

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT

Date: December 8, 1999  
Agenda Item: No. H-2  
Time: After 9:00 a.m.

### STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 99-0288 APN: 040-012-12  
APPLICANT: Michael Zilver  
OWNER: Alan Goldstein Trustee Etal  
PROJECT DESCRIPTION: Proposal to create four single-family residential parcels, and a remainder parcel (conservation area).  
LOCATION: Southwest corner of Fairway Drive and Coyote Canyon.  
FINAL ACTION DATE: 12/16/99 (per the Permit Streamlining Act)  
PERMITS REQUIRED: Minor Land Division and a Residential Development Permit to allow parcel averaging.  
ENVIRONMENTAL DETERMINATION: Mitigated Negative Declaration.  
COASTAL ZONE: yes Xno

#### PARCEL INFORMATION

PARCEL SIZE: 13.32 acres (Ifland Engineers)  
EXISTING LAND USE: PARCEL: Vacant  
SURROUNDING: Single-Family Residential  
PROJECT ACCESS: Fairway Drive  
PLANNING AREA: Soquel  
LAND USE DESIGNATION: "R-R" (Rural Residential): 11.35 acres  
"R-M" (Mountain Residential): 1.97 acres  
ZONING DISTRICT: "RA" (Residential Agriculture)  
SUPERVISORIAL DISTRICT: First

#### ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. No mapped or observed geologic hazards affect development of the project site.
b. Soils**	b. A Soils Report was submitted, reviewed and accepted.
c. Fire Hazard	c. Low, urban service level.
d. Slopes	d. See Soils.
e. Env. Sen. Habitat	e. Identified as Coastal Terrace Prairie.
f. Grading	f. Grading will be reviewed and inspected by DPW for conformance with Engineered Improvement Plans.
g. Tree Removal	g. Tree protection measures apply.
h. Scenic	h. Not mapped.

- i. Drainage
  - i. Drainage calculations were reviewed and accepted by DPW/Drainage. On-site retention is proposed. No off-site improvements are proposed. An engineered drainage plan is a required Condition of Approval.
- j. Traffic
  - j. Insignificant increase due to the project.
- k. Roads
  - k. Roads are capable of handling the minor increase of traffic. TIA fees apply.
- l. Parks
  - l. Park fees apply.
- m. Sewer Availability
  - m. Site suitable for septic.
- n. Water Availability
  - n. Municipal water is available from the Soquel Creek Water District.
- o. Archeology
  - o. Mapped resource. Site reconnaissance negative.

\*\* Report was required.

#### SERVICES INFORMATION

W/in Urban Services Line: y e s XX no  
Water Supply: Soquel Creek Water District  
Sewage Disposal: Septic  
Fire District: Central Fire Protection District  
Drainage District: Zone 5

#### ANALYSIS & DISCUSSION

##### Background

On May 5, 1999, the County Planning Department accepted this application for a four (4) lot minor land division with one remainder parcel (conservation area>. In accordance with the California Environmental Quality Act and the County Environmental Review Guidelines, the project was considered by the County Environmental Coordinator on August 9, 1999. A Mitigated Negative Declaration was issued on September 16, 1999. The subjects of the Negative Declaration Mitigations include the following requirements: protection and preservation of Parcel A (conservation area>; designation of two septic disturbance areas within Parcel A and re-establishment of the vegetation disturbed within these areas; and field verification by the project biologist that installation of drainage pipes not disturb coastal terrace prairie.

##### Project Setting & Surroundings

The subject property is 13.32 acres in area and is located on the southwest corner of Fairway Drive and Coyote Canyon in the Soquel Planning Area. The parcel is currently undeveloped, with remnants of a corral fence and an old shed remaining.

The proposed building envelopes are situated along the Fairway Drive and Coyote Canyon frontages on near-level to gently sloping former grazing land. Along the rear (southeast side) of the proposed building envelopes, the site gradients become moderately steep along a southwest-trending drainage swale.

Surrounding development is single-family residential, and includes predominantly older ranch style homes in the flats and newer two-story estate homes in the surrounding hills above. A similar land division was approved on June 26, 1996 under Application No. 92-0811 for a four-lot minor land division with a biotic reserve just south of the southeast corner of Fairway Drive and Coyote Canyon.

#### Project Description

The project proposal is to divide the property into four (4) parcels, and a remainder parcel (conservation area).

The following project-specific conditions apply to the proposed minor land division:

1. Drainage:

The proposed land division will create the development opportunity for four single-family dwellings and will therefore increase the future impervious area and impact drainage patterns. The Department of Public Works, Drainage Division has accepted the proposed plan for on-site retention.

Drainage from Lots 2, 3 and 4 would be conveyed to an on-site storm drain detention pond via drainage pipes. A gabion dam would then control release the run-off to Noble Creek. The Conditions of Approval require that a joint maintenance agreement between the owners of Lots 2, 3 and 4 for upkeep of the system and drainage easements across Parcel A be recorded.

Drainage from Lot 1 would be directed towards Noble Creek via a drainage pipe installed within the septic disturbance envelope and terminating in an energy dissipater. The Conditions of Approval require that a private maintenance agreement by the owner of Lot 1 for upkeep of the system and drainage easements across Parcel A be recorded.

Piping the run-off away from the roadways will significantly reduce the impact on neighboring properties, and the difference between pre- and post-development downstream impact would be negligible.

2. Access:

Access to the four proposed parcels would be from Fairway Drive.

Additionally, pursuant to an Overriding Minimum Acreage Policy for the Rural Density Determination, secondary fire access must be provided from Coyote Canyon/Victory Lane as the subject parcel is located on a dead end road (Fairway Drive).

3. Site & Architectural Design:

The subject parcel is zoned "RA", Residential Agriculture. This zone district requires a minimum of one acre of net developable area per unit. The submitted Tentative Map proposes the creation of four lots, each to be developed with a single-family dwelling, and each a minimum of one acre net developable area.

The proposed building envelopes reflect a 40-foot front yard setback, 20-foot side yard setbacks, and a 20-foot rear yard setback which is consistent with the requirements of County Code Section 13.10.323, Development Standards for Residential Districts. Additionally, pursuant to County Code Section 13.10.323, the maximum allowable height of any future structure shall not exceed 28 feet and lot coverage shall not exceed 10%.

No specific architecture has been submitted as the project site is located outside of the urban service line. Given current market conditions, the site will most likely be developed with custom homes as the newly created lots near the southeast corner of Fairway Drive and Coyote Canyon. Grading will therefore not be performed until the parcel is divided and the residences are designed. Staff has included a condition of approval which allows only minimal grading.

4. Biotic Resources:

Coastal Terrace Prairie, a habitat that may host several rare and endangered plant species, has been documented on the Parcel (Reference Initial Study, Attachment 3). The biotic report did not, however, document the presence of any specific, listed plants typically found within the coastal terrace prairie on the subject parcel.

The biotic report and the Habitat Mitigation and Management Plan (Initial Study, Attachment 3, Botanical Report, Biotic Resources Group) identify four major plant communities within the parcel: mixed evergreen forest, coastal terrace prairie, coyote brush scrub and coast live oak groves. Coastal terrace prairie is considered a sensitive habitat according to Santa Cruz County and California Department of Fish & Game (CDFG) due to the prevalence of native plant species, potential for rare, threatened or endangered species and its extremely limited distribution regionally and within the world.

The proposed 4-lot minor land division would remove a total of approximately 0.90 acres of high and moderate quality prairie. (Reference Initial Study, Attachment 3, Biotic Resources Group, May 3, 1999, Table 1, page 4). Permanent impacts to this resource would result from grading and residential development activities. The mitigation plan identifies the protection of approximately 3.1 acres of prairie. Approximately 2.84 acres of prairie will be protected in a conservation parcel covered by a Preservation Easement. Additionally, the installation of septic lines and leach fields would temporarily impact approximately 0.26 acres of prairie. These areas would be placed in the conservation parcel, under easement to the individual lots. Following line placement, these areas will be revegetated and rehabilitated as necessary, and then will be managed as part of the preservation easement. The overall result, after mitigation, is protection of Coastal Terrace Prairie at the ratio of three parts to one part prairie that is lost to development.

Mitigation proposed includes: the installation of protective fencing around the perimeter of the conservation parcel; native grassland management; and control of invasive, non-native plant species. The applicant has submitted a letter from Laura Perry, Land Trust of Santa Cruz County, dated May 3, 1999, which confirms both parties' initial desire to have the conservation parcel donated to the Land Trust of Santa Cruz County (See Initial Study, Attachment 3). The donation must include an endowment to provide for stewardship of the conservation parcel, which would be carried out according to the project Habitat Management Plan.

Additionally, an intermittent stream (Noble Gulch Creek) runs in a roughly north-south direction along the eastern end of the subject parcel. The proposed building envelopes are located entirely outside the riparian corridor.

Finally, per the recommendations of Environmental Planning, Staff has included a Condition of Approval which requires that all large oak trees (12-inches dbh or larger) be protected from damage during and after site development. All building/landscape plans shall be designed to avoid impact to these trees; specifically, to avoid disturbance of the tree root zone (i.e. tree dripline). Reference Initial Study, Attachment 3, Mike Cloud, February 25, 1998.

5. Fire Protection:

The Central Fire Protection District has no objection to the proposed project, subject to the placement of a public fire hydrant within 250 feet of any portion of any future residence and compliance with the building plan check requirements for the future residences. (See Initial Study, Attachment 5.) Additionally, the overall fire hazard on the parcel will decrease as a result of the management of the grassland on the conservation parcel.

6. Sewage Disposal:

County Environmental Health Services has confirmed that the proposed land division is consistent with the testing performed for septic suitability (See Exhibit "M").

7. Water Supply:

The Soquel Creek Water District has agreed to serve the proposed lots (See Exhibit "L").

General Plan & Zoning Consistency

The project site has 1994 General Plan land use designations of "R-R" (Rural Residential) and "R-M" (Mountain Residential). The majority of the 13.32 acre site (11.35 acres) is designated "R-R".

The purpose of the "RR" designation is to provide low density residential development (2.5-20 net developable acres per unit) on lands suitable for rural development which have access from roads maintained to rural standards and adequate fire protection, and where limited public services and facilities, physical hazards and development constraints including water availability and septic capability and the desire to maintain rural character restrict more intensive development of these areas.

The purpose of the "RM" designation is to provide for very low density residential development (10-40 net developable acres per dwelling unit) in areas which are unsuited to more intensive development due to the presence of physical hazards and development constraints, the necessity to protect natural resources, and the lack of public services and facilities required to support higher densities; and to maintain a large portion of the County in open space to retain the existing rural scenic character and a sustainable environment.

The project is located in the "RA" Zone District (Residential Agriculture). The purpose of the "RA" Zone District is to provide areas of residential use where development is limited to a range of non-urban densities of single-family dwellings in areas outside of the Urban Services Line and Rural Services Line: on lands suitable for development with adequate water, septic system suitability, vehicular access, and fire protection: with adequate protection of natural resources; with adequate protection from natural hazards: and where small-scale commercial agriculture, such as animal-keeping, truck farming and specialty crops, can take place in conjunction with the primary use of the property as residential.

The specific allowable density for parcels outside of the urban services line is determined by a rural density matrix calculation pursuant to County Code Section 13.14, Rural Residential Density Determinations. A minimum lot size of 2.5 acres for division of the subject property was determined

pursuant to this method in 1987 (Application 87-0930), and was re-confirmed for this application (Reference Initial Study, Attachments 12 & 13).

All proposed residential parcels are less than 2.5 acres. The residential parcels were configured to minimize impact on the sensitive biotic habitat (coastal terrace prairie) located on the parcel. This application proposed to address the minimum parcel size issue by averaging the size of the four proposed parcels. County Code Section 13.14.030(a) allows averaging of parcel sizes and requires that the larger parcels used for averaging be conditioned such that this additional land area may not be counted towards subsequent land divisions. Staff has included as a Condition of Approval, a prohibition on any further land division of the newly created parcels which would result in the creation of an average parcel size for the land contained within original parcel 040-012-12 which is less than the minimum parcel area required by the zone district and/or General Plan designation. All proposed residential parcels are greater than one acre, the minimum parcel size in the "RA" zone district.

The proposed division of land complies with the zoning ordinance as the property is intended for residential use, the lot sizes meet the minimum dimensional standard for the "RA" zone district, and the proposed building envelopes are consistent with the minimum zoning ordinance requirements.

#### Conclusion

All required findings can be made to approve this application. The project is consistent with the General Plan in that the project constitutes a residential use; the project density is consistent with the specified range (2.5 acres minimum net developable acres per parcel as required by the rural density matrix and accomplished by parcel averaging with the biotic reserve, and one acre minimum net developable area per the requirement of the zone district); the site is suitable for septic; municipal water, adequate access and fire protection are available; and the establishment of a biotic reserve mitigates development impacts to the coastal terrace prairie, and preserves and maintains the rural character of a large portion of the site. The project density is comparable to the surrounding pattern of development.

Please see Exhibits "B" and "C" ("Findings") for a complete listing of findings and evidence related to the above discussion.

#### RECOMMENDATION

Staff recommends that your Commission:

1. Certify the Mitigated Negative Declaration; and
2. Approve Application No. 99-0288, based on the findings, and subject to the attached conditions.

EXHIBITS

- A. Project Plans:  
Tentative Map, prepared by Ifland Engineers, dated April 14, 1999.
- B. Subdivision Findings
- C. Residential Development Findings
- D. Conditions of Approval
- E. Mitigated Negative Declaration
- F. Letter from Paia Levine, Environmental Planning, dated June 28, 1999, regarding the habitat mitigation and monitoring plan.
- G. Letter from Paia Levine, Environmental Planning, dated July 12, 1999, regarding the habitat mitigation and monitoring plan.
- H. Letter from Kathy Lyons, Biotic Resources Group, dated August 25, 1999, regarding landscaping requirements.
- J. Habitat Mitigation & Monitoring Plan Addendum dated August 25, 1999 from the Biotic Resources Group.
- K. Habitat Mitigation Plan Addendum Biotic Review by Bill Davilla, Ecosystems, dated September 30, 1999.
- L. Will serve letter from Soquel Creek Water District dated September 9, 1999.
- M. Memorandum from Jim Safranek, Environmental Health Services, dated November 22, 1999.

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.

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Report prepared by:   
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**SUBDIVISION FINDINGS:**

1. THAT THE PROPOSED SUBDIVISION MEETS ALL REQUIREMENTS OR CONDITIONS OF THE SUBDIVISION ORDINANCE AND THE STATE SUBDIVISION MAP ACT.

The proposed division of land meets all requirements and conditions of the County Subdivision ordinance and the State Map Act in that the project meets all of the technical requirements of the Subdivision ordinance and is consistent with the County General Plan and the zoning ordinance as set forth in the findings below.

2. THAT THE PROPOSED SUBDIVISION, ITS DESIGN, AND ITS IMPROVEMENTS, ARE CONSISTENT WITH THE GENERAL PLAN, AND THE AREA GENERAL PLAN OR SPECIFIC PLAN, IF ANY.

The project is consistent with the "R-R" (Rural Residential) and "R-M" (Mountain Residential) General Plan land use designations in that the project constitutes a residential use; the project density is consistent with the specified range (2.5 acres minimum net developable acres per parcel as required by the rural density matrix and accomplished by parcel averaging with the biotic reserve, and one acre minimum net developable area per the requirement of the zone district); the site is suitable for septic; municipal water, adequate access and fire protection are available; and the establishment of a biotic reserve mitigates development impacts to the coastal terrace prairie, and preserves and maintains the rural character of a large portion of the site.

The proposed land division is similar to the pattern and density of surrounding residential development. A similar land division was approved in 1996 near the southeast corner of Fairway Drive and Coyote Canyon under Application No. 92-0811. This adjacent land division also created four single-family parcels and a biotic reserve.

Finally, the development envelopes are not located in a hazardous area (a geotechnical report has been prepared and accepted); the placement of the building envelopes minimizes the impact to the environmentally sensitive resource on site (coastal terrace prairie), and the establishment of a biotic reserve protects natural resources by restricting development and providing for resource management in perpetuity.

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

3. THAT THE PROPOSED SUBDIVISION COMPLIES WITH ZONING ORDINANCE PROVISIONS AS TO USES OF LAND, LOT SIZES AND DIMENSIONS AND ANY OTHER APPLICABLE REGULATIONS.

The proposed division of land complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the proposed use of the property is residential, the lot sizes meet the minimum dimensional and area standards

for the "RA" Zone District where the project is located, and the building envelopes are consistent with the minimum zoning standards.

4. THAT THE SITE OF THE PROPOSED SUBDIVISION IS PHYSICALLY SUITABLE FOR THE TYPE AND DENSITY OF DEVELOPMENT.

The site of the proposed division of land is physically suitable for the type and density of development in that no challenging topography affects the proposed development sites, the proposed parcels are commonly shaped to ensure efficiency in further development of the property, and the proposed building envelopes offer a traditional arrangement and shape to insure development without the need for site standard exceptions or variances. No unmitigatable environmental constraints exist which necessitate that a portion of the land remain undeveloped.

5. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SUBSTANTIAL ENVIRONMENTAL DAMAGE NOR SUBSTANTIALLY AND AVOIDABLY INJURE FISH OR WILDLIFE OR THEIR HABITAT.

The design of the proposed division of land and its improvements will not cause unmitigatable environmental damage nor substantially and avoidably injure fish or wildlife or their habitat in that the proposed building envelopes have been placed to minimize the impact to coastal terrace prairie habitat. Additionally, over 8 acres of the 13.32 acres site will be preserved and maintained as a biotic reserve in perpetuity.

6. THAT THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CAUSE SERIOUS PUBLIC HEALTH PROBLEMS.

The proposed division of land or its improvements will not cause serious public health problems in that municipal water is available to serve the four (4) proposed parcels, and the site has been found to be suitable for placement of septic systems.

7. THAT THE DESIGN OF THE PROPOSED SUBDIVISION OR TYPE OF IMPROVEMENTS WILL NOT CONFLICT WITH EASEMENTS, ACQUIRED BY THE PUBLIC AT LARGE, FOR ACCESS THROUGH, OR USE OF PROPERTY WITHIN THE PROPOSED SUBDIVISION.

The design of the proposed division of land and its improvements will not conflict with public easements for access in that no easements are known to encumber the property. Access to the four (4) proposed single-family parcels shall be via Fairway Drive, an existing county-maintained road. Secondary access via Coyote Canyon/Victory Lane must be acquired by the applicant/developer as Fairway Drive is a dead-end road.

8. THE DESIGN OF THE PROPOSED SUBDIVISION PROVIDES, TO THE EXTENT FEASIBLE, FOR FUTURE PASSIVE OR NATURAL HEATING OR COOLING OPPORTUNITIES.

The design of the proposed subdivision provides to the fullest extent possible, the ability to utilize passive and natural heating and cooling in that the resulting parcels are oriented in a manner to take advantage of solar opportunities, are conventionally configured, and all proposed building envelopes meet the minimum setbacks as required by the property's zone district.

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, OR BE MATERIALLY INJURIOUS TO PROPERTIES OR IMPROVEMENTS IN THE VICINITY.

The location of 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 improvement in the vicinity in that the project is located in an area designated for residential use and is not encumbered by unmitigatable physical constraints to development. Additionally, construction will comply with the requirements and reviews of the project geotechnical, geologic, and biotic reports; the prevailing building technology, the Uniform Building Code; the County Building ordinance; and the requirements of the local fire agency to insure the optimum in safety and the conservation of energy and resources.

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 division of land complies with the zoning ordinance provisions as to uses of land, lot sizes and dimensions and other applicable regulations in that the proposed use of the property is residential, the lot sizes meet the minimum dimensional and area standards for the "RA" Zone District where the project is located, and the building envelopes are consistent with the minimum zoning standards.

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.

The project is consistent with the "R-R" (Rural Residential) and "R-M" (Mountain Residential) General Plan land use designations in that the project constitutes a residential use: the project density is consistent with the specified range (2.5 acres minimum net developable acres per parcel as required by the rural density matrix and accomplished by parcel averaging with the biotic reserve, and one acre minimum net developable area per the requirement of the zone district); the site is suitable for septic; municipal water, adequate access and fire protection are available; and the establishment of a biotic reserve mitigates development impacts to the coastal terrace prairie, and preserves and maintains the rural character of a large portion of the site.

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.

The use will not overload utilities and will not generate more than the acceptable level of traffic on the streets in the vicinity. The level of service at Fairway Drive and Soquel Drive is Level "C" or better.

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.

The proposed project will complement and harmonize with the pattern and density of the existing, surrounding single-family residential development. A similar land division was approved on June 26, 1996 under Application No. 92-0811 for a four-lot minor land division with a biotic reserve just south of the southeast corner of Fairway Drive and Coyote Canyon.

Furthermore, the density of the proposed land division is consistent with County Code Section 13.14, Rural Residential Density Determinations, as accomplished by parcel averaging pursuant to County Code Section 13.14.030(a), and consistent with the minimum parcel size for the zone district.

CONDITIONS OF APPROVAL

Land Division No.: 99-0288  
Property Owner: Alan Goldstein  
Applicant: Michael Zilver  
Assessor's Parcel No.: 040-012-12  
Property Location: Southwest corner of Fairway Drive/Coyote Canyon  
Planning Area: Soquel

Exhibits:

- A. Project Plans:  
Tentative Map, prepared by Ifland Engineers, dated April 14, 1999.

All correspondence and maps relating to this land division shall carry the land division number noted above.

- I. Prior to exercising any rights granted by this Approval, the owner shall:
- A. Sign, date and return one copy of the Approval to indicate acceptance and agreement with the conditions thereof.
- I. A Parcel Map for this land division must be recorded prior to the expiration date of the tentative map and prior to sale, lease or financing of any new lots. The Parcel Map shall be submitted to the County Surveyor (Department of Public Works) for review and approval prior to recordation. No improvements, including, without limitation, grading and vegetation removal, shall be done prior to recording the Parcel Map unless such improvements are allowable on the parcel as a whole (prior to approval of the land division). The Parcel Map shall meet the following requirements:
- A. The Parcel Map shall be in general conformance with the approved tentative map and shall conform with the conditions contained herein. All other State and County laws relating to improvement of the property, or affecting public health and safety shall remain fully applicable.
- B. This land division shall result in no more than four (4) total lots, and (1) remainder lot (biotic reserve).
- C. The minimum lot size shall be one acre net developable area; and shall average 2.5 acres net developable area.
- D. The following items shall be shown on the Parcel Map:

1. Building envelopes, on slopes less than 30 percent, located according to Exhibit "A".
  2. On lots containing less than 0.50 acre, show net area to nearest square foot. On lots containing 0.50 acre or more, show net area to nearest hundredth acre.
  3. The owner's certificate shall include:
    - a. A secondary access easement via Coyote Canyon/Victory Lane.
    - b. Easements for all on-site drainage improvements on Parcel A for the benefit of Lots 1-4.
- E. The following notes shall be placed on the Parcel Map:
1. Parcels 1-4 were created by parcel averaging with Parcel "A" (conservation area). Further land division of the newly created parcels which would result in the creation of an average parcel size for the land contained within original parcel 040-012-12 which is less than the minimum parcel size required by the zone district and/or general plan is strictly prohibited.
  2. In order to mitigate from the disturbance of Coastal Terrace Prairie the following shall apply:
    - a. Septic systems designed to fit into designated on the tentative map (a rectangle approximately 80' x 50' with a 180' x 20' access for Lot 1 and a rectangle approximately 120' x 50' with an access strip 160' x 20' for Lot 2.)
    - b. The native vegetation that is disturbed during installation of the septic fields shall be re-established over the field such that there is no loss of Coastal Terrace Prairie as a result of the installation. Prior to the approval of building permits on Lots 1 and 2, the owners shall submit a vegetation salvage and rehabilitation plan for the native grasses that will be disturbed by the installation. The plan shall be prepared by a qualified biologist and shall conform to the recommendations given in the final "Habitat Mitigation and Monitoring Plan".
    - c. Prior to the approval of building permits on Lots 2 and 3, the owners shall mark the location of the proposed drainage pipes and storm detention pond in the field for inspection biologist. The owners shall submit a letter of inspection from the biologist verifying



that there will be no disturbance in Coastal Terrace Prairie.

3. Grading required to construct the residences on Lots 1-4 shall be minimized to the greatest extent possible.
  4. All large oak trees (12-inches dbh or larger) be protected from damage during and after site development. All building/landscape plans shall be designed to avoid impact to these trees; specifically, to avoid disturbance of the tree root zone (i.e. tree dripline).
- F. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit on lots created by this land division:
1. Lots shall be connected for water service to Soquel Creek Water District.
  2. Notwithstanding the approved building envelopes (Exhibit "A"), all future development shall comply with the development standards set forth by the "RA" zoning district. No residence shall exceed 28 feet in height from existing or finish grade, whichever is lower, and lot coverage shall not exceed 10%.
  3. A final Landscape Plan for the each site shall be prepared specifying the species, their size, and irrigation plans and meet the following criteria:
    - a. Turf Limitation. Turf area shall not exceed 25 percent of the total landscaped area. Turf area shall be of low to moderate water-using varieties, such as tall fescue. Turf areas should not be used in areas less than 8 feet in width.
    - b. Plant Selection. At least 80 percent of the plant materials selected for non-turf areas (equivalent to 60 percent of the total landscaped area) shall be well-suited to the climate of the region and require minimal water once established (drought tolerant). Native plants are encouraged. Up to 20 percent of the plant materials in non-turf areas (equivalent to 15 percent of the total landscaped area), need not be drought tolerant, provided they are grouped together and can be irrigated separately.
    - c. Soil Conditioning. In new planting areas, soil shall be tilled to a depth of 6 inches and amended with six cubic yards of organic material per 1,000 square feet to promote infiltration and water retention. After

planting, a minimum of 2 inches of mulch shall be applied to all non-turf areas to retain moisture, reduce evaporation and inhibit weed growth.

