



Staff Report to the Planning Commission

Application Number: **03-0441**

Applicant: Claudia Goodman for Santa Cruz
County Horsemen's Assn.

Agenda Date: May 11, 2005

Owner: County of Santa Cruz

Agenda Item #: 7

APN: 061-451-01, 02 and 03

Time: After 9:00 a.m.

Project Description: Proposal to construct a one-story, 2,100 square foot clubhouse to replace a demolished clubhouse, a 1,815 square foot, two-story barn/storage building, to construct a concrete pad and establish permanent utility hookups for a rotating caretaker's recreational vehicle/travel trailer, to construct a 16,690 square foot dressage arena and convert an existing dressage court to a 26,400 square foot jumping arena on a site with an existing 43,500 square foot jumping arena with stadium seating 12 existing pipe paddocks and a temporary caretaker's mobile home to be utilized by the Santa Cruz County Horsemen's Association.

Location: Located on the west side of ~~Graham~~ Hill Road approximately 550 feet north from Sims Road to the property entrance, Santa Cruz.

Supervisory District: 5th District (District Supervisor: Stone)

Permits Required: Amendment to Use Permits 3641-U and 716-U and a Master Plan

Staff Recommendation:

- Approval of Application 03-0441, based on the attached findings and conditions.
- Certification of the mitigated Negative Declaration in accordance with the California Environmental Quality Act.

Exhibits

- | | |
|---|-------------------------------|
| A. Project plans | E. Assessor's Parcel Map |
| B. Findings | F. Zoning & General Plan Maps |
| C. Conditions | G. Will Serve Letters |
| D. Mitigated Negative Declaration and Initial Study | H. Comments & Correspondence |

Parcel Information

Parcel Size: - 20 acres
Existing Land Use -Parcel: Equestrian recreation facility
Existing Land Use - Surrounding: Residential (S, W, E), commercial (E), Henry Cowell State Park (N, W)
Project Access: Graham Hill Road
Planning Area: Carbonera
Land Use Designation: O-R (Parks and Recreation) (Parks and Recreation)
Zone District: PR (Parks and Recreation) (Parks and Recreation)
Coastal Zone: ___ Inside X Outside

Environmental Information

Geologic Hazards: Not mapped/no physical evidence on site
Soils: Watstoville loam and Elkhorn Sandy loam
Fire Hazard: Not a mapped constraint
Slopes: Level to gently sloped
Env. Sen. Habitat: Biotic Resources – See Exhibit D –Initial Study
Grading: About 660 cubic yards proposed
Tree Removal: No trees proposed to be removed
Scenic: Not a mapped resource
Drainage: Existing drainage adequate
Traffic: No changes to existing traffic patterns
Roads: Existing roads adequate
Parks: Proposed restoration of former facilities
Archaeology: No physical evidence on site

Services Information

Urban/Rural Services Line: ___ Inside XX Outside*
Water Supply: City of Santa Cruz
Sewage Disposal: Santa Cruz County Sanitation District to City of Santa Cruz
Fire District: Scotts Valley
Drainage District: None

* Site has water and sewer service

History and Setting

The subject parcels front along Graham Hill Road between the Graham Hill Estates subdivision and Henry Cowell State Park. The property is predominantly level to gently sloping with open pasture areas near Graham Hill Road and becoming wooded with oaks and redwoods towards the west. The subject property has been **used** by the Santa Cruz County Horsemen's Association (SCCHA) since 1946. The original clubhouse was permitted under Use Permit 716-U in 1961, and a temporary caretakers quarter was permitted in 1970 under Use Permit 3641-U. The SCCHA leasehold formerly utilized a significantly larger tract of land, which has since been subdivided into the Graham Hill Estates subdivision, currently referred to as Woods Cove. As part of the subdivision, the subject

parcels were deeded to the County of Santa Cruz and were granted a hookup to the sanitary sewer line that is eventually treated at the City of Santa Cruz Sewage Treatment Plant. When the subdivision improvements were installed, some of the SCCHA's riding areas, its clubhouse and storage building were demolished and the small pipe paddocks were moved. The purpose of this application is to allow the SCCHA to replace the facilities lost to residential development and because the use pre-dates planning regulations, establish a Master Plan for the site.

Zoning & General Plan Consistency

The subject property is about 20 acres zoned PR (Parks and Recreation). The proposed equestrian facility use is a principal permitted use within the PR zone district, and the proposed construction (buildings, arena grading, road improvements, caretaker's quarters are allowed uses in this zone district. The existing and proposed uses are recreation and open space related uses, thus the project is consistent with the site's O-R (Parks and Recreation) General Plan designation. The project meets the required site development standards for a Parks and Recreation zoned property with respect to structure heights (28 feet maximum) and required setbacks (30 feet).

In accordance with County Code Section 13.10.355, this application will also establish a Master Plan recognizing the Santa Cruz County Horsemen's Association (SCCHA) activities on the site. The Santa Cruz Horsemen's Association is an equestrian organization, which requires membership and dues. There are no constraints as to who may join this organization other than maintaining status as a member in good standing through payment of dues and abiding by the SCCHA's rules and guidelines. Membership can be revoked by repeated violations of the SCCHA rules or by abusive behavior. Exhibit A includes a copy of the SCCHA rules.

The SCCHA activities include, in addition to individual member use of the facilities, Pony Club meetings and rallies, organized trail rides, occasional competitions and horse shows, equine educational activities and an evacuation site for equines during natural disasters. The activities recognized in the Master Plan are, on average, the activities that are currently undertaken on the site. Most organized activities involve less than 50 horses and riders. Approximately six to eight larger events generally attract between 100 to 125 equine participants. These are proposed to continue under the Master Plan. The Master Plan also recognizes that the popularity of some equine sports/events may change over time and, therefore, allows a maximum of three of these events/competitors to host a maximum of 200 horses. When SCCHA had the larger site, it hosted two to three very large 5 to 7-day horse shows involving over 500-800 horses and riders, as well as a circus. The present site is too small to host events of this size, and they are not included in the Master Plan. Only horse-related events will be permitted on this site as part of the Master Plan. Thus, activities such as concerts, weddings and the circus are all excluded. As stated above, there are no limitations proposed for events involving 75 or fewer horses. Larger horse shows or other equestrian events involving more than 75 horses will be limited to a maximum of nine such events annually and of these events a maximum of three can exceed 150 horses with an upper limit of 200 horses. No show or competition event shall exceed three consecutive days. Rental of the facilities to other horse clubs or equine organizations will be permitted within the limitations of the number and sizes of events allowed under the Master Plan and conditions of approval. The Master Plan will continue to allow overnight camping with the limitations that overnight camping shall not exceed 7 consecutive days in a month and shall not exceed 14 days within a quarter for a given member and is confined to the north of the access road (which is outside of the sensitive habitat), which is consistent

with SCCHA's current rules. In addition, the proposed Master Plan and Use permit will allow the conversion of a temporary caretaker's quarters to a permanent year-round caretaker's quarters. The caretaker will provide safety and security on site for members and reduce potential trespass and nighttime vandalism.

San Francisco popcorn-flower (Plagiobothrys diffusus), a state listed endangered species, is found on the subject property. In accordance with the Sensitive Habitat Protection ordinance (Chapter 16.32 of the County Code), a Biotic Survey and Management Plan was prepared by Ecosystems West for this project (Attachment 6 of Exhibit D). The project biologist found that San Francisco popcorn flower is present on the subject parcel due to the trampling and compaction from periodic trucks and horse trailers traffic that suppress exotic species and creates a vernal habitat that favors the popcorn flower. Moreover, the largest population is in a **0.3** acre area that is currently used for parking vehicles and horse trailers during special events. The potential effects of the project on the popcorn-flower and required measures to protect this species and its habitat are discussed in detail in the mitigations and Section C. of the Initial Study (Exhibit D), and are addressed in the proposed conditions of approval (Exhibit C).

Design Review

The Urban Designer reviewed the proposed project and recommended a positive design review with minor modifications to the clubhouse. These changes have been incorporated into Exhibit A, and the project complies with the requirements of the County Design Review Ordinance. The proposed building sites (storage barn and clubhouse) are on a level site set against a backdrop of oak trees and are located over 300 feet away from Graham Hill Road. The structures utilize a rustic architecture in keeping with the use and area, and will use earth-tone colors that will blend with the surroundings. The site is not located within a mapped scenic resource area, and this section of Graham Hill road is not designated as a scenic road. The frontage along Graham Hill Road has been landscaped with street trees as part of the Graham Hill Estates subdivision improvements.

Environmental Review

Because the proposal is to recognize an existing use where no intensification (increase in activities) ~~is~~ proposed, the current level of equestrian activities forms the baseline for review under the California Environmental Quality Act (CEQA). Nevertheless, the presence of a state listed endangered species in the project area and the development of the Master Plan require that the project be subject to further review under CEQA and the County Environmental Review Guidelines. The County Environmental Coordinator considered the project on February 28, 2005, and issued a preliminary determination of a Negative Declaration with Mitigations (Exhibit D) on April 11, 2005. The primary concerns and potential impacts, which have been raised for this project, are briefly summarized below. Please refer to the attached Initial Study (Exhibit C) for full details.

The replacement clubhouse has been located to minimize impacts to the San Francisco Popcorn flower habitat. The project biologic consultant has reviewed the project plans and has determined that the buildings are in appropriate locations and has recommended measures to minimize impacts to this plant population, including prohibiting ripping or discing in the popcorn flower areas, providing specific locations for the arenas, barn, clubhouse and caretaker's quarters, and timing for construction and mowing activities, maintenance of the access driveway and parking areas as

unpaved areas to minimize impacts to the popcorn flower population, and recommended the continuation of the present uses on this site to maintain and enhance the popcorn flower population.

Conclusion

As proposed and conditioned, the project is consistent with all applicable codes and policies of the Zoning Ordinance and General Plan. Please see Exhibit "B" ("Findings") for a complete listing of findings and evidence related to the above discussion.

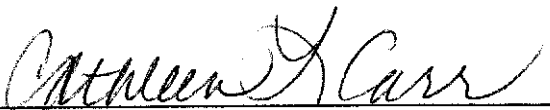
Staff Recommendation

- APPROVAL of Application Number **03-0441**, based on the attached findings and conditions.
- Certification that the proposal is exempt from further Environmental Review under the California Environmental Quality Act.


