

March 14, 2000

Beth Shields
4443 Fairway Drive
Soquel, CA 95073
(83 1) 476-6698 email: beth@cruzio. corn

To: Santa Cruz County Board of Supervisors
Concerning the Fairway Drive land division on parcel #040-012012, Application #99-0288

This application was voted on by the Planning Commission on January 26, 2000, after much testimony concerning the protection of the Coastal Terrace Prairie that covers much of this parcel (a sensitive habitat as per the California Dept. of Fish and Game). I believe a disservice is being done to the native grasslands and would like to request that lot 1 be removed **from** this development and placed into the conservation parcel, for the following reasons:


The County Planning Commission requested and received a report **from** County Environmental Planning and the county biologist that states the following: 'Mr. Davila (the county biologist) has stated that, from the perspective of conserving grassland, for the reasons given above (I have attached a copy of the letter containing the reasoning), the elimination of Lot 1 is a superior alternative compared to the easement proposal'. The Planning Dept. staff ignored the environmental planning report in their recommendation, the commission overrode it, and they went with option B (the easement proposal suggested by the developers).

When the existence of this sensitive habitat was discovered in the course of the development requirements, the scoring on the Biotic Resource Matrix should have been changed. This parcel was given the highest score (10 points - see attached) for 'Development Activities Outside Designated Sensitive Habitats'. As stated in the Fairway Drive Project Habitat Mitigation and Management Plan Executive Summary dated May 3, 1999, this project is definitely in a documented sensitive habitat.

This parcel scored 80.6, only .6 points over the score that would have allowed them only 2 five-acre parcels (see attached documentation). Just one less point would change the determination. Appropriately scoring the sensitive habitat resource in even the most conservative way would allow only 2 lots. They are asking for 4. Why not compromise at 3, and delete Lot 1 for the sake of the preservation of this habitat, as per the suggestion of County Environmental Planning?

I feel strongly that this matter was not fairly evaluated, and that the outcome is very important in terms of the Santa Cruz County General Plan's intention to preserve our natural habitats.

Thank you for your time and consideration.



Beth Shields

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COUNTY OF SANTA CRUZ
P L A N N I N G D E P A R T M E N T

DATE: January 14, 2000
TO: Jackie Young, Project Planner
FROM: Paia Levine, Environmental Planning
SUBJECT: ANALYSIS OF TWO REVISED SITE PLANS

INTRODUCTION:

This is a summary of the relative benefits to the native grasslands of the two different scenarios that have been proposed. The Planning Commission has asked about the removal of Lot 1, and the applicant has proposed an alternative that keeps Lot 1 but that adds a conservation easement on Lots 1, 2, and 3. Staff has consulted with the County Biologist, Bill Davilla, in formulating the following summary.

GRASSLAND AREA GAINED IN EACH PROPOSAL:

The amount of grassland area gained in each proposal, and the type of grassland gained, are but two factors in weighing the two proposals, and they are not the most important. However, to summarize the numbers:

1. The original plan resulted in a "permanent" loss of .90 acres of prairie. Deleting Lot 1 decreases this loss to .41 acres, which is a 55% decrease in loss. The alternative proposal with easements decreases the loss to .58 acres, which is a 36% decrease from the original proposal. From a strictly quantitative perspective, the deletion of Lot 1 preserves 'more of the habitat than adding the conservation easements.
2. There is a difference in the type of habitat each proposal conserves. Deleting Lot 1 saves more grassland overall, but proportionately more "moderate density" (mixed native/non native) grassland and less "high density" (mostly native) grassland than that preserved with the easements. The easement scenario preserves some of the high density area, though more moderate density area is lost. Comparison as follows:
Deleting Lot 1- .33 acres high density lost, .08 moderate density lost
Easements- .24 acres high density lost, .34 moderate density lost.

