manufacturer's instructions.
- 6. All doors and windows to be installed in accordance with the manufacturer's instructions.
- 7. All doors and windows to be installed in accordance with the manufacturer's instructions.
- 8. All doors and windows to be installed in accordance with the manufacturer's instructions.

WALL LEGEND



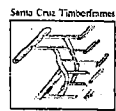
LOWER LEVEL FLOOR PLAN



MAIN HOUSE FLOORPLAN

DRAWN: SN
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 REVISIONS: 04.17.12

RESIDENTIAL REMODEL
 725 SWANSON RD
 DAVENPORT, IA 52007
 APR 05/10-05/12



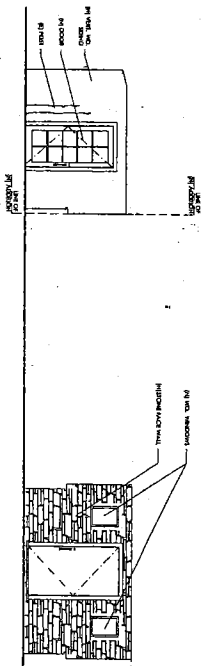
ANDERSON
 2001 JEFFERSON AVENUE
 SUITE 100, DAVENPORT, IA 52007
 563.421.1234



EXHIBIT A

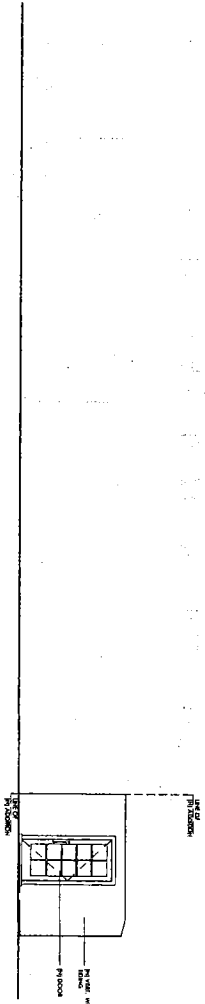
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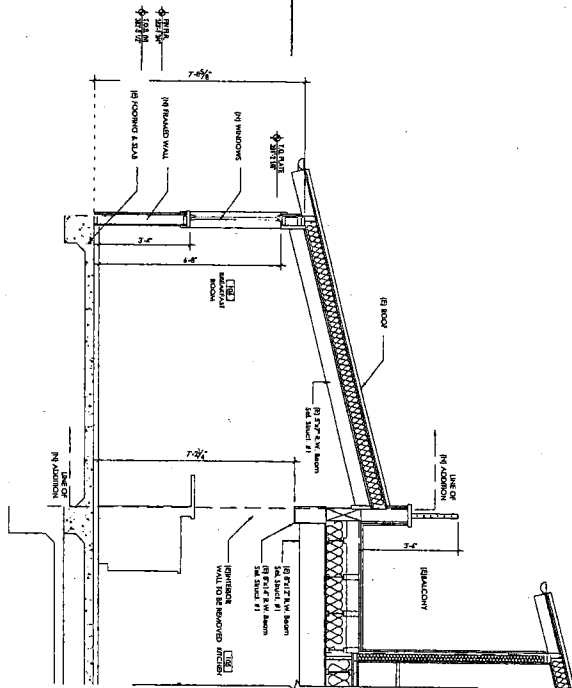
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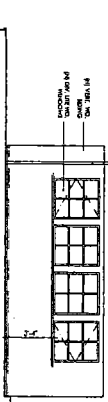
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4 EAST ELEVATION

SCALE: 1/4"=1'-0"



A

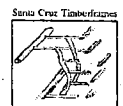
B

C

ANDERSON



RESIDENTIAL REMODEL
725 SWANSON RD.
DANVER, CT 06830
ANDERSON



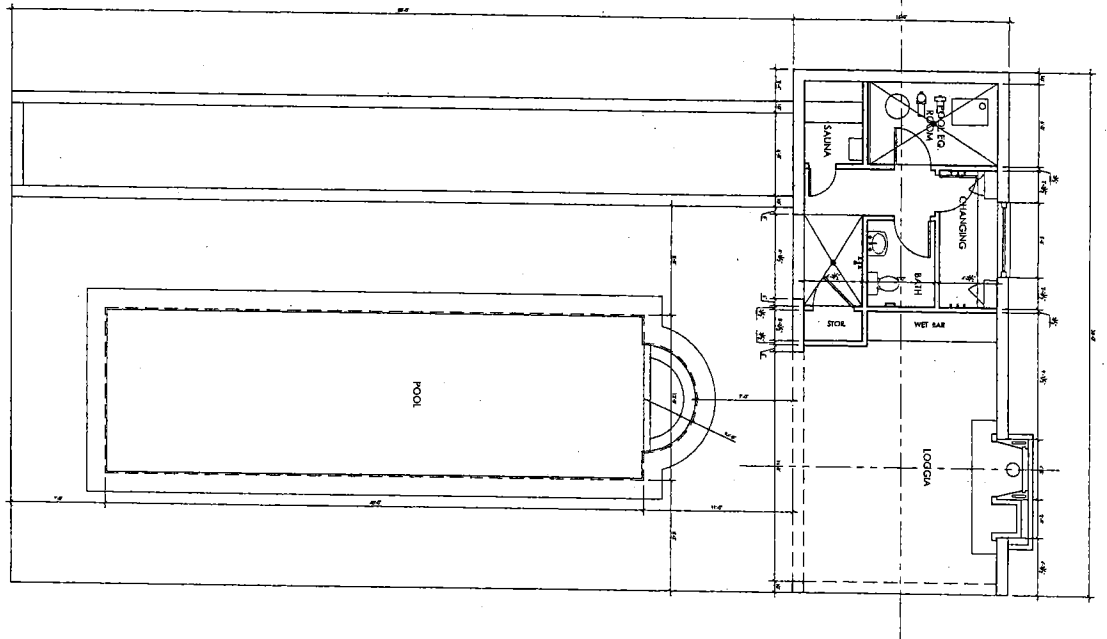
725 SWANSON RD.
DANVER, CT 06830
ANDERSON

PROPOSED
ELEVATIONS
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DATE 02.24.12
REVISIONS
06.12.12



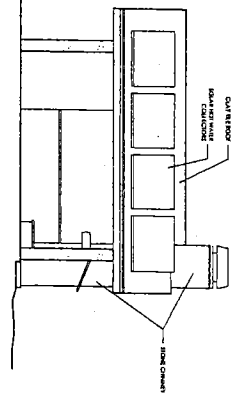
POOL & POOL HOUSE FLOOR PLAN

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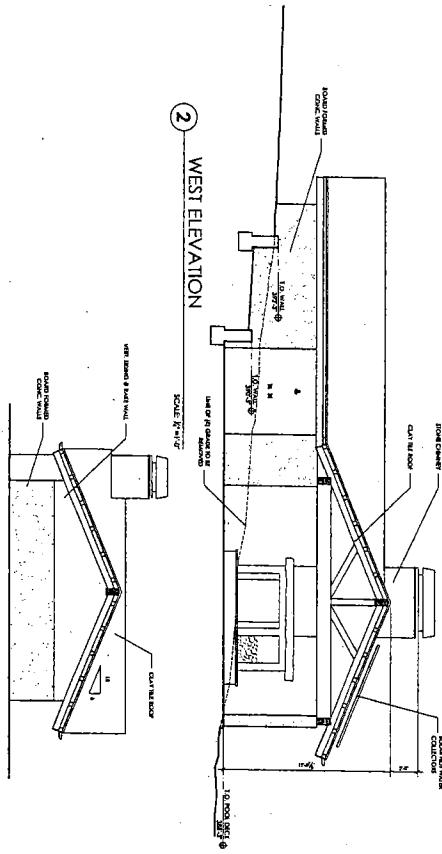
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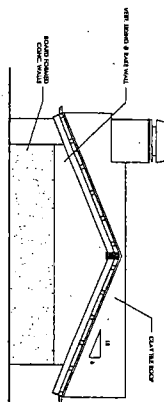
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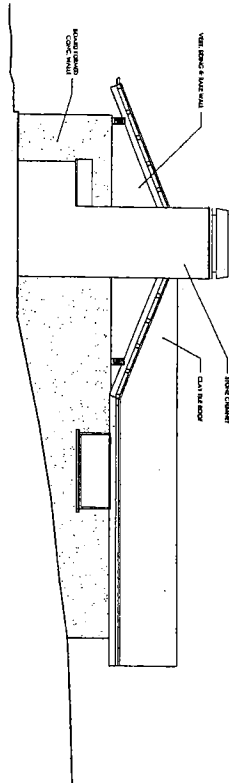
3 SOUTH ELEVATION

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4 EAST ELEVATION

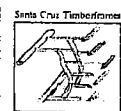
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PROPOSED
POOL HOUSE

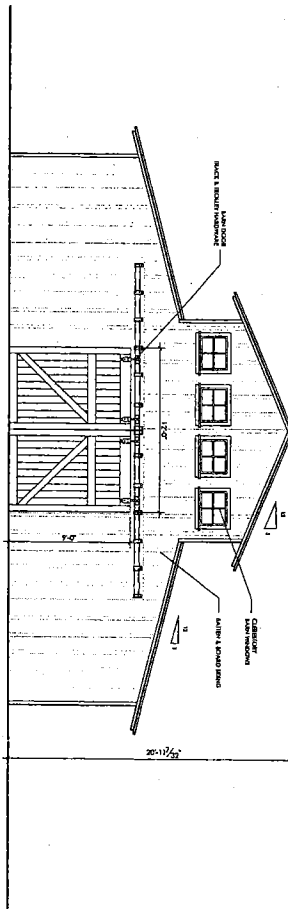
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REVISIONS: 04.17.12

RESIDENTIAL REMODEL
725 SWANSON RD.
DANFORTH, CA 95017
APR 11/12

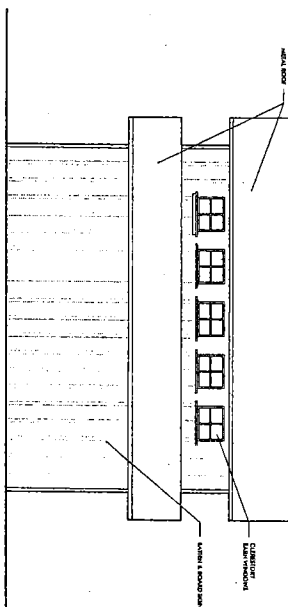


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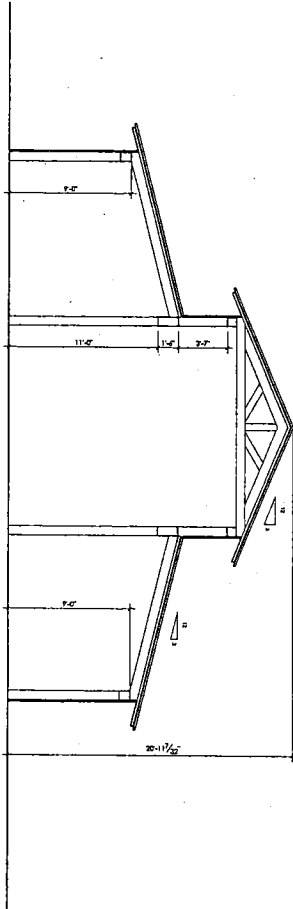




