



## Staff Report to the Zoning Administrator

Application Number: **131155**

**Applicant:** Richard Emigh  
**Owner:** Keith Harmon  
**APN:** 063-151-08

**Agenda Date:** 8/15/14  
**Agenda Item #:** 7  
**Time:** After 9:00 a.m.

**Project Description:** Proposal to construct a 1,800 square foot single family dwelling and a 300 square foot detached garage on a parcel in the RR zone district. Requires a Coastal Development Permit.

**Location:** Property located on the west side of Pine Flat Road approximately ½ mile north of the intersection with Bonny Doon Road (no situs).

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

**Permits Required:** Coastal Development Permit

### Staff Recommendation:

- Determine that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.
- Approval of Application 131155, based on the attached findings and conditions.

### Exhibits

- |   |                              |
|---|------------------------------|
| A. Categorical Exemption (CEQA determination) | F. General Plan Maps         |
| B. Findings                                   | G. Biotic Assessment         |
| C. Conditions                                 | H. Archaeological Report     |
| D. Project plans                              | H. Comments & Correspondence |
| E. Assessor's, Location, Zoning and           |                              |

### Parcel Information

Parcel Size:	2 acres
Existing Land Use - Parcel:	Residential (vacant land)
Existing Land Use - Surrounding:	Residential
Project Access:	Pine Flat Road
Planning Area:	Bonny Doon
Land Use Designation:	R-R (Rural residential)
Zone District:	RR (Rural Residential)

Coastal Zone:   X   Inside        Outside  
Appealable to Calif. Coastal        Yes   X   No  
Comm.

### Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site  
Soils: To be reviewed at building permit stage  
Fire Hazard: Not a mapped constraint  
Slopes: 9%  
Env. Sen. Habitat: Biotic Assessment determined no evidence on site  
Grading: Less than 100 cubic yards  
Tree Removal: No trees proposed to be removed  
Scenic: Not a mapped resource  
Drainage: Existing drainage adequate  
Archeology: Archaeology Report found no physical evidence on site

### Services Information

Urban/Rural Services Line:        Inside   X   Outside  
Water Supply: Well  
Sewage Disposal: Septic  
Fire District: County Fire  
Drainage District: Outside Flood Control District

### Project Setting

This is a proposal to construct a new 1,800 square foot three bedroom single family dwelling and 300 square foot detached garage on a vacant parcel. The subject parcel is located off Pine Flat Road and surrounded by residentially zoned parcels developed at a rural density. The site is surrounded by dense vegetation to the west, south and east. The adjacent parcel located to the north of the subject parcel has an unobstructed view of the proposed building site. There is approximately a 9% downward slope running northwest across the property. The site is mapped as an Archeological resource and, due to its sandy soil content, there was potential the site was Sandhills Habitat. An Archeological Report Review and Biotic Assessment were completed for the site and concluded no resources were located on site.

### Zoning & General Plan Consistency

The subject property is a parcel of approximately two acres in size, located in the RR (Rural Residential) zone district, a designation which allows residential uses. The proposed single family dwelling and garage is a principal permitted use within the zone district and the zoning is consistent with the site's (R-R) Rural Residential General Plan designation.

### Local Coastal Program Consistency

The proposed single family dwelling and garage is in conformance with the County's certified Local Coastal Program, in that the structure is sited and designed to be visually compatible, in

scale with, and integrated with the character of the surrounding neighborhood. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent 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.

### **Environmental Review**

The proposed development qualifies for a Class 3 Categorical Exemptions under the California Environmental Quality Act (CEQA) and is not subject to further environmental review.

### **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 **131155**, 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](http://www.co.santa-cruz.ca.us)**

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Santa Cruz CA 95060  
Phone Number: (831) 454-3118  
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# 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: 131155

Assessor Parcel Number: 063-151-08

Project Location: Property located on the west side of Pine Flat Road in Santa Cruz, CA approximately ½ mile north of the intersection with Bonny Doon Road (no situs).

**Project Description: Construct a new single family dwelling and detached garage.**

**Person or Agency Proposing Project: Richard Emigh**

**Contact Phone Number: (831) 479-1452**

- 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).  
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 single family dwelling and accessory structure in an area designated for residential uses.

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

\_\_\_\_\_  
Nathan MacBeth, Project Planner

Date: \_\_\_\_\_

## 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 RR (Rural Residential), a designation which allows residential uses. The proposed single family dwelling and garage is a principal permitted use within the zone district, and the zoning is consistent with the site's (R-R) Rural residential General Plan designation.

2. That the project does not conflict with any existing easement or development restrictions such as public access, utility, or open space easements.

This finding can be made, in that the proposed development is situated well outside of an existing 10' wide drainage easement and no other such easements or restrictions are known to encumber the project site.

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

This finding can be made, in that the development is consistent with the surrounding neighborhood in terms of architectural style; the site is surrounded by lots developed to a rural density; the colors will be natural in appearance and complementary to the 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 garage 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 structure is sited and designed to be visually compatible, in scale, and integrated with the character of the surrounding neighborhood. Additionally, residential uses are allowed uses in the RR (Rural Residential) zone district, as well as the General Plan and Local Coastal Program land use designation. Developed parcels in the area contain single family dwellings. Size and architectural styles vary widely in the area, and the design submitted is consistent with the existing range of styles.

## Development Permit Findings

1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.

This finding can be made, in that the project is located in an area designated for residential uses and is not encumbered by physical constraints to development. Construction will comply with prevailing building technology, the California Building Code, and the County Building ordinance to insure the optimum in safety and the conservation of energy and resources. The proposed single family dwelling and garage will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks that ensure access to these amenities.

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.

The proposed location of the single family dwelling and garage and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the RR (Rural Residential) zone district as the primary use of the property will be one single family dwelling and garage that meets all current site standards for the zone district.

County Code Section 13.10.323 allows for water tanks to be located within 3 feet of any property line if it is a requirement of the Fire District. The location of the proposed water tanks and fire hydrant are within the required 40 foot front yard setback (approximately 12 feet from the property line). County Fire has reviewed the proposal and indicated that the location of the water tanks and hydrant are appropriately situated on the parcel so as to provide access to water for fire suppression. As conditioned, an existing vegetative buffer shall be maintained to provide sufficient screening for the proposed water tanks from Pine Flat Road.

Therefore this finding can be made.

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 Rural residential (R-R) land use designation in the County General Plan.

The proposed single family dwelling and garage 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 garage will not adversely shade adjacent properties, and will meet current setbacks for the zone district.

The proposed single family dwelling and garage 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 proposed single family dwelling and garage is of a 1-story design and will comply with the site standards for the RR 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 single family dwelling and garage is to be constructed on an existing undeveloped lot. The expected level of traffic generated by the proposed project is anticipated to be only 1 peak trips per day (1 peak trip per dwelling unit), such an increase will not adversely impact existing roads or intersections in the surrounding area.

5. That the proposed project will complement and harmonize with the existing and proposed land uses in the vicinity and will be compatible with the physical design aspects, land use intensities, and dwelling unit densities of the neighborhood.

This finding can be made, in that the proposed structure is located in a mixed residential neighborhood containing a variety of architectural styles, and the proposed single family dwelling and garage is consistent with the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections 13.11.070 through 13.11.076), and any other applicable requirements of this chapter.

This project is not subject to Design Review as defined in County Code Section 13.11.040.

## Conditions of Approval

Exhibit D: Project Plans 7 sheets, prepared by Richard Emigh, dated 3/20/14

- I. This permit authorizes the construction of a single family dwelling and detached garage. 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 all off-site work performed in the County road right-of-way.
  - E. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder) within 30 days from the effective date of this permit.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit final architectural plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "D" on file with the Planning Department. Any changes from the approved Exhibit "D" 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. If specific materials and colors have not been approved with this Discretionary Application, in addition to showing the materials and colors on the elevation, the applicant shall supply a color and material board in 8 1/2" x 11" format for Planning Department review and approval.

