



COUNTY OF SANTA CRUZ

0839

PLANNING DEPARTMENT

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ALVIN JAMES, DIRECTOR

Agenda Date: May 21, 2002

May 3, 2002

Board of Supervisors  
County of Santa Cruz  
701 Ocean Street  
Santa Cruz, CA 95060

Subject: Proposal to divide a 280 acre parcel (APN 062-191-02) into two parcels of 240 acres (Parcel A) and 40 acres (Parcel B) respectively, to construct an agricultural well on Parcel B and to construct a single family dwelling on Parcel A, where a single family dwelling exists. Requires a Coastal Development Permit, a Minor Land Division, a Residential Development Permit for a two unit dwelling group, a Well Permit from Environmental Health Services, and a Preliminary Grading Approval to grade approximately 350 cubic yards.

APPLICATION NO.: 98-0750  
APN: 062-191-02  
APPLICANT: Rich Beale Land Use Planning  
OWNER: Donald and Sharon Meyers

Members of the Board:

BACKGROUND

On October 22, 1998, the County Planning Department accepted this application for a Minor Land Division. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was considered by the County Environmental Coordinator on August 27, 2001. A Negative Declaration with Mitigations was issued on October 5, 2001 (see Attachment 4). The Planning Commission heard this application at a noticed public hearing on March 27, 2002. The Planning Commission unanimously adopted Resolution 3-02 (Attachment 5), recommending approval of the Minor Land Division, Residential Development and Coastal Development permits for the subject parcel to your Board. Minutes of the Planning Commission meeting can be seen as Attachment 7. In order for this application to be approved, a 4/5 majority vote of your Board is required.

The applicant requests approval to divide one parcel into two parcels of 40 acres gross (Parcel B) and 240 acres gross (Parcel A). In addition, the applicant seeks to construct an agricultural well to service the new parcel B and to construct a new dwelling, comprising a two dwelling unit group on Parcel A. The subject parcel is zoned Timber Production and is currently developed with a wine grape vineyard (proposed Parcel B), a single family residence built in 1955, miscellaneous outbuildings, a pond, an extensive system of logging roads within the timbered portion and a caretaker's mobile home installed some time in 1972. No permits are on file for the mobile home. The applicant proposes to remove the existing, unpermitted

caretaker's mobile home and replace it with a new single family dwelling in roughly the same location, thereby creating a two unit dwelling group on the larger parcel (Parcel A). A 40 acre portion (proposed Parcel B) of the subject parcel was leased and developed with a commercial vineyard in 1991. The primary purpose of the proposed land division is to allow the vineyard to be owned by the lessee as Parcel B. Consequently, the applicant is not specifying a building site nor are any structures proposed on Parcel B at this time. Earthwork, comprising about 350 cubic yards of excavation and about 250 cubic yards of fill material, is proposed in order to construct a new access driveway servicing Parcel B and the new dwelling on Parcel A, to abandon a portion of driveway accessing the existing dwelling on Parcel A and to construct a new driveway apron off of Smith Grade Road for the existing dwelling. The property lies partially within a designated coastal scenic area and the proposal is not a principal permitted use for the zone district. This application is, therefore, appealable to the Coastal Commission. A Coastal Development permit is required for the minor land division, the two unit dwelling group on proposed parcel A, the proposed grading and the new well.

## DISCUSSION

### Project Setting:

The subject parcel is an approximately 280 acre parcel, located on Smith Grade Road in Bonny Doon. The development envelope on Parcel B, the proposed new dwelling on Parcel A and the associated access roads are all located on slopes of less than 30%. A portion of the existing access road will be used as a driveway to the new dwelling on Parcel A and to access the vineyard and any future residential development on Parcel B. Minor grading is proposed to construct portions of new road required to provide permanent access to the vineyard and to remove portions of the former access road. The west branch of Majors Creek, a perennial stream, runs north to south across the subject parcel roughly bisecting it. The natural slopes on the parcel range from level to less than 15% on the southwestern portion of the property and west of Majors Creek to slopes in excess of 60% on the flanks of the ravine containing Majors Creek. The proposed building site for the second dwelling on lot A is located on gently sloping terrain near the southwestern end of the parcel. A generalized development envelope is proposed for Parcel B, which contains slopes between 10 and 20%. The subject parcel is zoned Timber Production and has a General Plan designation of Mountain Residential or R-M. The applicant has submitted a Forest Management Plan, which has been reviewed by the County and determined to meet minimum requirements for a Timber Management Plan.

The property encompasses several distinct ecological zones. The eastern portion of the property is predominantly dense, redwood forest. The redwood forest transitions into chaparral at the highest elevations near the north end of the property. The western portion and southwestern corner of the parcel are characterized by rolling meadows, interspersed with oaks, madrones and isolated clumps of redwoods. The northwestern corner transitions into a chaparral characteristic of Zayante Sands, isolated species of Silver Leaf manzanita are Located along the margins of the vineyard in this area. Again, a riparian corridor (Majors Creek) runs north to south across the property. The area located along the western property line was previously a moderate to gently sloping meadow with scattered oaks, madrones and redwoods, many of which remain interspersed throughout the vineyard. Portions of the parcel are designated as Primary Groundwater Recharge areas, and the entire parcel is designated as Water Supply Watershed (Majors and Laguna Creeks). Two areas of the property are designated as Critical Fire Hazard corresponding to topography (ridge top) and/or vegetation (chaparral). The proposed locations for the new development are outside of the Critical Fire Areas. The development envelope for Parcel B is within the primary Groundwater Recharge area. No development is proposed within the forested areas of the property.

### Environmental Resources And Constraints

The parcel is located within a Water Supply Watershed for Majors Creek and Laguna Creek, which supply water for the City of Santa Cruz. General Plan Policy 5.5.9 requires that all grading, building and timber harvesting in Water Supply Watersheds meet strict standards for erosion control and protection of water quality. In addition, General Plan Policy 5.5.12 requires retention of stormwater runoff from impervious surfaces for all new development through on-site percolation methods, where feasible. The runoff from the new access road will be percolated on-site and so that post-development runoff will not exceed predevelopment levels. The applicant has submitted preliminary grading plans for the road improvements, including grading volumes. The grading is limited to the amount necessary to create new or improve existing the existing access road to meet the requirements of the General Plan and to abandon portions of the old access road, which will not be used.

Nearly all of the western end of the parcel (Parcel B), as well as some of the timbered portion of the property are located within a Primary Groundwater Recharge area. Any development on Parcel B will be located within the recharge area. A Preliminary Lot Inspection Report from Environmental Health Services indicates that the lot is potentially suitable for a septic system. The proposed dwelling on Parcel A is located outside of the Primary Groundwater Recharge area.

Two sensitive biotic communities are located on this property. The northwest corner of the parcel is mapped within a Biotic Resource, indicating that the rare Santa Cruz Cypress (Cupressus abramsiana) might be present. The biotic resources were evaluated by the County Biotic Consultant, who determined that no specimens of this tree were on the property. He further noted that the entire proposed Parcel B is in active agriculture (vineyard) except for the perimeter dirt road, an excavated pit in the north end, and many mature trees preserved within the cultivated rows. He noted individuals of one special status species, *Arctostaphylos andersonii*, growing on the eastern periphery of the property in the northernmost approximately 100-300 feet of the parcel. In addition, there are individual Silver Leaf manzanita (*Arctostaphylos silvicola*) close to the property line on the adjacent parcel to the west as well. The presence of these plants, the soil type (Zayante sand), and the mix of other plant species suggest that more extensive parts of the proposed new parcel were at one time host to these special status plants. However, because of clearing that preceded the establishment of the vineyard there are no individuals left in the area that might be impacted by development of the new parcel in the future. Normal setbacks from property boundaries will preserve the existing individuals.

The second sensitive habitat is the riparian corridor of the West Branch of Majors Creek, a perennial stream. No development or site disturbance is proposed within 500 feet of the stream, and any future development on Parcel B will exceed that distance. This distance provides ample protection for the riparian corridor. The stream will remain located on parcel A, the large timber parcel.

Portions of the subject parcel are also located within a Critical Fire Hazard area. General Plan Policy 6.5.4 requires that, for new land divisions, building sites must be located outside of the Critical Fire Hazard area. The Critical Fire Hazard area is excluded from the development envelope on Parcel B. The proposed dwelling on Parcel A is not located within this mapped constraint. Secondary access is not required as the building sites are not located on a dead end road more than one-half mile from the nearest intersection with a through road.

The subject parcel is zoned Timber Production, accordingly the entire parcel is mapped within a Timber Resource designation. The applicant has submitted a Timber Management Plan, which has been reviewed by the County and meets minimum standards established by the County. The proposed parcels and development are configured to cluster the development on the non-timbered portion of the property, and maintain all of the actual timberland on one parcel (A). General Plan policy 5.12.5 requires that the owner of the timber rights on the parcel enter into a binding contract with your Board to manage and harvest the timber and to abide by the provisions of the Timber Management Plan. A condition of approval has been included to address this requirement.

Portions of both proposed parcels are located within mapped Scenic Resource area. The mobile home, which would be replaced with a new dwelling (on parcel A), is located within this mapped zone. This development, however, is not visible from Smith Grade Road, due to site topography, natural screening by existing trees and neutral coloration. Conditions will be placed on the proposed replacement dwelling to require that it not be visible from Smith Grade Road. The southern end and a portion at the northern end of Parcel B are mapped within a Scenic Resource area. Similarly, portions of Parcel B, which are designated as scenic resources, are not actually visible due to site topography and trees. Nevertheless, the future development of Parcel B would be subject to conditions requiring that any future structures shall not be visible from any designated scenic road. Moreover, the general development envelope excludes the mapped Scenic areas. Thus, a permit amendment and thorough review by the decision making body would be required to change the building envelope in order to construct a structure within the mapped scenic zone of Parcel B. Finally, any future proposal to construct a structure on Parcel B will require a Coastal Development Permit, ensuring that the proposed structure would be evaluated with respect to location and potential visual impacts.

The Significant Tree Protection Ordinance applies to all trees on the subject property which are located within the designated scenic resource area and are 40 inches dbh (diameter at breast height) or greater in size or any group of ten or more trees on a single parcel, each over 20 inches dbh. A number of trees scattered throughout the designated scenic portion of the vineyard (proposed Parcel B) are Significant Trees. All trees over 20 inches dbh must be shown on the final map prior to recordation. A deed restriction will be required on the property deed for Parcel B stating that all Significant Trees shall be retained and that only dying, diseased or dead trees shall be removed after the evaluation and recommendation of a certified arborist and issuance of a Significant Tree Removal Permit by the County of Santa Cruz.

### Rural Density Matrix

Objective 2.3 of the Santa Cruz County 1994 General Plan establishes land use suitability criteria for determining rural density for land divisions. A Rural Density Matrix was completed to determine the allowable residential development on the subject property both for the land division and for the two dwelling residential group on one of the resultant parcels (Attachment 6, Exhibit H). There are three overriding policies for minimum parcel size for this project. First, the Timber Production zoning requires a minimum 40 gross acre parcel size with clustering (discussed in detail under "General Plan and Zoning Consistency"). Second, in the Mountain Residential General Plan designation minimum gross parcel size is set by the average parcel size within 1/2 mile of the project, if the average parcel size is greater than that set forth by the matrix. The average parcel size within 1/2 mile of the subject property is 46 acres. Third, the proposed access road to Parcel B is a dead end road over 500 feet from the County maintained road, therefore development can only occur at the lowest density for the General Plan designation. The lowest density for the Mountain Residential General Plan designation is 40 net developable acres. Parcel B is

proposed at 40 acres (net and gross). The minimum gross parcel size must be met through parcel averaging. Thus, six acres of Parcel A will be encumbered through a deed declaration as providing density for Parcel B. This acreage cannot be counted for future land divisions or residential development groups. In accordance with the development density policies applicable to the subject parcel, the maximum density of development for a land division or dwelling group using clustered development would be four parcels or dwelling unit groups. The proposed land division and dwelling group of three density units, is less than the density of development allowable under the matrix policies. The project is clustered with respect to the size of the subject parcel and its timber resources. Using parcel averaging, the project is overall consistent with these General Plan policies.

#### General Plan and Zoning Consistency

The subject property has a General Plan Designation of Mountain Residential or R-M. The purpose of this designation is to provide for very low density residential development in areas that are unsuited to more intensive development due to the presence of physical hazards and development constraints, the desire to protect natural resources, and the lack of public facilities and services need to support higher densities. The proposed development is consistent with the density range of ten to forty net developable acres and is consistent with the Rural Density Matrix (discussed above). A map of the General Plan designation is included as Exhibit F of Attachment 6.

Again, the parcel is zoned Timber Production (TP). The purpose of the TP zone district is defined by Section 13.10.370 of the County Code; to protect and maintain the timberland of the County through the regulation of timberland use, to establish a zone district consistent with the mandates of the Forest Taxation Reform Act of 1976; to protect the health, safety and welfare of the people of Santa Cruz County; and to preserve agriculture and other open space uses where compatible with timberland uses. Commercial agriculture and a single family residence are each principal permitted uses in the TP zone district. Commercial agriculture, nevertheless, is limited to the non-timbered portions of TP zoned lands. The proposed two unit dwelling group is a conditionally allowed use in this zone district, and all discretionary uses within the CA (Commercial Agriculture) zone district are allowed uses within the TP zone district with a Level 5 use permit. County policy for the protection of timber resources is set forth in General Plan Objective 5.12. Policy 5.12.4 for land division and density requires that new timber parcels in the Coastal Zone be at least 160 acres gross, but where development is clustered, new parcels sizes must be an average of 40 gross acres. In addition, for residential development of multiple dwellings, the dwelling density allowed in the Coastal Zone is one dwelling per 160 gross acres without clustering, and one dwelling per 40 gross acres with clustering. Approval by a four-fifths majority of your Board is required to approve a greater density than the one dwelling unit per 160 acres. The intent of requiring either large parcel sizes and low development densities, or allowing smaller parcel sizes and high development densities with clustering is to preserve the timberlands in as large of tract as possible to maintain economic viability.

The project proposes a land division and residential development at densities set forth for clustered development. Specifically, the project proposes creating two parcels, a 40 gross acre parcel (Parcel B) and a 240 gross acre parcel (Parcel A). Again, the minimum parcel size as determined by the rural density matrix and applicable overriding policies is 40 net developable acres and 46 gross acres. Compliance with the required development density will be achieved through parcel averaging as allowed in and in conformance with General Plan Policy 2.3.3. Parcel B, in the absence of parcel averaging, meets the required net developable acreage (40), but does not contain 46 gross acres. The appropriate development density for gross parcel size can be met through parcel averaging and six acres of Parcel A would be encumbered-and counted toward parcel B. A two dwelling residential development is proposed on the

Parcel A. The proposed development density on Parcel A is approximately one dwelling per 117 gross acres (240 acres – 6 acres for Parcel B divided by 2 dwelling units). These two dwellings are not clustered in the strictest sense being located roughly 1,000 feet apart. The new dwelling, however, is proposed in a virtually untimbered area of the property. While there are small, isolated groups of redwoods in this area, they are so far removed from the densely forested portion of the property to the east that they are not economical to harvest. The proposed location of the new house provides security in the more open and accessible portion of the property and for the nearby vineyard. As stated by the project forester, this home site will not affect the timber activities on the parcel.

The closest boundaries of Parcel B are more than 500 feet from the existing residence. Consequently, any future residence on this parcel will not be in close proximity to the existing development, in the literal sense. Parcel B is presently a commercial vineyard. Prior to the vineyard, this area contained meadows with isolated trees, the larger specimens still remain within the vineyard. Again, this area contained no merchantable stands of timber and the proposed land division will not affect the timberlands and timber harvesting ability of the property. The actual timberlands will remain intact and owned by one property owner. The proposed development is located roughly in the southwestern end of the subject property, outside of the forested areas. The applicant, therefore, argues that due to the site conditions, the proposal meets the intent of the County policies for timber protection. Land divisions of TP zoned parcels at clustered development densities requires approval by a four-fifths majority of the Board of Supervisors. The Planning Commission has evaluated this project with respect to the County's timberland policies and determined that the project is consistent with these policies and is recommending this proposal to your Board.

The development envelope for Parcel B complies with the development standards in the zoning ordinance as they related to setbacks, minimum site width and minimum site frontage found in County Code Section 13.10.373. The proposed project is accessed from Smith Grade, a publicly maintained road. Staff originally proposed that the second dwelling on Parcel A and proposed Parcel B be accessed via an 18 foot wide road within a 40 foot right-of-way off of Smith Grade. The Planning Commission revised this condition and required 12 foot driveway with fire turnouts in order to minimize grading and site disturbance.

#### Neighborhood Issues

Two primary concerns have been raised by adjacent neighbors with respect to this project: agricultural runoff onto their property and continued agricultural use of Parcel B. The Planning Commission added Condition IV.G., that requires all runoff to be retained on Parcel B. A letter was received after the Planning Commission hearing, regarding retaining parcel B as a strictly agricultural property and limiting its development (Attachment 8). The proposed land division facilitates the continued use of Parcel B as agricultural land. The land division will allow for development of residential as well as agricultural uses within the scope of the uses allowed within the TP zone district and consistent with the General Plan and Coastal Zone development policies.

#### Coastal Zone Issues

Section 13.20.130(b)1. of the County Code which provides the visual compatibility design criteria for development in the coastal zone, states that all new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas. Section 13.20.130(c) provides the design criteria for projects within designated scenic resource areas. This

regulation states that development shall be located, if possible, on parts of the site not visible or least visible from the public view and that development not block public views of the shoreline. As discussed above, the proposed new dwelling of the two unit dwelling group (Parcel A) will be located within the mapped scenic area. This unit will be placed in roughly the same location as an existing, unpermitted mobile home. The mobile is not visible from Smith Grade Road, a designated scenic road, due to topography and vegetation. The proposed one story dwelling will also not be visible. The proposed dwelling will utilize a wood cabin design, blending with the rural character of the area. Subdued earthtone colors in the brown or greens will be required in order to ensure that the dwelling will not be visually intrusive.

The building envelope for proposed Parcel B does not include any areas mapped as a scenic resource, consistent with County Code Section 13.20.141(b) – Bonny Doon Special Scenic Area design criteria. Thus, the proposed project is consistent with coastal design requirements in that the project is not on a ridgeline, does not obstruct public views, is not on a Coastal Bluff and is consistent and integrated with the character of the surrounding neighborhood.

### Design Review

The site is located within a in a sensitive site as defined in the Design Review Ordinance (Chapter 13.11), and therefore, is subject to Design Review. The proposed new dwelling has been designed to be compatible with the existing development in the area. The architecture of the area is generally rural structures using wood siding. The proposed cabin will harmonize with the rural surroundings. Again, the finish materials will be wood with a composite roof and the coloration will be required to be subdued earthtones of brown or green. The proposed structure is similar in size to that of the surrounding development. Overall, the project is compatible with the goals of the County's Design Review regulations.

### RECOMMENDATION

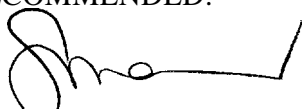
It is, therefore, RECOMMENDED that your Board approve Application 98-0750, based on the attached Findings (Attachment 2) and subject to the attached Conditions of Approval (Attachment 3); and

Certify the mitigated Negative Declaration in accordance with the California Environmental Quality Act (Attachment 4).

Sincerely,

  
Alvin D. James  
Planning Director

RECOMMENDED:

  
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SUSAN A. MAURTELLO  
County Administrative Officer

cc: Rich Beale Land Use Consultants 100 Doyle Street, Suite E Santa Cruz, CA 95062  
Donald and Sharon Meyers 1510 Smith Grade Road Santa Cruz, CA 95060  
Jim Beauregard 1661 Pine Flat Road Santa Cruz, CA 95060

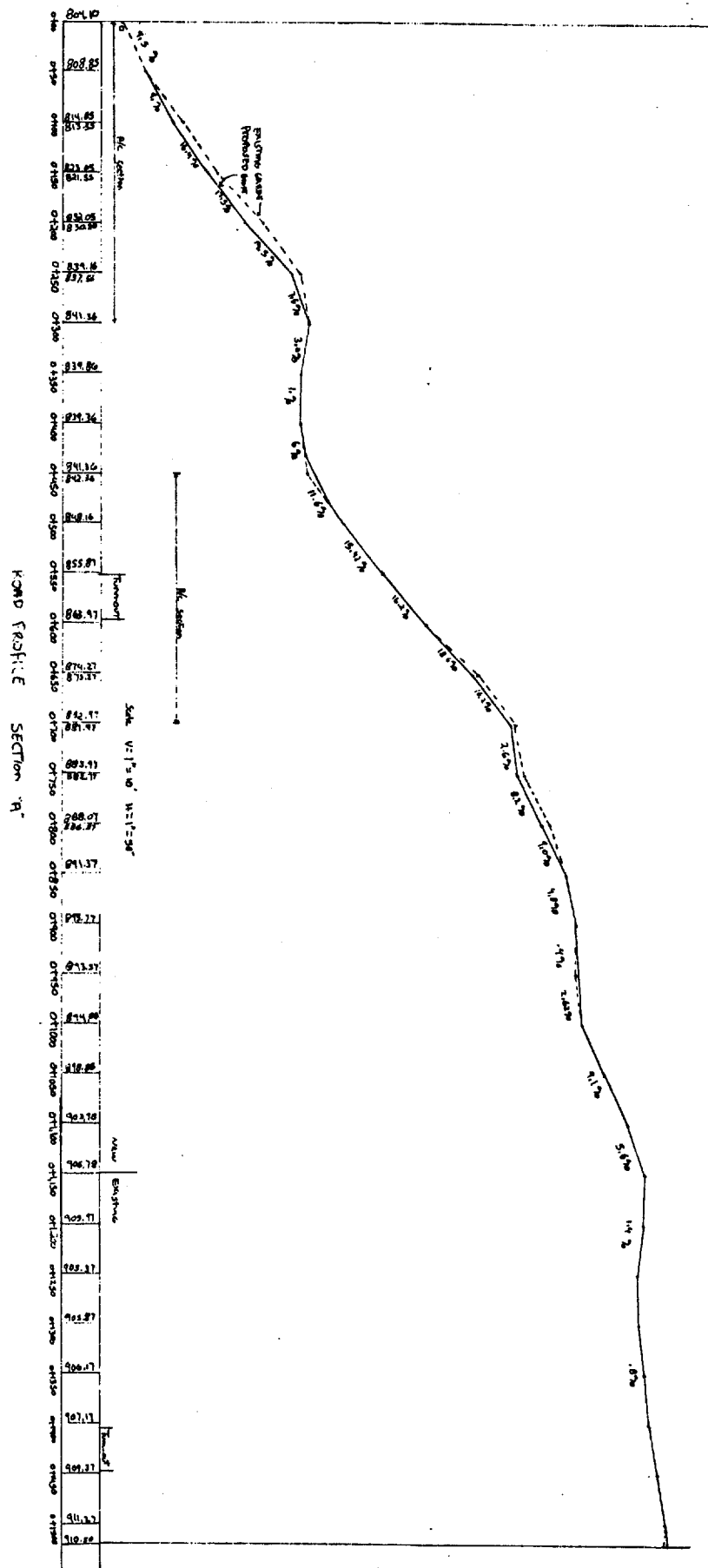
## Attachments:

1. Project Plans and Tentative Maps (reduced)
2. Findings
3. Conditions of Approval
4. CEQA Negative Declaration and Initial Study
5. Planning Commission Resolution No 3-02
- 6.** Planning Commission Staff Report of March 27,2002
7. Planning Commission Minutes for March 27,2002
- 8.** Correspondence
- 9.** Full size Plans and Tentative Maps (on file with the Clerk of the Board)





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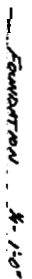
KORD PROFILE SECTION "A"





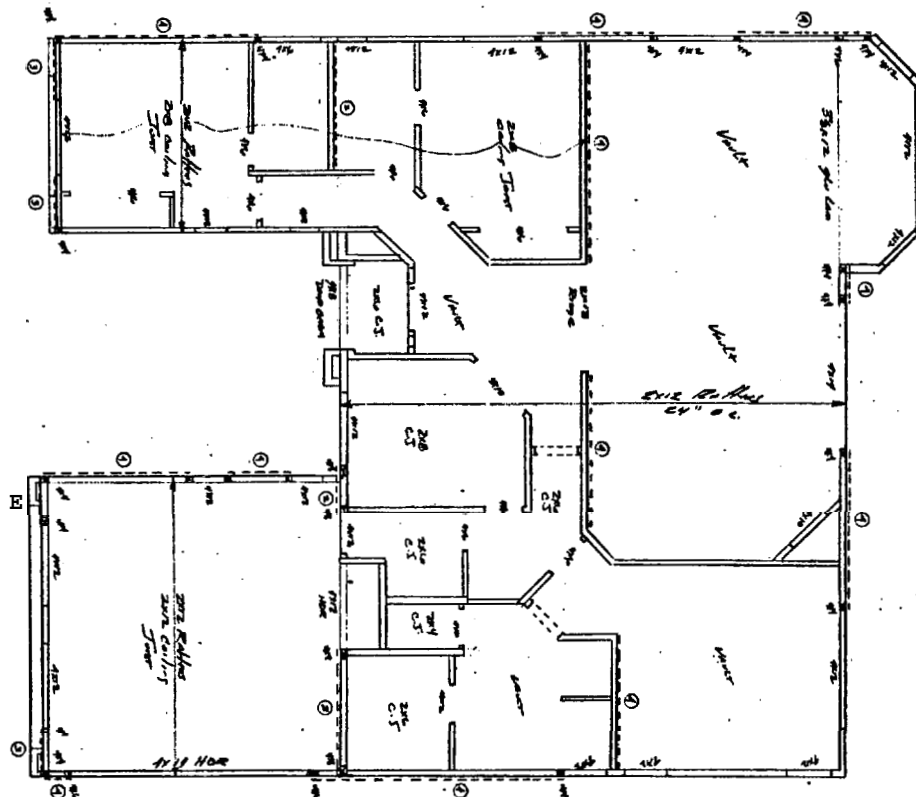


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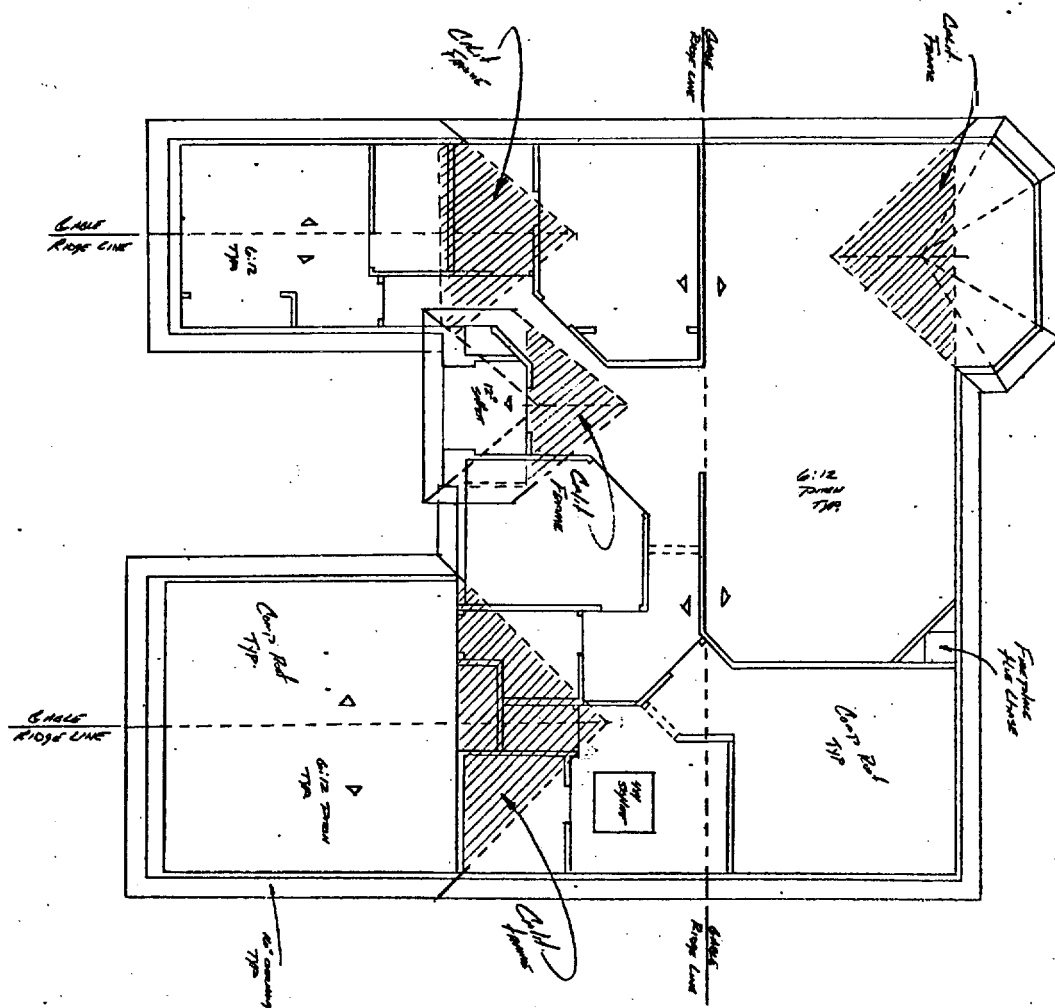


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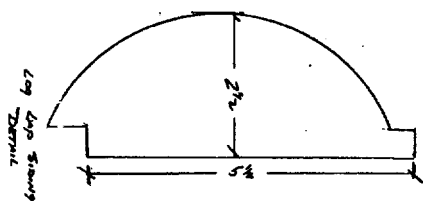
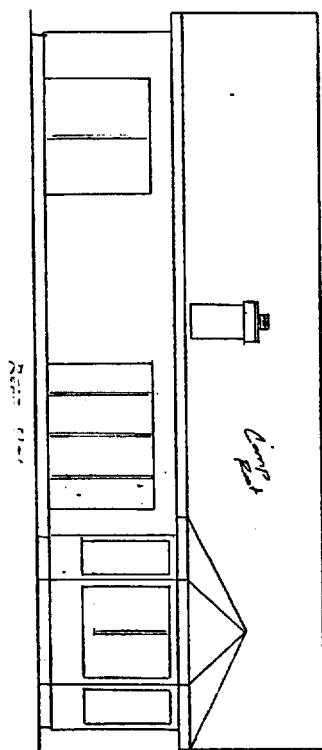
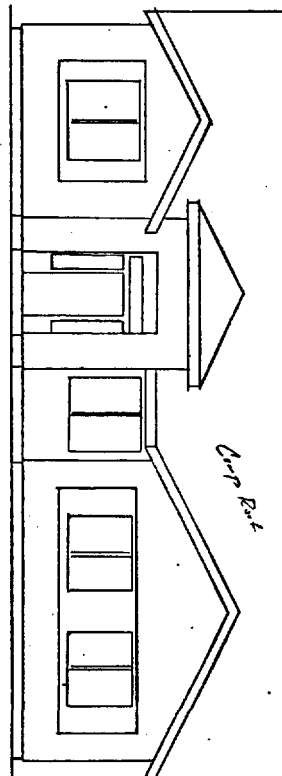
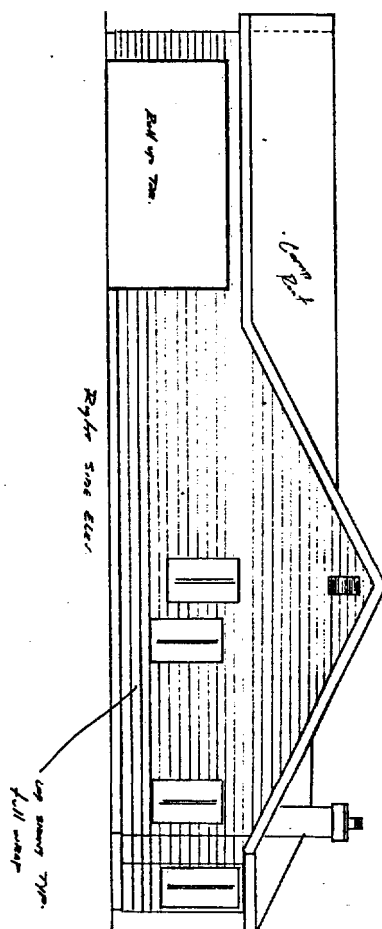
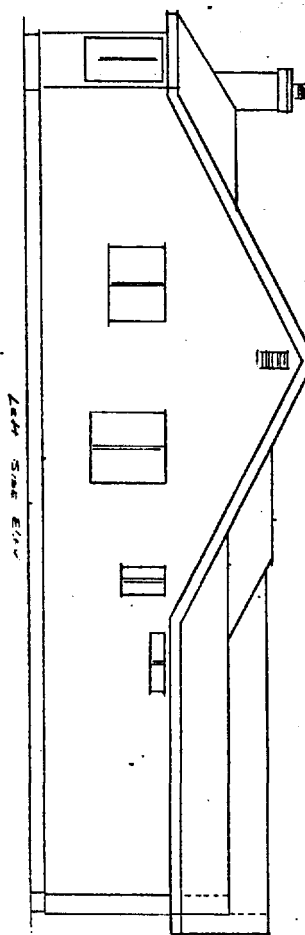
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REMARKS	3

Don / Sharon, MYERS  
1510 SMITH GRADU RD.  
BONNIE DOW, CA.

[illegible]



DON/SHARON MEYERS  
1510 SMITH GRADE RD  
BONNIE DOON, CA.

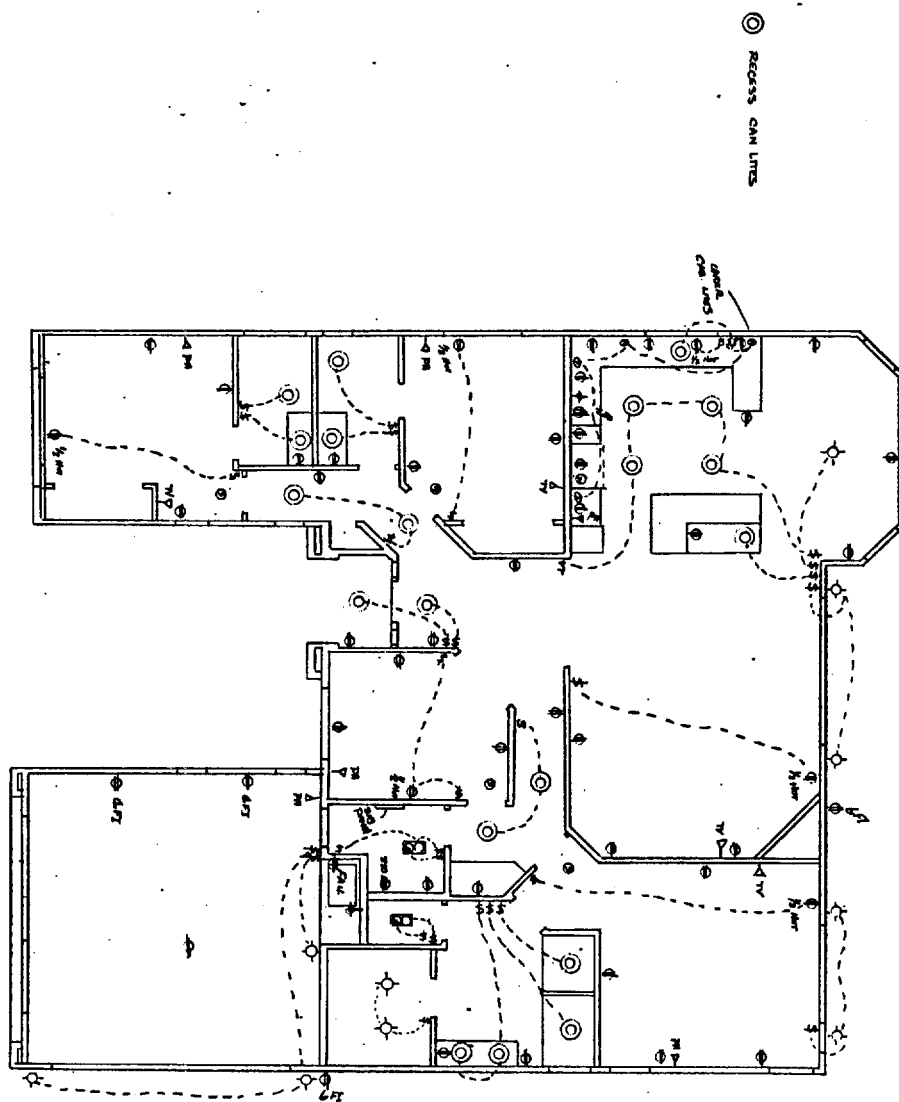


DATE	9-2-99
BY	W. J. J. J.
CHECKED	
APPROVED	

DON/SHARON MEYERS  
1510 SMITH BRIDGE RD.  
BONNIE DOON, CA.

NO.	1
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**SUBDIVISION FINDINGS**

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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 proposed division of land, its design, and its improvements, are consistent with the General Plan. The project creates two parcels of record and is located in the Mountain Residential General Plan designation, which allows development consistent with the Rural Density Matrix and overriding General Plan policies.

Per County Code Section 13.14.060, the rural density matrix indicates that a maximum density of four clustered building sites would be appropriate for this parcel. The required development density set forth by the rural density matrix and overriding policies is a one dwelling unit per parcel containing a minimum of 40 net developable acreage and 46 total acres. The land division will create one parcel with 40 net developable and total acres and one parcel of about 135 net developable acres and 240 acres total acres. The required development density shall be achieved through parcel averaging consistent with the 1994 General Plan Policy 2.2.3. Six acres of Parcel A is attributable and encumbered by Parcel B. The proposed average density meets the required density of 40 acres net developable area and 46 acres gross, which is consistent with the requirements of General Plan policy 5.12.4 for Timber Production zoned parcels within the Coastal Zone with clustered development, and within the Mountain Residential General Plan designation where the average gross parcel size within ½ mile of the property is 46 acres.

The proposed division of land is also consistent with General Plan Policy 2.2.3, which allows averaging of parcel sizes for rural land divisions in that the project is conditioned to include each parcel for future density calculations. This will ensure that the larger of the proposed lots is not further subdivided at a density greater than allowed under the original matrix, in violation of current County regulations.

The project is consistent with the General Plan in that access is provided by a road and driveway that meets rural road standards. Water, for domestic use and fire protection, will be provided by individual wells and the undeveloped parcel has been determined to be suitable for individual septic systems.

The land division is consistent with the General Plan regarding infill development in that the proposed land division will be compatible with the existing low density and intensity of development in the surrounding area. Further, the proposed building envelope is not in a

hazardous or environmentally sensitive area. The project protects natural resources by allowing development in an area appropriate for residential uses at the proposed density.

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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 use of the property will be agricultural in nature with future residential development. The lot sizes meet the minimum average parcel sizes of 46 acres gross and 40 net developable acres, as determined by the rural density matrix. Commercial agriculture and a single family residence are each principal uses in the Timber Production zone district in area which do not interfere with the growing and harvesting of timber, and include the development of single family dwellings and allowing the leasee of the commercial vineyard to own the land within commercial agriculture.