COMPARISON OF THE MERITS OF THE TWO PROPOSALS:

Of greater importance than this distinction between high and moderate density grassland is the amount of fragmentation in the habitat. In general, the survival of a plant community is enhanced by size and a high degree of contiguity. The scenario that deletes Lot 1 results in a more contiguous preservation parcel than the easement proposal. There is a smaller ratio of "edge" to interior space, which means less of the habitat is exposed to influences on the other

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284
EXHIBIT M

side of the boundary , On the other hand, the easement proposal has a greater proportion of "edge", the building envelopes directly border the easement area (no buffer), and the native areas are more fragmented. From the standpoint of ecological restoration the deletion of Lot 1 creates a more desirable situation.

Regarding particular plant species, the deletion of Lot 1 adds approximately half an acre of *Danthonia* (California native oat grass) to the preserve parcel, and also eliminates the disturbance associated with the septic field inside the preservation parcel. There is also the possibility that the non native area adjacent to the *Danthonia* could improve over time, especially with added effort such as ripping the ground.

The easement proposal adds both *Danthonia* and *Nassella pulchra* (purple needle grass). The needle grass, however, is in close proximity to building sites. Because the needle grass is a dry land species that is vulnerable to indirect impacts caused by irrigation, it may not be successfully protected even though it is in an easement. Over time nearby irrigation can lead to changes in the soil that can cause it to be inhospitable (too friable) to support needle grass against invading species.

CONCLUSION:

Mr. Davilla has stated that, from the perspective of conserving grassland, for the reasons given above the elimination of Lot 1 is a superior alternative compared to the easement proposal. However the Planning Commission decides among the alternatives, it would be helpful to native grassland management and improvement to condition the lot owners to landscape only with compatible species. This would include plants that are not invasive, do not have excessive seed rain, and do not involve irrigation in proximity to stands of *Nassella*. Any conservation easements should be fenced and, via easement, managed as part of Parcel A.

REVISED DEVELOPMENT PLAN

OPTION A, DELETION OF LOT 1

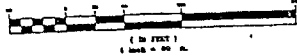
Summary: The elimination of Lot #1 would add 1.27 acres to the Conservation Parcel. The majority of this area is low quality non-native grassland (0.60 acre) that requires management to control non-native plant species. An additional 0.55-acre of moderate density prairie and 0.07 acre of high-density prairie would also be added to the conservation parcel. The septic lines for Lot 2 will be placed into a conservation easement. High-density prairie (totaling 0.13 acre) will be preserved and managed within this easement.

In comparison to the Existing Development Plan, this option results in a Conservation Parcel/Conservation Easements with 3.32 acres of coastal terrace prairie. It also increases the amount of non-native grassland that must be managed to control non-native/invasive plant species.

Development Area	Existing Coastal Terrace Prairie (acres)			Non-Native Grassland
	High Density (native grass stands)	Moderate Density (mixed grass stands)	Prairie Subtotal	
Permanent Impacts to Coastal Terrace Prairie				
Lot 1	0	0	0	0
Lot 2	0.16	0	0.16	0.61
Lot 3	0.11	0.02	0.13	0.81
Lot 4	0.06	0.06	0.12	0.97
TOTALS	0.33	0.08	0.41	2.39
Temporary Impacts / Preserved in Conservation Easements				
Lot 1 Septic	0	0	0	0
Lot 2 Septic	0.13	0	0.13	0
TOTALS	0.13	0	0.13	0
Preservation of Coastal Terrace Prairie in Conservation Parcel				
Parcel A	0.82	2.37	3.19	0.87
TOTAL PRAIRIE AND GRASSLAND PRESERVED (Within Conservation Parcel and Conservation Easement Areas)	0.95	2.37	3.32	0.87

Hydrant Flow Test Data

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

GRAPHIC SCALE**Storm Drain Detention**

PRE-DEVELOPMENT RUN-OFF
 $Q_{10} = 10.188 \text{ CM}^3/\text{SEC}$
 1.13 CFS

$Q_{100} = 11.497 \text{ CM}^3/\text{SEC}$
 1.33 CFS

POST-DEVELOPMENT RUN-OFF
 $Q_{10} = 10.188 \text{ CM}^3/\text{SEC} + 10.802 \text{ CM}^3/\text{SEC}$
 1.13 CFS