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. Landscaping plans to include vegetative screening for the water tanks.
- B. Submit four copies of the approved Discretionary Permit with the Conditions of Approval attached. The Conditions of Approval shall be recorded prior to submittal, if applicable.
  - C. Meet all requirements of and pay drainage fees to the County Department of Public Works, Stormwater Management. Drainage fees will be assessed on the net increase in impervious area.
  - D. Obtain an Environmental Health Clearance for this project from the County Department of Environmental Health Services.
  - E. Meet all requirements and pay any applicable plan check fee of the Fire Protection District.
  - F. Submit 3 copies of a soils report prepared and stamped by a licensed Geotechnical Engineer.
  - G. Pay the current fees for Parks and Child Care mitigation for 3 bedrooms. Currently, these fees are, respectively, \$1000 and \$109 per bedroom.
  - H. Pay the current fees for Roadside and Transportation improvements for 3 bedrooms. Please contact the Department of Public Works for a list of current fees.
  - I. Provide required off-street parking for 3 cars. Parking spaces must be 8.5 feet wide by 18 feet long and must be located entirely outside vehicular rights-of way. Parking must be clearly designated on the plot plan.
  - J. 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.
  - K. Complete and record a Declaration of Restriction to construct a non-habitable detached garage. **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. Construction hours shall be Monday through Saturday 8 AM – 5 PM.
- B. All site improvements shown on the final approved Building Permit plans shall be installed.
- C. All inspections required by the building permit shall be completed to the satisfaction of the County Building Official.
- D. The project must comply with all recommendations of the approved soils reports.
- E. Pursuant to Sections 16.40.040 and 16.42.080 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 16.42.080, 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. A vegetative buffer (screening) between the proposed water tanks and Pine Flat Road shall be permanently maintained.

V. As a condition of this development approval, the holder of this development approval ("Development Approval Holder"), is required to defend, indemnify, and hold harmless the COUNTY, its officers, employees, and agents, from and against any claim (including attorneys' fees), against the COUNTY, its officers, employees, and agents to attack, set aside, void, or annul this development approval of the COUNTY or any subsequent amendment of this development approval which is requested by the Development Approval Holder.

- A. COUNTY shall promptly notify the Development Approval Holder of any claim, action, or proceeding against which the COUNTY seeks to be defended, indemnified, or held harmless. COUNTY shall cooperate fully in such defense. If COUNTY fails to notify the Development Approval Holder within sixty (60) days of any such claim, action, or proceeding, or fails to cooperate fully in the defense thereof, the Development Approval Holder shall not thereafter be responsible to defend, indemnify, or hold harmless the COUNTY if such failure to notify or cooperate was significantly prejudicial to the Development Approval Holder.

- B. Nothing contained herein shall prohibit the COUNTY from participating in the defense of any claim, action, or proceeding if both of the following occur:
1. COUNTY bears its own attorney's fees and costs; and
  2. COUNTY defends the action in good faith.
- C. Settlement. The Development Approval Holder shall not be required to pay or perform any settlement unless such Development Approval Holder has approved the settlement. When representing the County, the Development Approval Holder shall not enter into any stipulation or settlement modifying or affecting the interpretation or validity of any of the terms or conditions of the development approval without the prior written consent of the County.
- D. Successors Bound. "Development Approval Holder" shall include the applicant and the successor(s) in interest, transferee(s), and assign(s) of the applicant.

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Minor variations to this permit 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.**

Approval Date: \_\_\_\_\_

Effective Date: \_\_\_\_\_

Expiration Date: \_\_\_\_\_

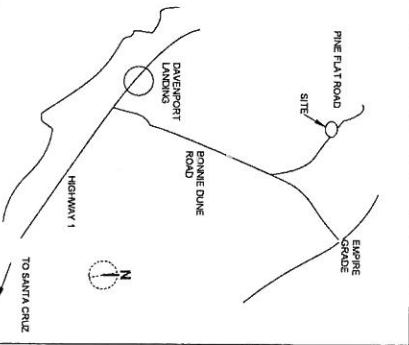
\_\_\_\_\_  
Wanda Williams  
Deputy Zoning Administrator

\_\_\_\_\_  
Nathan MacBeth  
Project Planner

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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.

## 1420



See grading plan for house and garage for finished contour.

and a two-car garage along with a new septic system. The modular unit will have a stored

foundation following the existing contours with the addition of a 5% slope away from the new foundation per requirements of the current building codes. The garage will have a standard foundation with gravel fill inside for the floor slab on the downhill (south) side.

The recommendations of the Geotechnical Investigation by Dees & Associates, INC., dated July 2013, (Project No. SCR-0692 will be followed and used in the Building Permit

Plans. As noted on page 9 of the report conventional spread footings may be used and as recommended they will be 2 to 4 feet deep embedded into native soil.

No Retaining walls are proposed. The upper 6' of subgrade below the concrete garage floor slab and 5' area in front (North) of the garage will be compacted to provide

firm uniform base under the gravel for the slabs. Site Drainage includes positive grading at a 5% for 100 (10) feet away from the foundations of the house and garage the concrete approach will be at 2% grade. Full roof gutters will be installed on both structures with the discharge to a 12" x 24" splash blocks to allow the runoff to go into the site and ground which has very sandy soil.

**Erosion Control:** The construction is planned to be done between April 1 and October 1 to make sure no downstream sediment occurs, the site is relative flat and has a 12% cross slope. The disturbed site areas including the 5% slope away from the foundations will be covered.

with much as soon as possible after installation of the foundations. The entry to the site will have a gravel area at least 20 feet long and 10 feet wide 6" deep to make sure that any equipment leaving the site does not cause any off site soil problems.

There will be a separate submittal for the building sprinkler system, because the garage is

There will be a separate submittal for the building sprinkler system, because the garage is less than 1000 square feet and is over ten (10) feet from the house it does not need be sprinkled. The assigned street address is \_\_\_\_\_. The construction plans will be \_\_\_\_\_ in accordance with the current California Building and Fire codes (I'll attach the 2013 edition).

approved amendments. All underground piping systems shall comply with the 2013 edition of NFPA 303, *Standard for the Installation, Testing and Maintenance of Fire Protection Systems for Vessels*. All piping shall be protected by an approved automatic fire sprinkler system complying with the current edition of NFPA 13.D and adopted standards of the State Fire Commission.

of site and controlled by HUD). The designer/installer of the sprinkler system shall submit the sets of plans and calculations for the underground and overhead Residential Automatic Fire Protection to Cal Fire San Mateo-Santa Cruz Unit for approval. An Underground Fire Protection

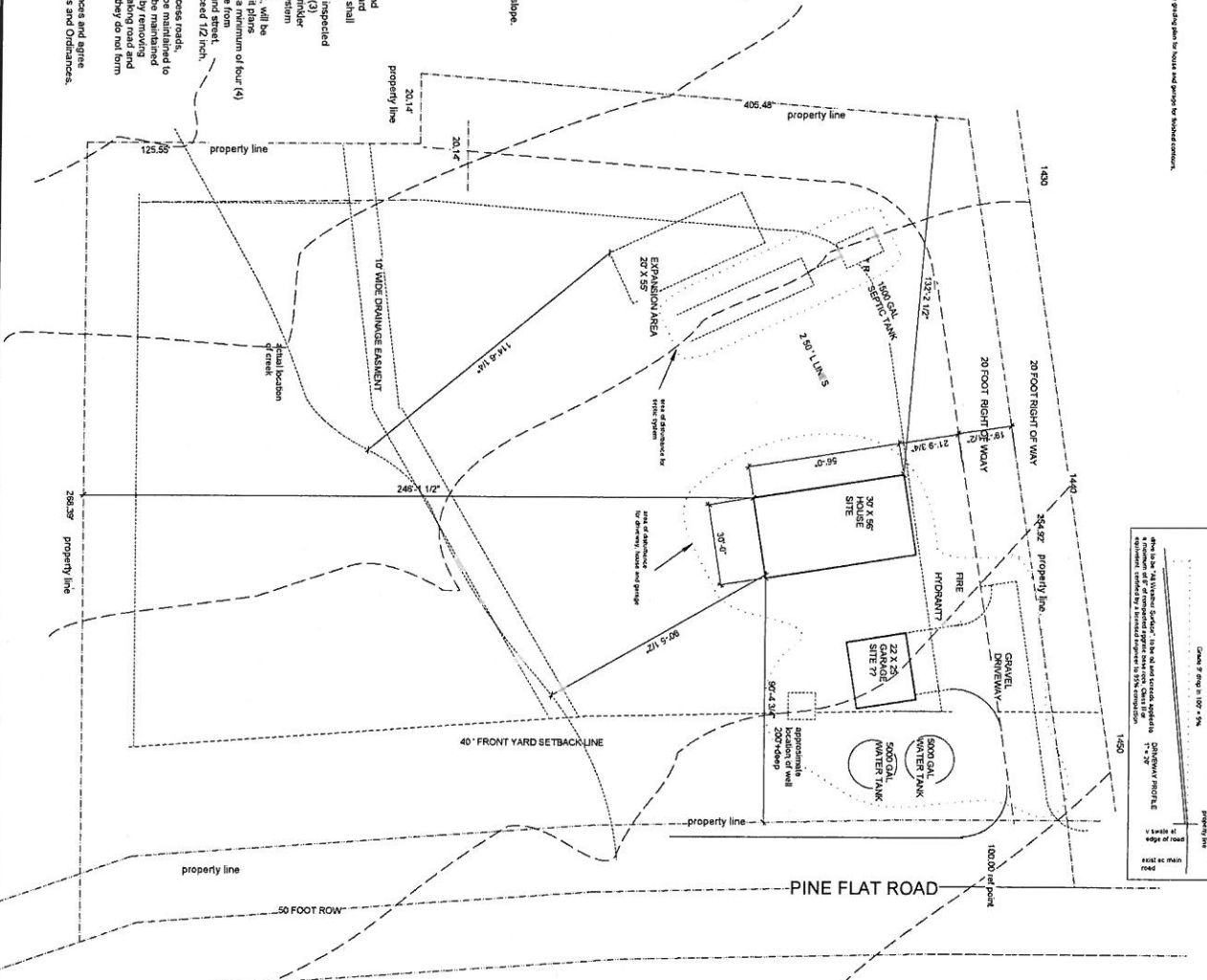
Underground Fire Protection System Installation Policy Handout. Underground plan and plot issued for Class B, ClassC-15, Class C-35 or owner/builder. No exceptions. The building will have the locations of all required locations. The building numbers shall be provided on the plan and plot.