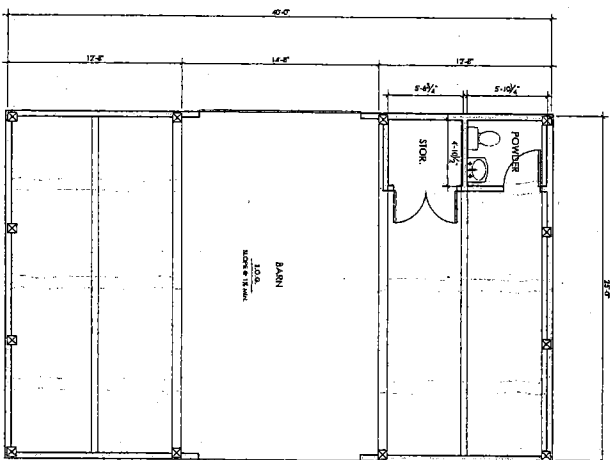
1 NORTH & SOUTH ELEVATION
SCALE 1/8" = 1'-0"



2 EAST & WEST ELEVATION
SCALE 1/8" = 1'-0"



3 BARN SECTION
SCALE 1/8" = 1'-0"

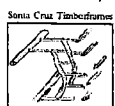


BARN FLOOR PLAN

SCALE 1/8" = 1'-0"

PROPOSED
BARN
DRAWN
SCALE
DATE
REVISIONS
08.12.12

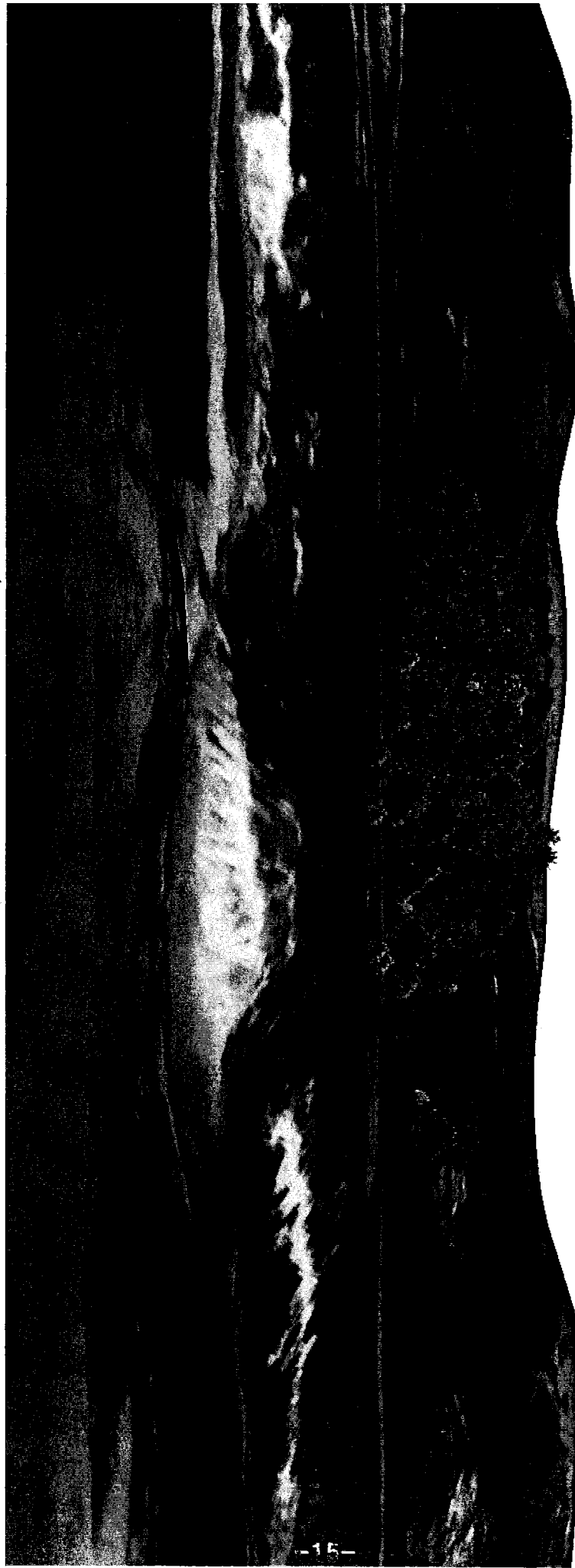
RESIDENTIAL REMODEL
725 SWANSON RD.
DAVENPORT, CA 95312
A20057 111



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ARCHITECT
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FAX: 415.398.3122

EXHIBIT A

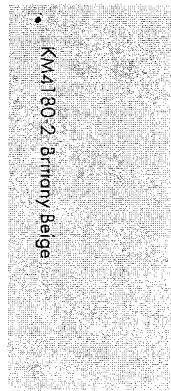
VIEW FROM COAST, LOOKING EAST



STANDING SEAM
METAL ROOF IN
'MEDIUM BRONZE'
BY SHEFFIELD METALS

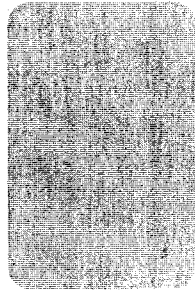
CLAD WINDOWS
'MEDIUM BRONZE'
BY JELD-WEN

INTEGRAL COLOR CEMENT
PLASTER TO MATCH
'BRITTANY BEIGE'
BY KELLY-MOORE



KW4180-2, Brittany Beige

REDWOOD SIDING W/
'SS4320 MT. MCKINLEY'
CUSTOM STAIN
BY KELLY-MOORE



SS4320 Mt. McKinley

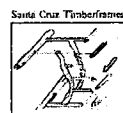
QUARRIED LIMESTONE IN
'LEDGESTONE' PATTERN
BY BUILDER



EXHIBIT A



ANDERSON
FLOORING



RESIDENTIAL REMODEL
225 SWANTON RD.
DAVENPORT, CA 95017
APH 057-181-12

LOWRY RESIDENCE

-16-

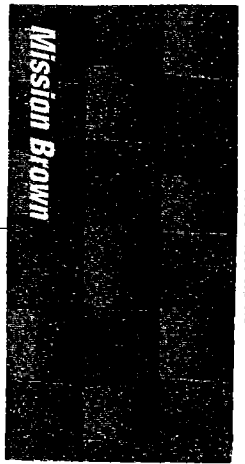
PROPOSED
MAIN HOUSE
COLOR
BOARD

DRAWN
SCALE 1/8"=1'-0"
DATE 08.11.12
REVISIONS

NORTH MAIN HOUSE ELEVATION

SCALE: 1/8"=1'-0"

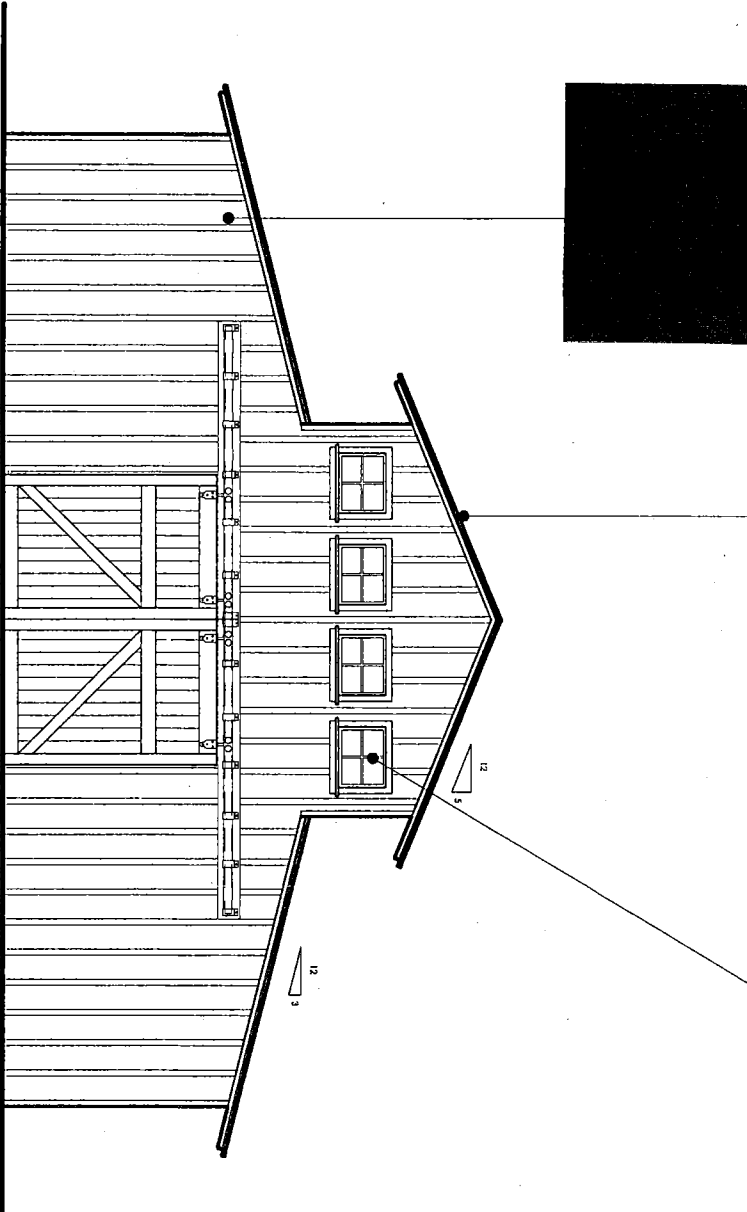
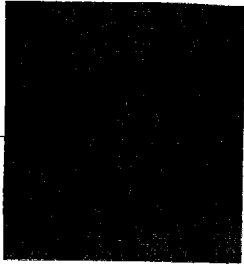
COMP. SHINGLE ROOF
 'MISSION BROWN'
 BY **TIMBERLINE**



CLAD WINDOWS
 ANTIQUE BRONZE
 BY **JELD-WEN**



REDWOOD SIDING W/
 'REDWOOD SEMI-TRANSPARENT STAIN'
 BY **KELLY-MOORE**



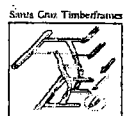
NORTH & SOUTH BARN ELEVATION

SCALE: $\frac{1}{8}" = 1'-0"$

EXHIBIT A



ANDERSON
 CONSTRUCTION
 1000 S. GATEWAY BLVD.
 DAVENPORT, CA 95017
 TEL: 531.221.2000
 FAX: 531.221.2001

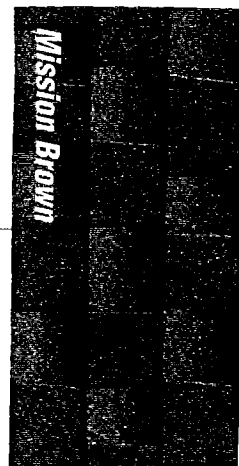


RESIDENTIAL REMODEL
 725 SWANTON RD.
 DAVENPORT, CA 95017
 APN 037-181-12

PROPOSED
 BARN
 COLOR
 BOARD

DRAWN
 SCALE
 DATE
 PERSONS

COMP. SHINGLE ROOF
'MISSION BROWN'
BY TIMBERLINE

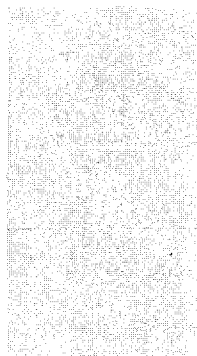


REDWOOD BEAMS W/
'REDWOOD SEMI-TRANSPARENT STAIN'
BY KELLY-MOORE

QUARRIED LIMESTONE IN
LEDGESTONE PATTERN
BY BUILDER



BOARD FORMED CONC.
W/ INTEGRAL 'ADOBE' COLOR
BY BUILDER



WEST POOL HOUSE ELEVATION

SCALE: 1/8" = 1'-0"