$Q_{100} = 11.497 \text{ CM}^3/\text{SEC} + 11.82 \text{ CFS}$

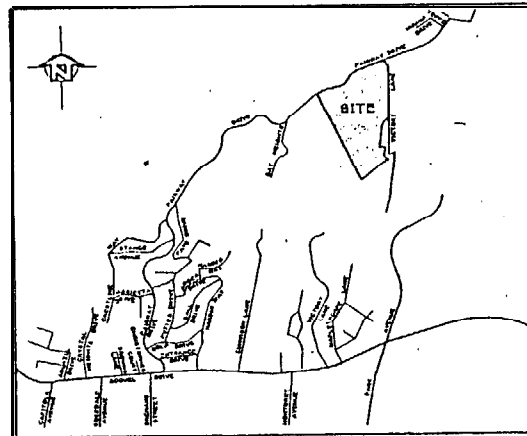
Detention Volume Required per SD-5

$C = 0.37 \text{ SEC} \times 0.401$
 230 CUFT/ACRE
 $(10.802 \text{ CM}^3/\text{SEC}) \times 230 \text{ CUFT/ACRE}$

$\approx 4 \text{ LOTS W/8,000 S.F. OF IMPERVIOUS SURFACE}$

Vicinity Map

NOT TO SCALE

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

Michael Zaher
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

San Jose Water District

Sewer Disposal

Septic Tanks and Leach Fields

Gas & Electric

Pacific Gas & Electric

Area Subject to Easement

None

Total Area of Site

580,063 S.F. / 13.32 Acres

General Notes

- Boundary data was taken from record information and is not the result of a field survey by Island 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 envelope, 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) - 11.55 Acres
Mountain Residential (M-R) - 1.77 Acres
Total 13.32 Acres

EXHIBIT A
11-0200

287

EXHIBIT 0
ATTACHMENT 1

Tentative Minor Land Division For:
Michael Zaher

APN 040-071-12

14-1

CHAPTER 13.14

RURAL RESIDENTIAL DENSITY DETERMINATIONS



Sections:

- 13.14.010 Purpose
- 13.14.020 Scope
- 13.14.025 Amendment
- 13.14.030 Definitions
- 13.14.040 Application
- 13.14.050 Rural Residential Density Determinations
- 13.14.060 Matrix Calculation
- 13.14.070 Overriding Minimum Acreage Policies
- 13.14.080 Resource and Constraint Data
- 13.14.090 Fees

13.14.010 PURPOSE. The purpose of this chapter is to allow for a consistent determination of the development potential of rural land parcels based upon the availability of services, environmental and site specific constraints, and resource protection factors mandated by Measure J, the growth management system, its implementing ordinances and policies, the County's General Plan, and the Local Coastal Program Land Use Plan,

13.14.020 SCOPE. This chapter outlines ten criteria or factors, called matrices, which assess the development potential of rural properties based on resources unique to a particular site, and establishes the basis upon which detailed site information supplied by an applicant can be accepted in lieu of general data otherwise available to county planning staff for matrix determinations. (Ord. 3026, 12/23/80; 3072, 5/12/81; 3330, 11/23/82; 3434, 8/23/83)

13.14.025 AMENDMENT. Any revision to this chapter which applies to the Coastal Zone shall be reviewed by the Executive Director of the California Coastal Commission to determine whether it constitutes an amendment to the Local Coastal Program. When an ordinance revision constitutes an amendment to the Local Coastal Program such revision shall be processed pursuant to the hearing and notification provisions of Chapter 13.03 of the County Code and shall be subject to approval by the California Coastal Commission.

Essential Habitat. See Sensitive Habitat.

Feasible. Capable of being accomplished in a successful manner within a reasonable period of time, taking into account economic, environmental, social and technological factors, as determined by the County.

Impervious Surface. Any non-permeable surface, including roofs and non-porous paving materials such as asphalt or concrete, but not including directly permeable surfaces such as decks that allow the passage of water or gravel driveways less than five inches thick.

