

COUNTY OF SANTA CRUZ PLANNING COMMISSION MINUTES

DATE: December 8, 1999

PLACE: Board of Supervisors Chambers, Room 525
County Government Center, 701 Ocean Street, Santa Cruz, CA

COMMISSIONERS PRESENT: ROBERT BREMNER, DENISE HOLBERT, LEO RUTH,
DALE SKILLICORN, RENEE SHEPHERD(CHAIRPERSON).

STAFF MEMBERS PRESENT: KIM TSCHANTZ, JOHN RICKER (EHS), MARTIN
JACOBSON, MIKE FERRY, KEN HART, DAVID
JOHNSTON, CATHLEEN CARR, DAVID LEE, JACKIE
YOUNG, PAIA LEVINE, ALVIN JAMES

COUNTY COUNSEL PRESENT: RAHN GARCIA

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

- A. ROLL CALL:
Commissioners Bremner, Holbert, Ruth, Shepherd and Skillicorn present at 9:00 a.m.
- B. PLANNING DIRECTOR'S REPORT: Martin Jacobson informed the Commission that the Board of Supervisors approved the Planning Commission's recommended growth rate of 0.75% for next year and authorized a building permit carry-over subject to the Board's future approval. The Board also approved the Rancho del Oso "TP" rezoning and an amendment to the conditions of a second "TP" rezoning.
- C. COUNTY COUNSEL'S REPORT: None.
- D. ADDITIONS AND CORRECTIONS
TO THE AGENDA: None.
- E. ORAL COMMUNICATIONS: None.
- F. CONSENT ITEMS:

H. SCHEDULED ITEMS:

ITEM H-1

PROPOSAL TO REZONE TWO PARCELS FROM THE "RA" RESIDENTIAL AGRICULTURAL ZONE DISTRICT TO THE "TP" TIMBER PRODUCTION ZONE DISTRICT. REQUIRES A REZONING. LOCATED ON THE SOUTHEAST SIDE OF BROWNS VALLEY ROAD, ABOUT 1,400-FEET SOUTHWEST OF THE INTERSECTION OF BROWNS VALLEY ROAD AND HAZEL DELL ROAD.

OWNER: BEESON RON
APPLICANT: GARY PAUL, FORESTRY CONSULTANT
SUPERVISORIAL DIST: 2
PROJECT PLANNER: CATHLEEN cm, 454-3225

CATHLEEN CARR: Gave staff presentation including describing the characteristics of the property such as topography and hydrology, property sizes, past harvesting of the property, properties meet the definition of timber land, scenic corridor issues, recommended conditions of the rezoning to protect the view shed and sensitive habitats, consistency with the General Plan, gave recommendation for action.

COMMISSIONER RUTH: Asked about Watsonville water intake.

CATHLEEN CARR: Downstream about 1/2 mile from the property. No comments from the city of Watsonville.

OPEN PUBLIC HEARING

GARY PAUL (FORESTER): Willing to answer any questions.

COMMISSIONER RUTH: Any objection to the no-cut zone.

GARY PAUL: Willing to go along with the condition.

CLOSED PUBLIC HEARING

MOTION

COMMISSIONER RUTH MOVED TO APPROVE STAFF RECOMMENDATION. SECONDED BY COMMISSIONER BREMNER.

VOICE VOTE 5-0

MOTION CARRIED AND SO ORDERED.

ITEM H-2

PROPOSAL TO CREATE FOUR SINGLE-FAMILY RESIDENTIAL. PARCELS AND ONE REMAINDER PARCEL (CONSERVATION AREA). REQUIRES A MINOR LAND DIVISION AND A RESIDENTIAL DEVELOPMENT PERMIT TO ALLOW PARCEL AVERAGING. LOCATED ON THE

SOUTHWEST CORNER OF FAIRWAY DRIVE AND COYOTE CANYON.
 OWNER: GOLDSTEIN ALAN L TRUSTEE ETAL TC
 APPLICANT: MICHAEL ZELVER
 SUPERVISORIAL DIST: 1
 PROJECT PLANNER: JACKIE! YOUNG, 454-3 18 1

JACKIE YOUNG: Showed slides of project maps and site, discussed environmental constraints and solutions to preserving these resources, note parcel sizes, topography, surrounding pattern of development, and gave recommendation for action.