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.

The County Code and General Plan, as well as hearing agendas and additional information are available online at: www.co.santa-cruz.ca.us

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Report Reviewed By:


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Development Review

Development Permit Findings

- 1. That the proposed location of the project and the conditions under which it would be operated or maintained will not be detrimental to the health, safety, or welfare of persons residing or working in the neighborhood or the general public, and will not result in inefficient or wasteful use of energy, and will not be materially injurious to properties or improvements in the vicinity.**

This finding **can** be made, in that the project is located in an area designated for recreational and open space uses and is not encumbered by physical constraints to development as it is proposed. 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. The proposed clubhouse, storage barn and caretaker's quarters will not deprive adjacent properties or the neighborhood of light, air, or open space, in that the structure meets all current setbacks, ensuring access to light, air, and open space in the neighborhood. The proposed Master Plan will recognize an existing use of the property as an equestrian facility that has been in existence since 1946. The Master Plan will allow a density of equestrian uses that are consistent with the smaller size of the facility. Adequate parking, access and manure management are proposed, thereby reducing potential impacts to the surrounding neighborhood.

- 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.**

This finding **can** be made, in that the proposed location of the riding arenas, clubhouse, storage barn and caretaker's quarters are consistent with the site development standards set forth in Section 13.10.350, and the conditions under which it would be operated or maintained will be consistent with all pertinent County ordinances and the purpose of the PR (Parks and Recreation) zone district. Specifically, the primary use of the property will be an equestrian park, which is a principal use in the PR zone district. This permit establishes a Master Plan for the continued use of this property as an equine recreational facility in accordance with County Code Section 13.10.355.

The proposed grading will not result in any export and is not excessive with respect to the project consistent with the regulations in the Grading and Erosion Control ordinances (Chapters 16.20 and 16.22 of the County Code).

The project is consistent with the regulations set forth in the Sensitive Habitat Protection ordinance (Chapter 16.32) in that the ground disturbance will occur outside of the known habitat areas of the San Francisco popcorn-flower (a state listed endangered species), and the project has been conditioned as to the timing for earthwork, construction and on-going maintenance activities to minimize potential adverse impacts to this plant population. Moreover, the project will maintain the activities specific to this site and its use that has resulted in creating a habitat favorable to this species, particularly occasionally traffic and trampling.

- 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.**

As discussed above, the horse park is a use consistent with the use and density requirements specified for the Parks and Recreation (O-R (Parks and Recreation) land use designation in the County General Plan. The initial study and project biologist concluded that the overall use and activities on this parcel, which will be recognized through this use approval, is consistent with sensitive habitat protection as it is in fact responsible for providing the popcorn flowers' preferred habitat conditions on this site. The project is consistent with General Plan policy 5.1.6 "Development within Sensitive Habitats" and policy 5.1.7 (protecting sensitive habitats against significant disruption) in that the new construction/grading sites are located outside of the San Francisco popcorn-flower habitat and that earthwork, construction and certain maintenance activities are restricted to dates that minimize any potential adverse impacts to this sensitive habitat. Moreover, the activities that have allowed and enhanced the habitat of this species will continue under the Master Plan for this site.

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

4. That the proposed use will not overload utilities and **will not** generate more than the acceptable level **of** traffic **on** the streets in the vicinity.

This finding can be made, in that the proposed riding arenas, clubhouse, storage barn and caretaker's quarters will replace structures/improvements that were lost to recent residential development on a portion of the original equestrian park and will serve an existing demand. The Master Plan recognizes a longstanding existing use (established in 1946) with limitations that reflect the horse park's smaller site. No new traffic will be generated, because no new or more intensive activities are being approved in the Master Plan beyond those that currently occur.

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.

This finding *can* be made, in that the proposed structures are located within an existing equestrian park. The surrounding neighborhood is a mixture of new, larger dwellings behind the horse park and south of it. There is an older established residential neighborhood and a small commercial center across ~~Graham~~ Hill Road from the project, and Henry Cowell State Park is located to the north. The project proposes to maintain large open areas with a modest sized clubhouse that is designed to resemble a rustic dwelling. Thus, the project will complement the land use intensity and density of the neighborhood.

6. The proposed development project is consistent with the Design Standards and Guidelines (sections **13.11.070** through **13.11.076**), and any other applicable requirements **of** this chapter.

This finding can be made, in that the proposed arenas, clubhouse and storage barn will be of an appropriate scale and type of design that will enhance the aesthetic qualities of the surrounding properties and will not reduce or visually impact available open space in the surrounding area. As discussed in Finding 5 above, the architectural design will blend with the surrounding neighborhood and the use of the site as an equestrian facility.

Conditions of Approval

Exhibit A: Project Plans of 10 sheets prepared by Terri Fisher, Architect, last revised on 10/14/04

- I. This permit authorizes the construction of an one-story, 2,100 square foot clubhouse, a 1,815 square foot, two-story barn/storage building, a concrete pad and permanent utility hookups for a caretaker's recreational vehicle/travel trailer, to grade about 660 cubic yards to construct a 16,690 square foot dressage arena and convert an existing dressage court to a 26,400 square foot jumping arena and to construct a manure bunker. This permit establishes a Master Plan for the continued operation of the equestrian facility. 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. Pay the Negative Declaration Filing Fee at the Clerk of the Board of Supervisors immediately following permit approval. The required filing fee is \$25 and must be accompanied by the Certificate of Fee Exemption.
 - C. Pay any outstanding fees in the At-Cost account #13565
 - D. Obtain a Building Permit from the Santa Cruz County Building Official.
 - E. Obtain a Grading Permit from the Santa Cruz County Building Official.
 - F. Obtain an Encroachment Permit from the Department of Public Works for all off-site work performed in the County road right-of-way.
- II. Prior to issuance of a Building Permit the applicant/owner shall:
 - A. Submit proof that these conditions have been recorded in the official records of the County of Santa Cruz (Office of the County Recorder).
 - B. 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. The final plans shall include the following additional information:
 1. The conditions of approval shall be incorporated into the final building plans.
 2. All site improvements including but not limited to sewer lateral location(s), parking, driveway location and driveway profile, water storage and building foot prints and all required setbacks and biotic areas to be avoided.

3. The final plans shall delineate the travel path for heavy equipment and construction vehicles. This travel path shall approach the work site from the west side. Plans shall note that the construction access shall be delineated using temporary fencing.
 4. Final plans shall specify that construction fencing shall be placed along the driplines of all trees within 20 feet of the proposed clubhouse to minimize impacts of grading and compaction within root zones.
 5. Identify finish of exterior materials and color of roof covering for Planning Department approval. Any color boards must be in 8.5" x 11" format.
 6. Final grading, drainage, and erosion control plans.
 - a. The final grading plans shall be revised to include the repair and reconstruction of the 3-foot berm along the southern end of the property as required in Mitigation Hydro-10 of the **Graham** Hill Estates EIR.
 - b. Final grading plans shall show how and where all excess excavated materials will be disposed.
 7. Final drainage plans shall meet the requirements of the Department of Public Works, Drainage Division as specified in their comments dated May 12, 2004.
 8. Plans shall provide architectural elevations and cross sections for determining maximum height including detailed elevations, cross-sections and the existing and proposed topography of the project site, which clearly depict the total height of each proposed structure.
 9. The Applicant shall submit three (3) copies of an invasive plant eradication plan for review and approval. French broom and Acacia shall be removed as specified in the Environmental Impact Report for Graham Hill Estates (June, 1995) and the area maintained free of these species.
 10. Submit a final landscape plan for review and approval by Environmental Planning and the City of Santa **Cruz**. Only drought tolerant, native vegetation shall be planted.
 11. Details showing compliance with fire department requirements.
- C. Submit engineered sewer plans and obtain a valid sewage disposal permit from the Santa **Cruz** County Sanitation District.
1. Plans shall include a 70-pound interior grease trap for the clubhouse kitchen.
 - a. The three-washbasin sink must be routed through the grease trap.

- b. All grease traps shall meet the Santa Cruz County "Design Criteria".
 - 2. A dishwasher is prohibited **unless** an exterior 350-pound exterior grease trap is installed.
 - 3. Plans shall include a plumbing plan and a list of plumbing fixtures per the UPC.
 - 4. Plans shall specify that bolted manhole covers shall be installed to deter unpermitted dumping into the sewer system.
- D. Details showing compliance with Scotts Valley Fire Department requirements in their comments dated November 13,2003 and November 10,2004.
- 1. The final plans shall meet all requirements of the applicable Urban Wildland Intermix Code.
 - 2. The applicant'owner shall submit proof of Fire Clearance under the Urban Wildland Intermix Code. The final plans shall meet all requirements of the applicable Urban Wildland Intermix Code. The applicant/owner shall pay any applicable plan check fee of the Scotts Valley Fire Protection District.
- E. Complete and record a Declaration of Restriction to protect the San Francisco popcorn flower population. **The site** plan showing the location of the plant colonies and the approved disturbance envelope shall be recorded as an Exhibit to the Declaration of Restriction. Please submit two copies of this siteplan in 8.5 inch by 11 inch format with all extraneous **verbage** removed. The declaration will be prepared by Environmental Planning staff. **You may not** alter the **wording of this** declaration. Follow the instructions to record and **return** the form to the Planning Department.
- F. Meet all requirements of and pay all fees for water service to the City of Santa Cruz.
- III. Prior to site disturbance and during construction:
- A. **All** grading and excavation take place **after** August 1 and the construction of the clubhouse is limited to August 1 through March 1 to avoid damaging fruiting San Francisco popcorn flower plants.
 - B. In order to avoid inadvertent disturbance by construction equipment, sturdy fencing shall be installed to define the edge of the disturbance area where it is close to popcorn flower colonies prior to any disturbance on the site. The location of the fence shall be checked in the field and approved by the project biologist. Written approval shall be submitted to Environmental Planning prior to or at the pre-construction meeting.
 - C. An on-site, pre-construction meeting is required prior to any land clearing or grading activities. The following parties shall attend: applicant, grading contractor supervisor, and Santa Cruz County Environmental Planning staff (contact Kent Edler at 454-3168

and Paia Levine at 454-3178). The temporary construction fencing demarcating the disturbance envelope in the area of biotic resources and ~~tree~~ protection fencing will be inspected at that ~~time~~.