Person. Any individual, firm, association, corporation, partnership, business, trust company, a public agency as specified in Section 53090 of the California Government Code, or the state or a state agency.

Rare and Endangered Species. A plant or animal species designated as rare, endangered or threatened by the State Fish and Game Commission, the United States Department of Interior Fish and Wildlife Service, or the California Native Plant Society.

Resource Dependent Use. Any development or use which requires utilization of a natural resource and must be sited within a sensitive habitat in order to be able to function at all, such as a fish hatchery.

Restoration. Restoring native vegetation, natural drainage, and water quality, including but not limited to replanting native vegetation, removing garbage, and protecting the habitat from the inflow of polluted water or excessive sedimentation.

Sensitive Habitat. An area is defined as a sensitive habitat if it meets one or more of the following criteria.

- (a) Areas of special biological significance as identified by the State Water Resources Control Board.
- (b) Areas which provide habitat for locally unique biotic species/communities including but not limited to: oak woodlands, coastal scrub, maritime chaparral, native rhododendrons and associated Elkgrass, indigenous Ponderosa Pine, indigenous Monterey Pine, mapped grassland in the Coastal Zone and sand parkland; and Special Forests including San Andreas Oak Woodlands, indigenous Ponderosa Pine, indigenous Monterey Pine and ancient forests.--

(5) BIOTIC RESOURCE MATRIX

TYPE OF BIOTIC RESOURCE	POINTS
I Development Activities Outside Designated Sensitive Habitats	1 0
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 MATRIX

AVERAGE SLOPES

	PP RM	PP RM	PP RM
BEDROCK GEOLOGY	0 - 15%	16 - 30%	31 - 50%
	50% 3%	25% 27%	15% 3%
Granitics, Metamorphics, 10		9	7
Terrace Deposits			
Santa Cruz Midstone, Mindego, 10		8	5
Purisma, Locatelli, Monterey, 10	5.8 3.1	2 2.96	.75 1.55
→ Alluvium			
Lompico, Vaqueros, Lambert, 8		5	2
Butano, Zayante, San Lorenzo			
Santa Margarita, Aromas 6		3	0

PP = 8.0
RM = 7.0

ATTACHMENT 1 3

EXHIBIT 0

97-0916

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

41

MATRIX

		RR/KM		RR/KM	
		Current Point Score		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 REDIARCT & WASH. TImber Resources NOT MAPPED.	3	3	6	6
4.		10	10	CURRENT POINT SCORES	
5.	Biotic Resource NOT MAPPED	10	10		
6.	Erosion ALLUVIUM &	8.6	7.6		
7.	Seismic Activity NO MAPPED FAULT & NO MAPPED POT. FOR LIQUEFACTION	10	10		
8.	Landslide ALLUVIUM &	8	6.4		
9.	Fire Hazard	13	13	(SEE	
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 _____) 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 1 3
EXHIBIT 0**

- (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		Minimum Average Parcel Size 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
-	80	15	acres
3:	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

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.

EXHIBIT
ATTACHMENT

John Craycroft and Associates

Design and Planning

3/14/00

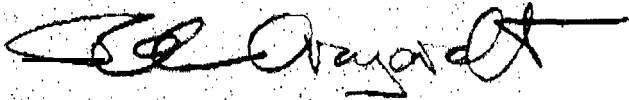
To: Santa Cruz County Board of Supervisors

From: John Craycroft

Re: Application #99-0288 (APN 040-012-12) MLD-- Fairway Dr. Soquel

I am writing in support of this application. As owner and developer of the adjacent property where we created 4 residential lots with a large open space parcel, I am familiar with the area and the issues involved. I am also a long time proponent of environmentally sound development and neighborhood preservation. I believe that the application for this parcel has been carefully considered by the applicant and the planning department. It is consistent with the existing density along the south side of Fairway Drive, while preserving open space, and native grasslands. It should be approved without modification.

thank you



John Craycroft