- d. Irrigation Management. All required landscaping shall be provided with an adequate, permanent and nearby source of water which shall be applied by an installed irrigation, or where feasible, a drip irrigation system. Irrigation systems shall be designed to avoid runoff, overspray, low head drainage, or other similar conditions where water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.

Appropriate irrigation equipment, including the use of pressure regulators, automated controllers, low volume sprinkler heads, drip or bubbler irrigation systems, rain shutoff devices, and other equipment shall be utilized to maximize the efficiency of water applied to the landscape.

Plants having similar water requirements shall be grouped together in distinct hydrozones and shall be irrigated separately.

The irrigation plan and an irrigation schedule for the established landscape shall be submitted with the building permit application. The irrigation plan shall show the location, size and type of components of the irrigation system, the point of connection to the public water supply and designation of hydrozones. The irrigation schedule shall designate the timing and frequency of irrigation for each station and list the amount of water, in gallons or hundred cubic feet, recommended on a monthly and annual basis.

Landscape irrigation should be scheduled between 6:00 p.m. and 11:00 a.m. to reduce evaporative water loss.

4. All future development on the lots shall comply with the requirements of the geotechnical report prepared by Haro, Kasunich & Associates, Inc., dated November 1997.
5. 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 in which the project is located.

6. Submit a septic clearance letter from County Environmental Health Services. (Note: The septic designs will dictate the possible number of bedrooms allowable in the future residences.)
- G. Any changes between the approved Tentative Map, including, but not limited to the attached Exhibits for preliminary grading, drainage, erosion control, and the Parcel Map and final plans must be submitted for review and approval by the decision-making body. Such proposed changes will be included in a report to the decision-body to consider if they are sufficiently material to warrant consideration at a public hearing noticed in accordance with Section 18.10.223 of the County Code. Any changes that are on the final plans that in any way do not conform to the project conditions of approval shall be specifically illustrated on a separate sheet and high-lighted in yellow on any set of plans submitted to the County for review.

III. Prior to recordation of the Parcel Map, the following requirements shall be met:

- A. Pay a Negative Declaration filing fee of \$25.00 to the Clerk of the Board of the County of Santa Cruz as required by the California Department of Fish and Game mitigation fees program.
- B. Submit a letter of certification from the Tax Collector's Office that there are no outstanding tax liabilities affecting the subject parcels.
- C. In order to mitigate the impacts from loss of Coastal Terrace Prairie associated with the development of the four residential lots, the Coastal Terrace Prairie that is located on remainder Parcel "A" shall be protected and managed for the benefit of the native plants in perpetuity. This shall be accompanied by by the owners entering into agreements, grant easement and/or declarations that run with the land and are binding on future owners of Remainder Parcel "A", which shall be recorded at the office of the County Recorder. The owner/applicant has indicated the desire to convey ownership of Parcel "A" to a non-profit, public, land preservation organization (Santa Cruz Land Trust) that will be responsible for the long preservation, management monitoring and maintenance of Parcel "A".

In order to establish protection and preservation of Parcel "A", the owner/applicant shall:

1. Prior to recording the final map, revise the "Habitat Mitigation and Management Plan" (Biotic Resources Group, dated May 3, 1999) hereafter referred to as the PLAN, according to the review letters of June 28, and July 12, 1999. Submit

the revised plan for review and obtain approval by the Environmental Coordinator:

2. Prior to recording the final map, enter into agreements, grant easements and/or declarations that run with the land and are binding on future owners of Remainder Parcel "A", which shall be recorded at the Office of the County Recorder, and that provide for implementation of all portions of the approved PLAN, including the monitoring and reporting provisions, on the conservation parcel, in perpetuity. The agreement/easement(s)/declaration(s) shall also:
  - a. Prohibit development on Parcel "A", except for certain management activities necessary to carry out the PLAN and approved by the County;
  - b. Establish a funding mechanism, either an endowment, Homeowner's Association, or other mechanism approved by the County, that provides funding for implementation of the approved PLAN. The amount of the fund will be determined by estimates of the annual cost of implementing the management plan. These estimates shall be prepared by the project biologist for review and acceptance by the Planning Department;
  - c. At the owner's discretion, provide for conveyance of ownership of Parcel "A" to a non-profit, public, land preservation organization (Santa Cruz County Land Trust) that will be responsible for the long term preservation, management, monitoring and maintenance of Parcel "A".
- D. Submit and secure approval of engineered improvement plans from the Department of Public Works for the drainage and other improvements required by the Subdivision Ordinance, noted on the attached tentative map and/or specified in these conditions of approval. Improvement plans shall meet the following requirements:
  1. All improvements shall meet the requirements of the County of Santa Cruz Design Criteria except as modified in these conditions of approval.
  2. A detailed erosion and sediment control plan for the subdivision shall be submitted to the Planning Department, Environmental Planning Section, for review and approval prior to submittal to the Department of Public Works. The purpose of this plan is to prevent sediment from leaving the site or entering the storm system. The plan shall include details of structures to protect storm drain inlets, stabilize dirt

roadway surfaces, protect stockpiles from erosion, and respond to inclement conditions.

3. Plans shall comply with all requirements of the geotechnical report prepared by Haro, Kasunich & Associates, Inc., dated November 1997. A plan review letter from the geotechnical engineer shall be submitted with the plans stating that the plans have been reviewed and found to be in compliance with the recommendations of the geotechnical report.
4. Engineered drainage plans shall be reviewed and approved. Appropriate drainage easements shall be reserved and shown on the parcel map. The following additional conditions apply:
  - a. Submit final drainage plans and calculations which include: sizing of the detention facilities based on final impervious area; overflow protection; and conveyance of roof and driveway runoff to the dry wells.
  - b. If detention facilities are constructed prior to building permit approval, submit engineering data which verifies that the proposed detention design and placement will capture runoff from impervious areas.
  - c. A private maintenance agreement shall be submitted for review and approval by County Planning Staff and shall be recorded for the permanent maintenance of all on-site drainage improvements. This agreement shall include the requirement to submit an annual retention facility maintenance report to Public Works. The maintenance agreement shall not be subsequently altered or abandoned without the review and approval of County Planning Staff.
5. All new utilities shall be constructed underground. All facility relocations, upgrades or installations required for utilities service to the project shall be noted on the improvement plans. All preliminary engineering for such utility improvements is the responsibility of the developer. The utility plan shall be compared to the landscape plan to prevent placement conflicts.
6. Acquire all rights of way and easements and make all dedications thereof as needed for construction of required improvements. Any and all costs incurred by the County of Santa Cruz to obtain title to any property in the event that condemnation proceedings are necessary to implement this condition, shall be paid in full by the applicant/subdivider prior to the recording of the Parcel Map.

7. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
  8. The following details shall be included on the final improvement plans:
    - a. The 30% break in slope line.
    - b. The delineation between the "RR" and the "RM" general plan designations.
  - E. Engineered improvement plans for all water line extensions required by the Soquel Creek Water District shall be submitted for the review and approval of the water agency.
  - F. All requirements of the Central Fire District shall be met as set forth in the District's letter dated May 11, 1999.
  - G. Park dedication in-lieu fees shall be paid for four (4) single-family parcels. On December 8, 1999 these fees were \$2,400.00 per unit (which assumes 3 bedrooms/unit @ \$800.00/bedroom), but are subject to change.
  - H. Transportation improvement fees shall be paid for four (4) single-family parcels. On December 8, 1999 these fees were \$2,000.00 per unit, but are subject to change.
  - J. Roadside improvement fees shall be paid for four (4) new single-family parcels. On December 8, 1999 these fees were \$2,000.00 per unit, but are subject to change.
  - K. Child Care Development fees shall be paid for four (4) new single-family parcels. On December 8, 1999 these fees were \$327.00 per unit (which assumes 3 bedrooms/unit @ \$109.00/bedroom), but are subject to change.
  - L. Submit one reproducible copy of the Parcel Map to the County Surveyor for distribution and assignment of temporary Assessor's parcel numbers and situs address.
- IV. All subdivision improvements shall be constructed in accordance with the approved improvement plans and in conformance with the requirements of the subdivision agreement recorded pursuant to conditions III.E and F. For reference in the field, a copy of these conditions shall be included on all construction plans. The construction of subdivision improvements shall also meet the following conditions:
- A. All work adjacent to or within a County road shall be subject to the provisions of Chapter 9.70 of the County Code, including obtaining an encroachment permit where required. Where feasible,

all improvements adjacent to or affecting a County road shall be coordinated with any planned County-sponsored construction on that road.

- B No land clearing, grading or excavating shall take place between October 15 and April 15 unless a separate winter erosion-control plan is approved by the Planning Director.
- C No land disturbance shall take place prior to issuance of building permits (except the minimum required to install required improvements, provide access for County required tests or to carry out other work specifically required by another of these conditions).
- D To minimize noise, dust and nuisance impacts on surrounding properties to insignificant levels during construction, the owner/applicant shall, or shall have the project contractor, comply with the following measures during all construction work:
  - 1. Limit all construction to the time between 8:00 am and 5:00 pm weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation.
  - 2. The owner/developer shall designate a disturbance coordinator to respond to citizen complaints and inquiries from area residents during construction. A 24-hour contact number shall be conspicuously posted on the job site. The name, phone number and purpose of the disturbance shall be recorded by the disturbance coordinator. The disturbance coordinator shall investigate complaints and take remedial action, if necessary, within 24 hours of receipt of the complaint or inquiry. Unresolved complaints received by County staff from area residents may result in the prescription of additional Operational Conditions.
  - 3. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site. Street sweeping may be required by Staff to control the-export of excess dust and dirt.
  - 4. On-site security may be required by Staff during construction to control housekeeping of the site.
  - 5. Saw cuts within the traveled roadway, which cause temporary depressions in the surfacing prior to repair, shall be leveled with temporary measures and signage shall be posted noting such.

- E. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with this development, any artifact or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- F. Prior to issuance of a building permit, a detailed erosion and sediment control plan for any new construction shall be submitted to the Planning Department, Environmental Planning Section, for review and approval. The purpose of this plan is to prevent sediment from leaving the site or entering the storm system. The plan shall include details of structures to protect storm drain inlets, stabilize dirt roadway surfaces, protect stockpiles from erosion, and respond to inclement conditions.
- G. Construction of improvements shall comply with the requirements of the geotechnical report prepared by Haro Kasunich & Associates, Inc., dated November 1997. The geotechnical engineer shall inspect the completed project and certify in writing that the improvements have been constructed in conformance with the geotechnical report.
- V. All future development on lots created by this land division shall comply with the requirements set forth in Condition II.E, above.
- VI. In the event that future County inspections of the subject property disclose non-compliance 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 Approval revocation.
- VII 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:
  - a. COUNTY bears its own attorney's fees and costs: and
  - b. 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.
- E. Within 30 days of the issuance of this development approval, the Development Approval Holder shall record in the office of the Santa Cruz County Recorder an agreement which incorporates the provisions of this condition, or this development approval shall become null and void.

VIII. Mitigation/Monitoring Program:

The mitigation measures listed under this heading have been incorporated into the Conditions of Approval for this project in order to mitigate or avoid significant effects on the environment. As required by Section 21081.6 of the California Public Resources Code, a monitoring and reporting program for the above mitigations is hereby adopted as a condition of approval for this project. This monitoring program is specifically described following each mitigation measure listed below. The purpose of this monitoring is to ensure compliance with the environmental mitigations during project implementation and operation. Failure to comply with the conditions of approval, including the terms of the adopted monitoring program, may result in permit revocation pursuant to Section 18.10.462 of the Santa Cruz County Code.

- A. Mitigation Measure: Preservation and Protection of Parcel A,  
Biotic Reserve (See Condition III.C)

Monitoring Program:

Pursuant to the specific instructions set forth in Condition III.C, the "Habitat Mitigation and Management Plan" (herein referred to as the PLAN) provides for the preservation and protection of Parcel "A" (biotic reserve), and shall be monitored by requiring that the final PLAN to be recorded be reviewed and approved by the Environmental Coordinator. This recorded document shall include an agreement/grant easement and/or declarations which runs with the land and prohibits development on Parcel "A" (conservation area), except for management activities; establishes a funding mechanism whose associated cost estimates have been reviewed and approved the Planning Department; provides for conveyance of ownership, at the owner's discretion, to a land preservation organization of maintenance; and provides for the implementation of all portions of the approved PLAN, including the monitoring and reporting provisions, on the conservation parcel, in perpetuity.

- B. Mitigation Measure: Drainage & Septic Infrastructure  
Construction Impacts (See Condition II.E.2)

Monitoring Program:

Pursuant to the specific instructions set forth in Condition II.E.2, the drainage and septic infrastructure construction impacts shall be monitored by requiring that placement of the improvements occur only within the locations shown on the Parcel Map. Prior to issuance of a building permit for Lots 1 or 2, the site shall be staked for septic improvements and reviewed and approved by County Environmental Planning. Prior to issuance of a building permit for Lots 1 or 2, the site shall be staked for drainage improvements and reviewed and approved by County Environmental Planning and the project biologist to ensure that no disturbance to prairie will result. Coastal terrace prairie disturbed during installation of the septic fields for Lots 1 and 2 shall be revegetated according to a rehabilitation plan prepared by a qualified biologist. The rehabilitation plan shall be reviewed and accepted by County Environmental Planning.

Applicant: Michael Zilver  
Application No.: 99-0288  
APN: 040-012-12

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ATTACHMENT **4**

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AMENDMENTS TO THIS LAND DIVISION APPROVAL SHALL BE PROCESSED IN ACCORDANCE WITH CHAPTER 18.10 OF THE COUNTY CODE

This Parcel Map is approved subject to the above conditions and the attached map, and expires 24 months after the 10-day appeal period. The Parcel Map for this division, including improvement plans if required, should be submitted to the County Surveyor for checking at least 90 days prior to the expiration date and in no event later than 3 weeks prior to the expiration date.

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Martin Jacobson, AICP  
Principal Planner

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Jackie Young, AICP  
Development Review Planner



# County of Santa Cruz

## PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

### NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

**99-0288**

**MICHAEL ZELVER**

Proposal to create four single-family residential lots and one remainder lot.

Property located at the southwest corner of Fairway Drive and Victory Lane.

**APN(s): 040-012-I 2**

**Jackie Young, 454-3181**

**Zone District(s): RA**

Findings:

This project, if conditioned to comply with required mitigation measures or conditions shown below, will not have significant effect on the environment. The expected environmental impacts of the project are documented in the Initial Study on this project attached to the original of this notice on file with the Planning Department, County of Santa Cruz, 701 Ocean Street, Santa Cruz, California.

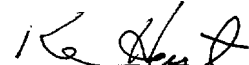
Required Mitigation Measures or Conditions:

N o n e

X Are Attached

Review Period Ends September 15, 1999

Date Approved By Environmental Coordinator September 16, 1999

  
 KEN HART  
 Environmental Coordinator  
 (408) 454-3127

If this project is approved, complete and file this notice with the Clerk of the Board:

### NOTICE OF DETERMINATION

The Final Approval of This Project was Granted by \_\_\_\_\_

on \_\_\_\_\_. No EIR was prepared under CEQA.

THE PROJECT WAS DETERMINED TO NOT HAVE SIGNIFICANT EFFECT ON THE ENVIRONMENT.

Date completed notice filed with Clerk of the Board: \_\_\_\_\_

NAME: Michael Zelter for Alan Goldstein Et Al and Michael and Ann Zelter  
APPLICATION: 99-0288  
A.P.N: 40-012-12

NEGATIVE DECLARATION MITIGATIONS

- A. In order to mitigate the impacts from the loss of Coastal Terrace Prairie associated with the development of the four residential lots, the Coastal Terrace Prairie that is located on remainder Parcel A shall be protected and managed for the benefit of the native plants in perpetuity. This shall be accomplished by the owner entering into agreements, granting easements and/or declarations that run with the land and are binding on future owners of Remainder Parcel A, which shall be recorded at the office of the County Recorder. The owner/applicant has indicated the desire to convey ownership of Parcel A to a non-profit, public, land preservation organization (Santa Cruz County Land Trust) that will be responsible for the long term preservation, management, monitoring and maintenance of Parcel A.

In order to establish protection and preservation of Parcel A, the owner/applicant shall:

1. Prior to recording the final map, revise the "Habitat Mitigation and Management Plan" (Biotic Resources Group, dated May 3, 1999) hereafter referred to as the PLAN, according to the review letters of June 28 and July 12, 1999. Submit the revised plan for review and obtain approval by the Environmental Coordinator;
2. Prior to recording the final map, enter into agreements, grant easements and/or declarations that run with the land and are binding on future owners of Remainder Parcel A, which shall be recorded at the office of the County Recorder, and that provide for the implementation of all portions of the approved PLAN, including the monitoring and reporting provisions, on the conservation parcel, in perpetuity. The agreement/easement(s)/declaration(s) shall also :
  - a. Prohibit development on the parcel, except for certain management activities necessary to carry out the PLAN and approved by the County;
  - b. Establish a funding mechanism, either an endowment, Homeowner's Association, or other mechanism approved by the County, that provides funding for implementation of the approved PLAN. The amount of the fund will be determined by estimates of the annual cost of implementing the management plan. These estimates shall be prepared by the project biologist for review and acceptance by the Planning Department;
  - c. At the owners discretion, provide for conveyance of ownership of Parcel A to a non-profit, public, land preservation organization (Santa Cruz County Land Trust) that will be responsible for the long term preservation, management, monitoring and maintenance of Parcel A.

- B. In order to mitigate the impacts from the disturbance of Coastal Terrace Prairie the following shall apply:

1. Septic systems shall be designed to fit into the areas designated on the tentative map (a rectangle approximately 80' x 50' with a 180' x 20' access for Lot 1 and a rectangle approximately 120' x 50' with an access strip 160' x 20' for Lot 2 );
2. The native vegetation that is disturbed during installation of the septic fields shall be re-established over the field such that there is no loss of Coastal Terrace Prairie as a result of the installation. Prior to the approval of building permits on Lots 1 and 2, the owners shall submit a vegetation salvage and rehabilitation plan for the native grasses that will be disturbed by the installation. The plan shall be prepared by a qualified biologist and shall conform to the recommendations given in the final "Habitat Mitigation and Monitoring Plan";
3. Prior to the approval of building permits on Lots 2 and 3, the owners shall mark the location of the proposed drainage pipes and storm drain detention pond in the field for inspection by the project biologist. The owners shall submit a letter of inspection from the biologist verifying that there will be no disturbance in Coastal Terrace Prairie;
- ~~4. A Declaration of Restriction limiting new trees to Coast Live Oak (*Quercus agrifolia*) shall be recorded on the deeds for new Lots 1 through 4.~~



# County of Santa Cruz

## PLANNING DEPARTMENT

701 OCEAN STREET, SUITE 400, SANTA CRUZ, CA 95060-4073

(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

ALVIN D. JAMES, DIRECTOR

### NOTICE OF ENVIRONMENTAL REVIEW PERIOD

#### SANTA CRUZ COUNTY

APPLICANT: Michael Zelter

APPLICATION NO.: 99-0288

APN: 040-012-I 2

The Environmental Coordinator has reviewed the Initial Study for your application and made the following preliminary determination:

X Negative Declaration  
(Your project will not have a significant impact on the environment.)

X Mitigations will be attached to the Negative Declaration.

       No mitigations will be attached.

       Environmental Impact Report  
(Your project may have a significant effect on the environment. An EIR must be prepared to address the potential impacts.)

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. You may discuss your project with the Environmental Coordinator, submit additional information, modify the project, or clarify questions.

Please contact Ken Hart, Environmental Coordinator at (408) 454-3127, if you wish to comment on the preliminary determination. Comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: September 15, 1999

Jackie Young  
Staff Planner

Phone: 454-3181

Date: 8-11-99

NAME: Michael Zelter for Alan Goldstein Et Al and Michael and Ann Zelter  
APPLICATION: 99-0288  
A.P.N: 40-012-12

NEGATIVE DECLARATION MITIGATIONS

- A. In order to mitigate the impacts from the loss of Coastal Terrace Prairie associated with the development of the four residential lots, the Coastal Terrace Prairie that is located on remainder Parcel A shall be protected and managed for the benefit of the native plants in perpetuity. This shall be accomplished by the owner entering into agreements, granting easements and/or declarations that run with the land and are binding on future owners of Remainder Parcel A, which shall be recorded at the office of the County Recorder. The owner/applicant has indicated the desire to convey ownership of Parcel A to a non-profit, public, land preservation organization (Santa Cruz County Land Trust) that will be responsible for the long term preservation, management, monitoring and maintenance of Parcel A.

In order to establish protection and preservation of Parcel A, the owner/applicant shall:

1. Prior to recording the final map, revise the "Habitat Mitigation and Management Plan" (Biotic Resources Group, dated May 3, 1999) hereafter referred to as the PLAN, according to the review letters of June 28 and July 12, 1999. Submit the revised plan for review and obtain approval by the Environmental Coordinator;
  2. Prior to recording the final map, enter into agreements, grant easements and/or declarations that run with the land and are binding on future owners of Remainder Parcel A, which shall be recorded at the office of the County Recorder, and that provide for the implementation of all portions of the approved PLAN, including the monitoring and reporting provisions, on the conservation parcel, in perpetuity. The agreement/easement(s)/declaration(s) shall also :
    - a. Prohibit development on the parcel, except for certain management activities necessary to carry out the PLAN and approved by the County;
    - b. Establish a funding mechanism, either an endowment, Homeowners Association, or other mechanism approved by the County, that provides funding for implementation of the approved PLAN. The amount of the fund will be determined by estimates of the annual cost of implementing the management plan. These estimates shall be prepared by the project biologist for review and acceptance by the Planning Department;
    - c. At the owner's discretion, provide for conveyance of ownership of Parcel A to a non-profit, public, land preservation organization (Santa Cruz County Land Trust) that will be responsible for the long term preservation, management, monitoring and maintenance of Parcel A.
- B. In order to mitigate the impacts from the disturbance of Coastal Terrace Prairie the following shall apply:



1. Septic systems shall be designed to fit into the areas designated on the tentative map (a rectangle approximately 80' x 50' with a 180' x 20' access for Lot 1 and a rectangle approximately 120' x 50' with an access strip 160' x 20' for Lot 2 );
2. The native vegetation that is disturbed during installation of the septic fields shall be re-established over the field such that there is no loss of Coastal Terrace Prairie as a result of the installation. Prior to the approval of building permits on Lots 1 and 2, the owners shall submit a vegetation salvage and rehabilitation plan for the native grasses that will be disturbed by the installation. The plan shall be prepared by a qualified biologist and shall conform to the recommendations given in the final "Habitat Mitigation and Monitoring Plan";
3. Prior to the approval of building permits on Lots 2 and 3, the owners shall mark the location of the proposed drainage pipes and storm drain detention pond in the field for inspection by the project biologist. The owners shall submit a letter of inspection from the biologist verifying that there will be no disturbance in Coastal Terrace Prairie;
- ~~4. A Declaration of Restriction limiting new trees to Coast Live Oak (*Quercus agrifolia*) shall be recorded on the deeds for new Lots 1 through 4.~~

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT

ATTACHMENT 4  
Date: August 9, 1999  
Staff Planner: Jackie Young

ENVIRONMENTAL REVIEW  
INITIAL STUDY

APPLICANT: Michael Zelter  
OWNER: Alan Goldstein Trustee Etal  
Michael & Ann Zelter  
Application No: 99-0288  
Site Address: No Situs  
Location: At the southwest corner of Fairway Drive and Victory Lane Coyote Canyon.  
APN: 040-012-12  
USGS QUAD: Soquel  
Supervisory District: First

EXISTING SITE CONDITIONS

Parcel Size: 13.336 acres (EMIS Estimate)  
Existing Land Use: Undeveloped  
Vegetation: Primarily Meadow Grasses; Also Oak and Acacia.  
Slope: 0-15% 7.15, 16-30% 3.53, 31-50% 2.40, 51% 0.24 acres  
Nearby Watercourse: Noble Gulch Creek  
Distance To: On Property  
Rock/Soil Type: Soil 175 (Tierra-Watsonville Complex, 30-50% slopes)  
Soil 179 (Watsonville Loam 2 to 15% slopes)

ENVIRONMENTAL CONCERNS

Groundwater Supply: NA	Liquefaction: NA
Water Supply Watershed: NA	Fault Zone: NA
Groundwater Recharge: NA	Floodplain: NA
Timber and Mineral: NA	Riparian Corridor: Yes
Biotic Resources: 1 Stream	Solar Access: NA
Fire Hazard: NA	Solar Orientation: NA
Archaeology: Mapped	Scenic Corridor: NA
Noise Constraint: NA	Electric Power Lines: NA
Erosion: NA	Agricultural Resource: NA
Landslide: NA	

SERVICES

Fire Protection: Central Fire	Drainage District: Zone 5
School District: Soquel	Project Access: Fairway Drive
Water Supply: Soquel Creek	
Sewage Disposal: Septic	

PLANNING POLICIES

Zone District: RA	Within USL: No
General Plan: R-M & R-R	Special Designation: No
Coastal Zone: NA	

PROJECT DESCRIPTION: Proposal to create four single-family residential lots and one remainder lot.

ENVIRONMENTAL REVIEW CHECKLIST

**PROJECT SETTING:** The subject property is a 13.336 acre (EMIS Estimate) parcel located on the southwest corner of Fairway Drive and Victory Lane Coyote Canyon in the Soquel Planning Area. The parcel is currently undeveloped, with remnants of a corral fence and an old shed remaining.