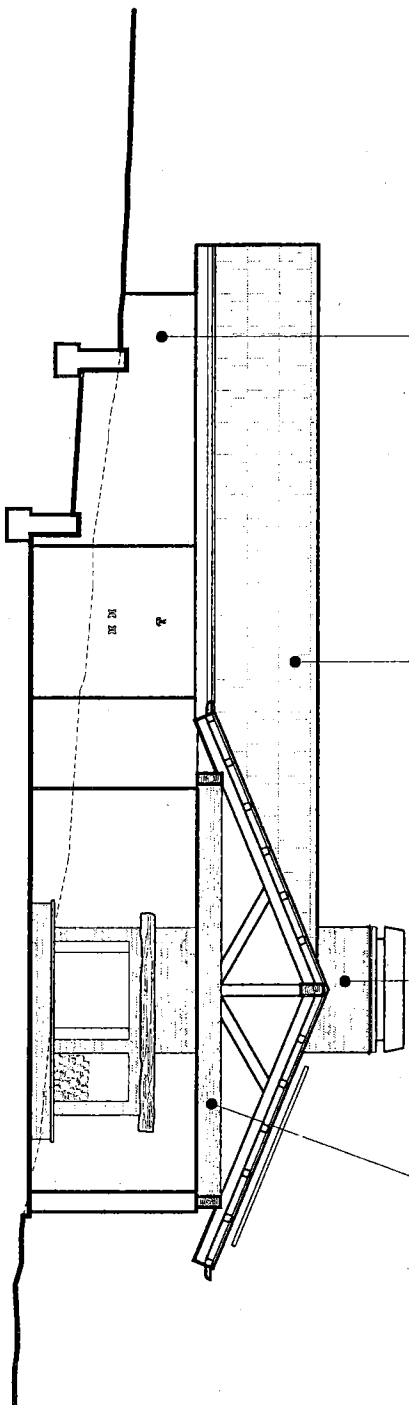
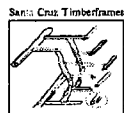


EXHIBIT A



ANDERSON
MCELVEY
ARCHITECTS
3450 AVENUE
SUITE 200
SAN JOSE, CA 95128
TEL: 415.931.1200
WWW.AMELVEY.COM



RESIDENTIAL REMODEL
725 SWANTON RD.
DAVENPORT, CA 95017
APN 057-181-12

LOWRY RESIDENCE
-18-

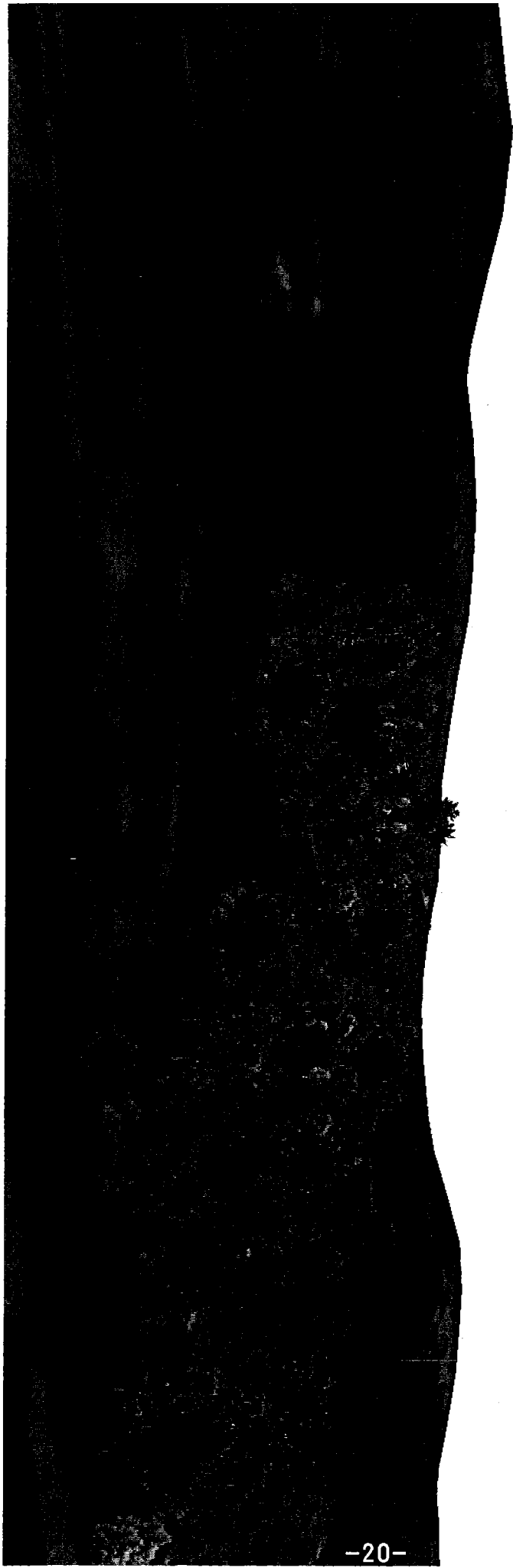
PROPOSED
POOL HOUSE
COLOR
BOARD

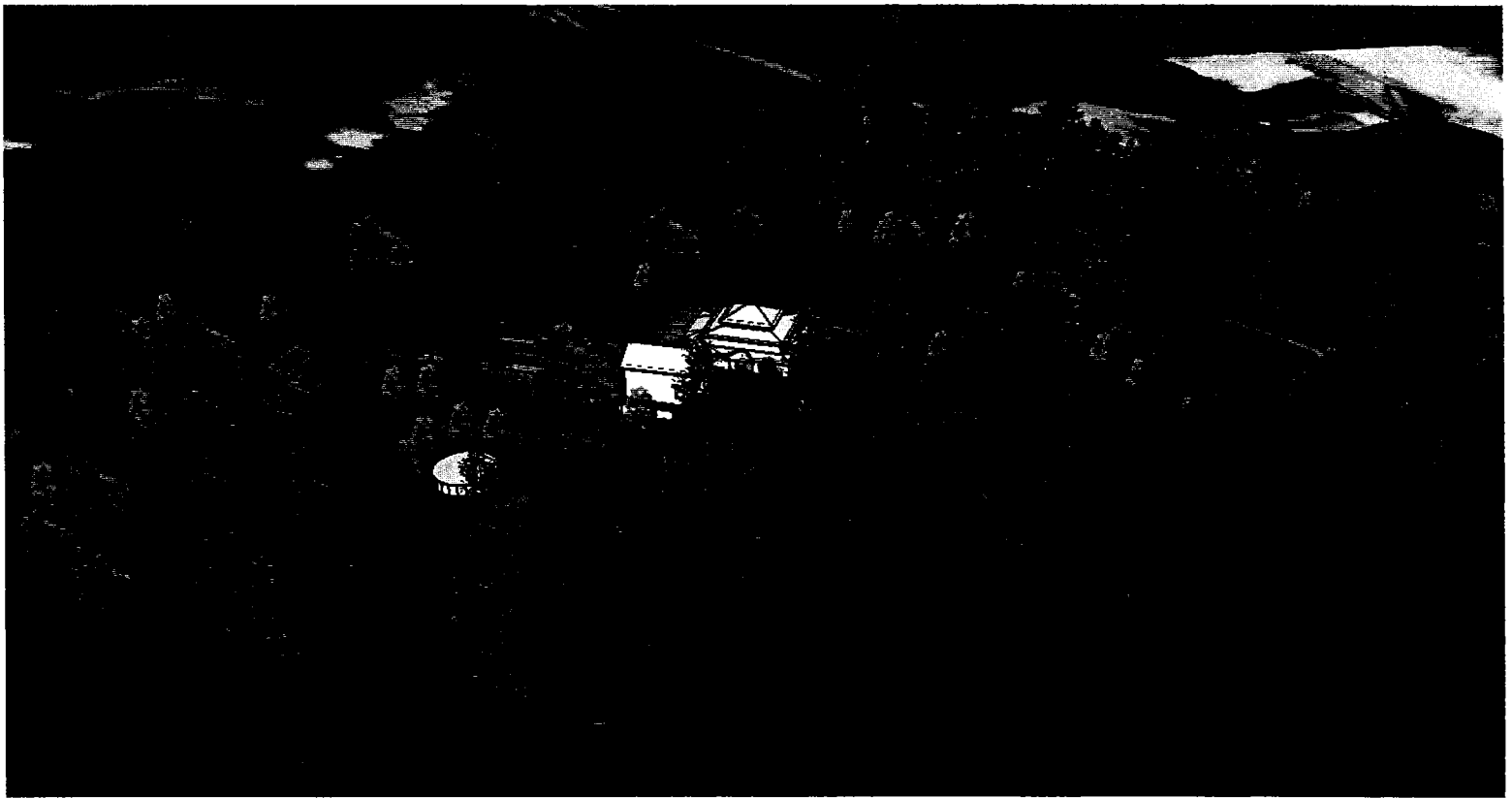
DRAWN
SCALE
DATE
REVISIONS

PLAN VIEW



VIEW FROM SWANTON, LOOKING SE





ELEVATED VIEW OF SITE, LOOKING WEST

Coastal Development Permit Findings

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

This finding can be made, in that the property is zoned SU (Special Use), a designation which allows residential uses. The proposed residential addition and accessory structures are principal permitted uses within the zone district, and the zoning is consistent with the site's (R-M) Mountain Residential General Plan designation. Conditions of approval require the recordation of Declarations of Restriction and future inspections, as required, to ensure that both accessory structures conform to the limitations imposed by Section 13.10.681 and 13.10.611 of the County Code.

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 known easement or development restriction such as public access, utility, or open space easements.

3. That the project is consistent with the design criteria and special use standards and conditions of this chapter pursuant to section 13.20.130 et seq.

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to a low, rural density; the colors and materials will be natural in appearance, using redwood and quarried stone, and complementary to the rural residential agriculture site; and the development site is not on a prominent ridge, beach, or bluff top.

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

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

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

This finding can be made, in that the residential addition and accessory structures are sited and designed to be visually compatible, in scale with, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the SU (Special Use) zone district of the area, as well as the General Plan and Local Coastal Program land use

Application #: 121079
APN: 057-181-12
Owner: Kent and Carmelita Lowry

designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted utilizes redwood siding, quarried stone, and dark brown roofing material, which are consistent with the existing development on the parcel, and which also serve to minimize any visual impact on surrounding properties or scenic vistas. Photosimulations, submitted to demonstrate the potential visual impact of the development on the surrounding properties and designated scenic roads, indicate that the proposed residential addition and accessory structures will not significantly impact protected viewsheds.

Residential 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 residential addition and accessory structures will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the proposed structures meet all current setbacks that ensure access to light, air, and open space in the neighborhood. Additional vegetative screening is also proposed as a part of the subject development, which includes native shrubs such as toyon and Pacific wax myrtle, to be planted at the periphery of the new construction. The increased screening will supplement the existing trees and shrubs on the site and provide an additional barrier between the new development and the adjacent residence 200 feet to the east.

A Declaration of Restriction, placing limits on allowed amenities and uses of the proposed accessory structures, will be required as a condition of permit approval.

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 residential addition and accessory structures and the conditions under which they would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the SU (Special Use) zone district as the primary use of the property will be one single-family dwelling and accessory structures that meet all current site standards for the zone district. In accordance with Table 13.10.611-1, a toilet and shower are allowed to be installed within a non-habitable pool house, with no requirement for additional discretionary review. Additionally, both the pool house and barn meet all site standards for the zone district.