- D. The temporary fencing for construction access shall be installed prior to the pre-construction meeting for review and approval. Heavy equipment shall approach the work site from the west side.
- E. Construction fencing shall be placed along the driplines of all trees within 20 feet of the proposed clubhouse prior to the pre-construction meeting for review and approval.
- F. Dust suppression techniques shall be included as part of the construction plans and implemented during grading and construction.
- G. Grading between October 15 and April 15 is prohibited, unless a separate grading permit is obtained from Environmental Planning and the County Senior Civil Engineer.

IV. **All** construction shall be performed according to the approved plans for the Building Permit. Prior to final building inspection, the applicant/owner must meet the following conditions:

- A. Construction activities are limited to the time between 8:00 ~~Ah4~~ and 5:30 PM weekdays and Saturday.
- B. Development, including drainage facilities, horse facilities, and driving areas shall be located outside of areas hosting Popcorn flower, as shown on plans by Fisher, October 14, 2004. Dumping, filling, plowing, excavation, or other grading and the storage of construction materials or equipment are prohibited where the flower has been mapped.
- C. All site improvements shown on the final approved Building and Grading Permit plans shall be installed.
- D. All inspections required by the building and grading permits shall be completed to the satisfaction of the County Building Official and Senior Civil Engineer.
- E. Final erosion control and drainage measures shall be completed.
- F. The invasive plant eradication plan shall be implemented and all French broom and Acacia must be removed **as** specified in the Environmental Impact Report for Graham Hill Estates (June, **1995**) from the Showgrounds area.
- G. Pursuant to Sections 16.40.040 and 16.42.100 of the County Code, if at any time during site preparation, excavation, or other ground disturbance associated with **this** development, any ~~artifact~~ or other evidence of an historic archaeological resource or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all ~~further~~ site excavation and notify the Sheriff-Coroner if the discovery contains human remains, or the Planning Director if the discovery contains no

human remains. The procedures established in Sections 16.40.040 and 16.42.100, shall be observed.

V. Operational Conditions

- A. Mowing should continue on site, but shall not be conducted between March 1 and July 1 to allow for growth, flowering and fruiting of the popcorn flower.
- B. Harrowing, tilling and disking shall only occur between July 1 and first rains of the fall or winter. Harrowing, ripping or disking is prohibited within the popcorn flower areas.
- C. All French broom and Acacia plants shall be removed and the area maintained free of these species.
- D. Sound systems within or around the riding arenas shall be operated at a volume that does not exceed a maximum noise level of 50 dB at any property line during the daytime. The use of amplified sound is prohibited between 9 p.m. and 7 a.m.
- E. All manure shall be stored and disposed consistent with the measures specified in the Manure Management Plan. All manure shall be removed from the property as described in the approved Manure Management Plan. Flies shall be controlled by regular removal of accumulated manure. Manure management measures for the proper disposal and storage of manure shall be incorporated into the membership rules.
- F. The 3-foot berm along the southern end of the property (required in Mitigation Hydro-10 of the Graham Hill Estates EIR) shall be permanently maintained.
- G. County Service ~~Area~~ (CSA) 57 operational requirements are as follows:
 - 1. All sewer manholes shall be bolted to reduce the potential for illegal dumping.
 - 2. Signs shall be posted stating that dumping of RV holding tanks is prohibited.
 - 3. All overnight members and guests shall be provided with a handout that states that hookups and disposal of RV/camper sewage tanks are expressly prohibited on site and that includes list of legal holding tank disposal/dump sites.
 - 4. All future change of use in tenants shall require a review by CSA 57 staff for additional connection permit fees and pretreatment devices requirements.
 - 5. "Over the counter" permits shall not be granted for change in use of tenants or new plumbing fixtures. Review by CSA 57 staff shall be required. All changes to plumbing fixtures shall be reviewed by the Santa Cruz County Sanitation District and must be accompanied by a plumbing plan and a list of plumbing fixtures per the UPC as stated in table 7-3.

6. All applicants shall provide estimated water use and additional information to assist staff in developing permit fees and pretreatment.
 7. Any expansion in use above that provided for in the agreement between the City of Santa Cruz and Standard Pacific will require additional fees.
- H. **This** permit constitutes a Master Plan for the Santa Cruz County Horsemen's Association (SCCHA) Equestrian Facilities on the project site. This Master Plan authorizes the following uses:
1. The facilities are for the use of the members in good standing of the Santa Cruz County Horsemen's Association, guests of the Santa Cruz County Horsemen's Association members and for equestrian groups and/or organizations authorized by the Santa Cruz County Horsemen's Association for equestrian/horsemanship activities.
 2. All activities involving 75 horses or less are allowed without additional limitations.
 3. Up to nine (9) large equestrian events/competitions involving greater than 75 horses are permitted per calendar year.
 - a. A maximum of three (3) of these nine (9) events/competitions may host 150 or more horses up to a maximum of 200 horses.
 - b. No show or competition event shall exceed three consecutive days in duration.
 - c. Additional toilet facilities (port-a-potties) shall be provided on site to accommodate the riders and spectators at these larger venues.
 - d. Rental of the facilities to other horse clubs or equine organizations is permitted within the limitations of the number and sizes of events allowed under the Master Plan and conditions of approval. **The** Master Plan will continue to allow overnight camping with **the** limitations that overnight camping shall not exceed 7 consecutive days in a month and shall not exceed 14 days within a quarter for a given member and is confined to the north of the access road (which is outside of the sensitive habitat), which is consistent with SCCHA's current **rules**.
 4. Overnight camping by SCCHA members and guests is allowed. Overnight camping shall not exceed seven (7) consecutive days in a month and shall not exceed fourteen (14) days within a quarter for a given member and is confined to the north of the access road.
 5. Activities that are not directly related to horses, horsemanship and riding, such as concerts, weddings and the circus are prohibited.
 6. A permanent location for a year round caretaker's quarters (mobile home or RV on

a concrete pad) is allowed on this site.

- I. 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.

VI. 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 A.: Conditions III.C.

Monitoring Program: The Resource and Grading staff of Environmental Planning will require a pre-construction meeting prior to the applicant/owner commencing work, the required temporary fencing will be inspected at this time. Regular inspections are required and will be tracked for the grading permit application. Failure to obtain the required inspections or meet requirement may result in the issuance of a stop work order. Further work and inspections will not be authorized until the conditions of approval and/or required inspections and erosion control are satisfactorily met. Building inspections will not be conducted until all stop work notices are rescinded. Failure to comply can result in further action by Code Compliance up to and including revocation of the Use Permit and/or Building permits and civil penalties.

B. Mitigation Measure B.1.: Conditions V.A. and V.B.

Monitoring Program: Operational conditions have been included to incorporate this mitigation controlling the timing of ongoing activities on this site. If the applicant fails to adhere to these conditions in the operation of this use, Environmental Planning staff may issue a stop work order (red tag). A restoration or other actions may be required by Environmental Planning. Failure to comply can result in further action by Environmental Code Compliance up to and including revocation of the Use Permit and civil penalties.

Mitigation Measure B.2.: Conditions **IIA.1**, **IIA.2** and IV.B.

Mitigation Measure B.3.: Conditions **IIA.3**, IILB through D.

Mitigation Measure B.4.: Conditions II.A.9, IV.F. and V.C.

Monitoring Program: The Resource and Grading staff of Environmental Planning will require a pre-construction meeting prior to the applicant/owner commencing work, the required temporary fencing will be inspected at this time. Regular inspections are required and will be tracked for the grading permit application. Failure to obtain the required inspections or meet requirement may result in the issuance of a stop work order. Further work and inspections will not be authorized until the conditions of approval and/or required inspections and erosion control are satisfactorily met. Building inspections will not be conducted until all stop work notices are rescinded. Failure to comply can result in further action by Code Compliance up to and including revocation of the Use Permit and/or Building permits and civil penalties.

Mitigation Measure B.5.: Conditions II.A.10.

Mitigation Measure B.6.: Conditions II.E.

Monitoring Program: Environmental Planning staff will review the building application plans to ensure these requirements are met. Staff will not approve the building permit application until these requirements are adequately met.

Mitigation Measure B.7.: Conditions II.A.3., III.A. and III.D.

Monitoring Program: Same as for Mitigation Measures B.2 to B.4.

C. Mitigation Measure C.: Conditions III.F.

Monitoring Program: Same as for Mitigation Measures B.1.

D. Mitigation Measure D.1.: Conditions II.A.6.a., IV.C. and V.F.

Monitoring Program: Environmental Planning staff will review the building application plans to ensure these requirements are met. Staff will not approve the building permit application until these requirements are adequately met. This work will be inspected as part of the grading permit and the building and grading permits will not be finalled until this work is satisfactorily completed. Operational conditions have been included to incorporate this mitigation to maintain this berm. If the applicant fails to adhere to this condition in the operation of this use, Environmental Planning staff may issue a stop work order (red tag). Failure to comply can result in further action by Code Compliance up to and including revocation of the Use Permit and/or Building permits and/or civil penalties.

E. Mitigation Measure D.21.: Conditions V.E.

Monitoring Program: Operational conditions have been included to incorporate this mitigation to implement the Manure Management Plan. If the applicant fails to adhere to

this condition in the operation of this use, Environmental Health Services staff may issue a stop work order (red tag). Failure to comply can result in further action by Environmental Health Services up to and including revocation of the Use Permit and/or civil penalties.

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 the effective date unless you obtain the required permits and commence construction.

Approval Date: _____

Effective Date: _____

Expiration Date: _____

Cathy Graves
Principal Planner

Cathleen Carr
Project Planner

Appeals: **Any property** owner, or other person aggrieved, or any other person whose interests **are** adversely affected by any act or determination of the Planning Commission, may appeal the act or determination to the **Board** of **Supervisors** in accordance with chapter 18.10 of the **Santa** Cruz County Code.