Surrounding development is single-family residential, and includes older ranch style homes in the flats and newer two-story estate homes in the surrounding hills above.

The project proposal is to divide the property into four single-family residential parcels, each with a building site for a future single-family dwelling; and one remainder parcel to be held as a biotic reserve. The proposed building envelopes are situated upon near-level to gently sloping former grazing land. Along the east perimeter of the proposed building envelopes, the site gradients become moderately steep along the southwest trending drainage swale.

Development of the parcel was originally considered under Minor Land Division Application 97-0916. The application was withdrawn, redesigned to minimize impacts to on-site biotic resources, and resubmitted under Application 99-0288.

A. GEOLOGIC FACTORS

	Potentially		
Significant:	Significant	Less Than	
No or Unknown	Unless	Significant	No
<u>Mitigation</u>	<u>Mitigated</u>	<u>Impact</u>	<u>Impact</u>

Could the project, or its related activities affect, or be affected by, the following:

1. **Geologic Hazards:** earthquakes (particularly surface ground rupture, liquefaction, seismic shaking), landslides, mud slides or other slope instability, or similar hazards?

X          

All structures in the County are subject to the possibility of earthquake damage. This site is not, however, located within a mapped fault zone. The foundations of the structures shall be engineered to meet seismic requirements of the Uniform Building Code, the recommendations of the Soils Report, and the conditions of the Soils Report Review.

2. **Soil Hazards:** soil creep, shrink swell (expansiveness), high erosion potential?

X          

A geotechnical report was prepared for this project by Haro, Kasunich & Associates, dated November 26, 1997. The report does not identify any unusual soil condition, nor does it include recommendations beyond those typical for this type of project. These recommendations shall be included as Conditions of Approval (Reference Attachments 4 & 7).

<u>Significant:</u> <u>No or Unknown</u> <u>Mitigation</u>	<u>Potentially</u> <u>Significant</u> <u>Unless</u> <u>Mitigated</u>	<u>Less Than</u> <u>Significant</u> <u>Impact</u>	<u>No</u> <u>Impact</u>
--	---	---	----------------------------

3. Change in topography or ground surface relief features?

X

Grading will not be performed until the parcel is divided and the residences are designed.

4. The destruction, covering or modification of any unique geologic or physical feature?      —

X

5. Steep slopes (over 30%)?

X

No development is proposed on slopes greater than 30%

6. Coastal cliff erosion?

X

7. Beach sand distribution?

X

8. Any increase in wind or water erosion of soils, either on or off site?      —

X

#### B. HYDROLOGIC FACTORS

Could the project affect, or be affected by, the following:

1. Water related hazards such as flooding or tidal waves?

X

2. Private or public water supply?      —

X

Environmental Health Services has confirmed that Soquel Creek Water District has agreed to serve the proposed lots (Reference Attachment 9).

3. Septic system functioning (inadequate percolation, high watertable, proximity to water courses)?

X

Environmental Health Services has confirmed that the proposed land division is consistent with the testing results for septic suitability (Reference Attachment 9).

4. Increased siltation rates?

X

5. Surface or ground water quality (contaminants including silt-urban runoff, nutrient enrichment, pesticides, etc.)?      —

X

Environmental Review Initial Study

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	<u>Significant:</u> <u>No or Unknown</u> <u>Mitigation</u>	<u>Potentially</u> <u>Significant</u> <u>Unless</u> <u>Mitigated</u>	<u>Less Than</u> <u>Significant</u> <u>Impact</u>	<u>No</u> <u>Impact</u>
6. Quantity of ground water supply, or alteration in the direction or rate of flow of ground waters?				<u>X</u>
7. Groundwater recharge?				<u>X</u>
8. Watercourse configuration, capacity, or hydraulics?				<u>X</u>
9. Changes in drainage patterns or the rate and amount of runoff?	<u>    </u>	<u>X</u>		

The proposed subdivision will increase impervious area, and therefore impact drainage patterns. The applicant has prepared a preliminary analysis and design of a storm water detention system that shows the increase to be minimal. This concept has been reviewed and accepted by the County of Santa Cruz, Department of Public Works/Drainage Division. Additionally, Drainage Zone 5 fees will be assessed at a rate which is currently \$0.60 per square feet on the net increase in impervious area (Reference Attachments 5 & 6).

10. Cumulative saltwater intrusion? <u>    </u>	<u>X</u>
11. Inefficient or unnecessary water consumption?	<u>X</u>
12. Change in the amount of surface water in any water body?	<u>X</u>

C. BIOTIC FACTORS

Could the project affect, or be affected by, the following:

1. Known habitat of any unique, rare or endangered plants or animals (designate species if known)?	<u>    </u>	<u>    </u>	<u>X</u>
2. Unique or fragile biotic community (riparian corridor, wetland, coastal grasslands, special forests, intertidal zone, etc)?		<u>X</u>	<u>    </u>

The Coastal Terrace Prairie, a habitat that may host several rare and endangered plant species, has been documented on the Parcel (Reference Attachment 3). The biotic report, however, was not able to document the presence of any of these particular plants within the prairie on this parcel.

	Potentially		
Significant:	Significant	Less Than	
No or Unknown	Unless	Significant	No
<u>Mitigation</u>	<u>Mitigated</u>	<u>Impact</u>	<u>Impact</u>

The biotic report and the Habitat Mitigation and Management Plan (Botanical Report", Biotic Resources Group, 1077-98) identify four major plant communities within the parcel: mixed evergreen forest, coastal terrace prairie, coyote brush scrub and coast live oak groves. Coastal terrace prairie is considered a sensitive habitat according to Santa Cruz County and California Department of Fish & Game (CDFG) due to the prevalence of native plant species, potential for rare, threatened or endangered species and its extremely limited distribution regionally and within the world.

The proposed 4-lot single-family development would remove a total of approximately 0.90 acres of high and moderate quality prairie. (Reference Attachment 3, Biotic Resources Group, Table 1, page 4). Permanent impacts to this resource would result from grading and residential development activities. The mitigation plan identifies the protection of approximately 3.1 acres of prairie. Approximately 2.84 acres of prairie will be protected in a conservation parcel covered by a Preservation Easement. Additionally, the installation of septic lines and leach fields would temporarily impact approximately 0.26 acres of prairie. These areas would be placed in the conservation parcel, under easement to the individual lots. Following line placement, these areas will be revegetated and rehabilitated as necessary, and then will be managed as part of the Preservation Easement. The overall result, after mitigation, is protection of Coastal Terrace Prairie at the ratio of 3 parts to one part prairie that is lost to development.

Mitigation proposed includes: the installation of protective fencing around the perimeter of the conservation parcel; native grassland management; and control of invasive, non-native plant species. The applicant has submitted a letter from Laura Perry, Land Trust of Santa Cruz County, dated May 3, 1999, which confirms both parties initial desire to have the conservation parcel donated to the Land Trust of Santa Cruz County (Attachment 3). The donation shall include an endowment to provide for stewardship of the conservation parcel, which will be carried out according to the project Habitat Management Plan.

Additionally, an intermittent stream (Noble Gulch Creek) runs in a roughly north-south direction along the eastern end of the subject parcel. The proposed building envelopes are located entirely outside the riparian corridor.

Finally, per the recommendations of Environmental Planning, Staff shall include a Condition of Approval which requires that all large oak trees (Z-inches dbh or larger) shall be protected from damage during and after site development. All building/landscape plans shall be designed to avoid impact to these trees; specifically, to avoid disturbance of the tree root zone (i.e. tree dripline). Reference Attachment 3. In-addition;-tree-planting-on-individual-lots-shall-be-limited-to-Coast-Live-Oaks-

3. Fire hazard from flammable  
brush, grass, or trees?

X

The overall fire hazard on the parcel will decrease as a result of the management of the grassland on the conservation parcel.

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
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4. Change in the diversity of species, or number of species of plants or animals?

X

**D. NOISE**

**Will the project:**

1. Increase the ambient noise level for adjoining areas?

X

The addition of the four future single-family dwellings will increase the noise level in the area over that of the currently undeveloped parcel. Ambient noise levels for the proposed development are, however, expected to be well below the General Plan Noise Element Objective 6.9.1 which requires all new residential development to conform to a noise exposure standard of 60 dBLdn (day/night average noise level) for outdoor noise and 45 dB Ldn for indoor noise.

A temporary increase in ambient noise levels will occur during construction and shall be mitigated by limiting the times and days which construction activity may occur.

2. Violate Title 25 noise insulation standards, or General Plan noise standards, as applicable?

—

—

X

3. Be substantially affected by existing noise levels?

—

—

X

**E. AIR**

**Will the project:**

1. Violate any ambient air quality standard or contribute substantially to an existing or projected air quality violation?

—

—

X

2. Expose sensitive receptors to substantial pollutant concentrations?

—

—

X

3. Release bioengineered organisms or chemicals to the air outside of project buildings?

—

—

X

4. Create objectionable odors?

—

—

—

X

**Environmental Review Initial Study**  
**Page 7**

<b>Significant: No or Unknown Mitigation</b>	<b>Potentially Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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5. Alter wind, moisture or temperature (including sun shading effects) so as to substantially affect areas, or change the climate either in the community in the community or region?

\_\_\_\_\_

\_\_\_\_\_

  X  

**F. ENERGY AND NATURAL RESOURCES**

**Will the project:**

1. Affect or be affected by timber resources?
2. Affect or be affected by lands currently utilized for agriculture or designated for agricultural use?
3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?
4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

_____	_____	_____	<u>  X  </u>
	_____	_____	<u>  X  </u>
	_____	_____	<u>  X  </u>
	_____	_____	<u>  X  </u>

**G. CULTURAL/AESTHETIC FACTORS**

**Will the project result in:**

1. Alteration or destruction of historical buildings or unique cultural features?
2. Disturbance of archaeological or paleontological resources?

	<u>  X  </u>
_____	<u>  X  </u>

The subject parcel is mapped as a potential archaeological resource. A Preliminary Cultural Resources Reconnaissance was prepared for the property by the Santa Cruz Archaeological Society. The report, dated February 20, 1998, stated that no evidence of significant prehistoric resources were



Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant <u>Impact</u>	No <u>Impact</u>
--	--	---	---------------------

noted during the survey (Reference Attachment 2). Nevertheless, Staff will incorporate specific procedures for handling cultural resources should any be uncovered during any phase of site disturbance or construction as a permit condition.

- |   |       |       |       |   |
|---|-------|-------|-------|---|
| 3. Obstruction or alteration of views from areas having important visual/scenic values? _____               | _____ | _____ | _____ | X |
| 4. Being visible from any adopted scenic highway or scenic corridor? _____                                  |       |       |       | X |
| 5. Interference with established recreational, educational, religious or scientific uses of the area? _____ |       |       |       | X |

#### H SERVICES AND UTILITIES

Will the project or its related activities result in:

- |  |       |       |       |   |
|--|-------|-------|-------|---|
| 1. A breach of national, state, or local standards relating to solid waste or litter management? _____   | _____ | _____ | _____ | X |
| 2. Expansion of or creation of new utility facilities (e.g., sewage plants, water storage, mutual water systems, storm drainage, etc.) including expansion of service area boundaries? _____ |       |       | _____ | X |
| 3. A need for expanded governmental services in any of the following areas: _____  |       |       |       |   |

Significant: No or Unknown Mitigation	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
---	---	------------------------------------	--------------

a. Fire protection?

X          

The addition of four future single-family dwellings will increase the demand for fire and police protection. The size and location of the project will not, however, create significant demands for new services, nor will it require additional personnel.

Additionally, Staff shall include as a Condition of Approval, all requirements mandated by the Central Fire Protection District (Reference Attachment 5).

b. Police protection?

X          

The addition of four future single-family dwellings will increase the demand for fire and police protection. The size and location of the project will not, however, create significant demands for new services, nor will it require additional personnel.

c. Schools?

X          

The addition of four future single-family dwellings will increase the demand for school services by adding new homes which will, with great probability, house families with school age children. The developer shall be required, as a Condition of Approval, to submit a written statement signed by an authorized representative of the Soquel School District confirming payment in full of all applicable developer fees prior to release of any building permit for a new single-family dwelling.

d. Parks or other recreational facilities?

X          

The addition of four future single-family dwellings will increase the demand for park services. The project will have a cumulative impact on an area with a park deficit. General Plan Figure 7-3, Park Acreage Needed at General Plan Buildout, indicates a 36 acre deficit in neighborhood park land and a 24-36 acre deficit in community park land in the Soquel Planning Area. The County of Santa Cruz, Parks Department, conditions approval on receiving the Park dedication fee for Soquel which is currently \$742.00/bedroom to mitigate for this impact. Land division fees to be paid shall assume each lot will contain a three bedroom residence.

e. Maintenance of public facilities including roads?     X

See 1.1.

f. Other governmental services?     X

4. Inadequate water supply for fire protection?

X

<b>Significant: No or Unknown Mitigation</b>	<b>Potentially Significant Unless Mitigated</b>	<b>Less Than Significant Impact</b>	<b>No Impact</b>
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5. Inadequate access for fire protection?

X

# I. TRAFFIC AND TRANSPORTATION

Will the project result in:

1. An increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system?

X

This project proposed the creation of four single-family parcels. The traffic impact of the proposed project is therefore four new single family dwellings:

4 future single family dwellings x 10 vtd = 40 vtd (vehicle trips/ day).

Transportation Improvement Area (TIA) fees are required to mitigate the impact of constructing the future single-family dwellings (SFD's). The current fee schedule is \$2,000.00 for Roadside Improvement and \$2,000.00 for Transportation Improvement, for a total of \$4,000.00 per SFD. The fee assessed will be for four SFD's (currently totaling \$16,000.00). Reference Attachment 8.

The intersection at Fairway Drive and Soquel Drive currently operates at a level of service of "C" or better. The additional trips generated by the proposed project will not have a significant impact on the level of service at this intersection.

2. Cause substantial increase in transit demand which cannot be accommodated by existing or proposed transit capacity?
3. Cause a substantial increase in parking demand which cannot be accommodated by existing parking facilities?

X

X

County Code Section 13.10.552 requires that all residential uses have a required number of on-site parking spaces based on the number of proposed bedrooms per single family dwelling. Satisfaction of this requirement shall be verified during building plan check.

4. Alterations to present patterns of circulation or movement of people and/or goods?

X

Significant: No or Unknown <u>Mitigation</u>	Potentially Significant Unless <u>Mitigated</u>	Less Than Significant Impact	No Impact
--	--	------------------------------------	--------------

5. Increase in traffic hazards to motor vehicles bicyclists, or pedestrians?

X

6. Cause preemption of public mass-transportation modes?

—

—

X

**J. LAND USE/HOUSING**

Will the project result in:

1. Reduction of low/moderate income housing?

X

Per County Code Sections 17.10.030 and 17.10.035, this proposed development of a four lot subdivision does not create an inclusionary housing requirement of an affordable unit.

2. Demand for additional housing?

—

X

3. A substantial alteration of the present or planned land use of an area?

X

4. Change in the character of the community in terms of terms of distribution or concentration of income, income, ethnic, housing, or age group?

—

X

5. Land use not in conformance with the character of the surrounding neighborhood?

X

**K. HAZARDS**

Will the project:

1. Involve the use, production or disposal of materials which pose hazard to people, animal or plant populations in the area affected?

X

2. Result in transportation of significant amounts of hazardous materials, other than motor fuel?

X

	Significant: No or Unknown Mitigation	Potentially Significant Unless Mitigated	Less Than Significant Impact	No Impact
3. Involve release of any bioengineered organisms outside of controlled laboratories?				<u>X</u>
4. Involve the use of any pathogenic organisms on site?		—		<u>X</u>
5. Require major expansion or special training of police, fire, hospital and/or ambulance services to deal with possible accidents?				<u>X</u>
6. Create a potential substantial fire hazard?				<u>X</u>
7. Expose people to electro-magnetic fields associated with electrical transmission lines?				<u>X</u>

**L. GENERAL PLANS AND PLANNING POLICY**

- |   |   |          |
|---|---|----------|
| 1. Does the project conflict with any policies in the adopted General Plan or Local Coastal Program?<br>If so, how? | — | <u>X</u> |
|---|---|----------|

A minimum lot size of 2.5 acres for division of the subject property was determined pursuant to County Code Chapter 13.14, Rural Residential Density Determinations, in 1987 (Application 87-0930), and was confirmed for this application (Reference Attachments 12 & 13). All proposed residential parcels are less than 2.5 acres. The residential parcels were configured to minimize impact on the sensitive biotic habitat (coastal terrace prairie) located on the parcel. This application proposed to address the minimum parcel size issue by averaging the size of the four proposed parcels. County Code Section 13.14.030(a) allows averaging of parcel sizes and requires that the larger parcels used for averaging be conditioned such that this additional land area may not be counted towards subsequent land divisions. Staff shall include, as a Condition of Approval, a prohibition on any further land division of the newly created parcels which would result in the creation of an average parcel size for the land contained within original parcel 040-012-12 which is less than the minimum parcel area required by the zone district and/or General Plan designation. All proposed residential parcels are greater than one acre: the minimum parcel size in the "RA" zone district.

Additionally, pursuant to an Overriding Minimum Acreage Policy for the Rural Density Determination, secondary fire access must be provided from Coyote Canyon/Victory Lane as the subject parcel is located on a dead end road (Fairway Drive, a County maintained road) and is within a 20 minute response

Environmental Review Initial Study

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<b>Significant:</b>	<b>Potentially</b>	<b>Less Than</b>	<b>No</b>
<b>No or Unknown</b>	<b>Significant</b>	<b>Significant</b>	<b>Impact</b>
<b>Mitigation</b>	<b>Unless</b>	<b>Impact</b>	<b>Impact</b>
<b>Mitigated</b>			

time from the responsible fire station. Staff shall include this requirement as a Condition of Approval and shall require that a note be added to the Parcel Map.

Finally, the Parcel Map shall include notes stating that the maximum allowable parcel coverage is 10% of the net developable area, and that all construction must occur within the designated building envelope. The building envelopes, as shown, delineate areas with slopes less than 30% which are located outside of the riparian corridor of Noble Gulch Creek.

2. Does the project conflict with any local, state or federal ordinances?  
If so, how?

X

3. Does the project have potentially growth inducing effect?

—

—

X

4. Does the project require approval of regional, state, or federal agencies? No Which agencies? NA

MANDATORY FINDINGS OF SIGNIFICANCE

- |  | <u>YES</u> | <u>NO</u> |
|--|------------|-----------|
| 1. Does the project have the potential to degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or pre-history? |            | <u>X</u>  |
| 2. Does the project have the potential to achieve short term to the disadvantage of long term environmental goals? (A short term impact on the environment is one which occurs in a relatively brief, definitive period of time while long term impacts will endure well into the future.)   |            | <u>X</u>  |
| 3. Does the project have impacts which are individually limited but cumulatively considerable? (A project may impact on two or more separate resources where the impact on each resource is relatively small, but where the effect of the total of those impacts on the environment is significant. Analyze in the light of past projects, other current projects, and probable future projects.)  |            | <u>X</u>  |
| 4. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?  |            | A -       |

## TECHNICAL REVIEW CHECKLIST

	<u>REQUIRED</u>	<u>COMPLETED*</u>	<u>N/A</u>
<b>APAC REVIEW</b>	<u>          </u>	<u>          </u>	<u>  X  </u>
<b>ARCHAEOLOGIC REVIEW</b>	<u>  XX  </u>	<u>  2/20/98  </u>	
<b>BIOTIC ASSESSMENT</b>	<u>  XX  </u>	<u>  5/03/99  </u>	
<b>GEOLOGIC HAZARD ASSESSMENT</b>	<u>          </u>	<u>          </u>	<u>  X  </u>
<b>GEOLOGIC REPORT</b>	<u>          </u>	<u>          </u>	<u>  X  </u>
<b>RIPARIAN PRE-SITE</b>	<u>          </u>	<u>          </u>	<u>  X  </u>
<b>SEPTIC LOT CHECK</b>	<u>  XX  </u>	<u>  1/27/98  </u>	
<b>SOILS REPORT</b>	<u>  XX  </u>	<u>  2/18/98  </u>	
<b>OTHER:</b>			
<b>SUBSURFACE INVESTIGATION</b>	<u>          </u>	<u>          </u>	
<u><b>BIOTIC REVIEW</b></u>	<u>  xx  </u>	<u>  7/12/99  </u>	
<u>                                  </u>	<u>          </u>	<u>          </u>	
<u>                                  </u>	<u>          </u>	<u>          </u>	
<u>                                  </u>	<u>          </u>	<u>          </u>	
<u>                                  </u>	<u>          </u>	<u>          </u>	

**\*Attach summary and recommendation from completed reviews**

**List any other technical reports or information sources used in preparation of this initial study:**



ENVIRONMENTAL REVIEW ACTION


On the basis of this initial evaluation:

\_\_\_ I find that the proposed project **COULD NOT** have a significant effect on the environment, and a **NEGATIVE DECLARATION** will be prepared.

X I find that although the proposed project could have a significant effect on the environment, there will not be a significant effect in this case because the mitigation measures described below have been added to the project. A **NEGATIVE DECLARATION** will be prepared.

\_\_\_ I find the proposed project **MAY** have a significant effect on the environment, and an **ENVIRONMENTAL IMPACT REPORT** is required.

8/9/99  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Signature

For: **Ken Hart**  
**Environmental Coordinator**

## Attachments

1. **Project Plans:**  
**Tentative Map, prepared by Ifland Engineers, Inc., dated April 14, 1999.**  
**Slope Map, prepared by Ifland Engineers, Inc., dated February 12, 1998.**
2. **Cultural Resources Reconnaissance, prepared by the Santa Cruz Archaeological Society, dated February 20, 1998.**
3. **Memorandum from Mike Cloud, Environmental Planning, dated February 26, 1998.**  
**Letter from Paia Levine, Environmental Planning, dated July 12, 1999.**  
**Letter from Laura Perry, Land Trust of Santa Cruz County, dated May 3, 1999.**  
**Habitat Mitigation and Management Plan prepared by Biotic Resources Group, dated May 3, 1999.**
4. **Soils Report Review Letter, prepared by Joel Schwartz, dated February 19, 1998.**
5. **Memorandums from Eric Sitzenstatter, Central Fire Protection District, dated January 13, 1998 and May 11, 1999.**
6. **Memorandum from Glenn Geopfert, Department of Public Works/Drainage, dated February 5, 1998.**
7. **Memorandum from Glenn Geopfert, Department of Public Works/Drainage, dated March 24, 1998.**
8. **Memorandums from Jack Soriakoff, Department of Public Works/Road Engineering, dated January 30, 1998 and June 4, 1999.**
9. **Memorandums from Jim Safranek, Environmental Health Services, dated January 27, 1998 and May 19, 1999.**
10. **Letter from Toni Cantrell, Pacific Bell, dated January 8, 1998.**
11. **Geotechnical Investigation, prepared by Haro, Kasunich & Associates, Inc., dated November 1997, pp. 7-16, Discussions, Conclusions & Recommendations.**
12. **Rural Density Matrix 87-0930.**
13. **Rural Density Matrix - Recheck.**
14. **General Plan Map**
15. **Zoning Map**
16. **Assessor's Map**
17. **Comments recieved during public comment period.**

**Hydrant Flow Test Data**

45 P.S.I. STATIC PRESSURE  
35 P.S.I. RESIDUAL PRESSURE  
178 GALLONS PER MINUTE FLOW  
AVAILABLE FLOW AT 20 P.S.I. - 1668 G.P.M.

**GRAPHIC SCALE****Storm Drain Detention**

PRE-DEVELOPMENT RUN-OFF  
 $Q_{10} = 10.2592 \text{ (210.32)}$   
 $Q_{100} = 10.22 \text{ C.F.S.}$

POST-DEVELOPMENT RUN-OFF  
 $Q_{10} = 10.2592 \text{ (210.86)} + 10.90 \text{ (230.46)}$   
 $Q_{100} = 11.4917 \text{ (251.88)}$   
 $Q_{100} = 11.4917 \text{ C.F.S.}$

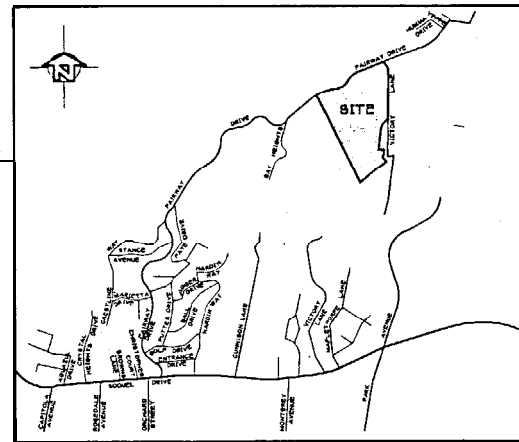
**Detention Volume Required per SD-5**

$C = 0.37 \text{ (USE 0.40)}$   
 $250 \text{ CU FT/ACRE}$   
 $(250)(13.32) = 3330 \text{ CU FT}$

\* 4 LOTS W/5,000 S.F. OF IMPERVIOUS SURFACE

**Vicinity Map**

(NOT TO SCALE)

**Project Data****Owner & Subdivider**

Michael Zelter  
261 Fourth Avenue  
Santa Cruz, CA 95062

**Existing Zoning**

R-R and M-R

**Existing Use**

Vacant

**Proposed Use**

Four Single Family Lots

**Water Supply**

Soquel Creek Water District

**Sewer Disposal**

Septic Tanks and Leach Fields

**Gas & Electric**

Pacific Gas & Electric

**Area Subject to Inundation**

None

**Total Area of Site**

580,083 S.F. / 13.32 Acres

**General Notes**

- Boundary data was taken from record information and is not the result of a field survey by Ifland Engineers, Inc.
- Existing ground contour lines shown hereon were obtained from Santa Cruz County aerial topography maps.
- No grading of the lots is proposed until houses are designed for each lot.
- Future grading plans shall reference the project soils engineer's report including the author, date, title and project number.
- Final grading plans shall be reviewed and approved by Environmental Planning.
- The final erosion control plan must be approved by Environmental Planning.
- All earthwork shall be completed in conformance with the recommendations in the soils engineer's report.
- No landclearing, grading or excavation is allowed between October 15th and April 15th unless a winter erosion control plan is reviewed and approved by Environmental Planning.
- Any large oak trees, 12" diameter or larger shall be protected from damage during and after site development. The location of these trees, situated within the road setback or location of the building envelopes, should be identified on future building applications. Building/Landscaping plans should be designed to avoid impact to these trees, specifically to avoid disturbance of the tree root zone (i.e. tree drip-line).