The project is conditioned to require a Declaration of Restriction for both non-habitable accessory structures to enumerate the limitations on allowable uses and amenities authorized by Section 13.10.611 of the County Code.

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

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

The proposed residential addition and accessory structures 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 and accessory structures 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 addition and accessory structures will be properly 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 single-family dwelling and accessory structures will comply with the site standards for the SU zone district (including setbacks, lot coverage, floor area ratio, height, and number of stories) and will result in a structure consistent with a design that could be approved on any similarly sized lot in the vicinity.

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

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

This finding can be made, in that the proposed development is to be constructed on an existing developed lot. There is not expected to be any increase in the level of traffic generated by the residential addition or non-habitable accessory structures.

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 development is located in a rural residential neighborhood containing a variety of architectural styles, and the addition and accessory structures are consistent with the land use intensity and density of the neighborhood. The development is situated on the lot so as to maximize vegetative screening and the use of natural materials, such as redwood and stone, and natural colors, will help to ensure that the structures blend in with the surrounding natural, rural setting.

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 addition and accessory structures 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. The accessory structures will match the architectural design of the main dwelling, and the use of redwood, quarried stone and natural colors will create an appearance that is visually unobtrusive and complementary to the site.

Conditions of Approval

Exhibit A: Architectural, Civil and Landscape Plans (7 Sheets) prepared by Anderson McKelvey Architects, last revised 5/17/12

- I. This permit authorizes the construction of a 246 square foot addition to an existing single-family dwelling, a 1,000 square foot barn, a swimming pool and 608 square foot pool house with bathroom and shower. The project also includes approximately 253 cubic yard of excavation. 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. Obtain an Encroachment Permit from the Department of Public Works for any 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 as they were approved by this Discretionary Application.

2. Grading, drainage, and erosion control plans.
 3. 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.
 4. Plans must conform with recommendations made in the addendum to the soils report prepared for this project.
 5. Plans must indicate that no outdoor lighting will be visible from Swanton Road or Highway 1 and that all exterior glazing shall minimize reflectivity.
 6. Plans must indicate that all mature trees on the site must be maintained and /or replaced in-kind in perpetuity. Mature trees are defined here as those specimens with a 20" or greater diameter breast height (dbh).
- 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 Requirements include, but are not limited to the following:
1. Property owner shall record a maintenance agreement for the future maintenance and inspection of the drainage retention system.
- D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services. Note that the pool wastewater line shall not outlet into the water catchment system, per discretionary review comments provided by Jim Safranek.
- E. Meet all requirements and pay any applicable plan check fee of the County Fire Protection District.
- F. Submit 3 copies of the addendum to the existing soils report, prepared and stamped by a licensed Geotechnical Engineer.
- G. 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.

- H. Meet all requirements of the Environmental Planning Section, including, but not limited to the following conditions:
 - 1. Continued mowing shall occur within the Coastal Prairie
 - 2. Reclamation of native grasses and herbs for replanting is required.
 - 3. Revegetation of disturbed areas with native plantings is required.
 - I. Provide a plan review letter from the project biotic consultant, stating that the final building and grading plans conform to the recommendations made in the report prepared for this project.
 - J. Complete and record a Declaration of Restriction to construct a 1,000 square foot barn and 608 square foot pool house. **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 and Grading 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. Revegetation of disturbed areas must be inspected and approved by the area Resource Planner.
 - E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- IV. Operational Conditions
- A. In order to ensure the ongoing health of the Coastal Terrace Prairie habitat on the site, continued mowing of native grasses and any other measures recommended by the project biotic consultant, shall be required in perpetuity.

- B. In the event that future County inspections of the subject property disclose noncompliance with any Conditions of this approval or any violation of the County Code, the owner shall pay to the County the full cost of such County inspections, including any follow-up inspections and/or necessary enforcement actions, up to and including permit revocation.
- V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.
- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.
- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
 2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

Minor variations to this permit 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

Application #: 121079
APN: 057-181-12
Owner: Kent and Carmelita Lowry

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.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Wanda Williams
Assistant Planning Director

Robin Bolster-Grant
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: 121079
Assessor Parcel Number: 057-181-12
Project Location: 725 Swanton Road

Project Description: residential addition and construction of a non-habitable accessory structure and ahabitable accessory structure

Person or Agency Proposing Project: Dennis Anderson

Contact Phone Number: (831) 457-8348

- 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: 15303-New Construction of Small Structures

F. Reasons why the project is exempt:

residential addition and two new accessory structures

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

Robin Bolster-Grant, Project Planner

Date: _____

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 THE ASSessor MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY
 LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.
 © COPYRIGHT SANTA CRUZ COUNTY ASSESSOR 2000

RANCHO AGUA PUERCA Y LAS TRANCAS
 PDR, SECS. 2 & 11, T.10S., R.4W., M.D.B. & M.

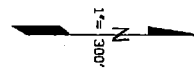
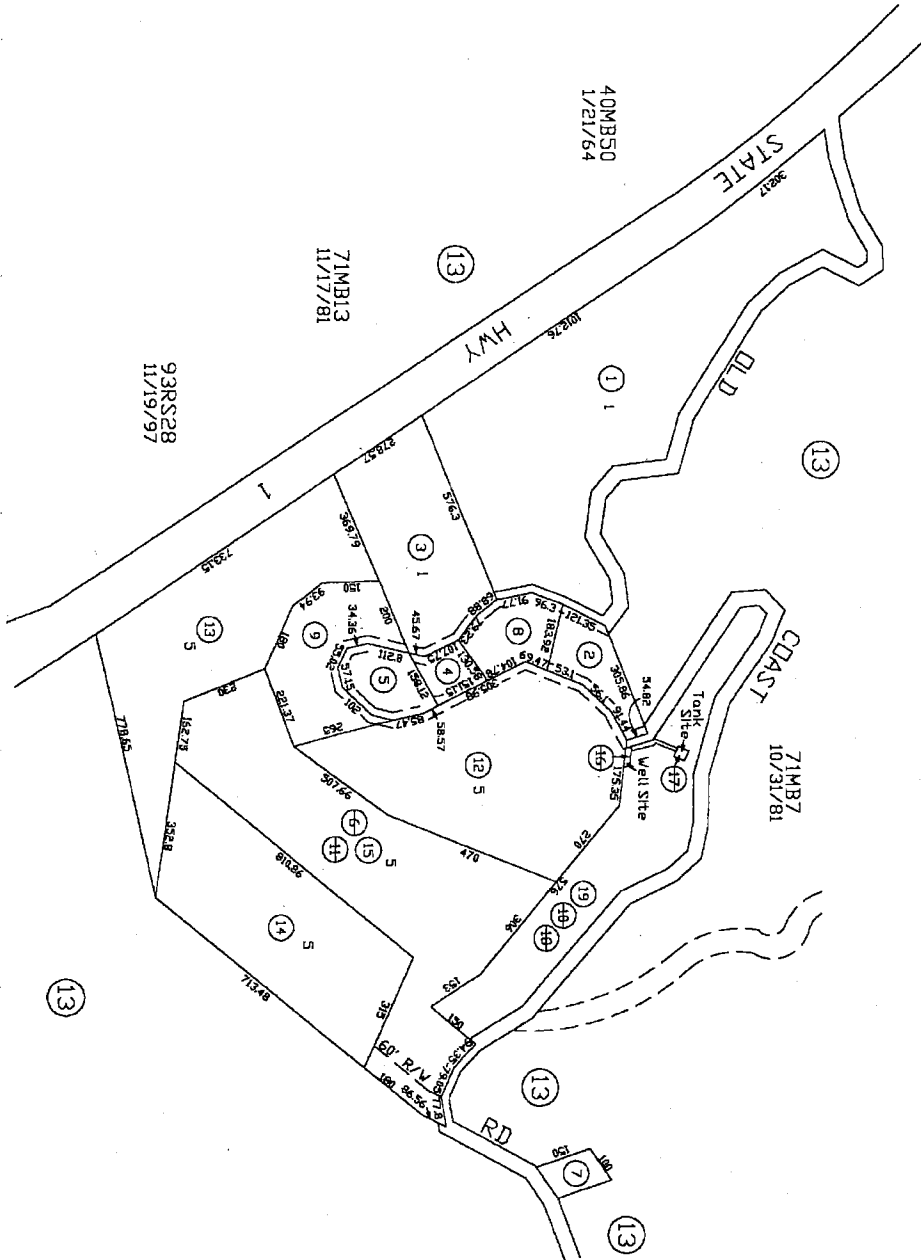
Tax Area Code
 86-022

57-18

Electronically redrawn 11/16/00 KSA
 Rev/ 6/26/01 nvn (removed parcel #)

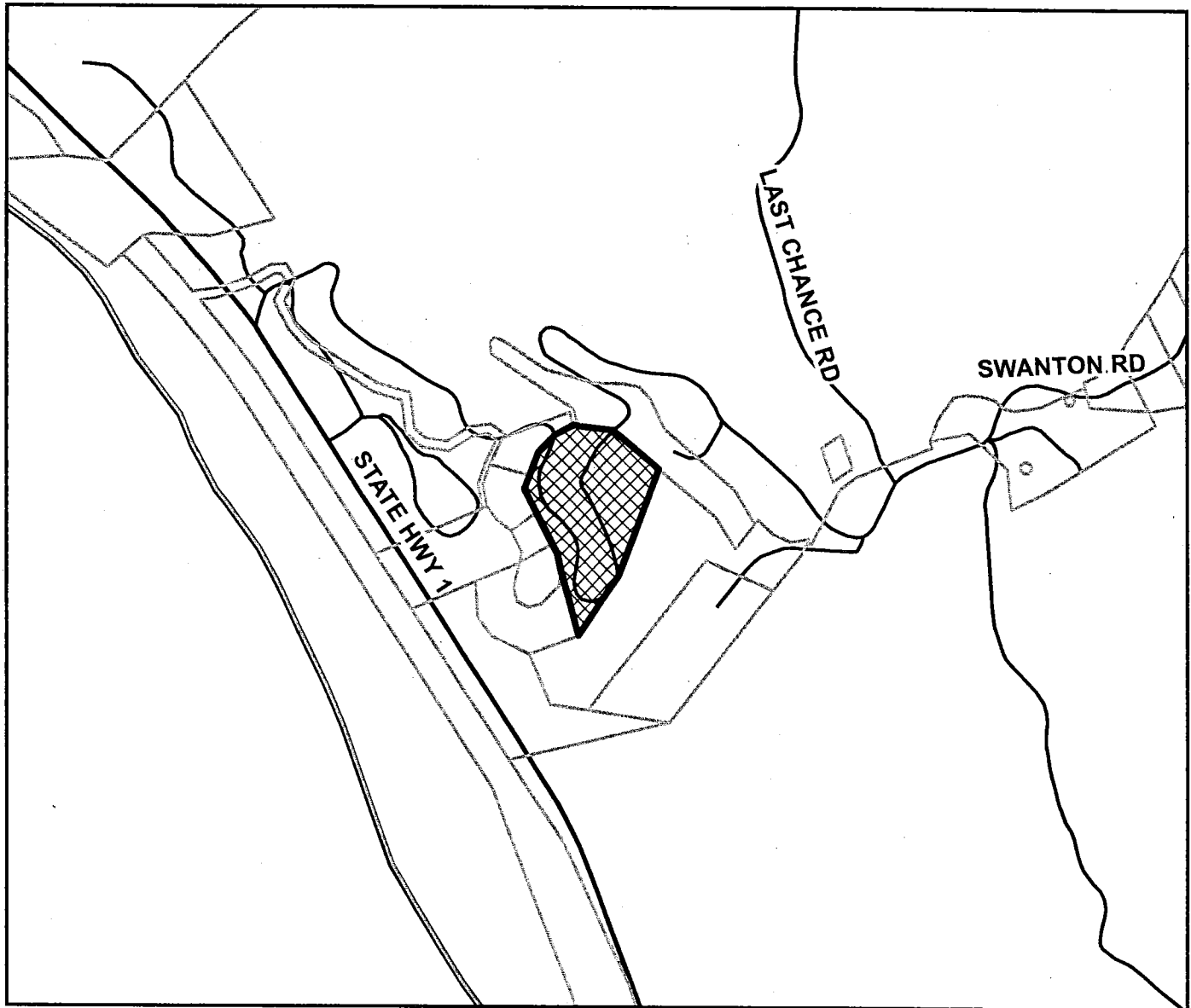
Note - Assessor's Parcel & Block
 Numbers are Shown in Circles.