CALIFORNIA DEPARTMENT OF FISH AND GAME

CERTIFICATE OF FEE EXEMPTION

De minimis Impact Finding

Project Title/Location (Santa Cruz County):

Application Number: 03-0441

Claudia Goodman, for the Santa Cruz County
Horsemen's Association

Proposal to construct a one-story, 2,100 square foot clubhouse, a 1,815 square foot, two-story barn/storage building, to construct a concrete pad and establish permanent utility hookups for a rotating caretaker's recreational vehicle/travel trailer, to construct a 16,690 square foot dressage arena and a 26,400 square foot jumping arena on a site with an existing 43,500 square foot jumping arena with stadium seating, 12 existing pipe paddocks and a temporary caretaker's mobile home to be utilized by the Santa Cruz County Horsemen's Association. Requires an Amendment to Use Permits 3641-U and 716-U and Master Plan. The project is located on the west side of Graham Hill Road approximately 550 feet north from Sims Road to the property entrance, in Santa Cruz, California.

APN: 061-451-01, -02, & -03

Cathleen Carr, Staff Planner

Zone District: PR (Parks, Recreation & Open Space)

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
Tom Burns, Planning Director
County of Santa Cruz

Date: 4/15/05



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

NEGATIVE DECLARATION AND NOTICE OF DETERMINATION

Application Number: 03-0441

Claudia Goodman, for the Santa Cruz County Horsemen's Association

Proposal to construct a one-story, 2,100 square foot clubhouse, a 1,815 square foot, two-story barn/storage building, to construct a concrete pad and establish permanent utility hookups for a rotating caretaker's recreational vehicle/travel trailer, to construct a 16,690 square foot dressage arena and a 26,400 square foot jumping arena on a site with an existing 43,500 square foot jumping arena with stadium seating, 12 existing pipe paddocks and a temporary caretaker's mobile home to be utilized by the Santa Cruz County Horsemen's Association. Requires an Amendment to Use Permits 3641-U and 716-U and Master Plan, The project is located on the west side of Graham Hill Road approximately 550 feet north from Sims Road to the property entrance, in Santa Cruz, California.

APN: 061-451-01, -02, & -03

Cathleen Carr, Staff Planner

Zone District: PR (Parks, Recreation & Open Space)

ACTION: Negative Declaration with Mitigations

REVIEW PERIOD ENDS: April 6, 2005

This project will be considered at a public hearing by the Planning Commission. The time, date and location have not been set. When scheduling does occur, these items will be included in all public hearing notices for the project.

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
☒ Are Attached

Review Period Ends April 6, 2005

Date Approved By Environmental Coordinator April 11, 2005


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.

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

Date completed notice filed with Clerk of the Board: _____



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET, 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX (831) 454-2131 TDD (831) 454-2123
TOM BURNS, PLANNING DIRECTOR

NOTICE OF ENVIRONMENTAL REVIEW PERIOD

SANTA CRUZ COUNTY

APPLICANT: Claudia Goodman, for the Santa Cruz County Horsemen's Association

APPLICATION NO. 03-0441

APN: 061-451-01, -2, & -03

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

XX Negative Declaration.

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

XX Mitigations will be attached to the Negative Declaration.

 No mitigations will be attached

 Environmental Impact Report

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

As part of the environmental review process required by the California Environmental Quality Act (CEQA), this is your opportunity to respond to the preliminary determination before it is finalized. Please contact Paia Levine, Environmental Coordinator at (831) 454-3178, if you wish to comment on the preliminary determination. Written comments will be received until 5:00 p.m. on the last day of the review period.

Review Period Ends: **April 6, 2005**

Cathleen Carr
Staff Planner

Phone: 454-3225

Date: March 1, 2005

NAME: Graham Hill Horseman's Association
APPLICATION: 03-0441
A.P.N: 061-451-01,02 and 03

Revised NEGATIVE DECLARATION MITIGATIONS

- A. In order to ensure that the mitigation measures B and C are communicated to the various parties responsible for constructing the project, prior to any disturbance on the property the applicant shall convene a pre-construction meeting on the site. The following parties shall attend: applicant, grading contractor supervisor, and Santa Cruz County Resource Planning staff. The temporary construction fencing demarcating the disturbance envelope in the area of biotic resources and tree protection fencing will be inspected at that time.
- B. In order to avoid negative impacts to colonies of San Francisco Popcorn flower (*Plagiobothrys diffusus*), a state listed endangered species, on the property, the applicant shall implement the recommendations of the biotic survey and management report (Ecosystems West, July 2003), including:
1. Current mowing regime shall be continued except that no mowing shall occur between March 1 and July 1. Harrowing, tilling and disking shall only occur between July 1 and first rains of the fall or winter.
 2. Development, including drainage facilities, horse facilities, and driving areas shall be located outside of areas hosting Popcorn flower, as shown on plans by Fisher, October 14, 2004. No dumping, filling, plowing, excavation, or other grading shall occur where the flower has been mapped.
 3. In order to avoid inadvertent disturbance by construction equipment, prior to any disturbance on the site sturdy fencing shall be installed to define the edge of the disturbance area where it is close to popcorn flower colonies. The location of the fence shall be checked in the field and approved by the project biologist.
 4. Prior to approval of the permit, an invasive plant eradication plan shall be submitted for review and approval. French broom and Acacia shall be removed as specified in the Environmental Impact Report for Graham Hill Estates (June, 1995) and the area maintained free of these species.
 5. Prior to approval of the permit, a landscape plan showing that only native vegetation shall be planted shall be submitted for review and approval.
 6. Prior to approval of building or development permits a Declaration of Restriction shall be recorded on the deed specifying these restrictions. The site plan showing the location of the plant colonies and the approved disturbance envelope shall be recorded as an Exhibit to the Declaration of Restriction.
 7. Construction of the clubhouse is limited to August 1 through March 1. Equipment accessing the clubhouse must approach from the WEST side.
- C. In order to ensure that the oak trees adjacent to the new clubhouse are not damaged by construction prior to any disturbance a temporary protective fence shall be installed at the dripline.
- D. In order to protect water quality:

1. Prior to permit approval the applicant shall revise the plans to indicate that the three foot berm which rings the rear of the parcel, and which was required to be constructed as a mitigation and project condition for the adjacent Graham Hill Estates subdivision, will be repaired and returned to the condition required by Mitigation Measure Hydro-10 of the Environmental Impact Report prepared for Graham Hill Estates.
2. The approved manure management plan shall be implemented, including removal of manure from the property as described.

**COUNTY OF SANTA CRUZ
PLANNING DEPARTMENT**

Date: February 28, 2005
Staff Planner: Cathleen Carr

**ENVIRONMENTAL REVIEW
INITIAL STUDY**

APPLICANT: Claudia Goodman for SCCHA
OWNER: County of Santa Cruz
Application No: 03-0441
Site Address: None

APN: 061-451-01, 02 and 03
USGS Quad: Felton
Supervisory District: 5

Location: Located on the west side of Graham Hill Road approximately 550 feet north from Sims Road to the property entrance, Santa Cruz.

EXISTING SITE CONDITIONS

Parcel Size: approximately 20 acres
Existing Land Use: Horse facility for the Santa Cruz County Horsemen's Association
Vegetation: Grassland, oak woodland, riparian woodland and redwood groves
Slope: 0-15% -20, 16-30% , 31-50% , 51+% acres
Nearby Watercourse: San Lorenzo River
Distance To: over 1,000 feet

ENVIRONMENTAL RESOURCES AND CONSTRAINTS

Groundwater Supply: None mapped	Liquefaction: Negligible <i>Potential</i>
Water Supply Watershed: None mapped	Fault Zone: None mapped
Groundwater Recharge: Yes, not primary recharge	Scenic Corridor: None mapped
Timber or Mineral: None mapped	Historic: None mapped
Agricultural Resource: None mapped	Archaeology: Mapped within potential resources
Biologically Sensitive Habitat: Mapped as <i>Sandhills</i>	
Noise Constraint: None mapped	
Fire Hazard: None mapped	Electric Power Lines: None
Floodplain: None mapped	Solar Access: Adequate
Erosion: Moderate to High	Solar Orientation: Adequate
Landslide: None mapped	Hazardous Materials: None

SERVICES

Fire Protection: Scoffs Valley Fire Fire
Drainage District: None
School District: SLVUSD
Project Access: Graham Hill Road
Water Supply: City of Santa Cruz

Sewage Disposal: SCCSD

PLANNING POLICIES

Zone District: PR (Parks, Recreation and Open Space)
Special Designation: No
General Plan: Existing Parks and Recreation

Special Community: *No*
Coastal Zone: *No*
Within USL: *No*

PROJECT SUMMARY DESCRIPTION:

Proposal to construct a one-story, 2,100 square foot clubhouse to replace a demolished clubhouse, a 1,815 square foot, two-story barn/storage building, to construct a concrete pad and establish permanent utility hookups for a rotating caretaker's recreational vehicle/travel trailer, to construct a 16,690 square foot dressage arena and convert an existing dressage court to a 26,400 square foot jumping arena on a site with an existing 43,500 square foot jumping arena with stadium seating, 12 existing pipe paddocks and a temporary caretaker's mobile home to be utilized by the Santa Cruz County Horsemen's Association. Requires an Amendment to Use Permits 3641-U and 716-U and a Master Plan.

DETAILED PROJECT DESCRIPTION:

The applicant proposes to construct two buildings: an approximately 2,100 square foot, one-story, clubhouse and a new 1,815 square foot, two-story barn/storage building. The clubhouse will include new accessible men's and women's bathrooms, shower facilities, a meeting room, board room, kitchen and storage areas. The project includes a small, concrete manure bunker and a concrete pad for a travel trailer/recreational vehicle for the resident caretaker. The clubhouse and the caretaker's mobile home will be permanently connected to the sewer system also serving the Graham Hill Estates (Woods Cove) subdivision adjacent to the subject parcel. The project includes improvements to widen the existing driveway and include a turnaround, and to grade one new riding arena and expand another arena, a 16,690 square foot dressage court and a 26,400 square foot show jumping arena. The earthwork associated with the arenas and road improvements are estimated to be 650 cubic yards of excavation and 350 cubic yards of fill. Approximately 300 cubic yards of excess materials will be distributed onsite in an open level meadow (formerly a polo-cross field adjacent to Graham Hill Road. As part of the project, some of the twelve existing pipe horse paddocks will be relocated on the site. The project will also establish a Master Plan recognizing the Santa Cruz County Horsemen's Association (SCCHA) activities on the site, which includes in addition to individual member use of the facilities, Pony Club meetings and rallies, organized trail rides, occasional competitions and horseshows, equine educational activities and an evacuation site for equines during natural disasters. The activities recognized in the Master Plan are, on average, the activities that are currently undertaken on the site.