The installation of an approved spark arrestor on the top of chimney with a wire mesh not th

driveways, turn-around and bridges area the responsibility of the owner(s) of record and to ensure the fire department same and expedient passage at all times. A 100' clearance around and adjacent to the building or structure to provide additional fire protection at fire has to be maintained. Access road to have a vertical clearance of 13.5' for its entire width and length. All private

all brush, flammable vegetation, or combustible growth, (exception for County require screening) Single specimen trees, ornamental shrubbery of similar plants used as ground cover, provide a means of rapid fire-transmission for native growth to any structure. The job copy of building and fire plans and permits must be on site during inspections.

The building plasmas will comply with the applicable specification, Standards, Codes and Ordinances, and the building plasmas will be solely responsible for compliance with applicable Specifications, Standards, Codes and Ordinances.

[illegible]

FULL SITE PLAN  
1" = 20'

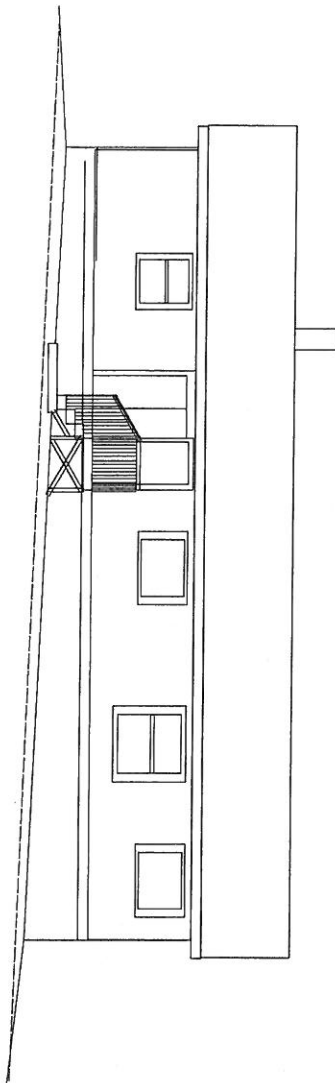
A-1  
 SHEET  
 APN # 063-151403  
 DRAWN BY PJC  
 DATE 04-11-11  
 REV 2-15-16  
 10-27-2013  
 JOBSITE LOCATION  
 PINE FLAT ROAD  
 SANTA CRUZ COUNTY  
 063-151-08

**RICHARD L. EMIGH** **A.I.B.D.**  
DRAFTING, DESIGNING & LAND USE ANALYSIS

413 Capitola Avenue Capitola, CA 95010  
Phone: 831-479-1452 Fax: 831-479-1476

WEST ELEVATION

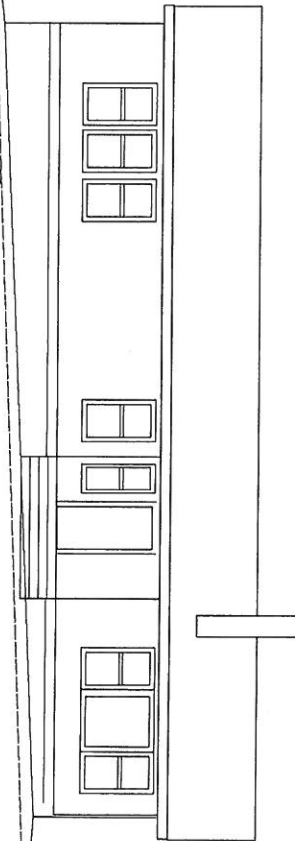
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MANUFACTURED HOME  
WITH T-1-11 EXTERIOR  
CLASS A FIRE RATED COMP ROOF

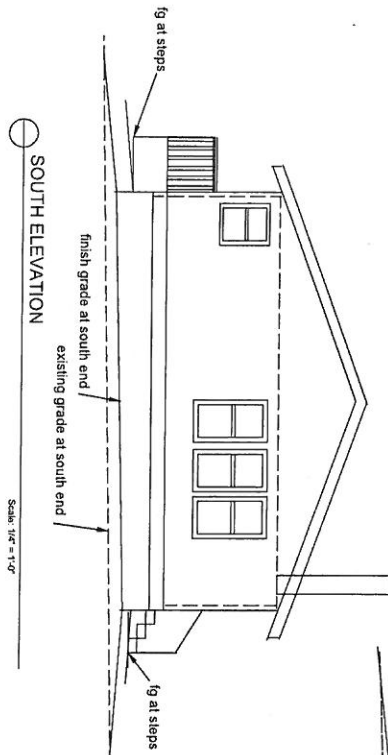
EAST ELEVATION

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



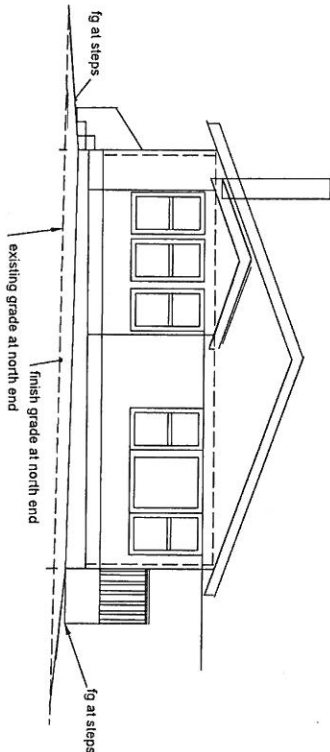
SOUTH ELEVATION

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



NORTH ELEVATION--FRONT

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



ELEVATIONS



**RICHARD L. EMIGH** **A.I.B.D.**  
DRAFTING, DESIGNING & LAND USE ANALYSIS

413 Capitola Avenue  
Phone: 831-479-1452

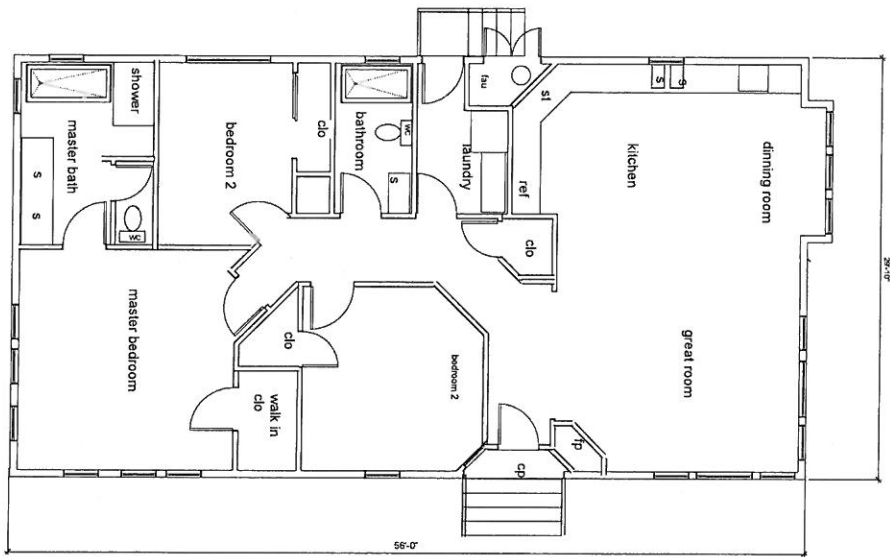
Capitola, CA 95010  
Fax: 831-479-1476

A-1

DATE: 06-11-13  
REV: 2-10-14

**JOBSITE LOCATION**  
PINE FLAT ROAD  
SANTA CRUZ COUNTY  
063-151-08

**OWNER:**  
KEITH C. HARRISON  
APTOS, CA 95023  
831-464-7992



FIRST FLOOR PLAN

MANUFACTURED HOME

Scale 1/8" = 1'-0"