**Zoning Areas**

Rural Residential (R-R) - 11.35 Acres  
Mountain Residential (M-R) - 1.97 Acres  
Total 13.32 Acres

EXHIBIT  
11-022



ENTIRE PLAN AND DATA  
HEREON PREPARED BY  
MICHAEL ZELTER, CIVIL ENGINEER  
1100 WATER STREET  
SANTA CRUZ, CA 95062  
TEL. (408) 426-5313  
FAX (408) 426-1763  
APPROVED

REGISTERED CIVIL ENGINEER NO. 11187

**Ifland**  
ENGINEERS, INC.  
CIVIL ENGINEERING • LAND SURVEYING • STRUCTURAL DESIGN



Tentative Minor Land Division For:  
**Michael Zelter**  
Fairway Drive, Santa Cruz County, California

APN 040-012-12  
SHEET 1  
DATE 12/19/87  
SCALE 1" = 80'  
DRAWN: GLEN  
CHECKED: MARC

1  
OF 1 SHEETS  
28 NO 97191

ATTACHMENT 1

## EXHIBIT B

SANTA CRUZ ARCHAEOLOGICAL SOCIETY  
1305 East Cliff Drive, Santa Cruz, California 95062

PRELIMINARY PREHISTORIC CULTURAL RESOURCE RECONNAISSANCE REPORT

Parcel AP # 040-0120-02

SCAS Project # SE-98-685

Planning Permit: 97-0916

Parcel Size: 12.5 acres

Applicant: Michael Zelter

Nearest Recorded Prehistoric Sites: CA-SCR-106 1 mile north

On 2/20/98 ( 1 ) members of the Santa Cruz Archaeological Society spent a total of ( 1 ) hours on the above described parcel for the purpose of ascertaining the presence or absence of prehistoric cultural resources on the surface. Though the parcel was traversed on foot at regular intervals and diligently examined, the society cannot guarantee the surfaced absence of prehistoric resources where soil was obscured by grass, underbrush, or other obstacles. No core samples, test pit5, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest fresh water, and presence of absence of historic evidence was completed and filed with this report at the Santa Cruz county Planning Department.

The preliminary field reconnaissance did not reveal any evidence of prehistoric cultural resources on the parcel. The proposed project would, therefore, have no direct impact on prehistoric resources. if subsurface evidence of such resources should be uncovered during construction the county Planning Department should be notified.

Further details regarding this reconnaissance are available from the Santa Cruz county Planning Department or from Michael Glenn ,Chairman of the Reconnaissance Committee, Santa Cruz Archaeological Society, at 1305 E. Cliff Santa Cruz California, 95060 1, Telephone (408) 4791786.

Additional Notes:

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03/18/98 DS9  
10:08:04

COUNTY OF SANTA CRUZ - 3.0  
BROWSE DISCRETIONARY APPLICATION COMMENTS

ALPD  
ALSDH385

APPL.NO: 97-0916 REVIEW AGENCY: ENVIRONMENTAL PLANNING  
SENT TO PLNR: 2/26/1998 REVIEWER: MAC  
ROUTING NO: 1 VERSION NO: 3

**ATTACHMENT 4**

COMMENTS:-----

COMPLETENESS COMMENT:

- 1) The application will not be complete until the archaeologic survey is completed. The County is contracting with a consultant.
- 2) A soils report and soils report review are required. The report must be accepted by the Planning Department prior to deeming the development permit application complete.
- 3) The application needs preliminary grading, drainage, and erosion control plans. The plans shall be reviewed by the project soils engineer and a letter of plan review and recommendations shall be submitted to Environmental Planning. Preliminary grading plans must be reviewed and approved by Environmental Planning prior to deeming the development permit application complete.
- 4) The grading plans shall reference the project soils engineer's report, including the author, date, title, and project number.

**\*\* COMMENT UPDATE 2-26-98 \*\***

The soils report has been reviewed and approved.  
Items 3 and 4, listed above, are no longer required. Only the archaeologic survey is pending. When this survey is completed, the application will be complete.

MISCELLANEOUS COMMENT:

- 1) Final grading plans shall be reviewed and approved by Environmental Planning.
- 2) The final erosion control plan must be approved by Environmental Planning.
- 3) All recommendations of the soils report must be followed.
- 4) All earthwork shall be completed in conformance with the recommendations in the soils engineer's report.
- 5) No landclearing, grading or excavation is allowed between October 15th and April 15th unless a winter erosion control plan is reviewed and approved by Environmental Planning.
- 6) At least one large oak tree was identified near the proposed building envelopes. Any large oaks, 12-inches dbh or larger should be protected from damage during and after site development. The location of these trees, situated within the road setback or building envelopes, should be identified on future building permit applications. Building/landscaping plans should be designed to avoid impact to these trees, specifically to avoid disturbance of the tree root zone (i.e., tree dripline).

**ATTACHMENT**

88

**COUNTY OF SANTA CRUZ  
DISCRETIONARY APPLICATION COMMENTS**

June 11, 1999  
14:33:59

**ATTACHMENT 4**

**APN: 040 012 12**

**APPLICATION NO.: 99-0288**

**Review Agency : ENVIRONMENTAL PLANNING**

**Reviewer : PAIA X LEVINE**

**COMPLETENESS COMMENTS**

**1. Biotic review is still underway. Mtigation/Monitoring plan is out to D aVilla for review. Preliminary indications are that modifications are required, but that with those modifications, inpacts can be mitigated.**

**2. Preliminary grading volume is needed. Clarification from engineer on drainage pipe required. Call Mike Cloud for info. 454-3168**

**MISCELLANEOUS COMMENTS**

**Biotic review must be completed and grading info. submitted prior to deeming application complete. Check with EHS to be sure septic as shown can be approved. This is necessary to complete the biotic review.**

pg

**ATTACHMENT 8**

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PLANNING DEPARTMENT

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GOVERNMENTAL CENTER



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COUNTY OF SANTA CRUZ

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701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060  
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123

July 12, 1999

Mr. Michael Zelter  
26 1 Fourth Avenue  
Santa Cruz, CA 95062

Dear Mr. Zelter:

Review of "Fairway Drive Project Habitat Mitigation and Management Plan":

Enclosed please find a copy of the biotic review of the "Habitat Mitigation and Management Plan", Biotic Resources Group, May 3, 1999 (hereafter called "the Plan"). Please forward this letter from our reviewer Bill Davilla to Kathy Lyons so she can prepare an addendum to the report. Specifically, the addendum needs to include additional details of the following aspects of the management and monitoring plan:

- A. Details of the salvage and replanting operation that will be depended upon to prevent damage to habitat in the leach field areas of Lots 1 and 2. Specify that the work will be done under the supervision of the project biologist, specify the method for cutting sod to a specific depth, preparation of the substrate to receive the salvaged plants and sod, any special techniques involved, success criteria and the scope of remedial replanting if it is needed, etc.
- B. Provide additional details of the invasive weed management program. Please include a list of the target invasives to be removed, specify priority areas, timing of removal efforts and interim timetables for reaching the 10 year goal of 5% or less cover by invasives and exotics. As noted by Mr. Davilla, consideration should be given to removing *Baccharis pilularis* from the prairie and parts of the drainage area.
- C. Please revise the Plan to include the information requested in Mr. Davilla's letter (page 2 paragraph 1) regarding monitoring activities. The annual cost of implementing the plan shall be broken down into the tasks to be performed with a time and cost estimate for each task. We will estimate County review fees and add that amount to the total.
- D. Specify that the Plan will be implemented under the supervision of a qualified biologist and that modification of the plan over time (if called for by monitoring results) shall be done by the biologist in consultation with the Planning Department.
- E. Please provide a figure that superimposes the lots and building envelopes onto Figure 3. Please also show the driveways/access roads.

Timing of Requested Additional Information:

The information submitted thus far is adequate for the biotic issues to be properly considered at Environmental Review, with one exception. As recommended in the Plan, a Memorandum of Understanding must be worked out with the local fire agency prior to the project being heard at

Environmental Review. This will ensure that the mowing and vegetation management as put forth in the plan is acceptable to the fire agency. Given the fact that the prescribed mowing supports fire suppression by timing the mowing to remove the annual plant growth, which has a high fuel load, and to support the perennial plant growth which has a low fuel load, it should be straightforward to obtain an MOU. The remainder of the requested information is required in order for the management and monitoring plan to be approved. However, that formal approval may be received anytime prior to scheduling the public hearing.

Response to Your Concerns:

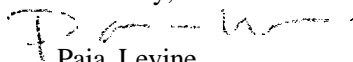
In response to the concerns you raise in your notes dated June 23 (received here July 6) , I can offer the following comments:

1. Yes, the plan must be implemented under the supervision of a qualified biologist. This is because the salvage operation, the monitoring activities that will measure whether or not the management techniques are succeeding in enhancing the prairie, and the possible modification of the plan with time each require the expertise of a biologist experienced with restoration and management of this rare habitat. The biologist can be a contractor or may be staff of the Land Trust.
2. I understand that you object to restrictions within the lots. The advantage of a Declaration of Restriction is that plantings can be restricted to species that are compatible with the prairie. Competition from other vegetation is the ~~SSS~~biggest challenge that the management plan aims to control. Declarations also serve as education for future owners. On the other hand, the restrictions are limiting and difficult to enforce. We will continue to try to work out the least restrictive means of supporting the management plan goals. At a minimum, tree plantings may be limited to Coast Live Oak.

Conclusion:

Please consult with project planner Jackie Young to determine if there are any outstanding issues other than biotic review. Please call me if you have questions about this letter. I look forward to completing the Environmental Review on your project.

Sincerely,



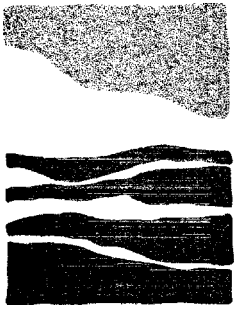
Paia Levine

for: Ken Hart

Environmental Coordinator

**CC:** Jackie Young, Project Planner  
Ken Hart, Principal Planner





**LAND  
TRUST  
OF  
SANTA CRUZ  
COUNTY**

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WE DO NOT  
INHERIT THE  
LAND FROM  
OUR ANCESTORS,  
WE BORROW IT  
FROM OUR  
CHILDREN.

May 3, 1999

Michael **Zelver**  
261 Fourth Avenue  
Santa **Cruz**, CA 95062

Dear Michael:

I appreciated the opportunity to meet with you and with the **Goldsteins** once again regarding your Fairway Drive property, and want to **take** this opportunity to **confirm** my understanding of what we discussed at our April 27 meeting.

As you know, Alan and Susan Goldstein have, since late 1998, been discussing with me the possible donation to the Land Trust of Santa Cruz County of the Fairway Drive property's sensitive grasslands and wooded slopes, in order to secure both their permanent protection and appropriate management to enhance their biotic resource value. The proposed donation would include fee simple title to approximately 8 acres and an endowment (to be determined) adequate to provide for the stewardship of those acres according to a Habitat Management Plan prepared by Kathy Lyons. In addition, the **gift** would include an access easement from Fairway Drive into the protected area. Apart from management responsibility for the fee title area, the Land Trust would additionally assume responsibility for holding two small conservation easements over septic areas.

Once we have more of the specific details worked out, I believe that we can anticipate a favorable recommendation from the Land Trust's Lands Committee to the Board of Trustees, who must authorize all land transactions. I look forward to continuing discussions with you all with the goal of ensuring permanent protection and stewardship of the Fairway Drive open space.

Sincerely,

  
**Laura Perry**  
Executive Director

**FAIRWAY DRIVE PROJECT**  
**HABITAT MITIGATION AND MANAGEMENT PLAN**  
**EXECUTIVE SUMMARY**

**INTRODUCTION**

The Fairway Drive property in Soquel, California is comprised of 13 acres. The property is proposed for a minor land division. The land division would create five parcels; four parcels would be developed for a single-family residence; one parcel would be voluntarily gifted to the Land Trust of Santa Cruz County, a non-profit land conservancy.

The property is vegetated with coastal terrace prairie, coast live oak tree groves, coyote brush scrub and mixed evergreen forest. A portion of the residential development is proposed within the coastal terrace prairie. Since this plant community is considered sensitive by the County of Santa Cruz and the California Department of Fish and Game and has the potential to support special status plant species, focused surveys of this habitat were conducted for the site (Fairway Drive Botanical Report, Biotic Resources Group, 1998). The surveys concluded that three types of prairie occur on the site based on the composition and density of the native grass species. The three types of prairie are non-native grass stands, mixed grass stands (i.e., mixture of native and non-native grasses) and native grass stands. The prairie also contains several species of native and non-native forbs (i.e., non-grass herbaceous species) that grow amid the grasses. In general, the native and mixed grass stands contained the highest species richness (i.e., highest number of different plant species). Based on species richness and density, the native and mixed grass stands were considered to be high and moderate quality coastal terrace prairie. No special status plant species, (e.g., Santa Cruz tar-plant, San Francisco popcorn flower, Santa Cruz clover, Gairdner's yampah and robust spineflower) were observed on the property during surveys conducted in the spring and summer of 1997 and 1998.

The proposed minor land division will impact approximately 0.90 acre-of high or moderate quality coastal terrace prairie and 2.99 acres of low quality prairie (i.e., stands of non-native grasses). The project applicant will preserve and manage the remaining prairie (approximately 2.9 acres). These prairie areas will be set aside in a conservation parcel. Additionally, the septic leach lines and fields for two lots will be placed into conservation easements (totaling 0.26 acre). Approximately 76 % of the high and moderate quality coastal terrace prairie on the site will be preserved and managed. The prairie habitat within both the conservation parcel and conservation easement areas will be preserved and managed in perpetuity by the Land Trust of Santa Cruz County.

The Habitat Mitigation and Management Plan identifies the management actions that the project applicant and future land managers will undertake within the conservation parcel and conservation easement areas to preserve and manage the prairie habitat.

**ATTACHMENT**

## SUMMARY OF PROJECT IMPACTS AND MITIGATION PROGRAM

The development of four single-family residences on the property will impact a portion of the existing coastal terrace prairie on the site. The majority of the high and moderate quality coastal terrace prairie (approximately 76 %) **will** be preserved as part of the residential design (**identified** as Conservation Parcel A). An additional **0.26-acre** will be temporarily disturbed by the installation of septic lines and leach fields for two lots. These areas will be placed into conservation easements and following salvage and transplanting of native grasses for the septic work, the areas will be preserved and managed. The establishment of the conservation parcel and two conservation easement areas is intended to provide mitigation for impacts to the coastal terrace prairie through implementation of a grassland preservation and management program. The principal activities of the program area seasonal mowing or grazing to reduce cover by annual, non-native grasses and the control/removal of invasive, non-native plant species.

The project applicant will be responsible for implementation of the mitigation and management actions outlined in this report. The applicant will be responsible for contracting with qualified personnel to implement the required actions and ensuring successful completion of such actions. The applicant shall guarantee that the program will be implemented as outlined in this plan. The applicant will commit funds to implement the mitigation program, pursuant to their requirements under the **California** Environmental Quality Act (CEQA). The applicant has elected to voluntarily gift the Conservation Parcel to the Land Trust of Santa **Cruz** County for their long-term management.

The Fairway Drive Habitat Mitigation and Management Plan is subject to the review and approval by representatives of the County of Santa **Cruz**. If during the period that this plan is implemented, other plant or animal species become listed by either California Department of Fish and Game and/or US Fish and Wildlife Service, the applicant will seek the applicable permits and/or management agreements for such species, if such species occur on the property.

Review and approval of the Habitat Mitigation and Monitoring Plan **is scheduled** for May 1999. Implementation of plan actions is expected to begin in fall 1999 prior to and/or concurrent with site development improvements.

## CHAPTER1 INTRODUCTION

### SUMMARY OF PROJECT

The Fairway Drive Project Habitat Mitigation and Management Plan addresses biological mitigation requirements for development of four single-family residences on the property in Soquel, California. The Fairway Drive property (APN 040-012-12) is located in mid-Santa Cruz County, north of Highway 1 in the Soquel area. The property is bound by Fairway Drive and Victory Lane (Figure 1). The property encompasses approximately 13 acres and is proposed to be divided into five parcels; four parcels will be developed for a single-family residence, as depicted on Figure 2. The mitigation measures described in this report are pursuant to measures identified by the County of Santa **Cruz** and comments received by the California Department of Fish and Game (Deb Hillyard, CDFG, personal communication to Michael Zelter, 1999).

The proposed single-family residential development includes preservation of the majority of the coastal terrace prairie on the site. Site development is concentrated along Fairway Drive and clustered near Victory Lane in areas dominated by low quality coastal terrace prairie (i.e., non-native grass stands). Impacts to native and mixed grass stands (i.e., high and moderate quality prairie) will occur **from** lots occurring toward the central portion of the coastal terrace. The prairie areas to be impacted are depicted on Figure 3. Within the approximately 13-acre parcel, approximately 0.90 acre of high and moderate quality coastal terrace prairie **will be affected**. Approximately 2.99 acres of low-quality prairie (e.g., dominated by non-native species) will be **affected**. Approximately 3.1 acre of prairie will be preserved and managed in a Conservation Parcel and two conservation easements (portions of Lots 1 and 2). The prairie areas to be preserved are depicted on Figure 3.

### ENVIRONMENTAL REVIEW AND PERMIT REQUIREMENTS

The Habitat Restoration Group (spring 1997) and the Biotic Resources Group (summer 1997 and 1998) conducted an assessment of the botanical resources on the Fairway Drive property for Mr. Michael Zelter. The focus of the assessment was to identify sensitive botanical resources within the proposed development areas (i.e., building sites) as depicted on the Tentative Minor Land Division Map (**Ifland** Engineers, dated December 19, 1997, revised October 1998) and present the findings in a Botanical Report (Biotic Resources Group, 1998).

Through consultation with the County of Santa **Cruz** and CDFG actions were identified to minimize impacts to the sensitive biotic resources on the site (i.e., coastal terrace prairie) and provide mitigation of impacts. These actions include limiting development to previously disturbed areas, clustering development in least sensitive areas, limiting impacts to less than 25% of the high and moderate quality prairie areas, preservation of undisturbed grasslands and long-term management of the preserved grasslands for native habitat values. These features are depicted on the current site plan as shown on Figure 2.

## SUMMARY OF EXISTING BIOTIC RESOURCES

The northern portion of the subject property is relatively flat and dominated by grassland, The southern portion of the property slopes to a wooded drainage. The relatively level portions of the property are proposed for residential development, and therefore were the focus of the botanical surveys.

The property is undeveloped. Four major plant community types were observed within the parcel: mixed evergreen forest, coastal terrace prairie, coyote brush scrub and coast live oak groves. Shrubs of coyote dominate the central portion of the site. The shrubs grow within a small drainage **swale** that traverses the center of the site between Fairway Drive and the mixed evergreen forest. Grasses typical of the adjacent grassland are common between the shrubs.

**Coastal Terrace Prairie.** This grassland community inhabits the relatively level and gently sloping portions of the parcel. The coastal terrace prairie has been subject to human disturbances along the border (i.e., along roadways and other residential areas), as evidenced by the large number of non-native plant species mixed with native perennial bunchgrasses. Remnants of an old house or barn also occur on the site, suggesting that portions of the property were farmed or grazed at one time. Much of what remains of the historical (i.e., pre-European era) coastal terrace prairie are fragment stands of native bunchgrasses, intermixed with native and non-native forbs (i.e., non-grass herbaceous species, such as spring wildflowers). Three sub-types of prairie were distinguished on the site: native grass stands, mixed grass stands and non-native grass stands. These designations were based on the botanical attributes documented during the spring 1997 field surveys (i.e., distribution of native grasses and overall plant species composition).

The prairie can be separated into two distinct areas, as divided by the coyote brush scrub that traverses the central portion of the property. The **eastern** half, bordered by Fairway Drive and Victory Lane, has a high abundance of non-native grasses amid distinct stands of two native grasses, California oatgrass (*Danthonia californica*) and purple needlegrass, (*Nassella pulchra*). The western half of the prairie contains a fairly continuous occurrence of California oatgrass with some dense patches of purple needlegrass. Historically, the grassland areas of the property have been routinely **disked and/or** mowed during the late summer to reduce fire hazards (Zelver, M., pers. comm., 1998). The patchiness of the native and non-native grasses throughout the grassland may be attributable to this long-term land practice.

Within the prairie habitat on the property, native grass stands with the highest density of native plants are considered the areas of highest botanical quality. These areas have densities of native perennial bunchgrasses exceeding 70% and contain other native herbaceous plant species. Areas of moderate botanical quality are considered to be the mixed grass stands and native grass stands with approximately 40-50% of native species and 40-50% of non-native species. Areas of lower quality are considered to be the non-native grass stands with native grasses comprising less than 10%. The distribution of these resources is depicted on Figure 3 and in the Botanical Report (Biotic Resources Group, 1998).

### Invasive Non-Native Species

The site was not observed to support large infestations of invasive, non-native plant species. Stands of non-native species occur in the northern portion of the site, along Fairway Drive, along the perimeter of the mixed evergreen forest and intermixed amid coastal terrace prairie grasses. Typical non-native species include quaking grass (*Briza minor*), Harding grass (*Phalaris aquatica*), wild oat (*Avena fatua*), bent grass (*Agrotis pallens*), velvet grass (*Holcus lanatus*), common plantain (*Plantago Zanceolata*), soft chess, Mediterranean clover (*Trifolium angustifolium*), and yellow clover (*T. dubium*).

Other species may become established on the site in the future. Species that may establish include French broom (*Genista monspellulanus*), pampas grass- (*Cortaderia jubata*) and Cape (German) ivy (*Senecio mikanioides*).

### Sensitive Botanical Resources

The greater Soquel region has been documented as supporting a diverse assemblage of rare, endangered and/or locally unique plant species.

The coastal terrace prairie within the Fairway Drive property is considered a sensitive habitat according to Santa Cruz County and CDFG due to the prevalence of native plant species, potential for rare, threatened or endangered species and its limited distribution within the region.

Plant species of concern include those listed by either the Federal or State resource agencies as well as those identified as rare by CNPS (Skinner & Pavlik, 1994). The search of the CNPS (CNPS Inventory, 1998) and CNDDB (Rarefind, 1998) inventories resulted in five special status species of concern with potential to occur in the project area. These are Santa Cruz tarplant (*Holocarpha macradenia*), Gairdner's yampah (*Perideridia gairdneri* spp. *gairdneri*), robust spineflower (*Chorizanthe robusta* var. *robusta*), Santa Cruz clover (*Trifolium buckwestiorum*), and San Francisco popcorn flower (*Plagiobothrys diffusus*). Santa Cruz tat-plant, Gairdner's yampah and San Francisco popcorn flower have been documented on property to the east (Prescott Property). Special status species have not been recorded on the Fairway Drive property as per CNDDB records, nor were any observed during focused surveys conducted in 1997 and 1998.

### SUMMARY OF PROJECT IMPACTS

The proposed single-family residential project will remove a total of 3.89 acres of coastal terrace prairie. Of this total, approximately 0.90 acre of high and moderate quality prairie will be affected, as listed in Table 1. Permanent impacts to this resource will result from grading and residential development activities. The mitigation plan identifies the protection and management of approximately 3.1 acres of prairie. Approximately 2.84 acres of prairie will be protected-in a Conservation Parcel. Additionally, the construction of septic pipe and leach lines for Lots 1 and 2 will temporarily impact approximately 0.26 acres of prairie. These areas will be placed into conservation easements. Following line placement, these areas will be managed as part of the Conservation Parcel.

Table 1. Coastal Terrace Prairie Habitats to be Impacted and Preserved, Fairway Drive Project, Soquel, CA

Development Area	Existing Coastal Terrace Prairie (acres)			TOTALS
	High Density (native grass stands)	Moderate Density (mixed grass stands)	Low Density (non-native grass stands)	
Permanent Impacts to Coastal Terrace Prairie				
Lot 1	0.05	0.44	0.60	1.09
Lot2	0.16	0	0.61	0.77
Lot3	0.11	0.02	0.81	0.94
Lot 4	0.06	0.06	0.97	1.09
TOTALS	0.38	0.52	2.99	3.89
Temporary Impacts / Preserved in Conservation Easements				
Lot 1 Septic	0.02	0.11	0	0.13
Lot 2 Septic	0.13	0	0	0.13
TOTALS	0.15	0.11	0	0.26
Preservation of Coastal Terrace Prairie in Conservation Parcel				
Parcel A	0.75	1.82	0.27	2.84
TOTAL PRESERVED	0.90	1.93	0.27	3.10

Note: Coyote brush scrub and mixed evergreen forest are included in the Conservation Parcel. The Conservation Parcel totals 8.82 acres, as depicted on Figures 3 and 4.