COMMISSIONER BREMNER: Asked about septic locations.

JACKIE YOUNG: Property did not perc nearer the building sites.

COMMISSIONER BREMNER: What is the net area of lots?

JACKIE YOUNG: Discussed the areas that are deducted for net area. Lots are a minimum of one acre and are clustered to preserve biotic habitat. Noted maximum development standards for the properties. Noted the proposed drainage improvements and how storm water will be conveyed to the south.

COMMISSIONER BREMNER: Asked about secondary access.

JACKIE YOUNG: It's a condition of approval that needs to be completed before recording the map. They don't have all the agreements yet.

COMMISSIONER BREMNER: Do they have access to Coyote Canyon?

JACKIE YOUNG: None of the homes will access Coyote Canyon. Discussed the leach field and septic tank and both are in the envelope.

COMMISSIONER HOLBERT: Asked about conservation parcel.

JACKIE YOUNG: Mixed evergreen forest is at the south end of the property. Three acres are grasslands that are in the conservation easement.

OPEN PUBLIC HEARING

MICHAEL ZELMER: Staff covered most of the main points. Various components to this project. Not proposing any buildings; lot division only.

LAURA PERRY (LAND TRUST): Advocating for the preservation of coastal terrace prairie grasslands.

COMMISSIONER BREMNER: Does Trust hold land where work has to be done?

LAURA PERRY: Yes, land managers of various properties. Active management. The organization asks the committee to engage early in the process.

BREAK 3:35 - 3:50

KATHERINE SWEET: Former rural density was for 2-1/2 acre sites. Constraints brought to the attention of the developer early. Matrix does not guarantee that density. The four parcels will enjoy the view of a private park. Remainder parcel is undevelopable land and sugar coats the project. This is a special concession. Septic system design really bothers me. Septic is being shipped off to another parcel. Design of lots isn't fair. No architectural plans have been provided for the project. Majority of homes are one story in the area. Application based on secondary access that does not exist. This application should not move forward. Wants this application denied. Development standards are unacceptable.

JAMES GIRRARD: Property used to be part of a golf course. Limestone is close to the surface. High ground water that erodes the soil. Lots of storm runoff. Rules are being changed in mid-stream. Not in the character of the neighborhood. It's a Trojan horse. Monster houses will be built; impacts on traffic and drainage. Request this permit be denied.

PAUL PARSONS: Referred to and disputed the initial study. Project will impact views from my home. Don't want monster homes across the street from my home.

CRIS LEONE: Trucks graded this property when homes were build on the adjacent land division. Surprised at the condition of this property.

BETH SHIELDS: Agrees with neighbors comments. Rights should not extend beyond what the ordinance allows. Septics in the middle of the conservation parcels are a problem. Concerned for what will be built on these lots. Conservation parcel is part of our neighborhood. Owners would be the only ones to see this land. Hope project is denied.

JUDY PARSONS: Lots of support in the neighborhood to deny this application. Discussed the history of development in the area including the golf course. Traffic is bad in the area; large homes will change the ambiance in the area.

ALAN GOLDSTEIN: The parcel has secondary access and we are in escrow until we obtain approval of this application. I don't need the Prescotts for secondary access.

KATHERINE SWEET: Claims that secondary is not available yet.

LARRY SWENSON: Agrees with neighbors; access issue needs to be resolved.