PROJECT SETTING:

The subject parcel fronts along Graham Hill Road between the Graham Hill Estates subdivision and Henry Cowell State Park. The property has been used by the Santa Cruz County Horsemen's Association (SCCHA) since 1946, thereby predating Master Plan and Use permits. The property is predominantly level to gently sloping with open pasture areas near Graham Hill Road and becoming wooded with oaks and redwoods towards the west

and the San Lorenzo River. The SCCHA leasehold included a larger area to the south that has since been subdivided into the Graham Hill Estates subdivision. The old SCCHA clubhouse and storage barn had been located on that property and have been demolished. The original clubhouse was permitted under Use Permit 716-U in 1961 and the caretakers quarter was permitted in 1970 under Use Permit 3641-U

The area surrounding the subject parcel is primarily rural residential to the south and east. Henry Cowell State Park is located west and north of the parcel.

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	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:*

- 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?*

☐ ☐ ☐ ☒

The project site is not located in a fault zone mapped by the state or the county. The nearest earthquake-producing faults in the area include the Zayante Fault Zone, located over six miles northeast of the project site. Thus, the potential for ground rupture at the site is low.

- b. *Seismic ground shaking?*

☐ ☐ ☒ ☐

The project will likely be subject to some seismic shaking during the life of the structures. The structures shall be designed in accordance with the Uniform Building Code such that the hazard presented by seismic shaking is mitigated to a less than significant level.

- c. *Seismic-related ground failure, including liquefaction?*

☐ ☐ ☒ ☐

According to the Liquefaction Map, completed by Dupre in 1970, the subject parcel is located in an area of low liquefaction potential.

- a. *Landslides?*

☐ ☐ ☐ ☒

The site is nearly level and is not in close proximity to any slopes.

	significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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?	—	—	—	<u>X</u> .
See A.1.				
3. Develop land with a slope exceeding 30%?	—	—	—	<u>X</u>
4. Result in soil erosion or the substantial loss of topsoil?	—	—	<u>X</u>	—

Some of the soils underlying the site possess have a high erosion potential. However, the potential for erosion at this site is generally reduced because most of the site is relatively level. To minimize erosion, any exposed soils will be protected by permanent vegetation in accordance with the landscaping plan prior to the onset of the rainy season. Prior to approval of a grading permit, the project must have an approved Erosion Control Plan, which will specify detailed erosion and sedimentation control measures.

5. Be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code(1994), creating substantial risks to property?	—	—	—	<u>X</u> .
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The USDA soil survey does not indicate there are expansive soils in the project area.

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?	—	—	—	<u>X</u> .
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The project will dispose of all sewage through a new sewer lateral into an existing sewer line.

7. Result in Coastal cliff erosion?	—	—	—	<u>X</u> .
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B. Hydrology, Water Supply and Water Quality

Does the project have the potential to:

1. Place development within a 100-year flood hazard area?	—	—	—	<u>X</u> .
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Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No impact
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The project site lies entirely outside of any flood hazard area.

- | | | | | | |
|----|--|-----|-----|-----|----------|
| 2. | <i>Place development within the floodway resulting in impedance or redirection of flood flows?</i> | ___ | ___ | ___ | <u>X</u> |
| 3. | <i>Be inundated by a seiche or tsunami?</i> | ___ | ___ | ___ | <u>X</u> |
| 4. | <i>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?</i> | ___ | ___ | ___ | <u>X</u> |

The project includes retaining all runoff through on-site percolation. The project does not propose new water uses only replacement of existing clubhouse and caretaker's facilities. Note that even though the parcels are not mapped as "groundwater recharge"; which denotes a primary groundwater recharge area, some recharge does occur. All drainage will be retained, and therefore the recharge function will continue on the site.

- | | | | | | |
|----|---|-----|-----|----------|-----|
| 5. | <i>Degrade a public or private water supply? (Including the contribution of urban contaminants, nutrient enrichments, or other agricultural chemicals or seawater intrusion).</i> | ___ | ___ | <u>X</u> | ___ |
|----|---|-----|-----|----------|-----|

There is sufficient distance (about 1,500 feet) that the runoff from the project will not enter the San Lorenzo River. As discussed in A.4., a final erosion control plan will be required by the Planning Department prior to building permit approval. The topography of the site (nearly level), the permeability of the soils and the minimal new square footage of impervious surfaces will allow the runoff generated by to percolate into the soils with minimal drainage improvements.

Environmental Health Services has reviewed and accepted the Manure Management Plan for the proposed horse facility. The Manure Management Plan (Attachment 5) proposes to construct a small, covered manure bunker to store a manure trailer. During the Summer months, the manure will be spread (using a manure spreader) over about five acres of grass fields near Graham Hill Road. The pasture area is over 1500 feet from the San Lorenzo River at its closest location. The field is level to very gently sloping, thus the potential for nutrient laden runoff leaving the site is minimal. During the rainy season, accumulated manure will be hauled off-site to a disposal facility, either a landfill facility or a

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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recycling/compost facility. Most horse use is transient, since horses are not kept permanently on site and on site camping cannot exceed seven days according to the club's bylaws. Therefore, the accumulation of manure, particularly during the winter months will generally not be significant.

6. *Degrade septic system functioning?* X .

Site will be sewerred.

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

As discussed in B.4 and B.5., the proposed drainage plan allows for on-site percolation.

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

There are no drainage improvements in the immediate project area that will be affected. Pollution control measures have been discussed previously in A.4 and B.5.

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

The project will result in about 3,000 square feet of new impervious surface. Onsite percolation willadequately retain the minor increase in run-off volumes, such that thepost-project runoff rate will not exceed the pre-project rate.

10. *Otherwise substantially degrade water supply or quality?* X

See A.4, B.5 and B.8 above, discuss mitigation to minimizeerosion/siltation/urban pollutant contamination.

C. Biological Resources

Does the project have the potential to:

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

San Francisco popcorn-flower (*Plagiobothrys diffusus*), a state listed endangered species, is found on the subject parcel. A Biotic Survey and Management Plan was prepared by Ecosystems West for this project (Attachment 6). San Francisco popcorn flower is present on the subject parcel due to the trampling and compaction from periodic trucks and horse trailers traffic that suppress exotic species and creates a vernal habitat that favors the popcorn flower. Furthermore, the largest population is in a 0.3 acre area that is currently used for parking vehicles and horse trailers during special events. Therefore, to minimize potential impacts to the popcorn flower population, the access driveway and parking areas will not be graded or paved and the continuation of the present uses on this site is recommended to maintain and enhance the popcorn flower population. Moreover, no ripping or discing shall be allowed in the popcorn flower areas. The arenas, barn, clubhouse and caretaker's quarters have all been located to minimize impacts to the popcorn flower population. In addition, the project biologist has recommended all grading and excavation take place after August 1 so as to avoid damaging fruiting plants and that mowing should continue on site, but not be conducted between March 1 and July 1 to allow for growth, flowering and fruiting of the popcorn flower. Finally, the biologist has recommended that the travel path for construction vehicles be clearly delineated using temporary fencing and that heavy equipment should approach the work site from the west side.

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

— X — —

See C. 1

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.

5. *Make a significant contribution to the reduction of the number of species of plants or animals?* X

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 diameters or greater)?* X

The clubhouse will be located in close proximity to native live oaks, in order to avoid the popcorn flower habitat. However, the project will not remove any trees. Since the construction activities are in close proximity to these trees, construction fencing must be placed along the driplines to minimize impacts of grading and compaction within root zones.

EXHIBIT D

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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other approved local, regional, or state habitat conservation plan?	—	—	—	<u>X</u> .
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There are no conservation plans or biotic *conservation* easements in effect or planned in the project vicinity.

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> .
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The project site does not contain any designated timber resources.

2. Affect or be affected by lands currently utilized for agriculture, or designated in the General Plan for agricultural use?	—	—	—	<u>X</u> .
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The project site is not currently being used for agricultural resources and no *agricultural* uses are proposed for the site. The site is not zoned for agricultural use and contains *no* Williamson Act lands. Therefore no conflicts will occur.

3. Encourage activities which result in the use of large amounts of fuel, water, or energy, or use of these in a wasteful manner?	—	—	—	<u>X</u> .
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4. Have a substantial effect on the potential use, extraction, or depletion of a natural resource (i.e., minerals or energy resources)?	—	—	—	<u>X</u> .
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The project would not entail the extraction or substantial consumption of minerals, energy resources, or other natural resources.

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?	—	—	—	<u>X</u> .
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Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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There is no mapped scenic road or public view that will be obstructed or otherwise adversely impacted by the proposed project.

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 .

The project site contains no scenic resources such as trees, rock outcroppings, historic buildings or similar resources. The project site is also not within a public viewshed area.

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

The proposed building sites are on a level site set against a backdrop of oak trees. This location is set over 300 feet away from Graham Hill Road. The structures utilize a rustic architecture in keeping with the use and area and will use earthen colors that will blend with the surroundings. The site is not located on a ridgeline, is not within a mapped scenic resource area and is not visible from a designated scenic road.

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

Lighting associated with the horse barn and caretaker's quarters will be minimal and large expanses of undeveloped and unlit areas will remain, so that there will not be an adverse affect on animal habitats. No new arena lighting is proposed. Most lighting will be internal, although one or more outdoor security lights can be expected for security and safety. This lighting source will be required to be directed towards the ground and energy efficient. The project would not include sources of light and glare that would adversely affect day and nighttime views of the site area.

5. *Destroy, cover, or modify any unique geologic or physical feature?* X .

There are no unique geological or physical features on or adjacent to the site that would be destroyed, modified or covered by the project.

F. Cultural Resources

Does the project have the potential to:

Significant Or Potentially Significant impact	Less Than Significant With Mitigation Incorporation	Less Than Significant impact	No impact
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1. Cause an adverse change in the significance of a historical resource as defined in CEQA Guidelines 15064.5?