PROJECT NORTH

A-2

OWNER:  
KEITH C. HARRISON  
APTOS, CA 95023  
831-454-7822

JOB SITE LOCATION  
PINE FLAT ROAD  
SANTA CRUZ COUNTY  
063-151-08

OWNER:  
KEITH C. HARRISON  
APTOS, CA 95023  
831-454-7822

FIRST FLOOR



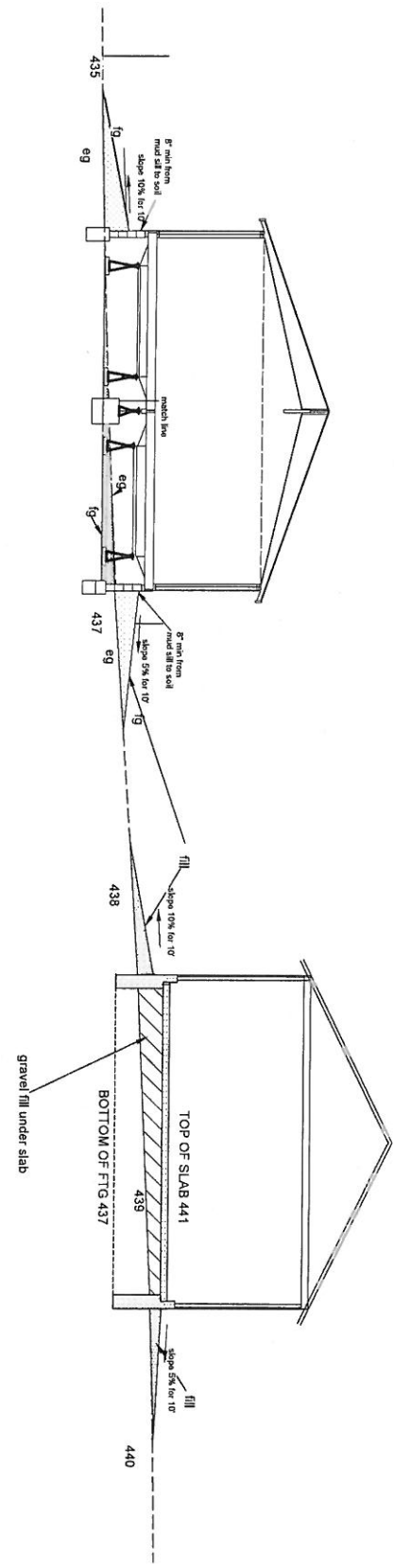
**RICHARD L. EMIGH** A.I.B.D.  
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413 Capitola Avenue Capitola, CA 95010  
Phone: 831-479-1452 Fax: 831-479-1476



SECTION A

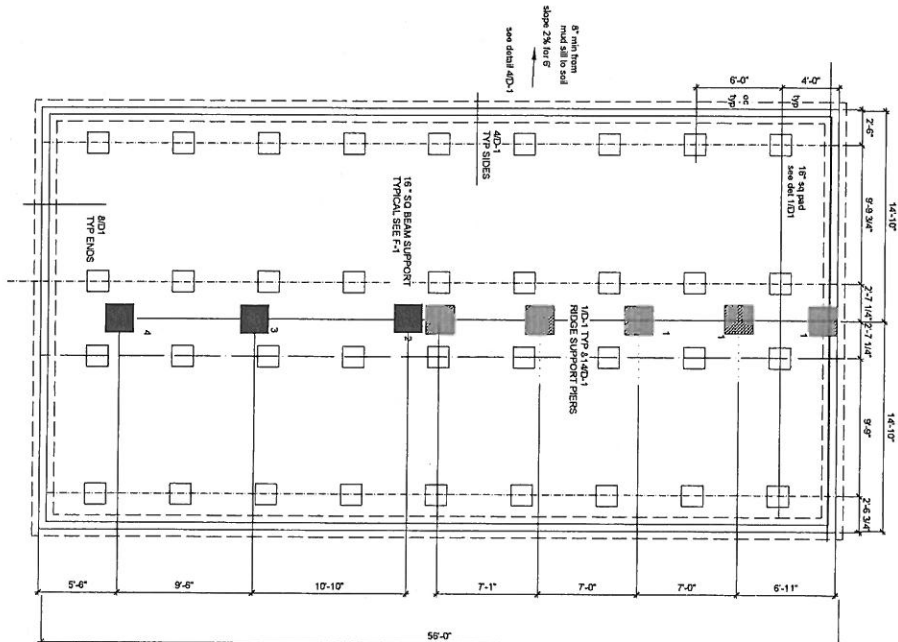
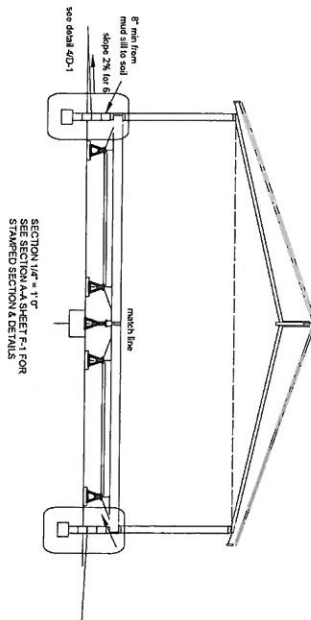
S-4

section thru garage and modular unit  
showing cut and fill



SHEET G-2	DATE APR 14 2014 DRAWN BY P.L.E. DATE 04-14-14 REV 2-10-14	JOBSITE LOCATION PINE FLAT ROAD SANTA CRUZ COUNTY 063-151-08		OWNER KENTH C. HANSON APTOS, CA 95023 831-654-7922	GRADING PLAN SECTION		<b>RICHARD L. EMIGH</b> <b>A.I.B.D.</b> <b>DRAFTING, DESIGNING &amp; LAND USE ANALYSIS</b>	
		413 Capitola Avenue      Capitola, CA 95010 Phone: 831-479-1452      Fax: 831-479-1476						

# preliminary foundation layout and section



FOUNDATION PLAN

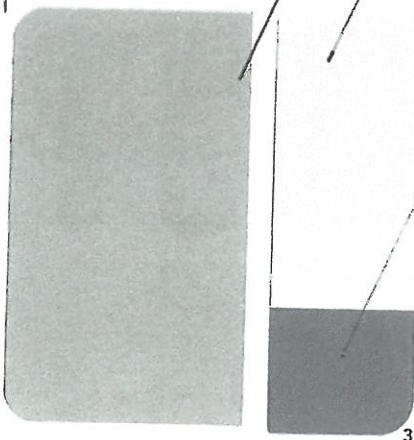
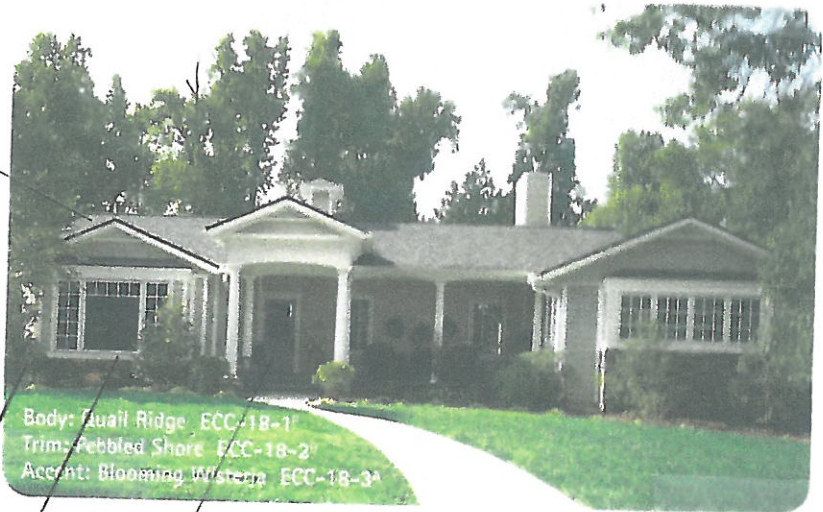
SEE TYPICAL LAYOUT SHEET F.1 FOR STAMPED TYPICAL LAYOUT

RIDGE BEAM SUPPORT (BEARING WALL - TABLE #7)

RIDGE BEAM SUPPORT (CLEAR SPAN - TABLE #8)

APM 063-151-08  
COLORS

BOOK LT. GRAY  
(SIMILAR TO #1)  
BODY



- 1 Body: Quail Ridge ECC-18-1<sup>o</sup>  
2 Trim: Pebbled Shore ECC-18-2<sup>o</sup>  
3 Accent: Blooming Wisteria ECC-18-3<sup>A</sup>

# FOR TAX PURPOSES ONLY

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POR. N.E. 1/4 SEC. 23, T.10S., R.3W., M.D.B. & M.