MICHAEL ZELMER: Most of pertinent access was in place when property was purchased. Chain of title extends to Soquel Drive. Don't intend to build houses. Septic areas are not included in the net area of the lots. Four homes will not impact the neighborhood. That's subjective. Ten percent coverage is based on area of the lot not the building envelope. Custom homes have better appearance. Ample view corridors will remain due to design of land division. Grasses will be managed in perpetuity.

CLOSED HEARING

COMMISSIONER BREMNER: Wished the maps passed out by Paia Levin were available earlier; they are helpful. What protection do we provide grass lands?

PAIA LEVINE: Reviewed the map of the sensitive areas with Commissioners. Less than one acre are being lost. Over 3 acres are being preserved. The whole idea was to get a continuous area.

COMMISSIONER HOLBERT: But you're losing grassland.

PAIA LEVINE: Remaining area will be enhanced. Rare and endangered species are not located on this parcel. Ordinances don't apply but CEQA does allow mitigation.

COMMISSIONER BREMNER: Do standard building developments preserve the grassland? Seems we just lost it.

PAIA LEVINE: Isolated pockets don't have much value. It makes better sense to consider it lost and enhance the larger parcel.

COMMISSIONER BREMNER: Will three lots work better than four and was this ever discussed?

PAIA LEVINE: This was the proposal that met the needs of resource management.

COMMISSIONER SHEPHERD: Is the land donation required as a condition of approval?

PAIA LEVINE: Condition requires implementation of the habitat mitigation plan but does not require dedication to the Land Trust.

COMMISSIONER HOLBERT: Will land be open to the public?

P LEVINE: Public use is not good for the prairie. Reviewed the mitigation measure required as a condition of project approval.

COMMISSIONER HOLBERT: Project doesn't feel comfortable to me. Wants things firmer before we move forward.

COMMISSIONER RUTH: Satisfied that project won't go forward without secondary access.

COMMISSIONER HOLBERT: Still wants proof of secondary access. Also uncomfortable with septic design.

COMMISSIONER BREMNER: Will the leach fields impact the grasslands?

KATHY LYONS (PROJECT BIOLOGIST): Suitable leaching will not impact the grasslands. Drainage lines have worked in the past.

COMMISSIONER BREMNER: Water from septic during the summer won't harm the plants?

KATHY LYONS: Should not be impacted by summer conditions. Balancing act in preserving a continuous piece of grassland.

COMMISSIONER BREMNER: Concerned for lack of time to review all this information. Right-of-way is still a concern. Need more information before action. Septic is still a concern; consultant should have been here. Questions over the funding mechanism for the habitat protection. Confused about why they are allowed four lots and a remainder: does it need a certificate of compliance? Maybe three are better than four for protection of the environment. Lots like this are in high demand. Homes will have a big effect on neighborhood. Wants a serious look at the building envelopes.

COMMISSIONER HOLBERT: Applicant should contact the neighborhood to work out some of the issues.

PAIA LEVINE: Asked for clarification of direction

COMMISSIONER BREMNER: Fencing, building envelope, septic location, and funding mechanism.

COMMISSIONER SKILLICORN: Need to pin down the environmental issues. Also wants input from John Ricker.

MOTION

COMMISSIONER BREMNER MOVED TO CONTINUE TO JANUARY 6, 2000. SECONDED BY COMMISSIONER HOLBERT.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0.

PLEASE NOTE: THESE MINUTES HAVE BEEN APPROVED BY THE PLANNING COMMISSION AS OF FEBRUARY 9, 2000.

PATRICIA GAONA
PLANNING DEPARTMENT

COUNTY OF SANTA CRUZ PLANNING COMMISSION MINUTES

DATE: January 26, 2000

PLACE: Board of Supervisors Chambers, Room 525
County Government Center, 701 Ocean Street, Santa Cruz, CA

COMMISSIONERS PRESENT: ROBERT BREMNER (CHAIRPERSON), DENISE HOLBERT, LEO RUTH, DALE SKILLICORN, DONNA STEWMAN.