Assessor's Map No. 57-18
 County of Santa Cruz, Calif.
 Nov. 2000








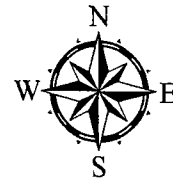


Location Map



LEGEND

-  APN: 057-181-12
-  Assessors Parcels
-  Streets
-  State Highways
-  County Boundary

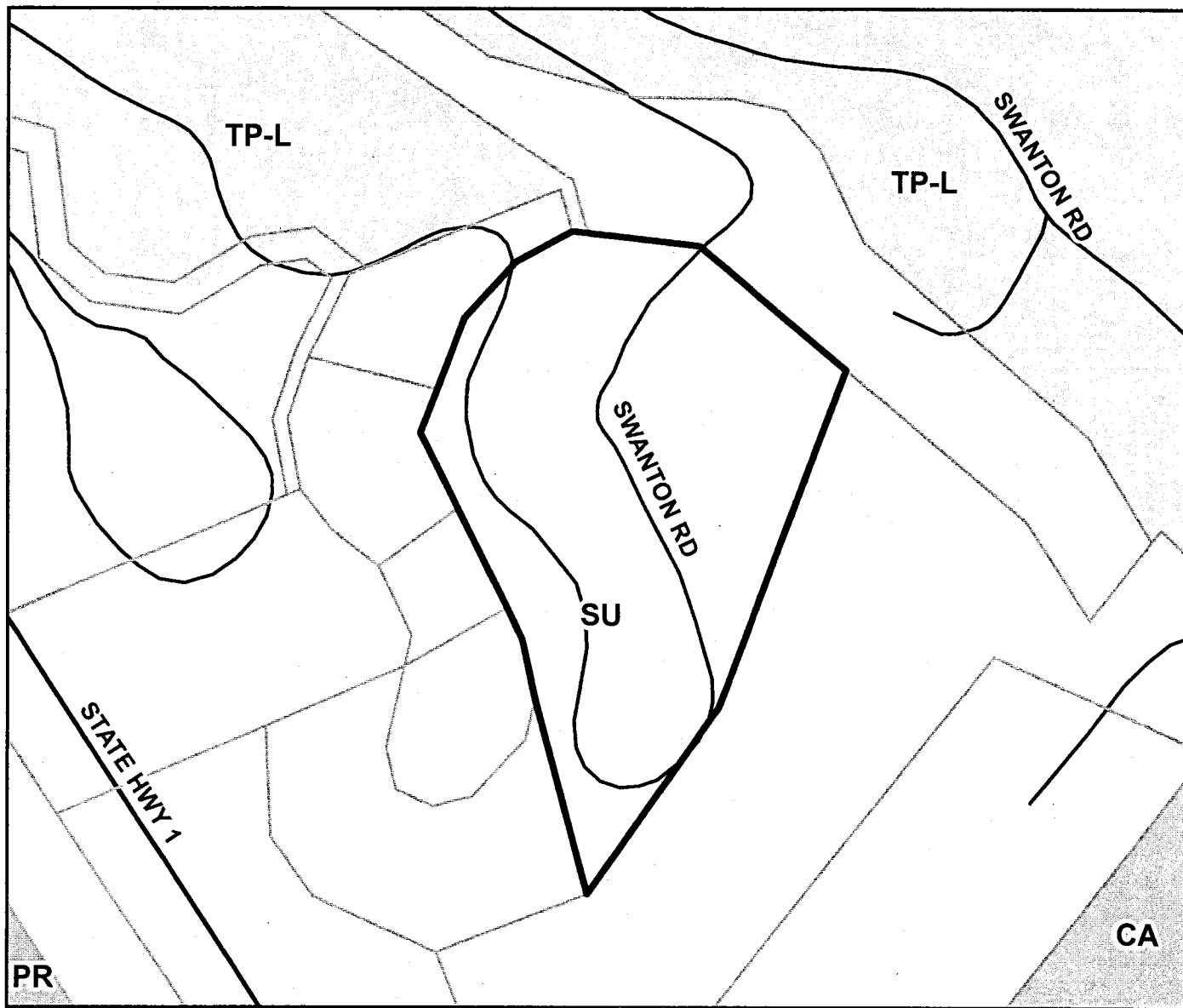


Map Created by
County of Santa Cruz
Planning Department
July 2012









EXHIBIT E

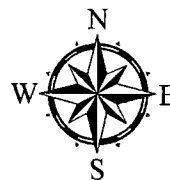


Zoning Map



LEGEND

-  APN: 057-181-12
-  Assessors Parcels
-  Streets
-  State Highways
-  SPECIAL USE
-  TIMBER PRODUCTION
-  AGRICULTURE COMMERCIAL
-  PARK

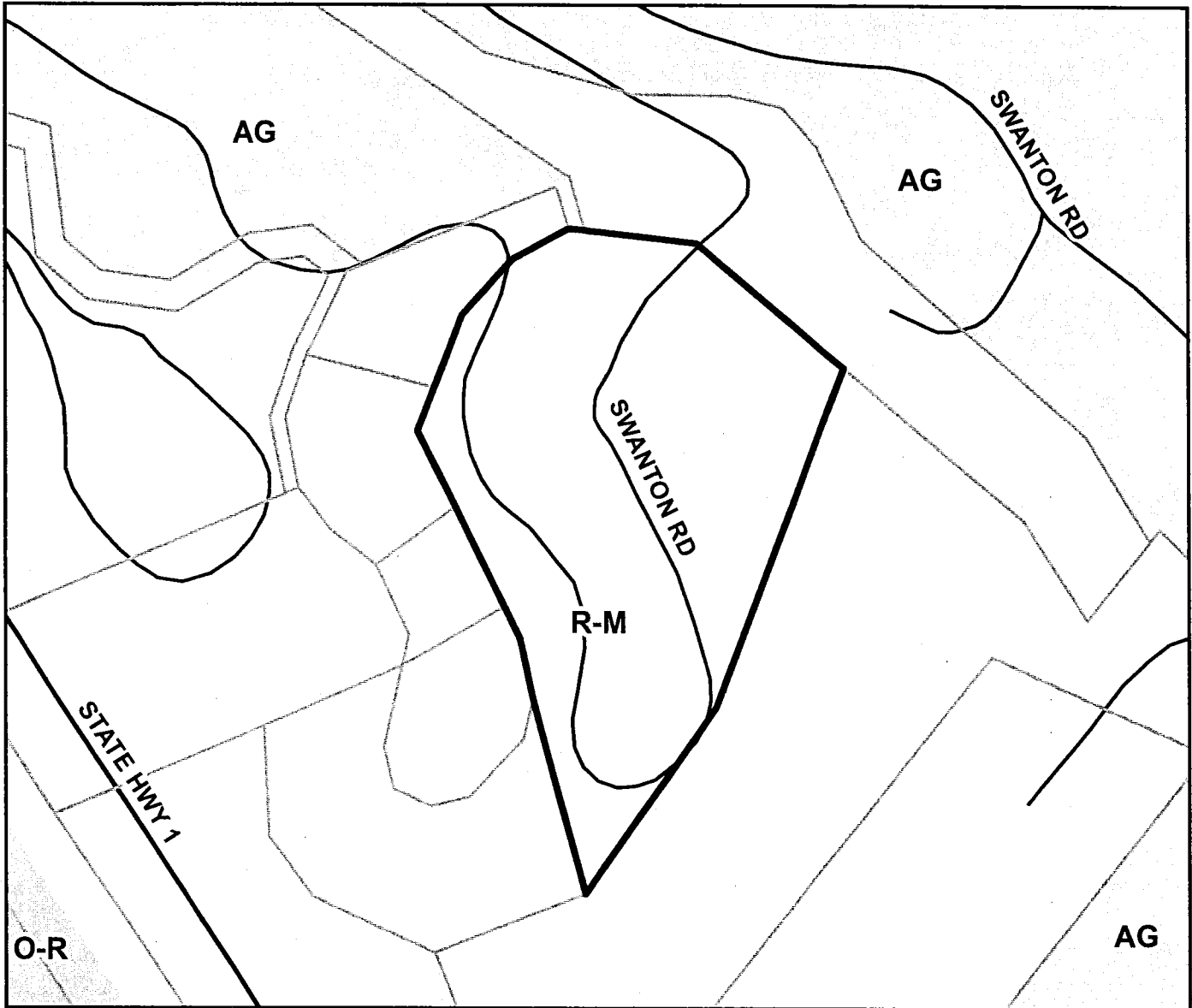


Map Created by
County of Santa Cruz
Planning Department
July 2012








EXHIBIT E

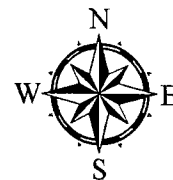


General Plan Designation Map



LEGEND

-  APN: 057-181-12
-  Assessors Parcels
-  Streets
-  State Highways
-  Residential-Mountain
-  Agriculture
-  Parks and Recreation



Map Created by
County of Santa Cruz
Planning Department
July 2012

EXHIBIT E



Drainage Review

Routing No: 1 Review Date: 04/26/2012

GERARDO VARGAS (GVARGAS) : Complete

Application No.: 121079

G_V

4/26/2012

Completeness Comments:

1. Application has been approved for the discretionary stage in regards to drainage. The drainage plan has been reviewed and approved based on concept design. The applicant remains subject to additional review comments at the building application stage.

Permit Conditions:

Upon approval the developer/property owner shall record a maintenance agreement for the future maintenance and inspection of the retention system. A copy of the recorded agreement shall be provided to Public Works. This form can be obtain online at:

http://www.dpw.co.santa-cruz.ca.us/Storm_Water/FigureSWM25A.pdf

Upon approval of the project, a drainage "Hold" will be placed on the permit and will be cleared once the construction is complete and the stormwater management improvements are constructed per the approved plans: In order to clear the Hold, one of these options has to be exercised:

1. The civil engineer has to inspect the drainage improvements on the parcel and provide public works with a letter confirming that the work was completed per the plans. The civil engineer's letter shall be specific as to what got inspected whether invert elevations, pipe sizing, the size of the mitigation features and all the relevant design features. Notes of "general conformance to plans" are not sufficient.
2. As-built plans stamped by the civil engineer may be submitted in lieu of the letter. The as-built stamp shall be placed on each sheet of the plans where stormwater management improvements were shown.
3. The civil engineer may review as-built plans completed by the contractor and provide the county with an approval letter of those plans, in lieu of the above two options. The contractor installing the drainage improvements will provide the civil engineer as-built drawings of the drainage system, including construction materials, invert elevations, pipe sizing and any modifications to the horizontal or vertical alignment of the system. The as-built drawings, for each sheet showing drainage improvements and/or their construction details, must be identified with the stamp (or label affixed to the plan) stating the contractor's name, address, license and phone #. The civil engineer will review the as-built plans for conformance with the design drawings. Upon satisfaction of the civil engineer that the as-built plans meet the design intent and are adequate in detail, the civil engineer shall submit the as-built plans and a review letter, stamped by the civil engineer to the County Public Works Department for review to process the clearance of the drainage Hold if the submittal is satisfactory.