## SUMMARY OF MITIGATION TO BE IMPLEMENTED BY THIS PLAN

### Overall Goal of the Mitigation Program

The overall goal of the mitigation program is to preserve and enhance the remaining coastal terrace prairie on the Fairway Drive property as mitigation for impacts to such resources. The program identifies activities to minimize impacts to sensitive resources during construction; measures to manage preserved lands and actions to enhance the site for native coastal terrace prairie plant species. This goal will be achieved through these actions:

#### *Establish a 8.82-acre Conservation Parcel to:*

- Preserve and manage undisturbed coastal terrace prairie.
- Install protective fencing around the conservation parcel to prohibit unauthorized access to the area;

- Control the spread of non-native plant species within the conservation parcel to minimize potential spread of such species in the parcel and adjacent natural areas.

***Establish Conservation Easements over portions of Lots 1 and 2 to:***

- Salvage and replace native plants **affected** by septic leach lines and field associated with Lots 1 and 2. The property owners for these lots will be required to fulfill this action during site development.
- Manage the prairie concurrent with actions for the conservation parcel.

**Long-term Management and Protection to be Provided**

The project applicant has proposed to voluntarily donate the Conservation Parcel to the Land Trust of Santa Cruz County. The Conservation Parcel and Conservation Easement areas will be managed and protected by Land Trust of Santa Cruz County in perpetuity. The applicant will be responsible for initial implementation of mitigation and management actions outlined in this report. Upon transfer of the parcel to the Land Trust of Santa Cruz County, the land trust will then be responsible for implementing the required actions and ensuring successful completion of such actions.

The applicant has committed **funds** to implement the mitigation program, pursuant to their requirements under CEQA. Funds have been established in the form of a non-wasting endowment to the Land Trust of Santa Cruz County in the amount required by the land trust.



## CHAPTER 2 GRASSLAND MANAGEMENT

### GOALS AND APPROACH

Implementation of the Habitat Mitigation Plan will preserve approximately 3.1 acres of coastal terrace prairie and allow management and rehabilitation of such resources within the Conservation Parcel and conservation easement areas. This will be accomplished by the following actions:

- Preservation of 3.1 acres of extant coastal terrace prairie.
- Management and rehabilitation of the prairie to benefit native plant species.
- **Installation** of protective fencing around the conservation parcel to prohibit unauthorized access to the area.
- Implementation of a program to control the spread of invasive, non-native plant species within the conservation parcel and easement areas to minimize potential spread of such species in the parcel and adjacent natural areas.

The successful implementation of these measures, conducted prior to and concurrent with **single-family** residential development and occupancy, will meet the project goal of the protection and management of the coastal terrace prairie.

### IMPLEMENTATION **TECHNIQUES** AND PROCEDURES

Site management actions have been **identified** for the Conservation Parcel and conservation easement areas. These actions are depicted on Figure 4 and described below.

#### **Protective Fencing**

Protective fencing will be installed around the perimeter of the conservation parcel prior to any site development activities. The location of the fencing is depicted on Figure 4. The fencing will be installed along the property lines of Lots 1, 2, and 4 and will extend 25 feet into the **dripline** of the mixed evergreen forest. A maintenance access area will be established along the boundary between Lots 1 and 2, as depicted on Figure 4, a 10-foot wide access area will be established. A gate will be installed to allow for maintenance access to the Conservation parcel. A wooden post and welded wire fence will be installed around the perimeter of the Conservation Parcel (see Figure 4). Fencing will be periodically checked and repaired as necessary. Signs will be placed on the fencing to inform area residents that unauthorized access to the area is prohibited.

All residential site construction activities, except for the placement of septic lines for Lots 1 and 2 and drainage lines to the detention pond, will be prohibited within the Conservation Parcel. Construction

monitoring will be conducted to document protection of the coastal terrace prairie within the Conservation Parcel.

### **Native Grassland Management**

The implementation of a management regime that favors native grassland plant species will be used to manage and rehabilitate the preserved prairie areas, such that, over time, the area will display a higher percentage of native species. This will be accomplished through seasonal mowing and/or rotational grazing of the grassland. Due to the close proximity of homes, the use of prescribed fire to manage the grassland habitat is not proposed. Also, due to the relatively small size of the preserve area, seasonal mowing of the grassland is the preferred management technique over the next few years. If adjacent grassland areas are managed for sensitive resource values, the applicant will cooperate with such landowners/land managers in developing and implementing a rotational grazing program for the grassland preserve.

### **Control of Invasive, Non-Native Plant Species**

Invasive, non-native plant species will be removed from the Conservation Parcel and conservation easement areas to reduce the levels of infestation. Populations will be controlled through manual removal such that by Year 10 of grassland management cover of invasive, non-native plant species comprises less than 10% of total plant cover.

### **IMPLEMENTATION SCHEDULE**

Implementation of the Habitat Mitigation Plan actions is expected to begin in the fall of 1999 by placement of the protective fencing around the Conservation Parcel. Seasonal mowing of the grassland will begin in spring 2000, following approval of the mitigation plan. Subsequent mowing and removal of invasive non-native plant species will also occur during the summer and possibly fall months.

## CHAPTER 3 MAINTENANCE AND PROTECTION

### MAINTENANCE MEASURES

The habitats within both the Conservation Parcel and conservation easement areas will require **long-term management and** maintenance to meet the mitigation goal of coastal terrace prairie enhancement through habitat protection and management. A **10-Year** monitoring period will be established, however, habitat management and site monitoring will occur in perpetuity.

Periodic maintenance activities will be necessary for the site. Activities are expected to include debris removal, fence maintenance, seasonal mowing or grazing and control of invasive, non-native plant species.

#### Grassland Management

Grasslands are maintained by a number of environmental factors, most notably periodic fires, seasonal grazing and/or substrate. For grassland sites where fire and grazing are not feasible, such as on the Fairway Drive property, technological methods can also be utilized. The method recommended for the first five years for the site is seasonal mowing.

Mowing of the preserved grasslands will be conducted in the spring and **fall** of each year. In the spring, mowing will occur before annual weeds produce viable seed (i.e., typically March). The grassland **will** be mowed 4-6" high. During Years 1 and 2 the majority of the cuttings will be removed **from** the site. The removal of the cut materials will minimize the addition of annual non-native grass seeds into the soil seed bank. The mowing may also stimulate perennial native **grass tillering** and promote perennial grass seedling establishment. A second mowing will be conducted in the early **fall** following seed set of other native plant species, if needed. The **fall** mowing is expected to enhance perennial grass re-growth and provide light and space for emerging seedlings.

To assist the perennial grasses in spreading their **seeds**, cut material **from** these species should be **left** on site. Additional late spring or summer mowing will be allowed, depending on grass height and the results of the previous mowing. It is recommended that a memorandum of understanding regarding the mowing regime be established with the Central Fire Department.

Periodic monitoring of the habitat will document the results of the seasonal mowing. The monitoring reports will recommend remedial management actions if mowing activities are not successful.

#### Invasive Non-Native Plant Species Management

Invasive non-native plant species occur on the project site. Allowed to grow uncontrolled, these plants can adversely impact native plant habitats. A program of long-term removal and control of invasive plant species will be implemented for the Conservation Parcel and conservation easement areas.

### Long-term Maintenance Activities

Natural grasslands are maintained by a number of environmental features, including fire and grazing. Due to the close proximity of residential land uses to the grasslands of the site, a strategy of mowing management is proposed for the next few years to mimic the effects of fire and grazing. If adjacent grassland areas are managed for sensitive resource values, the Land Trust of Santa Cruz County will cooperate with such landowners/land managers in developing and implementing a rotational grazing program for the grassland. It is expected that a seasonal mowing or grazing program and the control of invasive non-native species will be required in perpetuity.

### PROTECTION MEASURES

The Conservation Parcel and conservation easement areas will be permanently fenced to prevent unauthorized access into the area. A wood post and welded wire fence will be installed around the preserved habitat (Figure 4). The post and wire fencing will discourage human access, yet allow for the passage of wildlife. The fencing shall be erected prior to the first year of site development activities. The condition and integrity of the fencing will be periodically checked and maintained in perpetuity.

Interpretive signs will be placed in prominent locations on the protective fencing to educate area residents and visitors on the presence of the conservation areas preserves, use restrictions of the areas and the protected status of the sensitive habitat.

## CHAPTER 4 MONITORING PLAN

### GOALS OF THE MONITORING PROGRAM

The **primary goal** of the monitoring program is to document the success of the mitigation program and recommend remedial actions or contingency **if the** program does not meet stated performance criteria. A **10-Year** monitoring program is proposed. Monitoring will insure that the managed areas will be likely to proceed toward the long-term habitat goal and will allow for remedial actions, as needed.

Monitoring will be performed by the Land Trust of Santa Cruz County. Monitoring will be conducted concurrently with maintenance activities as described in Chapter 6.

### PERFORMANCE CRITERIA

During the **10-Year** monitoring period, percent vegetative cover, plant species composition and plant species diversity will be the criteria for success of the Conservation Parcel and conservation easement areas.

The grassland shall show a trend of decreasing amounts of non-native plant species, such as rattlesnake grass and wild oat. Baseline measurements of plant cover species composition and plant species diversity will be collected **from** the preserve in spring/summer 2000. These data will be used as the basis for comparison in future monitoring. The native grassland areas should show a minimum of 50% cover of native species during Year 5. Following years should show a trend of increasing cover by native plant species, reaching an average of **70-80%** cover by Year 10.

The proposed grassland mowing regime and/or future grazing program is expected to increase, over time, the amount of suitable habitat for native plant species. If declines in populations of native species appear due to the mowing or grazing regime, the practices will be altered, as applicable.

Invasive non-native plant species shall show a trend of decreasing cover and by Year 10, constitute no more than 5% of the plant cover (averaged over **all** sampling plots).

### FIELD SAMPLING TECHNIQUES AND PROCEDURES

Monitoring of the preserves and revegetation areas will consist of periodic reconnaissance-level surveys and once-a-year quantitative sampling for a period of 5 years. Quantitative sampling is recommended for the spring and summer when plant species of concern would be evident. In Years 5-10, sampling will be conducted at Years **6, 8** and 10.

## CHAPTER5 REPORTING

Yearly monitoring reports will be prepared in January following each of the monitoring years. (beginning in January 2000). **Reports** will be prepared following each monitoring during Years 1-5, then following Year 6, Year 8 and Year 10. The reports will document the results of the monitoring, maintenance and revegetation activities (as applicable). Monitoring will document in writing the findings of the year's monitoring, highlight problems and successes, date of monitoring, who performed the monitoring, data presentation, data analysis, qualitative analysis and notes, yearly photos, and other appropriate information.

The report will recommend remedial actions to be undertaken if the project is not meeting stated **performance** criteria. Reports shall be submitted to the County and CDFG by January 31 following each monitoring year as listed below:

1999	Year1	Report due January 31, 2000
2000	Year2	Report due January 31, 2001
2001	Year 3	Report due January 31, 2002
2002	Year 4	Report due January 31, 2003
2003	Year 5	Report due January 31, 2004
2004	Year 6	Report due January 31, 2005
2006	Year 8	Report due January 31, 2007
2008	Year 10	Report due January 31, 2009

### Reconnaissance-level Surveys

These surveys **will** be conducted a minimum of twice a year during Years 1-5 and Years 6, 8 and 10. The surveys **will** visually assess how the habitat area is functioning, and identify potential problems or problems that may exist. Monitoring personnel will look for plant damage, weed problems, assess the need for supplemental irrigation of the revegetation areas, or recommend modifications to the mowing or grazing regime. The reconnaissance surveys will also document the distribution and general population size of the extant populations of plant species and note species composition.

### Quantitative Sampling

The grassland will be quantitatively sampled beginning the-spring **after** initiation of the mitigation plan. Monitoring will document plant growth in the areas (e.g., native grasses and forbs) and distribution of such species. Both permanent and randomly placed sampling plots will be established to document percent vegetative cover, plant species composition and plant species diversity. The distribution of sensitive botanical resources will be portrayed on a base map.

Quantitative sampling will be conducted once a year during Years 1-5 and Years 6, 8 and 10.

### Photo Documentation

Photography will be utilized to document the progress of revegetation and management activities throughout the 10-Year monitoring period. Prior management activities, permanent photo stations will be established within the habitat area. A series of photos will be taken annually from these photo stations. Random photos will also be taken of the areas. Photo documentation will occur concurrent with the sampling sessions during Years 1-5 and Years 6, 8 and 10.

### REMEDIAL, ACTIONS AND CONTINGENCY MEASURES

Remedial actions will be taken **if**, during the 10-Year monitoring period, habitat management efforts do not meet the established success criteria, or site conditions change substantially **from** the proposed plan. Remedial actions may include alterations to mowing/grazing regime and emergency actions.

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**PLANNING DEPARTMENT**

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GOVERNMENTAL CENTER



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**C O U N T Y   O F   S A N T A   C R U Z**

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701 OCEAN STREET ROOM 400 SANTA CRUZ, CALIFORNIA 95060  
(408) 454-2580 FAX (408) 454-2131 TDD (408) 454-2123

ATTACHMENT 4

**February 19, 1998**

**Mr. Michael Zelter  
261 Fourth Ave.  
Santa Cruz, CA 95062**

**SUBJECT: Review of soil report by Haro, Kasunich & Assoc. dated 11-26-97  
APN: 040-012-12, APPLICATION NUMBER 97-0916**

**Dear Applicant:**

**Thank you for submitting the soil report for the parcel referenced above. The report was reviewed for conformance with County Guidelines for Soils/ Geotechnical Reports and also for completeness regarding site specific hazards and accompanying technical reports (e.g. geologic, hydrologic, etc.). The purpose of this letter is to inform you that the Planning Department has accepted the report and the following recommendations become permit conditions:**

- 1. All report recommendations must be followed.**
- 2. Final plans shall indicate the deepened strip footings as detailed in the report.**
- 3. Final plans shall indicate the erosional gullying repair on Lot 2 as detailed in the report.**
- 4. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.**
- 5. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.**
- 6. Prior to building permit issuance, the soil engineer must submit a brief building, grading and drainage plan review letter to Environmental Planning stating that the plans and foundation design are in general compliance with the report recommendations. If, upon plan review, the engineer requires revisions or additions, the applicant shall submit to Environmental Planning two copies of revised plans and**

ATTACHMENT 4



**ATTACHMENT****4**

required fire flow for the building.

OR,

SHOW on the plans a 4,000 gallon water tank for fire protection with a "residential hydrant" as located by the Fire Department if your building is not serviced by a public water supply meeting the fire flow requirements. For information regarding where the water tank and fire department connection should be located, contact the fire prevention bureau at 479-6843.

A Rural Water Supply Guide is available upon request

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout.

If the existing building is equipped with an automatic fire sprinkler system.

NOTE on the plans that all buildings shall be protected by an approved automatic sprinkler system complying with the LATEST edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement.

One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).

One detector in each sleeping room.

One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.

There must be at least one smoke detector on each floor level regardless of area usage.

There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Numbers shall be a minimum of 3-1/2 inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed 1/2 inch.

NOTE on the plans that the roof coverings to be no less than class "C" rated roof.

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures.

NOTE on the plans that requirements of the enclosed Single Family Dwelling Guide are met.

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

Submit a check in the amount of \$50.00 for this particular plan check (other fees may be incurred, please contact the Fire Prevention Secretary for total fees due for your project.)

**ATTACHMENT****5**

a final plan review letter stating that the plans, as revised, conform to the report recommendations.

7. The soil engineer must inspect all foundation excavations and a letter of inspection must be submitted to Environmental Planning and your building inspector prior to pour of concrete.
- a . For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection. For all projects with engineered fills, the soil engineer must submit a final grading report (reference April 1992 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding the compliance with all technical recommendations of the soil report prior to final inspection.


The soil report acceptance 'is only limited to the technical. adequacy of the report. Other issues, like planning, building design, septic or sewer approval, etc., may still require resolution.

The Planning Department will check final development plans to verify project consistency with report recommendations and permit conditions prior to building permit issuance. If not already done; please submit two copies of the approved soil report at the time of building permit application for attachment to your building plans.

Please call 454-3164 if we can be of any assistance.

Sincerely,

  
JOEL SCHWARTZ  
Geotechnical Associate

  
FOR: RACHEL LATHER  
Senior Civil Engineer

cc: Jackie Young, Project Planner  
soils engineering firm

97-0916s/056

**FINAL SOILS-GRADING REPORTS**

**Prior to final inspection clearance a final soils report must be prepared and submitted for review for all projects with engineered fills. These reports, at a minimum, must include:**

**1. Climatic Conditions**

**Indicate the climatic conditions during the grading processes and indicate any weather related delays to the operations.**

**2. Variations of Soil Conditions and/or Recommendations**

**Indicate the accomplished ground preparation including removal of inappropriate soils or organic materials, blending of unsuitable materials with suitable soils, and the keying and benching of the site in preparation for the fills.**

**3. Ground Preparation**

**The extent of ground preparation and the removal of inappropriate materials, blending of soils, and keying and benching of fills.**

**4. Optimum Moisture/Maximum Density Curves**

**Indicate in a table the optimum moisture maximum density curves. Append the actual curves at the end of the report.**

**5. Compaction Test Data**

**The compaction test locations must be shown on same topographic map as the grading plan and the test values must be tabulated with indications of depth of test from the surface of final grade, moisture content of test, relative compaction, failure of tests ( i.e. those less than 90% of relative compaction), and re-testing of failed tests.**

**6. Adequacy of the Site for the Intended Use**

**The soils engineer must re-confirm her/his determination that the site is safe for the intended use.**

# Central Fire Protection District

ATTACHMENT

4

## Fire Prevention Division

2425 Porter Street, Suite 14  
Soquel, CA 95073  
(408) 479-6843

Date: January 13, 1998  
To: Alan Goldstein, Trustee  
Applicant: Michael Zelter  
From: Eric Sitzenstatter  
Subject: 97-0916 Land Division  
Address: Fairway Drive  
APN: 040-012-I 2  
OCC: 4001212  
FD Permit: 980004

We have reviewed plans for the above subject project, THE FOLLOWING ARE DISTRICT REQUIREMENTS:

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

The plans shall comply with California Building and Fire Codes (1995) and District Amendment.

FIRE FLOW requirements for the subject property are 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

NOTE on the plans that all buildings shall be protected by an approved automatic sprinkler system complying with the LATEST edition of WSPA 13D currently adopted in Chapter 35 of the California Building Code.

\*\*\*\*\*

Please have the DESIGNER add appropriate NOTES and DETAILS showing the following information on the Plans that are to be submitted for Permit:

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

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (1995) and District Amendment.

NOTE on the plans the OCCUPANCY CLASSIFICATION, BUILDING CONSTRUCTION TYPE/FIRE RATING AND SPRINKLERED/NON-SPRINKLERED as determined by the BUILDING OFFICIAL and outlined in Part IV of the California Building Code.

e.g. R-3, Type V-N, Sprinklered  
R-3 - Single Family Dwelling  
Type V-N - Wood Frame - Non-rated Construction  
Sprinklered - equipped with an automatic fire sprinkler system.

FIRE FLOW requirements for the subject property are 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant within 250 feet of any portion of the building meeting the minimum

ATTACHMENT 5

cc: Owner  
file

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

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, except for order affecting acts or conditions which, in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written "NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken,

Aeds\011398\4001212\_40

NOTE on the plans that the building shall be protected by an approved automatic sprinkler system complying with the edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

NOTE that the designer/installer shall submit three (3) sets of plans and calculations for the underground and overhead Residential Automatic Sprinkler System to this agency for approval. Installation shall follow our guide sheet.

Show on the plans where smoke detectors are to be installed according to the following locations and approved by this agency as a minimum requirement:

- . One detector adjacent to each sleeping area (hall, foyer, balcony, or etc).
- . One detector in each sleeping room.
- . One at the top of each stairway of 24" rise or greater and in an accessible location by a ladder.
- . There must be at least one smoke detector on each floor level regardless of area usage.
- . There must be a minimum of one smoke detector in every basement area.

NOTE on the plans where address numbers will be posted and maintained. Numbers shall be a minimum of FOUR (4) inches in height and of a color contrasting to their background.

NOTE on the plans the installation of an approved spark arrestor on the top of the chimney. Wire mesh not to exceed ½ inch.

NOTE on the plans that the roof coverings to be no less than Class "C" rated roof.

NOTE on the plans that a 30 foot clearance will be maintained with non-combustible vegetation around all structures.

NOTE on the plans that requirements of the enclosed Single Family Dwelling Guide are met.

Submit a check in the amount of \$50.00 for this particular plan check, made payable to Central Fire Protection District. A \$35.00 Late Fee may be added to your plan check fees if payment is not received within 30 days of the date of this Discretionary Letter. Please contact the Fire Prevention Secretary at (831) 479-6843 for total fees due for your project.

If you should have any questions or comments please call me at (408) 241-2996, page me at (408) 547-1647, or e-mail me at [edsfpe@sitz.net](mailto:edsfpe@sitz.net).

cc: Owner  
 file

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

Any order of the Fire Chief shall be appealable to the Fire Code Board of Appeals as established by any party beneficially interested, except for order affecting acts or conditions which, in the opinion of the Fire Chief, pose an immediate threat to life, property, or the environment as a result of panic, fire, explosion or release.

Any beneficially interested party has the right to appeal the order served by the Fire Chief by filing a written

# Central Fire Protection District

ATTACHMENT - 4

## Fire Prevention Division

2425 Porter Street, Suite 14  
Soquel, CA 95073  
(831) 479-6843

Date: May 11, 1999  
To: Alan Goldstein  
Applicant: Michael Zelter  
From: Eric Sitzenstatter  
Subject: 99-0288  
Address: ??? Fairway Drive, Soquel  
APN: 040-012-1 2  
o c c : 4001212  
FD Permit: 990148

We have reviewed plans for the above subject project. **THE FOLLOWING ARE DISTRICT REQUIREMENTS:**

The plans shall comply with California Building and Fire Codes (1995) and District Amendment.

The FIRE FLOW requirement for the subject property is 1000 gallons.

A public fire hydrant within 250 feet of any portion of the building meeting the minimum required fire flow for the building is required.

Compliance with the District Access Requirements outlined on the enclosed handout is required. Access road width, grade, road surface shall comply.

The building shall be protected by an approved automatic sprinkler system complying with the LATEST edition of NFPA 13D currently adopted in Chapter 35 of the California Building Code.

\*\*\*\*\*

When plans are submitted for multiple lots in a tract, and several standard Floor Plans are depicted, include Fire District Notes on the small scale Site Plan. For each lot, submit only sheets with the following information; Site Plan (small scale, highlight lot, with District notes), Floor Plan, Elevation (roof covering and spark arrestor notes), Electrical Plan (if smoke detectors are shown on the Floor Plan this sheet is not required).

Please have the DESIGNER add appropriate NOTES and DETAILS showing the information listed below to plans that will be submitted for permit:

NOTE on the plans that these plans are in compliance with California Building and Fire Codes (1995) and District Amendment.

The FIRE FLOW requirement for the subject property is 1000 gallons. NOTE on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant, meeting the minimum required fire flow for the building, within 250 feet of any portion of the building.

SHOW on the plans DETAILS of compliance with the District Access Requirements outlined on the enclosed handout.

ATTACHMENT

"NOTICE OF APPEAL" with the office of the Fire Chief within ten days after service of such written order. The notice shall state the order appealed from, the identity and mailing address of the appellant, and the specific grounds upon which the appeal is taken.

4001212\_40



# COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

ATTACHMENT

4

**DATE:** February 5, 1998

**TO:** JACKIE YOUNG, PLANNING DEPARTMENT

**FROM:** <sup>GG</sup> Glenn Goepfert, Department of Public Works

**SUBJECT:** APPLICATION NO. 97-0916 MLD, ZELVER/GOLDSTEIN, APN 40-012-12, VICTORY LANE AND FAIRWAY DRIVE

---

After review of the preliminary plans for the subject MLD we offer the following comments.

1. Because of downstream restrictions, the project must design and construct appropriate storm water detention facilities. A drainage analysis to size the drainage facilities will be required.
2. A Zone 5 drainage fee (currently \$0.60 per square foot) will be assessed on the net increase in impervious area.
3. Any roadways required to be built or upgraded shall be designed to handle storm water runoff efficiently. Refer to Road Planning Engineering for road and roadside improvement requirements. Proper erosion control measures shall be employed at the points of release of collected runoff.
4. A parcel map and full improvement plans shall be submitted to Public Works for review and approval. A subdivision agreement and construction securities will be required.

GG: bbs

Copy to: Don Hill, Drainage

ZGAB

ATTACHMENT

6

# COUNTY OF SANTA CLARA

INTER-OFFICE CORRESPONDENCE

ATTACHMENT 4

**DATE:** March 24, 1998

**TO:** Jackie Young, Planning Department

**FROM:** Glenn Goepfert, Department of Public Works

**SUBJECT:** APPLICATION NO. 97-0916 MLD, ZELVER/GOLDSTEIN,  
APN 40-012-12. VICTORY LANE AND FAIRWAY DRIVE

---

After review of the additional materials submitted by the applicant in response to our February 5, 1998, comments we extend our commentary thusly:

1. The applicant has had performed a preliminary analysis and design of a stormwater detention system and acknowledges his acceptance of the requirement that the detention system be constructed as a part of the site improvements. The concept is acceptable to Public Works.. Final design of the facility and appurtenances can appear on the final improvement plans.
2. If individual lot accesses are not required until the building permit stage, specific drainage considerations for driveways can be treated at that stage.
3. Previously stated requirements not modified here still apply. We have no objection to the application being deemed complete.