STAFF MEMBERS PRESENT: MARTIN JACOBSON, JACKIE YOUNG, KIM TSCHANTZ, CATHY GRAVES, PAIA LEVINE, JOHN RICKER (EHS)

COUNTY COUNSEL PRESENT: RAHN GARCIA

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

- A. ROLL CALL:**
Commissioners Bremner, Holbert, Ruth, Stewman and Skillicorn present at 9:00 a.m.
- B. PLANNING DIRECTOR'S REPORT:** None.
- C. COUNTY COUNSEL'S REPORT:** None.
- D. ADDITIONS AND CORRECTIONS TO THE AGENDA:** None.
- E. ORAL COMMUNICATIONS:** None.
- F. CONSENT ITEMS:**

ITEM F-1

DESIGN AMENDMENT TO MINOR LAND DIVISION NUMBER 98-O 15 5
PLANNER: DEPARTMENT OF PUBLIC WORKS

MOTION

~~COMMISSIONER SKILLICORN MOVED TO APPROVE STAFF RECOMMENDATION.
SECONDED BY COMMISSIONER RUTH.~~

~~VOICE VOTE~~

~~MOTION CARRIED AND SO ORDERED. PASSED 5-0.~~

G. CONTINUED ITEMS:

ITEM G-1

PROPOSAL TO CREATE FOUR SINGLE-FAMILY RESIDENTIAL PARCELS AND ONE
REMAINDER PARCEL (CONSERVATION AREA). REQUIRES A MINOR LAND DIVISION AND A
RESIDENTIAL DEVELOPMENT PERMIT TO ALLOW PARCEL AVERAGING. LOCATED ON THE
SOUTHWEST CORNER OF FAIRWAY DRIVE AND COYOTE CANYON.

OWNER: GOLDSTEIN ALAN L TRUSTEE ETAL TC

APPLICANT: MICHAEL ZELVER

SUPERVISORIAL DIST: 1

PROJECT PLANNER: JACKIE YOUNG, 454-3 181

JACKIE YOUNG (PROJECT PLANNER): Gave staff presentation and reviewed the background of the application and the direction of the Commission from last hearing. Issues included legality of secondary access, leach field locations, management of biotic reserve, remainder lot transference, quality of grassland eliminated, review of lot 2 configuration for grassland protection, and review of building envelopes. Noted additional correspondence received. Discussed neighborhood access to the biotic reserve which is not recommended.

COMMISSIONER SKILLICORN: Clarified staff recommendation: the biotic conservation easements for lots 1 and 2 are to be added to reserve.

JACKIE YOUNG: Showed slides, read corrections to the recommended conditions, and gave recommendation for action.

COMMISSIONER HOLBERT: Asked about the remainder parcel (reserve) and management activities.

PAIA LEVINE: Management activity will preclude structures.

COMMISSIONER BREMNER: Asked why staff is not recommending deletion of lot 1 if it is "biologically superior."

JACKIE YOUNG: We're not recommending deletion of lot 1. It's a balancing act between protecting the public trust and property rights. Inclusion of the proposed conservation easements at the rear of lots 1 and 2 would add additional grassland into the reserve. Deleting all the lots would be the most biologically superior.

COMMISSIONER BREMNER: What's the status of the grasslands?

PAIA LEVINE: CTP is listed by the state; no particular listed species on the property. Rare distribution of this habitat. County is lead agency in consultation with the Department of Fish and Game.

COMMISSIONER BREMNER: What about digging it up and moving the entire resource?

PAIA LEVINE: Not a viable alternative; would involve planting new specimens.

COMMISSIONER BREMNER: But they're digging portions of the property for septic system.

PAIA LEVINE: Technique to be used, relaying existing specimens in limited areas, will preserve the grassland.

COMMISSIONER HOLBERT: Asked about matrix score for sensitive habitat.