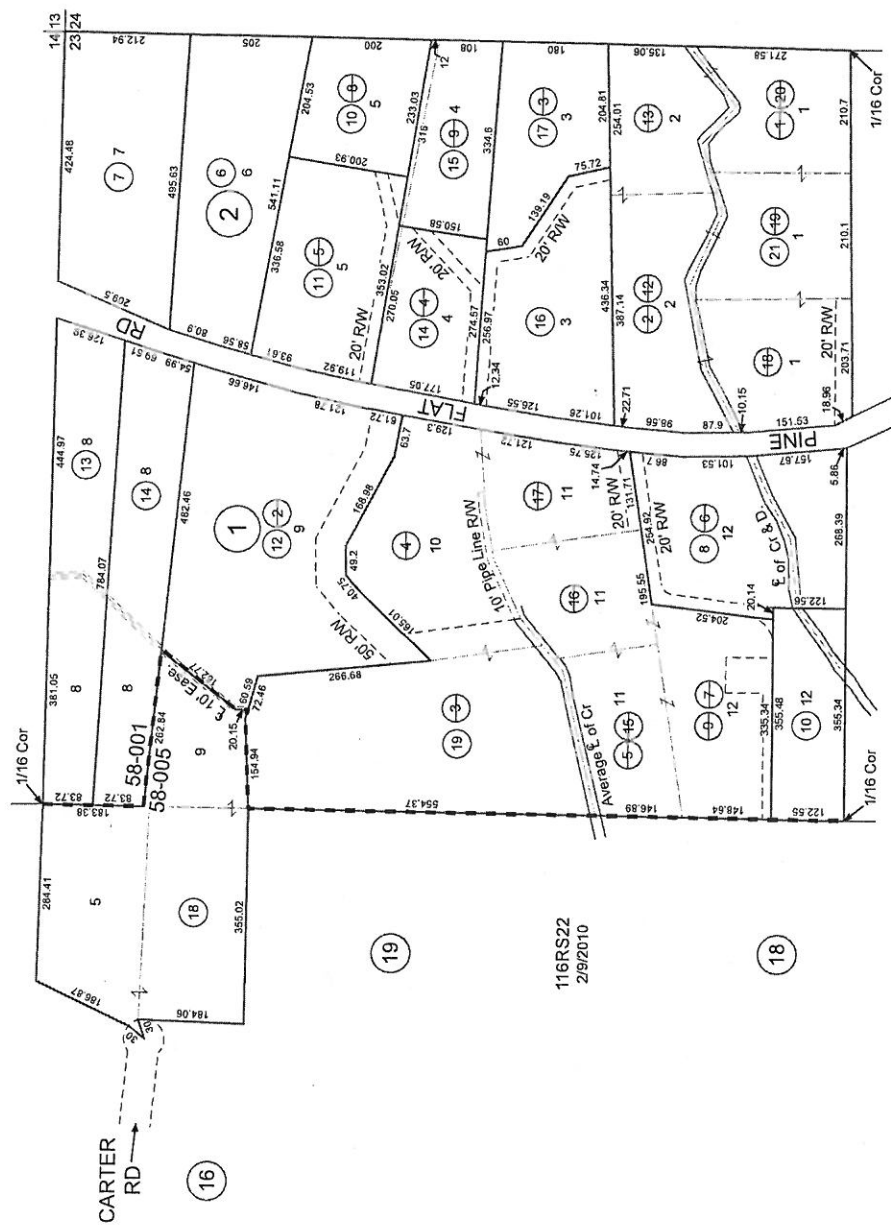
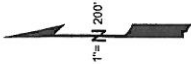
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58-001 58-005

63-15

02

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11/19/1956



19

116RS22  
2/9/2010

33RS63  
11/7/1956

05

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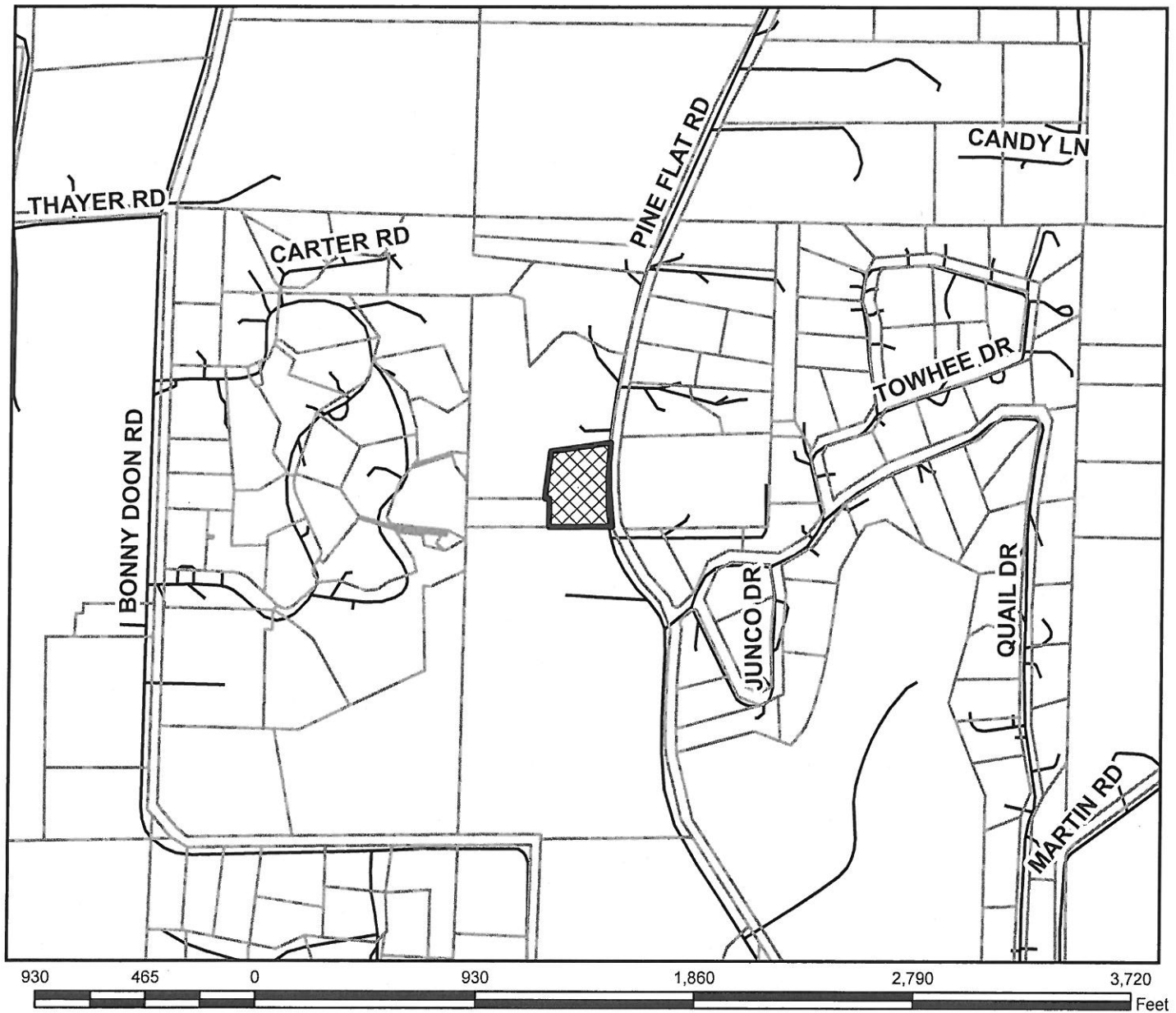
Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 63-15  
County of Santa Cruz, Calif.  
Nov. 1999




Electronically Redrawn 11/10/99 KB  
Rev. 4/12/11 CB (16RS22)  
Rev. 6/27/11 MC (Combo, 16/m, 2-21)  
Rev. 3/22/12 CB (Combo Form, 1-19)

