

PLEASE ATTEND AND PROVIDE LETTERS TOO!

PUBLIC HEARING CONCERNING COUNTY APPROVAL OF DEVELOPMENT ON KOCH PROPERTY

March, 2003

County Supervisor's Chambers
County Building on Ocean Street, Santa Cruz

COUNTY RECOMMENDS APPROVAL OF ROAD AND HOME-SITE ON THE KOCH PROPERTY BLOCKING THE NISENE 2 SEA OPEN SPACE CORRIDOR AND IMPACTING SURROUNDING NEIGHBORHOODS

DEVELOPERS

- | Have asked for County approval of 120 foot wide, 2-story home on hill by water tank.
- | Have asked for County approval for grading of home site and 2,500 foot road from home site about 30 feet behind all homes on Danube Drive exiting Koch Property on Jennifer/Vienna Drive
- | Have stated that they will block all public access to water tank trail into Nisene Marks and all other access to and through the Koch Property when work on road and home begins this spring.
- | Have stated that they will not slow building plans even though they say they will sell for \$5 Million to the public for the Nisene 2 Sea Corridor

SANTA CRUZ COUNTY PLANNING DEPARTMENT

- | Is approving Developer's application for a home site on hill, a second building at bottom of hill, and a 2,300 foot access road from Jennifer Drive to the homesite.
- | Has ignored public concerns, habitat/biotic resource issues, impact on neighborhoods, historic public use, and loss of critically important mid-county open space and State Park access.
- | Continues to agree with Developers' assertion that prior unauthorized grading and new grading for road and home are on slopes that have always been less than 30%, will minimally impact sensitive grasslands habitat, and that road cannot follow existing roadway and exit at Kamian Drive.

ISSUES FOR PUBLIC AND NEIGHBORHOODS:

- | Location of road route and exit location from Koch Property that will impact on Danube homes, coastal prairie grassland, and potential Ohlone Tiger Beetle habitats.
- | Loss of important of access routes through and public use of this important mid-county greenbelt.
- | Loss of safe, easy alternate non-motorized access to Cabrillo, Soquel Drive, and bus lines from neighborhoods and loss of western public access and winter access into Nisene Marks inland from Aptos Creek.
- | Impact of additional traffic and parking related both to new development and to loss of historic public access into Nisene Marks from Cabrillo College (100+ park users a day enter Nisene Marks from Cabrillo property using the Koch Property).
- | Impact of additional park user's parking on Danube Dr., Austrian Way, and Cheryl Way at established Nisene Marks trail-heads and the public's development of "bootleg" trails into Nisene Marks from Haas, Hudson Lane, and Mesa Grande Dr. that will result from blocking historic Koch Property access routes.
- | Loss of the Nisene 2 Sea Corridor which lets the public have easily assessable open space and multi-use, non-motorized, access routes to and from:
Neighborhoods, Aptos Village, Cabrillo College and its New Horticulture Center and Botanic Gardens, Seacliff Village, Coastal Trail, Coastal Rail Trail on the Union Pacific right-of-way, New Brighton State Beach, Seacliff State Beach, The Forest of Nisene Marks State Park, Soquel Demonstration Forest, and Summit areas of the Santa Cruz Mountains.

See Other Side for Addresses/Email for Written Comments/Letters
CALL 688-7724 FOR ADDITIONAL INFORMATION AND DOCUMENTS
OR EMAIL info@nisene2sea.org

PROJECT SUMMARY:

Proposal to: (1) construct and single-family dwelling, driveway, and garage(s) near top of hill by water tank on the inland 72 acre parcel of the Koch Property; and (2) a 2,200 foot access road on the middle 52 acre parcel of the Koch Property beginning at the end of Jennifer Drive at Danube and running about 30 feet behind all the homes on Danube and up to the home site on the hill by the water tank.

Applicants: S&P Carmichael Enterprises, Inc. and Men-Chy Properties (Developers/Joint-Owners)

Assessor Parcel Numbers: 040-081-09 and 040-081-06

Project Application Numbers: 00-0143 and 40237S

PENDING COUNTY ACTIONS/ RECOMMENDATIONS:

The County recommends final approval of the grading project without an Enviromental Impact Report but will require that Developers take some steps to protect some of the areas where the sensitive Coastal Prairie Grassland habitat is located.

The County action will be taken after the public Zoning Administrator hearing on February 21, 2003 (and any extensions thereof granted by the Zoning Administrator at the hearing). Comments will only be accepted by the Planning Department on or before the hearing date on February 21, 2003 via oral appearances at the hearing or via written submissions.

Environmental and all other documents along with Environmental Review Initial Study completed by County Planning Department related to this project are available for review in the County Planning Department at the address below. Copies of many of the documents may be available via email. Call Nisene 2 Sea at 688-7724 for information.

All interested persons are invited to provide comments to the Zoning Administrator either at the public hearing or in writing on or before on February 21st (or thereafter only if an extension is granted by the County at the hearing on the 21st). Written comments and concerns from the public concerning these pending County actions should directed to **Don Busey, Santa Cruz County Planning Department, Zoning Administrator at the following address with copies to Alvin James, Director, Ellen Pirie, Supervisor, and John Laird, California State Assembly Member.**

CONTACTS:

Don Busey, Zoning Administrator

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