Drainage Review

Routing No: 1 Review Date: 04/26/2012

GERARDO VARGAS (GVARGAS) : Complete

The applicant is encouraged to discuss the above comments with the reviewer to avoid unnecessary additional routings. A \$285.00 additional review fee shall be applied to all re-submittals starting with the third routing.

Environmental Health Review

Routing No: 1 Review Date: 04/17/2012

JIM SAFRANEK (JSafraneK) : Complete

The proposed water catchment system (see sheet C 1) appeared to have a plumbing cross-connection issue with pool wastewater plumbed into the existing water tank. The designer provided a revised copy with the pool wastewater line removed.

Karl Bareis also stated that the water catchment system was previously approved during review of the ADU permit.

Septic system shown in plans was approved by EH.

Environmental Planning

Routing No: 2 Review Date: 07/06/2012

JESSICA DUKTIG (JDUKTIG) : Complete

Archaeological report findings state that there is no presence of any known archaeological resource onsite within the proposed project area. The report has been accepted.

Based on the findings of the Biotic Assessment, staff finds that the proposed development will not have any potential impact on any local, state or federally listed species. The project conditions shall include the following (as stated in the BA):

1. Continued mowing shall occur within the Coastal Prairie
2. Reclamation of native grasses and herbs for replanting
3. Revegetation of disturbed areas with native plantings

Fire Review

Routing No: 1 Review Date: 05/08/2012

COLLEEN BAXTER (CBAXTER) : Complete

MARSHAL

SANTA CRUZ COUNTY FIRE DEPARTMENT / CALFIRE



County of Santa Cruz, PLANNING DEPARTMENT

Discretionary Application Comments 121079

APN 057-181-12

Fire Review

Routing No: 1 Review Date: 05/08/2012

COLLEEN BAXTER (CBAXTER) : Complete

CAL FIRE SAN MATEO-SANTA CRUZ UNIT

6059 HIGHWAY 9
P.O. DRAWER F-2
FELTON, CA 95018
Phone (831) 335-6748
Fax # (831) 335-4053

JOHN FERREIRA
FIRE CHIEF

Date: 5/15/12

Planning Department
County of Santa Cruz
Attention: Name
701 Ocean Street
Santa Cruz, CA 95060

Subject: APN: 057-181-12 / Appl #121079
Address: 725 SWANTON RD

Dear Name:

The Santa Cruz County Fire Marshals Office has reviewed the plans for the above cited project and has no objections as presented.

- Any other requirements will be addressed in the Building Permit phase.
- Plan check is based upon plans submitted to this office. Any changes or alterations shall be re-submitted for review prior to construction.

In order to obtain building application approval, recommend you have the DESIGNER add appropriate NOTES and DETAILS showing the following information **on the plans that are submitted for BUILDING PERMIT.**



Fire Review

Routing No: 1 Review Date: 05/08/2012

COLLEEN BAXTER (CBAXTER) : Complete

Each APN (lot) shall have separate submittals for building and sprinkler system plans.

NOTE on the plans "building numbers shall be provided. Numbers shall be a minimum of four (4) inches in height on a contrasting background and visible from the street. Where numbers are not visible from the street, additional numbers shall be installed on a directional sign at the property driveway and the street."

NOTE on the plans "a 100-foot clearance shall be maintained around and adjacent to the building or structure to provide additional fire protection or fire break by removing all brush, flammable vegetation, or combustible growth.

EXCEPTION: Single specimens of trees, ornamental shrubbery or similar plants used as ground covers, pro-vided they do not form a means of rapidly trans-mitting fire from native growth to any structure."

NOTE on the plans "the job copies of the building and fire systems plans and permits must be on-site during inspections."

Note: As a condition of submittal of these plans, the submitter, designer and installer certify that these plans and details comply with applicable Specifications, Standards, Codes and Ordinances, agree that they are solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances, and further agree to correct any deficiencies noted by this review, subsequent review, inspection or other source, and, to hold harmless and without prejudice, the reviewer and reviewing agency.

Should you have any additional concerns, you may contact our office at (831) 335-6748.

Project Review

Routing No: 2 Review Date: 07/17/2012

ROBIN BOLSTER (RBOLSTER) : Complete

Road Engineering Review

Routing No: 1 Review Date: 04/10/2012

ANWARBEG MIRZA (AMIRZA) : Complete

Completeness Comments: Application Complete? X Yes No

Policy Considerations and Compliance Issues:

Permit Conditions and Additional Information:



Road Engineering Review

Routing No: 1 Review Date: 04/10/2012

ANWARBEG MIRZA (AMIRZA) : Complete

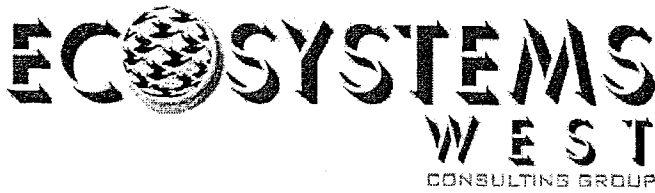
1. Please note on Building Application plans to following condition:

‘Owner shall be responsible for maintaining the landscaping and/or natural vegetation year round to avoid hazards site obstructions on Swanton Road.’

2. The driveway must meet County of Santa Cruz standards in the Design Criteria. Please refer the correct figure and show in plan

view. Please refer to the SC Design Criteria for references. Click for the link below:

<http://www.dpw.co.santa-cruz.ca.us/DESIGNCRITERIA.pdf>



May 17, 2012

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

Re: Biological Assessment and Review of Revegetation Plan for the Lowry Residence located at 725 Swanton Road on the north coast of Santa Cruz County, California.

Dear Jessica:

This letter reports the findings of a biotic assessment of the Kent Lowry parcel (Assessor's Parcel No. 057-181-12), located north and east of Upper Swanton Road approximately two-miles north of State Route 1 in north coastal Santa Cruz County, California. The applicant is proposing a remodel of the existing residence with minor additions, the installation of an in-ground pool, pool house, and storage barn structure (NH). The location and extent of developments are shown on Figure A1, Site Plan prepared by Anderson McKelvey dated March 26, 2012. This assessment focused primarily on the presence of special-status plants, special-status habitats and wildlife within the areas proposed development and those areas to be revegetated or restored adjacent to the development foot-print.

Bill Davilla of EcoSystems West conducted an overview of the parcels in mid-July 2011 with a specific focus on those areas designated for development, improvements, and enhancement. A second site visit was conducted in late March 2012. A biotic assessment was conducted by Bill Davilla in July 1983 prior to the initial development of the property, currently represented by the existing house and garage footprint and access driveway. At the time of that survey the parcel supported a dense stand of native Monterey pine (*Pinus radiata*) along the southwest and east side of the parcel. These stands remain today and have not been affected by the past development or will be affected by additions proposed by this residential remodel. Monterey pine on the property is part of the Ano Nuevo pine forest, which represents one of three remaining native Monterey pine forest in California. The California Native Plant Society and California Natural Diversity Data Base (NDDDB) recognize the native Monterey pine as rare but not endangered. The pines on the parcel appear to be in reasonable health and free of pitch canker. The current development will not require the removal of any existing pine trees. As before, no other special-status plant or animal species were observed or known to occur in the Monterey pine forest on the Lowry parcel.

Two other special-status habitats in the coastal zone occur on the parcel. Native coastal prairie

occurs as a small patch along the eastern side of the parcel below the footprint of the barn. The prairie on the parcel has been thoughtfully maintained by the property owner by periodic mowing and as such is dominated by native grasses, including California oat grass (*Danthonia californica*), California fescue (*Festuca californica*), and needlegrass (*Nassella lepida*). In addition, the prairie supports an array of native and native annual herbs. Native coastal prairie habitat is recognized as a sensitive habitat under the Santa Cruz County Sensitive habitat ordinance. Coastal scrub habitat occurs within a lateral drainage on the west edge of the parcel and on the cut above Swanton Road and the south edge of the parcel. This habitat is characterized by a dominance of shrub and subshrub species, often forming dense impenetrable thickets dominated by Pacific poison oak (*Toxicodendron diversilobum*), coyote brush (*Baccharis pilularis*), California coffeeberry (*Frangula californica*), California sage (*Artemisia californica*), lizard-tail (*Eriophyllum stachaeifolium*), and sticky monkey-flower (*Mimulus aurantiacus*). No special-status plant or wildlife was observed within these habitats. The remainder of the parcel supports introduced annual grassland just south of the existing residence. A portion of this area was disturbed during the course of expansion of the septic leach field. The owner is attempting to enhance and manage the area back towards sustainable native grassland.

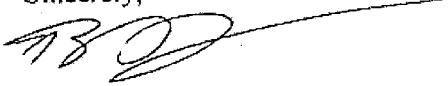
As currently proposed the Lowry development will not result in significant direct impacts to the sensitive resources present on the parcel. Additions to the existing residence will occur on the ruderal previously disturbed areas east of the house, the pool and pool house will be on an area that has fill material from the original development and supports non-native grassland and herb vegetation. The footprint of the storage barn will displace a very small area of prairie grassland on the upper northern end of the property. The applicant proposed the salvage the prairie and uses this material to reestablish the prairie on the south side of the existing residence. As currently proposed the development will not result in significant long-term impacts to the native vegetation on the parcel and/or sensitive habitats or species.

All surface generated runoff will be captured in and directed via above ground bioswales or directed via pipe to cistern catchments and collection bioswales with dissipators. The orientation, layout and construction details are shown on Figures C1 and C2 prepared by Anderson McKelvey dated March 26, 2012. Plant materials to be used on the edge of the bioswale will be native riparian/wetland adapted plant species. A native perennial bunchgrass mix will be utilized in the case of where ground disturbance occurs in the grassland prairie areas. The applicant has taken plugs and propagated from seed native grasses from the site along with selected native shrubs and has them in pots on site for later reintroduction to construction disturbed sites.

The owner proposes to use native shrubs and trees to provide screening from Swanton Road on the southwest edge of the parcel, adjacent to the east side of the pool house and along the eastern edge of the storage barn. The planting pallet and species are shown on Figure L1, entitled Landscape Plan, prepared by Anderson McKelvey dated March 26, 2012 and revised May 17, 2012. As proposed all species are native to the parcel or surrounding area and consistent with the existing plant communities. Planting of 5 gallon plants should be conducted in the fall following the first substantial rainfall to insure good root establishment and preventing the need for supplemental irrigation. Willows should be placed in areas with high water table or seepage. Prior to installation, the applicant should develop and submit a monitoring plan for following the revegetation effort, including success criteria and supplemental plantings if necessary.

As proposed, the development should not result in significant long-term impacts to the native habitats found on or adjacent to the parcel. Continued mowing of the prairie should maintain the habitat, along with reclamation with native grasses and herbs. Implementation of the revegetation plan as prescribed will ensure continued viability of the native species. Should you require further clarification of this assessment, please don't hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read 'BD', with a long horizontal line extending to the right.