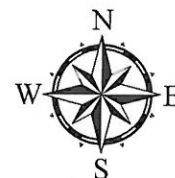


# Location Map



## LEGEND

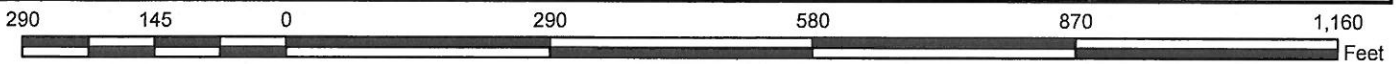
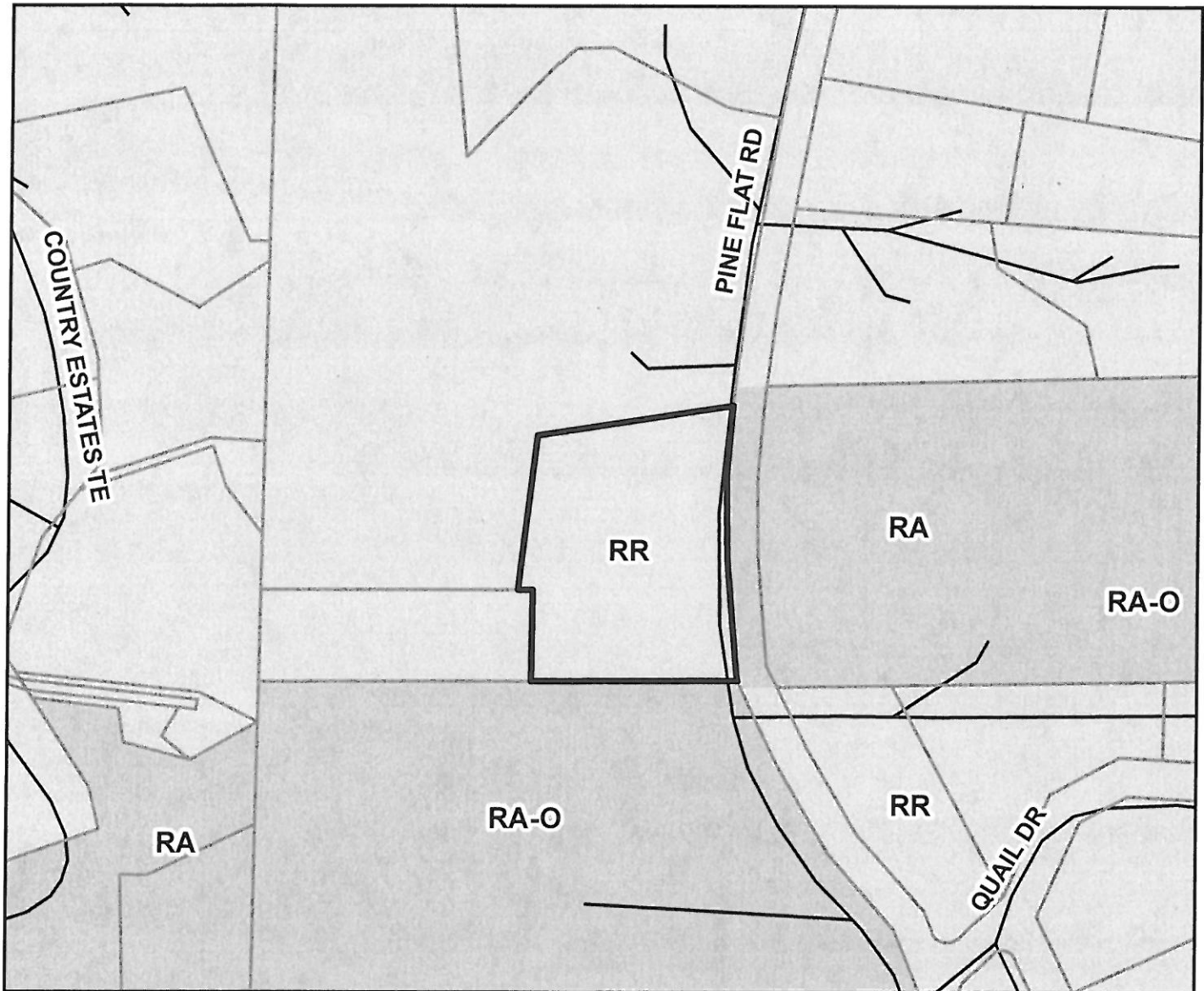
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-  Assessors Parcels
-  Streets



Map Created by  
County of Santa Cruz  
Planning Department  
June 2013



# Zoning Map



## LEGEND

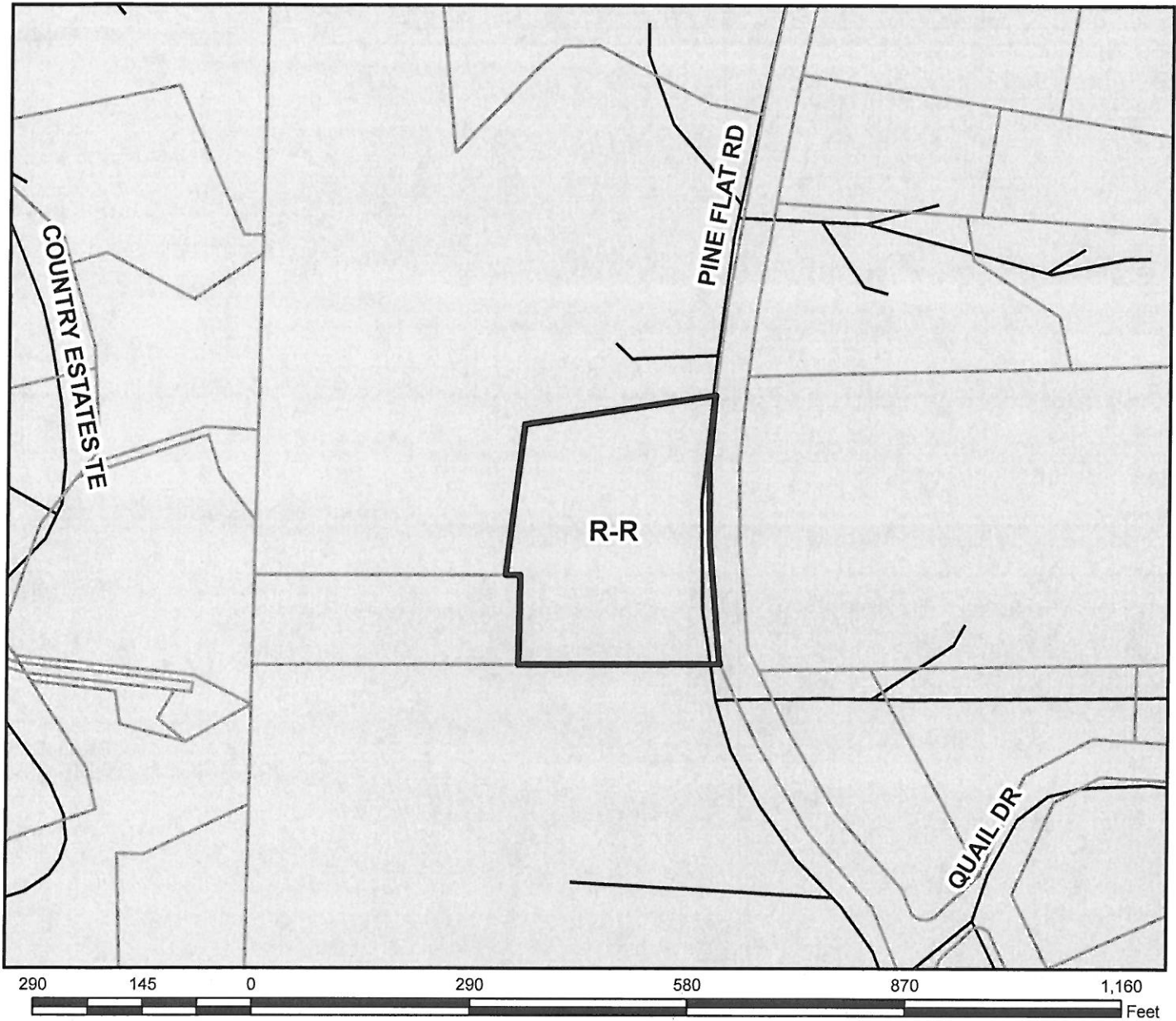
-  APN: 063-151-08
-  Assessors Parcels
-  Streets
-  RESIDENTIAL-RURAL
-  AGRICULTURE RESIDENTIAL



Map Created by  
County of Santa Cruz  
Planning Department  
June 2013

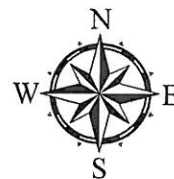


# General Plan Designation Map

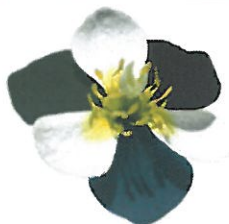


## LEGEND

-  APN: 063-151-08
-  Assessors Parcels
-  Streets
-  Residential-Rural



Map Created by  
County of Santa Cruz  
Planning Department  
June 2013



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

---

October 1, 2013

Mr. Richard Emigh  
413 Capitola Avenue  
Capitola, CA 95010

**RE: Biotic Assessment of APN 063-151-08, Bonny Doon, CA**

Dear Mr. Emigh:

I am writing to provide you with results of a habitat assessment that I conducted for your client Keith Harmon on September 26, 2013 on parcel 063-151-08, an approximately two-acre undeveloped parcel located immediately north of 675 Pine Flat Road in the unincorporated portion of Santa Cruz County, California known as Bonny Doon. The northern half of the parcel features an unpaved driveway, water tanks, well, a small shed, and planted fruit trees. Based on my conversations with you prior to the assessment, I understand that your client is seeking to develop the parcel, including by adding a modular home.