— — — X .

The project site area is not in the vicinity of any structures that are listed or eligible for listing on the California Register of Historic Places, any State historical landmarks, points of historical interest, historical resources identified in historic resource surveys, or locally designated historic properties or districts.

2. Cause an adverse change in the significance of an archaeological resource pursuant to CEQA Guidelines 15064.5?

— — X —

According to County resource maps (Santa Cruz Archaeological Society Inventory, 1992 Attachment 3), the project site lies within an area of general archeological sensitivity, but is not within a recorded or mapped archaeological site. Given the degree of existing ground disturbance throughout the site, it is unlikely that intact cultural deposits will be uncovered during project construction. A preliminary Archaeological Reconnaissance has been completed as part of the EIR for the Graham Hill Estates subdivision, which did not reveal any archaeological artifacts at this site. See C.3 for discussion of actions to be taken should any artifacts be uncovered.

3. Disturb any human remains, including those interred outside of formal cemeteries?

— — X —

As discussed in F.2 above, it is unlikely that prehistoric or historic-era cultural materials are present, including human remains. However, pursuant to Sections 16.40.040 and 16.42.100 of the Santa Cruz County Code, if at any time during the site preparation, excavation, or other ground disturbance associated with this project, any artifact or other evidence of an historic archeological resource, or a Native American cultural site is discovered, the responsible persons shall immediately cease and desist from all further site excavation and notify the sheriff-coroner if the discovery contains human remains, or the Planning Director if the discovery contains no human remains.

4. Directly or indirectly destroy a unique paleontological resource or site?

— — — X

There are no known paleontological resources on the site or in the vicinity.

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? X

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? _____ X_____

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? X

4. Expose people to electro-magnetic fields associated with electrical transmission lines? X

5. Create a potential fire hazard? X

6. Release bioengineered organisms or chemicals into the air outside of project

	Significant Or Potentially Significant Impact	Less Than Significant With Mitigation incorporation	Less Than Significant Impact	NO Impact
buildings?	_____	_____	_____	<u> X </u>

The propose project will not involve processes which could result in the release of bioengineered organisms or chemical agents.

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 proposed facilities will serve an existing use and replace the facilities *lost* to the Graham Hill Estates subdivision. The new riding arenas replace temporary, inadequate facilities that serve an existing demand. No new traffic will be generated, because no new or more intensive activities are being approved in the Master Plan beyond those that currently occur.

- | | | | | |
|---|-------|-------|--------------|-------|
| 2. Cause an increase in parking demand which cannot be accommodated by existing parking facilities? | _____ | _____ | <u> X </u> | _____ |
|---|-------|-------|--------------|-------|

The site has adequate space to accommodate parking ~~for~~ the largest events that will occur there.

- | | | | | |
|---|-------|-------|-------|--------------|
| 3. Increase hazards to motorists, bicyclists, or pedestrians? | _____ | _____ | _____ | <u> X </u> |
| 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? | _____ | _____ | _____ | <u> X </u> |

See H.I.

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

As discussed in H.1. and H.4., the proposed improvements are to serve an existing use and replace facilities lost to a residential subdivision on part of the Horseman's former leasehold. The new locations of the clubhouse, barn and arenas are located over 300 feet away from the residences along Graham Hill Road. There will be no change to the noise environment as a result of the project.

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

_____ X _____

The project will not expose adjacent properties to noises exceeding the acceptable limits as established by the Santa Cruz County General Plan Noise Element (6.9.1) of 50 dB daytime, 45 dB nighttime hourly average and 70 and 65 dB day and night time maximum noise levels. Further, there will be no change to the current noise environment as a result of the project.

3. *Generate a temporary or periodic increase in ambient noise levels in the project vicinity above levels existing without the project?*

_____ X _____

Noise generated during construction for the proposed barn and arena will increase the ambient noise levels for adjoining areas. Construction would be limited in duration, however and a condition of approval will be included to limit all construction to the time between 8:00 AM and 5:30 PM weekdays and Saturday.

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*

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

contribute substantially to an existing
or projected air quality violation? X .

The North Central Coast Air Basin is currently classified as a maintenance area with respect to federal ozone standards, and as a non-attainment area with respect to state ozone standards, and is also a state non-attainment area for particulate matter (PM₁₀). The Air Basin is classified as a state and federal attainment area for carbon monoxide, nitrogen dioxide, sulfur dioxide, and lead. Therefore, the regional pollutants of concern that would be emitted by the project are the ozone precursors (Volatile Organic Compounds and Nitrogen Oxides) and particulate matter (PM₁₀).

The Monterey Bay Unified Air Pollution Control District (MBUAPCD) applies a significance threshold of 137 pounds per day for both Volatile Organic Compounds (VOCs) and Nitrogen Oxides (NO_x), and a threshold of 82 pounds per day for PM₁₀. It is estimated that the traffic generated by the project, plus minor on-site emission from the natural gas combustion, would emit less than 100 pounds per day of both VOCs and NO_x. Therefore, the project would not exceed the MBUAPCD emissions thresholds for these pollutants, and thus would not be considered to contribute substantially to the regional emissions of these pollutants.

In calculating PM₁₀ emissions, the Air District applies an emission rate of 10 to 38 pounds of PM₁₀ per day per acre of grading, with the actual rate depending on whether the activity involves minimal grading or earthmoving and excavation. Based on the level of grading activity for the proposed project, PM₁₀ emissions will constitute a less than Significant impact to air quality standards.

2. Conflict with or obstruct implementation
of an adopted air quality plan? X .

The project will not result in emissions of criteria pollutants such as ozone precursors or particulate matter, for which the air basin is not in attainment under state and/or federal standards. Therefore, the project would not be likely to conflict with or obstruct implementation of the Air Quality Management Plan for the Air District.

3. Expose sensitive receptors to substantial
pollutant concentrations? X

Dust generation may occur during project construction. Final grading and erosion control plans should include methods to control dust, and should be submitted to Environmental Planning Section of the Planning Department for review.

4. Create objectionable odors affecting a
substantial number of people? X

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
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As discussed in 8.5 above, a Manure Management Plan has been prepared for the proposed horse facility. The measures proposed for the storage and dispersal/disposal of accumulated manure will minimize the potential for objectionable odors from affecting adjacent property owners.

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:*

a. <i>Fire protection?</i>	_____	_____	_____	<u> X </u>
----------------------------	-------	-------	-------	--------------

While the project represents no change in the need for services, this project does include improvements such as a turnaround, hydrant and sprinklers meeting all the standards and requirements of the Scotts Valley Fire Protection District.

b. <i>Police protection?</i>	_____	_____	_____	<u> X </u>
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While the project represents an incremental contribution to the need for services, the project will not create a significant demand for new services, nor will it require additional personnel.

c. <i>Schools?</i>	_____	_____	_____	<u> X </u>
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The proposed horse barn and riding arena does not create need for school services.

d. <i>Parks or other recreational facilities?</i>	_____	_____	_____	<u> X </u>
---	-------	-------	-------	--------------

The project is a recreational facility,

e. <i>Other public facilities; including the maintenance of roads?</i>	_____	_____	_____	<u> X </u>
--	-------	-------	-------	--------------

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?*

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

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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No expansion of offsite drainage facilities are required

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 will connect to existing water and sanitary sewer mains in Graham Hill Road, which are adequate to accommodate the relatively light demands of this project. The project will not necessitate expansion of wastewater treatment facilities. The connection of this facility into these facilities was addressed in the Graham Hill Estates subdivision's EIR.

4. *Cause a violation of wastewater treatment standards of the Regional Water Quality Control Board?*

— — — X

The project's wastewater flows will be very light and will not cause a violation of wastewater treatment standards.

5. *Create a situation in which water supplies are inadequate to serve the project or provide fire protection?*

— — — X

The water mains serving the project site provide adequate fire flows and pressure for fire suppression at the site. The risk of fire at the site is low and would not impair the capability of the system to provide adequate fire flows to other properties. Additionally, the County Fire Marshall has reviewed the project plans to assure conformity with fire protection standards.

6. *Result in inadequate access for fire protection?*

— — — X

The project entrances provide adequate access for fire equipment throughout the site. The final site plan will be subject to the approval of the County Fire Marshall with respect to fire access.

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

— — X —

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	No Impact
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The regional landfills in the area have sufficient capacity to serve the project for the foreseeable future, although the additional solid waste generated by the project would reduce the remaining life of the existing landfills incrementally.

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

Since the responsibility for solid waste management rests with the County, the project itself would not result in a breach of regulations related to solid waste management.

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

The project is consistent with County of Santa Cruz General Plan for a Parks and Recreation designated property. The existing and proposed uses are recreation and open space related uses.

General Plan policy 5.1.6 "Development within Sensitive Habitats" requires that

"Sensitive habitat shall be protected against any significant disruption or degradation of habitat values and any development within or adjacent to these areas must maintain or enhance the functional capacity of the habitat. Reduce in scale, redesign, or, if no other alternative exists, deny any project which cannot sufficiently mitigate significant adverse impacts on sensitive habitats unless approval of a project is legally necessary to allow reasonable use of the land."

The goal of GP policy 5.1.7 is to protect sensitive habitats against significant disruption of habitat values through site design and use regulations. To achieve this goal, this policy requires the following:

Structures shall be placed as far from the habitat as feasible, delineate development envelopes to specify location of development in minor land divisions, require easements, deed restrictions or equivalent measures be placed on the undeveloped sensitive habitat areas on the property, prohibit domestic animals where they threaten sensitive habitats, limit removal of native vegetation to the minimum amount necessary for structures, landscaping, driveways, septic systems and gardens, and prohibit landscaping with invasive or exotic species and encourage the use of characteristic native species."

Significant Or Potentially Significant Impact	Less Than Significant With Mitigation Incorporation	Less Than Significant Impact	NO Impact
---	---	------------------------------------	--------------

As discussed in C.1., the project has been designed to minimize impacts to the habitat of the State listed endangered San Francisco popcorn flower by placing the new structures outside of the habitat area, designating travel areas for heavy equipment and setting time constraints on excavation and/or mowing activities to minimize impacts to the flowering and fruiting cycle of this annual plant. The overall use and activities on this parcel, which will be recognized through this use approval, is in fact responsible for providing the popcorn flowers' preferred habitat conditions on this site.