Bill Davilla
Principal

Archaeological Reconnaissance of a Parcel at 725 Swanton Rd
in Davenport, Santa Cruz County, California
APN 057-181-12

April 16, 2012

For

Karl Bareis, Project Manager
Lowry Project

Kent & Carmelita Lowry, Owners

By

ROBERT L. EDWARDS, A.A., B.A., M.A. & R.P.A.
Principal and Consulting Archaeologist
and

Charr Simpson Smith, A.A., A.S. B.A. and
Archaeological Technology Certificate, CCATP
for

A.A.C.C., Archaeological Associates of Central California
P.O. Box 310, Soquel, CA 95073-0310

Email: *robedwardsaacc@gmail.com*, phone 831-246-0907

Sites: Negative

Acreage: ~6.4 Acres

UTMGs: Zone 10 UTM 565700/4104110

Quad Map: Point Año Nuevo USGS 7.5 Quad

Project # 12-03-40

MANAGEMENT SUMMARY

The archival research and the surface reconnaissance do not indicate the presence of an archaeological site on the proposed project parcel. No archaeological impact can be predicted and the proposed development should not be held up on the basis of archaeological concerns.

INTRODUCTION

AACC was contacted by Dee Murray, Land Consultant on behalf of Kent & Carmelita Lowry on March 8th to carry out an Archaeological Reconnaissance required by the County Planning Department prior to the construction of a barn, swimming pool, pool house, and small addition to the dwelling in Davenport, Santa Cruz County, California. The Archaeological Reconnaissance consisted of: 1) an archival research at the Northwest Regional Information of the California Historical Resources Information System at Sonoma State University in Rohnert Park, CA 2) doing a ground field survey on the parcel; and, 3) writing a report of the reconnaissance and any necessary recommendations.

LOCATION

The subject parcel is located in the Santa Cruz Mountains north of the City of Santa Cruz. The parcel is located on the Point Año Nuevo 7.5 minute USGS quad map. The UTMG location is Zone 10 ⁵65700/⁴¹04110.

NATURAL SETTING: Biological

The biological setting includes grassland or coastal prairie, [which] occurs along the California coast from Santa Cruz northward (Barbour 1977) and "central coast riparian scrub (Roper 1993)." Coastal prairie is typically characterized by "low grasses and thistle with few shrubs and no trees (op.cit.). The many riparian corridors contain rich vegetation, i.e. a collection of plants that "require abundant water year round (Warrick 1982)." Typically the vegetation includes ferns, moss, and various trees including oaks, buckeye, maple, hazelnuts, and willows.

The native vegetation has been altered throughout the historic period. One factor is the introduction of foreign species of vegetation including grasses, trees and flowering plants. "Almost one third (31%) of the total number of 553 species of vascular plants growing with out cultivation in the Santa Cruz mountains are introduced (Gordon 1977)." The second factor is change in vegetation is due to a noted climate change. According to a palynological analysis of sediment extracted from the Elkhorn Slough area indicates a change in the relative pollen index of arboreal and non-arboreal types. "In the arboreal record there is noted decline of redwood pollen in favor of increasing values of oak and pine pollen at ca. 1740 years B.P. (West in Roper 1993)." According to Roper's article these shifts may indicate "...climatic changes producing a warmer-drier climatic regime along the coast, potentially linked to interior cooling which would reduce a pattern of summer coastal fog which favors redwood growth (Op.Cit.:35)" or the change may signify a shift in stream flow and changes in riparian environments. The transformation of natural lands to agriculture has been great especially on or near archaeological sites.

Around this area a great number of animal species can be found. "About 330 species occur including 250 species of birds, 56 mammals, 8 reptiles, 13 amphibians excluding all marine species (Roper 1993:23). "Species that are no longer present in this area include the grizzly bear, wolves, tule elk, pronghorn antelope, Guadalupe fur seals, and jaguar (Gordon 1977). Some species that were almost hunted to extinction but are now making a come back include gray whales, sea otters, elephant seals, and mountain lions (ibid.). Some species that were present in aboriginal times have become more

numerous include black-tailed deer sea lions, cottontail rabbit, coyote, raccoon, Meadow-mice, and ground squirrels (Ibid.). Other species that have been introduced to this area are the common mouse, Norway rat, Virginia opossum, gray squirrel, Russian boar, muskrat, and the golden beaver.

NATURAL SETTING: Geological

The geological setting for most of the land in this Santa Cruz County area is occupied by the Santa Cruz Mountains and its drainages. Most of the watersheds are small and have small alluvial flood plains cutting through marine terraces. Elevations decrease from a high of 3,200 feet down towards the ocean (US Department of Agriculture, 1968).

Marine terraces that hug the coastline of the Santa Cruz County were formed during the Pleistocene epoch and then uplifted by tectonic activity. At 3,000 to 5,000 years BP ocean levels stabilized. The coastline is defined by two sedimentary rock formations, Santa Cruz Mudstone and Monterey Formation (Roper 1993).

The subject parcel is irregularly shaped and approximately 6.4 acres. The native subsurface soil profile encountered during our field exploration consisted of Coastal Terrace Deposits. The Coastal Terrace deposits consisted of loose to medium dense, moist to wet, silty sand overlying loose to dense, moist to wet, poorly graded sand with silt. The depth of the upper silty sand layer ranged in thickness from the surface up to approximately 6 feet below existing grade. The poorly graded sand with silt was encountered beneath the silty sand to the maximum depth explored of 15.5± feet below existing grade.

The parcel has been mapped by Earl E. Brabb (1989) as underlain by the Coastal Terrace Deposits (Qcu; Pleistocene) on the northern portion of the property and Santa Cruz Mudstone (Tsc; Upper Miocene) on the southern portion of the property (McFarlane 2010:3).

The climate in Santa Cruz County consists of a dry season and a wet season. The dry season extends from May to October, and the wet season extends from November to April. The precipitation rate is lowest along the coast and highest in the inland mountains. Annual average rainfall ranges from twenty to fifty inches. The winter winds blow from north to south. The summer winds blow from west and northwest to the east and brings in fog, which usually dissipates during the day (Op. Cit.).

CULTURAL SETTING

The first signs of human occupation in this region appear to be approximately 8500-10,000 years ago in Scotts Valley. Evidence of dense occupation of the Santa Cruz coast (documented to date), does not appear until about 6000 BP. Based on data from nearby Coast, the area has been for 5800 years. Nearby sites CA-SCR-9, and 20, together have a long range of occupation from plus 5,000 to 500 years BP.

Living in an area of considerable ecological diversity allowed the early inhabitants of the north Monterey Bay region to have a hugely varied diet. They relied most heavily on foods collected in the inter-tidal region. The local archaeological middens contain shell from California mussel, black turban, limpet, barnacle, olivella, brachipods, dogwinkles and other rocky shore mollusk species (Ibid.). However, they also traveled inland for plant foods like acorns, grass, and flower seeds, buckeye, roots and berries. They hunted terrestrial animals such as elk, deer, rabbit, gopher, marine resources, and fished freshwater streams.

Due to the highly mobile lifestyles of both of both foragers and collectors, it is to be

expected that they would not burden themselves with heavy non-portable possessions. This observation is borne out by the artifacts found at local village sites of both earlier and later periods (Hylkema 1991: 7ff). The earlier inhabitants of the Santa Cruz coast relied on stones, shells, animal bones, and plants for equipment. Baskets were made to serve a wide variety of purposes, as cooking vessels and storage containers as water carriers and seed-gathering devices. Before about 1000 A.D., they made arrowheads and other tools from animal bones and antler, from the local Monterey chert, and from Franciscan chert received in trade from the Santa Clara Valley (Hylkema 2003:270), and from obsidian quarried in Casa Diablo and the Bodie Hills on the east side of the Sierra Nevada, and from Napa and Clear Lake north of the San Francisco Bay (Roper 1993:321).

Using the concepts develop[ed] by Binford in 1980, two basic subsistence strategies were practiced in this region. During the earlier phase (5800 BP to 1000 to 2000 BP.), the residents were foragers who lived in small groups and moved from site to site throughout the inland and coastal ecosystems within their territories to take advantage of food resources as they became available. They would then settle into a camp or village where they would process and eat the harvests, as well as carry on all the other activities of daily life. Some camps or temporary villages would be revisited time and time again, resulting in a build-up of refuse consisting of many types of artifacts, including food debris, tools and lithic debris from tool-making, trade items, and burials (Hylkema 1991:15).

It has further been proposed that at least 2000 years ago, a new group of people entered the area that followed a somewhat different collector subsistence strategy. This correlates in time to a rise in oak pollens found in sediment cores taken from Elkhorn Slough, indicating that oak trees became more prevalent in the coastal region between 1700 and 2000 years ago, attracting communities who relied most on acorns as a staple food (Roper 1993:308). While both foragers and collectors were quite mobile, collectors tended to establish more long-term villages as bases to maintain acorn storage facilities. The communities became more sedentary and grew in population (Hylkema, personal communication). Members of the community traveled from more permanent sites to seasonal task-specific camps to harvest other resources as they became available, but would then return to the village once the harvest was complete to process the food. The seasonal camps might be revisited year after year, but would be expected to contain debris only from particular seasonal activities, rather than the full compliment of artifacts generated by daily village life in a permanent site (Hylkema 1991:21).

As proposed by Gary Breschini in 1981, it appears that the early foragers may have been members of Hokan speaking groups who are thought to have occupied the area until the entry of Penutian speaking collectors. Whether the change indicates the replacement of one people by another, or the adoption of new technologies by one people from another, is still under discussion (Hylkema, personal communication).

Whatever the mechanism for the change, in the northern portion of the Monterey Bay coastal area where fewer oak trees were present, foraging continued to be the optimal subsistence strategy at least until 1000 A.D., and may have persisted in isolated pockets until the arrival of the Spaniards in 1770's (Hylkema 1991:25). The growing separation of the coastal cultures and the inland acorn-based cultures was evidenced and by the decreasing amount of imported materials and the increasing reliance on local materials for tools, until about 1000 A.D., after which no new Franciscan chert is found (Hylkema, personal communication).

RESEARCH DESIGN

At this level of preliminary reconnaissance (King, et., 1973) a lengthy discussion of the whys and wherefores of research designs and the theoretical significance of the data

(positive or negative) produced by this small scale study is at the least inefficient if not somewhat pretentious. Suffice it to say that there is a broadly drawn research question to which the data gathered by this and similar small scale studies can be applied, provided the data meets minimal standards and is deposited at a scientific repository for utilization as a larger body of data. This question deals with the patterns and changes in patterns prehistorically of the population, settlement locations and resource utilization of the native peoples of the area.

"Why are archaeological sites located where they are and why do the locations of the archaeological sites representing different time periods differ (King, C. & L. 1973)?"

This data is further refined in this area by the planning agencies requirement for such studies when the parcel meets some of the following criteria: near streams, at the edge of foothills, near the edge of marshes, and where known, near exploited prehistoric resource areas. These requirements increase the chance of finding evidence of the resource utilization over a purely random sample of an area.

One example of such use of this type of data is the Masters thesis (San Francisco State University 1982) by Judith Bergthold on "Prehistoric Settlement and Trade Models in Santa Clara Valley".

RESEARCH METHODS

Archival research was carried out at the California Historical Resources Inventory Center located at Sonoma State University in Rohnert Park, California. The file number assigned was: 11-1030. The extensive files of AACC files were also consulted for information.

A general surface reconnaissance (King et. Al. 1973) of the project area was conducted by the authors on April 16, 2012. Two surveyors were on the parcel from approximately 9:20 am to about 10:05 am (or 1.5 person hour) investigation. We were able to see that the proposed project area had been recently disturbed. Our survey of the soil was easily visible immediately around the areas yet to be developed. The soil was medium brown sandy loam with no indicators of cultural materials.