The purpose of my assessment was to evaluate the 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 Bonny Doon and elsewhere in central Santa Cruz County.

**Soils**

As mapped by the Soil Conservation Service, the parcel features soil of the Lompico-Felton Complex on 5-30% slopes. This soil complex contains Felton loam and Lompico loam soils, which are derived from weathered sandstone, shale, and conglomerate (USDA 1980). My observations of the soils within the property revealed the occurrence of a medium to light red brown sandy loam soil characteristic of these soil types. The parcel does not support Zayante soil, the poorly developed, deep, coarse, sand soil derived from the weathering of uplifted marine sediments and sandstones (USDA 1980), that supports endangered Sandhills species and sensitive communities in Bonny Doon.

**Vegetation and Communities**

The subject parcel supports ruderal herbaceous plants in the north and mixed evergreen forest in the south; planted ornamental pine trees (*Pinus* sp.) line the property's eastern border along Pine Flat Road. The mixed evergreen forest is dominated by Douglas fir (*Pseudotsuga menziesii*), Pacific madrone (*Arbutus menziesii*), and coast redwood (*Sequoia sempervirens*), and features a single mature *Eucalyptus* sp. The ruderal herbaceous vegetation is dominated by non-native herbaceous plants

including sheep sorrel (*Rumex acetosella*), hedgehog dogtail grass (*Cynosurus echinatus*), poison hemlock (*Conium maculatum*), and ripgut brome (*Bromus diandrus*); it also features scattered, disturbance-adapted native plants including California poppy (*Eschscholzia californica*). The ruderal vegetation occurs in an area that appears to have been historically cleared and used as part of an orchard, based upon the presence of older fruit trees.

### Rare Species

Based on my observations of the soils and vegetation on the site, I believe that the parcel is highly unlikely to support any of the rare Sandhills species listed above. Several of these species are known to occur within the Bonny Doon Ecological Reserve located 0.5 miles east of the subject parcel (McGraw 2004, USFWS 2009). I did not observe the four endemic plants of the Sandhills within the subject parcel, which does not provide suitable habitat for the species due to the relatively fine texture of the loam soil. The fine-textured soil is also likely to preclude the Mount Hermon June beetle, an endangered insect endemic to the Sandhills that occurs within sandy soils in a broad range of Sandhills vegetation types, and the endangered Zayante band-winged grasshopper, which occurs exclusively on Zayante soils in open sunlit sand soil areas featuring herbaceous plant cover (USFWS 2009).

### Summary

To summarize, the subject parcel does not feature Zayante soils, support Sandhills habitat, or provide suitable habitat for the rare and endangered species that occupy the Sandhills.

This information is provided to aid evaluation of your proposed project. To assist you with your project permitting, I have provided contact information below for personnel within 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.

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

## References

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- U.S. Fish and Wildlife Service. 2009. Zayante band-winged grasshopper and Mount Hermon June beetle five year review. US Fish and Wildlife Service. August 2009. Available at: [http://ecos.fws.gov/docs/five\\_year\\_review/doc2572.pdf](http://ecos.fws.gov/docs/five_year_review/doc2572.pdf).

Archaeological Reconnaissance of APN 063-151-08,  
on Pine Flat Road in the Bonny Doon area  
Santa Cruz County, California

October 12, 2013

For

Richard L. Emigh

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

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: <4 acres

UTMGs: Zone 10-575275/4100750

Quad Map: Davenport USGS 7.5 Quad

Key Words: Negative, Bonny Doon

Project No.: AACC 13-09-82

## 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 Mr. Richard L. Emigh to carry out an Archaeological Reconnaissance required by the County Planning department prior to the construction of a modular unit, a detached 2-car garage and septic system in the Bonny Doon area of 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 Davenport 7.5 minute USGS quad map in the SE ¼ of the NE ¼ of the NE ¼ of Section 23. R3W, T10S, MDM. The UTMG location is Zone 10-575275/4100750.

## 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 soil for the parcel is defined as #142 Lompico Felton Complex 5-30% slopes. This complex consists of soils on foot slopes and wide ridges. Slopes are dominantly complex. Elevation ranges from 400 to 3,000'. Complex is about 30% Lompico loam and 25% Felton Sandy loam.

Typically the surface layer is brown, slightly acid loam about 5" thick. The subsoil is brown, strongly brown, and yellowish brown strongly acid and medium acid yellowish brown strongly acid and medium acid clay loam. Highly weathered sandstone is at a depth of 37 inches (Soil Survey of Santa Cruz County, California 1980 by the Soil Conservation Service, page 28.)

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 developed 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 complement 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 Berghold 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: 13-0558. The extensive files of AACC files were also consulted for information. While there were cultural resources located nearby, none were recorded on the subject property. No archaeological studies were recorded for the subject parcel although there was one study and one timber harvest study nearby.

A general surface reconnaissance (King et. Al. 1973) of the project area was conducted by the authors on October 11, 2013. Two surveyors were on the parcel from 10:40 pm to about 11:10 pm (or 1 person hour) investigation. The parcel has been recently disturbed with the removal then shredding of several trees, the construction of a well, and 2- storage tanks placed. The soil visibility was good. It was a tan very silty 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

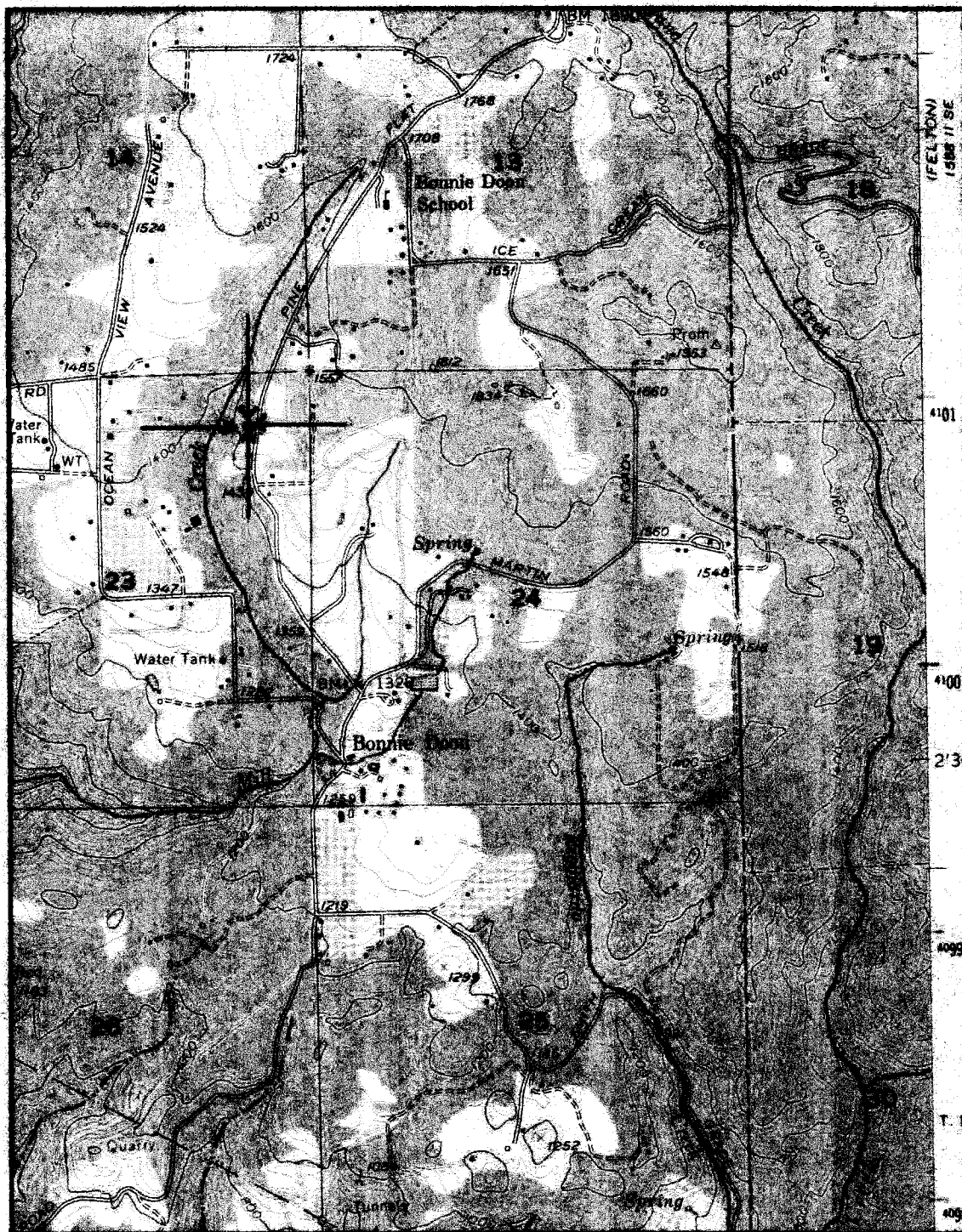
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2003 "Tidal Marsh, Oak Woodlands, and Cultural Florescence in the Southern San Francisco Bay Region" in *The Journal of California and Great Basin of Anthropology*.  
  