✓GG:rw

Copy to: Don Hill, Drainage

ZGR

ATTACHMENT 7

02/09/98 DS9  
12:14:09

JUNTY OF SANTA CRUZ - 3.0  
BROWSE DISCRETIONARY APPLICATION COMMENTS

ATTACHMENT 4  
ALPDF  
ALSDR385

APPL.NO: 97-0916 REVIEW AGENCY: DPW ROAD ENGINEERING  
SENT TO PLNR: 1/30/1998 REVIEWER: JRS  
ROUTING NO: 1 VERSION NO: 1

COMMENTS:-----

COMPLETENESS COMMENT:

NO COMMENT

MISCELLANEOUS COMMENT:

Transportation Improvement Area (TIA) fees are required. The current Soquel Planning Area TIA is \$2000 per lot for Transportation Improvements, and \$2000 per lot for Roadside Improvements. The total TIA fee due prior to recording the parcel map is estimated at \$16,000 (4 x (\$2000 + \$2000) = \$16,000). Roadway and roadside improvements are not required for this project.

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PF7/8=PREV/NXT AGCY 10/11=PAGE COMM THIS RTNG 12/13=OTHER RTNGS-THIS AGCY  
PF19=PREVIOUS SCREEN PA2=EXIT

ATTACHMENT 8

08/02/99 DS9  
15:22:26

COUNTY OF SANTA CRUZ - 3.1  
BROWSE DISCRETIONARY APPLICATION COMMENTS

**ATTACHMENT**  
I-ALPDR4 85  
ALSDR385

APPL.NO: 99-0288      REVIEW AGENCY: DPW ROAD ENGINEERING  
SENT TO PLNR: 6/04/99      REVIEWER: JRS  
ROUTING NO: 1      VERSION NO: 1

COMMENTS:-----  
COMPLETENESS COMMENT:

NO COMMENT

MISCELLANEOUS COMMENT:

Driveway access to each lot must meet current design criteria standards for sight distance. Brush and trees along the Fairway Drive frontage must be removed or trimmed accordingly. Roadside frontage improvements are not recommended at this time due to the lack of such improvements in the neighborhood. Transportation Improvement Area (TIA) fees are required for each lot. The estimated TIA fees are \$4000 per lot for a total of \$16,000 to be split evenly between the Soquel transportation improvement fee and the Soquel roadside improvement fee.

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PF7/8=PREV/NXT AGCY      10/11=PAGE COMM THIS RTNG      12/13=OTHER RTNGS-THIS AGCY  
PF19-PREVIOUS SCREEN      PA2-EXIT

-119

**ATTACHMENT 8**

01/30/98 DS9  
11:14:22

UNTY OF SANTA CRUZ - 3.0  
BROWSE DISCRETIONARY APPLICATION COMMENTS

ALPDR385  
ALSDR385

APPL.NO: 97-0916 REVIEW AGENCY: ENVIRONMENTAL HEALTH  
SENT TO PLNR: 1/27/1998 REVIEWER: JAR  
ROUTING NO: 1 VERSION NO: 1

ATTACHMENT 4

COMMENTS:-----

COMPLETENESS COMMENT:

NO COMMENT

MISCELLANEOUS COMMENT:

The latest lot split configuration is consistent with testing for  
septic suitability. Soquel Creek Water confirmed they'll supply  
water. EHS requirements are met.

-----  
PF7/8=PREV/NXT AGCY

10/11=PAGE COMM THIS RTNG  
PF19=PREVIOUS SCREEN

12/13=OTHER RTNGS-THIS AGCY  
PA2=EXIT

ATTACHMENT 9

08/02/99 DS9  
15:22:33

COUNTY OF SANTA CRUZ - 3.1  
BROWSE DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385  
ALSDR385

ATTACHMENT 4

APPL.NO: 99-0288      REVIEW AGENCY: ENVIRONMENTAL HEALTH  
SENT TO PLNR: 5/19/99      REVIEWER: JGS  
ROUTING NO: 1      VERSION NO: 1

COMMENTS:-----

COMPLETENESS COMMENT:

Applicant must obtain sewage disposal permits for each lot proposed.  
Applicant will have to have an approved water supply prior approval  
of the sewage disposal permit. Contact the appropriate Land Use staff  
of EHS: Bob Lorey, 454-2732.

MISCELLANEOUS COMMENT:

EHS review fee for the MLD is \$92, not \$44; remainder is due. EHS  
review fee for Residential Development is \$242.  
Onsite Sewage Disposal Permits are \$1146 per lot.

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PF7/8=PREV/NXT AGCY      10/11=PAGE COMM THIS RTNG      12/13=OTHER RTNGS-THIS AGCY  
PF19=PREVIOUS SCREEN      PA2=EXIT

Right of Way Department  
340 Pajaro Street, Room 132  
Salinas, CA 93901

**PACIFIC BELL**  
A Pacific Telesis Company

**ATTACH MENT 4**

JANUARY 8, 1998

COUNTY OF SANTA CRUZ  
701 OCEAN STREET  
SANTA CRUZ, CA 95060  
**ATTN: JACKIE YOUNG**

RE: MLD - 97-0916 - FAIRWAY DRIVE MCTORY LANE, SOQUEL, CA

PACIFIC BELL HAS REVIEWED THE ABOVE MENTIONED SUBDIVISION REQUIREMENTS.

PACIFIC BELL HAS NO CONFLICTS WITH ANY **EXISTING** OR PROPOSED EASEMENTS AND  
NO ADDITIONAL **UTILITY** EASEMENTS ARE **REQUIRED** BY **PACIFIC BELL**.

UPON APPROVAL BY YOUR CITY COUNCIL AND FINAL RECORDATION OF THIS MAP  
PLEASE FURNISH THIS OFFICE A COPY FOR FILE.

SINCERELY,



TONI CANTRELL  
RIGHT OF WAY ADMINISTRATOR  
408 754-8 165

CC: FRANK CANTRELL, PACIFIC BELL ENGINEER

**ATTACHMENT 10**

**DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS**

Based on the results of our investigation, the proposed project appears compatible with the site, provided the following recommendations are incorporated into the design and construction of the proposed project. The 13.3 acre project site is to be subdivided into four separate parcels, each with a building lot for single family residence. The proposed building envelopes are situated upon near-level to gently sloping former grazing land. Along the east perimeter of the proposed lots, the site gradients become moderately steep. A very hard, cemented sand or hardpan was encountered throughout the upper elevations of the proposed subdivision. An area of "soil piping" was observed downslope of the building envelope for parcel 3. Conventional spread footings embedded into firm non-expansive soil may be utilized to support the proposed residences. Interior concrete slabs-on-grade should not be used without a building envelope specific study to determine the presence of potentially expansive clay. The "soil piping" area should be excavated and recompacted. From a geotechnical perspective, the 4-lot subdivision is feasible.

R-value testing or pavement section design was beyond the scope of this report.

The opinions, conclusions and recommendations presented in this report are presented as guidelines to be used as an aid in preparing the public improvement plans and are contingent upon Haro, Kasunich and Associates, Inc. being retained to review the final development plans and specifications. Further review, including additional study may be necessary for each lot being developed. Development plans for each lot should be



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reviewed for conformance to the geotechnical aspects of the respective site. Variation in subsurface conditions are possible and may be encountered during grading, excavation and foundation phases of the earthwork. In order to permit correlation between the preliminary subsurface data and the actual subsurface conditions encountered during construction, it is recommended we be retained to perform continuous or intermittent observation and necessary testing during the grading, excavation and foundation phases of the work.

The following recommendations should be used as guidelines for preparing project plans and specifications:

### Site Grading

1. The geotechnical engineer should be notified at least four (4) working days prior to any site clearing or grading so that the work in the field can be coordinated with the grading contractor, and arrangements for testing and observation can be made. The recommendations of this report are based on the assumption that the geotechnical engineer will perform the required testing and observation during grading and construction. It is the owner's responsibility to make the necessary arrangements for these required services.
2. Where referenced in this report, Percent Relative Compaction and Optimum Moisture Content shall be based on ASTM Test Designation D1557-78.

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3. Areas to be graded should be cleared of all obstructions including loose fill, building foundations, trees not designated to remain, or other unsuitable material. Existing depressions or voids created during site clearing should be backfilled with engineered fill.
4. Cleared areas should then be stripped of organic-laden topsoil. Stripping depth should be from 2 to 4 inches. Actual depth of stripping should be determined in the field by the geotechnical engineer. Strippings should be wasted off-site or stockpiled for use in landscaped areas if desired.
5. Areas to receive engineered fill should be scarified to a depth of 6 inches, moisture conditioned, and compacted to at least 90 percent relative compaction. Portions of the site may need to be moisture conditioned to achieve a suitable moisture content for compaction. These areas may then be brought to design grade-with engineered fill.
6. Engineered fill should be placed in thin lifts not exceeding 8 inches in loose thickness, moisture conditioned, and compacted to at least 90 percent relative compaction. The upper 6 inches of pavement and slab subgrades should be compacted to at least 95 percent relative compaction. The aggregate base below pavements should likewise be compacted to at least 95 percent relative compaction.
7. If grading is performed during or shortly after the rainy season, the grading contractor may encounter compaction difficulty, such as pumping or bringing free water to the surface, in the upper surface clayey and silty sands. If compaction cannot be achieved after adjusting the soil moisture content, it may be necessary to overexcavate the subgrade soil and replace it with angular crushed rock to stabilize the subgrade. We

estimate that the depth of overexcavation would be approximately 24 inches under these adverse conditions.

8. Fills should be keyed and benched into firm soil or bedrock in areas where existing slope gradients exceed 6:1 (h:v). subdrains will be required in areas where keyways or benches expose potential seepage zones.

9. The on-site soils generally appear suitable for use as engineered fill. Materials used for engineered fill should be free of organic material, and contain no rocks or clods greater than 6 inches in diameter, with no more than 15 percent larger than 4 inches.

10. We estimate shrinkage factors of about 15 percent for the on-site materials when used in engineered fills.

11. All permanent cut and fill slopes should be inclined no steeper than 2:1 (h:v)

12. Following grading, all exposed slopes should be planted as soon as possible with erosion-resistant vegetation.

13. After the earthwork operations have been completed and the geotechnical engineer has finished his observation of the work, no further earthwork operations shall be performed except with the approval of and under the observation of the geotechnical engineer.

**Foundations**

**ATTACHMENT 4**

14. The proposed structures may be supported on conventional spread footings embedded into firm, non-expansive soil. If present, the thin surface clay layer should be penetrated by the foundation system.

**Spread Footings**

15. All footings should be founded at least 18 inches below the lowest adjacent grade on firm native soil or engineered fill. Actual footing depths should be determined in accordance with anticipated use and applicable design standards. The footings should be reinforced as required by the structural designer based on the actual loads transmitted to the foundation.

16. The foundation trenches should be kept moist and be thoroughly cleaned of all slough or loose materials prior to pouring concrete. In addition, all footings located adjacent to other footings or utility trenches should have their bearing surfaces founded below an imaginary 1.5:1 plane projected upward from the bottom edge of the adjacent footings or utility trenches.

17. Foundations designed in accordance with the above may be designed for an allowable soil bearing pressure of 2,000 psf for dead plus live loads. This value may be increased by one-third to include short-term seismic and wind loads.

18. Total and differential settlements under the proposed light building loads are anticipated to be less than 1 inch and ½ inch respectively when founded upon firm non-expansive native soil or engineered fill.

**ATTACHMENT 1 J**

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19. Lateral load resistance for structures supported on footings may be developed in friction between the foundation bottom and the supporting subgrade. A friction coefficient of 0.35 is considered applicable.

### **Slabs-on-Grade**

20. We recommend proposed slabs-on-grade be supported on non-expansive granular material. When the final building envelop is delineated within each subdivided lot, the presence or absence of the potentially expansive clay layer should be confirmed. -The clay layer should be removed if present. Prior to construction of the slab, the subgrade surface should be proof-rolled to provide a smooth, firm, uniform surface for slab support. Slab reinforcing should be provided in accordance with the anticipated use and loading of the slab. We recommend, as a minimum reinforcement, No. 3 rebar.

21. In areas where floor wetness would be undesirable, a blanket of 4 inches of free-draining gravel should be placed beneath the floor slab to act as a capillary break. In order to minimize vapor transmission, an impermeable membrane should be placed over the gravel. The membrane should be covered with 2 inches of sand or rounded gravel to protect it during construction. The sand or gravel should be lightly moistened just prior to placing the concrete to aid in curing the concrete.

22. Exterior concrete slabs-on-grade should be founded on firm, well-compacted ground. Reinforcing should be provided in accordance with the anticipated use and loading of the slab. The reinforcement should not be tied to the building foundations. These exterior slabs can be expected to suffer some cracking and movement. However, thickened exterior edges, a well-prepared subgrade including premoistening prior to

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pouring concrete, adequately spaced expansion joints, and good workmanship should minimize cracking and movement.

### Lot 3-Soil Piping Rep&

23. The downslope portion of Lot 3 contains two surface depressions caused by piping of the silty sands. It appears areas of the hardpan eroded at the surface with the eroded material transmitted through rodent holes. The "pipe" at one location is about 1.5 feet in diameter.

24. To repair the surface depressions, we recommend the "pipe" be excavated and the excavated trench be backfilled with site soil compacted to at least 85 percent relative compaction. We do not recommend compaction testing be performed from the excavation bottom to 1 foot below finish grade. We do recommend the geotechnical engineer observe the excavation before it is backfilled. The top 1 foot of soil should be recompacted to at least 90 percent relative compaction, This final surface should be tested.

25. A representative of our firm should work with the grading contractor during implementation of repair recommendations. Daily field memos will be taken and final compaction tests of the surface grades will be recorded.

26. All eroded ground surfaces resulting from the mitigation grading must be covered with topsoil and seeded with Santa Cruz County Erosion Control Mix or appropriate ground cover substitute. The seed mix should be established before the winter rains occur to allow the seeds to germinate and root growth be established. Where slope gradients exceed 6:1 (h:v), we recommend straw be spread over the erosion control seed mix and nylon netting

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secured in a proper manner to the straw lined surface.

### Flexible Pavements

27. Asphaltic concrete, aggregate base and subbase, and preparation of the subgrade should conform to and be placed in accordance with the Caltrans Standard Specifications, latest edition, except that the test method for compaction should be determined by ASTM D1557-78.

28. To have the selected sections perform to their greatest efficiency, it is important that the following items be considered:

- A. Moisture condition the subgrade and compact to a minimum relative compaction of at least 95 percent, at about 2 percent over optimum moisture content.
- B. Provide sufficient gradient to prevent ponding of water.
- C. Use only quality materials of the type and thickness (minimum) specified. Base rock should meet Caltrans Standard Specifications for Class II Aggregate Base, and be angular in shape.
- D. Compact the base rock to a relative dry density of 95 percent.
- E. Place the asphaltic concrete during periods of fair weather when the free air temperature is within prescribed limits per Caltrans specifications.
- F. Provide a routine maintenance program.

### Site Drainage

29. Thorough control of runoff is essential to the performance of the project.

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30. Runoff must not be allowed to sheet flow over graded slopes. Berms or lined V-ditches should be constructed at the top of slopes to divert water toward suitable collection facilities.

31. Permanent subdrains may be required adjacent to pavements or building foundations where groundwater levels are near the surface. The location and depth of these drains will need to be determined in the field by the geotechnical engineer.

32. Surface drainage should include provisions for positive gradients so that surface runoff is not permitted to pond adjacent to foundations and pavements. Surface drainage should be directed away from the building foundations.

33. Full roof gutters should be placed around all eaves. Discharge from the roof gutters should be conveyed away from the downspouts by splash blocks or lined gutters.

34. The migration of water or spread of extensive root systems below foundations, slabs, or pavements may cause undesirable differential movements and subsequent damage to these structures. Landscaping should be planned accordingly.

#### **Plan Review, Construction Observation, and Testing**

35. Our firm should be provided the opportunity for a general review of the final project plans prior to construction so that our geotechnical recommendations may be properly interpreted and implemented. If our firm is not accorded the opportunity of making the recommended review, we can assume no responsibility for misinterpretation of our recommendations. We recommend that our office review the project plans prior



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to submittal to public agencies, to expedite project review. The recommendations presented in this report require our review of final plans and specifications prior to construction and upon our observation and, where necessary, testing of the earthwork and foundation excavations. Observation of grading and foundation excavations allows anticipated soil conditions to be correlated to those actually encountered in the field during construction.

APPLICATION NO. 87-5930-ZRMCompleted by Planner

\*-----\*

RURAL DENSITY MATRIX WORKSHEET

\*-----\*

☐ In House Data☐ Field Inspection

Date \_\_\_\_\_

APPLICANT: PLEASE COMPLETE THIS PAGE

ASSESSOR'S PARCEL NO. 40-012-12NAME OF APPLICANT Soquel Elementary School DistrictMAILING ADDRESS 620 Monterey Avenue-CITY, STATE, ZIP Capitola, CA. 95010PHONE ( 408 ) 475-8082

ACCESS ROAD: NAME OF ROAD Fairway Drive

☒ PUBLIC, COUNTY MAINTAINED

☐ PUBLIC, NOT COUNTY MAINTAINED

☐ PRIVATE

☐ DEAD END ROAD AND GREATER THAN 1/2 MILE FROM A THRU ROAD

☐ NOT PAVED

PAVEMENT WIDTH: 12'-16', NO TURNOUTS

☐ PAVEMENT WIDTH: 12'-16' WITH TURNOUTS☐ PAVEMENT WIDTH: 16' OR GREATER☐ OTHER \_\_\_\_\_

WATER SOURCE: ☐ COUNTY OR MUNICIPAL WATER DISTRICT Soquel Creek

☐ PRIVATE OR MUTUAL WELL (NAME)

☐ SPRING

SEWAGE DISPOSAL: PUBLIC OR PRIVATE SANITATION DISTRICT

PACKAGE TREATMENT PLAN OR SEPTIC MAINTENANCE DISTRICT

SEPTIC SYSTEM

TOTAL ACREAGE 13

NUMBER OF EXISTING HOUSES, DWELLINGS, OR HABITABLE STRUCTURES ON PARCEL: none

PURPOSE OF THIS APPLICATION: ☒ TO DETERMINE MINIMUM ACREAGE -PER BUILDING SITE

☐ TO DETERMINE MINIMUM ACREAGE IN ORDER TO MEET AFFORDABLE SECONDARY DWELLING UNIT REQUIREMENTS

☐ OTHER \_\_\_\_\_

KEN WANTLAND  
REALTOR-ASSOCIATE®  
Contractor Lic. #301948\*  
Commercial-Residential-Remodeling

NETWORK REAL ESTATE  
Herritage Office  
1203 41st Avenue  
Capitola, CA 95010  
Office: 408-462-6700  
Home: 408-425-0384

*Send to Copy to*

ATTACHMENT 1 2



SHEET 16  
FOR STAFF USE ONLY

PARTIAL SOQUEL / LARREL  
bet 94/95

ACREAGE PER AVERAGE SLOPE CATEGORY

approx 13 acres

6 7

0-15%	16-30%	31-50%	51%+
-------	--------	--------	------

PORTIONS OF PROPERTY EXCLUDED AS UNDEVELOPABLE:

A. SLOPES IN EXCESS OF 50%

B. RIPARIAN CORRIDORS, WOODED ARROYOS, CANYONS, STREAM BANKS, AREAS OF RIPARIAN VEGETATION.

@ 1/2 ACRE

60 FOOT WIDE RIPARIAN CORRIDOR X 400 FOOT LENGTH = 24,000  
FOOT WIDE RIPARIAN CORRIDOR X FOOT LENGTH

C. LAKES, STREAMS, MARSHES, SLOUGHS, WETLAND WATER  
AREAS, BEACHES AND AREAS WITHIN THE 100 YEAR  
FLOOD PLAIN.

see above

#### D. AREAS OF RECENT OR ACTIVE LANDSLIDES

unknown

E. LAND WITHIN 50 FEET OF AN ACTIVE OR POTENTIALLY  
ACTIVE FAULT TRACE

F. TYPE 1 & 2 AGRICULTURAL LAND & MINOR RESOURCE  
AREAS, EXCEPT TYPE 1B & 2C LAND IN UTILITY  
ASSESSMENT DISTRICTS.

G. TOTAL EXCLUDED ACREAGE (TOTAL A THRU F EXCEPT WHERE EXCLUDED ACREAGE OVERLAPS)

© 1/2 ACRE

H. TOTAL DEVELOPABLE ACREAGE  
(SUBTRACT "G" FROM TOTAL ACREAGE)

12 1/2 ACRES

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STAFF DATA:

AREA: Southern

GENERAL PLAN DESIGNATION: KR 4, Kps, M- 42, PG 444, 1977

ZONING: F, L

ENVIRONMENTAL CONSTRAINTS ON COUNTER MAPS: *intermittent stream*

AGRICULTURE: not applicable

TIMBER OR MINERAL RESOURCE (COUNTER RESOURCE MAP): not applicable

ACCESS:

FIRE RESPONSE TIME: one minute or less - Central Fire District

RURAL  
RESIDENTIALMOUNTAIN  
RESIDENTIALATTACHMENT  
POINT  
SCORE

4

MATRIX

BASIS FOR ANALYSIS

POINT  
SCORE

- |     |                                    |  |                      |                      |
|-----|------------------------------------|--|----------------------|----------------------|
| 1.  | LOCATION                           | <u>All lots fronting on or within 500 feet (road as traveled) of a county maintained road and accessed from that road.</u> | <u>10</u>            | <u>10</u>            |
| 2.  | GROUNDWATER SUPPLY AND SOURCE      | <u>Adequate quantity, good quality County or municipal water district</u>  | <u>10</u>            | <u>10</u>            |
| 3.  | WATER RESOURCE PROTECTION & SEPTIC | <u>Outside primary recharge and water supply watershed areas</u>   | <u>3 → 10</u>        | <u>3 → 10</u>        |
| 4.  | MINERALS                           | <u>Slopes &gt; 30%, so if on septic, obtain 3 pans. On public sanitation system, obtain 10 pans</u>                        | <u>10</u>            | <u>10</u>            |
|     | TIMBER                             | <u>No timber resource designation</u>  | <u>10</u>            | <u>10</u>            |
| 5.  | BIOTIC                             | <u>Development activities outside designated important wildlife habitats</u>   | <u>10</u>            | <u>10</u>            |
| 6.  | GEOLOGY                            | <u>16-30% average slope, Terrace deposits geology</u>  | <u>9</u>             | <u>9</u>             |
| 7.  | LIQUEFACTION FAULTS                | <u>No potential. No faults mapped</u>  | <u>10</u>            | <u>10</u>            |
| 8.  | LANDSLIDE                          | <u>16-30% average slopes Terrace deposits geology</u>  | <u>10</u><br>73 → 79 | <u>10</u><br>73 → 79 |
| 9.  | FIRE                               | <u>Entire property outside critical fire hazard area, assumed on a 110 foot road Response time:</u>                        | <u>15</u>            | <u>15</u>            |
| 10. | ARCHEOLOGY                         | <u>Property mapped in an archeological sensitive area.</u>   |                      |                      |

SUBTOTAL

87 → 9487 → 94

DEDUCT CUMULATIVE CONSTRAINT POINTS

FINAL TOTAL

87 → 9487 → 94

MINIMUM AVERAGE DEVELOPABLE PARCEL SIZE\*\* (FROM DEVELOPABLE  
TABLE PAGE ) DETERMINED BY POINT SCORE <sup>AVERAGE = 12 1/2  
min. (min.) 2 ac</sup>

Rural Residential 10 1/2 acres developable land → 87 to 94 points → 2 1/2 acres minimum average parcels  
Mountain Residential 2 acres developable land → 87 to 94 points → 10 acres minimum average parcels

NUMBER OF BUILDING SITES POSSIBLE\*\* (DEVELOPABLE ACREAGE  
(ITEM 6) DIVIDED BY MINIMUM AVERAGE PARCEL SIZE).

\*\*\*\*\*  
\*\*OVERRIDING MINIMUM PARCEL SIZE RESTRICTIONS IF APPLICABLE,  
TAKE PRECEDENCE OVER THE PRELIMINARY ALLOWED AVERAGE DENSITY  
IN THE EVENT OF A CONFLICT.

\* Matrix is inconsistent since under 1 designation (ie Mountain Residential), there is no potential (ie 2 acres of developable land; matrix requires 10 acres minimum average parcel size).

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PLANNING DEPARTMENT

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GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

---

701 OCEAN STREET - SANTA CRUZ, CALIFORNIA 95060  
FAX (408) 454-2131 TDD (408) 454-2123 PHONE (408) 454-2580

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**RURAL RESIDENTIAL  
MATRIX DETERMINATION**

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**IMPORTANT NOTICE**

Chapter 13.14 of the Santa Cruz County Code (Rural Residential Density Determinations), directs the Planning Department to use a matrix system to assist in determining the development potential of rural land. The purpose of a matrix is to provide for a consistent methodology for the determination of the development potential of rural land based on the availability of services, environmental and site specific constraints, and resource protection factors. A rural matrix is used to evaluate the development potential of rural property based on preliminary review of the best available information. The decision to approve or deny your development application will take place only after a thorough evaluation of your site, acceptance of technical studies, and the review of an accurate survey of the property.

A rural density matrix determination which shows that a land division or development of additional building site(s) may be possible is no assurance that your application will be approved. The result of the matrix does not require the decision-making body to approve the minimum lot sizes or the maximum densities.