JACKIE YOUNG: Property is CTP but is located outside the coastal zone. If CTP and in the coastal zone, the land division would be prohibited.

COMMISSIONER BREMNER: Asked about the matrix score comparing coastal versus non-coastal policies.

JACKIE YOUNG: Matrix allows a 10 score for sensitive habitat.

OPEN PUBLIC HEARING

MICHAEL ZELVER (APPLICANT): Wanted clarification from staff regarding the proposed conservation easements.

JACKIE YOUNG: We're recommending making them part of the remainder lot.

MICHAEL ZELVER: Biotic consultant, the land trust, and septic consultants are available to answer questions. Noted that front yard setbacks have been increased to add to the buffer. Held neighborhood meeting; some people support the project (submitted a petition from 14 neighbors). Other neighbors voiced concerns about the project. Offered modifications to the list of conditions to address these issues including increased setbacks, landscaping restrictions

between lots 1 and 2, limits on house heights and floor area, maximum lot coverage, and deed restrictions. Discussed neighborhood character and surrounding development.

KATHY LYONS (PROJECT BIOLOGIST): Reviewed the features of the biotic resources, Discussed preservation issues and ratios; goal was a 3: 1 ratio. Commented on alternate designs and impacts on management and preservation. Option B is a good option.

COMMISSIONER-HOLBERT: Address public access and what will happen if nothing is done to the resource.

KATHY LYONS: Regarding public access: goal is to minimize impacts to the habitat; trails would impact the resource. Problems seen in other areas under similar circumstances. Soil compaction is a concern. Over time, the non-native grasses will take over. Traditionally, CTP was managed by fire and grazing; mowing mimics this management.

COMMISSIONER BREMNER: If we delete lot 1, how much more would be preserved over the proposal considered on December 8?

KATHY LYONS: About 0.49 acre, but along with the addition of a lot of non-native undesirable grasses.

JACKIE YOUNG: Reviewed the table on page 62 of the staff report comparing Option A (deleting lot 1) and Option B (conservation easements).

LAURA PERRY (LAND TRUST): Noted the *funding* component of this project. Still in negotiation with the owners. Still moving target on acreage and precise management responsibilities. Trust will take responsibility in perpetuity.

BETH SHIELDS: Read a letter addressing issues of the project including matrix score on grassland, noted General Plan policies, purposes of the “RA” zone district, disagreed with staff recommendation on options, and discussed the deletion of lots.

KATHERINE SWEET: Plan before Commission is essentially the same presented in December. Opposed to monster homes; different zoning than north side of Fairway Drive. No guarantee to maximize profit on land and County has no obligation to approve the project. Doesn't accept staff recommendation. Homes remain enormous in size. Survey of homes in the area are about 3,300 square feet. Wants architectural design review of the land division. Questioned matrix scoring. Septic is problematic in this area. Design of septic is questionable. Biotic matrix score is also questionable. No one acre parcels have been created in 30 years in this area. Wrongful scoring of the matrix. Neighbors believe that the matrix point score does not reflect the resources and constraints on the property.

COMMISSIONER HOLBERT: Is preservation of the grasslands a goal of the neighborhood?

KATHERINE SWEET: Yes, that's a goal; neighbors enjoy this property.

SYLVIA PRESCOTT-FORSYTH: Concerned with process; developer does not have legal secondary access to Victory Lane. Huge houses are being built on the adjacent property; being built on the sensitive habitat.

JAMES GERRARD: Opposed to this development; should have no more than 2 lots. Follow the law and be consistent with everyone. Affront to the taxpayers. Love to get a tax right-off for a portion of my property. Problems with septic tanks is severe. High water table and standing water in the area. Septic systems are failing in the area. Previous owners were not allowed to develop this property.