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## APPENDIX

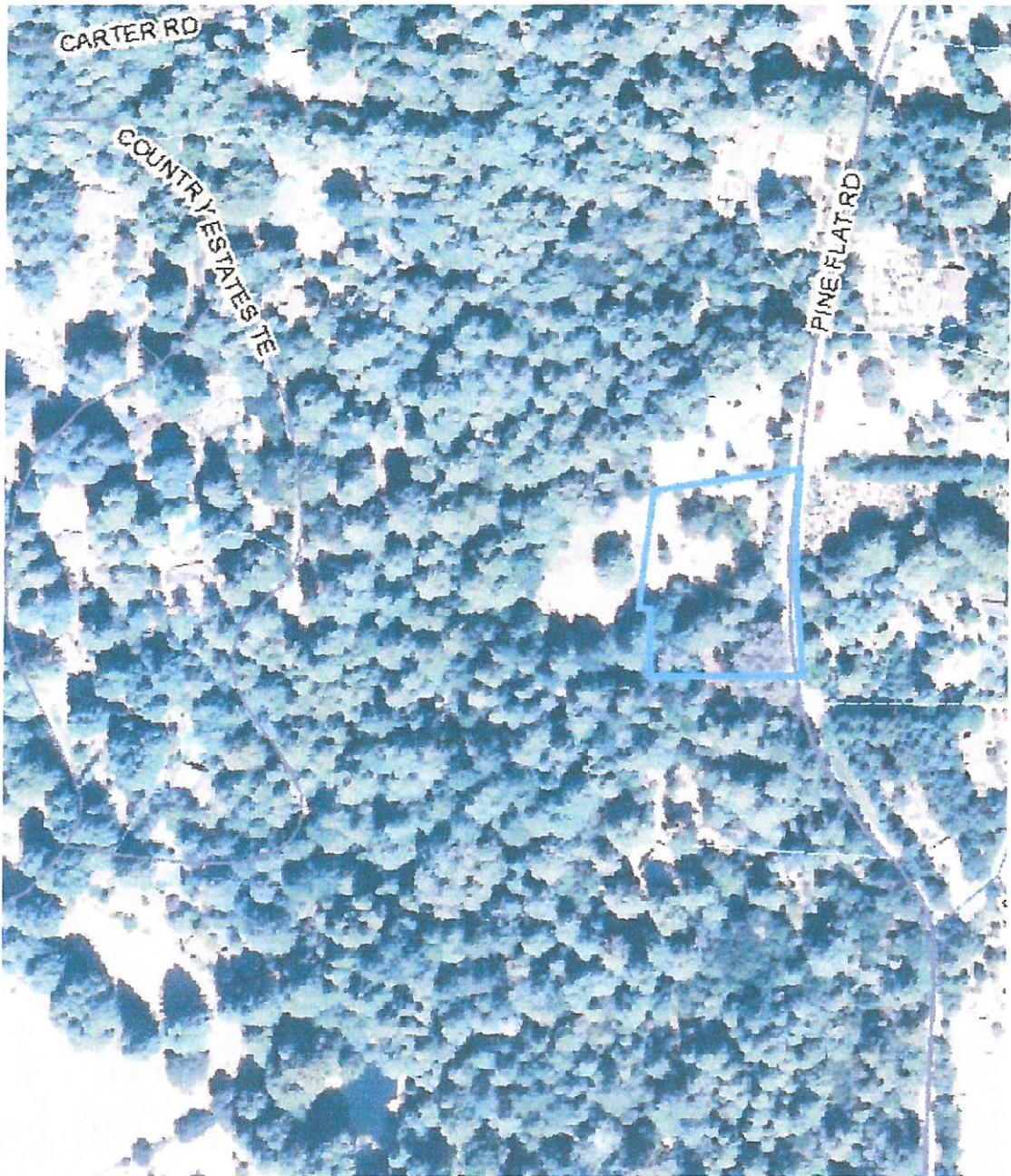
**Map One:** Location on USGS Davenport Quad. Map

**Map Two:** Parcel Outline on Aerial Photo Map

Rob Edwards Brief Vitae



**MAP ONE: Location Map**  
**7.5' USGS Davenport Quadrangle**



**MAP TWO: PROJECT PARCEL**  
APN 063-151-08

**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 Study and Technical Training at UC Davis and UCSC 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.  
*California Community College* – Life Credential in Anthropology, 1971,  
*Cabrillo College*, Anthropology Department Professor, (1971-2008)

### **MAJOR CLIENTS FOR RESEARCH AND PUBLIC ARCHAEOLOGY:**

2012	<u>Devcon Construction Co</u> , Archaeological Monitoring of the Santa Cruz Warriors' Arena Foundations, 140 Front Street, Santa Cruz, California.
2008	<u>BLM / California State Parks Department</u> , Survey and Excavation of various Prehistoric Sites on Coast Dairies Ranch. Santa Cruz County.
2006-07	<u>Presidio Trust</u> , San Francisco, Excavation of the Spanish/Mexican Era Chapel and Sacristy, Spanish Era Presidio, San Francisco.
2005	<u>Redman Foundation</u> , Redman – Hirahara House/Barn, Japanese American site, Watsonville, California.
2001-04	<u>California Parks Department</u> , Ano Nuevo State Reserve, Cascade Ranch, and Quiroste Valley excavations, San Mateo County.
2000	<u>Cabrillo College Facilities Department</u> , Bonny Doon Prehistoric Site, (CA-SCR-20) Excavation, Santa Cruz County.
1996-99	<u>Golden Gate National Park Association and Presidio Trust</u> , Excavation of a Spanish Era Presidio Chapel Foundation, San Francisco.

## Nathan MacBeth

---

**From:** Nathan MacBeth  
**Sent:** Tuesday, May 13, 2014 10:17 AM  
**To:** 'Rema Hanna'  
**Subject:** RE: parcel 063-151-08, application number 131155

Rema,  
Thank you for contacting me. I will add you to the mailing list for notifications regarding this project. If you are not already on the list, you will receive notification of the public hearing and a copy of the staff report. Additionally, you will receive direction on where to view the proposed plans online once they become available.  
Feel free to contact me if you have any questions.

Nathan MacBeth  
Development Review Planner  
County of Santa Cruz

---

**From:** Rema Hanna [<mailto:remafhanna@yahoo.com>]  
**Sent:** Tuesday, May 13, 2014 10:03 AM  
**To:** Nathan MacBeth  
**Subject:** parcel 063-151-08, application number 131155

Nathan,

My husband and I own and live on the parcel directly next to parcel 06315108. We understand there is a pending coastal development permit application for construction of an 1800 square foot home and a separate garage.

As you can imagine, we are very interested in how this land gets developed as it is literally feet from our home with no natural border to obstruct the view.

We have no contact with the owner and we are wondering how we can stay "in the loop" re. development plans? Do we have any say in the process?

Thank you,

Rema Hanna, MD cell 345 1119  
Christopher Fink, MD cell 345 0694