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**ATTACHMENT 1**

**RURAL DENSITY MATRIX WORKSHEET**

ATTACHMENT

4

Application No. 97-0016**This section is to be completed by the Applicant**Assessor's Parcel No. 040-012-12Name MICHAEL ZELVERMailing Address 261 - 4TH AVECity, State, Zip SANTA CRUZ, CA 95062Telephone (408) 423-6102Access to site: Name of Road FAIRWAY DRIVECheck which apply: ☐ Public, County maintained☐ Public, not County maintained☒ Private FAIRWAY DR. 20'  
VICTORY LANE 12-15'☐ Dead-end road and greater than 1/2 mile from a through road (see General Plan Policies 6.5.4 and 6.5.5)☐ Not paved☐ Pavement width: 12' to 18' with turnouts at intervals of greater than 500 feet☐ Pavement width: 12' to 18' with turnouts at intervals of less than 500 feet☐ Pavement width: 18' or greater☐ Other \_\_\_\_\_Water Source: ☒ County or municipal water district SOQUEL CREEK WATER DISTRICT  
Name☐ Private or mutual well

Spring

Sewage Disposal: ☐ Public or private sanitation district☐ Package treatment plant or septic maintenance district☒ Septic systemTotal acreage: 13.300 ACRES Number of houses or habitable structures on parcel:Purpose of this application: CEMIS EST. Determine the minimum acreage per building site - 4 -☒ Determine the maximum number of parcels for a land divisionDetermine the allowable density of an organized camp or conference center

ATTACHMENT 13

97-0916

RESOURCES AND CONSTRAINTS, OVERRIDING MINIMUM ACREAGE POLICIES, AND THE BASIS FOR CONDITIONAL POINTS LISTED ON PAGE 3.

ATTACHMENT

4

1. ~~OVERRIDING MIN ACREAGE POLICY~~: PARCEL IS LOCATED ON A DEAD-END ROAD (FAIRWAY DR), >1500' FROM A CO. MAINTAINED ROAD, W/ <20 MIN.
2. FIRE RESPONSE TIME = PROVIDE SECONDARY ACCESS VIA VICTORY LANE.
- 2.3. LOCATING ALL SEPTIC SYSTEMS ON SLOPES <30% YIELDS A LESS MARGINAL POINT SCORE.

Additional Staff Comments:

## FOR STAFF USE ONLY

17-0716

Planning Area:

SQRUEL

General Plan land use designation:

"R-M" (MT. RES.) &amp; "R-R" (RURAL RES.)

Zoning District:

"RA" (RES. AGRICULTURE)

Mapped Environmental Constraints:

INTERMITTENT STREAM  
ARCHAEOLOGICAL RESOURCE

Resources (timber, agriculture, etc.)

NONE MAPPED.

Access:

FAIRWAY DRIVE

Fire Response Time (in minutes):

10 MINUTES

(Source)

## Property Characteristics

Source of the following data:

In ☒ house

Field investigation

Parcel size (in acres):

13.336 ACRES

Source:

EMIS ESTIMATE

(e.g., EMIS)

Acreage per Average Slope Category:

7.15  
0-15%3.53  
16-30%2.40  
31-50%0.24  
51% & above

= 13.32

Portions of Property Excluded as Undevelopable land (in acres):

1. Slopes in excess of 50%
3. Road rights-of-way
4. Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation.  
\_\_\_\_\_ foot wide riparian corridor X \_\_\_\_\_ foot length
5. Lakes, streams, marshes, sloughs, wetlands, beaches, and areas within the 100 year flood plain.
6. Areas of recent or active landslides.
7. Land within 50 feet of an active or potentially active fault trace.
8. Type 1 & 2 prime agricultural land and minor resource areas.
9. Total acreage excluded (total of 1 through 8, except overlaps)
10. Total Developable Acreage (subtract 9. from total acreage)

	RR = 11.30	RM = 1.96
1.	.22	.02
3.	-	-
4.	.83	-
5.	-	-
6.	-	-
7.	-	-
8.	-	-
9.	1.05	0.2
10.	10.31	1.94

## SLOPES BREAKDOWN:

SLOPE:	TTL ACRES:	RM:	RR:
0-15%	7.15	.61 (31%)	0.54 (58%)
16-30%	3.53	.73 (37%)	2.8 (25%)
31-50%	2.40	.60 (31%)	1.8 (15%)
50% +	.24	.02 (1%)	.22 (2%)
		13.9	11.36



97-0916

**BASIS FOR ANALYSIS:  
TO BE COMPLETED BY STAFF**

ATTACHMENT

4

## MATRIX

		RR/KM Current Point Score		RR/KM Conditional Point Score	
1.	Location "RR" (RURAL RES.) & "RM" (MT. RES.) ; PRIVATE ROAD	8	2	1	1
2.	Groundwater Quality ADEQUATE QTY/ GOOD QUALITY GROUNDWATER & MUN. WATER SUPPLY	10	10		
3.	Water Resource Protection SEPTIC PROB. AREA (SLOPES > 30%) & OUTSIDE PRIMARY RECHARGE & WASH.	3	3	0	0
4.	Timber Resources NOT MAPPED.	--11--	10	(SEE CURRENT POINT SCORE)	
5.	Biotic Resource NOT MAPPED	10	10		
6.	Erosion ALLUVIUM &	8.6	7.6		
7.	Seismic Activity NO MAPPED FAULT & NO MAPPED POT. FOR LIQUEFACT.	10	10		
8.	Landslide ALLUVIUM &	8	6.4	(SEE CURRENT POINT SCORE)	
9.	Fire Hazard	15	13		
SUBTOTAL		80.6	72	83.6	75
SUBTRACT CUMULATIVE CONSTRAINT POINTS		0	0	0	0
GRAND TOTAL		80.6	72	83.6	75
Minimum Average Developable Parcel Size* (from Table P a g e ) as determined by the point score:		2.5	15	2.5	15
Number of Potential Building Sites* (developable acreage divided by minimum average parcel size). RR = 11.36 RM = 1.96		4	0	4	0

\*Overriding minimum parcel size restriction, if applicable, take precedence over the preliminary allowed average density in the event of conflict.

ATTACHMENT 18

# RURAL DENSITY MATRIX WORKSHEET

OVERRIDING MINIMUM ACREAGE POLICIES

COUNTY OF SANTA CRUZ  
**PLANNING DEPARTMENT**  
 701 OCEAN STREET  
 SANTA CRUZ, CA 95060  
 (408) 454-2130

Assessor's Parcel No. 040-012-12

Application No. 97-0916

The parcel has been examined to determine if it is subject to any overriding General Plan, or Local Coastal Program Land Use Plan policies, requiring a minimum gross acreage parcel size. SUCH MINIMUM SIZE RESTRICTIONS, IF APPLICABLE, TAKE PRECEDENCE OVER THE PRELIMINARY ALLOWED AVERAGE DENSITY IN THE EVENT OF A CONFLICT.

APPLICABLE	NOT APPLICABLE	MAYBE APPLICABLE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is within the Coastal Zone and Water Supply Watershed. The minimum parcel size is 20 acres.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is outside the Coastal Zone and within a Water Supply Watershed. The minimum parcel size is 10 acres, except
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In San Lorenzo River Watershed where the General Plan designation is 'Suburban Residential.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In San Lorenzo River Watershed for land designated Rural Residential where the average parcel size within 1/4 mile of the subject parcel is less than one acre.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	In North Coast and Bonny Doon Water Supply Watersheds extending outside the Coastal Zone, the minimum parcel size of 20 acres.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is within a Least Disturbed Watershed. The minimum parcel size is 40 acres and then only if the division is consistent with open space protection and serves a special purpose beneficial to the public.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is within a proposed reservoir site or adjacent to the high water mark of a proposed or existing water supply reservoir or surface division. No land division is allowed except for water oriented uses.

# RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

PAGE TWO

17-0916

APPLICABLE	NOT APPLICABLE	MAY BE APPLICABLE	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is Type 1 Agricultural land. If findings found in 13.10.315(b) are made, the minimum parcel size is 10 arable acres.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is Type.2 Agricultural land. If findings found in 13.10.315(c) are made, the minimum parcel size is 20 arable acres.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is Type 3 Agricultural land. If findings found in 13.10.315(d) are made, the minimum parcel size is 20 arable acres.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is designated Suburban Residential, is outside the Rural Services Line, and is adjacent to Commercial Agricultural land. Allow a maximum density of 2.5 net developable acres unless parcel meets criteria in 5.13.33 of the General Plan.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is within the Timber Production Zone District and is within the Coastal Zone. The smallest parcel allowed without clustering is 160 acres. The highest density allowed with <i>OUT</i> clustering is 40 acres per dwelling unit. --
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is within the Timber Production Zone District and is outside the Coastal Zone. The smallest parcels allowed without clustering is 40 acres. The highest density allowed with clustering is 10 acres per dwelling unit. —
<input type="checkbox"/>	<input checked="" type="checkbox"/>	cl.	Parcel is within a mapped Timber Resource, not zoned Timber Production, and is greater than 20 acres, If evaluation finds parcel to have <b>Timber</b> Resources equivalent to TP parcels, apply TP density standards as shown above.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	cl	Parcel is within a mapped Mineral Resource. The minimum parcel size is 40 acres.

# RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

PAGE 3

97-0916

APPLICABLE      NOT  
APPLICABLE      APPLICABLE      MAY  
APPLICABLE

☐      ☒      ☐

Parcel is within a State or County designated seismic review zone. The minimum parcel size is 20 acres if building sites are located within the fault zone.

☒      ☐      ☐

Proposed parcels must locate on a nondeadend road or provide secondary fire access. If the building site is located within a 5 Minute Response time from the fire department and within 500 feet of a County maintained Road, the secondary access will not be required. If not possible, development allowed only at lowest density of General Plan designation. Proposed parcels must locate within 20 minute response time from the responsible fire station. If not possible, development allowed only at lowest density of General Plan designation.

☐      ☒      ☐

Parcel is in a Critical Fire Hazard area. Proposed building sites must locate outside of Critical Fire Hazard area. If the proposed building site is within a Critical Fire Hazard area and if the parcel is served by a through road or by secondary access development allowed only at lowest density of General Plan designation. If the building site is within the Critical Fire Hazard area and if the parcel is on a dead-end road and cannot develop secondary access, no land division may be approved.

☐      ☒      ☐

Parcel is within a Mitigatable Critical Fire Hazard area. If all criteria of Section 6.5.4 of the General Plan can be met, development may be considered at a density the same as for projects outside the Critical Fire Hazard area.

☐      ☒      ☐

Parcel is within the Coastal Zone. Prohibit land divisions that are more than 1/2 mile from a through road unless secondary access can be provided.

# RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

PAGE FOUR

9-7-09/10

APPLICABLE      NOT  
APPLICABLE      APPLICABLE      MAY BE  
APPLICABLE

☐☒☐

Parcel is within the Coastal Zone and is located in the Bonny Doon or North Coast planning areas. Prohibit land divisions more than ½ mile from a publicly maintained road.

☐☒☐

Parcel is in the Day Valley area in the Aptos Hills planning area and is designated Suburban Residential. The maximum parcel size is 2 ½ net developable.

☐☒☐

Parcel is in the Bonny Doon planning area and is within the Rural Residential General Plan designation. The minimum parcel size is 5 net developable acres. Cluster development is encouraged.

☐☒☐

Parcel is within the Suburban Residential General Plan designation and does not have public water. The minimum parcel size is 2.5 acres.

☐☒☐

Parcel is within the Mountain Residential General Plan Designation. The average parcel size of the surrounding parcels exceeds 40 acres. The average includes all parcels designated Mountain Residential and which are wholly or partially within a ½ mile radius from the subject parcel **boundary**, excluding paper subdivisions and parcels less than one acre. The average parcel size (      Acres) shall be the minimum parcel size.

☐☒☐

Parcel is within the Runway Protection (clear or A) zone. No division of land is allowed.

# RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

ATTACHMENT 4

PAGE FIVE

9.7.0116

NOT MAY BE  
APPLICABLE APPLICABLE APPLICABLE

☐
☒
☐

Parcel is within a Primary Groundwater Recharge Area. The minimum parcel size is 10 acres, except when located within the Rural Services Line and is served by a sewage disposal system minimum parcel size is 10 acres, except when located within operated by a County Services area or public services district which provides at least secondary treatment with nitrogen removal or which disposes of effluent outside the primary groundwater recharge area.

☐
☒
☐

Parcel is within a Special Forest. If development is proposed within the habitat, no division of land is allowed. If development is proposed outside the habitat, land divisions may be considered only at the lowest end of the General Plan designation. Clustering is required.

☐
☒
☐

Parcel is within a native or Mixed Grassland Habitat. If development is proposed within the habitat, no division of land is allowed. If development is proposed outside the habitat, land divisions may be considered only at the lowest end of the General Plan designation. Clustering is required.

Rdmw/056

145

ATTACHMENT 13

(1) LOCATION MATRIX\*

TYPE OF ACCESS

PLAN DESIGNATION CATEGORY	All Lots Fronting On or Within 500' (Road as Traveled) of a County Maintained Road and Accessed from that Road	All Served a Private Road Foot Width	Lots by 18 10	Lots Served by a 12 foot Road with Turnouts
(Suburban) (1-5 acre areas)	15	13		12
→ (Rural Residential Rural Homesites) (2-1/2-20 acre areas)	10	(8)		7
→ (Mountain Residential or Resource Conservation) (10-40 Acre Areas)	5	(2)		0

In the Coastal Zone portion of the North Coast and Bonny Doon Planning Areas,  
prohibit new land divisions located more than one-half mile by road  
from a publicly maintained road. (GP/LCP policy 6.5.10)  
(Ord. 4346, 12/13/94)

(2) GROUNDWATER QUALITY MATRIX

TYPE OF SUPPLY

AREA	County or Municipal Water District	Private Mutual Well System	or Private Mutual Surface Diversions
0 Groundwater Supply at or Exceeding Safe Yield	0	0	0
I Inadequate Quantity Poor Quality	2	1	0
II Inadequate Quantity Good Quality	5	4	2
III Adequate Quantity Poor Quality	7	5	3
→ IV Adequate Quantity Good Quality	(10)	8	5

(3) WATER RESOURCES PROTECTION MATRIX

CHARACTERISTICS OF SANITATION SYSTEM	GROUNDWATER BASIN TYPE			
	Outside Primary Recharge and Water Supply Watershed Areas	Outside Primary Recharge Area but Within Water Supply Watershed	Within Primary Recharge Area but Outside Water Supply Watershed	Within both Primary Recharge and Water Supply Water- shed Areas
Public Sanitation System	10	9	a	7
Package Treatment Plant or Septic System Maintenance District	9	a	7	6
→ Septic Systems in Areas without Known Problems	6	5	4	3
→ Septic Systems within Septic Tank System Problem Areas	3	2	1	0

(Slopes > 30%)

(4) TIMBER RESOURCES MATRIX

DISTANCE FROM URBAN SERVICES LINE	PARCEL SIZE*	
	Less than 20 Acres	20 Acres or Larger
Less than 1/2 mile	8	0
1/2-2 miles	6	0
More than 2 miles	4	0

\* Properties without a "timber resources" designation on the General Plan and without 'TP' zoning receive a score of (10)

(Ord. 4346, 12/13/94).



(5) BIOTIC RESOURCE MATRIX

TYPE OF BIOTIC RESOURCE	POINTS
I Development Activities Outside Designated Sensitive Habitats	(10)
II Development Activities Proposed Within Sensitive Habitat	5
III Development Activities Proposed Within An Area of Critical Wildlife, Vegetation or Rare Plant Habitats	0
*IV Sensitive Habitats	0

\* In the Coastal Zone, development must comply with the standards of the Sensitive Habitat Protection Ordinance.

(Ord. 4346, 12/13/94)

(6) EROSION MATRIXAVERAGE SLOPES

	PP   RM 0 - 15% 50%   3%	PP   RM 16 - 30% 25%   37%	PP   RM 31 - 50% 15%   3%
BEDROCK GEOLOGY			
Granitics, Metamorphics, Terrace Deposits	10	9	7
Santa Cruz Mudstone, Mindego, Purisma, Locatelli, Monterey, Alluvium	10 5.8   3.1	8 2   2.96	5 1.75   1.55
Lompico, Vaqueros, Lambert,	-a-	5	2
Butano, Zayante, San Lorenzo			
Santa Margarita, Aromas	6	3	0

PP = 8.0  
RM = 7.6

## (7) SEISMIC ACTIVITY MATRIX

## AREAS OF LIQUEFACTION



FAULT	ZONE	Very High Potential	Moderately High Potential	Moderate Potential	Low Potential	No Potential
San Andreas	San Gregorio	0	0	0	0	0
Zayante		0	1	2	3	3
Corralitos		1	2	3	4	5
Sargent, Butano		3	4	5	6	7
→ None		4	6	8	9	10

## (8) LANDSLIDE MATRIX

## AVERAGE SLOPES

BEDROCK GEOLOGICAL CONDITIONS	0 - 15% 50% 31%	16 - 30% 25% 27%	31 - 50%
→ Alluvium	5.8 10 3.1	2.25 3.33	(N/A)
Granitics, Metamorphics, Terrace Deposits	10	10	7
Santa Margarita, Lompico Santa Cruz Mudstone, Mindego, Locatelli, Monterey	10	9	7
Vaqueros, Butano, Purisima, Zayante, Lambert Shale	9	a	5
San Lorenzo	a	5	2
Aromas	6	3	0
Evidence of recently active landslides on the property in the area of proposed development activities*	2	0	0

\* Properties having a landslide that could adversely affect the stability of the proposed development, or that indicates general geologic conditions of instability on the property, must be evaluated in the bedrock category.

## (9) FIRE HAZARD MATRIX

## Location and Road Standards

	Entire Property Outside Critical Fire Hazard Area on 18 Foot Road	Entire Property Outside Critical Fire Hazard Area on 12 Foot Road With Turnouts	Parts of Property in Critical Fire Hazard Area With Building Site Located Outside With 16 Foot Road	Parts of Property In Critical Fire Hazard Area With Building Site Located Outside With 12 Foot Road With Turn- outs	Building Sites Within Mitigatable Critical Hazard Area
Less Than 10 Minutes Response Time on Non- Dead end Road.	15	12	10	a	6
→ Less Than 10 Minutes Response Time on Dead end Road with Secondary Access	(13)	10	8	6	4
10-20 Minutes Response Time or Non-Dead end Road	10	a	6	4	2
10-20 Minutes Response Time on Dead end Road with Secondary Access	8	6	4	2	0

## (10) CUMULATIVE CONSTRAINT POINTS

- (a) Cumulative Constraint Points shall be deducted from the total matrix score based upon the following criteria:

(i) If the proposed division receives a zero (0) on two matrices, 5 points shall be subtracted from the matrix.

(ii) For each additional zero (0) the proposed division receives, 5 additional points shall be subtracted from the matrix.

- (b) Preliminary Average Allowable Density is determined by referring the total numerical score (based upon the 10 matrices above) to the following tables:

(i) Suburban Residential Table (To be used for any portion of the property outside the Urban Services Line and Urban Rural Boundary designated as Suburban Residential, 1-5 acres/unit)

Total Number of Points Obtained	Minimum Average Parcel Size Allowed for Development
60 and under	5 acres
61 - 65	4-1/2 acres
66 - 70	4 acres
71 - 75	3-1/2 acres
76 - 80	3 acres
81 - 85	2-1/2 acres
86 - 90	2 acres
91 - 100	1 acres

The minimum parcel size in Suburban designations without public water service shall be 2-1/2 acres.

- (ii) Rural Residential Table. (To be used for any portion of the property designated as Rural Residential or Non-Commercial Agricultural in the following case: outside the Coastal Zone, where the Agricultural Policy Advisory Commission has made a written finding that the land is not viable for Commercial Agriculture and where the land is not surrounded to the extent of 50 percent by lands designated Commercial Agricultural, Mountain Residential or Resource Conservation).

Total Number of Points Obtained	Parcel Size	Minimum Average Allowed for Development
0 - 20		20.0 acres
21 - 40		15.0 acres
41 - 60		10.0 acres
61 - 80		5.0 acres
81 - 100		2.5 acres

(Ord. 4346, 12/13/94)

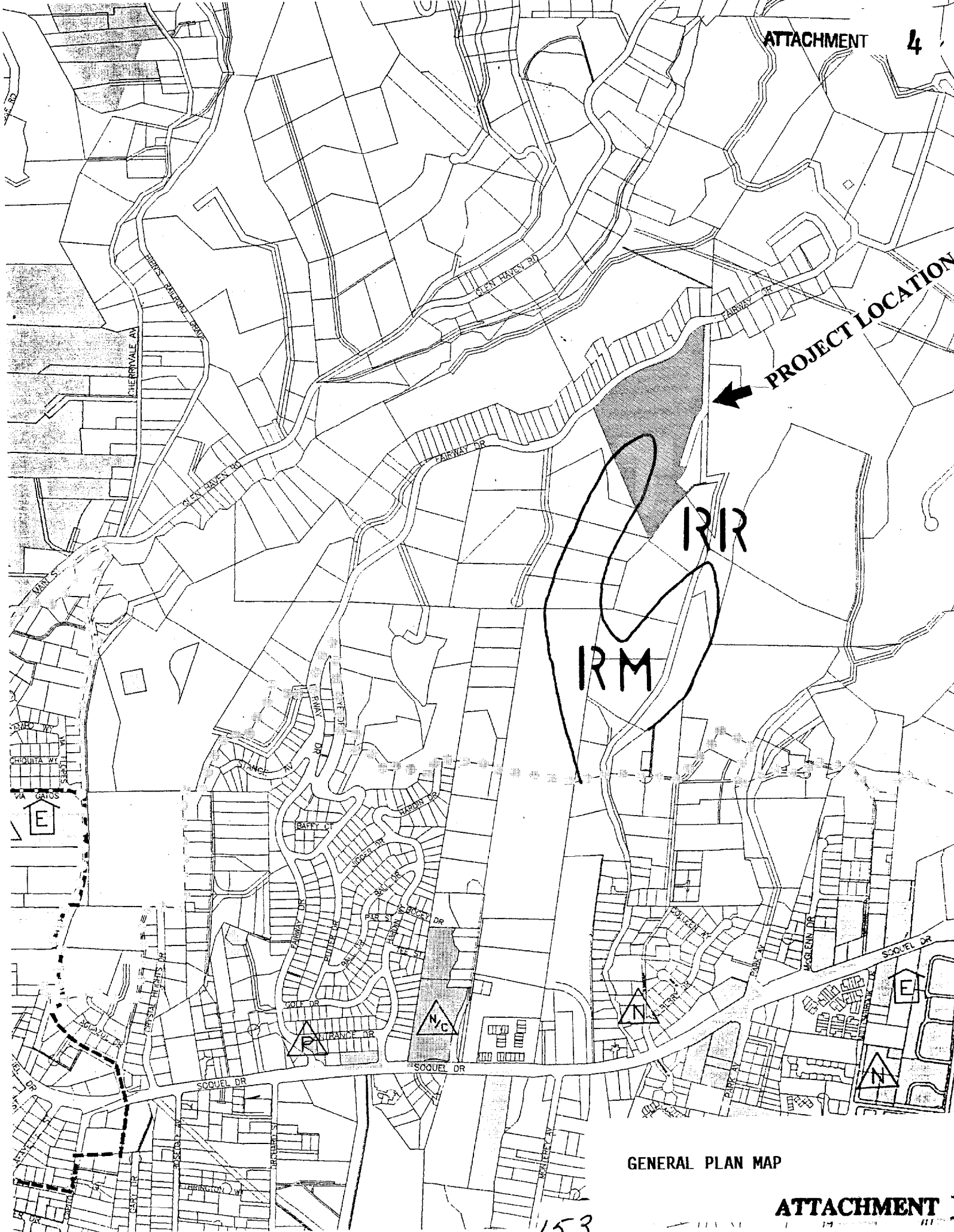
- (iii) Mountain Residential/Non-Commercial Agricultural/Resource Conservation Table. (To be used for any portion of the property designated as Mountain Residential, Non-Commercial Agricultural, or Resource Conservation.)

Total Number of Points Obtained	Minimum Average Parcel Size Allowed Allowed for Development
0 - 20	40 acres
21 - 30	35 acres
31 - 40	30 acres
41 - 55	25 acres
56 - 70	20 acres
71 - 80	15 acres
81 - 100	10 acres

(Ord. 3026, 12/23/80; 3072, 5/12/81; 3330, 11/23/82; 3434, 8/23/83; 3594, 11/6/84; 4346, 12/13/94)

#### 13.14.070 OVERRIDING MINIMUM ACREAGE MAXIMUM DENSITY POLICIES

In order to calculate allowable average parcel size and density under overriding policies, the total acreage must be compared against the following applicable sections of the General Plan and Local Coastal Program Land Use



GENERAL PLAN MAP

RA

LAGUNITA DR

GLEN HAVEN RD

FAIRWAY DR

RR

RR

DAY HEIGHT

PROJECT LOCATION

RA

ZONING MAP







August 28

To Jackie Young, Planner

Regarding the Public Notice APN 040-012-12  
That Michael Zelen will be building homes  
in Sequia, you have the address wrong.  
It says the corner of Fairway Drive and  
Victory Lane. Victory Lane ends down the  
road and never reaches Fairway Drive.  
Coyote Canyon and Fairway is the address  
it should be.

R.K. Barmore  
3581 Coyote Canyon

ATTACHMENT 4

# BioticResources Group

Biotic Assessments + Resource Management ♥ Permitting

August 25, 1999

Mr. Michael Zelter  
261 -4<sup>th</sup> Avenue  
Santa Cruz, CA 95062

**RE: Fairway Drive Project: Landscaping Requirements**

Dear Michael,

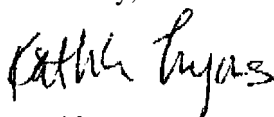
This letter is in response the County of Santa Cruz's request that tree plantings be limited to coast live oaks within the 25 feet abutting the conservation parcel.

It is my opinion that tree plantings within the 25 feet abutting the conservation parcel be limited to trees that will not adversely affect the adjacent coastal terrace prairie. I am most concerned about trees than can reach heights where limbs can hang over into the conservation parcel, drop leaves and cast shade. Based on the configuration of the proposed lots and expected shade cast by such trees, it seems like trees that reach heights greater than 20-30 feet would be of greatest concern.