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 there are no geotechnical or geological constraints, which would preclude the development of residential structures in the locations proposed. The proposed parcels offer a traditional arrangement and shape to ensure development without the need for site standard exceptions or variances. No environmental constraints exist that require the area remain fully undeveloped, and the proposed building envelope meets or exceeds the required building setbacks to the property lines and riparian corridor.

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 environmental damage nor substantially and avoidably injure fish or wildlife or their habitat. The proposed building envelope exceeds the building setback to the riparian corridor. There are no known endangered species occurring on the parcel. The known species of special concern located on lot B are located outside of the proposed building envelope. The project received a mitigated Negative Declaration on October 5, 2001, pursuant to the California Environmental Quality Act and the County Environmental Review Guidelines (Exhibit D).

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

The proposed land division or its improvements will not cause serious public health problems in that individual wells will serve the two proposed parcels, access is provided by a road that meets rural road standards, the existing development is served by an existing septic system and the undeveloped parcel has been determined to be suitable for an individual septic system.

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.

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 land division 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. The proposed building envelope on the undeveloped parcel and the existing development meet the minimum setbacks as required by the zone district for the property and County Code.

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### COASTAL DEVELOPMENT PERMIT FINDINGS

1. THAT THE PROJECT IS A USE ALLOWED IN ONE OF THE BASIC ZONE DISTRICTS, OTHER THAN THE SPECIAL USE (SU) DISTRICT, LISTED IN SECTION 13.10.170(d) AS CONSISTENT WITH THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LUP DESIGNATION.

A single-family dwelling and commercial agriculture are each principal permitted uses in the "TP" (Timber Production) zone district. A two single family dwelling (sfd) residential group is an allowed use in the TP zone within the Coastal Zone at a density of one dwelling per 40 acres where the development is clustered and outside of the timberlands. The proposed land division would create two lots of record. The proposed land division and dwelling group of three density units, is less than the density of development allowable under the matrix policies and in Section 13.10.373 for clustered development on TP land within the coastal zone. County Code Section 13.10.373(d) states that dwellings built as part of a dwelling group or building sites in a subdivision using parcel size averaging shall be clustered within 200 to 300 feet of each other, where feasible to facilitate timber harvesting and preserve the rural character of the land. The western side of the subject property does not contain merchantable stands of timber. Due to the location of the existing development and the timbered portions clustering in the close proximity of 200-300 feet is not necessary to facilitate timber harvesting as the proposed development is located outside of timberlands, landings and logging roads. The development is clustered with respect to the size of the original parcel and the future development of the new dwelling to form the two unit dwelling group and of the new parcel (Parcel B) will preserve the rural character of the area, by preserving the majority of the property as a large tract of undeveloped land. The project is clustered with respect to the parcel size and the timber resources and using parcel averaging,

the project is, overall, consistent with these General Plan policies. The “TP” zone district is consistent with the General Plan and Local Coastal Program land use designation of Mountain Residential.

0861

2. THAT THE PROJECT DOES NOT CONFLICT WITH ANY EXISTING EASEMENT OR DEVELOPMENT RESTRICTIONS SUCH AS PUBLIC ACCESS, UTILITY, OR OPEN SPACE EASEMENTS.

The parcel is not governed by an open space easement or similar land use contract. The project will not conflict with any existing right-of-way easement or development restriction as none exist.

3. THAT THE PROJECT IS CONSISTENT WITH THE DESIGN CRITERIA AND SPECIAL USE STANDARDS AND CONDITIONS OF THIS CHAPTER PURSUANT TO SECTION 13.20.130 et seq.

The two parcel land division and the two single-family dwelling group proposed on Parcel A are consistent with the design criteria and special use standards and conditions of County Code Section 13.20.130 et seq., in that the project proposes minimal grading for access, is not on a prominent ridge, and is visually compatible with the character of the surrounding rural neighborhood. The project is not on a ridgeline, and does not obstruct any public views to the shoreline. The proposed dwelling on Parcel A will not be visible from Smith Grade Road, due to topography and existing vegetation. The proposed building envelope on Parcel B does not include any mapped scenic resource area, consistent with the Bonny Doon Special Scenic Area design criteria set forth in Section 13.20.141(b) of the County Code. The Significant Trees within the vineyard on Parcel B must be preserved as a condition of approval, thereby maintaining this scenic resource. The design and siting of the proposed residence on Parcel A and future residential development of Parcel B minimizes impacts on the site, the surrounding neighborhood and the scenic resources as viewed from Smith Grade Road.

4. THAT THE PROJECT CONFORMS WITH THE PUBLIC ACCESS, RECREATION, AND VISITOR-SERVING POLICIES, STANDARDS AND MAPS OF THE GENERAL PLAN AND LOCAL COASTAL PROGRAM LAND USE PLAN, SPECIFICALLY CHAPTER 2: FIGURE 2.5 AND CHAPTER 7, AND, AS TO ANY DEVELOPMENT BETWEEN AND NEAREST PUBLIC ROAD AND THE SEA OR THE SHORELINE OF ANY BODY OF WATER LOCATED WITHIN THE COASTAL ZONE, SUCH DEVELOPMENT IS IN CONFORMITY WITH THE PUBLIC ACCESS AND PUBLIC RECREATION POLICIES OF CHAPTER 3 OF THE COASTAL ACT COMMENCING WITH SECTION 30200.

The project site is not located in the area between the shoreline and the first through public road. Public access to the beach is located to the south from Highway One. The proposed division of land and the two unit residential dwelling group will not interfere with public access to the beach, ocean, or any nearby body of water. The project site is not identified as a priority acquisition site in the County Local Coastal Program, and is not designated for public recreation or visitor serving facilities.

5. THAT THE PROPOSED DEVELOPMENT IS IN CONFORMITY WITH THE CERTIFIED LOCAL COASTAL PROGRAM.

0862

The proposed division of land, the two unit residential dwelling group on Parcel A and the new well on Parcel B are consistent with the County's certified Local Coastal Program in that these are conditionally allowed uses in the TP (Timber Production) zone district. The development permit has been conditioned to maintain a density of development compatible with the zone district. The structure is sited, designed and landscaped to be visually compatible and integrated with the character of the surrounding neighborhood. The proposed dwelling on Parcel A will incorporate a pitched roof and one story, 17 foot height. The dark composite roof will complement the wood exterior. The location and design of the building will harmonize with the rural environment of the area and will not be visible from Smith Grade Road, a 1994 General Plan designated scenic road. The proposed building envelope on Parcel B does not include any mapped scenic resource area, consistent with the Bonny Doon Special Scenic Area design criteria set forth in Section 13.20.141(b) of the County Code.

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#### **DEVELOPMENT PERMIT FINDINGS FOR THE TWO UNIT DWELLING GROUP**

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 the proposed single family dwelling to be constructed on Parcel A with an existing single family dwelling and the conditions under which this two unit dwelling group 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 be materially injurious to properties or improvement in the vicinity, as the proposed project complies with all development regulation applicable to the site. Construction will comply with prevailing building technology, the Uniform Building Code, and the County Building ordinance 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 project site is located in the TP zone district. The two unit dwelling group and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the TP zone district. The project meets the site standard requirements for residential development on a TP parcel. The proposed lot

coverage for the development is less than 1% and the maximum allowed lot coverage is 10%. The dwellings are located in the southwestern corner of the property in the non-timbered portion of the property. The distance separating the two dwellings is about 1,000 feet. County Code Section 13.10.373(d) states that dwellings built as part of a dwelling group or building sites in a subdivision using parcel size averaging shall be clustered within 200 to 300 feet of each other, where feasible to facilitate timber harvesting and preserve the rural character of the land. The western side of the subject property does not contain merchantable stands of timber. Due to the location of the existing development and the timbered portions clustering in the close proximity of 200-300 feet is not necessary to facilitate timber harvesting as the proposed development is located outside of timberlands, landings and logging roads. The development is clustered with respect to the size of the original parcel and the future development of the new dwelling to form the two unit dwelling group and of the new parcel (Parcel B) will preserve the rural character of the area, by preserving the majority of the property as a large tract of undeveloped land. The purpose of requiring clustered development on TP zoned parcels is to protect and preserve the timber resources and ensure that any residential development will not interfere with the ability to grow, manage and harvest the timber. The proposed residential development meets the intent of the Timber Production zoning regulations, in that the dwellings are located outside of the forested areas, are not located near any timber landings or logging roads and area clustered with respect to the parcel's size.

The proposed new dwelling is located within a mapped scenic resource area. Specifically, Smith Grade Road is a **1994** General Plan designated scenic road. This dwelling will replace an existing, unpermitted mobile home in the same location. Due to site topography, existing vegetation and one story - 17 foot maximum height, the existing structure is not and the proposed dwelling will not be visible from Smith Grade Road in conformance with County Code Section 13.20.130.

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 located in the Mountain Residential land use designation. As discussed in the Coastal Zone Findings for this project, all LCP policies have been met in the proposed locations of the project and with the required conditions of this permit. The design of the proposed single-family dwelling, forming the two unit dwelling group, is consistent with that of the surrounding neighborhood, and is sited and designed to be visually compatible and integrated with the character of surrounding neighborhoods. The dwelling will not block public vistas to the public beach and will blend with the rural environment.

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 roads in the vicinity in that there will be a minimal increase in traffic, as a result of the second single family dwelling as part of the two unit dwelling group.

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.

0864

The proposed single-family dwelling 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 dwelling will result in a home of a modest size and mass, and will be sited and designed to be integrated with the character of the surrounding neighborhood and to be indiscernible from Smith Grade Road, a designated scenic road.

6. THE PROPOSED DEVELOPMENT IS CONSISTENT WITH THE DESIGN STANDARDS AND GUIDELINES (SECTION 13.11.070 THROUGH 13.11.076), **AND** ANY OTHER APPLICABLE REQUIREMENTS OF THIS CHAPTER.

The proposed new home, forming a two unit dwelling group, is consistent with the Design Standards and Guidelines of the County Code in that the proposed dwelling complies with the required development. The primary elements of the site design, rustic styling and subdued earthtone colors, a pitched roof, single story with a 17 foot height are compatible with the surrounding development and with development within a designated scenic area, but will not be visible from the road.

**CONDITIONS OF APPROVAL****Land Division and Coastal Development Permit 98-0750**

APPLICANT: Rich Beale Land Use Planning

OWNER: Donald and Sharon Meyers

APN: 062-191-02

LOCATION: Located on the north side of Smith Grade about 1.5 miles southeast from the intersection with Empire Grade. Situs: 1510 Smith Grade Road, Bonny Doon

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Exhibits: A: Tentative Map prepared by Ifland Engineers, Inc. dated Ifland Engineers, Inc., dated August 11, 1998, revised October 30, 2001, Preliminary Grading and Drainage Plans prepared by Daryl Jessen, last revised March 2002

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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 to the Planning Department one copy of the Approval to indicate acceptance and agreement with the conditions thereof; and
- II. 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 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 two (2) total lots.
  - C. The minimum lot size shall be an average of 40 acres, net developable land and an average of **46** gross acres.
  - D. The following items shall be shown on the Parcel Map:
    1. Building envelopes and/or building setback lines, located according to the approved Tentative Map. The building envelope for Parcel B shall exclude all areas designated as a scenic resource, biotic resource or critical fire hazard. Building

envelopes shall not be placed on slopes of 30% or greater, based on surveyed topography. Building envelopes shall meet the minimum setbacks for the TP zone district of 40 feet for the front yard and 20 feet for the side and rear yards. 0867

2. Net lot area shall be shown to the nearest hundredth acre.
  3. Evidence of review and approval by the local fire agency.
  4. The following statement shall be placed on the Parcel Map for Lot A and shall be included in any deed conveying that parcel: "Parcel A contains acreage attributable to Lot B for density calculations and may not be further subdivided without including that lot in the density calculations."
  5. The following statement shall be placed on the Parcel Map and shall be included in any deed conveying subject lots: "The property described herein is adjacent to land used for timber production purposes. Residents of this property may be subject to inconveniences or discomforts arising from timber harvest operations. Residents of adjacent property should be prepared to accept such inconveniences or discomforts resulting from normal timber harvest operations."
  6. The Final Map shall not that development or disturbance, including land clearing or expansion of agricultural uses, is prohibited within 20 feet of the west, north and east property lines of Lot B.
  7. The Final Map shall delineate all mapped scenic areas on Parcel B and indicate that these areas are not building sites.
  8. The Final Map shall show the locations, species and sizes of all trees 20 inches or greater in diameter at breast height on Parcel B.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit or grading permit on lots created by this land division:
1. Lots shall obtain a permit from County Environmental Health for a new well.
  2. Lots shall obtain a permit from County Environmental Health for a new individual sewage disposal system.
  3. A written statement must be submitted, 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.

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

1. Pay a Negative Declaration filing fee of \$25 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.

2. The road serving the proposed dwelling on Lot **A** and Lot B shall be a minimum of twelve (12) feet wide with turnouts consistent with Fire Safety standards. The access road serving only Lot B may be feet in width. Final grading plans for road improvements shall be submitted, including calculations of total grading volume, areas of cut and fill, and plans for disposal of any excess fill. Plans shall demonstrate that grading is minimized to include only the amount needed to accomplish the smallest acceptable road width.
  3. An erosion control plan and drainage plan for any improvements shall be submitted for Planning Department review and approval prior to submittal to the Department of Public Works.
  4. Engineered drainage plans shall be reviewed and approved by the Department of Public Works. The Department of Public Works shall review and approve the drainage calculations. Storm water from all impervious surfaces shall be retained on-site so as not to exceed pre-development levels. On-site detention methods shall be utilized where percolation methods are not feasible.
  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.
  6. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
  7. All requirements of the California Department of Forestry Fire Protection District shall be met.
  8. All structures on both Lot **A** and Lot B shall be designed to minimize grading.
- D. The individual designated as the possessor of timber rights on the property shall enter into a binding contract with the Board of Supervisors to manage and harvest timber on the timberland and to abide by the provisions and fully implement the Timber Management Plan prepared by Roy Webster, RPF 1765 and Louis Sciocchetti, RPF **2368**, dated 1988 and addendum by Roy Webster, RPF **1765**, dated March **26**, 1992.
- E. The property owner shall record a Declaration of Restriction on the property deed of Parcel B that prohibits the removal of any of the trees over 20 inches in diameter at breast height, unless a licensed arborist demonstrates they are diseased, dead or dying and a Significant Tree Removal permit **is** obtained. The tree location map shall be an exhibit to the Declaration.
- F. Submit a review letter from the Project Forester indicating that the Forester has reviewed the development envelopes and road location shown on the map, and that these locations are specific enough to find that structures located within the envelopes and access roads will not interfere with the long term viability of timber management.

- G. A joint maintenance agreement shall be recorded between all affected parcels for the permanent maintenance of share driveways and any associated on-site drainage facilities. 0869
- H. Park dedication in-lieu fees shall be paid for one single family dwelling unit. On March 1, 2002, these fees were \$1,734 per unit (which assumes three bedrooms per unit @ \$578 per bedroom), but are subject to change.
- I. Child Care Development fees shall be paid for one single family dwelling unit. On March 1, 2002, these fees were \$327 per unit (which assumes three bedrooms per unit @ \$109 per bedroom), but are subject to change.
- J. 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 future construction within the subdivision shall 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. 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 Department if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. To minimize noise, dust and nuisance impacts of 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 a.m. and 5:00 p.m. weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
  2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

F. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots. 0870

G. All runoff shall be retained on Parcel B.

V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.E. and III.C., 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:

1. COUNTY bears its own attorney's fees and costs; and
2. 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.

0871

## 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: Conditions II.D.1. and 6 -7.

Monitoring Program: Planning staff will review the Final Map prior to recordation to ensure that the proposed building envelope for Parcel B does not include scenic resources and meets the TP zone district setback requirements, which corresponds to the 20 setbacks from the north, east and west properties required for protecting sensitive plant species, and that the Final Map contains specific notations that disturbance and land clearing are also prohibited in these areas. The map will not be approved for recordation until these requirements are met.

- B. Mitigation Measure: Conditions II.D.1 and 6-7

Monitoring Program: Planning staff will review the Final Map prior to recordation to ensure that the proposed building envelope for Parcel B meets the TP zone district setback requirements, which corresponds to the 20 setbacks from the north, east and west properties required for protecting sensitive plant species, and that the Final Map contains specific notations that disturbance and land clearing are also prohibited in these areas. The map will not be approved for recordation until these requirements are met.

- C. Mitigation Measure: Conditions II.D.1 and 6-7

Monitoring Program: Planning staff has received revised plans showing the appropriate building envelope for Parcel B. The Final Map must conform with the Tentative Map and will be reviewed for compliance prior to recordation.

- D. Mitigation Measure: Conditions II.D.8 and III.E.

Monitoring Program: Planning staff has received an aerial photograph showing the trees on Parcel B. Staff will verify that the sizes and species are noted on the final map and that the locations on the Final Map correspond with the locations on the aerial photograph. Planning staff will verify that the appropriate Declaration of Restriction has been submitted with the Final Map for the Surveyor to record on the new property deeds.

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

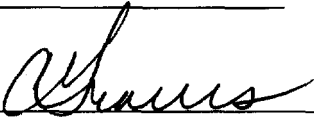
0872

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14 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 three week prior to the expiration date.**

**Approval Date:** \_\_\_\_\_

**Effective Date:** \_\_\_\_\_

**Expiration Date:** \_\_\_\_\_

  
\_\_\_\_\_  
Cathy Graves  
Principal Planner

\_\_\_\_\_  
Cathleen Carr  
Project Planner

cc: County Surveyor

## CONDITIONS OF APPROVAL

0873

Residential Development and Coastal Development Permit 98-0750

APPLICANT: Rich Beale Land Use Planning  
OWNER: Donald and Sharon Meyers  
APN: 062-191-02

LOCATION: Located on the north side of Smith Grade about 1.5 miles southeast from the intersection with Empire Grade. Situs: 1510 Smith Grade Road, Bonny Doon

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Exhibits: A: Project Plans unnamed, dated September 4, 1999

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- I. This permit authorizes the construct a single family dwelling on Parcel A, where a single family dwelling exists, constituting a two unit dwelling group. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/ owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
  - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
- II. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department with the exception that the trash enclosure shown shall not exceed three feet in height. The final plans shall include, but not be limited to, the following:
    - 1. Exterior elevations identifying finish materials and colors.
    - 2. Floor plans identifying each room, its dimensions and square footage.
    - 3. Final plans shall include a copy of the conditions of approval.
    - 4. A site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress, parking areas, septic system and leach fields and drainage improvements. A standard driveway and conform is required.

5. All development shall meet the site development standards set forth in Section 13.10.323 of the County Code for the TP zone district.
  6. Final plans shall show the height of the proposed dwelling. The dwelling shall not exceed seventeen (17) feet in height.
  7. A final landscape plan. This plan shall include the location, size, and species of all existing and proposed trees and plants within the front yard setback. The landscape plan shall include a row of native trees to be planted between the residence and Smith Grade Road for future visual screening. The landscape plan shall be reviewed and approved by the Planning Department.
  8. A final detailed drainage plan which shows how and where buildings, paved driveways, and other impervious areas will drain without adverse effects on adjoining properties. Show on the plans submitted, all proposed impervious areas within the parcel. All runoff shall be retained and percolated on site.
  9. Any new electrical power, telephone, and cable television service connections shall be installed underground.
  10. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
- B. 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, if required.
  - C. Pay the Park dedication in-lieu fees for the new single family dwelling unit. On March 1, 2002, these fees were \$578 per bedroom (three bedrooms X \$578 per bedroom is \$1,734), but are subject to change.
  - D. Pay the Child Care Development fees for the new single family dwelling unit. On March 1, 2002, these fees were \$109 per bedroom (three bedrooms X \$109 per bedroom is \$327), but are subject to change.
  - E. Meet all requirements and pay all applicable fees for the California Department of Forestry Fire Protection District.
  - F. Meet all requirements and pay all applicable fees of Environmental Health Services for individual septic sewage disposal and water.
- III All construction shall be performed according to the approved plans for the building permit. For reference in the field, a copy of these conditions shall be included on all construction plans. Prior to final building inspection and building occupancy, the applicant/owner shall meet the following conditions:
- A. All inspections required by the building permits shall be completed to the satisfaction of the County Building Official and the County Senior Civil Engineer.

- B. All site improvements shown on the final approved Building Permits plans shall be installed.
- C. Erosion shall be controlled at all times.
- D. 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 Department if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. To minimize noise, dust and nuisance impacts of 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 a.m. and 5:00 p.m. weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
  - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

#### IV. Operational Conditions

- A. Modifications to the architectural elements including but not limited to exterior finishes, window placement, roof pitch and exterior elevations are prohibited, unless an amendment to this permit is obtained.
- B. The dwelling is limited to a maximum height of seventeen (17) feet.
- C. All landscaping shall be permanently maintained
- D. The residence shall be painted using subdued, earth tone colors in the brown or green family.
- E. In the event that future County inspections of the subject property disclose noncompliance 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 permit revocation.

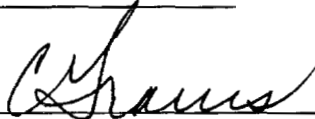
Minor variations to this permit, which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL  
UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE  
CONSTRUCTION.**

**Approval Date:** \_\_\_\_\_

**Effective Date:** \_\_\_\_\_

**Expiration Date:** \_\_\_\_\_



Cathy Graves  
Principal Planner

\_\_\_\_\_  
Cathleen Carr  
Project Planner



# County of Santa Cruz

## PLANNING DEPARTMENT

701 OCEAN STREET, 4<sup>TH</sup> FLOOR, SANTA CRUZ, CA 95060-4000  
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123  
ALVIN D. JAMES, DIRECTOR

0877

### NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

98-0750 RICH BEALE LAND USE CONSULTANTS FOR  
DONALD AND SHARON MEYERS

Proposal to divide a 280 acre parcel into two parcels of 240 acres (Parcel A) and 40 acres (Parcel B) respectively, to construct an agricultural well on Parcel B and to construct a single family dwelling on Parcel A, where a single family dwelling exists. Requires a Coastal Development Permit, a Minor Land Division, a Well Permit, a Residential Development Permit for a two unit dwelling group, and a Preliminary Grading Approval.

APN: 062-191-02

CATHLEEN CARR, PROJECT PLANNER

ZONE DISTRICT: TP

#### 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:

\_\_\_\_\_ None

XX \_\_\_\_\_ Are Attached

Review Period Ends October 4, 2001

Date Approved By Environmental Coordinator October 4, 2001.

  
\_\_\_\_\_  
KEN HART  
Environmental Coordinator  
(831) 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.

NAME : Rich Beale for Donald and Sharon Meyers  
APPLICATION: 98-0750  
A.P.N: 62-191-02

0878

NEGATIVE DECLARATION MITIGATIONS

- A. In order to ensure that future development on Parcel B will not impact visual resources on Smith Grade, any future development must be located outside the designated scenic resource area given in the Santa Cruz County General Plan 1994 and where it will not be visible from Smith Grade. Prior to recording the Final Map the applicant shall revise the proposed map to show the scenic resource areas and to include a note specifying that those areas are not a building site.
- B. In order to prevent adverse impacts to special status manzanita plants *Arctostaphylos silvicola* and *Arctostaphylos andersonii*, no disturbance shall be allowed within twenty feet of the west, north, or east property lines.
- C. To facilitate compliance with the restrictions given in Mitigations B and C, prior to public hearing the applicant shall revise the proposed tentative map to indicate a development envelope on Parcel B. The envelope shall not include any area that is indicated as Scenic Resource (Santa Cruz County General Plan 1994) or that is within twenty feet of the west, north, or east property lines.
- D. In order to minimize impacts from loss of mature trees, prior to scheduling the public hearing the applicant shall submit a map showing the accurate location, size, and species of all existing trees greater than 20 inches diameter breast height on Parcel B. Prior to filing the final map the applicant shall record a Declaration of Restriction on the deed that prohibits the removal of any of these trees unless a licensed arborist demonstrates they are diseased, dead or dying and a significant tree removal approval is obtained. The tree location map shall be an Exhibit to the Declaration.

CERTIFICATE OF FEE EXEMPTION

0879

## De minimis Impact Finding

**Project Title/Location (Santa Cruz County):**

98-0750 RICH BEALE LAND USE CONSULTANTS FOR  
DONALD AND SHARON MEYERS

**Project Description:**

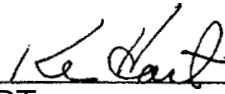
Proposal to divide a 280 acre parcel into two parcels of 240 acres (Parcel A) and 40 acres (Parcel B) respectively, to construct an agricultural well on Parcel B and to construct a single family dwelling on Parcel A, where a single family dwelling exists. Requires a Coastal Development Permit, a Minor Land Division, a Well Permit, a Residential Development Permit for a two unit dwelling group, and a Preliminary Grading Approval.

**Findings of Exemption (attach as necessary):**

An Initial Study has been prepared for this project by the County Planning Department according to the provisions of CEQA. This analysis shows that the project will not create any potential for adverse environmental effects on wildlife resources.

**Certification:**

I hereby certify that the public agency has made the above finding and that the project will not individually or cumulatively have an adverse effect on wildlife resources, as defined in Section 711.2 of the Fish and Game Code.



KEN HART  
Environmental Coordinator  
for Alvin D. James, Planning Director  
County of Santa Cruz

Date: 10/5/01

**COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT**

Date: **August 27, 2001**  
Staff Planner: Cathleen Carr

**ENVIRONMENTAL REVIEW  
INITIAL STUDY**

APPLICANT: Rich Beale Land Use Consultants, attn Betty Cost APN: 062-191-02

OWNER: Donald and Sharon Meyers

Application No: 98-0750

Supervisory District: 3

Site Address: 1510 Smith Grade Road, Bonny Doon

Location: Property located on the north side of Smith Grade about 1.5 miles southeast from the intersection with Empire Grade, in the Bonny Doon area.

**EXISTING SITE CONDITIONS**

Parcel Size: 280 acres

Existing Land Use: Timberland, rural residential (2 units), commercial agriculture (vineyard)

Vegetation: Redwood forest, small areas of chaparral, meadows, vineyard and riparian corridor ( West Branch Majors Creek)

Slope: 0-15% 140, 16-30% 56, 31-50% 70, 51+% 14 acres

Nearby Watercourse: West Branch of Majors Creek runs through property

Distance To: Bisects subject property

Rock/Soil Type: Ben Lomond Sandy Loam, Ben Lomond-Felton Complex, Felton Sandy Loam, Lompico-Felton Complex, Zayante Coarse Sand

**ENVIRONMENTAL RESOURCES AND CONSTRAINTS**

Groundwater Supply: Adequate quality, quantity

Water Supply Watershed: Yes

Groundwater Recharge: Portions mapped

Timber or Mineral: Timberlands

Agricultural Resource: None mapped

Biologically Sensitive Habitat: Mapped NW corner

Fire Hazard: Portions of parcel

Floodplain: None mapped

Erosion: High to very high potential

Landslide: Mapped on portion of parcel

Liquefaction: Low potential

Fault Zone: None mapped

Scenic Corridor: Portions within

Historic: None

Archaeology: Mapped resource

Noise Constraint: None

Electric Power Lines: None

Solar Access: Adequate

Solar Orientation: South

Hazardous Materials: None

**SERVICES**

Fire Protection: Calif. Dept. of Forestry

School District: Bonny Doon Elementary

Water Supply: Private Well

Sewage Disposal: Septic

Drainage District: None

Project Access: Smith Grade Road

## PLANNING POLICIES

Zone District: TP (Timber Production)      Within USL: No, rural  
General Plan: R-M (Mountain Residential)      Special Designation: None  
Coastal Zone: Yes

**PROJECT SUMMARY DESCRIPTION:** Proposal to divide a **280** acre parcel (APN **062-191-02**) into **two** parcels of **240** acres (Parcel A) and **40** acres (Parcel B) respectively, to construct an agricultural well on Parcel B and to construct a single family dwelling on Parcel A, where a single family dwelling exists. Requires a Coastal Development Permit, a Minor Land Division, a Residential Development Permit for a **two** unit dwelling group, a Well Permit from Environmental Health Services, and a Preliminary Grading Approval to grade approximately 350 cubic yards.

**DETAILED PROJECT DESCRIPTION:** The applicant proposes dividing **40** acres currently developed with a wine grape vineyard (parcel B) from an approximately **280** acre Timber Production zoned parcel and to construct an agricultural well to service the new parcel B. The applicant is not specifying a building site nor are any structures proposed on Parcel B at this time. The applicant also proposes to remove the existing, unpermitted caretaker's mobile home on the remaining parcel (Parcel A) and replace it with a new single family dwelling in the same location, thereby creating a **two** unit dwelling group. Earthwork, comprising about **350** cubic yards of excavation and about **250** cubic yards of fill material, is proposed in order to construct a new access driveway servicing Parcel B and the new dwelling on Parcel A, to abandon a portion of driveway accessing the existing dwelling on Parcel A and to construct a new driveway apron off of Smith Grade Road off of Smith Grade Road for the existing dwelling.

**PROJECT SETTING:** The subject parcel is an approximately 280 acre Timber Production zoned parcel. The subject parcel is currently developed with a single family dwelling built in 1955, miscellaneous outbuildings, a pond and a caretaker's mobile home installed some time in 1972. No permits are on file for the mobile home. The property encompasses several distinct ecological zones. The eastern portion of the property is predominantly dense, redwood forest. The redwood forest transitions into chaparral at the highest elevations near the north end of the property. The western portion and southwestern corner of the parcel are characterized by rolling meadows interspersed with oaks, madrones and isolated clumps of redwoods. The west branch of Majors Creek, a perennial stream, runs north to south across the property roughly bisecting it. A 40 acre portion (proposed Parcel B) of the subject parcel was leased and developed with a commercial vineyard in 1991. This area located along the western property line was previously a gently sloping meadow with scattered oaks, madrones and redwoods, many of which remain interspersed throughout the vineyard. The proposed land division will allow the vineyard to be owned by the lessee.

Significant <b>X</b> Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	0882 No Impact
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## ENVIRONMENTAL REVIEW CHECKLIST

### A. Geology and Soils

Does the project have the potential to:

1. Expose people or structures to potential adverse effects, including the risk of material loss, injury, or death involving:                                X

*The proposed building site for the new dwelling unit is located on level to gently sloping portion of the property. No evidence of site instability is evident at the new building site on parcel A or on parcel B in the field, on the County landslide maps or on aerial photographs. The property is not located within any known fault zone.*

- A. Rupture of a known earthquake fault, as delineated on the most recent Alquist-Priolo Earthquake Fault Zoning Map issued by the State Geologist for the area or as identified by other substantial evidence?                                            X
- B. Seismic ground shaking?                                X

*The area may be subject to seismic shaking from an earthquake on the San Andreas, Butano or San Gregorio faults. The soils in the proposed building site and on parcel B are sandy to sandy loam soils which are not associated with increased potential hazards resulting from seismic shaking. All new construction will at a minimum need to meet current UBC standards which incorporate seismic codes and measures to withstand seismic events expected for this area.*

- C. Seismic-related ground failure, including liquefaction?                                X

*The project area is located within a very low liquefaction risk area.*

- D. Landslides?                                X

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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*The proposed dwelling on Parcel A and the proposed new parcel B are not located within a mapped landslide or suspected landslide area, and unstable slopes were not observed in the field in these areas. There are mapped landslides (Cooper-Clark, 1975) on the subject property. These landslides areas, however, are located on the steepest slopes of the prime timberland area. No development is proposed in the areas of slope instability.*

2. Subject people or improvements to damage from soil instability as a result of on- or off-site landslide, lateral spreading, to subsidence, liquefaction, or structural collapse?      —      —      X      —

*See A.1.D. above. In addition, an area was excavated at the north end of proposed Parcel B. It appears that the excavation was started for constructing a pond. A soils engineering report was prepared and reviewed (Attachments 4 and 5) evaluating this excavation and future development in this site. The excavated area should not pose a problem for future development, if the construction adheres to all of the soils engineer's recommendations.*

3. Develop land with a slope exceeding 30%?      —      —      X      —

*No development is proposed on slopes steeper than 30%. Parcel B does not contain any slopes steeper than 30%. The proposed new dwelling on parcel A and proposed new access roads are also located on slopes significantly less than 30%*

4. Result in soil erosion or the substantial loss of topsoil?      —      -X-      —      —

*The soils in the project area are highly erosive. The proposed access roads are located on gentle slopes with short stretches across more moderate slopes (10-15%), and require minimal grading (less than 250 cubic yards). A grading permit will be required to install the proposed access road. Erosion control measures including sediment barriers and temporary and permanent revegetation will minimize potential erosion within the disturbed areas. Earthwork between October 15 and April 15 will only be allowed with a separate winter approval, see 8.7.*

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code(1994), creating substantial risks to property?      —      —      —      X

*The soils on the subject site are sandy, to sandy loams. These soils do not have sufficient clay content to pose shrink/swell risks.*

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	No Impact
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6. Place sewage disposal systems in areas dependent upon soils incapable of adequately supporting the use of septic tanks, leach fields, or alternative waste water disposal systems?

— — -X- —

*A septic system is already in place for the caretaker's mobile home and permits have been obtained. No dwelling or building site is proposed for the new 40 acre agricultural parcel (parcel B) at this time. A septic permit will be required in order to develop this parcel in the future, and an adequate septic site must be provided in order to obtain building permits.*

7. Result in Coastal cliff erosion?

-X-

#### **B. Hydrology, Water Supply and Water Quality**

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?

— X-

2. Place development within the floodway resulting in impedance or redirection of flood flows?

— — — -X-

3. Be inundated by a seiche or tsunami?

— — — -X-

4. Deplete groundwater supplies or interfere substantially with groundwater recharge such that there would be a net deficit, or a significant contribution to an existing net deficit in available supply, or a significant lowering of the local groundwater table?

— — -X- —

*The project requires the development of a new well to supply the agricultural use on proposed Parcel B. The site is mapped within an area known for adequate water quality and water quantity. There is an old existing well that is currently unused on Parcel B. This well must be shown on the tentative map and abandoned properly per Environmental Health Services rules.*

*The new well will have minimal if any impact on the groundwater supplies in this area. The new well will supply the vineyard which is currently watered using the existing spring-fed*

98-0750  
Environmental Review Initial Study  
Page 6

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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0885

pond. The existing well supplies the existing dwelling and the existing, non-permitted caretaker's mobile home. The expected water use for a 40 acre wine vineyard is three to four water applications yearly totaling about 120,000 gallons. The water use associated with a rural single family dwelling is estimated at 105,000 to 180,000 gallons per year for household and landscaping uses. There have been no water shortage problems associated with the existing well servicing the existing residential (2 dwellings) with the agricultural uses being supplied by the nearby pond. The new well will service the existing agricultural use and may at some future time supply, at maximum build out, one new single family dwelling and a 1,200 square foot second unit. There is no evidence that this aquifer has been identified as having supply problems.

The new well will be located at least 1,000 feet from the West Branch of Majors Creek. Due to the significant separation, the well will not adversely affect the creek.

5. Degrade a public or private water supply?  
(Including the contribution of urban con-  
taminants, nutrient enrichments, or other  
agricultural chemicals or seawater  
intrusion).

— — -x- —

The proposed new 40 acre parcel is currently developed as a vineyard. The proposed minor land division will allow the current lessee farming parcel B to own the vineyard outright. Consequently, the minor land division will not result in an immediate change in use for the parcel. Parcel B is located almost entirely within a mapped groundwater recharge area, so there may be some potential for groundwater contamination from agricultural chemicals. Nevertheless, all agricultural chemicals used on the site must be in accordance with state and federal regulations and permits for herbicides and pesticides. In the future, the land division may result in the addition of one single family dwelling and a 1,200 square foot affordable second unit, if the parcel is developed to maximum capacity. There should not be any degradation to water supply from this possible future use either.

6. Degrade septic system functioning?

— — — \_X\_

7. Alter the existing drainage pattern  
of the site or area, including the  
alteration of the course of a stream  
or river, in a manner which could  
result in flooding, erosion, or siltation  
on or off-site?

— — \_X- —

Minor grading is associated with this project in order to abandon a 500 foot long portion of

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No impact	0886
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*an existing access road, and to develop two new access points. An erosion control plan, including interim measures during construction, temporary and permanent revegetation, will be required prior to approval of a grading permit. Grading during the winter season (October 15 to April 15) will require a separate winter grading permit, which would only be granted if conditions such as weather conditions, grading scheduling and timing and adequate winter erosion control plans warrant such an approval.*

8. Create or contribute runoff which would exceed the capacity of existing or planned stormwater drainage systems, or create additional source(s) of polluted runoff?      —      —      -X-      —

*A minimal increase in runoff may be associated with the proposed project. The new dwelling proposed under this project will be required to percolate all runoff from impervious surfaces into percolation pits or similar devices. The access roads may generate some additional runoff, however, most will be contained on site. The soils are well drained with relatively high infiltration rates. Future development on Parcel B will be required to fully recharge all runoff from new impervious surfaces.*

9. Contribute to flood levels or erosion in natural water courses by discharges of newly collected runoff?      —      —      X\_      —

*See B.8. above.*

10. Otherwise substantially degrade water supply or quality?      —      —      -X-      —

*The proposed project of the two lot land division and two residential dwelling group on the larger parcel will not substantially degrade water supply or quality. See discussions in 6.4. and B. 7. above.*

### **C. Biological Resources**

Does the project have the potential to:

1. Have an adverse effect on any species identified as a candidate, sensitive, or special status species, in local or regional plans, policies, or regulations, or by the California Department of Fish and Game, or U.S. Fish and Wildlife Service?      —      —      -X\_      —

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact	0887
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The parcel was evaluated for biotic resources by the County Biotic Consultant. His conclusions are that:

a) The entire proposed Parcel 6 is in active agriculture (vineyard) except for the perimeter dirt road, the excavated pit in the north end, and many mature trees that have been preserved within the cultivated rows. There are individuals of one special status species, *Arctostaphylos andersonii*, growing on the eastern periphery of the property in the northernmost approximately 100-300 feet of the parcel. There are individual Silver Leaf manzanita (*Arctostaphylos silvicola*) close to the property line on the adjacent parcel to the west as well. The presence of these plants, the soil type (Zayante sand), and the mix of other plant species suggest that more extensive parts of the proposed new parcel were at one time host to these special status plants. However, because of clearing that preceded the establishment of the vineyard there are no individuals left in the area that might be impacted by development of the new parcel in the future. Normal setbacks from property boundaries will preserve the existing individuals. Conditions or restriction that preclude future modifications of the development envelope that would have the effect of decreasing the property line setback on the north, east or west sides should be attached.

b) The Biotic Resources map (Attachment 4) indicates that the rare Santa Cruz Cypress (*Cupressus abramsiana*) might be present. However, no specimens of this tree were identified on the property.