The project does not propose any increase in traffic or new uses for this site, which has been used by the Santa Cruz County Horsemen's Association since 1946.

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

— — X —

The project meets the required site development standards for a Parks and Recreation zoned property with respect to structure heights and required setbacks. In addition, the project is consistent with the Sensitive Habitat protection ordinance, the erosion control ordinance and grading ordinance, which implement the General Plan policies discussed above. A declaration of restriction for to protect the San Francisco popcorn flower population must be recorded on the property deeds as a condition of approval and prior to building permit issuance, in accordance with the requirements of the Sensitive Habitat protection ordinance.

3. Physically divide an established community?

— — — X

The project would not introduce a new physical division in the community.

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 proposed project is designed at the density and intensity of development indicated by the General Plan and Zoning designations of the parcel. The applicant has not requested an increase in density that would allow more units than currently designated for the site. The proposed project does not involve substantial extensions of utilities such as water, sewer, or new road systems into areas previously not served and is consistent with the County General Plan. The project will not induce substantial growth that is not consistent with County planning goals.

- The proposed project does not entail a gain/loss of housing units and will not involve demolition of any existing housing units.

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

Which agencies? Project may require concurrence with the US Fish and Wildlife Service
with the "no take" opinion for Mount Hermon June Beetle (Attachment 8)

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 <u>X</u> .
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 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 <u>X</u> .
3.	Does the project have environmental effects which will cause substantial adverse effects on human beings, either directly or indirectly?	Yes —	No <u>X</u> .

TECHNICAL REVIEW CHECKLIST

REQUIRED COMPLETED* N/A

APAC REVIEW	_____	_____	_____
ARCHAEOLOGIC REVIEW	<u>yes</u>	<u>**</u>	_____
BIOTIC ASSESSMENT	<u>yes</u>	<u>May 2004</u>	_____
GEOLOGIC HAZARD ASSESSMENT	_____	_____	_____
GEOLOGIC REPORT	_____	_____	_____
RIPARIAN PRE-SITE	_____	_____	_____
SEPTIC LOT CHECK	_____	_____	_____
SOILS REPORT	_____	_____	_____

OTHER:

** Dart of EIR for Graham Hill Estates Subdivision, which is adjacent to this property

_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____
_____	_____	_____

*Attach summary and recommendation from completed reviews

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

ENVIRONMENTAL REVIEW ACTION

On the basis of this initial evaluation:

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

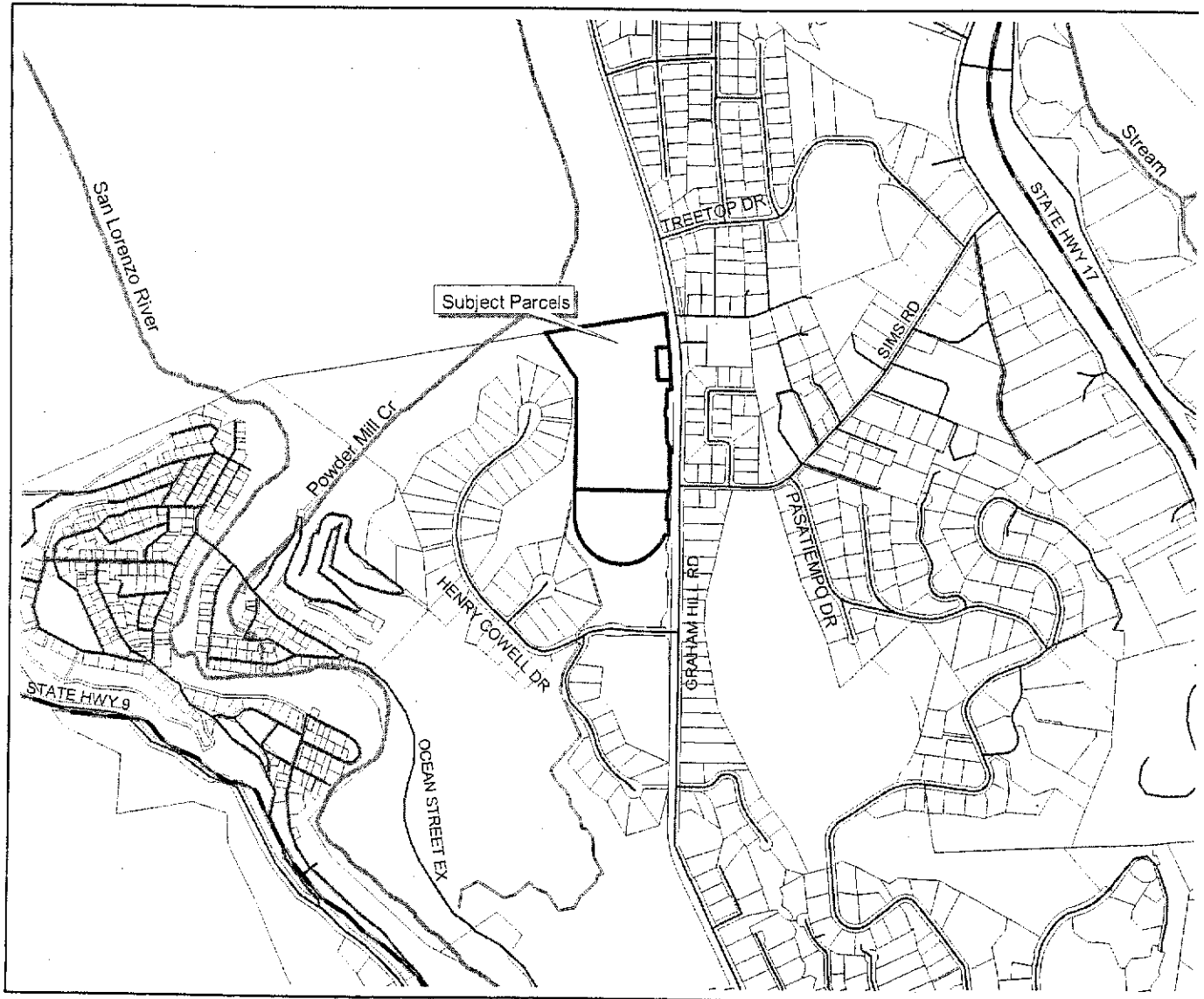
Paul
Signature
Paul Levine

March 1-05
Date
For: Ken Hart
Environmental Coordinator

Attachments:

1. Vicinity Map
2. Map of Zoning Districts
3. Map of General Plan Designations
4. Project Plans
5. Manure Management Plan
6. Botanical Review, dated July 8, 2003
7. Plan Review Memo of project botanist, dated 5/4/04
8. Entomological Report, dated August 17, 2004
9. Comments Received

Location Map



0.5 0 0.5 Miles

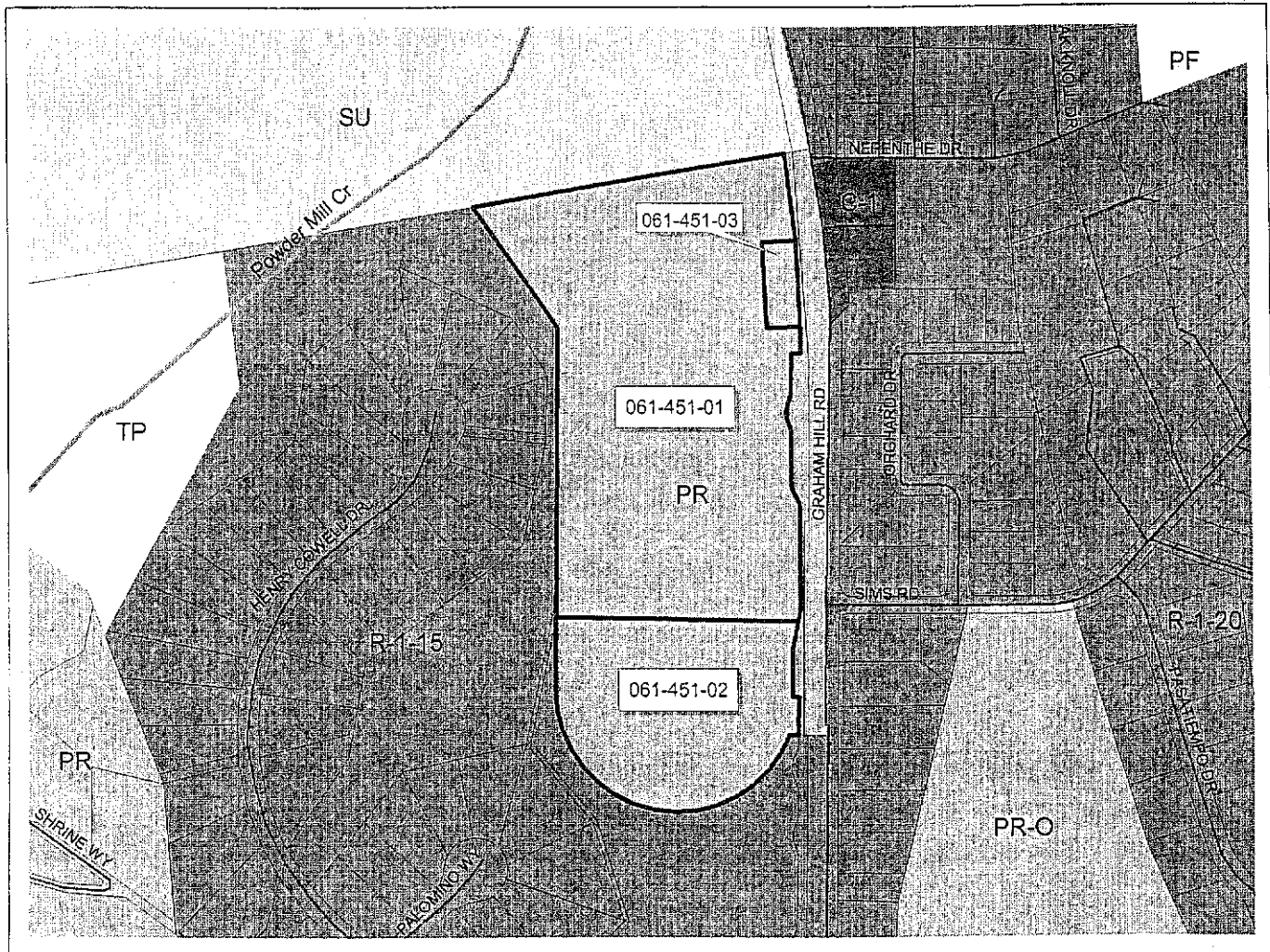
Environmental Review Initial Study
ATTACHMENT 1
APPLICATION 03-0441