I would suggest that trees that can reach heights of 25-30 feet, or can reach widths where limbs would be expected to hang over into the conservation parcel, be prohibited from the 25-foot area. 7% exception could be for native coast live oaks, as long as they are maintained so limbs do not hang over into the conservation parcel. Smaller non-invasive trees, such as dwarf fruit trees would be acceptable within the 25-foot area as long as they do not have limbs hanging over the easement area. The Santa Cruz Land Trust, the expected managers of the conservation parcel, would have the authority to remove any tree limbs that encroach over into the easement area.

Please let me know if you have any questions on this evaluation.

Sincerely,



Kathleen Lyons  
Principal/Plant Ecologist

Environmental Review Initial Study  
ATTACHMENT 17 . a 0 of 3  
APPLICATION 99-0288



9 September 1999

Ken Hart,  
Environmental Coordinator  
County of Santa Cruz  
701 Ocean Street, Suite 400  
Santa Cruz, California 95060

Dear Mr. Hart,

This letter is to comment on the preliminary determination of a Negative Declaration for Application 99-0288, APN: 40-012-12, property is 13-1/3 acres on Fairway Drive in Soquel.

I am satisfied with the analysis and mitigations in the Negative Declaration with a few significant exceptions.

**1. Item 4 on page 2 of Negative Declaration Mitigations:** We do not want to be limited to planting only Coast Live Oak Trees anywhere on the new Lots. The reason that this Condition was made is the concern that trees on the Lots would shade the Coastal Terrace Prairie, thereby limiting its success. The lots are slightly to the East and a small amount to the West and mostly North of the Coastal Terrace Prairie Conservation Parcel. The solar access of the prairie is excellent for the insurance of long-term enhancement and maintenance. Seems that a workable compromise would be as proposed by Kathleen Lyons in her Cover Letter dated 25 August 1999 (after these Mitigations were prepared by County staff on 11 August 1999). Limit tree plantings within the 25 feet **abutting** the Conservation Parcel to Coast Live Oaks or smaller trees less than 25 feet in height. The Santa Cruz Land Trust would have the authority to remove any tree limbs that encroach over into the Conservation Parcel. In areas within the lots which are not within the 25 foot "buffer zone", the homeowners would be able to implement their own landscape plans. Homeowners should be able to plant ornamental and fruit trees on their own lots, outside this 25' buffer zone, because it will not have a negative impact on the Prairie.

**2. Paragraph 2 on Page 13 of Environmental Review Initial Study:** "The Parcel Map shall include notes stating that the maximum allowable parcel coverage is 10% of the net developable area."

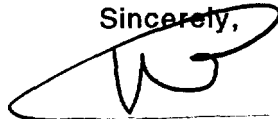
I object to this limitation. It would make sense if we were dividing the 13-1/3 acres into 4 lots of approximately 3 acres each. Alternatively, we are creating 4 parcels approximately 1 acre each, and an additional conservation parcel approximately 8-3/4 acres which will be deeded to the Land Trust. This is a clear benefit to the community. It is in the County's best interest that this is a separate parcel to insure that it will thrive under the management of the Land Trust. I request a modification of the 10% rule to a maximum of 20% lot coverage in consideration that 8-3/4 acres are being permanently taken out of development.

Environmental Review Initial **Study**  
**ATTACHMENT** 17 3 of 3  
**APPLICATION** 99-0288

Also, Fairway Drive is not a private road, it is County maintained road. All lots have frontage on Fairway Drive. (See page 12 bottom, of Environmental Review Initial Study)

Thank you for your reconsideration of these items. We have come a long way to working out a project which protects and enhances a desirable piece of Coastal Terrace Prairie and allows for the creation of new homes.

Sincerely,

A handwritten signature in black ink, appearing to be 'Michael Zelter', written over a horizontal line.

Michael Zelter

cc:Jackie Young  
Paia Levine



June 28, 1999

Ms. Paia Levine  
Planning Department  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

Subject: Fairway Drive Property Biotic Review

Dear Paia:

This letter reports the findings of our review of the "Habitat Mitigation and Management Plan" for the Fairway Drive Project in Santa Cruz County, California, prepared by Kathleen Lyons of Biotic Resources Group (dated May 3, 1999). The objective of this plan is to identify mitigation and management objectives and activities necessary to preserve portions of the Fairway Drive parcel in a conservation parcel and easement areas and to manage coastal prairie habitat existing on the parcel. The property owner is seeking approval to subdivide the parcel in to four parcels of various size for development as single family building developments. This review comments on the proposed activities and offers recommendations for additional information and enhancement of the plan.

A earlier review by Ecosystems West in November 1998 suggested a modification of the proposed minor land division to reduce the amount of native coastal terrace prairie habitat permanently removed by building parcels and envelopes. As a result of our input and consultation with both the County and California Department of Fish and Game, the applicant Mr. Michael Zelter, has redesigned his project to reduce the amount of high and moderate prairie habitat included in the building envelopes and parcels. Currently, 0.9 acres of high and moderate density prairie will be permanently impacted by the project. The objective of this mitigation plan is to preserve and manage three times the acreage of the high and medium value prairie in the conservation easements. This 3:1 ratio would require preservation of 2.7 acres of habitat. Table 1 in the May 3, 1999 plan report achieves this goal including the recovery of conservation easement temporarily disturbed for leach fields and utility right-of-ways. Excluding the temporary impact areas, total conservation of existing high and medium habitat is 2.57 acres. This value is slightly below the 3:1 ratio proposed. Comprehensive commitment to replacing and maintaining prairie on the septic leach lines and fields on Lots 1 and 2 would result in the achievement of a 3 : 1 conservation ratio.

The report states that the applicant's final intention is to donate the Conservation Parcel to the Land Trust of Santa Cruz County with the goal that the Land Trust will become the mitigation and managing body. Since the long-term management responsibility will be transferred from the applicant, it is important that the mitigation and management program be described in sufficient detail so that the Land Trust fully understands their long-term financial commitment and so that

an independent consultant hired by the Trust (if different from the Biological Resource Group) can follow the agreed to prescription and accurately cost the annual tasks to be performed. The performance criteria needs to be described in greater detail with estimated goals by years 2, 3, 5, 7, and 10 and described remedial actions if the goals are not achieved. The number of sampling plots should be estimated so that a more accurate level of effort can be determined. Monitoring diverse grassland plots can be tedious and time consuming. This reviewer is skeptical that the biannual mowing, site maintenance and monitoring can be performed for \$2,000.00 per year total including reporting. In addition, the cost estimates does not include time for County review of the annual report. Costs on similar types of efforts typically are two to three times this estimate. It's important that the long-term commitments to this mitigation and management effort be adequately funded to be successful. It is our recommendation that this plan be developed into a scope of work for bid purposes so that a range of costs can be compared for long-term bonding of the plan.

The invasive weed management plan should be enhanced to describe targeted species for removal and timing for removal activities. Some consideration should be given for removing coyote brush (*Baccharis pilularis*) from the prairie and part of the drainage area.

Should you require further clarification of these review comments, please don't hesitate to contact me.

Sincerely,



Bill Davilla  
Principal/Senior Botanist

ATTACHMENT 4

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



COUNTY OF SANTA CRUZ

701 OCEAN STREET SANTA CRUZ, CALIFORNIA 95060  
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123

July 12, 1999

Mr. Michael Zelter  
261 Fourth Avenue  
Santa Cruz, CA 95062

Dear Mr. Zelter:

Review of "Fairway Drive Project Habitat Mitigation and Management Plan":

Enclosed please find a copy of the biotic review of the "Habitat Mitigation and Management Plan", Biotic Resources Group, May 3, 1999 (hereafter called "the Plan"). Please forward this letter from our reviewer Bill Davilla to Kathy Lyons so she can prepare an addendum to the report. Specifically, the addendum needs to include additional details of the following aspects of the management and monitoring plan:

- A. Details of the salvage and replanting operation that will be depended upon to prevent damage to habitat in the leach field areas of Lots 1 and 2. Specify that the work will be done under the supervision of the project biologist, specify the method for cutting sod to a specific depth, preparation of the substrate to receive the salvaged plants and sod, any special techniques involved, success criteria and the scope of remedial replanting if it is needed, etc.
- B. Provide additional details of the invasive weed management program. Please include a list of the target invasives to be removed, specify priority areas, timing of removal efforts and interim timetables for reaching the 10 year goal of 5% or less cover by invasives and exotics. As noted by Mr. Davilla, consideration should be given to removing *Baccharis pilularis* from the prairie and parts of the drainage area.
- C. Please revise the Plan to include the information requested in Mr. Davilla's letter (page 2 paragraph 1) regarding monitoring activities. The annual cost of implementing the plan shall be broken down into the tasks to be performed with a time and cost estimate for each task. We will estimate County review fees and add that amount to the total.
- D. Specify that the Plan will be implemented under the supervision of a qualified biologist and that modification of the plan over time (if called for by monitoring results) shall be done by the biologist in consultation with the Planning Department.
- E. Please provide a figure that superimposes the lots and building envelopes onto Figure 3. Please also show the driveways/access roads.

Timing of Requested Additional Information:

The information submitted thus far is adequate for the biotic issues to be properly considered at Environmental Review, with one exception. As recommended in the Plan, a Memorandum of Understanding must be worked out with the local fire agency prior to the project being heard at

EXHIBIT G

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Environmental Review. This will ensure that the mowing and vegetation management as put forth in the plan is acceptable to the fire agency. Given the fact that the prescribed mowing supports fire suppression by timing the mowing to remove the annual plant growth, which has a high fuel load, and to support the perennial plant growth which has a low fuel load, it should be straightforward to obtain an MOU. The remainder of the requested information is required in order for the management and monitoring plan to be approved. However, that formal approval may be received anytime prior to scheduling the public hearing.

Response to Your Concerns:


In response to the concerns you raise in your notes dated June 23 (received here July 6), I can offer the following comments;

1. Yes, the plan must be implemented under the supervision of a qualified biologist. This is because the salvage operation, the monitoring activities that will measure whether or not the management techniques are succeeding in enhancing the prairie, and the possible modification of the plan with time each require the expertise of a biologist experience4 with restoration and management of this rare habitat. The biologist can be a contractor or may be staff of the Land Trust.
2. I understand that you object to restrictions within the lots. The advantage of a Declaration of Restriction is that plantings can be restricted to species that are compatible with the prairie. Competition from other vegetation is the SSSbiggest challenge that the management plan aims to control. Declarations also serve as education for future owners. On the other hand, the restrictions are limiting and difficult to enforce. We will continue to try to work out the least restrictive means of supporting the management plan goals. At a minimum, tree plantings may be limited to Coast Live Oak.

Conclusion:

Please consult with project planner Jackie Young to determine if there are any outstanding issues other than biotic review. Please call me if you have questions about this letter. I look forward to completing the Environmental Review on your project.

Sincerely,

  
Paia Levine  
for: Ken Hart  
Environmental Coordinator

CC: Jackie Young, Project Planner  
Ken Hart, Principal Planner



ATTACHMENT

4

## Biotic Resources Group

Biotic Assessments ♦ Resource Management ♦ Permitting

August 25, 1999

Mr. Michael Zelter  
261-4<sup>th</sup> Avenue  
Santa Cruz, CA 95062

**RE: Fairway Drive Project: Landscaping Requirements**

Dear Michael,

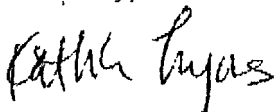
This letter is in response to the County of Santa Cruz's request that tree plantings be limited to coast live oaks within the 25 feet abutting the conservation parcel.

It is my opinion that tree plantings within the 25 feet abutting the conservation parcel be limited to trees that will not adversely affect the adjacent coastal terrace prairie. I am most concerned about trees that can reach heights where limbs can hang over into the conservation parcel, drop leaves and cast shade. Based on the configuration of the proposed lots and expected shade cast by such trees, it seems like trees that reach heights greater than 20-30 feet would be of greatest concern.

I would suggest that trees that can reach heights of 25-30 feet, or can reach widths where limbs would be expected to hang over into the conservation parcel, be prohibited from the 25-foot area. The exception could be for native coast live oaks, as long as they are maintained so limbs do not hang over into the conservation parcel. Smaller non-invasive trees, such as dwarf fruit trees would be acceptable within the 25-foot area as long as they do not have limbs hanging over the easement area. The Santa Cruz Land Trust, the expected managers of the conservation parcel, would have the authority to remove any tree limbs that encroach over into the easement area.

Please let me know if you have any questions on this evaluation,

Sincerely,



Kathleen Lyons  
Principal/Plant Ecologist

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# Biotic Resources Group

Biotic Assessments • Resource Management • Permitting

## Fairway Drive Project Habitat Mitigation and Management Plan

Addendum  
August 25, 1999

The following items are clarifications/additions to the Fairway Drive Project Habitat Mitigation and Management Plan, dated May 3, 1999.

### A. Details of Salvage and Replanting of Coastal Terrace Prairie in Leach Field of Lots 1 and 2

The coastal terrace prairie that occurs within the leach lines and fields on Lots 1 and 2 will be salvaged and replaced. The property owners for these lots will be required to fulfill this action during site development. The following steps shall be implemented by the property owner(s) prior to and during septic leach line installation:

1. The property owner(s) for Lots 1 and 2 shall contact the Santa Cruz Land Trust, holder of the conservation easement for the coastal terrace prairie, prior to initiation of any work on the septic lines and leach fields. The property owner(s) shall also employ the services of a qualified biologist to oversee prairie salvage work and coordinate site work with the septic line contractor.
2. The construction limits for the septic leach line and leach field, where they occur within the coastal terrace prairie, will be staked in the field by the property owner's contractor. Protective plastic mesh fencing shall be installed along the perimeter of the construction work area. All work (e.g., trenching, equipment access, etc.) shall occur within the designated septic leach field area, as depicted on Figure – of the Habitat Mitigation and Management Plan. The biologist and personnel from the Santa Cruz Land Trust will field check the staking and fencing prior to any construction work. The project biologist will document the percent cover of native grass species prior to construction.
3. The septic line contractor or other construction crew shall initiate excavation of the septic line and leach field under direction of the biologist. The contractor shall cut the prairie sod to an average depth of 1 foot and remove the sod in blocks that are suitable for salvage and transplanting. Depending upon soil moisture, the sod may be hand watered prior to excavation, thus easing excavation work and maintaining cohesiveness of the salvaged prairie blocks. The salvaged prairie blocks, and any other excavated soil materials, shall be placed on permeable landscape fabric adjacent to the excavation area. Materials shall not be sidecast onto adjacent prairie.
4. Salvaged prairie blocks shall be kept moist during the construction operation. Septic line construction work shall be implemented as quickly as possible to minimize the mortality of the salvaged prairie materials.
5. Following excavation work, the excavated hole shall be partially backfilled with native soil, tamped slightly, and the prairie blocks re-installed. The finished grade of the excavated area shall match the surrounding grade. Native soil from the excavated trench shall be used to fill areas between the blocks to create a uniform surface. The site will be hand watered following the completion of all transplanting work.
6. The project biologist shall conduct a final inspection of the site and approve the condition of the prairie transplant work prior to the contractor's release from the work site.
7. The project biologist will prepare a letter documenting the salvage and transplanting operation for the property owner(s) submittal to the County.

8. The Santa Cruz Land Trust will monitor the transplant/salvage area during the spring season following salvage/transplant work. The percentage of native grass species cover shall be recorded and compared to pre-construction data. In Year 1 following transplanting, native grass cover shall be 60% of the baseline cover. A trend of increasing cover by native grasses should occur in subsequent monitoring (see Chapter 4, Monitoring Plan), reaching pre-construction baseline levels by Year 5. If baseline cover values are not reached by Year 5, the Santa Cruz Land Trust will implement supplemental seeding of native grasses.

#### B. Additional Details of Invasive Weed Management Program

1. Currently, the project site supports four non-native plant species that are considered to be invasive and detrimental to the health and vigor of the coastal terrace prairie. Other species may be added to this list if new infestations occur during the life of the project. The location of these species within the conservation parcel and conservation easement areas is depicted on Figure 4 of the Habitat Mitigation Plan. Performance standards for invasive, non-native plant species is identified as  $\leq 5\%$  of total plant cover each year throughout the 10-year monitoring program. Methods for removal/control will include one or more of the following measures: a) hand removal of individual plants, b) seasonal mowing or grazing of the prairie, c) selective herbicide application, d) low-level torching of selected areas. Other control/removal measures may also be used as new techniques are developed or methods are modified based on previous year monitoring results. Initial removal of invasive, non-native plant species will be the responsibility of the Developer. Following Year 1, the Santa Cruz Land Trust will be responsible for implementing all follow-up control measures, under supervision of a qualified biologist.
2. Based on current site conditions, the following invasive non-native plant species are targeted for removal/control during Years 1-5:
  - French broom (*Genista monspeliensis*)
  - Pampas grass (*Cortaderia jubata*)
  - Velvet grass (*Holcus lanatus*)
  - Harding grass (*Phalaris aquatica*)
3. The extent of coyote brush (*Baccharis pilularis*), a native shrub, will be controlled within the conservation easement parcel and conservation easement area. Coyote brush will be prevented from expanding into the coastal terrace prairie (through hand removal and/or seasonal mowing/grazing). Shrubs will also be thinned within the seasonal drainage to encourage the growth of the native grasses in this area. The Developer will initiate control/removal of the coyote brush; the Santa Cruz Land Trust will be responsible for implementing all follow-up control measures starting in Year 2, under supervision of a qualified biologist.

#### C. Performance Goals and Annual Cost of Monitoring

Both permanent and randomly placed 1-meter<sup>2</sup> quadrats will be used to sample the prairie. Monitoring will consist of periodic reconnaissance level surveys (estimated at 3 hours each, twice a year) and a once a year quantitative sampling session (estimated at 8 hours, once a year). Approximately 1% of the prairie is proposed to be sampled, consisting of approximately 125 1-meter<sup>2</sup> quadrats. Periodic site maintenance visits will also be conducted; these are estimated as four visits of 2 hours each. Mowing (or grazing) of the prairie will also be implemented. For budgeting purposes, mowing is estimated at twice a year; each mowing will require 3 hours for a mowing contractor.

The anticipated costs for yearly monitoring by the Santa Cruz Land Trust (i.e., starting in Year 2) are outlined on Table A-1.

## ATTACHMENT 4

**Table A-1. Annual Monitoring Costs (starting in Year 2) for the Conservation Parcel and Conservation Easement Areas, Fairway Drive Project.**

Monitoring Tasks (3.1 acres)	Personnel Hours	Personnel Rate	Total
Reconnaissance Monitoring (2)	6	\$85	\$510
Quantitative Monitoring (1)	8	\$85	\$850
Periodic Site Maintenance	8	\$35	\$280
Seasonal Mowing	6	\$75	\$450
Preparation of Annual Monitoring Report	8	\$85	\$680
<b>Annual Total</b>			<b>\$2,770</b>

The performance criteria are identified below on Table A-2.

**Table A-2. Performance Standards for Coastal Terrace Prairie within Conservation Parcel and Conservation Easement Areas, Fairway Drive Project.**

Preserve Area	Establishment Period (Years 1-5)					Years 6-10
	Year 1	Year 2	Year 3	Year 4	Year 5	
Conservation Parcel						
Minimum percent cover of native plant species (average of all plots)	40	40	50	50	50	70
Maximum percent cover of invasive non-native plant species (average of all plots)	5	5	5	5	5	5
Species richness of prairie (native plant species) (average of all plots)	5	6	7	7	7	7
Conservation Easement Area						
Prairie Transplant and Salvage Areas						
Minimum percent cover of native grasses	60% of baseline	60% of baseline	80% of baseline	≥ to baseline	≥ to baseline	60
Maximum percent cover of invasive non-native plant species	5	5	5	5	5	5

\* Performance standards may be modified based on baseline data collected in spring/summer 2000.

ATTACHMENT

4



September 30, 1999

Ms. Paia Levine  
Planning Department  
county of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 93060

Subject: Fairway Drive Property Mitigation Plan Addendum Biotic Review

Dear Paia:

This letter reports the findings of my review of the addendum to the "Habitat Mitigation and Management Plan" for the Fairway Drive Project in Santa Cruz County, California, prepared by Kathleen Lyons of Biotic Resources Group (dated August 25, 1999). The objective of this addendum was to address comments and request for clarifications on the Plan in your July 12, 1999 letter to the applicant Michael Zelter. In particular, you requested information on salvaging and replanting measures for leach fields associated with Lots 1 and 2; details of invasive weed management program; further detail on success criteria for monitoring; review of annual cost estimates to implement mitigation and monitoring activities; and specification for supervision of mitigation and monitoring activities under the direction of a qualified biologist.

My review of the Biotic Resources Group letter responding to this further information request finds that their addendum provides the detail for the information requested. I only offer a couple of suggested additions or editorial changes. First under Section A, Number 2, added to the last sentence, "The project biologist will document the percent cover of native grass species and [associate native herb species] prior to construction. High value native coastal prairie is characterized by an array of native grasses and herbs. This diversity is important for successful restoration and enhancement of this habitat. Secondly, the "Project Biologist" qualifications should be submitted to the County of Santa Cruz for approval.

I am still uncomfortable with the proposed budget because it appears to not be sufficiently conservative to allow for adjustment in management and mitigation strategies based on new information or changes in the extent and periodicity of monitoring. I suggest that the County include language that allows for adjustment of costs based on changes to the plan or if the program is unsuccessful and requires more significant applied management. Since this property will be sold by the current owner, stipulations need to be in the deeds that insure continued funding of the plan during the entire 10 year period. One other question, annual monitoring costs are projected starting in Year 2, where are the cost estimates for Year 1?

Should you require further clarification of these review comments, please don't hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "Bill Davilla". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bill Davilla  
Principal/Senior Botanist

168



ATTACHMENT **L**

5180 SOQUEL DR.  
P.O. BOX 158  
SOQUEL, CA 95073-0158  
TEL 831-475-8500 / 831-688-2288  
FAX 831-475-4291

**DIRECTORS**

DANIEL F. KRIEGE  
President

JAMES M. BARGETTO **September 9, 1999**

JOHN W. BEEBE

KRISTEN COZAD

GARY E. HAZELTON

LAURA D. BROWN  
General Manager

Mr. Alan Goldstein  
Pacific Sun Properties  
734 Chestnut Street, Suite A  
Santa Cruz, CA 95060

Subject: Will Serve for APN 040-012-12

Dear Mr. Goldstein,

As of September 9, 1999, the District continues to recognize the "Will Serve- Version A" letter that was originally provided to you on December 8, 1997 for the property fronting Fairway Drive and Victory Lane in Soquel (APN 040-012-12). All conditions as outlined in the original letter will still apply upon your actual connection to Soquel Creek Water District.

If you have any further questions, please contact me at 831-475-0336x22.

Sincerely,

SOQUEL CREEK WATER DISTRICT

A handwritten signature in black ink, appearing to read 'melanie mow schu'.

Melanie M. Schumacher  
Associate Engineer

/mms  
enclosure

169.

**EXHIBIT L**



# SOQUEL CREEK WATER DISTRICT

5180 SOQUEL DR.

P.O. BOX 158

SOQUEL, CA 95073

TEL 408-475-8500 / 408-688-2288

FAX 408-475-4291

## VERSION "A" WITHIN DISTRICT

### DIRECTORS

JAMES M. BARGETTO

JOHN W. BEEBE

KRISTEN COZAD

GARY E. HAZELTON

DANIEL F. KRIEGER

LAURA D. BROWN  
General Manager

TO WHOM IT MAY CONCERN:

Subject: Verification of Proposed Water Connection

As of December 8, 1997, Assessor's Parcel No. 040-012-12  
fronting on FAIRWAY DRIVE & VICTORY LANE, Soquel, CA  
can be approved for connection to the Soquel Creek Water District main if the  
following applicable conditions exist:

1. A County of Santa Cruz valid building permit.
2. The **property** fronts on a District water main, **and/or** a variance has been granted, **and/or** a main extension has been paid for.
3. Current District connection fees are paid.
4. Water waivers signed, if necessary.
5. Letter supplied by the appropriate Fire District stating fire protection requirements.
6. Potential hazards to public water supply which require backflow prevention device **installation** and on site inspecting by District Representative.
7. Private wells must be destroyed at no cost to the District.

Alan L. Goldstein 2715 Porter Street, Soquel, a. 95073  
Name & Mailing Address of Property Owner

Same  
Name & Mailing Address of Person Requesting Verification

SOQUEL CREEK WATER DISTRICT

By

  
District Representative

170

11/22/99 DS9  
16:11:27

COUNTY OF SANTA CRUZ - 3.1  
BROWSE DISCRETIONARY APPLICATION COMMENTS

I-ALPDR385  
ALSDR385

APPL. NO: 99-0288  
SENT TO PLNR: 11/22/99  
ROUTING NO: 1

REVIEW AGENCY: ENVIRONMENTAL HEALTH  
REVIEWER: JGS  
VERSION NO: 2

COMMENTS:

COMPLETENESS COMMENT:

The applicant's septic system consultant has demonstrated that the proposed lots are suitable for onsite sewage disposal. The consultant has stated that suitability testing witnessed by EHS occurred in the septic envelopes drawn on the MLD map.

MISCELLANEOUS COMMENT:

EHS review fee for the MLD is \$92, not \$44; remainder is due. EHS review fee for Residential Development is \$242.

PF7/8=PREV/NXT AGCY

10/11=PAGE COMM THIS RING  
PF19=PREVIOUS SCREEN

12/13=OTHER RTNGS-THIS AGCY  
PA2=EXIT