2. Have an adverse effect on a sensitive biotic community (riparian corridor), wetland, native grassland, special forests, intertidal zone, etc.)?

— — -X- —

No development is proposed within 500 feet of the perennial stream (West Branch of Majors Creek). The stream will remain located on parcel A, the large timber parcel. The nearest proposed disturbance is more than 600 feet from the stream channel. Any future development on Parcel B will exceed that distance.

3. Interfere with the movement of any native resident or migratory fish or wildlife species, or with established native resident or migratory wildlife corridors, or impede the use of native or migratory wildlife nursery sites?

— — — X

4. Produce night time lighting that will illuminate animal habitats?

— — X —

Minimal night time lighting will result from the additional residential use allowed by creating

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	No impact
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*a new lot. There are no known sensitive animal habitats within the vicinity of the proposed new dwelling or Parcel B.*

- |    |   |   |              |   |              |
|----|---|---|--------------|---|--------------|
| 5. | Make a significant contribution to the reduction of the number of species of plants or animals?   | — | —            | — | <u>  X  </u> |
| 6. | Conflict with any local policies or ordinances protecting biological resources (such as the Significant Tree Protection Ordinance, Sensitive Habitat Ordinance, provisions of the Design Review ordinance protecting trees with trunk sizes of 6 inch diameter or greater)? | — | <u>  X  </u> | — | —            |

*The Significant Tree Protection Ordinance applies to all trees on the subject property which are located within the designated scenic resource area which are 40 inches dbh (diameter at breast height) or greater or any group of ten or more trees on a single parcel, each over 20 inches dbh are Significant Trees. A number of trees scattered throughout the designated scenic portion of the vineyard (proposed Parcel O) are Significant Trees. All trees over 20 inches dbh must be shown on the final map prior to recordation. A deed restriction will be required on the property deed for Parcel B stating that all Significant Trees shall be retained and that only dying diseased or dead trees shall be removed after the evaluation and recommendation of a certified arborist and issuance of a Significant Tree Removal Permit by the County of Santa Cruz. See the Scenic Resources Map in Attachment 3.*

- |    |  |   |   |   |              |
|----|--|---|---|---|--------------|
| 7. | Conflict with the provisions of an adopted Habitat Conservation Plan, Biotic Conservation Easement, or other approved local, regional, or state habitat conservation plan? | — | — | — | <u>  X  </u> |
|----|--|---|---|---|--------------|

#### **D. Energy and Natural Resources**

Does the project have the potential to:

- |    |   |   |   |   |              |
|----|---|---|---|---|--------------|
| 1. | Affect or be affected by land designated as "Timber Resources" by the General Plan? | — | — | — | <u>  X  </u> |
|----|---|---|---|---|--------------|

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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The subject parcel is zoned Timber Production (TP), and is, therefore, designated as Timber Resources by the General Plan. The project proposes to divide this TP zoned parcel and to construct a second dwelling on the larger resultant parcel. Although no residential development is proposed at this time for the new 40 acre parcel (Parcel B), it would become an existing lot of record and thus could be developed at a maximum with a residence, an affordable second unit (up to 1,200 square foot size), non-habitable and agricultural accessory structures at some future time. Residential development can have a negative affect on the ability to manage and harvest timber resources when if is inappropriately located. Examples of adverse residential locations are on or within close proximity to timber landings, haul roads, cable corridors or in areas which require significant permanent removal of redwood trees. The proposed 40 acre parcel, however, does not contain any merchantable stands of timber. Moreover, Parcel B is developed almost entirely within a commercial wine grape vineyard. Prior to the establishment of the vineyard, this area was almost entirely meadowlands with isolated oaks, redwoods and madrones. The actual timberlands will remain within the bounds of the larger 240 acre parcel. The second single family residence proposed on the 240 acre parcel will be located near the 40 acre vineyard and in an area which contains no stands of merchantable timber. This proposed dwelling is not located near any future haul road, nor near any timber landing. Given these facts, neither the proposed land division or the additional dwelling will adversely affect the timber resources on the project site. A Timber Management Plan has been prepared for the subject property, and the project Registered Professional Forester has concluded that the project will not adversely affect the ability to grow and harvest timber on the site (Attachments 6).

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?      —      —      -X-      —

The 40 acre parcel which would be created through this project is presently utilized for commercial agriculture - a wine grape vineyard. The subject property is not designated for agricultural use in the General Plan. Nevertheless, commercial agriculture is a principal permitted use within the Timber Production zone district on lands that do not contain timber. The proposed land division will allow the current lessee to purchase the vineyard acreage, allowing long-term control over this agricultural use. The proposed well will allow for an independent water source for the current agricultural use.

The additional dwelling that is proposed on the larger timber parcel will not adversely affect the agricultural use on the proposed vineyard parcel. The proposed dwelling will be located over 250 feet from the proposed property with the agricultural land. In order to minimize land use conflicts between residential and agricultural uses, the Santa Cruz County agricultural preservation ordinance and land use policies sets forth a 200 foot

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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0890

*agricultural buffer setback for residential uses from the commercial agricultural land. The project as proposed more than meets this requirement.*

3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?

— — — X

*Generally, agricultural uses must be as resource efficient as possible in order to be economically viable. The second residence on proposed Parcel A will result in an increased use of energy, fuel and water resources, but not in an unnecessarily wasteful manner. The new dwelling must meet Title 24 requirements to ensure the new house is energy efficient with respect to heating and cooling.*

4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?

— — — X

#### **E. Visual Resources and Aesthetics**

Does the project have the potential to:

1. Have an adverse effect on a scenic resource, including visual obstruction of that resource?

— X — —

*Portions of both proposed parcels are located within mapped scenic zones (see Attachment 3). The mobile home to be replaced with a new dwelling (on parcel A) is located within this mapped zone. This development, however, is not visible from Smith Grade Road, due to site topography, natural screening by existing trees and neutral coloration. Conditions will be placed on the proposed replacement dwelling to require that it not be visible from Smith Grade Road. Similarly, many portions of Parcel B which are designated as scenic resources are not visible due to site topography and trees. To ensure the public viewshed is protected, conditions will be placed on parcel B requiring that any future structures shall not be visible from any designated scenic road. In addition, the final map must delineate the areas mapped as Scenic Resources and designate that these areas are not a building site. Finally, any future proposal to construct a structure on Parcel B will require a Coastal Development Permit, which will require the proposed structure to be fully evaluated with respect to location and potential visual impacts.*

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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2. Substantially damage scenic resources, within a designated scenic corridor or public viewshed area including, but not limited to, trees, rock outcroppings, and historic buildings?

— —X— — —

*While it is highly unlikely the development associated with the proposed project would substantially damage scenic resources, there is the potential for some adverse impacts. However, conditions that prevent development from occurring within a visible area will prevent such impacts. See E.1. above.*

3. Degrade the existing visual character or quality of the site and its surroundings, including substantial change in topography or ground surface relief features, and/or development on a ridgeline?

— — —X— —

*Minimal grading or disturbance are proposed under this project, therefore topography and relief shall not be adversely affected. An inappropriately located dwelling on Parcel B may have the potential to be visible from a County General Plan designated scenic road. No dwelling, however, is proposed at this time, and any future development will be confined to the area not visible from Smith Grade Road. As discussed in E.1., any future home site will be evaluated under the required Coastal Development Permit application. Conditions which are broadly applicable at this time such as locating future buildings outside of public view, utilization of neutral colors and not locating any building site at the knoll top will be applied as part of the proposed land division permit.*

4. Create a new source of light or glare which would adversely affect day or nighttime views in the area?

— — —X— —

*Residential lighting associated with the proposed new dwelling will not adversely affect views in the area due to natural screening from Smith Grade Road. There are numerous potential building sites on the proposed agricultural parcel which also are not visible from any designated scenic road due to site topography. Construction of a dwelling is not planned on the 40 acre parcel at any time in the near future. Nevertheless, restrictions shall be placed on Parcel B to ensure that any future development is not located within the public viewshed, and corresponding to this, new light sources will be confined to that area as well.*

5. Destroy, cover, or modify any unique

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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geologic or physical feature?

—	—	—	<u>  X  </u>
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**F. Cultural Resources**

Does the project have the potential to:

1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?
2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

—	—	—	<u>  X  </u>
—	—	—	<u>  -X  </u>

*The project is located within a mapped archaeological resource area. An archaeological site reconnaissance was conducted on 3/13/00; no archaeological resources were found on the site (Attachment 7).*

3. Disturb any human remains, including those interred outside of formal cemeteries?
4. Directly or indirectly destroy a unique paleontological resource or site?

—	—	—	<u>  X  </u>
—	—	—	<u>  X  </u>

**G. Hazards and Hazardous Materials**

Does the project have the potential to:

1. Create a significant hazard to the public or the environment as a result of the routine transport, storage, use, or disposal of hazardous materials, not including gasoline or other motor fuels?

—	—	<u>  -X  </u>	—
---	---	---------------	---

*As discussed in Section B.5, Parcel B is developed in a vineyard. Consequently, at times agricultural chemicals, such as pesticides, fungicides or herbicides, may be applied to control pests or competing weeds. The use and application of all agricultural chemicals used on the site must be accordance with State and Federal regulations and permits. The purpose of these regulations is to protect the public and environment and ensure proper*

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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0893

*application, transport, storage and disposal of these chemicals.*

- |  |   |   |   |              |
|--|---|---|---|--------------|
| 2. Be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would it create a significant hazard to the public or the environment? | — |   |   | <u>  X  </u> |
| 3. Create a safety hazard for people residing or working in the project area as a result of dangers from aircraft using a public or private airport located within two miles of the project site?                              | — |   | — | <u>  X  </u> |
| 4. Expose people to electro-magnetic fields associated with electrical transmission lines?   |   |   | — | <u>  X  </u> |
| 5. Create a potential fire hazard?   | — | — | — | <u>  X  </u> |
| 6. Release bioengineered organisms or chemicals into the air outside of project buildings?   | — | — | — | <u>  X  </u> |

#### **H. Transportation/Traffic**

Does the project have the potential to:

- |  |   |   |              |   |
|--|---|---|--------------|---|
| 1. Cause an increase in traffic which is substantial in relation to the existing traffic load and capacity of the street system (i.e., substantial increase in either the number of vehicle trips, the volume to capacity ratio on roads, or congestion at intersections)? | — | — | <u>  X  </u> | — |
|--|---|---|--------------|---|

*The project will create new building site(s) by creating Parcel B and will allow for a two unit dwelling group on Parcel A. According to the Institute of Traffic Engineers, a single family dwelling generates an average of 10 vehicle trips per day. The addition of 30 vehicular trips on Smith Grade Road and Empire Grade each day will not result in an amount of*

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EXHIBIT D

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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0894

*traffic beyond the carrying capacity of the roadways used for this traffic.*

2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities?

— — X —

*The project will increase the need for on-site parking for the proposed and potential future residential uses. The requirements for on-site parking are determined by the number of bedrooms (as defined in Section 13.10700(b) of the County Code) proposed for the dwelling. The developer must demonstrate that the number of on-site parking spaces are provided for the proposed dwelling(s) prior to building permit approval. Given the size and topography of the subject property, the building site(s) will be able to accommodate each single family dwelling's parking requirements.*

3. Increase hazards to motorists, bicyclists, or pedestrians?

— — — X

4. Exceed, either individually (the project alone) or cumulatively (the project combined with other development), a level of service standard established by the county congestion management agency for designated intersections, roads or highways?

— — — X

### I. Noise

Does the project have the potential to:

1. Generate a permanent increase in ambient noise levels in the project vicinity above levels existing without the project?

— — — X

2. Expose people to noise levels in excess of standards established in the General Plan, or applicable standards of other agencies?

— — — X

3. Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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0895

existing without the project?

—	—	-X-	—
---	---	-----	---

*There may be temporary or periodic increases in ambient noise levels as a result of replacement of the existing mobile home structure, and due to discing or harvesting within the existing vineyard. Temporary increase of noise during construction of the proposed single family dwelling. Because it is temporary and limited to weekday operations between 7 a.m. and 6 p.m., the noise impacts are not significant. Similar temporary noise increases will occur if Parcel B is developed with structures in the future.*

**J. Air Quality**

Does the project have the potential to:  
(Where available, the significance criteria  
established by the MBUAPCD may be relied  
upon to make the following determinations).

- |  |   |   |   |     |
|--|---|---|---|-----|
| 1. Violate any air quality standard or contribute substantially to an existing or projected air quality violation? | — | — | — | _X_ |
| 2. Conflict with or obstruct implementation of an adopted air quality plan?  | — | — | — | _X_ |
| 3. Expose sensitive receptors to substantial pollutant concentrations?   | — | — | — | _X_ |
| 4. Create objectionable odors affecting a substantial number of people?  | — | — | — | _X_ |

**K. Public Services and Utilities**

Does the project have the potential to:

- |   |   |   |     |   |
|---|---|---|-----|---|
| 1. Result in the need for new or physically altered public facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times, or other performance objectives for any of the public services: | — | — | _X_ | — |
|---|---|---|-----|---|

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	Significant Or Potentially Significant impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
A. Fire protection?	—	—	<u>X</u>	—
B. Police protection?	—	—	<b>-X-</b>	—
C. Schools?	—	—	<u>X</u>	—
D. Parks or other recreational facilities?	—	—	<b>-X-</b>	—
E. Other public facilities; including the maintenance of roads?	—	—	<b>-X-</b>	—

*K.1.A. The proposed land division would create a new lot of record (Parcel B) and therefore additional building site(s). In addition, the project proposes a development permit for a two unit dwelling group on Parcel A. This will generate a potential increase for fire protection needs; however, the level of this increase should not be substantial due to the limited development that would occur.*

*K.1.B. See discussion under item K.1.A. above. This discussion is also applicable to police protection.*

*K.1.C See discussion under item K.1.A. above. This discussion is also applicable to public schools. In addition, each dwelling constructed on the proposed parcels will be subject to the payment of school impact fees at the time of building permit issuance to help offset the impacts of the incremental increase in public school services generated by the construction and use of a new dwelling unit.*

*K.1.D. See discussion under item K.1.A. above. This discussion is also applicable to parks. Parks capital improvement fees for the newly created lot must be paid prior to recordation of the final map for this proposed land division to help offset the impacts of the incremental increase in public parks usage and needs generated by the creation of a new building site. These fees are based on a 3 bedroom single family dwelling, if a larger home is proposed, the required fees for the additional bedrooms will be required prior to building permit issuance. The proposed dwelling on Parcel A will be subject to the payment of Parks capital improvement fees at the time of building permit issuance to help offset the impacts of the incremental increase in public parks usage and needs generated by the single family dwelling.*

*K.1.E. The primary access to the subject property is Smith Grade Road which is publicly maintained, The increased maintenance resulting from the increased use of this road associated with this project is minor. The access right-of-way will be a private road and any maintenance resulting from its use will be the sole responsibility of the private property owners.*

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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0897

2. Result in the need for construction of new storm water drainage facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?    —    —    —      X

*Minimal drainage improvements are required for the minor road construction and abandonment and the second dwelling on proposed Parcel A.*

3. Result in the need for construction of new water or wastewater treatment facilities or expansion of existing facilities, the construction of which could cause significant environmental effects?    —    —      X-      —

*The project includes the development of a new well for exclusive use on the agricultural parcel (parcel B) and a permit for the septic system which will service the second single family residence on Parcel A.*

4. Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?    —    —    —      X
5. Create a situation in which water supplies are inadequate to serve the project or provide fire protection?    —    —    —      -X-

*Adequate water is available and minimum on-site water storage as required by the California Department of Forestry (CDF) for fire protection must be provided in order for building permits to be issued.*

6. Result in inadequate access for fire protection?    —    —      -X-      —

*The proposed access road will meet the fire agency requirements for surfacing, gradient (less than 15%), width (12 feet) and right-of-way size (40 foot width).*

7. Make a significant contribution to a cumulative reduction of landfill capacity or ability to properly dispose of refuse?    —    —    —      X

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Page 19

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	No impact
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0898

8. Result in a breach of federal, state, and local statutes and regulations related to solid waste management?      —      —      —        X

### **L. Land Use, Population, and Housing**

Does the project have the potential to:

1. Conflict with any policy of the County adopted for the purpose of avoiding or mitigating an environmental effect?      —        -X        —      —

*a) The potential conflicts of the project as proposed with respect to County General Plan policies for protection of visual resources from designated scenic roads are discussed in Sections E.1., E.2. and E.3. With the addition of mitigations that restrict future development to the portions of the property that are not visible from designated scenic roads, the General Plan policies will be met.*

*b) The subject property is zoned Timber Production (TP). County policy set forth in the General Plan for the protection of timber resources in Chapter 5.12. Policy 5.12.4 for Land division and density requires that new timber parcels in the Coastal Zone be at least 160 acres gross, but where development is clustered, new parcels sizes must be an average of 40 gross acres. In addition, for residential development of multiple dwellings, the dwelling density allowed in the Coastal Zone is one dwelling per 160 gross acres without clustering, and one dwelling per 40 gross acres with clustering. The intent of requiring either large parcel sizes and low development densities, or allowing smaller parcel sizes and high development densities with clustering is to preserve the timberlands in as large of tract as possible to maintain economic viability. As discussed in D.1. above, inappropriately located residential development can limit the ability to harvest timberlands and smaller tracts can be uneconomical to harvest, except at times of extremely high timber prices. The project proposes a land division and residential development at densities set forth for clustered development. Specifically, the project proposes creating two parcels, a 40 gross acre parcel (Parcel B) and a 240 gross acre parcel (Parcel A). A two dwelling residential development is proposed on the Parcel A at a density of approximately one dwelling per 117 gross acres. These two dwellings are not clustered in the strictest sense being located roughly 1,000 feet apart. The new dwelling, however, is proposed in a virtually untimbered area of the property. While there are small, isolated groups of redwoods in this area, they are so far removed from the densely forested portion of the property to the east that they are not economical to harvest. The proposed location of the new house provides security in the more open and accessible portion of the property and for the nearby vineyard. As stated by the project forester, this home site will not affect the timber activities on the parcel.*

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	No Impact
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0899

*The closest boundaries of Parcel B are more than 500 feet from the existing residence. Consequently, any future residence on this parcel will not be in close proximity to the existing development. Parcel B is presently a commercial vineyard. Prior to the vineyard, this area contained meadows with isolated trees, the larger specimens still remaining within the vineyard. Again, this area contained no merchantable stands of timber and the proposed land division will not affect the timberlands and timber harvesting ability of the property. The actual timberlands will remain intact and owned by one property owner. The applicant, therefore, argues that due to the site conditions, the proposal meets the intent of the County policies for timber protection. Land divisions of TP zoned parcels at clustered development densities requires approval by a four-fifths majority of the Board of Supervisors. Thus, the Planning Commission and ultimately the Board of Supervisors will evaluate this project with respect to the County's timberland policies and determine the project's consistency with these policies.*

*Planning Department staff has recommended rezoning Parcel B to Commercial Agriculture (CA) to reflect its existing and intended commercial agricultural use. The rezoning would provide more discretionary control over any future residential development on the parcel, in that residential uses are allowed not principally permitted uses. Moreover, second units (affordable) which do not count towards development density are not allowed in the CA zone district, but are allowed on TP zoned parcels. The result is that the TP zoning allows more intensive future development of Parcel B than CA zoning would. Rezoning to CA, however, would require a General Plan Amendment as CA is not an implementing zone district for the Mountain Residential General Plan designation. The rezoning and General Plan amendment would be processed at the same level as the proposed project at the County level (4/5 Board of Supervisors approval). However, additional approvals would be required at the state level, specifically, the California Board of Forestry must approve a proposal to rezone out of the Timber Production zone district and the California Coastal Commission must approve a General Plan Amendment. The applicant does not desire to rezone Parcel B, because commercial agriculture is an principal permitted use in the TP zone district and maintains that the rezoning is unnecessary. Furthermore, rezoning to CA would add an extra layer of permit processing and significantly increase the processing time. This project has not been reviewed by the Agricultural Policy Advisory Commission (APAC). Thus, APAC has not been determined whether or not the property is suitable for rezoning as Commercial Agriculture.*

*Objective 2.3 of the Santa Cruz County 1984 General Plan establishes land use suitability criteria for determining rural density for land divisions. A Rural Density Matrix was completed to determine the allowable residential development on the subject property both for the land division and for the two dwelling residential group on one of the resultant parcels (Attachment 8). There are three overriding policies for minimum parcel size for this project. First, the Timber Production zoning requires a minimum 40 gross acre parcel size*

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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0900

with clustering as discussed above. Second, in the Mountain Residential General Plan designation minimum gross parcel size is set by the average parcel size within 1/2 mile of the project, if the average parcel size is greater than that set forth by the matrix. The average parcel size is 46 acres. Third, the proposed access road to Parcel B is a dead end road over 500 feet from the County maintained road, therefore development can only occur at the lowest density for the General Plan designation. The lowest density for the Mountain Residential General Plan designation is 40 net developable acres. Parcel B is proposed at 40 acres (net and gross). The minimum gross parcel size must be met through parcel averaging. Thus, six acres of Parcel A will be encumbered through a deed declaration as providing density for Parcel 5. This acreage cannot be counted for future land divisions or residential development groups. In accordance with the development density policies applicable to the subject parcel, the maximum density of development for a land division or dwelling group using clustered development would be four parcels or dwelling unit groups. The proposed land division and dwelling group of three density units, is less than the density of development allowable under the matrix policies. The project is clustered with respect to the overall parcel size and the timber resources and using parcel averaging, the project is generally consistent with these General Plan policies.

2. Conflict with any County Code regulation adopted for the purpose of avoiding or mitigating an environmental effect?

—      -X-      —      —

The potential conflicts with respect to County Code regulations set forth in Chapter 13.20 (Coastal Regulations) and Chapter 13.11 (Design Review) for protection of visual resources from designated scenic roads are discussed in Sections E.1., E.2. and E.3. regarding these potential impacts.

The project has the potential to conflict with Chapters 16.32 (Sensitive Habitat) and 16.34 (Significant Trees), these issues are discussed in C.1. and C.4.

3. Physically divide an established community?

—      —      —      \_X\_

4. Have a potentially significant growth inducing effect, either directly (for example, by proposing new homes and businesses) or indirectly (for example, through extension of roads or other infrastructure)?

—      —      -X-      —

The project does result in growth in that a lot of record (Parcel 6) and therefore a new building site may be developed in the future, as well as an additional dwelling on Parcel

Significant or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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0901

A. No further divisions of land on Parcel B is allowed under the matrix determination. It may be possible for the creation of one additional parcel from the remaining Parcel A. The proposed access road will not be extended through the parcel to any adjoining parcels. Therefore, the proposed land division will not create any infrastructure which could be growth inducing.

5. Displace substantial numbers of people, or amount of existing housing, necessitating the construction of replacement housing elsewhere?                                    X

#### **M. Non-Local Approvals**

Does the project require approval of federal, state, or regional agencies?

Yes   X                        No       

Which agencies?

If the decision making body decides to rezone Parcel B to Commercial Agriculture to better reflect the use, approval of the rezoning out of Timber Production must be approved by the California State Board of Forestry. In addition, a rezoning to CA also requires a General Plan Amendment to AG (Agriculture) which must be approved by the California Coastal Commission.

#### **N. Mandatory Findings of Significance**

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, animal, or natural community, or eliminate important examples of the major periods of California history or prehistory?                      Yes                             No   X
  
2. Does the project have impacts that are individually limited, but cumulatively considerable ("cumulatively considerable" means that the incremental effects of a project are considerable

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when viewed in connection with the effects of past projects, and the effects of reasonably foreseeable future projects which have entered the Environmental Review stage)?

Yes —

No X

3. Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?

Yes —

No X

**TECHNICAL REVIEW CHECKLIST**

	<b><u>REQUIRED</u></b>	<b><u>COMPLETED*</u></b>	<b><u>N/A</u></b>
APAC REVIEW	<u>NO **</u>	<u>                    </u>	<u>                    </u>
ARCHAEOLOGIC REVIEW	<u>YES</u>	<u>7/26/00</u>	<u>                    </u>
BIOTIC ASSESSMENT	<u>YES</u>	<u>8128101</u>	<u>                    </u>
GEOLOGIC HAZARD ASSESSMENT	<u>                    </u>	<u>                    </u>	<u>✓</u>
GEOLOGIC REPORT	<u>                    </u>	<u>                    </u>	<u>✓</u>
RIPARIAN PRE-SITE	<u>                    </u>	<u>                    </u>	<u>✓</u>
SEPTIC LOT CHECK	<u>YES</u>	<u>7/03/01</u>	<u>                    </u>
SOILS REPORT	<u>YES</u>	<u>10198</u>	<u>                    </u>
OTHER:			
TIMBER MANAGEMENT PLAN	<u>YES</u>	<u>3192</u>	<u>                    </u>
FORESTER'S REVIEW	<u>YES</u>	<u>6/99</u>	<u>                    </u>

\*Attach summary and recommendation from completed reviews

\*\* APAC Review required for rezoning to CA

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

Soils Report by Steven Raas & Associates, dated October 1998

Timber Management Plan by Louis Sciocchetti and Roy Webster, dated 1988, update on March 1992

ENVIRONMENTAL REVIEW ACTION

0903

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.
- ☒ 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 MITIGATED 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.

8/30/01

Date

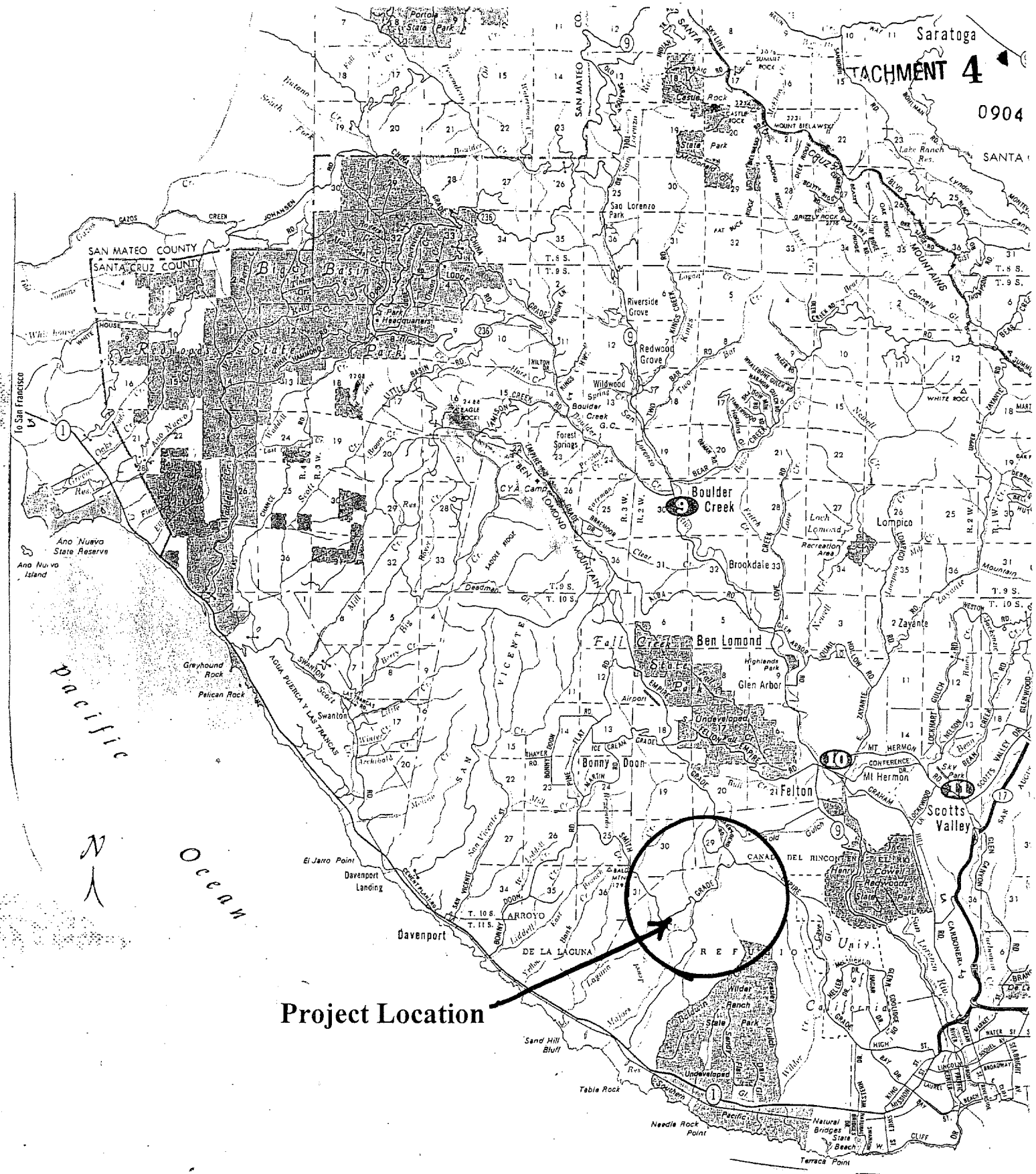
Pan Wei

Signature

For: Kew HART  
Environmental Coordinator

Attachments:

1. Location Map
2. Site Plan
3. Zoning, General Plan and General Plan Resource and Constraint Maps
4. Conclusion from Soils Report by Steven Raas & Assoc.
5. Soil Report Review Letter dated 11/13/98
6. Timber Management Plan and Forester's Evaluation
7. Archaeological Reconnaissance
8. Rural Density Matrix
9. *Comment Received during review period*

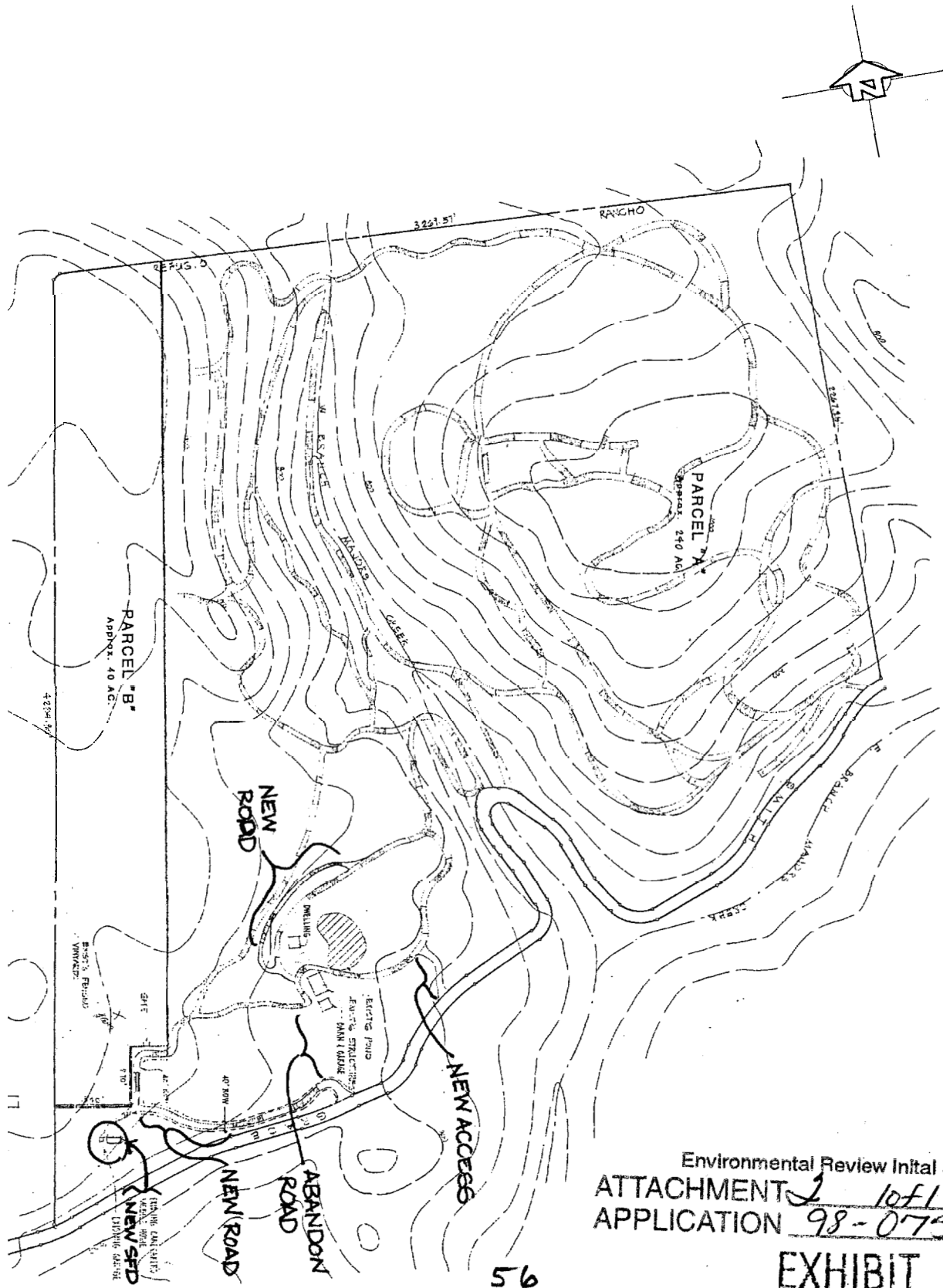


Project Location

Environmental Review Initial Study  
ATTACHMENT 1 10/1  
APPLICATION 98-0750

LOCATION MAP

EXHIBIT D



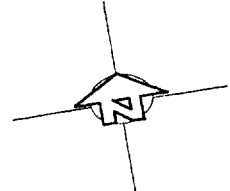
Environmental Review Initial Study  
ATTACHMENT 2 of 1  
APPLICATION 98-0750

EXHIBIT D

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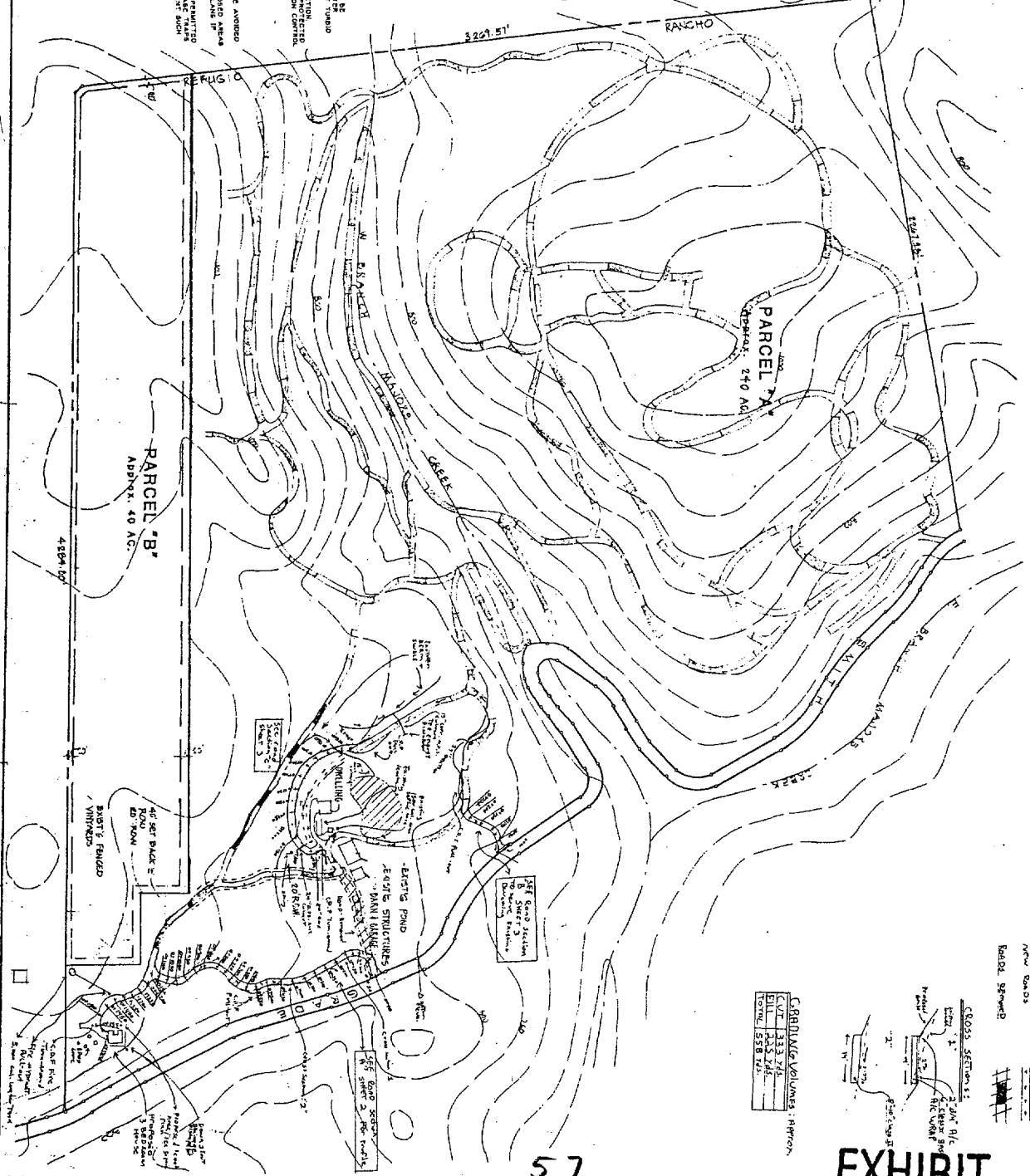


**GRADING NOTES:**

1. All grading shall comply with local, county and state requirements.
2. All cut - fill slopes shall be no steeper than 2:1 slope.
3. Slopes shall be planted with grass or other suitable vegetation.
4. All fill shall be compacted to 95% relative compaction.
5. Slopes of 3:1 or flatter shall be compacted to 95% relative compaction.
6. All slopes shall be covered with mulch or other suitable material.
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19. All slopes shall be covered with mulch or other suitable material.
20. All slopes shall be covered with mulch or other suitable material.

**EROSION CONTROL NOTES:**

1. Erosion control measures shall be installed and maintained throughout the construction period.
2. Erosion control measures shall be installed and maintained throughout the construction period.
3. Erosion control measures shall be installed and maintained throughout the construction period.
4. Erosion control measures shall be installed and maintained throughout the construction period.
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20. Erosion control measures shall be installed and maintained throughout the construction period.