REPORT OF FINDINGS

The archival research and the surface reconnaissance do not indicate the presence of an archaeological site on the proposed project parcel. No archaeological impact can be predicted and the proposed development should not be held up on the basis of archaeological concerns.

REFERENCES

- Barbour, M.G.
1977 *Terrestrial Vegetation of California*. John Wiley & Sons, Inc. CA
- Bergthold, Judith C.
1982 Prehistoric Settlement and Trade Models in the Santa Clara Valley, California. Masters Thesis, San Francisco State University, August.
- Edwards, Robert,
1969 "Use of the Universal Transverse Mercator Grid for Archaeological Survey" in American Antiquity, April.
- Edwards, Rob and Mark G. Hylkema
2008 Personal Communication, lecture 6/16/2008.

Gordon, Burton L.

1977 *Monterey Bay Area: Natural History and Cultural Imprints*. Pacific Grove, CA: Boxwood Press. 2nd edition.

Hylkema, Mark G.

1991 "Prehistoric Native American Adaptations Along the Central California Coast of San Mateo and Santa Cruz Counties." A Thesis presented to the Faculty of the Department of Social Science, San Jose State University.

2003 "Tidal Marsh, Oak Woodlands, and Cultural Florescence in the Southern San Francisco Bay Region" in *The Journal of California and Great Basin of Anthropology*.

King, Chester, King, L.

1973 "Research Design for the San Francisco Bay Area", Bay Area Archaeological Cooperative Newsletter.

King, Tom, et al

1979 Recommended Procedures for Archaeological Impacts Evaluation. Society for California Archaeology.

McFarlane, Casey

2010 "Geotechnical Investigation - Design Phase, 725 Swanton Road, Davenport, Santa Cruz County, California, APN 057-181-12." letter rpt.

Roper, C. Kristina

1993 "Archaeological Data Recovery Excavation at CA-SCR-38/123, Wilder Ranch, Santa Cruz, California."

APPENDICES

Rob Edwards Vitae

Location Map

APN Map

ROBERT L. EDWARDS, A.A., B.A., M.A. & R.P.A.
Principal and Consulting Archaeologist
A.A.C.C., Archaeological Associates of Central California
P.O. Box 310, Soquel, CA 95073-0310
Email: robedwardsaacc@gmail.com, phone 831-246-0907

EDUCATION:

A.A. City College of San Francisco, 1961
B.A. San Francisco State College, 1966
M.A. University of California, Davis 1969
Additional Graduate Study and Technical Training 1969 - 1997

PROFESSIONAL CERTIFICATIONS:

Register of Professional Archaeologist: accredited 1998 TO PRESENT
Society of Professional Archaeologists: accredited 1976 with expertise in Archaeological
Field Research, Theoretical or Archival Research, Archaeological Administration,
Cultural Resources Management, Museology, and Teaching.
Board of Governors, California Community College - Life Credential in Anthropology,
1971

MAJOR CLIENTS FOR RESEARCH AND PUBLIC ARCHAEOLOGY:

2008	BLM/State Parks work on Santa Cruz Coast Dairies Ranch
2006-07	Presidio Trust, Excavation of the Spanish/Mexican Era Chapel and Sacristy, San Francisco Presidio.
2005	Redman Foundation, Redman - Hirahara House foundation, Japanese American site
2001-04	California Parks Department, Ano Nuevo State Reserve, Cascade Ranch, and Quiroste Valley excavations
2000	Cabrillo College Facilities Department, CA-SCR-20
1996-99	Golden Gate National Park Association and Presidio Trust, Excavation of the Spanish/Mexican Era Chapel Foundation, San Francisco Presidio.

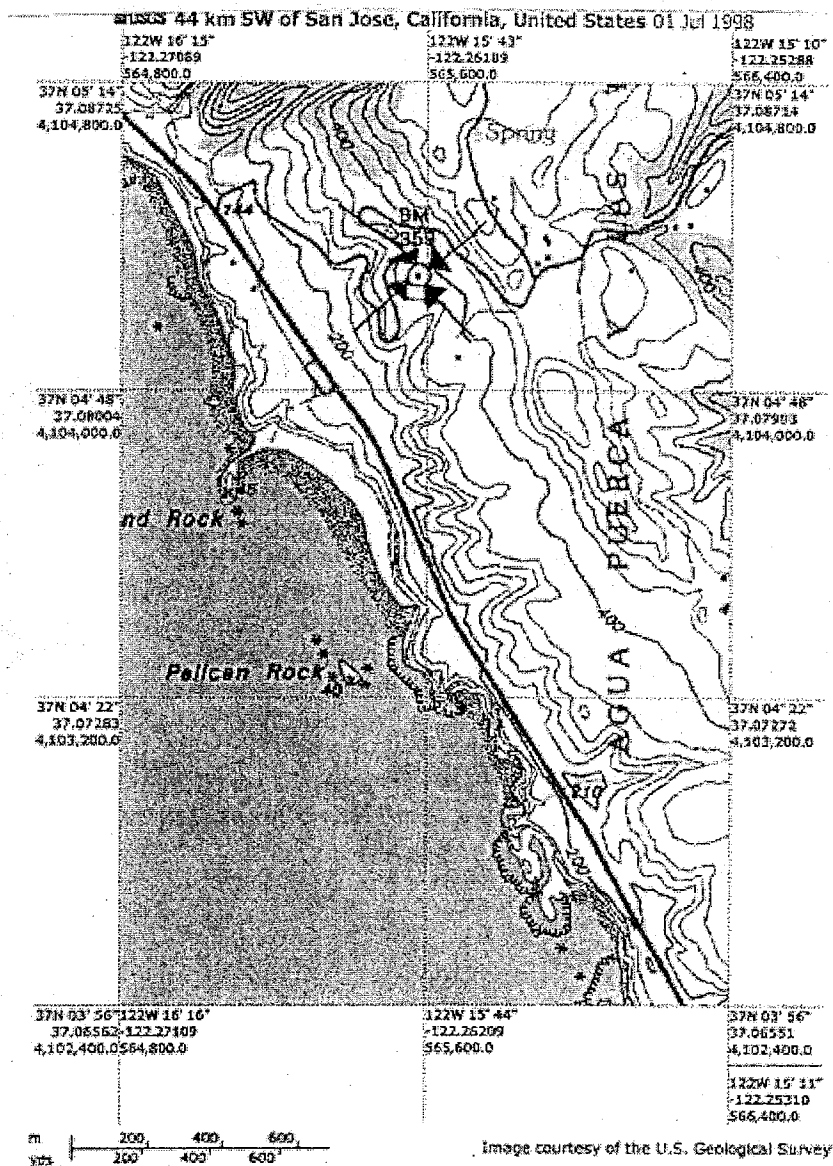
1994-97 U.S. Forest Service - Pfeiffer Beach Prehistoric Test Excavation
 1993,95,97 U.S. Forest Service - Upper San Antonio River Valley Archaeological Survey
 for historic and prehistoric resources.

 1993-94 California American Water Company, Monterey Spanish Presidio Salvage
 1992-97 Holy Cross Church - Archaeology and Project Design, Santa Cruz Mission
 1991 Archaeological Consulting - Prehistoric Excavation Rancho San Carlos
 1989 Survey and Mapping of the Jose Joaquin Castro Adobe/San Andreas
 House.
 1988-89 U.C. Santa Cruz - Archaeological Investigations, CA-SCR-160
 1988 California Department of Parks and Recreation - Mexican Era and
 Prehistoric Excavation, Wilder Ranch
 1986 '87 California Department of Parks and Recreation - Spanish Era Excavations,
 Santa Cruz Mission State Historic Park.
 1981-84 Tefertiller Family Trust, Lost Adobe Site, Santa Cruz.
 1975-79 California Department of Parks and Recreation - Excavation Fort Ross
 State Historic Park
 1974 Sonoma State University (and local Indian group) - Mostin site, Clear Lake
 1972 Sonoma State University - three areas in Sonoma County
 1971 Brown Bulb Corporation, CA-SCR-20

PROFESSIONAL MEMBERSHIPS AND SERVICE:

Society for Anthropology in Community Colleges (1978 - to Present): President 2007
 California Mission Studies Association (1983-Present): Director (1987-1989)
 Society of Professional Archaeologists (1976-1998): Standards Board Alt. (1978-'79)
 Santa Cruz Archaeological Society (1972 - Present): founder, and Professional Advisor
 American Anthropological Association (1970-Present): Fellow since 1975
 Society for California Archaeology (1966 - Present): Founding Member, Vice President
 (1969-'70), President (1975-'76), Past President (1976-'79) Secretary (1982-'83),
 Regional Clearing House Coordinator (1971-1982).
 Society for American Archaeology (1963-Present): Committee on Public Archaeology
 (1975-'80), Com. On Cultural Resource Management Standards, Arlie House (1975)

AACC-12-03-40 Map One USGS 7.5 Quad (Section) Ano Nuevo
Location Map

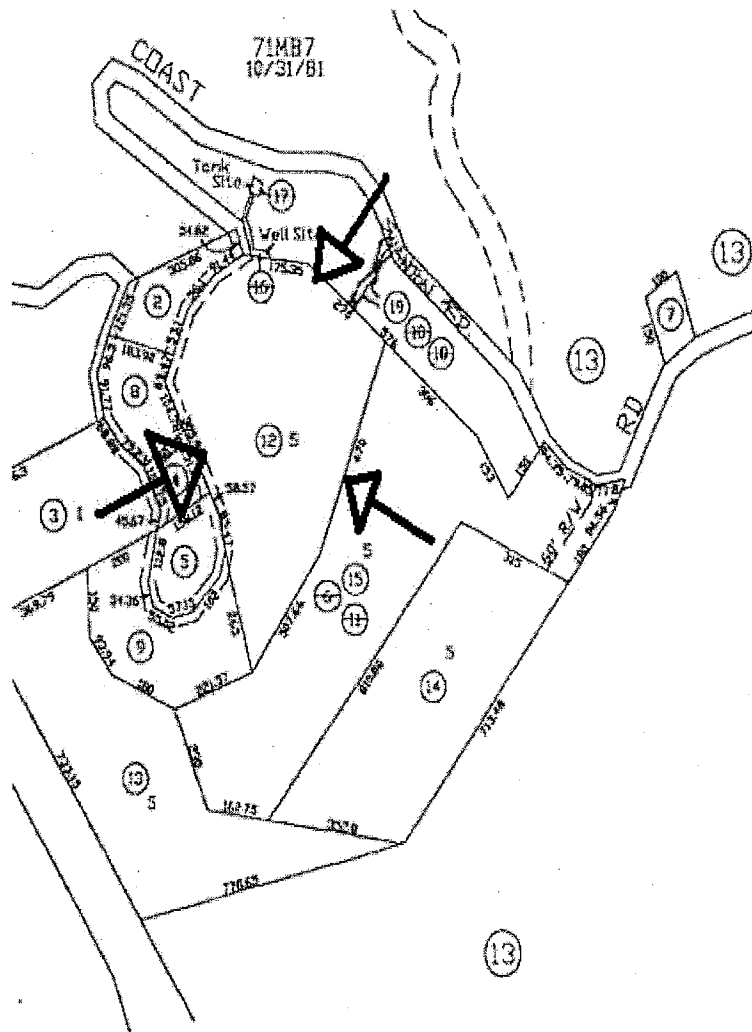


Map One

PUERCA Y LAS TRANCAS
& 11, T.10S., R.4W., M.D.B. & M.

Tax Area Code
86-022

57-18



Assessor's Map No. 57-18
County of Santa Cruz, Calif
Nov. 2000

MAP 2 APN