BREAK 10:30 -- 10:50

CLAIRE WHITHERSPOON: Reviewed the property and home sizes in the neighborhood. Referred to her map and chart in the staff report. Character of the neighborhood is not like this project. Grasslands and character of the neighborhood should be preserved. Makes sense for just 2 lots which would conserve more grassland. Concerned with this pattern of divide and re-divide. Should have concern for all of our open spaces. Water availability is also a concern.

TERESA HARDING: One acre parcels will set a precedent. Minimum 2.5 acres should be held. Limit size of houses and increase front yard setbacks.

COMMISSIONER HOLBERT: Testimony shows a lack of understanding that parcel averaging is allowed.

MARTIN JACOBSON: Discussed General Plan policy 2.3.3 which allows parcel averaging to conserve sensitive habitat and preserve open space; matrix ordinance also allows parcel averaging.

CLAIRE WHITHERSPOON: Understands parcel averaging is allowed, but project is not consistent with neighborhood character.

PAUL PARSONS: Described proposed conditions suggested by the developer. Questioned their validity.

JUNE SHELDON: Concerned with free access to the property by wildlife. This is paramount to maintenance of the grasslands, Septic in the grassland will also have an adverse impact on the habitat. Should consider a mini-sewage treatment system for the homes.

JUDY PARSONS: Neighborhood should be heard; presented a petition requesting the Commission to consider additional conditions of approval to provide public access, limits to heights, preservation of views, and repairs to any damage done to Fairway Drive. This is a bad

investment by the developer. Project should be considerate of the neighborhood. Ordinances should be developed to limit the size of houses.

BETH SHIELDS: Read General Plan policy on habitat preservation

MICHAEL ZELVER: Wildlife access is the 200-foot area between lot 1 and 2; open, rural split rail fence in this area. Repeated comments on neighborhood character. Controls are in place to limit the size of the residences. Without management, the grasslands will not be preserved. This project has a positive impact.

KATHY LYONS: Fragmentation reduces the probability of survival of the CTP habitat.

COMMISSIONER STEWMAN: Does wildlife use lot 1 as a corridor?

KATHY LYONS: Hard to say; would have to visit site to verify. Wildlife would likely go through the corridor between lots 1 and 2 as proposed.

ALAN GOLDSTEIN: Commented on the neighborhood meeting; neighbors never mentioned biotic concerns only setbacks and house sizes. Eliminating lot 1 does not make sense; this parcel was 5 acres in the beginning; now it's one acre; non-native and mixed grasses will be preserved with its elimination. Perfect character for the neighborhood. Matrix has already been scrutinized.

LAURA PERRY: Public access to the property is a concern. Highest interest is the biotic preservation of the property. Park dedication fees will be paid by the applicant but will not be received by the Land Trust.

CLOSED HEARING

COMMISSIONER BREMNER: Asked about septic testing done on this site. Is winter testing required?

JOHN RICKER (EHS): Discussed soil characteristics of the area. Upper part of the property has dense clay soils. Better soils were found downslope from the upper area that are suitable for septic. Winter perc test is required where systems must be located in dense clay soils. EHS staff observed the perc tests.

COMMISSIONER BREMNER: Are you confident no septic problems will be faced?

JOHN RICKER: Yes.

COMMISSIONER HOLBERT: As a point of order, Commissioner Stewman cannot vote on this; this is a continued item and she did not listen to the last tape.

COMMISSIONER BREMNER: This is difficult; I've got a couple of pages of notes. No fan of parcel averaging but in this case it seems necessary. Not an increase in allowed density; not a precedent. General Plan provides for clustering but neighbors are opposed to this. Restricting landscaping, building floor areas and heights are concessions. Comes down to the number of lots.

COMMISSIONER HOLBERT: Concerned with preserving the grassland and the character of the neighborhood; it is a balancing act. Construction of a single-family dwelling which is not subject to a discretionary permit would have significant adverse impacts on the grassland. Listening seriously to the biologist. Leaning toward supporting the project with 4 lots with tight conditions on home sizes. This goes a long way to mitigation of private view sheds. A little uncomfortable with the matrix.