**EXHIBIT D**

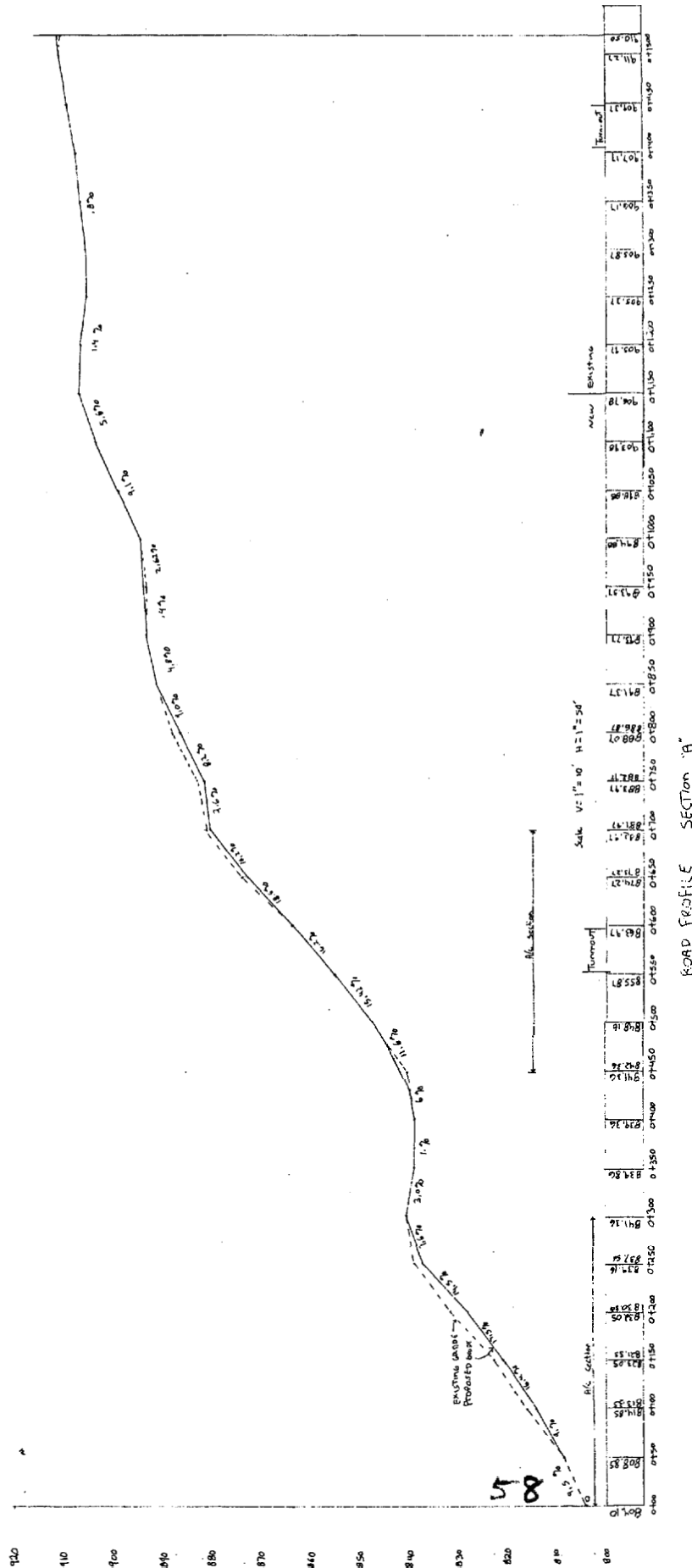
**GRADING & DRAINAGE PLAN**  
DON MEYERS RESIDENCE 1501 SMITH CIRCLE SANTA CAZ, CA.

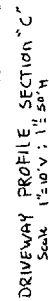
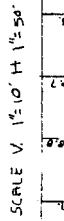
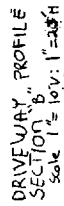
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BETHE Moulton, EXAMINER (C.E. 000707)  
625 ICE CREAM BLVD. GEN. ENG.  
BONNY DOW, CA. 95008  
C.E. 000707

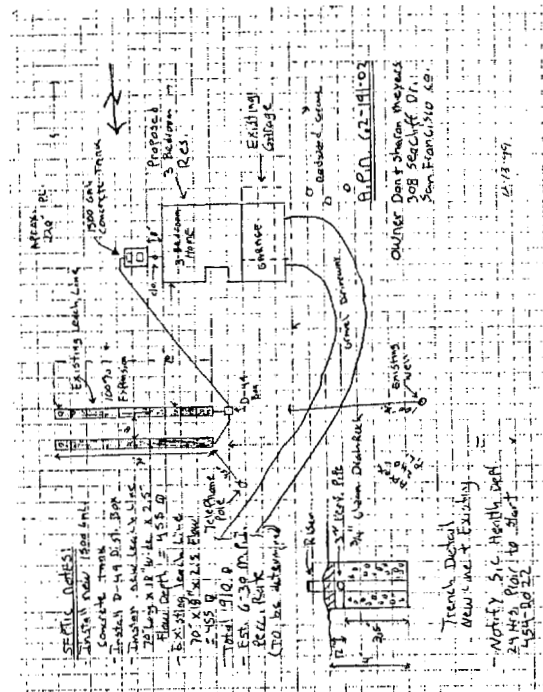
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Don / Sharon Meyers  
1510 Smith Grade Rd  
Bonnie Doon, CA

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CHECKED	
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JOB NO.	
SHEET	1

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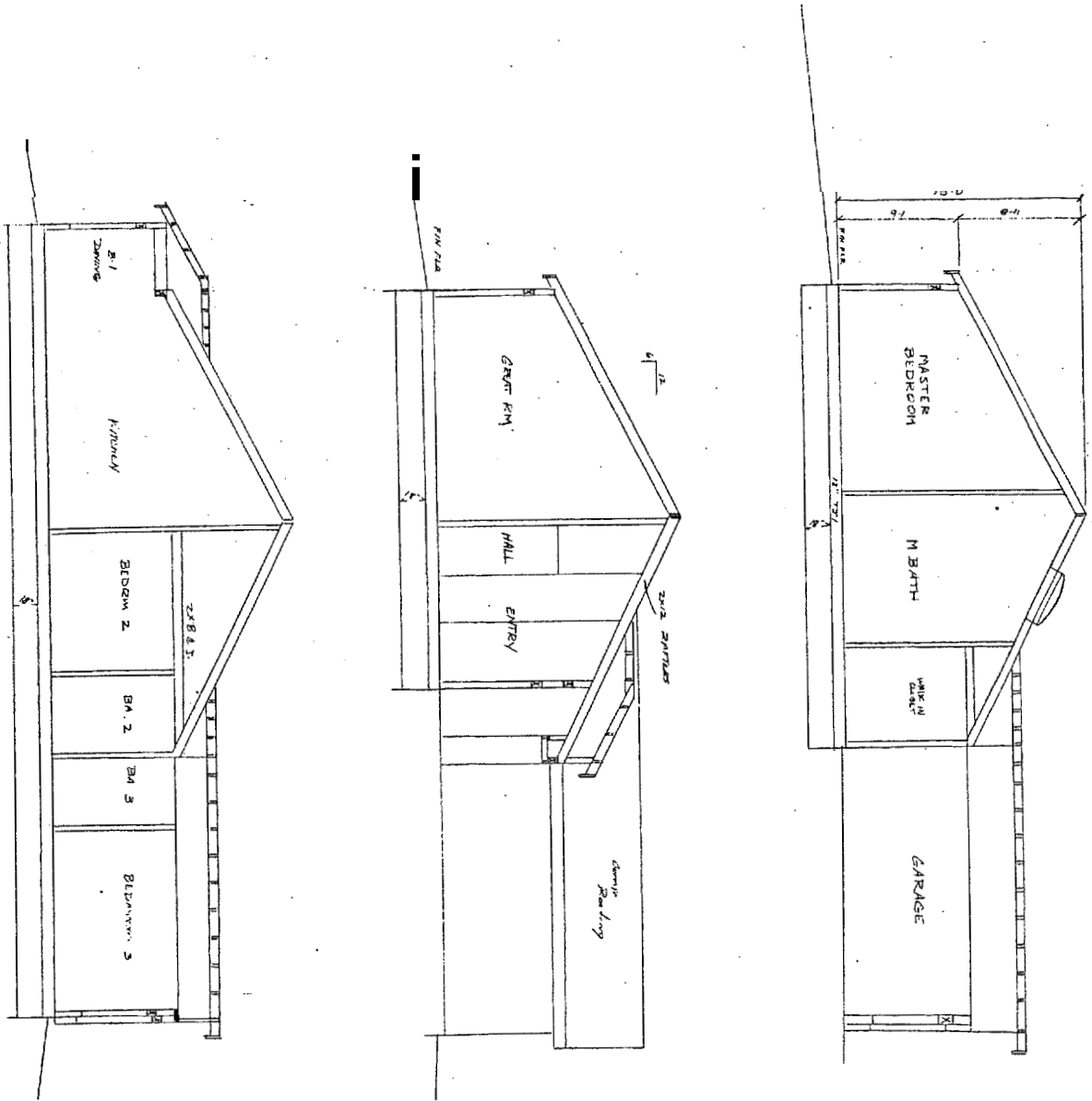


EXHIBIT D 87

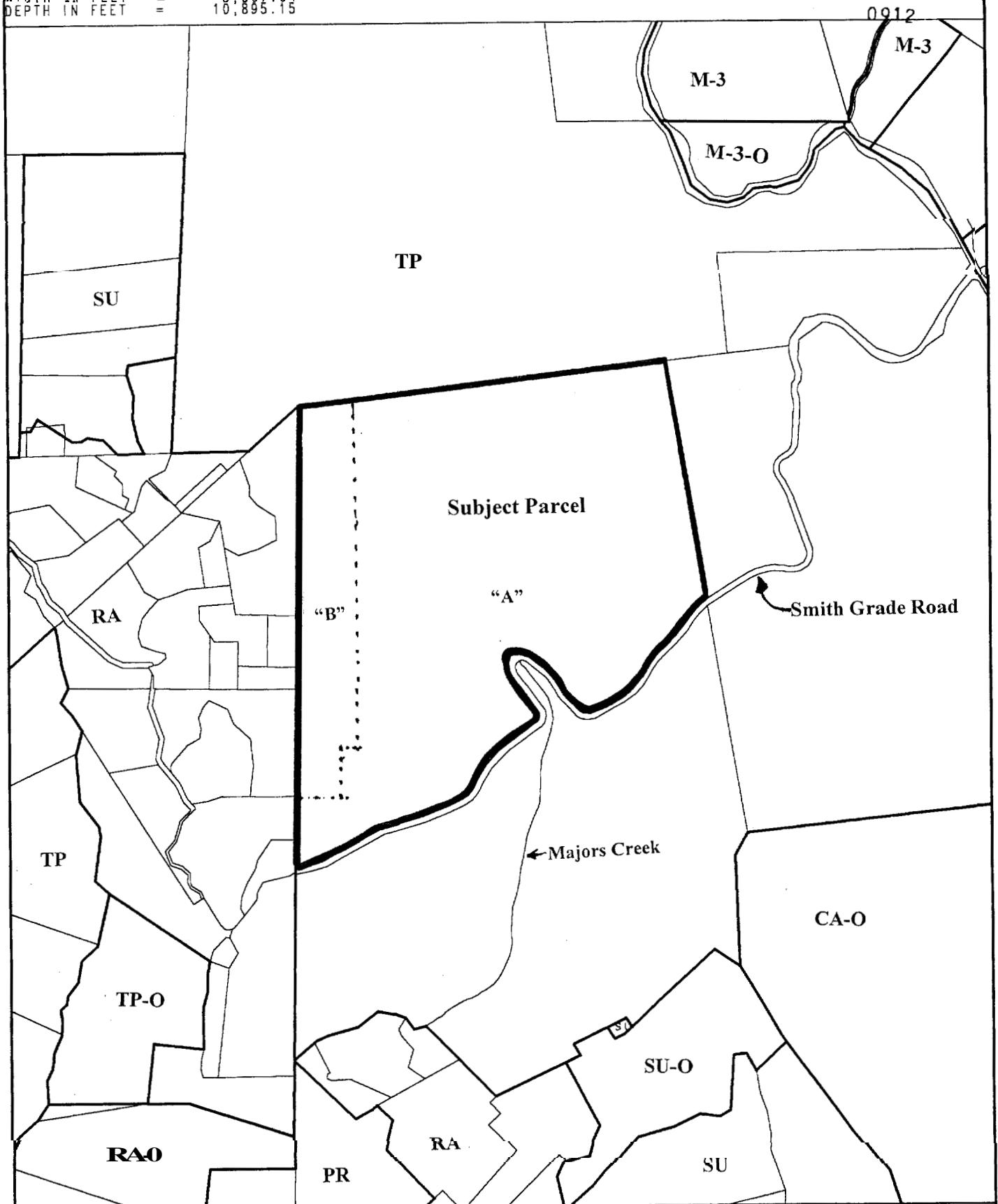
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SCALE	
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PROJECT	

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REQUEST ID: 98-0750

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 DEPTH IN FEET = 10,895.15



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1983 ASSESSOR PARCELS  
 1983 PLANNING ZONES

Environmental Review Initial Study

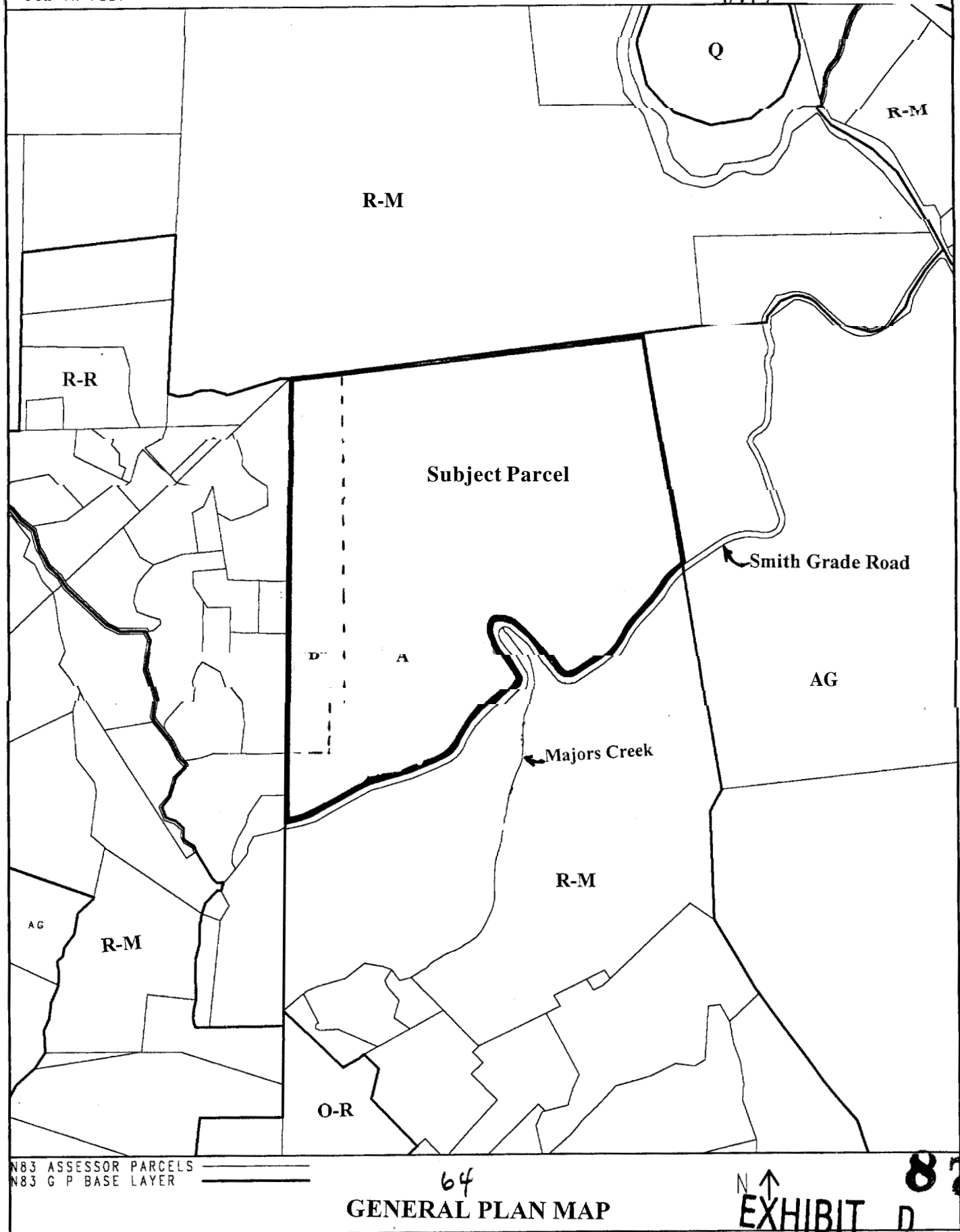
63  
 ZONING MAP

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 EXHIBIT D

ATTACHMENT 3 1 of 1  
 APPLICATION 98-0750

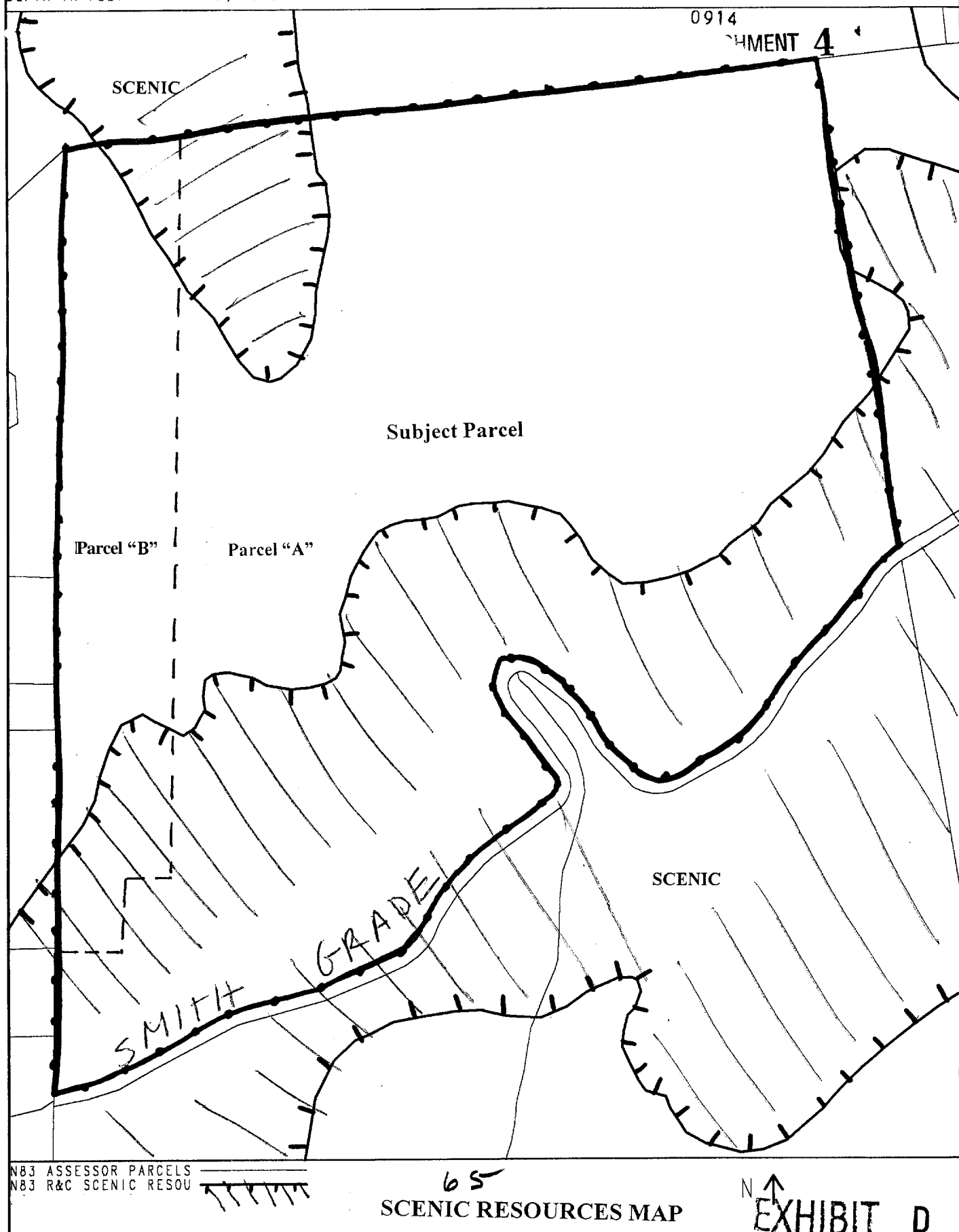
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DEPTH IN FEET = 10,806.15

REQUEST ID: 98-0750  
0913



SCALE (FT/INCH) = 584  
WIDTH IN FEET = 4,208.52  
DEPTH IN FEET = 5,170.94

REQUEST ID: 98-0750



SCALE (FT/INCH) = 584  
WIDTH IN FEET = 4,208.52  
DEPTH IN FEET = 5,170.94

REQUEST ID: 98-0750

0915

ATTACHMENT 4

BIOTIC

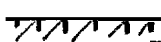
Subject Parcel

Parcel "B"

Parcel "A"

SMITH  
GRADE

N83 ASSESSOR PARCELS  
N83 R&C BIOTIC



66  
BIOTIC RESOURCES MAP

N ↑

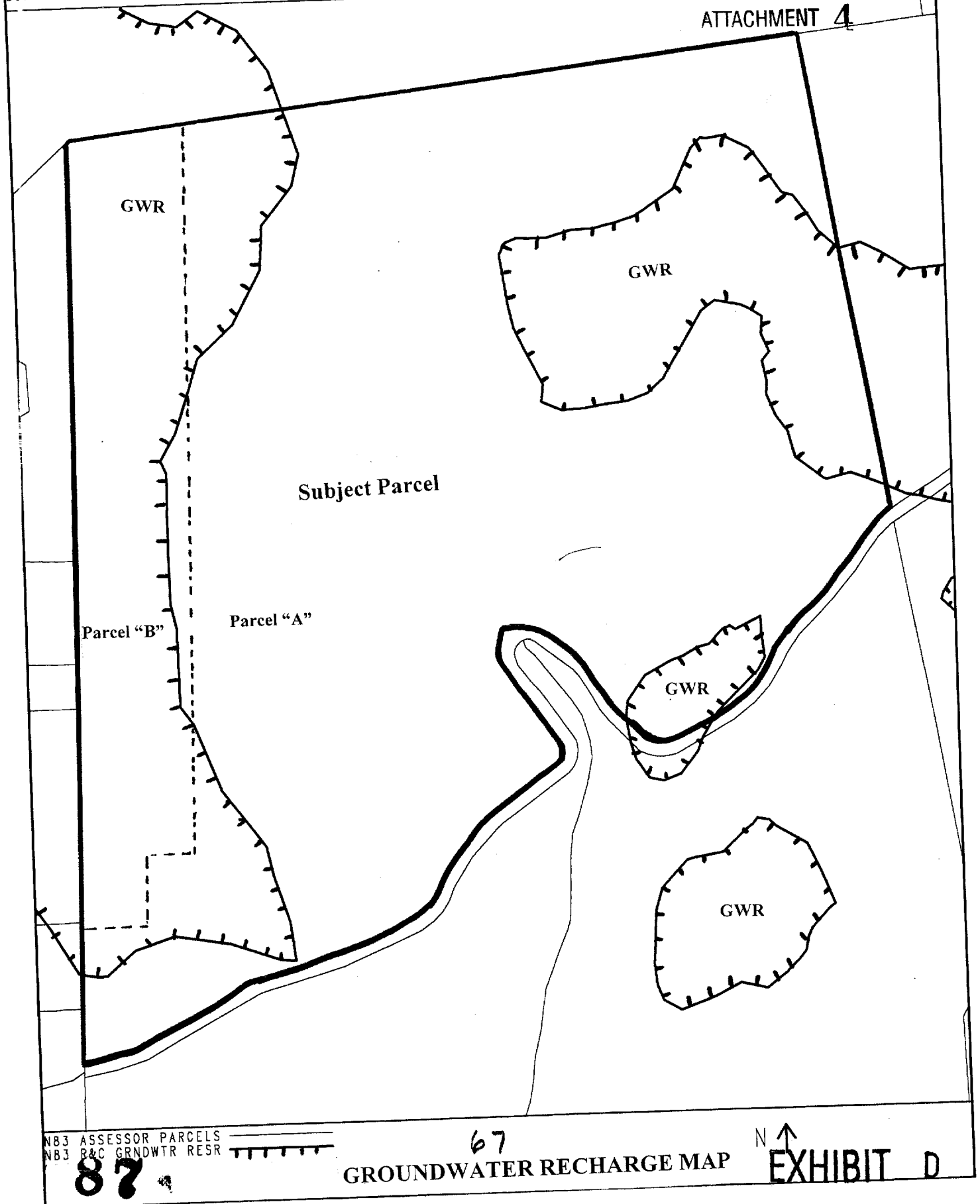
EXHIBIT D

87

SCALE (FT/INCH) = 584  
WIDTH IN FEET = 4,208.52  
DEPTH IN FEET = 5,170.94

0916

ATTACHMENT 4



NB3 ASSESSOR PARCELS  
NB3 R&C GRNDWTR RESR

87

67  
GROUNDWATER RECHARGE MAP

N ↑  
EXHIBIT D

SCALE (FT/INCH) = 616  
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DEPTH IN FEET = 5,447.57

REQUEST ID: 98-0750

0917

ATTACHMENT 4

W. BRANCH MAJORS CREEK →

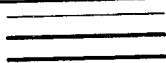
Subject Parcel

Parcel "B"

Parcel "A"

← MAJORS CREEK

N83 ASSESSOR PARCELS  
N83 R&C STREAMS  
N83 STREAM NAMES



68  
RIPARIAN/STREAMS MAP

N ↑  
EXHIBIT D

87

SCALE (FT/INCH) = 584  
WIDTH IN FEET = 4,208.52  
DEPTH IN FEET = 5,170.94

REQUEST ID: 98-0750

0918

ATTACHMENT 4

Water Supply Watershed

Subject Parcel

SMITH GRADE

MAJORS CK

NB3 ASSESSOR PARCELS  
NB3 R&C WTR SPLY WTR

69

WATER SUPPLY WATERSHED MAP

N ↑  
EXHIBIT D

82

SCALE (FT/INCH) = 821  
WIDTH IN FEET = 5,911.56  
DEPTH IN FEET = 7,263.43

ATTACHMENT 4

TIMBER

Subject Parcel

SMITH GRADE

N83 ASSESSOR PARCELS  
STREET CENTERLINES  
N83 R&C TIMBER RESOU

70  
TIMBER RESOURCES MAP

N ↑  
EXHIBIT D

SCALE (FT/INCH) = 584  
WIDTH IN FEET = 4,208.52  
DEPTH IN FEET = 5,170.94

REQUEST ID: 98-0750  
ATTACHMENT 4<sup>0920</sup>

C-FIRE

C-FIRE

Subject Parcel

SMITH GRADE

MAJORS CK

NB3 ASSESSOR PARCELS  
NB3 R&C FIRE HAZARD  
NB3 S C TRUSTEES  
CRITICAL FIRE

71  
CRITICAL FIRE MAP

N ↑

EXHIBIT D

87

## DISCUSSIONS, CONCLUSIONS AND RECOMMENDATIONS

0921

## GENERAL

1. The results of our investigation indicate that from a geotechnical engineering standpoint the property may be developed as proposed provided these recommendations are included in the design and construction of the project.
2. Our laboratory testing indicates that the near surface soils possess low expansive properties.
3. Grading and foundation plans should be reviewed by Steven Raas & Associates, Inc. during their preparation and prior to contract bidding.
4. Steven Raas & Associates, Inc. should be notified at **least four (4) working days** prior to any site clearing and grading operations on the property in order to observe the stripping and disposal of unsuitable materials, and to coordinate this work with the grading contractor. During this period, a pre-construction conference should be held on the site, with at least the owner's representative, the grading contractor, a county representative and one of our engineers present. At this time, the project specifications and the testing and inspection responsibilities will be outlined and discussed.
5. Field observation and testing must be provided by a representative of Steven Raas & Associates, Inc., to enable them to form an opinion regarding the degree of conformance of the exposed site conditions to those foreseen in this report, the adequacy of the site preparation, the acceptability of fill materials, and the extent to which the earthwork construction and the degree of compaction comply with the specification requirements. Any work related to grading performed without the full knowledge of, and not under the direct observation of Steven Raas & Associates, Inc., the Geotechnical Engineer, will render the recommendations of this report invalid.

## SITE PREPARATION

6. The initial preparation of the site will consist of the removal of trees as required including all associated debris. Septic tanks and leaching lines, if found, must be completely removed. The extent of this soil removal will be designated by a representative of Steven Raas & Associates, Inc. in the field. This material must be removed from the site.
7. Any voids created by removal of trees, septic tanks, and leach lines must be backfilled with properly compacted native soils that are free of organic and other deleterious materials or with approved import fill,

Environmental Review Initial Study

ATTACHMENT 4  
APPLICATION 98-075072  
6'

87

EXHIBIT D

8. Any wells encountered and not to remain shall be capped in accordance with the requirements of the County Health Department. The strength of the cap shall be equal to the adjacent soil and shall not be located within 5 feet of a structural footing.

9. Surface vegetation and organically contaminated topsoil should then be removed from the area to be graded. These soils may be stockpiled for future landscaping. The required depth of stripping will vary with the time of year and must be based upon visual observations of a representative of Steven Raas & Associates, Inc. It is anticipated that the depth of stripping may be 2 to 4 inches.

10. Following the stripping, the area should be excavated to the elevation of the base of the old pond. This is so that the depths of fill across the building site are even and fill settlement, although small, should be non differential. The exposed soils in the building areas should be scarified, moisture conditioned, and compacted as an engineered fill except for any contaminated material noted by a representative of Steven Raas & Associates, Inc. in the field. The moisture conditioning procedure will depend on the time of year that the work is done, but it should result in the soils being 1 to 3 percent over their optimum moisture content at the time of compaction. The pad should then be brought up to grade using the onsite material or engineered fill compacted in thin lifts.

**Note: If this work is done during or soon after the rainy season, the on-site soils may be too wet to be used as engineered fill without significant and effective moisture conditioning. Moisture conditioning may require effective soil processing such that drying occurs as evenly as possible throughout the soil mass. Note that moisture conditioning may include drying as well as wetting the soil.**

11. The soil on the site should be compacted as follows: 1) In pavement areas the upper 8 inches of subgrade, and all aggregate subbase and aggregate base, should be compacted to a minimum of 95% of its maximum dry density, 2) In pavement areas all utility trench backfill should be compacted to 95% of its maximum dry density, 3) The remaining soil on the project should be compacted to a minimum of 90% of its maximum dry density.

12. The maximum dry density will be obtained from a laboratory compaction curve run in accordance with ASTM Procedure #D1557. This test will also establish the optimum moisture content of the material. Field density testing will be in accordance with ASTM Test #D2922.

13. Should the use of imported fill be necessary on this project, the fill material should be:

- a. free of organics, debris, and other deleterious materials
- b. granular in nature, well graded, and contain sufficient binder to allow utility trenches to stand open
- c. free of rocks in excess of 2 inches in size
- d. have a Plasticity Index between 4 and 12

October 12, 1998

0923

- e. have a minimum Sand Equivalent of 20, and
- f. have a minimum Resistance "R" Value of 30, and be non-expansive

14. Samples of any proposed imported fill planned for use on this project should be submitted to Steven Raas & Associates, Inc. for appropriate testing and approval not less than 4 working days before the anticipated jobsite delivery.

### CUT AND FILL SLOPES

15. All fill slopes should be constructed with engineered fill meeting the minimum density requirements of this report and have a gradient no steeper than 2:1 (horizontal to vertical). Fill slopes should not exceed 15 feet in vertical height unless specifically reviewed by Steven Raas & Associates, Inc. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. A lined ditch should be used on the bench.

16. Fill slopes should be keyed into the native slopes by providing a 10 foot wide base keyway sloped negatively at least 2% into the bank. The depth of the keyways will vary, depending on the materials encountered. It is anticipated that the depth of the keyways may be 3 to 6 feet, but at all locations shall be at least 2 feet into firm material.

Subsequent keys may be required as the fill section progress upslope. Keys will be designated in the field by a representative of Steven Raas & Associates, Inc. See Figure No. 8 for general details.

17. Cut slopes shall not exceed a 2:1 (horizontal to vertical) gradient and a 15 foot vertical height unless specifically reviewed by a representative of Steven Raas & Associates, Inc. Where the vertical height exceeds 15 feet, intermediate benches must be provided. These benches should be at least 6 feet wide and sloped to control surface drainage. A lined ditch should be used on the bench.

18. The above slope gradients are based on the strength characteristics of the materials under conditions of normal moisture content that would result from rainfall falling directly on the slope, and do not take into account the additional activating forces applied by seepage from spring areas. Therefore, in order to maintain stable slopes at the recommended gradients, it is important that any seepage forces and accompanying hydrostatic pressure encountered be relieved by adequate drainage. Drainage facilities may include subdrains, gravel blankets, rockfill surface trenches or horizontally drilled drains. Configurations and type of drainage will be determined by a representative of Steven Raas & Associates, Inc. during the grading operations.

19. The surfaces of all cut and fill slopes should be prepared and maintained to reduce erosion. This work, at a minimum, should include track rolling of the slope and effective

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887  
EXHIBIT D

planting. The protection of the slopes should be installed as soon as practicable so that a sufficient growth will be established prior to inclement weather conditions. It is vital that no slope be left standing through a winter season without the erosion control measures having been provided.

20. The above recommended gradients do not preclude periodic maintenance of the slopes, as minor sloughing and erosion may take place.

21. If a fill slope is to be placed above a cut slope, the toe of the fill slope should be set back at least 8 feet horizontally from the top of the cut slope. A lateral surface drain should be placed in the area between the cut and fill slopes.

### **SLOPE EROSION CONTROL**

22. The surface soils are classified as moderately to highly erodable. Therefore, the finished ground surface should be planted with ground cover and continually maintained to minimize surface erosion.

### **FOUNDATIONS - SPREAD FOOTINGS**

23. At the time we prepared this report, the grading plans had not been completed and the structure location and foundation details had not been finalized. We request an opportunity to review these items during the design stages to determine if supplemental recommendations will be required.

24. Considering the soil characteristics and site preparation recommendations, it is our opinion that an appropriate foundation system to support the proposed structures will consist of reinforced concrete spread footings bedded into firm native soil or engineered fills of the on-site soils. This system could consist of continuous exterior footings, in conjunction with interior isolated spread footings or additional continuous footings or concrete slabs.

25. Footing widths should be based on allowable bearing values with minimum requirements as indicated in the table below. Footing excavations must be observed by a representative of Steven Raas & Associates, Inc. before steel is placed and concrete is poured to insure bedding into proper material. The footing excavations should be thoroughly saturated prior to placing concrete.

**Minimum Footing Dimensions**

Structure Type	Footing Width	Footing Depth
1 Story Structure	12 inches	12 inches
2 Story Structure	15 inches	18 inches
3 Story Structure	18 inches	24 inches

26. Footings constructed to the given criteria may be designed for the following allowable bearing capacities:

- a. 2,000 psf for Dead plus Live Load
- b. a  $1/3^{\text{rd}}$  Increase for Seismic or Wind Load

In computing the pressures transmitted to the soil by the footings, the embedded weight of the footing may be neglected.

27. **No footing should be placed closer than 8 feet to the top of a fill slope nor 6 feet from the base of a cut slope.**

28. The footings should contain steel reinforcement as determined by the Project Structural Engineer in accordance with applicable UBC or ACI Standards.

**SLAB-ON-GRADE CONSTRUCTION**

29. Concrete slab-on-grade floors may be used for ground level construction on native soil or engineered fill. Slabs may be structurally integrated with the footings

30. All concrete slabs-on-grade should be underlain by a minimum 4 inch thick capillary break of  $3/4$  inch clean crushed rock. It is recommended that neither Class II baserock nor sand be employed as the capillary break material.

31. Where floor coverings are anticipated or vapor transmission may be a problem, a waterproof membrane should be placed between the granular layer and the floor slab in order to reduce moisture condensation under the floor coverings. A 2 inch layer of moist sand on top of the membrane will help protect the membrane and will assist in equalizing the curing rate of the concrete.

32. Requirements for pre-wetting of the subgrade soils prior to the pouring of the slabs will depend on the specific soils and seasonal moisture conditions and will be determined by a representative of Steven Raas & Associates, Inc. at the time of construction. It is important that the subgrade soils be thoroughly saturated at the time the concrete is poured.

33. Slab thickness, reinforcement, and doweling should be determined by the Project Structural Engineer.

## UTILITY TRENCHES

34. Utility trenches that are parallel to the sides of the building should be placed so that they do not extend below a line sloping down and away at a 2:1 (horizontal to vertical) slope from the bottom outside edge of all footings.

35. Trenches may be backfilled with the native materials or approved import granular material with the soil compacted in thin lifts to a minimum of 95% of its maximum dry density in paved areas and 90% in other areas.

36. Jetting of the trench backfill should be carefully considered as it may result in an unsatisfactory degree of compaction.

37. Trenches must be shored as required by the local agency and the State of California Division of Industrial Safety construction safety orders.

## LATERAL PRESSURES

38. Retaining walls with a horizontal backfill and full drainage should be designed using the following criteria:

- a. When walls are free to yield an amount sufficient to develop the active earth pressure condition (about  $\frac{1}{2}\%$  of height), design for an active earth pressure of 35 psf/ft of depth.
- b. For resisting passive earth pressure use 275 psf/ft of depth.
- c. A "coefficient of friction" between base of foundation and soil of 0.33.
- d. Any live or dead loads which will transmit a force to the wall. Refer to Figure No. 9.
- e. The resultant seismic force on the wall is  $14H^2$  and acts at a point  $0.6H$  up from the base of the wall.

Should the slope behind the retaining walls be other than horizontal, supplemental design criteria will be provided for the active earth or at rest pressures for the particular slope angle.

39. The above criteria are based on fully drained conditions. Therefore, we recommend that permeable material meeting the State of California Standard Specification Section 68-1.025, Class 1, Type A, be placed behind the wall, with a minimum width of 12 inches and extending for the full height of the wall to within 1 foot of the ground surface. The rock should be covered with Mirafi 140 filter fabric or equivalent and then compacted native soil

placed to the ground surface. A 4 inch diameter perforated rigid plastic or metal drain pipe should be installed within 3 inches of the bottom of the granular backfill and be discharged to a suitable, approved location.

40. The area behind the wall and permeable material should be compacted with approved soil to a minimum relative dry density of 90%.

## **SURFACE DRAINAGE**

41. Surface water must not be allowed to pond or be trapped adjacent to the building foundations nor on the building pad nor in the parking areas.

42. All roof eaves should be guttered, with the outlets from the downspouts provided with adequate capacity to carry the storm water from the structures to reduce the possibility of soil saturation and erosion. The connection should be in a closed conduit which discharges at an approved location away from the structures and the graded area.

43. Final grades should be provided with a positive gradient away from all foundations in order to provide for rapid removal of the surface water from the foundations to an adequate discharge point. Concentrations of surface water runoff should be handled by providing necessary structures, such as paved ditches, catch basins, etc.

44. Cut and fill slopes shall be constructed so that surface water will not be allowed to drain over the top of the slope face. This may require berms along the top of fill slopes and surface drainage ditches above cut slopes.

