

Date: 2/3/2023
To: City of Santa Cruz Planning Department
From: Kurt Fouts – Arborist Consultant
Subject: Site Plan Revision, Peace Church 900 High Street, APN: 001-022-40

I have reviewed the site plan for the Peach Church project in consideration of a revision to retain additional heritage trees.

The current plan proposes removal of eight trees due to construction impacts. I considered moving the footprint and storm drainage element 25-feet to the west. This would retain two additional trees, T135 and T141. However, this would negatively impact, and require the removal of trees T152, T154 and T155. This would be a net tree removal increase of one tree.

Moving the footprint to the west would also require a realignment of the existing fire lane access road. Alternatively, if the footprint was moved upslope 25-feet north, the fire lane would not require realignment, but an additional heritage tree would need to be removed. Additionally, moving the footprint upslope could affect views for existing homes further upslope.

In my opinion, additional heritage trees cannot be preserved without a substantial reduction in the proposed footprint or a complete re-design of the building layout, orientation, and alignment.

According to the design team on this project, factors considered in the proposed site plan include:

- Preserving on site open space
- Maintaining adequate parking by not building over additional parking that already exists on site.
- Infeasible to propose a larger segment of the building be built on the slope.
- The segment of the building that is proposed to be on the slope was designed to accommodate feedback and concern from neighbors who were expressing concern for the project blocking their visual resources. The current design is minimally impactful on the views.
- Cannot propose the building to be any higher up on the parcel due to fire access being infeasible in the upper portions of the lot.
- Required setback from the quarry must be respected.

Respectfully submitted,

Kurt Fouts

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