COMMISSIONER SKILLICORN: Can project legally be allowed? Yes, it can be. Legal right to apply for clustering, and averaging. Commented on General Plan policy 5.1.11. Biotic reserve would be allowed by anyone; that's up to the property owner; not a special treatment.

COMMISSIONER BREMNER: Asked about the septic score.

JACKIE YOUNG: When the matrix is prepared we review our maps. Area not mapped as a problem area.

COMMISSIONER BREMNER: Asked about impact of septic on grassland

KATHY LYONS: Provided there is adequate perc, no impact to the grasses is anticipated.

COMMISSIONER RUTH: Not going to recommend elimination of a lot. Support project provided additional conditions are added that the developer proposed.

MOTION

MOTION: COMMISSIONER BREMNER: Approval of staff recommendation with the following changes:

- 1) deletion of lot 1,
- 2) redraw lots 2-4 showing the deletion of lot 1,
- 3) increase front setback for lot 2 to 60-feet,
- 4) restrict landscaping to a maximum of 5 feet in height in the corridor between lot 1 and 2,
- 5) maximum height on lot 2 to be 21 feet,
- 6) add developers conditions including 3,600 square feet maximum habitable area, 10% lot coverage calculated without the biotic easement,
- 7) establish wild animal corridor,
- 8) if decided to a non-profit agency, attempt to provide public access to the conservation parcel, and

- 9) on lot 2 accept the conservation easement as proposed, install a fence at the easement, and measure setback from the property line.

MOTION DIES FOR A LACK OF SECOND.

MOTION: COMMISSIONER HOLBERT:

- 1) Same motion except for deletion of lot 1 and not redraw the property lines.
- 2) lot 1 and 2 limited to one story and 21 foot height limit,
- 3) increase front yards of lots 1 and 2 to 60-feet,
- 4) accept the conservation easement on lot 1 as proposed by the applicant, and
- 5) explore the possibility of public access to the reserve parcel.

COMMISSIONER SKILLICORN: SECOND

MOTION PASSES 3-1 WITH COMMISSIONER BREMNER VOTING NO AND COMMISSION STEWMAN NOT VOTING.

H. SCHEDULED ITEMS:

ITEM H-1

PROPOSAL TO CONSTRUCT ACCESS AND HABITAT IMPROVEMENTS AT SCOTT CREEK BEACH TO INCLUDE SIGNAGE, RESTROOM FACILITIES, BICYCLE RACKS, HANDICAPPED RAMP, PARALLEL PARKING IMPROVEMENTS ON HIGHWAY ONE, DUNE RESTORATION, NATIVE LANDSCAPING, FENCING AND A BUS STOP AT HIGHWAY ONE. REQUIRES A DEVELOPMENT PERMIT, COASTAL ZONE PERMIT, AND A GRADING PERMIT. LOCATED AT SCOTT CREEK BEACH, WHERE HIGHWAY ONE CROSSES SCOTT CREEK, APPROXIMATELY 3 MILES NORTH OF THE TOWN OF DAVENPORT, NORTH COAST PLANNING AREA.

OWNER: SANTA CRUZ COUNTY POSCS DEPARTMENT
 APPLICANT: SANTA CRUZ COUNTY POSCS DEPARTMENT
 SUPERVISORIAL DIST: 3
 PROJECT PLANNER: KIM TSCHANTZ, 454-3170

KIM TSCHANTZ (PROJECT PLANNER): Gave staff presentation including the history of the North Coast Beaches Plan, discussed environmental review and supplemental EIR, project objectives and components, showed slides of the project site, reviewed consistency with the General Plan, suggested changes and corrections to the staff report, and gave recommendation for action.

OPEN PUBLIC HEARING

DOUG GEORGE: Studying the snowy plover on Scott Beach. Agrees with the recommended mitigation measures, Suggested the south most beach access be shifted by a distance of 50-feet.