45. Irrigation activities at the site should not be done in an uncontrolled or unreasonable manner.

46. The building and surface drainage facilities must not be altered nor any filling or excavation work performed in the area without first consulting Steven Raas & Associates, Inc.

## **PAVEMENT DESIGN**

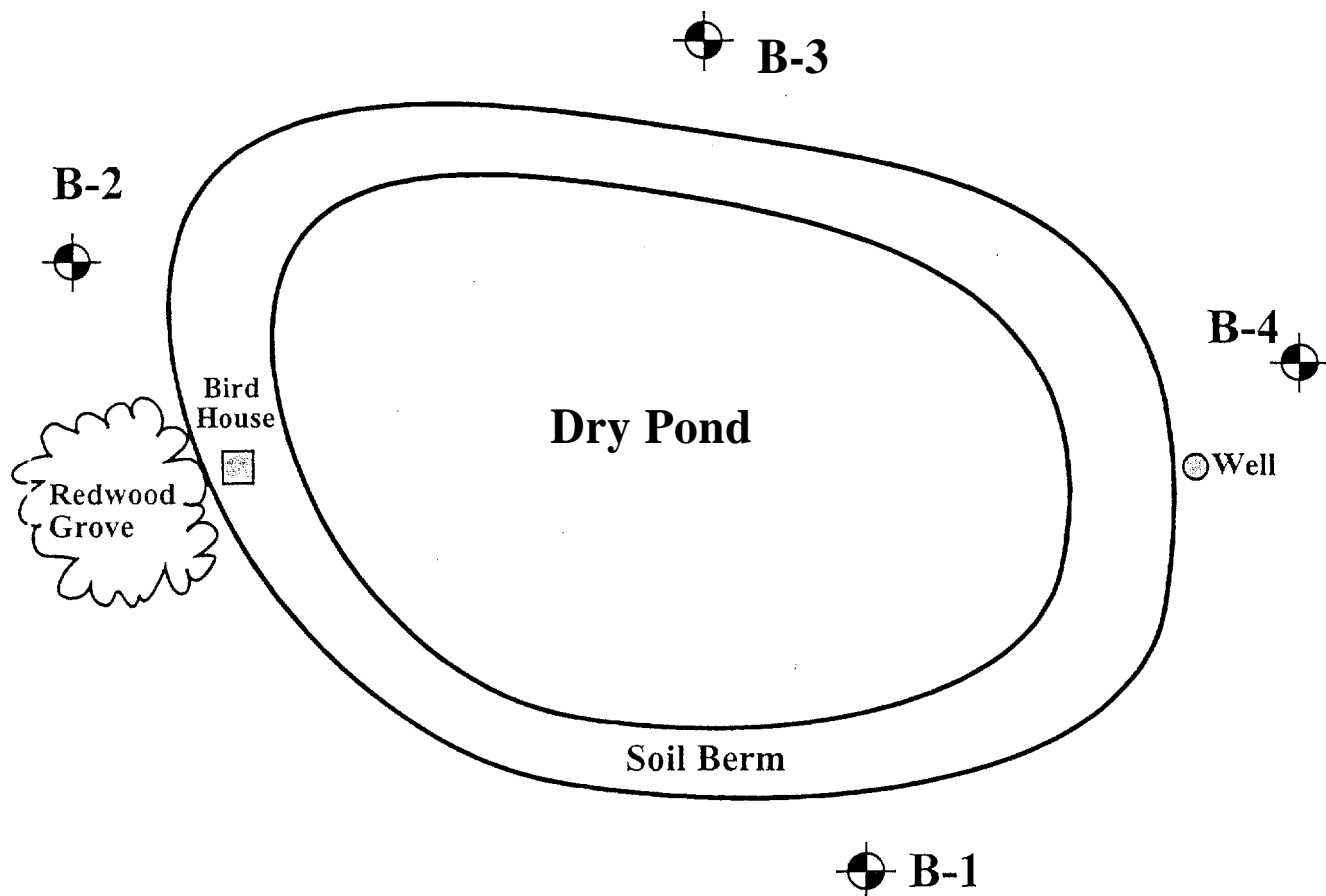
47. The design of the pavement section was beyond our scope of services for this project. To have the selected pavement sections perform to their greatest efficiency, it is very important that the following items be considered:

- a. Properly moisture condition the subgrade and compact it to a minimum of 95% of its maximum dry density, at a moisture content 1-3% over the optimum moisture content.
- b. Provide sufficient gradient to prevent ponding of water.
- c. Use only quality materials of the type and thickness (minimum) specified. All baserock must meet CALTRANS Standard Specifications for Class 2 Aggregate Base, and be angular in shape.
- d. Compact the base and subbase uniformly to a minimum of 95% of its maximum dry density.
- e. Place the asphalt concrete only during periods of fair weather when the free air temperature is within prescribed limits.
- f. Maintenance should be undertaken on a routine basis.

#### PLAN REVIEW

48. We respectfully request an opportunity to review the plans during preparation and before bidding to insure that the recommendations of this report have been included and to provide additional recommendations, if needed.

0 929



Not To Scale



Location of Test Borings

80

**EXHIBIT D**

PLANNING DEPARTMENT

GOVERNMENTAL CENTER



ATTACHMENT 4  
COUNTY OF SANTA CRUZ

701 OCEAN STREET  
FAX (408) 454-2131

SANTA CRUZ, CALIFORNIA 95060  
(408) 454-2580

0930

November 13, 1998

Richard Beale  
Land Use Planning, Inc.  
100 Doyle St., Ste. E.  
Santa Cruz, CA 95062

SUBJECT: Review of soil report by Steven Raas & Associates  
dated October, 1998, PROJECT NUMBER: 98135-SZ58-A22  
APN: 062-191-02, APPLICATION NUMBER: 98-0750

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 sub-excavation and recompaction beneath the building footprint as detailed in the report. Alternatively, if the final building envelope is moved off of the existing pond location, additional geotechnical information may be required.
3. Final plans shall show the drainage system as detailed in the soils engineering report including outlet locations and appropriate energy dissipation devices.
4. Final plans shall reference the approved soils engineering report and state that all development shall conform to the report recommendations.
5. 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

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ATTACHMENT 5 10/1  
APPLICATION 98-0750

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submit to Environmental Planning two copies of revised plans and a final plan review letter stating that the plans, as revised, conform to the report recommendations.

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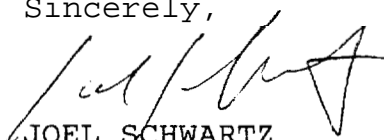
6. The soil engineer must inspect all foundation excavations and a letter of inspection must **be** submitted to Environmental Planning and your building inspection prior to pour of concrete.
7. For all projects, the soil engineer must submit a final letter report to Environmental Planning and your building 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 August 1997 County Guidelines for Soils/Geotechnical Reports) to Environmental Planning and your building inspector regarding eh 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: JOE HANNA  
County Geologist CEG 1313

cc: Mike Ferry, Project Planner  
Soils engineering firm

98-0750s/056

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EXHIBIT D

FINAL SOILS-GRADING REPORTS

0932

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 or 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-conform her/his determination that the site is safe for the intended use.

0933 ATTACHMENT 4  
**Webster and Associates** PROFESSIONAL FORESTERS

512 Capitola Avenue, Suite 201 • Capitola, CA 95010 • Phone 831-462-6237 • Fax 831-462-6233

June 30, 1999

County of Santa Cruz  
Planning Department  
701 Ocean St.  
Santa Cruz, CA 95060

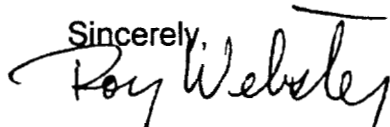
Re: Meyers Application.

To Whom It May Concern:

Being the Forester who authored the Timber Management Plan and past Timber Harvesting Plan for the Meyers property, the office of Richard Beale has asked me to address the impact of splitting **40** acres of existing vineyard from the remainder of parcel number 062-191-02, which is zoned Timber Production (TP).

This lot split should have no impact on the feasibility of future timber harvesting to occur on the timbered areas of the property. All roads, landings and skid trails necessary to access the timber are located **so** that removal of the **40** acres will not impede the operational elements necessary to conduct **a** harvest.

Sincerely,



Roy Webster  
RPF# 1765

Roy Webster  
RPF# 1765

Matthew Sell  
RPF# 115  
Senior Forester

Jose Pulver  
Associate Forester

Travis Hysten  
Associate Forester

Karen Palmer  
Office Manager

Environmental Review Initial Study  
ATTACHMENT 6 1 of 1 84  
APPLICATION 98-0750

87  
EXHIBIT D

MEYERS RANCH  
Santa Cruz County, California

FOREST MANAGEMENT PLAN

-----  
Louis Sciocchetti  
Registered Professional Forester  
License No. 2368

-----  
Roy Webster  
Registered Professional Forester  
License No. 1765

Roy W. Webster  
Professional Forester  
136 Rancho Del Mar  
Aptos, CA. 95003  
tel. (408) 688-8787

0935

March 26, 1992

Mr. Don Meyers  
308 Seacliff  
San Francisco  
CA. 94121

Dear *Mr.* Meyers,

You have asked for an estimate of the average growth per year of your tree farm on Smith Grade in Santa Cruz County. The subject was addressed in the Forest Management Plan which I prepared for you in 1988, but upon rereading the Plan I realize that there is a need for further explanation. This letter should be considered an addendum to that Plan.

The tree farm contains a total of 296 acres, 179 acres of which currently have commercial stands of timber. 51 acres are marginal timber growing sites whose contribution to yearly growth is negligible at this time but could be a lesser contributor to growth in the future. The remaining 66 acres is grassland not capable of supporting commercial crops of timber.

The average growth per year is 105,850 board feet, of which 87,163 board feet is redwood and 18,687 board feet is Douglas fir. The average growth per year was computed as follows. The 179 acres of commercial timberland was typed as 85 acres of Y021RD/H, growing 750 board feet per acre per year; 45 acres of Y032RD/HS, growing 500 board feet per acre per year; 49 acres of Y43DR/HS, growing 400 board feet per acre per year. These total the average growth per year. The growth was then apportioned by species.

The estimate of average growth per year helps in establishing a sustained yield harvesting program as described in the Forest Management Plan. It is recommended that the next harvest in ten years cut slightly less than estimated growth, both to increase growing stock and allow flexibility in future management of the property.

Sincerely,

Roy Webster  
Registered Professional Forester #1765

a6

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EXHIBIT D

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## APPENDIX

Vegetation Type Map  
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 Slope Class Map  
 Glossary

## PREFACE

0937

In August, 1988, Roy Webster, Consulting Forester, was commissioned by Don & Sharon Meyers to prepare a forest management plan on their 296 acre property at 1510 Smith Grade, Bonny Doon, Santa Cruz County, California. The property is situated on the Refugio Rancho (Sections not surveyed), Township 10 South, Range 2 West, Mount Diablo Baseline & Meridian. The Meyers' mailing address is: 308 Sea Cliff, San Francisco, CA 94121.

This plan incorporates currently available resource data, interpretation of timber stands on aerial photographs, and field cruise data (10% cruise intensity:).

Field work was carried out during the period from September-October, 1988.

## MANAGEMENT OBJECTIVES

The overall goal at the Meyers Ranch is to develop a multiple<sup>0938</sup>-use forest management program. Emphasis is to be placed on timber production, recreational use, and aesthetics.

The management goals are based upon the following specific objectives:

1. Improve growth of commercial conifers by instituting a program of tree planting, pre-commercial thinning, and conifer release.
2. Develop a harvest schedule for redwood that is consistent with the owners long-term goal of improving the property.
3. Protect and improve wildlife habitat whenever economically and aesthetically feasible.
4. Maintain existing roads to provide access for recreational activities, fire protection, and forest management practices.
5. Control streambank erosion along Majors Creek and enhance the spawning habitat for migratory steelhead.
6. Continually maintain a high level of aesthetic consideration during all aspects of forest management.

## GENERAL PROPERTY DESCRIPTION

ATTACHMENT 4

0939

This 296-acre property is located five miles northeast of the city of Santa Cruz in western Santa Cruz County. The region is characterized by mountains which rise from a narrow coastal plain to elevations of 1,000 to 1,400 feet above sea level. Small streams drain the mountains forming steep-sided canyons and dissecting the coastal plain on their way to the ocean. Sandy beaches are found at the mouths of the canyons.

Influenced by proximity to the Pacific Ocean, the climate of this area is mild, with the majority of the precipitation occurring during the winter. The humidity is high and fog partially compensates for summer drought. Mean annual precipitation is about 45 inches, and the mean annual air temperature is about 56 degrees. The frost-free period averages 230 days per year.

The property lies entirely within the watershed of Majors Creek, which flows directly to the Pacific Ocean. The west branch of Majors Creek divides the property from north to south and joins with the east branch just outside the property boundary. General aspect ranges from east to west on either side of the Majors Creek drainage.

Terrain varies from nearly level at the residence building and along the western side of the property to moderately steep (40-60%) slopes above Majors Creek. Elevations vary from 700 to 1,000 feet above sea level.

Access from Santa Cruz is via Empire Grade 5 miles from the junction with Mission Street (Highway 1). 1.2 miles on Smith grade to the property. All roads are public.

The property is 70% percent forested. Redwood dominates the stream canyon while Douglas-fir is generally found on the drier sites, often forming a transition between the redwood forest type and hardwood-shrub plant communities. The redwood understory varies from sparse to dense and consists of shade tolerant, broad-leaved trees, conifer seedlings, shrubs, and an herbaceous ground cover, often with mosses and ferns. There is an old-growth residual redwood component that dominates many of the better sites.

The timber stand is a two-component forest. It is composed of 200+ year-old old-growth and 80-100 year-old second-growth trees grown since the original logging. 82% of the merchantable timber is redwood, 18% is Douglas-fir. 38% of the seedlings and saplings in the three upper-slope timber types are Douglas-fir. This reflects the species composition change that occurs when fire is excluded from these stands.

The parcel is zoned "Timber Preserve Zone", where forest management and timber harvesting are considered compatible uses with watershed management, fish and wildlife habitat maintenance, range management, and limited residential development. The Assessors Parcel Number is #062-191-02.

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EXHIBIT D

## FOREST MANAGEMENT HISTORY

0940

Most of the original logging of old-growth redwood in the Santa Cruz area took place around the turn of the century. Little concern was given to erosion control and aesthetics during these early operations. Steam donkeys and elaborate block and tackle systems were used to move old-growth redwood logs to stream and river bottoms. They were then loaded onto narrow-gauge steam trains for transportation to local mills. Many of the roadbeds and trestle-steps used by the railroads are still in evidence in redwood canyons around the county.

As was common at the time the cutting was often followed by fire, intentionally set to burn bark and slash. Fire not only facilitated log removal from the woods, but was also used to convert cut-over forest to pasture. Residual tree scarring is evidence of these early hot fires, fire scars on second-growth timber indicate subsequent burns.

During the post-World War II housing boom, the demand for softwood timber produced a new type of timber operation in Santa Cruz county. Douglas-fir, passed over in the original logging, was sought after by the industry in addition to redwood. The use of caterpillar tractors to skid logs and wide-bed trucks to haul them meant that more efficient and wider-ranging operations were conducted.

At the present time, some 80-100 years following the original logging, excellent stands of second-growth redwood have filled in the forest canopy around the remaining residual trees. Many of these second-growth trees, nearly all of which resulted from stump sprouts, have attained diameters of 20-36 inches and will return good value to the landowner when logged. Those growing in the canyon bottom achieve tall heights in addition to large diameters, although they are sometimes more difficult to access.

The Meyers ranch shows evidence of the original logging that took place. The stream channel was most likely used as a skid road to move the logs off the property. A number of large old-growth redwoods remain, with residual Douglas-fir to a lesser extent. Deep scars on these trees indicate the severity of fires that swept up the Majors Creek drainage. A second-growth logging operation in the early-70's removed many redwoods in the 26-36 inch DBH classes. Dense clumps of redwood saplings now cluster around these stumps. The harvest promoted the growth of redwoods 12 to 18" DBH.

## SOIL DESCRIPTIONS

0941

Ben Lomond sandy loam (#110) 35 acres

Slope Range: 5-65%

This deep, well, drained soil formed in residuum derived from sandstone or granitic rock. Typically, the soil is covered by a 2-inch mat of partially decomposed needles and twigs. Permeability is moderately rapid. Effective rooting depth is 40 to 50 inches. Available water capacity is 4 to 8.5 inches. Runoff is medium. Erosion hazard is moderate on slopes less than 15%, high on slopes 15 to 50%, and very high on slopes >50%.

Typical vegetation is conifer forest, with redwood dominating the better sites and Douglas-fir occurring on drier ridges. Associated species are madrone, tanoak, ceanothus, and other brush species. Following logging, natural regeneration is fairly good, although brush and hardwoods will occupy degraded or overly disturbed areas.

Forested areas provide habitat for bandtailed pigeon, jay, hawk, deer, raccoon, coyote, bobcat, rabbit, squirrel, and mice.

Gentle slopes (<20%) are suitable for apple orchards and Christmas tree farms. The return of crop residue to the soil or the regular addition of other organic matter helps to maintain fertility and increases water infiltration.

Ben Lomond-Felton complex (#114) 160 acres

Slope range: 30-65%

This soil complex is found mainly in concave areas near drainageways. It is a deep, well-drained soil composed of two sandy loams which are suitable for commercial timber production. The Ben Lomond soil is derived from sandstone or granitic rock. The Felton soil is derived from sandstone, shale, schist, or siltstone.

Permeability of the Ben Lomond soil is moderately rapid. Effective rooting depth is 40 to 60 inches. Available water capacity is 4.0 to 8.5 inches. Permeability of the Felton soil is moderately slow. Effective rooting depth is 40 to 70 inches. Available water capacity is 5.5 to 10.0 inches.

For both soils, runoff is very rapid and the hazard of erosion is very high. The soil should not be left unprotected following disturbance.

Roads and trails should be properly drained and bare soil should be seeded and/or strawed to reduce gullying and rill erosion. heavy equipment should not be operated when the soils are wet.

Typical vegetation is redwood, Douglas-fir, tanoak and madrone.

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EXHIBIT D

Felton Sandy Loam (#138) 31 acres

Slope Range: 5-10%

This deep, well drained soil is on ridgetops and in rolling areas on mountains. Slopes are short and the area is generally concave. The soil formed in residuum derived from sandstone, shale, siltstone, or schist.

Permeability of this Felton soil is moderately slow. Effective rooting depth is 40 to 72 inches. Available water capacity is 5.5 to 10.0 inches. Runoff is medium, and the hazard of erosion is slight to moderate.

This soil is well suited to the production of Douglas-fir. Care must be taken during harvesting operations, however, to minimize erosion. Forested areas provide habitat for band-tailed pigeon, jay, hawk, deer, raccoon, coyote, bobcat, rabbit, squirrel, mice, salamander tree frog, lizard, and snake.

Lompico-Felton Complex (#142) 10 acres

Slope Range: 5-30%

This complex consists of soils on foot slopes and wide ridges. Slopes are dominantly convex. The composition is about 30% Lompico loam and 25% Felton sandy loam. Both soils are deep and well-drained.

Permeability of the Lompico soil is moderate. It is derived from sandstone, shale, siltstone or mudstone. Effective rooting depth is 20 to 48 inches. Available water capacity is 3 to 7 inches.

Permeability of the Felton soil is moderately slow. It is derived from sandstone, shale, siltstone, or schist. Effective rooting depth is 40 to 72 inches. Available water capacity is 5.5 to 10.0 inches.

Both soils have medium to rapid runoff and the hazard of erosion is high. They are well suited to the production of Douglas-fir, especially the Felton soil.

Zayante Coarse sand (#182) 59 acres

Slope Range: 5-30%

This **soil** is formed from weathered, consolidated marine sediment or sandstone. It is very deep and excessively drained.

Permeability of this soil is rapid. The effective rooting depth is more than 60 inches. Available water capacity is 2.5 to 5.0 inches. Runoff is medium or rapid, and the hazard of erosion is slight or moderate. The steeper slopes will be subject to moderate to severe rilling and gullyng.

This is not a productive forestland soil although conifers can be established. It is not recommended for rangeland vegetation suitable to grazing.

# TIMBER TYPE CLASSIFICATION

ATTACHMENT 4

0943

The classification of forest land is based on the following factors:

## Age Class

- O -- Trees greater than 150 years old
- Y -- Trees less than 150 years old
- YO -- A mixture in which at least 60-90% of total crown space is occupied by young-growth trees.

## Density

Combinations of numbers indicate percent of the ground covered by the crowns of conifer trees. The first number indicates density of merchantable-sized timber; the second number indicates density of all conifer trees.

- 1-----80% or more of ground covered by conifer crowns
- 2-----50-80% of ground covered by conifer crowns
- 3-----20-50% of ground covered by conifer crowns
- 4-----5-20% of ground covered by conifer crowns
- 5-----0-5% of ground covered by conifer crowns

## Type of Vegetative Cover

Symbol	Description
R-----	Redwood
D-----	Douglas-fir
H-----	Hardwoods (Tanoak, Coast Live Oak, California Bay)
K-----	Knobcone pine
G-----	Grassland
S-----	Shrubs (describe)

Example: YO21R  
H

- Y---young-growth timber
- O---old-growth timber
- 2---50-80% of ground covered by crowns of merchantable conifers (dbh 12"and larger)
- 1---80-100% of ground covered by crowns of all size conifers

YO21R would be a dense stand of second-growth timber less than 150 years old, but with a secondary component of residual or old-growth trees over 150 years old. Hardwoods are a minor component of the canopy.

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EXHIBIT D

## TIMBER TYPE DESCRIPTIONS

ATTACHMENT 4

ORANGE

Y021RD/H

85 acres

0944

This is a young-growth/old-growth timber stand consisting mostly of redwood and some Douglas-fir. The hardwood component consists mainly of tanoaks clustered between the redwood clumps and some scattered madrone. This results from the intense competition for light in this stand. Understory plants include salal, swordfern, huckleberry, lady fern, redwood sorrel, and redwood violet. Hardwood species include tanoak, madrone and some California bay.

This is the property's densest timber stand, averaging just over 27,000 board feet per acre, with 25% of the volume in trees under 24" DBH. Well-developed second growth (26-40" DBH) has 45% of the volume.

The old-growth contains a large amount of defect due to a fire or series of fires that occurred 80 to 100 years ago. Deep fire scars and broken tops are typical of trees experiencing repeated burns.

Overall growth could increase by harvesting some of the recoverable old-growth trees and removing second-growth trees in size classes from 26" to 40". This would improve spacing in most of the redwood clumps and concentrate growth in the 14-24" dbh classes. The resulting stand would grow faster.

Because of the amount of defective material contained in much of the old-growth redwood, each tree should be carefully evaluated when marking for harvest. Coast redwood has no known tree-killing diseases, however one fungi, (*Poria sequoiae*), can enter fire scars, logging wounds, and broken tops to cause a brown, cubical rot. Old-growth trees with deep fire-charring of more than 1/3th of the circumference combined with a flattened-out top may have less than 25% merchantable wood because of this rot.

The west branch of Majors creek forms a riparian corridor which extends from north to south through this timber type. It ranges from 25 to 75 ft on either side of the channel. Maple, California bay, and streamside shrub species line this zone beneath the redwood and Douglas-fir. The proximity to water and diversity of vegetation make this valuable wildlife habitat. The ease of road access to the stream maximizes the recreational opportunities. Because of potential conflicts with these values, timber harvesting within 100 feet of the creek will be carefully evaluated.

### Recommendations

Much of the recoverable volume from timber sales will come from this timber type. Stocking of poles and small sawtimber is good and will respond with faster growth when the overstory is opened up. The need to plant is not anticipated due to the scarcity of large enough openings. Some stream enhancement activities can be carried out along Majors Creek. These include modification of log jams to improve fish passage and erosion control work on adjacent roads.

PINK Y032RD/HS 45 acres

0945

This type displays many characteristics found in the Y021RD. The main differences are fewer redwoods, more Douglas-fir, and a more extensive hardwood component. A portion of this type was logged heavily during the last harvest. Dense clusters of redwood saplings now surround these stumps.

The occasional knobcone pine found in this stand is tall, spindly and has very low live crown ratio due to the competition with other trees for sunlight. Most of these trees have low vigor and many have died within the last 20 years. The seed source for the current stands of knobcone probably resulted from the last fire that swept the property. The cones remain on the tree until the branch dies or a wildfire sweeps through. Then they open and the seeds germinate abundantly on the exposed soil. Given the elimination of fire from the ecosystem, the knobcone pine will be gradually crowded out by other species and cease to be a significant component of the stand.

Annual growth averages 2% for the redwood and 4% for the fir. The type is growing an acceptable 500 bd ft per acre per year.

#### Recommendations

The amount of merchantable redwood in this type is sufficient to include it in a timber harvest. There are opportunities to increase growth rates by selectively harvesting from some dense redwood clumps.

Stocking throughout the type is good. There are opportunities for pre-commercial thinning of redwood and Douglas-fir saplings and poles.

There are several 1-2 acre "openings" that have a shrub understory overtopped by scattered hardwoods and knobcone pine. The overstory can be felled and the area planted to redwood. This should occur in concurrence with a hardwood sale.

BLUE Y43DR/HS 49 acres

This type occupies most of the south-facing slopes on the property. Douglas fir is predominant, with redwood forming 35% of the stand volume on the southern parcel. The Doug-fir is growing well on the drier slopes along with evergreen huckleberry and live-oak. There is a sizeable hardwood component (live oak and madrone) and an occasional knobcone pine.

The growth rate averages 4% and is mainly to due young, vigorous Douglas-fir. The per acre volume of 13,235 board feet allows this species to grow well. Most of the competition is from hardwoods. Distribution of redwood is uneven and the redwood clumps would increase growth rates if selectively harvested. Understory plant and shrub species include huckleberry, hazelwood, poison oak, western sword fern, and bracken fern.

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EXHIBIT D

## Recommendations

0946

Similar to Y032RD. There are more opportunities for pre-commercially thinning Douglas-fir and redwood saplings and poles in this type than any of the others. This can be combined with a release program that will reduce the level of hardwood competition with Douglas-fir saplings.

There are some shrub/hardwood/Knobcone pine "openings" of approximately 3/4 to 1.5 acres that can be developed into small block plantings of redwood.

GREEN            Y54RD/HS            51 acres

Although not inventoried, this type received a non-systematic survey of the vegetation. It is composed of scattered young redwood sprout clusters, Douglas-fir, and some Knobcone pine. Hardwoods include madrone, live oak, and tanoak. The redwood occurs as clumps of small trees, with average DBH ranging from 6 to 12 inches. The trees tend to be short and thick-stemmed, suggesting a nutrient deficiency of the soil. Some characteristics may have been due to brush competition. The soil appears to have a higher percent of coarse sand than indicated by the SCS. Shrubs in this timber type include blue blossom ceanothus, coyote brush, coffee berry, toyon, and manzanita.

## Recommendations

Approximately 20-25 acres of this type have been tractor-cleared of shrubs. Clumps of redwood saplings and Douglas-fir poles were released from brush competition and will begin to respond to improved growing conditions. The uncleared portion of the type will require a manual release in order to improve the growth of conifers. The shrub cover is dense outside of the cleared area.

Ponderosa pine should do well on the sandy soil. Native stands of this pine grow near Felton on a very similar soil type. With eventual pruning, it will form an excellent shaded fuelbreak. Plant cleared area to pine at a spacing of 15x15 ft. (200 trees per acre). Obtain 1-0 plugs if possible, otherwise plant 1-0 or 2-0 bare root stock. Stake and vexar seedlings to prevent rabbit browsing. When trees reach large sapling to pole size class, prune to 60% live crown.

Erosion control practices for the land-clearing have been implemented as per the SCS plan and will be monitored.

YELLOW            Grass            65 acres

The vegetation which characterizes this type is predominantly composed of exotic weeds and **grasses**. It is dependent upon grazing by herbivores to maintain its dominance. A few perennial grasses and **herbs** were observed. There is a 2-acre area that has been invaded by gorse, a range-destroying Mediterranean shrub. **A5 gorse** spreads and grows rapidly in height, it is advisable to remove it in the early stages of advancement.

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EXHIBIT D

Horses are kept on a portion of the range type, the remainder is grazed by native herbivores. The most desirable grass species to establish are perennials, especially fescues, because they are excellent feed, provide a more dependable forage supply, and add more stability to the ecosystem. A light disking of the soil, followed by fertilization and seeding, will establish the pasture.

A suggested species mix is California oatgrass, California brome, California wild rye, and red fescue. Seed from these species ripens in late June. If the pasture is mowed at this time (to a 4-inch height:), reseeding to perennial species will occur. Invading annual grass species ripen during March and April. Ideally, the pasture should also be mowed at this time and the clippings removed. The seed bed should be irrigated after establishment and occasionally during the first year.

The open grown redwood trees throughout this type tend to be short and "rough" in form. They are full-crowned with numerous large branches and pyramid-shaped boles. Since aesthetic values are higher than sawlog values for this area, these trees should be left out of timber harvests.

Gorse can be removed at an early stage by mowing and then treating the root stems with Round-Up® herbicide. If mowing is not feasible, then chop or cut with a chainsaw. Burn the residue as permitted pursuant to local fire ordinances and directives.

There are a number of large specimen trees of native coast live oak (*Quercus agrifolia*) in the range area. They form valuable wildlife habitat and are unique because of their size and age. Land-use activities should be planned around them whenever possible.

Like other dryland perennial woody plants, the oaks are able to survive the dry summer because of their leathery leaves and extensive root systems. If the surrounding soil surface is either compacted, raised or lowered, or irrigated plantings are installed, the trees may be predisposed to root diseases unless steps are taken to prevent it. If grading is necessary, change the soil level around the oaks as little as possible. Make sure that water will not accumulate near the base of the tree. Conversely, assure that nearby compaction does not prevent water from reaching all of the root zone.

The hardwoods may need to be pruned for aesthetic reasons. Weak and dead oak branches may be removed every year or two to improve appearance. Occasionally a mature tree may benefit from a light thinning (removal of 10 to 20 percent of the leaf area) of branches (up to 6 inches in diameter) to reduce the weight of branches and to open foliage for deeper light penetration and reduced wind resistance.

In removing a large branch, the weight of the branch should be reduced before making the final cut by first cutting the branch to a 1- to 2-foot stub. The final cut should be in tissue just to the outside of any ridge at the branch attachment. Branches cut in this way will callus rapidly with less chance for decay to begin. The cut surface should then be left unpainted.

## SITE QUALITY &amp; TIMBER GROWTH

0948

The growth rate of trees is determined largely by what is called the forest timber site--a measure of productivity based upon how trees respond to the soil and climate of the immediate area. Deep, well-drained clay-loam soils with plenty of moisture tend to be the best, with poor soils having too much sand and too few nutrients for productive tree growth.

The average height of a redwood tree at a specified base age constitutes a site index for redwood. Sites are classified according to potential for growth with Site I being excellent, Sites II & III good to excellent, and Site IV being fair. Knowledge of site quality for a redwood stand permits prediction of growth rates and thus the potential yield of timber at some point in the future.

Each of the 4 timber stands was sampled for site quality. The most productive site is the Y021RD timber type along Majors Creek. This area will grow an eighty-five foot redwood in 50 years. This equates to a high Site III (good growth potential). This ranks at intermediate productivity potential on a statewide basis. Upslope in the Y032RD and Y043RD types, the site ranges from a Site III to Site IV (fair potential). The Y54RD type is a Low Site IV to Site V (poor).

PER ACRE MERCHANTABLE CONIFER VOLUME

(Volume in board ft)		Diameter class				0949	
Type	Species	12-16"	18-24"	26-34"	36"+	RD	Totals
Y021RD	Redwood	980	5,500	9,900	2,600	7,100	26,080
	Doug-fir	160	320	290	180		950
Total: Gross		1,140	5,820	10,190	2,780	7,100	27,030
Net		1,140	5,700	9,670	2,440	5,140	24,090
Y032RD	Redwood	560	3,300	5,480	3,200	3,100	15,640
	Doug-fir	200	980	1,640	1,120		3,940
Total: Gross		760	4,280	7,120	4,320	3,100	19,580
Net		760	3,605	6,450	4,104	2,170	17,089
Y043RD	Redwood	170	490	1,035	870	2,600	5,165
	Doug-fir	520	2,940	3,440	1,170		8,070
Total: Gross		690	3,430	4,475	2,040	2,600	13,235
Net		680	3,250	4,205	1,840	1,950	11,925

RD = Redwood old-growth

TOTAL PROPERTY MERCHANTABLE CONIFER VOLUME

(Volume in board ft)		Diameter Class					
Type	Species	12-16"	18-24"	26-34"	36"+	RD	Totals
Y021RD (85 ac)	Redwood	83,300	467,500	841,500	221,000	603,500	2,216,800
	Doug-fir	13,600	27,200	24,650	15,300		80,750
Total: Gross		96,900	494,700	866,150	236,300	603,500	2,297,550
Net		96,900	484,500	821,950	207,400	436,900	2,047,650
Y032RD (45 ac)	Redwood	25,200	148,500	246,600	144,000	139,500	703,800
	Doug-fir	9,000	44,100	73,800	50,400		177,300
Total: Gross		34,200	192,600	320,400	194,400	139,500	881,100
Net		34,200	162,225	290,250	184,680	97,650	769,005
Y043RD (49 ac)	Redwood	8,330	24,010	50,715	42,630	127,400	253,085
	Doug-fir	25,480	144,060	168,560	57,330		395,430
Total: Gross		33,810	168,070	219,275	99,960	127,400	648,515
Net		33,320	159,250	206,045	90,160	95,550	584,325
TOTAL:	Gross	164,910	855,370	1,405,825	530,660	870,400	3,827,165
	Net	164,420	805,975	1,318,245	482,240	630,100	3,400,980

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EXHIBIT D

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## Timber Harvesting Regulations

0950

The Forest Practise Rules for Santa Cruz county specify that no more than 60% of the trees 18" DBH or larger, and no more than 50% of the trees 12-18" DBH, may be removed. In addition, no conifer shall be cut that is more than 75 ft. from a leave tree. Upon completion of harvest, there must be 100 ft<sup>2</sup> of basal area per acre on Site III land and at least 75 ft<sup>2</sup> per acre on Site IV and V lands. The stocking requirements can also be met by a point count of 300 points per acre that is computed as follows: Less than 4" DBH = 1; 4" to 12" DBH = 4; More than 12" DBH = 3. Re-entry of any stand is limited to no more than one harvest every 10 years.

Analysis of stand data indicates that there will be no problem meeting the stocking guidelines if all stands are reduced to an average basal area of 100ft<sup>2</sup> per acre following each harvest. Redwood and Doug-fir basal area, presently averages 160 ft<sup>2</sup> per acre in the Y021RD type, 120 ft<sup>2</sup> in the Y032RD, and 100 ft<sup>2</sup> in the Y043RD. Some areas will be cut below 100 ft<sup>2</sup>, but on the average the stocking guidelines will be met.

## Objectives of the harvest program

The purpose of the selection silvicultural method is to establish a healthy, vigorous forest composed of a suitable mix of age classes. This is accomplished by selectively harvesting trees which are defective, diseased, suppressed, or crowded. Every harvest represents an opportunity to adjust the size, spacing, and quality of the timber stand. The goal will be a stand structure with trees in all size and age classes, from seedlings to trees 40" DBH and 100 years old. Old-growth redwoods will be retained for aesthetic and wildlife purposes.

## Initial Harvest

The initial harvest has a potential yield of approximately 1,600,000 bd ft. The sustained-yield goal of 850,000 bd ft grown every 10 years is attained by setting an allowable cut of less than the periodic growth. A 10 year harvest cycle is recommended. This will provide cash flow to the owners and will minimize the amount of disturbance that occurs as a result of harvesting operations.

The amount of volume removed for the initial harvest can be adjusted to meet the financial objectives of the owners. The harvest should remove diseased fir and and defective redwood that are economical to cut. The 26-34" DBH class should be cut heavily to open up the stand for growing stock in the 18-24" DBH class, these will be the crop trees that will develop and be harvested at the end of subsequent 10-yr. periods. Anticipated growth of these trees is based upon opening up the stand sufficiently to reduce the level of competition for sunlight and nutrients.

## Subsequent Harvests

0951

Defective timber can be removed in the initial harvest. Each succeeding harvest should increase tree spacing and move the stand closer to the optimum stand structure from which a long term sustained yield of timber is possible. Careful tree selection should reach this point at about the end of the third cycle. From this point to perpetuity, 850,000 bd ft will be available for harvest every 10 years

## Review and Evaluation

Harvest timing should remain flexible to take advantage of good markets and avoid poor ones. Following every harvest, a thorough review of the allowable cut should be made. A new allowable cut will then be set for the next cycle. Its volume will be dependent upon the success of the stocking adjustment and growth improvement programs of the previous cycle.

## Feasibility of Timber Harvesting

An extensive road system is in place throughout the 173 acres of timberland. The skidding distance for tractors appears reasonable from most points along these roads. There are landing sites on the east side of Majors Creek that can be developed with a minimal amount of cutting and filling. Some road re-alignment will be necessary to accommodate log trucks. On the west side of Majors Creek, a single landing site is available near the stream. Other landings will have to be located further up the slope to avoid impacting the stream system.

Four entry/exit points to Smith Grade are available. All can be utilized as two-way routes for log trucks.

The only weak link in the present road network is the southern bridge on the Majors Creek access road. This is an old "temporary" redwood log stringer bridge. Both the stringers and the footings are considerably decayed and do not appear able to support the weight of a loaded log truck. A new stringer bridge will have to be constructed, preferably with concrete footings so that the bridge will last a number of years.

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EXHIBIT D

## HARDWOODS

0952

The hardwood resource is composed of three primary species and one minor one. Tanoak comprises about 60% of the volume, live oak 20% and madrone 20%. California bay is an incidental species (less than 2%) and occurs along Majors Creek. Most of the live oak is distributed across the upper slopes of the property.

California bay has little commercial fuelwood value. The occurrence of this species along Majors creek provides it with an aesthetic and wildlife importance over any monetary value. The trees also serve to stabilize the sides of the stream channel and buffer the erosional effects of adjacent roads.

The tanoak, madrone, and live oak have viable fuelwood markets in Santa Cruz county. The average diameter of 12-16" make the wood ideally sized for a commercial fuelwood harvest.

## Recommendations:

1. **Fall** hardwoods as part of a conifer harvest. Where possible, cut trees overtopping conifers.
2. During conifer falling, pre-fall large hardwoods which are likely to be damaged. Skid and deck hardwoods separately for sale to fuelwood purchaser. This will greatly minimize aesthetic disturbance.
4. Retain large hardwoods for wildlife, especially live oak and madrone. Do not cut any trees larger than 20" DBH. Retain hardwood snags where feasible.

## HARDWOOD VOLUME by TIMBER TYPE

(Volume in cords)

Type	Acres	Volume Per Acre	Total Volume
Y021RD	85	3.5	297.5
Y032RD	45	5.0	225.0
Y043RD	49	9.0	441.0
* Y54RD	51	8.6	258.0
-----			
TOTAL			1,221.5

\* Tractor-cleared zone is excluded from total for this type

## Pre-commercial Thinning

This practice is the reduction of the number of stems in a timber stand so that future growth will occur on fewer, but higher quality stems. The Y032RD, Y043RD, and Y54RD timber types all have redwood and Douglas-fir saplings and poles that can benefit from thinning. The cost-effectiveness of this operation is quickly reduced when diameters exceed 6-8".

Leave trees will have at least 1/3 their height in vigorous crown. Poor quality trees will be weeded out and well-formed dominant trees retained. Spacing will vary from 6-14'. Tree quality is always favored over spacing for redwood since this species can still grow at a satisfactory rate when the trees are close together.

## Hardwood Release

Besides reducing redwood and fir growth, hardwood competition can mechanically injure conifers. A "release" operation will remove this competition and improve conifer growth rate and quality.

It is possible to remove overstory hardwoods and retain a large proportion of the existing conifer regeneration through careful falling and skidding practices. Selection of an experienced operator, forester supervision, and operator instruction are critical to the success of the operation. The release should be conducted concurrently with pre-commercial thinning.

## Conifer Flanking

Stocking is good on most of the property but there are opportunities for planting redwood and pine.

Forest openings of 1/4-ac. (approximately 50x50 ft.) or larger resulting from tree removal should be promptly planted the following winter. Planting can begin as soon as the seedlings are lifted from the nursery if the winter rains have commenced. Only redwood should be planted in the Y032RD and Y043RD timber types, preferably as two-year old bare-root seedlings. The combination of site disturbance from logging and availability of seed will result in ample natural regeneration of Douglas-fir. Space redwood seedlings at 10x10 ft.

Although redwood sprouts grow extremely rapidly, redwood seedlings grow slowly for the first four or five years. Height growth per year ranges from 3 to 12 inches. Planted areas will be checked during this period and weed/shrub competition removed or reduced in height if necessary. After these early years, growth is rapid to 20 years of age. Annual height growth then averages between 3 and 5 feet per year.

Sites occupied by ceanothus and other brush can be effectively planted once the brush is cleared. Brush can be cleared by hand or else by using a crawler tractor equipped with a brush rake.

If pine is planted as a shaded fuelbreak in the grass-seeded area, plant in the center of a 2-ft square scalped to bare soil. Grass roots provide severe moisture competition for newly-planted seedlings.

#### Conifer Pruning

Pruning conifer trunks to the height of the first log will result in higher sawlog quality at the time of harvest. The expected increase in returns will not, however, support the cost of the work. Pruning is used mainly to improve visual quality of the stand or to act as a shaded fuelbreak.

A pruning saw with a curved blade mounted on an extension pole will produce the best results. Cut limbs at the edge of the limb collar, not flush with the trunk. Cut heavy limbs to a 2 ft. stub first to prevent the bark from tearing. Trees can be pruned when saplings, but growth will be reduced if the live crown ratio is reduced below 40%.

#### Fire Protection

Roadside pruning and lopping of slash will reduce fire hazard. Limbs and trunks will be generated by pre-commercial thinning, fuelwood cutting, and release operations. This material should be lopped and crushed to within 30" of the ground and pulled back 20-ft from well-traveled roads.

All contractors involved in forest management and working on the property during fire season should be held in compliance with standard wildland fire protection rules. This means availability of fire extinguishers or adequate supplies of water, long-handled shovels, and spark arrestors on chain saws. Access for fire control is more than adequate over the existing road system.

#### Government Cost Share Forest Improvement Programs

Two federal programs, the Agriculture Conservation Program (ACP) and the Forestry Improvement Program (FIP), will subsidize partial costs for site preparation, planting, pre-commercial thinning, and hardwood release. Payments vary from 60-75% of the total project cost.

The state sponsors the California Forest Improvement Program (CFIP). Acceptable practices included at a cost-share rate of 75% are:

- Pre-commercial thinning
- Hardwood/brush Release (chemical or non-chemical)
- Planting
- Site preparation
- Follow-up work as necessary to protect or enhance completed projects. (Control of weeds, vexas, ...etc.)
- RPF supervision of all practices
- Forestland conservation practices:
  - Stabilization of exposed slopes
  - Upgrade drainage facilities to improve water quality
  - Fish and wildlife habitat improvement

0955

Trees with severe lean and dead trees (snags) represent hazard trees. They have a high probability of falling and causing personal injury or property damage. For a hazard to exist, there must be a target (ie. people, car, building:) near the tree. A rotten tree deep in the forest away from people is not generally a hazard, since no target exists. The normal state of decay of this snag provides valuable wildlife benefits. But that same tree near a structure or the picnic area along Majors Creel: is a hazard since people frequent the area.

The liability and safety concerns near residences and recreation areas may require ongoing hazard tree evaluation. An RPF inspection should occur if it is felt that a problem exists. There are no existing hazards on the property at this time.

It may become necessary to evaluate trees for possible removal because they pose a hazard. The following criteria provide a general guideline for hazard tree removal (in order of descending priority):

- 1 - Dead standing trees devoid of foliage .
- 2 - Leaning trees (often have weakened root systems).
- 3 - Diseased trees (foliage is discolored and thin; beetle holes, fungus fruiting bodies, or internal decay could be present).
- 4 - Rough, large-limbed trees (when limbs extend over targets).
- 5 - Defective trees: May have deep wounds on the trunk, broken or dead top, broken or cracked branches that should be removed, multiple-stems with a split crotch.
- 6 - Suppressed trees: Low in vigor, low live crown ratio, numerous dead branches, showing little evidence of growth.

0956

Wildlife constitutes a valuable resource that contributes to a natural woodland balance. Birds and mammals prey on insects and rodents that are harmful to forest and range resources. As other resources are protected and managed, so must wildlife be in order to fully realize all of the benefits. Forest practices can be used both to produce diversity and stability of animal communities and to provide better habitat for selected animals.

Since wildlife numbers increase in direct proportion to habitat diversity, small interspersed blocks of different vegetation (ie. grass, brush, forest) produce more animals than large unbroken expanses of only one vegetative type. Wildlife prefer this "edge" effect between two or more habitats. For example, deer may prefer the meadow-forest edge on the west side of the property since they can obtain food from the grass and cover from the trees.

Significant habitat on the Meyers property includes the west branch of Majors creek. Wildlife tend to use riparian corridors disproportionately more than any other type of habitat. The linear nature of streams maximizes the development of "edge". The complex vegetative strata within provides diverse resting and feeding opportunities, especially for birds.

Game species on the property include black-tail deer, California quail, mourning dove, and band-tail pigeon. Rodents include squirrels, chipmunks, pocket gophers, mice, wood rats and possible kangaroo rats. They eat seeds, nuts and fruit; they are in turn preyed upon by larger animals. Brush and pasture areas are used by black-tailed jack rabbit.

Carnivores may include the gray fox, raccoon, ringtail cat, weasel, spotted and striped skunks, and bobcat. Mountain lions have been observed in the vicinity of the UCSC campus. Their behavior is secretive and nocturnal and they are rarely sighted.

According to the California Dept. of Fish & Game, spotted owls have been located in the vicinity of Smith Grade. Habitat along Majors Creek, with the old-growth redwood and Douglas-fir component, is ideal for owls.

The following recommendations are intended to increase wildlife numbers by managing one or more of the essential requirements of all animals---food, cover, and water.

#### Sprout Management

Live oak and ceanothus can be cut to a 1-ft stump to provide sprout clumps for deer. Favor sunny roadside locations. The sprouts can be re-cut every 3-4 years to assure a continual supply.

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-13-

## Seeding

0957

When seeding for erosion control, use forage species favored by wildlife. Quail will usually have an adequate food supply if there are a lot of different kinds of annual weeds available. The seeds of filaree and legumes (members of the pea family, including rose clover, bur clover, lotus, and vetch) are important foods during the dry summer months. Application of the Santa Cruz County Erosion Control Mix, which contains 35% rose clover, will have valuable wildlife benefits. clover.

## Brush Piles

This form of escape cover protects quail, small mammals, and songbirds from predators. They should be 50 to 100 feet apart and well-distributed in open areas. Meadow edges and roadside locations are prime areas for shelter construction.

Quail broods can travel about 400 feet to water, and adult birds a half mile or more. Brush piles placed near water sources will be useful. Quail can also use bushes or trees with dense, compact, evergreen foliage to protect them from weather and predators. Live oak makes a lookout post as well as for roosting, nesting and feeding.

Use brush of all sizes, including stem up to several inches in diameter. Place the larger stems on the bottom in a crisscross pattern. Then position the rest of the branches so that they radiate outward. The object is to create runways and open spaces below the brush canopy so that the quail will congregate beneath it. Piles need only be 2-4 ft high and 6-8 ft wide.

## Snag Retention

Snags, where fire considerations permit, should be retained wherever they do not pose a hazard to human activities. They are an important requirement of optimum wildlife forest habitat. Invertebrates use spaces under bark as cover and as places for feeding. Birds such as woodpeckers, sapsuckers, and chickadees use them as nesting sites by excavating nest holes. Other bird species may later use these same holes. Mammals such as opossum, raccoons and skunks use cavities as dens and as places for feeding.

The following may be used as a guide for desired snag density:

Diameter	Number per acre
18"plus	1
12-18"	2
6-12"	6

Soft snags (fir or tanoak) are preferred over hard snags (redwood) since they are more easily excavated. Where snags are lacking, hardwoods or cull conifers can be girdled to create them.

## Downed Logs

0958

Reptiles, amphibians, and small wildlife live within and around old down logs. Wildlife value is proportional to log diameter and length, with logs on the contour being more utilized than those lying perpendicular to the slope. Merchantable logs can be salvaged, but others should not be disturbed; they serve as a "prey base", attracting larger wildlife to feed upon the smaller log dwellers.

## Hardwood Retention

Large hardwoods, especially those with rotten cavities, are favored by wildlife. Cavities are excavated by woodpeckers into denning sites for mice, owls, and squirrels. Oak mast (acorns, twigs & leaves:) is an important food item for deer, tree squirrels, scrub jays, acorn woodpeckers, band-tailed pigeons, and other wildlife species. Old, mature oaks produce the heaviest acorn crops and the best nesting and denning cavities.

## Effects of Forest Management Activities

Conifer harvesting and pre-commercial thinning will have the effect of opening up the forest canopy. Species such as the spotted owl depend upon the shade and cool temperatures of dense redwood forest for habitat. Timber activities in the Y021RD timber type will account for these requirements. On the upper slopes of the drainage, these activities will have a beneficial effect by encouraging the production of herbaceous forage.

## Seedling Protection

Browsing by deer on Douglas-fir and by jackrabbits on pine can be a problem if alternate food sources are limited. This is especially true during dry summer months. This should not be a problem on the Meyers ranch because of the abundant diversity of vegetation in this coastal zone location.

However, it would be prudent to install vexar on the pine seedlings. Where existing fir have been stunted by deer browsing, apply vexar to the apical leader until the sapling outstrips the reach of deer. Select trees on a 10x10 ft grid.

## Wild Pigs

There is no evidence of wild pigs on the Meyers ranch at this time. Several locations in Santa Cruz county have been impacted by these animals, which are descended from domesticated pigs turned loose and European boars brought to this country for sporting purposes.

Subsurface "rooting" by these animals disturbs and turns over upper soil layers. On gentle terrain, this activity probably has an overall beneficial effect of mixing organic surface material with deeper soil. Since extensive rooting rarely occurs on steep slopes, this is probably not a problem. Observation of pig activity in redwood plantations indicate that seedling damage is incidental; no intentional attempt to browse or uproot seedlings appeared to be made.

Pig wallows can contribute to erosion when constructed in forest roads. They will result in deterioration of the running surface, soil erosion, and impaired drainage. Short of depredation hunts, there seems little that can be cost-effectively done to eliminate pig-forest interactions.

#### Fish

Salmonids that frequent streams in Santa Cruz county are the rainbow trout and silver (coho) salmon. The rainbow trout occur in two forms, as resident trout and as migratory steelhead. The salmon tend to spawn in the lower reaches of stream systems and it is likely that only trout would be found on the Meyers property.

Adult steelhead begin to ascend streams like Majors Creek with the first winter rains. They move in and out of the spawning grounds with the storms through late April. Salmon will spawn only once but approximately 10% of the steelhead may return again.

The female will locate gravels of 1-3" diameter at the head of a riffle (downstream end of a pool). She excavates a 8-14" redd into which eggs are deposited. Upon fertilization, the eggs are covered by a linear mound of gravel from which fine sediments have been winnowed out. The design and location of this mound maximize exposure to an infusion of oxygen-rich water through the riffle.

Perhaps 30% of the 3,000 to 8,000 eggs will hatch in 90 to 120 days. Alevins emerge and remain in the gravel feeding on the yolk-sack until it is gone. They leave the gravel as juvenile fish (fry) and will live in the stream for one to three years. Fry require pools with abundant cover for rearing habitat.

The fry develop into smolts (5"-8" length) of which some will migrate to the ocean, while others remain as resident trout. Following 2-3 years at sea attaining maturity, the adults return as steelhead to spawn in their home stream.

Timber management activities and associated road systems may have the effect of increasing the amount of sediment deposited in streams. When silt (particle size <1mm) occupies 15% of the spawning substrate, oxygen penetration of the gravel is reduced. Ample oxygen is required for development of the eggs and the alevins. In addition, a thick layer of sediment may block passage of the alevins out of the gravel.

Removing streamside vegetation can cause stream temperatures to undergo daily fluctuations of 20 to 30 degrees F. Temperatures in normally protected trout streams vary only 1 to 5 degrees F. Since trout prefer water at 50 to 55 degrees F, extreme temperature increases could be lethal. For this reason, the forest practice rules specify that 50% or more of the shade-producing canopy shall be retained within the watercourse protection zone.

Studies have shown that steelhead numbers are directly proportional to the volume of large woody debris in a creek. Logs, stumps, and tree roots create habitat complexity that provides cover for juvenile fish. Fallen logs create waterfalls, pools, and also reduce water velocity by creating a "stepped" stream profile. Large woody debris also provides a nutrient reservoir for the aquatic ecosystem. For these reasons, logs and roots embedded in the channel should not be removed.

The log jams observed on Majors Creek are a combination of natural debris and that resulting from old-growth logging at the turn of the century. Many of the cull logs are oriented parallel to the stream channel and do not impede water flow. The larger log jams can be modified to improve fish passage without a great deal of disturbance to the stream. Steelhead are well adapted to swimming below or jumping over barriers when flow is sufficient. A barrier is not insurmountable if the depth of the pool below it is  $1/2$  as deep as the barrier is high.

The average channel gradient is 2-3%, the southern  $1/3$  of the stream has several areas with spawning gravel (1-3" diameter), and the pool:riffle ratio of the stream is 1:3. There is also rubble (particle size 3"-12") available and some boulders (>12"). Habitat is ideal for steelhead. At the southern property boundary, the stream drains a watershed of approximately 850 acres.

The most critical factor affecting fish habitat on Majors Creek will be maintenance of the roads that parallel most of the stream. Culverts are currently in place and should be continually inspected during the winter months to insure that they are functioning properly. The access road which parallels most of the creek has been surfaced with gravel. This will insure that the roadbed (a combination of cut and fill) will not deteriorate through rill and gully erosion.

Sidecast material remains a matter of concern in areas where no buffer exists between the road and the stream channel. This bare ground can be protected by seeding with Erosion Control Mix (exposure to direct sun must be adequate), scattered straw, and/or installation of jute netting. Cull logs can be placed by the side of the road (along the berm) to provide further buffering.

Culvert outlets below the road along the creek should have energy dissipators below them or else be extended down into the stream channel. An inspection should be made during the first storms of the season to insure that the catch basins and culverts are clear of debris and operating properly. Improving waterbars with a shovel at this time can curb erosion and prevent future problems.

There are several log and rootwad jams in the creek that can be improved for fish passage either by removing selected logs or reducing their height above the water surface with a chainsaw.

No trout were observed during an October stream survey. Rainfall at that time was not sufficient to allow migratory fish to enter from the ocean. It may be that fish passage is blocked below the confluence of the east and west branches of Majors Creek. The stream should be checked during wintertime for signs of spawning activity.

A Land Conservation Plan has been prepared for the Meyers Ranch by the Soil Conservation Service of Santa Cruz County. An additional Erosion Control Plan was prepared by Webster & Associates to assist the landowner in bringing the property up to county standards. Refer to these plans for details on seeding, fertilizing, mulching, and other erosion control activities as required.

## RECREATION and AESTHETICS

0962

A high priority has been placed on the preservation of aesthetic values and enhancement of recreation opportunities for the Meyers property. Management of forest resources should be visually pleasing and permit use of trails and roads by horses.

**Road and Trail Access**

An excellent road system is currently in place. In its present form it is used by the owners and neighbors for horseback riding. There are no foreseeable conflicts with forest management activities other than temporarily restricted access during timber harvesting.

**Specimen Redwoods**

Selected large redwoods should be preserved regardless of the kind of timber management activities that should occur. A number of old-growth redwood and Douglas-fir along Majors Creek provide wildlife habitat and are highly pleasing to view.

**Forest Management and Aesthetics**

Following precommercial thinning, hazard tree removal, or any commercial harvest, all slash and debris should be lopped with a chainsaw or crushed with a bulldozer to within 30" of the ground. This hastens decomposition, reduces fire danger, and greatly improves aesthetics. Near the picnic facility and frequently-used roads, slash within 20-ft. will be burned and/or chipped.

## LAND DEVELOPMENT &amp; TIMBER HARVESTING

0963

Any parcel splits to be made on the Meyers property will be located outside the main commercial conifer forest on the east side of the property. The site index of this area is Site IV to Site V. Access is available to this portion of the property over the existing road system.

Potential conflicts with timber management activities include the noise and dust created during harvesting operations. It is recommended that the terms of sale of each parcel created include a covenant that informs current and future **buyers** that an active timber management program is in progress adjacent to their parcel, and that the timber is to be harvested at regular intervals pursuant to this management plan.

The covenant could also be used to inform the owners that the timber management program guarantees that the Meyers TPZ parcel will not be developed and will always provide the benefits of open space to them. These provisions should help mitigate concerns related to the inconveniences associated with harvesting operations.

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EXHIBIT D

## TIMBER MARKET IN SANTA CRUZ COUNTY

ATTACHMENT 4

0964

From July of 1988 through December 1988, the State Board of Equalization established the following harvest values for the Southern Coastal Region:

Redwood	\$ 145 per MBF
Douglas-fir	\$ 80 per MBF

Being an average of actual stumpage sale prices, these values give an idea of standing timber worth. Actual return to a landowner depends upon the timing of the sale, logging conditions, hauling distance to the mill, and timber quality. These factors may raise or lower these averages accordingly.

Redwood is the preferred species, but fir **may** be incorporated into the **sale**, making **up 5-15%** of the **sale** volume. 12" is considered minimum merchantable tree diameter and larger trees may bring higher prices.

Opportunities for selling to the export market should be investigated by the agent for the landowner. During July and August, 1988, Northwest Pacific Exports, Inc. was paying \$350/MBF (delivered log price to the Port of Oakland) for logs which scaled over 20" on the small end. Selling the large logs separately is not generally a good practice, since it makes the remaining logs more difficult to market. It should be kept open as an option, however. The Soledad mill does not pay a premium on the basis of log quality (they saw only dimension stock) and may be interested in a small log sale.

Local mills which may be interested in purchasing timber from the Meyers property include Standard Lumber Mills (Scarborough) in Scotts Valley, Big Creel Lumber in Davenport, and Sequoia Forest Industries in Soledad.

G & S Lumber in Sebastopol (Sonoma County) is also a prospective buyer. The extra trucking costs incurred by hauling to this mill may be compensated for by higher delivered log prices for quality sawlogs.

APPENDIX

0966

# MEYERS PROPERTY

Secs. 31&32, T10S., R2W.

Santa Cruz County, California

## VEGETATION TYPES

Y021RD  
H

Y032RD  
HS

Y043RD  
HS

Y54RD  
HS

GRASS

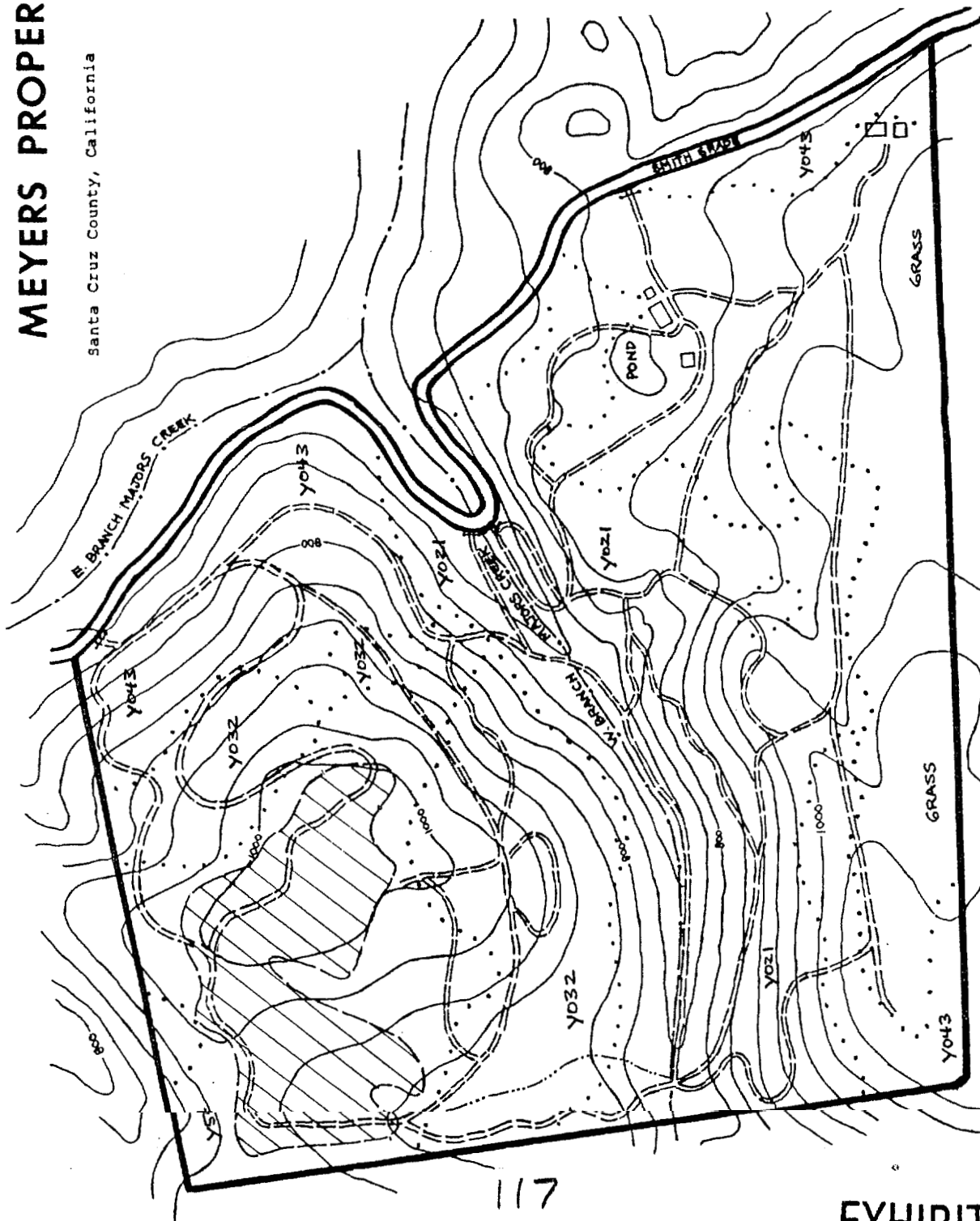
Tractor-cleared  
area

scale 1" = 430'

property line

contour interval 40'

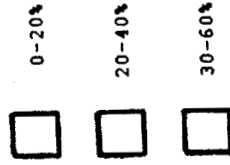
LFS september 1988



# MEYERS PROPERTY

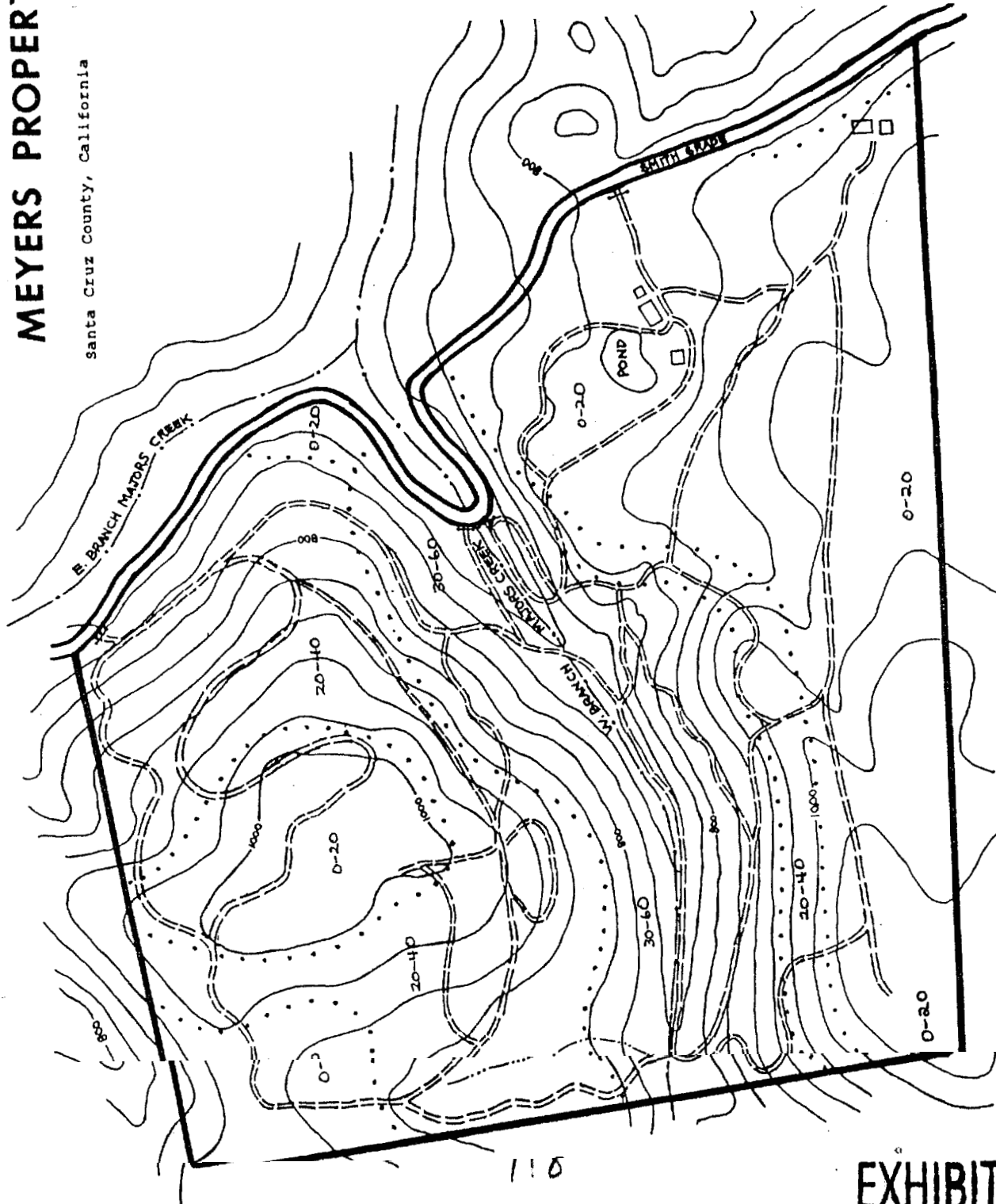
Santa Cruz County, California Secs. 31&32, T10S., R. 5W.

## SLOPE CLASSES



scale 1" = 40'  
 property line ———  
 contour interval 0'

LPS september 198



0968

# MEYERS PROPERTY

Santa Cruz County, California Secs. 31&32, T10S., R2W.

## VEGETATION TYPES

Y021RD  
H

Y032RD  
HS

Y043RD  
HS

Y54RD  
HS

GRASS

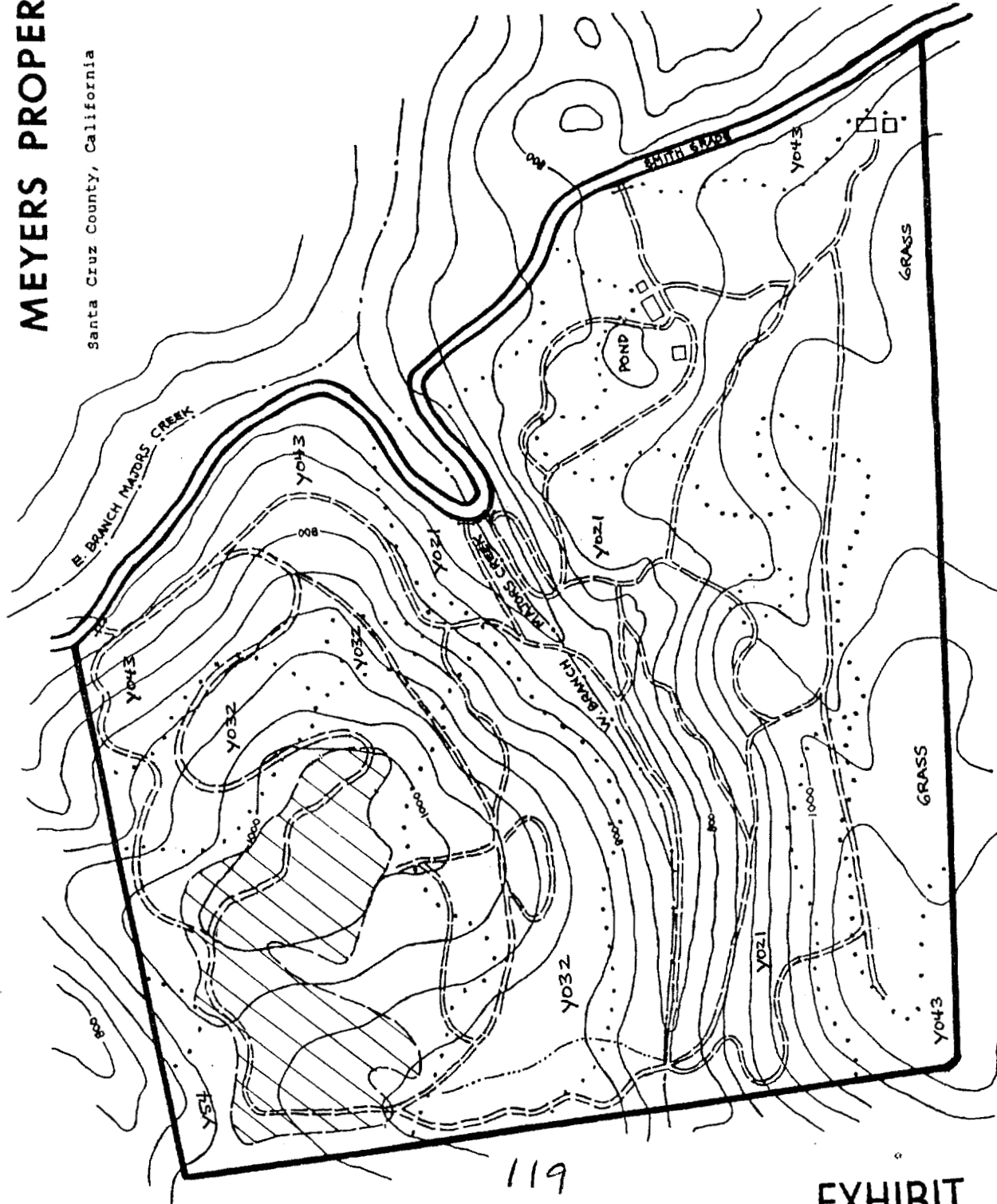
Tractor-cleared  
area

scale 1" = 430'

property line

contour interval 40'

LPS september 1988



## GLOSSARY

## ATTACHMENT 4

Anadromous	Describes fish that ascend rivers from the ocean to spawn.	0969
Annual	Plant which completes its life cycle in one growing season.	
Basal area	Cross-sectional area in square feet of a conifer stem (as measured at DBH).	
Board feet (Bd Ft)	A wood volume measurement of dimensions 1"x12"x12". A thousand board feet is often denoted as "MBF".	
Bole	The trunk of a tree.	
Canopy	The layer of tree crowns in a forest.	
Canker	A localized, erosive sore on a plant.	
Cambium	Layer of cells just beneath the bark of woody plants from which new wood and bark cells develop.	
Competition	The struggle among adjacent trees for growth requirements such as sunlight, nutrients, water, and growing space. Competition goes on among both the roots and crowns of trees in the same stand.	
Cone	The fruit of the tree in the pine family with overlapping scales containing several seeds.	
Conifer	Softwood, cone-bearing tree species suitable for commercial timber production.	
Cord	Measure of fuelwood volume; a stacked cord occupies 128 cubic feet (4'x4'x8'), and contains about 85 cubic feet of solid wood.	
Crown	The branches and foliage of a tree.	
Cubic Foot (Cu Ft)	A wood volume measurement containing 1,728 cubic inches of wood.	
Cull log	Any log that when scaled shows less than 1/4 of its gross volume as sound, usable lumber.	
Cutting cycle	Period of years between successive cuttings under the selection system.	
DEH	Abbreviation for tree diameter at breast height (4 1/2 feet above the ground). DBH is usually measured in inches.	

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EXHIBIT D

Dominant Tree	Having a crown extending above the general level of the crown cover and receiving full light from above and partly from the side; larger than the average trees in the stand, with a well-developed crown.
Dripline	The outer edge of the area beneath the crown of the tree.
Fuelbreak	Strip from which woody vegetation and litter have been reduced by thinning, pruning or removal in order to slow down or stop a wildfire.
Fungi	Mushrooms, molds, yeasts, and rusts. Simply organized plants lacking chlorophyll; reproducing with the formation of spores. Important as agents of many plant diseases.
Gall	Pronounced swelling on a woody plant caused by insect and disease organisms.
Goosepen	A large basal cavity in an old-growth redwood caused by recurring fires and advancing decay. So called because early settlers used them to house poultry.
Habitat	The natural environment of a specific plant or animal. An area containing all the necessary resources for the plant or animal to live, grow, and reproduce.
Herbaceous	Non-woody seed plant (ie. grass).
Indigenous	Having originated in and living naturally in a particular region or environment.
Intermediate Tree	Trees which receive a little light from above and none from the sides. They usually have small crowns considerably crowded on the sides.
Larvae	The immature, wingless feeding form that hatches from the eggs of many insects.
Merchantable	Sound conifer trees at least 12" in diameter.
Net volume	Tree volume remaining after deducting unmerchantable and cull material.
Old-growth	Trees older than 150 years
Pre-commercial Thinning	Cutting in a pre-merchantable conifer stand (2-12" dbh) to reduce unwanted trees and improve growth on remaining trees.

Fathogen	An organism which causes a disease.	0971
Ferennial	Plant which persists for several years with new herbaceous growth annually.	
Pole	A tree which measures from 6 to 12 inches DBH.	
Predispose	To make susceptible. A tree may be predisposed by root disease to an attack by insects.	
Redd	Female trout nest; eggs are deposited in the <i>redd</i> , fertilized, and covered with gravel.	
Regeneration	The process of forest replacement. This may be done artificially by planting seedlings or seed, or naturally by sprouting or natural seeding.	
Release	Freeing a tree (usually a conifer) from competition by cutting surrounding or overtopping brush and hardwoods.	
Residual growth	Mature trees left after the original logging.	
Residuum	Also referred to as residual soil material. It is unconsolidated, weathered mineral material that accumulates over disintegrating rock.	
Riffle	Shallow stream area showing surface turbulence; low gradient riffles are the most productive food-producing portions of a stream.	
Rill	A steep-sided channel less than 2 inches deep resulting from accelerated erosion.	
Riparian zone	Streambank and flood plain area along a watercourse.	
RPF	Registered Professional Forester, as certified by the State of California Forester's Licensing Board.	
Salmonid	Member of the trout and salmon family.	
Sapling	A tree which measures from 2 to 6 inches DBH.	
Second growth	Trees established as seedlings after original old-growth logging; also called young-growth.	
Seedling	A tree less than 2 inches DBH that has grown from a seed (in contrast to a sprout).	
Shade Tolerance	A tree's capacity to develop and grow in the shade of, and in competition with, other trees	

	0972
Site index	Productive capacity of an area to grow trees, based on height of dominant trees at given age; often expressed as a numeral from I (good site) to V (poor site)
Snag	A dead, standing tree.
Spores	The reproductive structure of fungi and other lower plants.
Sporulation	Production and dissemination of spores.
Stand	A tree community sharing characteristics which can be managed as a unit.
Stocking	Number, or density, of trees in a given area.
Stumpage	Net value of standing timber to owner, exclusive of logging or trucking costs.
Suppressed	Trees which have crowns entirely below the general level of the crown cover and receive no direct light either from above or from the sides.
Sustained yield	Yield that a forest can continually produce at a given intensity of management.
Understory	Herbaceous and shrub vegetation growing under a tree canopy.
Vexar	Large-mesh flexible plastic tube 24" long and 4" diameter. Placed over newly-planted seedlings and secured with a stake. Protects seedlings from browsing. Will disintegrate by 5th year.



ATTACHMENT 4  
0973  
**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

July 26, 2000

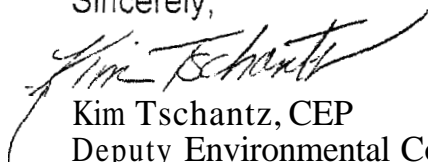
Richard Beale Land Use Planning  
100 Doyle Street, Suite E  
Santa Cruz, CA 95060

**SUBJECT: ARCHAEOLOGICAL RECONNAISSANCE SURVEY FOR  
APPLICATION 98-0750 APN 062-191-02**

Dear Mr. Beale,

The County's archaeological survey team has completed the Phase 1 archaeological reconnaissance for the parcel named above. The research has concluded that prehistorical cultural resources were not evident at that site. A copy of the review documentation is attached for your records. No further archaeological review will be required for the proposed development. Please contact me at (831)454-3170 if you have questions regarding this review.

Sincerely,

  
Kim Tschantz, CEP  
Deputy Environmental Coordinator

Enclosure: ■

cc: Cathleen Carr  
Project Planner

Environmental Review Initial Study  
ATTACHMENT 7 10/1  
APPLICATION 98-0750

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EXHIBIT D

## EXHIBIT B

SANTA CRUZ ARCHAEOLOGICAL SOCIETY  
1305 EAST CLIFF DRIVE, SANTA CRUZ, CALIFORNIA 95062Preliminary Prehistoric Cultural Resource  
Reconnaissance ReportParcel APN: 062-191-02SCAS Project #: SE-00-775Planning Permit #: 98-0750Parcel Size: 280 ACApplicant: RICHARD BEALENearest Recorded Prehistoric Site: CA-SCR-180 ~ 1.25 MI

On 3/13/00 (2) members of the Santa Cruz Archaeological Society spent a total of (4.5) hours on the above described parcel for the purposes 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 surface absence of prehistoric cultural resources where soil was obscured by grass, underbrush or other obstacles. No core samples, test pits, or any subsurface analysis was made. A standard field form indicating survey methods used, type of terrain, soil visibility, closest freshwater source, and presence or absence of prehistoric and/or historic cultural 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 Rob Edwards, Director, Archaeological Technology Program, Cabrillo College, 6500 Soquel Drive, Aptos CA 95003, (831) 479-6294, or email redwards@Cabrillo.cc.ca.us.

Page 4 of 4

**RURAL DENSITY MATRIX WORKSHEET**  
**OVERRIDING MINIMUM ACREAGE POLICIES**

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

0975

Assessor's Parcel No. 062-191-02

Application No. 98-0750

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	MAY BE APPLICABLE	
<input checked="" type="checkbox"/>	<input 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"/>	17	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"/>	a	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.
a	<input checked="" type="checkbox"/>	a	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.

Environmental Review Initial Study  
 ATTACHMENT 8  
 APPLICATION 98-0750

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87  
 EXHIBIT D

# RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

## PAGE TWO

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 checked="" type="checkbox"/>	<input 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 clustering is 40 acres per dwelling unit. --
<input type="checkbox"/>	<i>d</i>	<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"/>	<input type="checkbox"/>	Parcel is within a mapped Timber Resource, not zoned Timber Production, and is greater than 20 acres. If evaluation finds parcel to have Timber Resources equivalent to TP parcels, apply TP density standards as shown above.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is within a mapped Mineral Resource. The minimum parcel size is 40 acres.

# RURAL DENSITY MATRIX WORKSHEET' OVERRIDING MINIMUM ACREAGE POLICIES

PAGE 3

APPLICABLE	NOT APPLICABLE	MAY APPLICABLE
------------	-------------------	-------------------

☐*d*☐

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.

☒☐☐

Must develop at lowest  
density - 40ac.net/d.u.

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.

☒☐☐

Building site outside  
Critical Fire

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 densrty the same as for projects outside the Critical Fire Hazard area.

*d*☐☐

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.

< 1/2 mile

# RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

PAGE FOUR

APPLICABLE      NOT  
APPLICABLE      APPLICABLE      MAY BE  
APPLICABLE



< 1/2 mile

Parcel is within the Coastal Zone and is located in the Bonny Doon or North Coast planning areas. Prohibit land divisions more than 1/2 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 1/2 net developable.

'o



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.

d



average size is  
46 gross 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 1/2 mile radius from the subject parcel boundary, excluding paper subdivisions and parcels less than one acre. The average parcel size (46 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**

0979

PAGE FIVE

APPLICABLE	NOT APPLICABLE	MAY BE APPLICABLE
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☒
☐
☐

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

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EXHIBIT D



RURAL RESIDENTIAL  
MATRIX DETERMINATION

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.

**RURAL DENSITY MATRIX WORKSHEET**.0981  
ATTACHMENT 4Application No. 98-0750**This section is to be completed by the Applicant**Assessor's Parcel No. 062-191-02

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Telephone (\_\_\_\_\_) \_\_\_\_\_

Access to site: Name of Road Smith Grade RoadCheck which apply: ☒ Public, County maintained☐ Public, not County maintained☐ Private☐ 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 \_\_\_\_\_

☒ Private or mutual well Name☐ Spring

Sewage Disposal: Public or private sanitation district

☐ Package treatment plant or septic maintenance district☒ Septic systemTotal acreage: 280 Number of houses or habitable structures on parcel: 2Purpose of this application: ☒ Determine the minimum acreage per building site☒ Determine the **maximum** number of parcels for a land division☐ Determine the allowable density of an organized **camp** or conference center

132

87  
EXHIBIT D

**FOR STAFF USE ONLY**

**ATTACHMENT 4**

Planning Area: Bonny Doon 0982

General Plan land use designation: R-M Mountain Residential

Zoning District: TP Timber Production

Mapped Environmental Constraints: Biotic, scenic, perennial stream  
groundwater recharge, critical  
fire, water supply watershed  
archaeological

Resources (timber, agriculture, etc.): timber

Access: Smith Grade Road

Fire Response Time (in minutes): \_\_\_\_\_ (Source) \_\_\_\_\_

**Property Characteristics**

Source of the following data: ☒ In house \_\_\_\_\_ Field investigation \_\_\_\_\_

Parcel size (in acres): 280 acres Source: applicant (e.g., EMIS)

Acreage per Average Slope Category: 137 56 70 17  
 0-15% 16-30% 31-50% 51% & above

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

1. Slopes in excess of 50% 17 acres
3. Road rights-of-way 0.98 acre
4. Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation.  
50 foot wide riparian corridor X 2650 foot length X 2 each side 6.1 acre
5. Lakes, streams, marshes, sloughs, wetlands, beaches, and areas within the 100 year flood plain. Pond + 100' setback ~ 3.5 ac  
81.75 - 1.5 (>50% slope) - 3.04 (riparian)  
= 77.21 ac
6. Areas of recent or active landslides. 0
7. Land within 50 feet of an active or potentially active fault trace. 0
8. Type 1 & 2 prime agricultural land and minor resource areas. 0
9. Total acreage excluded (total of 1 through 8, except overlaps) 104.79
10. Total Developable Acreage (subtract 9. from total acreage) 175.21

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

**ATTACHMENT 4**

3983

MATRIX		Current Point Score	Conditional Point Score
1.	Location <u>R-M</u>	<u>0</u>	<u>2-5</u>
2.	Groundwater Quality <u>IV</u>	<u>8</u>	
3.	Water Resource Protection <u>Groundwater Recharge, water supply watershed</u>	<u>3</u>	
4.	Timber Resources <u>Timber - TP zoned</u>	<u>0</u>	
5.	Biotic Resource <u>mapped @ North end of proposed ot</u>	<u>0</u>	<u>5-10</u>
6.	Erosion <u>Santa Margarita ave slope 0-15% 5.4</u> <u>Lompico slopes 0-15%, 16-30 &amp; 31-50% Bedrock Monterey ave slope 0-15%</u>		
7.	Seismic Activity <u>not located near a mapped fault zone</u>	<u>10</u>	
8.	Landslide <u>50% = slopes 0-15% 20% = 16-30%</u> <u>slope + 25% is slopes 31-50% 5% &gt; 50%</u>	<u>8.55</u>	
9.	Fire Hazard <u>Bldg outside critical fire &lt; 10 min response</u> <u>12' rd with turnouts</u>	<u>8</u>	<u>10</u>
SUBTOTAL		<u>42.95</u>	
SUBTRACT CUMULATIVE CONSTRAINT POINTS		<u>-10</u>	
GRAND TOTAL		<u>32.95</u>	
Minimum Average Developable Parcel Size* (from Table _____) Page _____) as determined by the point score:		<u>(30)*</u>	<u>46 ac min gross</u> <u>40 ac min net</u>
Number of Potential Building Sites* (developable acreage divided by minimum average parcel size).		<u>4</u>	

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

**EXHIBIT D**

- overriding minimum size restrictions:
- TP in Coastal → 160 ac/du, 40 ac/du clustered + 4/5 Bd approval
  - R-M average parcel size 46 ac/du (gross)
  - Rd 7500' no secondary access 40 ac net dev./du
- 87**

1. TP zone - Coastal  
min. parcel sizes 160 ac gross  
40 ac. gross clustered dev.  
requires 4/5 approval by Board
2. R-M General Plan - average parcel size within 1/2 mile radius is 46 acres gross
3. R-M Access road > 500' and < 1/2 mile  
no secondary access only lowest  
General Plan density allowed - 40  
acre net developable

Additional Staff Comments:

Min. gross acres 46 (with 4/5 Bd approval)

Min. net dev. acres 40

**DEPARTMENT OF FISH AND GAME**

http://www.dfg.ca.gov  
 POST OFFICE BOX 47  
 YOUNTVILLE, CALIFORNIA 94599  
 (707) 944-5500

ATTACHMENT 4



0985

September 26, 2001

Ms. Paia Levine  
 County of Santa Cruz  
 Planning Department  
 701 Ocean Street, 4<sup>th</sup> floor  
 Santa Cruz, CA 95060



Dear Ms. Levine:

Negative Declaration  
 Meyers Land Division  
 Smith Grade, Santa Cruz county  
 SCH # 2001092006

Department of Fish and Game personnel have reviewed the above-referenced document. We have the following comments.

Proposed parcel B contains a vineyard that was established in 1991 and may be the site of a single family dwelling in the future. Proposed parcel A will contain a new dwelling, second dwelling unit and associated outbuildings. The Negative Declaration (ND) indicates that, before 1991, both the vineyard and future house site probably contained sensitive species endemic to Zayante coarse sand soils. It is not stated whether this original clearing received the appropriate California Environmental Quality Act (CEQA) review at the time, how much sensitive habitat (if any) was cleared and whether any mitigation took place. The Department generally recommends that impacts to habitats be addressed and mitigated during the environmental review process. Depending on the habitat types present on a site and their relative sensitivity or rarity, it is recommended that mitigation be provided at a ratio of between 1:1 and 3:1. If possible, mitigation would be best carried out by protection of the requisite amount of habitat on site through the use of a Conservation Easement or Declaration of Restriction, held by the County.

It is unclear as to whether the proposed development on parcel A will result in impacts to sensitive species. A design that avoids impacts should be developed. If impacts will occur, the disturbance area should be minimized and mitigation provided for unavoidable impacts. As described above, for habitat impacts the best mitigation would be on site protection of remaining habitat, at a ratio between 1:1 and 3:1 depending upon the type of habitat impacted.

Environmental Review Initial Study

ATTACHMENT 9  
 APPLICATION 98-0750

Conserving California's Wildlife Since 1870

136

87  
EXHIBIT D

**BEFORE THE PLANNING COMMISSION  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA**

**ATTACHMENT 5**

**RESOLUTION NO. 3-02**

0986

On the motion of Commissioner Holbert  
duly seconded by Commissioner Bremner  
the following Resolution is adopted:

**PLANNING COMMISSION RESOLUTION  
SENDING RECOMMENDATION TO THE BOARD OF SUPERVISORS  
ON PROPOSED MINOR LAND DIVISION OF TP ZONED PROPERTY AND TWO UNIT  
DWELLING GROUP WITHIN THE COASTAL ZONE**

---


WHEREAS, the Planning Commission has held a public hearing on Application No. 98-0750, involving property located on the north side of Smith Grade about 1.5 miles southeast from the intersection with Empire Grade at 1510 Smith Grade Road, Bonny Doon, and the Planning Commission has considered the proposed division of land, coastal and residential development, all testimony and evidence received at the public hearing, and the attached staff report.

NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends that the Board of Supervisors consider and approve application 98-0750 based on the recommended conditions.

BE IT FURTHER RESOLVED, that the Planning Commission makes findings on the proposed division of land, coastal and residential development, as contained in the Report to the Planning Commission.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 27th day of March, 2002, by the following vote:

AYES: COMMISSIONERS Holbert, Shepherd, Osmer, Bremner, Durkee  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

  
DENNIS OSMER, Chairperson

ATTEST:   
CATHY GRAVES, Secretary

APPROVED AS TO FORM:

  
COUNTY COUNSEL

Application: 98-0750  
APN: 062-191-02

H-4  
ATTACHMENT 6

COUNTY OF SANTA CRUZ  
PLANNING DEPARTMENT

Date: March 27, 2002  
Agenda Item: No. 4  
Time: After 9:00 a.m.

0987

## STAFF REPORT TO THE PLANNING COMMISSION

APPLICATION NO.: 98-0750  
APPLICANT: Rich Beale Land Use Planning  
OWNER: Donald and Sharon Meyers

APN: 062-191-02

**PROJECT DESCRIPTION:** Proposal to divide a 280 acre parcel (APN 062-191-02) into two parcels of 240 acres (Parcel A) and 40 acres (Parcel B) respectively, to construct ~~an~~ agricultural well on Parcel B and to construct a single family dwelling on Parcel A, where a single family dwelling exists. Requires a Coastal Development Permit, a Minor Land Division, a Residential Development Permit for a two unit dwelling group, a Well Permit from Environmental Health Services, and a Preliminary Grading Approval to grade approximately 350 cubic yards.

**LOCATION:** Property located on the north side of Smith Grade about 1.5 miles southeast from the intersection with Empire Grade. Situs: 1510 Smith Grade Road, Bonny Doon

**FINAL ACTION DATE:** 90 days after certification of the Negative Declaration

**PERMITS REQUIRED:** Coastal Zone, Minor Land Division and Residential Development Permits

**ENVIRONMENTAL DETERMINATION:** Mitigated Negative Declaration

**COASTAL ZONE:** XX yes \_\_\_no **APPEALABLE TO CCC:** XX yes \_\_\_no

### PARCEL INFORMATION

**PARCEL SIZE:** 280 acres

**EXISTING LAND USE:** PARCEL: Single family residential, mobile home, timberland and commercial vineyard

**SURROUNDING:** Rural residential, timberland, State Parks, commercial agriculture and quarry

**PROJECT ACCESS:** Smith Grade Road

**PLANNING AREA:** Bonny Doon

**LAND USE DESIGNATION:** R-M - Mountain Residential

**ZONING DISTRICT:** TP – Timber Production

**SUPERVISORIAL DISTRICT:** 3<sup>rd</sup>

### ENVIRONMENTAL INFORMATION

<u>Item</u>	<u>Comments</u>
a. Geologic Hazards	a. The proposed building sites have been determined to be suitable for development.
b. Soils	b. Ben Lomond Sandy Loam, Ben Lomond-Felton Complex, Felton Sandy Loam, Lompico-Felton Complex, Zayante Coarse Sand.
c. Fire Hazard	C Low, proposed building sites located outside of Critical Fire Hazard area.
d. Slopes	d. The proposed development envelopes and access roads are on slopes less than 30%.

- |                       |  |
|-----------------------|--|
| e. Biotic Resource    | e. Mapped in NW corner – See Initial Study (Exhibit D). A riparian corridor is located on the parcel, all new development is located over 200 feet from this corridor.   |
| f. Grading            | f. Minor grading proposed – about 350 cubic yards  |
| g. Tree Removal       | g. None proposed   |
| h. Scenic             | h. Portions of the parcel is located within a mapped scenic zone, visible from a designated scenic road - See Initial Study (Exhibit D)  |
| i. Drainage           | i. To south and to Majors Creek  |
| j. Traffic            | j. Traffic on Smith Grade Road operates at an acceptable level of service. Any increase from proposed project will be insignificant.   |
| k. Roads              | k. Roads are adequate for any increase in traffic from the proposed project.   |
| l. Parks              | l. Park fees are required.   |
| m. Sewer Availability | m. Septic systems proposed. A Preliminary Lot Inspection Report has been submitted to and accepted by Environmental Health.  |
| n. Water Availability | n. Water for the existing agricultural use, future residential use and fire protection will be provided by a new private well. The dwelling group on Parcel A will be serviced by an existing well. Environmental Health will verify that adequate supply exists prior to issuing a well permit. |
| o. Archaeology        | o. Mapped – reconnaissance negative.   |

SERVICES INFORMATION

W/in Urban Services Line:	<u>  </u> yes <u>XX</u> no
Water Supply:	Private well
Sewage Disposal:	Septic
Fire District:	California Department of Forestry Fire Protection District
Drainage District:	None

ANALYSIS & DISCUSSION

Project Description and Background

On October 22, 1998, the County Planning Department accepted this application for a Minor Land Division. In accordance with the California Environmental Quality Act (CEQA) and the County Environmental Review Guidelines, the project was considered by the County Environmental Coordinator on August 27, 2001. A Negative Declaration with Mitigations was issued on October 5, 2001 (see Exhibit D).

The applicant requests approval to divide one parcel into two parcels of 40 acres gross (Parcel B) and 240 acres gross (Parcel A). In addition, the applicant seeks to construct an agricultural well to service the new parcel B and to construct a new dwelling, comprising a two dwelling unit group on Parcel A. The subject parcel is zoned Timber Production and is currently developed with a wine grape vineyard (proposed Parcel B), a single family residence built in 1955, miscellaneous outbuildings, a pond, an extensive system of logging roads within the timbered portion and a caretaker's mobile home installed some time in 1972. No permits are on file for the mobile home. The applicant proposes to remove the existing, unpermitted caretaker's mobile home on the larger parcel (Parcel A) and replace it with a new single family dwelling in roughly the same location,

thereby creating a two unit dwelling group. A 40 acre portion (proposed Parcel B) of the subject parcel was leased and developed with a commercial vineyard in 1991. The primary purpose of the proposed land division is to allow the vineyard to be owned by the lessee as Parcel B. Consequently, the applicant is not specifying a building site nor are any structures proposed on Parcel B at this time. Earthwork, comprising about 350 cubic yards of excavation and about 250 cubic yards of fill material, is proposed in order to construct a new access driveway servicing Parcel B and the new dwelling on Parcel A, to abandon a portion of driveway accessing the existing dwelling on Parcel A and to construct a new driveway apron off of Smith Grade Road for the existing dwelling. The property lies partially within a designated coastal scenic area and the proposal is not a principal permitted use for the zone district. This application is, therefore, appealable to the Coastal Commission. A Coastal Development permit is required for the minor land division, the two unit dwelling group on proposed parcel A, the proposed grading and the new well.

#### Project Setting and Surroundings

The subject parcel is an approximately 280 acre parcel, located on Smith Grade Road in Bonny Doon. The development envelope on Parcel B, the proposed new dwelling on Parcel A and the associated access roads are all located on slopes of less than 30%. A portion of the existing access road will be used as a driveway to the new dwelling on Parcel A and to access the vineyard and any future residential development on Parcel B. Minor grading is proposed to construct portions of new road required to provide permanent access to the vineyard and to remove portions of the former access road. The west branch of Majors Creek, a perennial stream, runs north to south across the subject parcel roughly bisecting it. The natural slopes on the parcel range from level to less than 15% on the southwestern portion of the property and west of Majors Creek to slopes in excess of 60% on the flanks of the ravine containing Majors Creek.' The proposed building site for the second dwelling on lot A is located on gently sloping terrain near the southwestern end of the parcel. A generalized development envelope is proposed for Parcel B, which contains slopes between 10 and 20%. The subject parcel is zoned Timber Production and has a General Plan designation of Mountain Residential or R-M. The applicant has submitted a Forest Management Plan, which has been reviewed by the County and determined to meet minimum requirements for a Timber Management Plan.

The property encompasses several distinct ecological zones. The eastern portion of the property is predominantly dense, redwood forest. The redwood forest transitions into chaparral at the highest elevations near the north end of the property. The western portion and southwestern corner of the parcel are characterized by rolling meadows, interspersed with oaks, madrones and isolated clumps of redwoods. The northwestern corner transitions into a chaparral characteristic of Zayante Sands, isolated species of Silver Leaf manzanita are located along the margins of the vineyard in this area. Again, a riparian corridor (Majors Creek) runs north to south across the property. The area located along the western property line was previously a moderate to gently sloping meadow with scattered oaks, madrones and redwoods, many of which remain interspersed throughout the vineyard. Portions of the parcel are designated as Primary Groundwater Recharge areas, and the entire parcel is designated as Water Supply Watershed (Majors and Laguna Creeks). Two areas of the property are designated as Critical Fire Hazard corresponding to topography (ridge top) and/or vegetation (chaparral). The proposed locations for the new development are outside of the Critical Fire Areas. The development envelope for Parcel B is within the primary Groundwater Recharge area. No development is proposed within the forested areas of the property.

The parcels directly north, east and south of the subject property are zoned Timber Production (TP). The parcels directly to the east are zoned Residential Agriculture (RA). The 40 acre parcel proposed is adjacent to the small RA zoned properties. A map of the zoning designations is included as Exhibit G.

The proposed project is accessed from Smith Grade, a publicly maintained road. Proposed Parcel B would be accessed via a driveway within a 40 foot right-of-way off of Smith Grade. As a condition of approval, the portion of the driveway servicing both the proposed second single family dwelling on Parcel A and Parcel B would be 18 feet wide. The portion of the driveway providing access solely to Parcel B may be reduced to 12 feet in width.

#### Environmental Resources and Constraints

The parcel is located within a Water Supply Watershed for Majors Creek and Laguna Creek, which supply water for the City of Santa Cruz. General Plan Policy 5.5.9 requires that all grading, building and timber harvesting in Water Supply Watersheds meet strict standards for erosion control and protection of water quality. In addition, General Plan Policy 5.5.12 requires retention of stormwater runoff from impervious surfaces for all new development through on-site percolation methods, where feasible. The runoff from the new access road will be percolated on-site and so that post-development runoff will not exceed predevelopment levels. The applicant has submitted preliminary grading plans for the road improvements, including grading volumes. The grading is limited to the amount necessary to create new or improve existing the existing access road to meet the requirements of the General Plan and to abandon portions of the old access road, which will not be used.

Nearly all of the western end of the parcel (Parcel B), as well as some of the timbered portion of the property are located within a Primary Groundwater Recharge area. Any development on Parcel B will be located within the recharge area. A Preliminary Lot Inspection Report from Environmental Health Services indicates that the lot is potentially suitable for a septic system. The proposed dwelling on Parcel A is located outside of the Primary Groundwater Recharge area.

Two sensitive biotic communities are located on this property. The northwest corner of the parcel is mapped within a Biotic Resource, indicating that the rare Santa Cruz Cypress (Cupressus abramsiana) might be present. The biotic resources were evaluated by the County Biotic Consultant, who determined that no specimens of this tree were on the property. He further noted that the entire proposed Parcel B is in active agriculture (vineyard) except for the perimeter dirt road, an excavated pit in the north end, and many mature trees preserved within the cultivated rows. He noted individuals of one special status species, *Arctostaphylos andersonii*, growing on the eastern periphery of the property in the northernmost approximately 100-300 feet of the parcel. In addition, there are individual Silver Leaf manzanita (*Arctostaphylos silvicola*) close to the property line on the adjacent parcel to the west as well. The presence of these plants, the soil type (Zayante sand), and the mix of other plant species suggest that more extensive parts of the proposed new parcel were at one time host to these special status plants. However, because of clearing that preceded the establishment of the vineyard there are no individuals left in the area that might be impacted by development of the new parcel in the future. Normal setbacks from property boundaries will preserve the existing individuals.

The second sensitive habitat is the riparian corridor of the West Branch of Majors Creek, a perennial stream. No development or site disturbance is proposed within 500 feet of the stream, and any future

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development on Parcel B will exceed that distance. This distance provides ample protection for the riparian corridor. The stream will remain located on parcel A, the large timber parcel.

Portions of the subject parcel are also located within a Critical Fire Hazard area. General Plan Policy 6.5.4 requires that, for new land divisions, building sites must be located outside of the Critical Fire Hazard area. The Critical Fire Hazard area is excluded from the development envelope on Parcel B. The proposed dwelling on Parcel A is not located within this mapped constraint. Secondary access is not required as the building sites are not located on a dead end road more than one-half mile from the nearest intersection with a through road.

The subject parcel is zoned Timber Production, accordingly the entire parcel is mapped within a Timber Resource designation. The applicant has submitted a Timber Management Plan, which has been reviewed by the County and meets minimum standards established by the County. The proposed parcels and development are configured to cluster the development on the non-timbered portion of the property, and maintain all of the actual timberland on one parcel (A). General Plan policy 5.12.5 requires that the owner of the timber rights on the parcel enter into a binding contract with the Board of Supervisors to manage and harvest the timber and to abide by the provisions of the Timber Management Plan. A condition of approval has been included to address this requirement.

Portions of both proposed parcels are located within mapped Scenic Resource area. The mobile home, which would be replaced with a new dwelling (on parcel A), is located within this mapped zone. This development, however, is not visible from Smith Grade Road, due to site topography, natural screening by existing trees and neutral coloration. Conditions will be placed on the proposed replacement dwelling to require that it not be visible from Smith Grade Road. The southern end and a portion at the northern end of Parcel B are mapped within a Scenic Resource area. Similarly, portions of Parcel B, which are designated as scenic resources, are not actually visible due to site topography and trees. Nevertheless, the future development of Parcel B would be subject to conditions requiring that any future structures shall not be visible from any designated scenic road. Moreover, the general development envelope excludes the mapped Scenic areas. Thus, a permit amendment and thorough review by the decision making body would be required to change the building envelope in order to construct a structure within the mapped scenic zone of Parcel B. Finally, any future proposal to construct a structure on Parcel B will require a Coastal Development Permit, ensuring that the proposed structure would be evaluated with respect to location and potential visual impacts.

The Significant Tree Protection Ordinance applies to all trees on the subject property which are located within the designated scenic resource area and are 40 inches dbh (diameter at breast height) or greater in size or any group of ten or more trees on a single parcel, each over 20 inches dbh. A number of trees scattered throughout the designated scenic portion of the vineyard (proposed Parcel B) are Significant Trees. All trees over 20 inches dbh must be shown on the final map prior to recordation. A deed restriction will be required on the property deed for Parcel B stating that all Significant Trees shall be retained and that only dying, diseased or dead trees shall be removed after the evaluation and recommendation of a certified arborist and issuance of a Significant Tree Removal Permit by the County of Santa Cruz.

#### Rural Density Matrix

Objective 2.3 of the Santa Cruz County 1994 General Plan establishes land use suitability criteria for determining rural density for land divisions. A Rural Density Matrix was completed to determine

the allowable residential development on the subject property both for the land division and for the two dwelling residential group on one of the resultant parcels (Exhibit H). There are three overriding policies for minimum parcel size for this project. First, the Timber Production zoning requires a minimum 40 gross acre parcel size with clustering (discussed in detail under "General Plan and Zoning Consistency"). Second, in the Mountain Residential General Plan designation minimum gross parcel size is set by the average parcel size within 1/2 mile of the project, if the average parcel size is greater than that set forth by the matrix. The average parcel size within 1/2 mile of the subject property is 46 acres. Third, the proposed access road to Parcel B is a dead end road over 500 feet from the County maintained road, therefore development can only occur at the lowest density for the General Plan designation. The lowest density for the Mountain Residential General Plan designation is 40 net developable acres. Parcel B is proposed at 40 acres (net and gross). The minimum gross parcel size must be met through parcel averaging. Thus, six acres of Parcel A will be encumbered through a deed declaration as providing density for Parcel B. This acreage cannot be counted for future land divisions or residential development groups. In accordance with the development density policies applicable to the subject parcel, the maximum density of development for a land division or dwelling group using clustered development would be four parcels or dwelling unit groups. The proposed land division and dwelling group of three density units, is less than the density of development allowable under the matrix policies. The project is clustered with respect to the size of the subject parcel and its timber resources. Using parcel averaging, the project is overall consistent with these General Plan policies.

#### General Plan and Zoning Consistency

The subject property has a General Plan Designation of Mountain Residential or R-M. The purpose of this designation is to provide for very low density residential development in areas that are unsuited to more intensive development due to the presence of physical hazards and development constraints, the desire to protect natural resources, and the lack of public facilities and services need to support higher densities. The proposed development is consistent with the density range of ten to forty net developable acres and is consistent with the Rural Density Matrix (discussed above). A map of the General Plan designation is included as Exhibit F.

Again, the parcel is zoned Timber Production (TP). The purpose of the TP zone district is defined by Section 13.10.370 of the County Code; to protect and maintain the timberland of the County through the regulation of timberland use, to establish a zone district consistent with the mandates of the Forest Taxation Reform Act of 1976; to protect the health, safety and welfare of the people of Santa Cruz County; and to preserve agriculture and other open space uses where compatible with timberland uses. Commercial agriculture and a single family residence are each principal permitted uses in the TP zone district. Commercial agriculture, nevertheless, is limited to the non-timbered portions of TP zoned lands. The proposed two unit dwelling group is a conditionally allowed use in this zone district, and all discretionary uses within the CA (Commercial Agriculture) zone district are allowed uses within the TP zone district with a Level 5 use permit. County policy for the protection of timber resources is set forth in General Plan Objective 5.12. Policy 5.12.4 for land division and density requires that new timber parcels in the Coastal Zone be at least 160 acres gross, but where development is clustered, new parcels sizes must be an average of 40 gross acres. In addition, for residential development of multiple dwellings, the dwelling density allowed in the Coastal Zone is one dwelling per 160 gross acres without clustering, and one dwelling per 40 gross acres with clustering. A four-fifths majority of the Board of Supervisors is required to approve a greater density than the one dwelling unit per 160 acres. The intent of requiring either large parcel sizes and low development densities, or allowing smaller parcel sizes and high development

densities with clustering is to preserve the timberlands in as large of tract as possible to maintain economic viability.

The project proposes a land division and residential development at densities set forth for clustered development. Specifically, the project proposes creating two parcels, a 40 gross acre parcel (Parcel B) and a 240 gross acre parcel (Parcel A). Again, the minimum parcel size as determined by the rural density matrix and applicable overriding policies is 40 net developable acres and 46 gross acres. Compliance with the required development density will be achieved through parcel averaging as allowed in and in conformance with General Plan Policy 2.3.3. Parcel B, in the absence of parcel averaging, meets the required net developable acreage (40), but does not contain 46 gross acres. The appropriate development density for gross parcel size can be met through parcel averaging and six acres of Parcel A would be encumbered and counted toward parcel B. A two dwelling residential development is proposed on the Parcel A. The proposed development density on Parcel A is approximately one dwelling per 117 gross acres (240 acres – 6 acres for Parcel B divided by 2 dwelling units). These two dwellings are not clustered in the strictest sense being located roughly 1,000 feet apart. The new dwelling, however, is proposed in a virtually untimbered area of the property. While there are small, isolated groups of redwoods in this area, they are so far removed from the densely forested portion of the property to the east that they are not economical to harvest. The proposed location of the new house provides security in the more open and accessible portion of the property and for the nearby vineyard. As stated by the project forester, this home site will not affect the timber activities on the parcel.

The closest boundaries of Parcel B are more than 500 feet from the existing residence. Consequently, any future residence on this parcel will not be in close proximity to the existing development, in the literal sense. Parcel B is presently a commercial vineyard. Prior to the vineyard, this area contained meadows with isolated trees, the larger specimens still remain within the vineyard. Again, this area contained no merchantable stands of timber and the proposed land division will not affect the timberlands and timber harvesting ability of the property. The actual timberlands will remain intact and owned by one property owner. The proposed development is located roughly in the southwestern end of the subject property, outside of the forested areas. The applicant, therefore, argues that due to the site conditions, the proposal meets the intent of the County policies for timber protection. Land divisions of TP zoned parcels at clustered development densities requires approval by a four-fifths majority of the Board of Supervisors. Thus, your Commission and ultimately the Board of Supervisors must evaluate this project with respect to the County's timberland policies and determine the project's consistency with these policies.

The development envelope for Parcel B complies with the development standards in the zoning ordinance as they related to setbacks, minimum site width and minimum site frontage found in County Code Section 13.10.373.

#### Coastal Zone Issues

Section 13.20.130(b)1. of the County Code which provides the visual compatibility design criteria for development in the coastal zone, states that all new development shall be sited, designed and landscaped to be visually compatible and integrated with the character of surrounding neighborhoods or areas. Section 13.20.130(c) provides the design criteria for projects within designated scenic resource areas. This regulation states that development shall be located, if possible, on parts of the site not visible or least visible from the public view and that development not block public views of the shoreline. As discussed above, the proposed new dwelling of the two unit dwelling group (Parcel

A) will be located within the mapped scenic area. This unit will be placed in roughly the same location as an existing, unpermitted mobile home. The mobile is not visible from Smith Grade Road, a designated scenic road, due to topography and vegetation. The proposed one story dwelling will also not be visible. The proposed dwelling will utilize a wood cabin design, blending with the rural character of the area. Subdued earthtone colors in the brown or greens will be required in order to ensure that the dwelling will not be visually intrusive.

The building envelope for proposed Parcel B does not include any areas mapped as a scenic resource, consistent with County Code Section 13.20.141(b) – Bonny Doon Special Scenic Area design criteria. Thus, the proposed project is consistent with coastal design requirements in that the project is not on a ridgeline, does not obstruct public views, is not on a Coastal Bluff and is consistent and integrated with the character of the surrounding neighborhood.

### Design Review

The site is located within a in a sensitive site as defined in the Design Review Ordinance (Chapter 13.11), and therefore, is subject to Design Review. The proposed new dwelling has been designed to be compatible with the existing development in the area. The architecture of the area is generally rural structures using wood siding. The proposed cabin will harmonize with the rural surroundings. Again, the finish materials will be wood with a composite roof and the coloration will be required to be subdued earthtones of brown or green. The proposed structure is similar in size to that of the surrounding development. Overall, the project is compatible with the goals of the County's Design Review regulations.

### Conclusion

The project is consistent with the intent of the General Plan for division and residential development of coastal timberlands in that the proposed development is located outside of the timberlands and within policies

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

### RECOMMENDATION

Staff recommends that your Commission adopt the attached Resolution (Exhibit I), sending a recommendation to the Board of Supervisors for approval of Application No. 98-0750 based on the attached findings (Exhibit B) and certification of the mitigated Negative Declaration in accordance with the California Environmental Quality Act (Exhibit D).

### EXHIBITS

- A. Tentative Map prepared by Ifland Engineers, Inc., dated August 11, 1998, revised October 30, 2001, Preliminary Grading and Drainage Plans prepared by Daryl Jessen, last revised March 2002, Project Plans unnamed, dated September 4, 1999
- B. Subdivision, Coastal and Residential Development Findings
- C. Conditions of Approval
- D. Mitigated Negative Declaration and Initial Study
- E. Assessor's Parcel Map
- F. General Plan Map

- G. Zoning Map
- H. Rural Density Matrix
- I. Planning Commission Resolution

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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.

Report Prepared By:

  
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Report Reviewed By:

  
Cathy Graves  
Principal Planner  
Development Review

**CONDITIONS OF APPROVAL**

**Land Division and Coastal Development Permit 98-0750**

APPLICANT: Rich Beale Land Use Planning  
OWNER: Donald and Sharon Meyers  
APN: 062-191-02

LOCATION: Located on the north side of Smith Grade about 1.5 miles southeast from the intersection with Empire Grade. Situs: 1510 Smith Grade Road, Bonny Doon

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Exhibits: A: Tentative Map prepared by Ifland Engineers, Inc. dated Ifland Engineers, Inc., dated August 11, 1998, revised October 30, 2001, Preliminary Grading and Drainage Plans prepared by Daryl Jessen, last revised March 2002

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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 to the Planning Department one copy of the Approval to indicate acceptance and agreement with the conditions thereof; and
- II. 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 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 two (2) total lots.
  - C. The minimum lot size shall be an average of 40 acres, net developable land and an average of 46 gross acres.
  - D. The following items shall be shown on the Parcel Map:
    1. Building envelopes and/or building setback lines, located according to the approved Tentative Map. The building envelope for Parcel B shall exclude all

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areas designated as a scenic resource, biotic resource or critical fire hazard.<sup>0997</sup> Building envelopes shall not be placed on slopes of 30% or greater, based on surveyed topography. Building envelopes shall meet the minimum setbacks for the TP zone district of 40 feet for the front yard and 20 feet for the side and rear yards.

2. Net lot area shall be shown to the nearest hundredth acre.
  3. Evidence of review and approval by the local fire agency.
  4. The following statement shall be placed on the Parcel Map for Lot A and shall be included in any deed conveying that parcel: "Parcel A contains acreage attributable to Lot B for density calculations and may not be further subdivided without including that lot in the density calculations."
  5. The following statement shall be placed on the Parcel Map and shall be included in any deed conveying subject lots: "The property described herein is adjacent to land used for timber production purposes. Residents of this property may be subject to inconveniences or discomforts arising from timber harvest operations. Residents of adjacent property should be prepared to accept such inconveniences or discomforts resulting from normal timber harvest operations."
  6. The Final Map shall not that development or disturbance, including land clearing or expansion of agricultural uses, is prohibited within 20 feet of the west, north and east property lines of Lot B.
  7. The Final Map shall delineate all mapped scenic areas on Parcel B and indicate that these areas are not building sites.
  8. The Final Map shall show the locations, species and sizes of all trees 20 inches or greater in diameter at breast height on Parcel B.
- E. The following requirements shall be noted on the Parcel Map as items to be completed prior to obtaining a building permit or grading permit on lots created by this land division:
1. Lots shall obtain a permit from County Environmental Health for a new well.
  2. Lots shall obtain a permit from County Environmental Health for a new individual sewage disposal system.
  3. A written statement must be submitted, 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.
111. Prior to recordation of the Parcel or Final Map, the following requirements shall be met:

1. Pay a Negative Declaration filing fee of \$25 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.
  2. The road serving the proposed dwelling on Lot A and Lot B shall be a minimum of eighteen (18) feet wide to allow for two-way access. The access road serving only Lot B may be twelve (12) feet in width. Final grading plans for road improvements shall be submitted, including calculations of total grading volume, areas of cut and fill, and plans for disposal of any excess fill. Plans shall demonstrate that grading is minimized to include only the amount needed to accomplish the smallest acceptable road width.
  3. An erosion control plan and drainage plan for any improvements shall be submitted for Planning Department review and approval prior to submittal to the Department of Public Works.
  4. Engineered drainage plans shall be reviewed and approved by the Department of Public Works. The Department of Public Works shall review and approve the drainage calculations. Storm water from all impervious surfaces shall be retained on-site so as not to exceed pre-development levels. On-site detention methods shall be utilized where percolation methods are not feasible.
  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.
  6. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
  7. All requirements of the California Department of Forestry Fire Protection District shall be met.
  8. All structures on both Lot A and Lot B shall be designed to minimize grading.
- D. The individual designated as the possessor of timber rights on the property shall enter into a binding contract with the Board of Supervisors to manage and harvest timber on the timberland and to abide by the provisions and fully implement the Timber Management Plan prepared by Roy Webster, RPF 1765 and Louis Sciocchetti, RPF 2368, dated 1988 and addendum by Roy Webster, RPF 1765, dated March 26, 1992.
- E. The property owner shall record a Declaration of Restriction on the property deed of Parcel B that prohibits the removal of any of the trees over 20 inches in diameter at breast height, unless a licensed arborist demonstrates they are diseased, dead or dying and a Significant Tree Removal permit is obtained. The tree location map shall be an exhibit to the Declaration.
- F. Submit a review letter from the Project Forester indicating that the Forester has reviewed the development envelopes and road location shown on the map, and that these locations

are specific enough to find that structures located within the envelopes and access roads will not interfere with the long term viability of timber management.

- G. A joint maintenance agreement shall be recorded between all affected parcels for the permanent maintenance of share driveways and any associated on-site drainage facilities.
- H. Park dedication in-lieu fees shall be paid for one single family dwelling unit. On March 1, 2002, these fees were \$1,734 per unit (which assumes three bedrooms per unit @ \$578 per bedroom), but are subject to change.
- I. Child Care Development fees shall be paid for one single family dwelling unit. On March 1, 2002, these fees were \$327 per unit (which assumes three bedrooms per unit @ \$109 per bedroom), but are subject to change.
- J. 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 future construction within the subdivision shall 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. 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 Department if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. To minimize noise, dust and nuisance impacts of 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 a.m. and 5:00 p.m. weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and

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2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.
- F. All required land division improvements shall be installed and inspected prior to final inspection clearance for any new structure on the new lots.
- V. All future development on lots created by this subdivision shall comply with the requirements set forth in Condition II.E. and III.C., 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:
      1. COUNTY bears its own attorney's fees and costs; and
      2. 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

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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: Conditions II.D. 1. and 6 -7.

Monitoring Program: Planning staff will review the Final Map prior to recordation to ensure that the proposed building envelope for Parcel B does not include scenic resources and meets the TP zone district setback requirements, which corresponds to the 20 setbacks from the north, east and west properties required for protecting sensitive plant species, and that the Final Map contains specific notations that disturbance and land clearing are also prohibited in these areas. The map will not be approved for recordation until these requirements are met.

- B. Mitigation Measure: Conditions II.D. 1 and 6-7

Monitoring Program: Planning staff will review the Final Map prior to recordation to ensure that the proposed building envelope for Parcel B meets the TP zone district setback requirements, which corresponds to the 20 setbacks from the north, east and west properties required for protecting sensitive plant species, and that the Final Map contains specific notations that disturbance and land clearing are also prohibited in these areas. The map will not be approved for recordation until these requirements are met.

- C. Mitigation Measure: Conditions II.D. 1 and 6-7

Monitoring Program: Planning staff has received revised plans showing the appropriate building envelope for Parcel B. The Final Map must conform with the Tentative Map and will be reviewed for compliance prior to recordation.

- D. Mitigation Measure: Conditions II.D.8 and III.E.

Monitoring Program: Planning staff has received an aerial photograph showing the trees on Parcel B. Staff will verify that the sizes and species are noted on the final map and that the locations on the Final Map correspond with the locations on the aerial photograph. Planning staff will verify that the appropriate Declaration of Restriction has been submitted with the Final Map for the Surveyor to record on the new property deeds.

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

This Tentative Map is approved subject to the above conditions and the attached map, and expires 24 months after the 14 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 three week prior to the expiration date.**

**Approval Date:** \_\_\_\_\_

**Effective Date:** \_\_\_\_\_

**Expiration Date:** \_\_\_\_\_

\_\_\_\_\_  
Cathy Graves  
Principal Planner

\_\_\_\_\_  
Cathleen Carr  
Project Planner

cc: County Surveyor

## CONDITIONS OF APPROVAL

Residential Development and Coastal Development Permit 98-0750

APPLICANT: Rich Beale Land Use Planning  
OWNER: Donald and Sharon Meyers  
APN: 062-191-02

LOCATION: Located on the north side of Smith Grade about 1.5 miles southeast from the intersection with Empire Grade. Situs: 1510 Smith Grade Road, Bonny Doon

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Exhibits: **A:** Project Plans unnamed, dated September 4, 1999

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- I. This permit authorizes the construct a single family dwelling on Parcel **A**, where a single family dwelling exists, constituting a two unit dwelling group. Prior to exercising any rights granted by this permit including, without limitation, any construction or site disturbance, the applicant/ owner shall:
  - A. Sign, date, and return to the Planning Department one copy of the approval to indicate acceptance and agreement with the conditions thereof.
  - B. Obtain a Building Permit from the Santa Cruz County Building Official.
  - C. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
11. Prior to issuance of a Building Permit the applicant/owner shall:
  - A. Submit Final Architectural Plans for review and approval by the Planning Department. The final plans shall be in substantial compliance with the plans marked Exhibit "A" on file with the Planning Department with the exception that the trash enclosure shown shall not exceed three feet in height. The final plans shall include, but not be limited to, the following:
    1. Exterior elevations identifying finish materials and colors.
    2. Floor plans identifying each room, its dimensions **and** square footage.
    3. Final plans shall include a copy of the conditions of approval.
    4. A site plan showing the location of all site improvements, including, but not limited to, points of ingress and egress, parking areas, septic system and leach fields and drainage improvements. A standard driveway and conform is required.

5. All development shall meet the site development standards set forth in Section 13.10.323 of the County Code for the TP zone district.
  6. Final plans shall show the height of the proposed dwelling. The dwelling shall not exceed seventeen (17) feet in height.
  7. A final landscape plan. This plan shall include the location, size, and species of all existing and proposed trees and plants within the front yard setback. The landscape plan shall include a row of native trees to be planted between the residence and Smith Grade Road for future visual screening. The landscape plan shall be reviewed and approved by the Planning Department.
  8. A final detailed drainage plan which shows how and where buildings, paved driveways, and other impervious areas will drain without adverse effects on adjoining properties. Show on the plans submitted, all proposed impervious areas within the parcel. All runoff shall be retained and percolated on site.
  9. Any new electrical power, telephone, and cable television service connections shall be installed underground.
  10. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
- B. 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, if required.
- C. Pay the Park dedication in-lieu fees for the new single family dwelling unit. On March 1, 2002, these fees were \$578 per bedroom (three bedrooms X \$578 per bedroom is \$1,734), but are subject to change.
- D. Pay the Child Care Development fees for the new single family dwelling unit. On March 1, 2002, these fees were \$109 per bedroom (three bedrooms X \$109 per bedroom is \$327), but are subject to change.
- E. Meet all requirements and pay all applicable fees for the California Department of Forestry Fire Protection District.
- F. Meet all requirements and pay all applicable fees of Environmental Health Services for individual septic sewage disposal and water.
- III. All construction shall be performed according to the approved plans for the building permit. For reference in the field, a copy of these conditions shall be included on all construction plans. Prior to final building inspection and building occupancy, the applicant/owner shall meet the following conditions:
- A. All inspections required by the building permits shall be completed to the satisfaction of the County Building Official and the County Senior Civil Engineer.

- B. All site improvements shown on the final approved Building Permits plans shall be installed.
- C. Erosion shall be controlled at all times.
- D. 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 Department if the discovery contains no human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.
- E. To minimize noise, dust and nuisance impacts of 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 a.m. and 5:00 p.m. weekdays unless a temporary exception to this time restriction is approved in advance by County Planning to address an emergency situation; and
  - 2. Each day it does not rain, wet all exposed soil frequently enough to prevent significant amounts of dust from leaving the site.

#### IV. Operational Conditions

- A. Modifications to the architectural elements including but not limited to exterior finishes, window placement, roof pitch and exterior elevations are prohibited, unless an amendment to this permit is obtained.
- B. The dwelling is limited to a maximum height of seventeen (17) feet.
- C. All landscaping shall be permanently maintained
- D. The residence shall be painted using subdued, earth tone colors in the brown or green family.
- E. In the event that future County inspections of the subject property disclose noncompliance 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 permit revocation.

Minor variations to this permit, which do not affect the overall concept or density may be approved by the Planning Director at the request of the applicant or staff in accordance with Chapter 18.10 of the County Code.

**PLEASE NOTE: THIS PERMIT EXPIRES TWO YEARS FROM DATE OF APPROVAL  
UNLESS YOU OBTAIN YOUR BUILDING PERMIT AND COMMENCE  
CONSTRUCTION.**

**Approval Date:** \_\_\_\_\_

**Effective Date:** \_\_\_\_\_

**Expiration Date:** \_\_\_\_\_

\_\_\_\_\_  
Cathy Graves  
Principal Planner

\_\_\_\_\_  
Cathleen Carr  
Project Planner

FOR TAX PURPOSES ONLY

THE ASSESSOR MAKES NO GUARANTEE AS TO MAP ACCURACY NOR ASSUMES ANY LIABILITY FOR OTHER USES. NOT TO BE REPRODUCED. ALL RIGHTS RESERVED.

1007

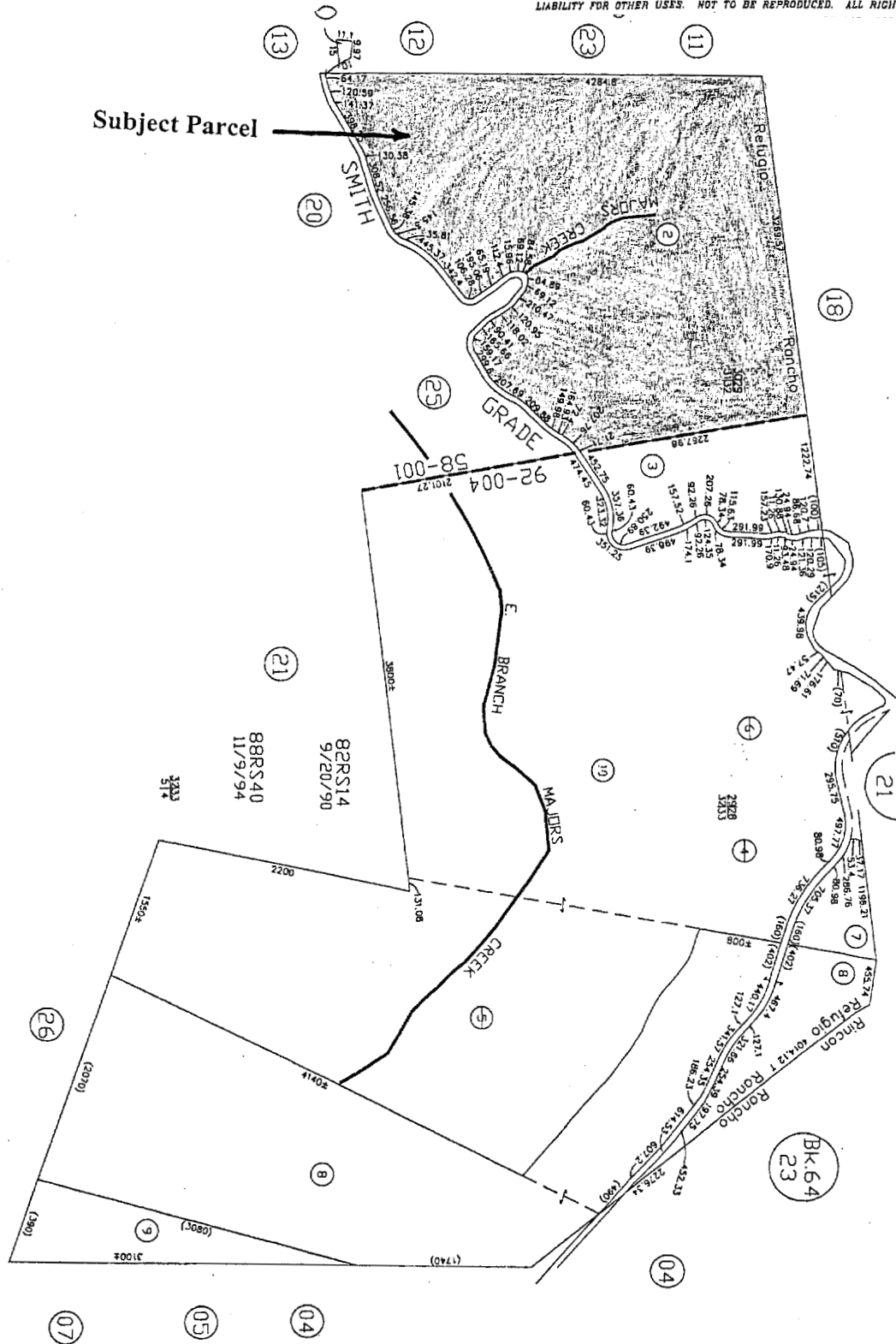
PDR, REFUGIO RANCHO  
SECS. 28, 29, 30, 31, 32, 33, T.10S., & SEC. 4, T.11S., R.2W., M.D.B. & M.

Tax Area Code  
58-001 92-004

62-19

87  
E

Electronically Redrawn 10/16/99 kb  
Rev. 7/10/01 mwm (changed page refs.)

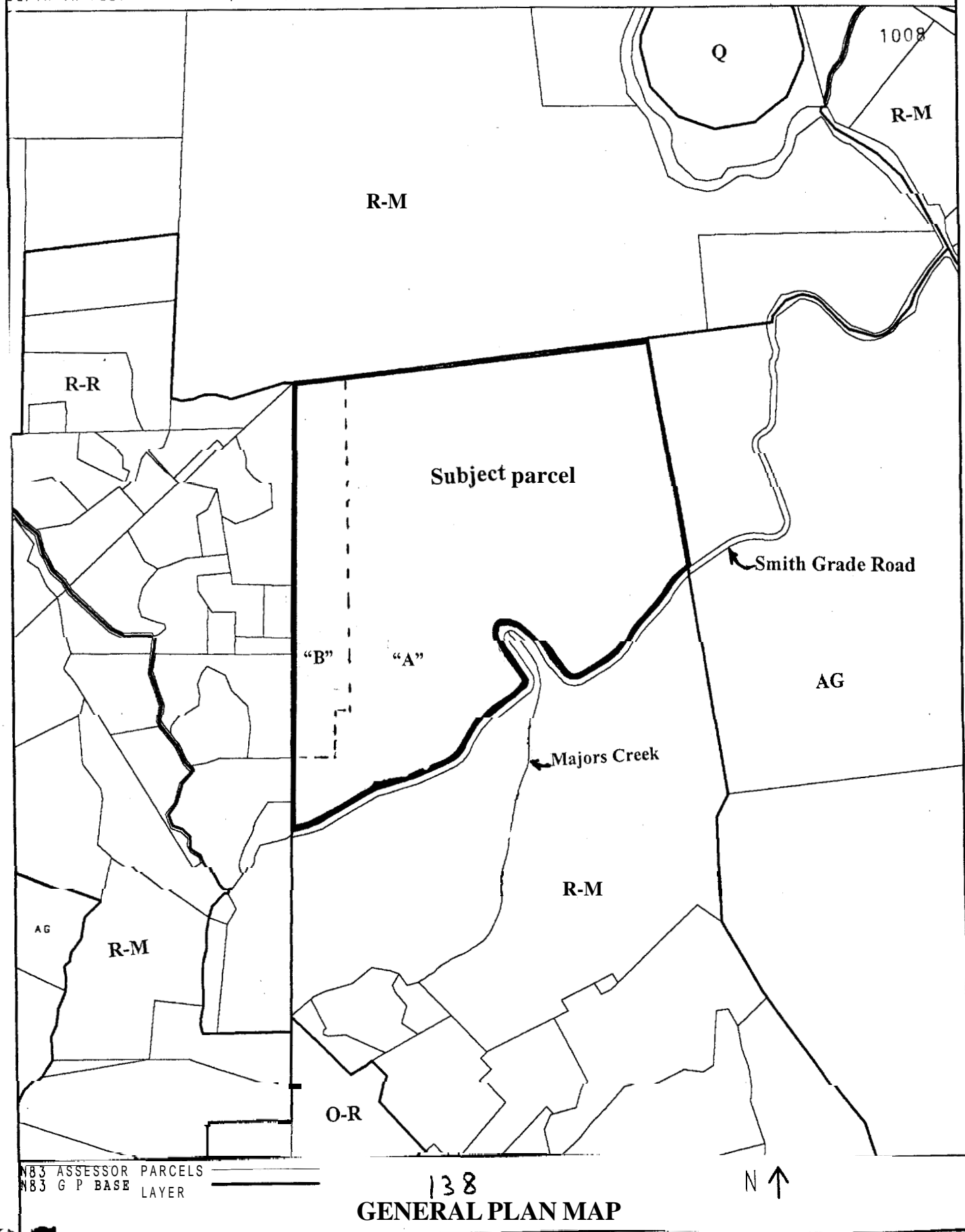


Note - Assessor's Parcel & Block  
Numbers Shown in Circles.

Assessor's Map No. 62-19  
County of Santa Cruz, Cal.  
Oct. 1999

SCALE (FT/INCH) = 1,231  
WIDTH IN FEET = 8,867.34  
DEPTH IN FEET = 10,895.15

REQUEST ID: 98-0750



N83 ASSESSOR PARCELS  
N83 G P BASE LAYER

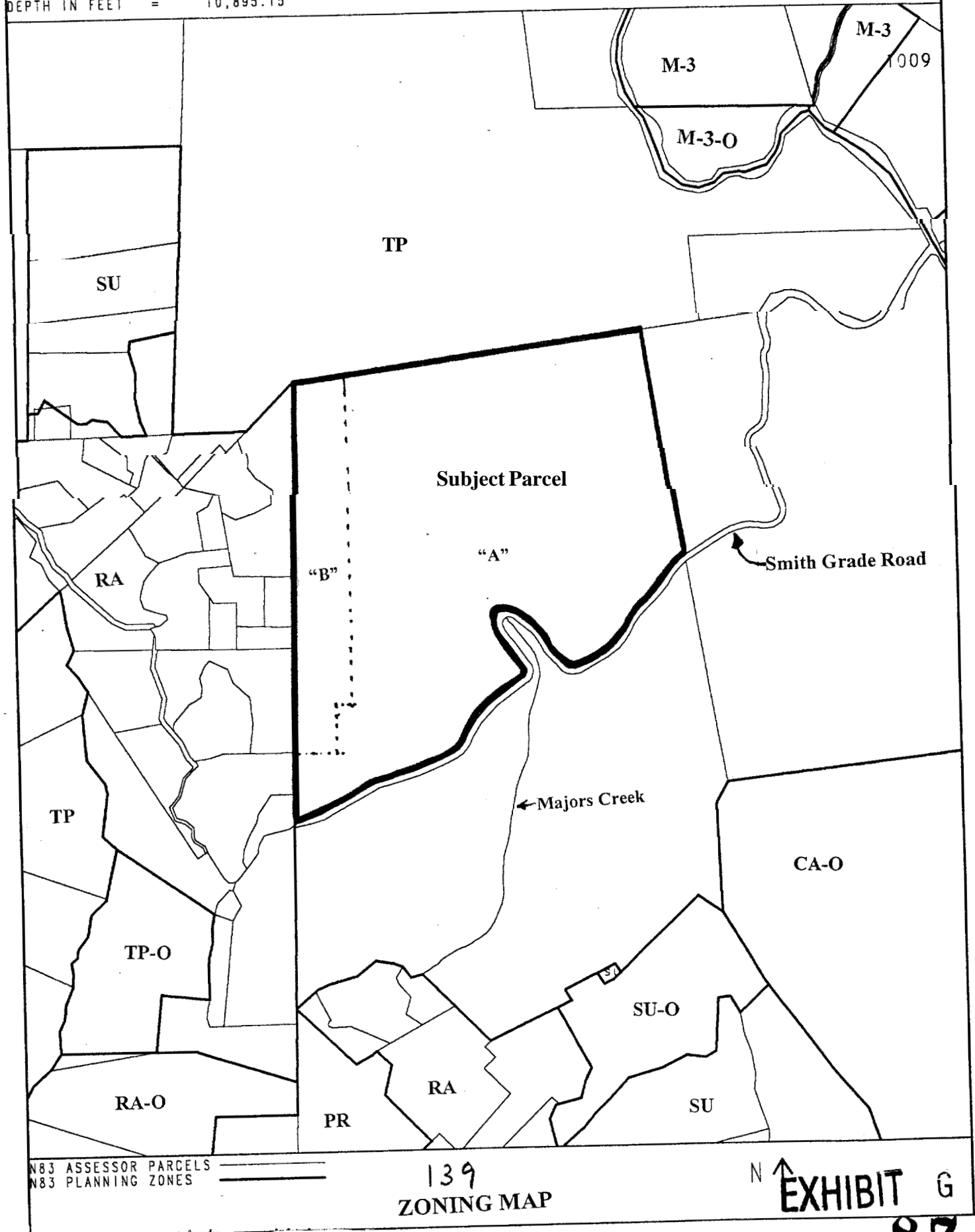
138  
GENERAL PLAN MAP

87

EXHIBIT F

REQUEST ID: 98-0750

SCALE (FT/INCH) = 1,231  
WIDTH IN FEET = 8,867.34  
DEPTH IN FEET = 10,895.15



**RURAL DENSITY MATRIX WORKSHEET**  
OVERRIDING MINIMUM ACREAGE POLICIES

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

ATTACHMENT 6

1010

Assessor's Parcel No. 062-191-02

Application No. 98-0750

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	MAY BE APPLICABLE	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Parcel <b>is</b> within the Coastal Zone and Water Supply Watershed. The minimum parcel size <b>is</b> 20 acres.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel <b>is</b> outside the Coastal Zone and within a Water Supply Watershed. The minimum parcel size <b>is</b> 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 <b>is</b> 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 <b>is</b> within a Least Disturbed Watershed. The minimum parcel size <b>is</b> 40 acres and then only if the division <b>is</b> 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 <b>is</b> within a proposed reservoir <b>site</b> or adjacent to the high water mark of a proposed or existing water supply reservoir or surface division. No land division <b>is</b> allowed except for water oriented uses.

140

87

EXHIBIT H

# RURAL DENSITY MATRIX WORKSHEET OVERRIDING MINIMUM ACREAGE POLICIES

1011

## PAGE TWO

APPLICABLE	NOT APPLICABLE	MAY BE APPLICABLE	
a	<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"/>	d	<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 checked="" type="checkbox"/>	<input 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 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"/>	<input type="checkbox"/>	Parcel is within a mapped Timber Resource, not zoned Timber Production, and is greater than 20 acres. If evaluation finds parcel to have Timber Resources equivalent to TP parcels, apply TP density standards as shown above.
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Parcel is within a mapped Mineral Resource. The minimum parcel size is 40 acres.

141

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EXHIBIT H

# RURAL DENSITY MATRIX WORKSHEET- OVERRIDING MINIMUM ACREAGE POLICIES

## PAGE 3

APPLICABLE	NOT APPLICABLE	MAY APPLICABLE
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<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
--------------------------	-------------------------------------	--------------------------

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.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

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.

Must develop at lowest density - 40ac.net/d.u

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

Building site outside Critical Fire

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.

<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
--------------------------	--------------------------	-------------------------------------

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.

<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
-------------------------------------	--------------------------	--------------------------

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.

< 1/2 mile

142

# RURAL DENSITY MATRIX WORKSHEET

## OVERRIDING MINIMUM ACREAGE POLICIES

PAGE FOUR

APPLICABLE      NOT  
APPLICABLE      APPLICABLE      MAY BE  
APPLICABLE

☒      ☐      ☐

&lt; 1/2 mile

Parcel is within the Coastal Zone and is located in the Bonny Doon or North Coast planning areas. Prohibit land divisions more than 1/2 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 1/2 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.

*d*      ☐      ☐

average size is  
46 gross 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 1/2 mile radius from the subject parcel boundary, excluding paper subdivisions and parcels less than one acre. The average parcel size (46 Acres) shall be the minimum parcel size.

☐      ☒      ☐

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

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EXHIBIT H

RURAL DENSITY MATRIX WORKSHEET  
OVERRIDING MINIMUM ACREAGE POLICIES

ATTACHMENT 6  
1014

PAGE FIVE

APPLICABLE      NOT APPLICABLE      MAY BE 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

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PLANNING DEPARTMENT

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GOVERNMENTAL CENTER



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ATTACHMENT 6  
COUNTY OF SANTA CRUZ

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

1015

## RURAL RESIDENTIAL MATRIX DETERMINATION

### 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.

145

87  
EXHIBIT H

# RURAL DENSITY MATRIX WORKSHEET

Application No. 98-0750

ATTACHMENT **6**

1016

This section is to be completed by the Applicant

Assessor's Parcel No. 062-191-02

Name \_\_\_\_\_

Mailing Address \_\_\_\_\_

City, State, Zip \_\_\_\_\_

Telephone (\_\_\_\_\_) \_\_\_\_\_

Access to site: Name of Road Smith Grade Road

- Check which apply:
- ☒ Public, County maintained
  - ☐ Public, not County maintained
  - ☐ Private
  - ☐ 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 \_\_\_\_\_ Name \_\_\_\_\_

☒ Private or mutual well

☐ Spring

Sewage Disposal: ☐ Public or private sanitation district

☐ Package treatment plant or septic maintenance district

☒ Septic system

Total acreage: 280 Number of houses or habitable structures on parcel: 2

- Purpose of this application:
- ☒ Determine the **minimum** acreage per building site
  - ☒ Determine the **maximum** number of parcels for a land division
  - ☐ Determine the allowable density of an organized camp or conference center

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# FOR STAFF USE ONLY

ATTACHMENT 6

Planning Area: Bonny Doon

General Plan land use designation: R-M Mountain Residential

Zoning District: Timber Production

Mapped Environmental Constraints: Biotic, scenic, perennial stream  
groundwater recharge, critical  
fire, water supply watershed  
archaeological

Resources (timber, agriculture, etc.): timber

Access: Smith Grade Road

Fire Response Time (in minutes): \_\_\_\_\_

(Source)

1017

## Property Characteristics

Source of the following data: ☒ In house ☐ Field investigation

Parcel size (in acres): 280 acres Source: applicant (e.g., EMIS)

Acreage per Average Slope Category:

0-15%	16-30%	31-50%	51% & above
<u>137</u>	<u>56</u>	<u>70</u>	<u>17</u>

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

- Slopes in excess of 50% 17 acres
- Road rights-of-way 0.98 acre
- Riparian corridors, wooded arroyos, canyons, stream banks, areas of riparian vegetation. 6.1 acre
- 50 foot wide riparian corridor X 2650 foot length x 2 each side
- Lakes, streams, marshes, sloughs, wetlands, beaches, and areas within the 100 year flood plain. pond + 100' setback ~ 3.5 ac
- Areas of recent or active landslides. 81.75 - 1.5 (>50% slope) - 3.04 (riparian) = 77.21 ac
- Land within 50 feet of an active or potentially active fault trace. 0
- Type 1 & 2 prime agricultural land and minor resource areas. 0
- Total acreage excluded (total of 1 through 8, except overlaps) 104.79
- Total Developable Acreage (subtract 9. from total acreage) 175.21

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EXHIBIT H

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

**ATTACHMENT 6**

1018

**MATRIX**

		Current Point Score	Conditional Point Score
1.	Location <u>R-M</u>	<u>0</u>	<u>2-5</u>
2.	Groundwater Quality <u>IV</u>	<u>8</u>	
3.	Water Resource Protection <u>Groundwater Recharge, water supply watershed</u>	<u>3</u>	
4.	Timber Resources <u>Timber - TP zoned</u>	<u>0</u>	
5.	Biotic Resource <u>mapped @ North end of proposed ot</u>	<u>0</u>	<u>5-10</u>
6.	Erosion <u>Santa Margarita ave slope 0-15% 5.4</u> <u>Lompico slopes 0-15%, 16-30 &amp; 31-50% Bedrock Monterey ave slope 0-15%</u>		
7.	Seismic Activity <u>not located near a mapped fault zone</u>	<u>10</u>	
8.	Landslide <u>50% = slopes 0-15% 20% = 16-30% slope + 25% is slopes 31-50% 5% &gt; 50%</u>	<u>8.55</u>	
9.	Fire Hazard <u>Bldg outside critical fire &lt; 10 min response</u> <u>12' rd with turnouts</u>	<u>8</u>	<u>10</u>
	SUBTOTAL	<u>42.95</u>	
	SUBTRACT CUMULATIVE CONSTRAINT POINTS	<u>-10</u>	
	GRAND TOTAL	<u>32.95</u>	
	Minimum Average Developable Parcel Size* (from Table _____ Page _____) as determined by the point score:	<u>(30)*</u>	<u>→ 46 ac min gross</u> <u>40 ac min net</u>
	Number of Potential Building Sites* (developable acreage divided by <u>minimum</u> average parcel size).	<u>4</u>	

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

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**EXHIBIT H**

overriding minimum size restrictions:

- TP in Coastal → 160 ac/du, 40 ac/du clustered + 4/5 Bd approval
- R-M average parcel size 46 ac/du (gross)
- Rd > 500' no secondary access 40 ac net dev./du

**87**

1. TP zone - Coastal ATTACHMENT 6  
min. parcel sizes 160 ac gross  
40 ac gross clustered dev.  
requires 4/5 approval by Board 1019
2. R-M General Plan - average parcel size  
within 1/2 mile radius is 46 acres gross
3. R-M Access road > 500' and < 1/2 mile  
no secondary access only lowest  
General Plan density allowed - 40  
acre net developable

Additional Staff Comments:

Min. gross acres 46 (with 4/5 Bd)  
approval

Min. net dev. acres 40

## PLANNING COMMISSION MINUTES- 3/27/02

1020

Proceedings of the  
Santa Cruz County  
Planning Commission

Volume 2002, Number 6  
March 27, 2002

LOCATION: Board of Supervisors, County Government Center,  
701 Ocean Street, Room 525, Santa Cruz, CA 95060

## ACTION SUMMARY MINUTES

VOTING KEY

Commissioners: Holbert, Shepherd, Chair: Osmer, Bremner, Durkee  
Alternate Commissioners: Hancock, Hummel, Messer, DeAlba

**F. CONSENT AGENDA****F-1. APPROVAL OF MINUTES**

To approve the minutes of the February 27, 2002 Planning Commission meeting as submitted by the Planning Department.

Continue to 4-10 meeting to review tape to determine if maker of motion and second to motion are correct.

**F-2. APPROVAL OF MINUTES**

To approve the minutes of the March 13, 2002 Planning Commission meeting as submitted by the Planning Department.

Minutes were approved. Durkee made the motion and Holbert seconded. Voice Vote, carried 5-0, with ayes from commissioners Osmer, Bremner, Durkee, Holbert, and Shepherd.

**G. CONTINUED ITEMS****G-1. 99-0658 \*\* 530 17<sup>th</sup> AVE. SANTA CRUZ APN(S): 028-062-04**

Proposal to create four single-family residential parcels and a remainder lot, and to relocate the existing dwelling to within the building envelope. Requires a Minor Land Division, a Coastal Development Permit, a Roadway/Roadside Exception to allow for a Division, a Coastal Development Permit, a Roadway/Roadside Exception to allow for a landscape center median on the access street in lieu of a separated planting strip and a Significant Tree Removal Permit to remove one 28-inch cedar tree. Property is located on the southeast corner of Matthew Lane at its intersection with the 17<sup>th</sup> Avenue, about 200 feet north from Portola Drive, at 530-17<sup>th</sup> Avenue, Live Oak.

OWNER: DODDS ROBERT M/M SS

APPLICANT: TOM CONERLY DESIGN ASSOCIATES

SUPERVISORIAL DIST: 1

PROJECT PLANNER: CATHY GRAVES, 454-3 141

This item will be continued until the 4-10-02 agenda. Bremner made the motion and Holbert seconded. Voice Vote, carried 5-0, with ayes from commissioners Osmer, Bremner, Durkee, Holbert, and Shepherd.

**G-2. 01-0225 2940 PLEASURE POINT DR. SANTA CRUZ APN(S): 032-232-06**

Proposal to remodel an existing two-story non-conforming single family dwelling to include: reconstruct first story sitting area and landing area, reconstruct and expand existing second story deck, reframe existing north exterior wall as needed to correct dry rot, enlarge three existing second story windows, add skylight, and make interior changes within the house; and to permit a 6 foot fence to within 15 feet of the front property line. Requires a Coastal Zone

Permit for repair and remodeling, and a Residential Development Permit to exceed the 3-foot maximum fence height limitation within the required front yard. Located on the south side of Pleasure Point Drive (2940) Project elements as indicated above were approved at ZA on 1/4/02. Conversion of accessory structure to habitable space DENIED 1/4/02. Front yard fence >3' in existing front yard setback (15') DENIED 1/4/02. Appeal scheduled for PC 3/13/02, 021  
 OWNER: MATIASEVICH ROBERT N & KATHERINE SUE TRUSTEES  
 APPLICANT: COVE BRITTON  
 SUPERVISORIAL DIST: 1  
 PROJECT PLANNER: JOHN SCHLAGHECK, 454-3012

Approved staff recommendation to:

- 1) Uphold ZA approval of remodel
- 2) Uphold ZA denial of >3' wall in front setback
- 3) Overturn ZA denial of accessory structure as habitable space, with revised findings

Bremner made the motion and Shepherd seconded. Voice Vote, carried 5-0, with ayes from commissioners Bremner, Durkee, Holbert, Osmer, and Shepherd.

## H. SCHEDULED ITEMS

### H-1. **01-0289 \*** APN: **063-051-09** SITUS: PROPERTY LOCATED ON THE NORTH AND EAST SIDE OF TOWHEE DRIVE AT APPROXIMATELY 525 FEET NORTHEAST FROM QUAIL DRIVE OFF OF PINE FLAT ROAD.

Proposal to construct a two-story single family dwelling, a one-story detached garage, an access drive; to install a water storage tank, propane tank, pump house; to remove 20 trees and an area of Manzanita, and to recognize some previous land clearing. Requires a Coastal Development Permit, preliminary grading review, Appeal filed 2-14-02.

OWNER: BONNIE BEDZIN  
 APPLICANT: BONNIE BEDZIN  
 SUPERVISORIAL DIST: 3  
 PROJECT PLANNER: DAVID CARLSON

Continued to 4-10-02 meeting with direction that there be no further continuances.

Holbert made the motion and Durkee seconded.

Voice Vote, carried 5-0, with ayes from commissioners Bremner, Durkee, Holbert, Osmer, and Shepherd.

### H-2. **02-0024** 5200 SOQUEL AVE. SANTA CRUZ APN: **029-021-54**

Proposal for installation of signs for the Live Oak Business Park pursuant to Commercial Development Permit 99-01 18. Requires Planning Commission approval of a sign program, a variance to allow four entry signs and increase the maximum 50 square feet of signage to 60 square feet, and a Variance and Minor Variation to the conditions of approval for the Commercial Development Permit to allow indirect illumination of two entry signs at the primary entrances to the business park. Property located on the southeast corner of the intersection of Soquel Avenue and Chanticleer Avenue, at 5200 Soquel Avenue, Santa Cruz.

OWNER: GREEN VALLEY CORPORATION  
 APPLICANT: JOHN WARREN  
 SUPERVISORIAL DIST: 1  
 PROJECT PLANNER: CATHY GRAVES

Approve staff recommendation with amendment to condition II.A.I. to remove requirement for lampblack and washed aggregate. Bremner made the motion and Durkee seconded.

Voice Vote, carried 5-0, with ayes from Chair: Osmer, Bremner, Durkee, Holbert, and Shepherd.

### H-3. **00-0073** 6700 PRESCOTT ROAD APN: NOW **104-171-20**

Proposal to rezone property from the Residential Agriculture (RA) zone district to the Timber Production (TP) zone district. Requires a Rezoning. Located on the south side of the East Branch of Bates Creek, east of the convergence of the West and East Branches of Bates Creek, at 6700 Prescott Road. 3/4/02: Assessor's Parcel Number has changed from 104-171-17 to 104-171-20.

OWNER: DONALD AND GARU JOST  
 APPLICANT: DONALD AND GARU JOST  
 SUPERVISORIAL DIST: 1  
 PROJECT PLANNER: CATHLEEN CARR

Approved staff recommendation with amendment to condition II.A.1. to remove requirement for lampblack and washed aggregate. Bremner made the motion and Durkee seconded. Voice Vote, carried **5-0**, with ayes from Chair: Osmer, Bremner, Durkee, Holbert, and Shepherd.

- H-4. 98-0750 (\*\*)**      1510 SMITH GRADE RD.      **SANTA CRUZ**      **APN: 062-191-02**  
 Proposal to divide a 280 acre parcel into two parcels of 240 acres (Parcel A) and 40 acres (Parcel B) respectively, to construct an agricultural well on Parcel B and to construct a single family dwelling on Parcel A, where a single family dwelling exists. Requires a Coastal Zone Permit, a Minor Land Division, a Development Permit for a Two Unit dwelling Group, a Well Permit and a Preliminary Grading Approval. Property located on the north side of Smith Grade (1510 Smith Grade) at approximately 1.5 miles southwest from Empire Grade.  
 OWNER: DONALD AND SHARON MEYERS  
 APPLICANT: RICH BEALE LAND USE  
 SUPERVISORIAL DIST: 3  
 PROJECT PLANNER: CATHLEEN CARR

Approved staff recommendation with amendments to conditions of approval to allow **12** foot access road with turnouts and to require runoff from vineyard be retained on site. Holbert made the motion and Bremner seconded. Voice Vote, carried **5-0**, with ayes from Chair: Osmer, Bremner, Durkee, Holbert, and Shepherd.

March 25, 2002

1023

Planning Commission  
County Government Center  
701 Ocean Street  
Room 400  
Santa Cruz, CA 95060

I would like to express my concern regarding proposed plan 98-0750 for 1510 Smith Grade. My parcel, APN 062-231-06 shares a property line with the subject parcel (which would become parcel B if the proposed plan is approved). When I look to the east, I see an extensive vineyard and no building structures. I am concerned that subdividing parcel 062-191-02 would open the door for future development on the new parcel next to my residence. Please help insure that this remains strictly an undeveloped agricultural area.

Sincerely,



Betsy Brest

2520 Smith Grade  
Santa Cruz, CA 95060

2. The road serving the proposed dwelling on Lot A and Lot B shall be a minimum of twelve (12) feet wide with turnouts consistent with Fire Safety standards. Final grading plans for road improvements shall be submitted, including calculations of total grading volume, areas of cut and fill, and plans for disposal of any excess fill. Plans shall demonstrate that grading is minimized to include only the amount needed to accomplish the smallest acceptable road width.
  3. An erosion control plan and drainage plan for any improvements shall be submitted for Planning Department review and approval prior to submittal to the Department of Public Works.
  4. Engineered drainage plans shall be reviewed and approved by the Department of Public Works. The Department of Public Works shall review and approve the drainage calculations. Storm water from all impervious surfaces shall be retained on-site so as not to exceed pre-development levels. On-site detention methods shall be utilized where percolation methods are not feasible.
  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.
  6. All improvements shall comply with applicable provisions of the Americans With Disabilities Act and/or Title 24 of the State Building Regulations.
  7. All requirements of the California Department of Forestry Fire Protection District shall be met.
  8. All structures on both Lot A and Lot B shall be designed to minimize grading.
- D. The individual designated as the possessor of timber rights on the property shall enter into a binding contract with the Board of Supervisors to manage and harvest timber on the timberland and to abide by the provisions and fully implement the Timber Management Plan prepared by Roy Webster, RPF 1765 and Louis Sciocchetti, RPF 2368, dated **1988** and addendum by Roy Webster, RPF 1765, dated March 26, 1992.
- E. The property owner shall record a Declaration of Restriction on the property deed of Parcel B that prohibits the removal of any of the trees over 20 inches in diameter at breast height, unless a licensed arborist demonstrates they are diseased, dead or dying and a Significant Tree Removal permit is obtained. The tree location map shall be an exhibit to the Declaration.
- F. Submit a review letter from the Project Forester indicating that the Forester has reviewed the development envelopes and road location shown on the map, and that these locations are specific enough to find that structures located within the envelopes and access roads will not interfere with the long term viability of timber management.