Map created by Santa Cruz County
Planning Department,
October 2003



EXHIBIT D

Zoning Map



1000 0 1000 Feet

Legend

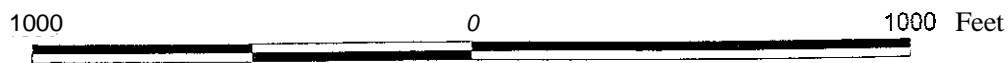
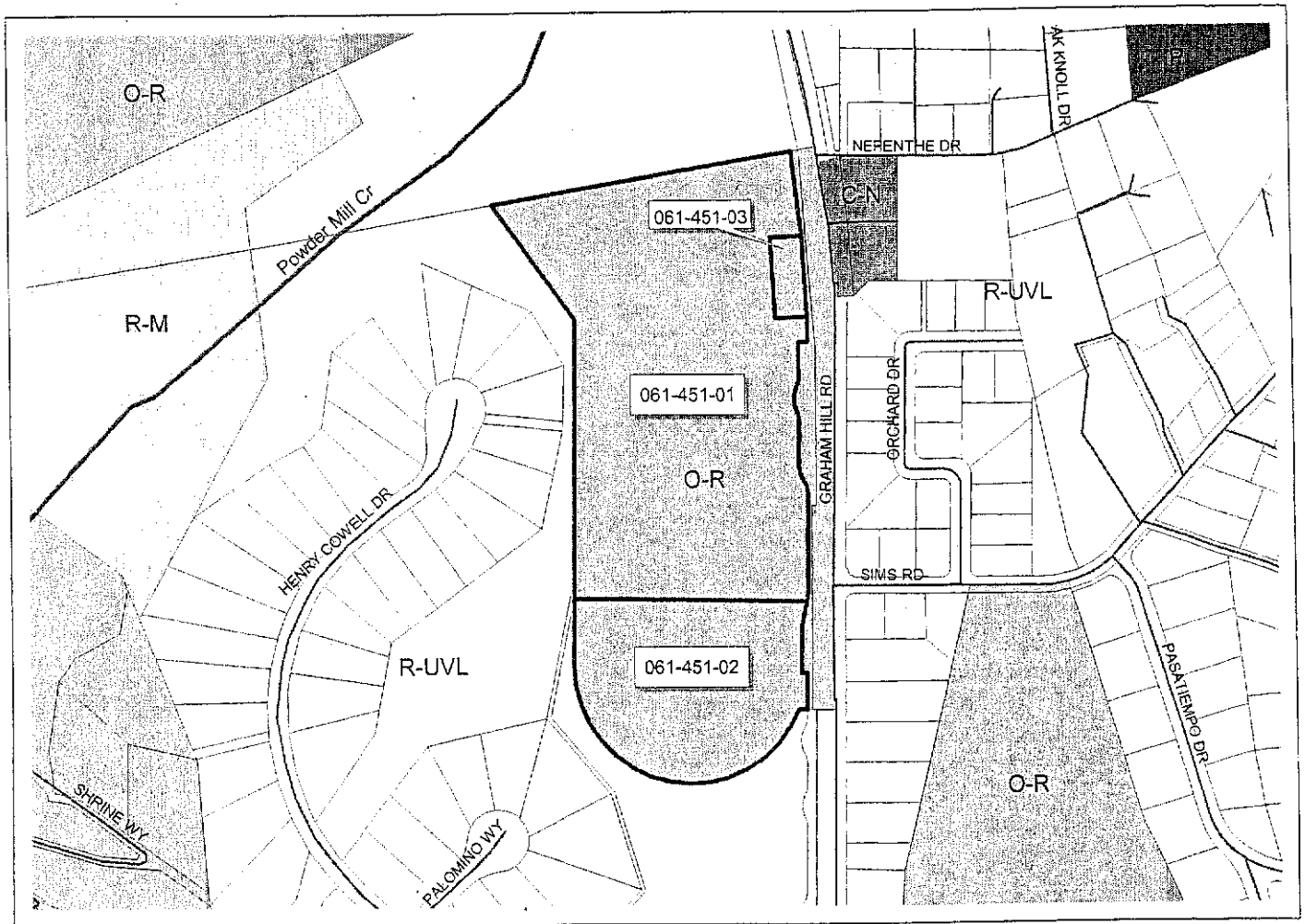
	APN 061-451-01,02,03
	Parcel boundaries
	Streets
	Perennial Stream
	C-1
	R-1-X
	PR
	SU
	PF
	TP

Environmental Review Initial St
ATTACHMENT 2
APPLICATION 03-0441



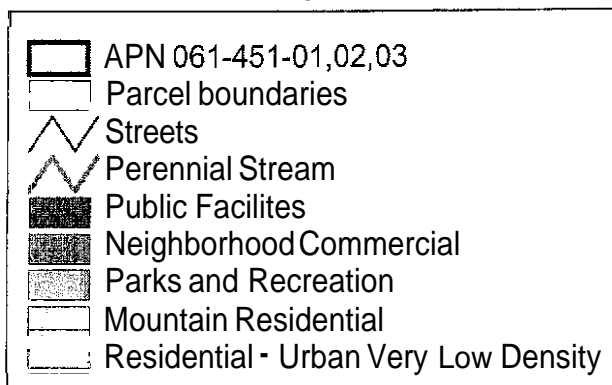
Map created by Santa Cruz County
Planning Department:
October 2003

General Plan Map



Environmental Review Initial Study
 ATTACHMENT 3, lot 3
 APPLICATION 03-0441

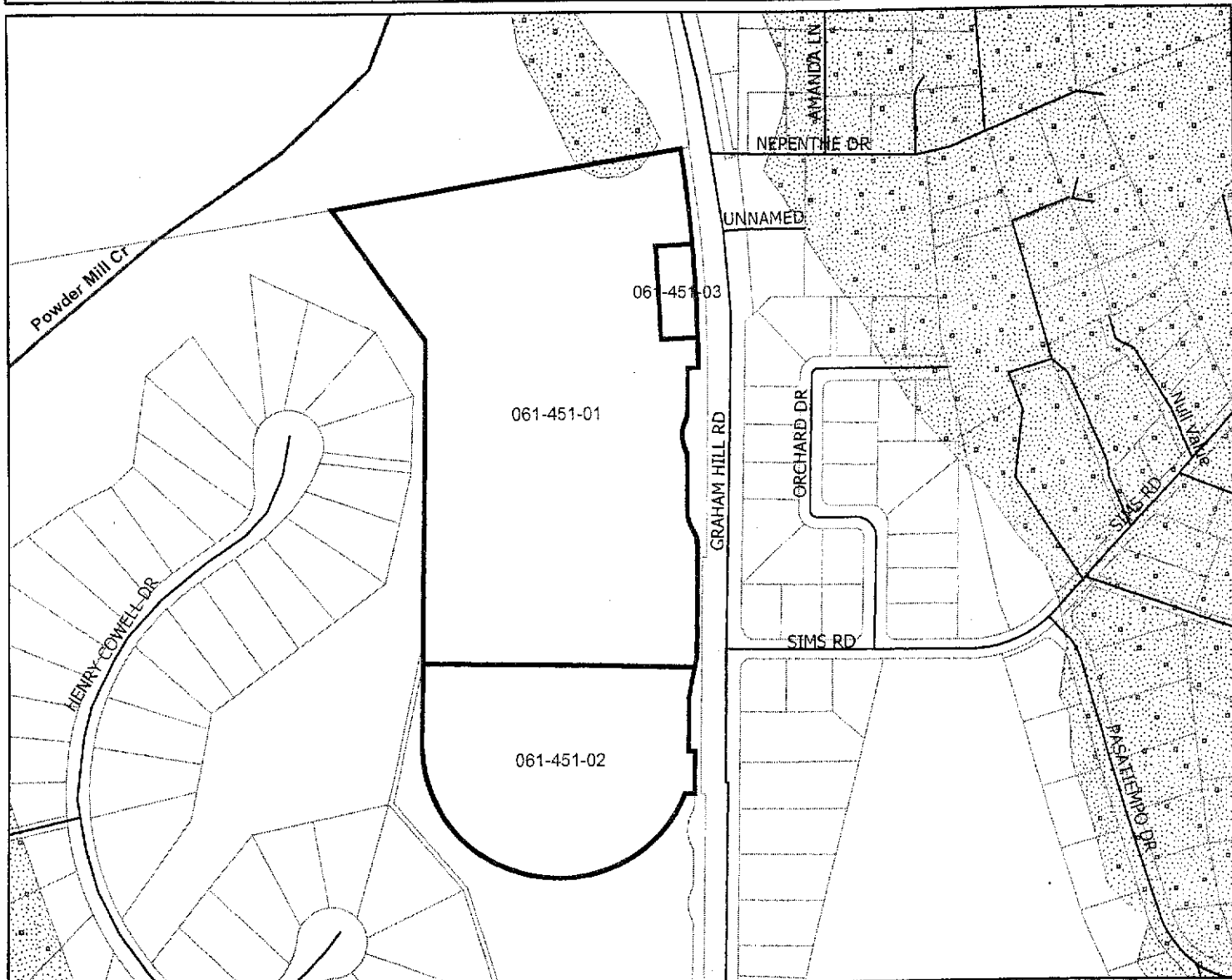
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Map created by Santa Cruz County
 Planning Department
 October 2003


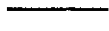





Groundwater Recharge Map



1,200 600 0 1,200 Feet

Legend

-  Subject Parcels
-  Streets
-  Assessors Parcels
-  PERENNIAL STREAM
-  Ground Water Recharge

Environmental Review Initial Study
ATTACHMENT 3, 2 of 3
APPLICATION 03-0441

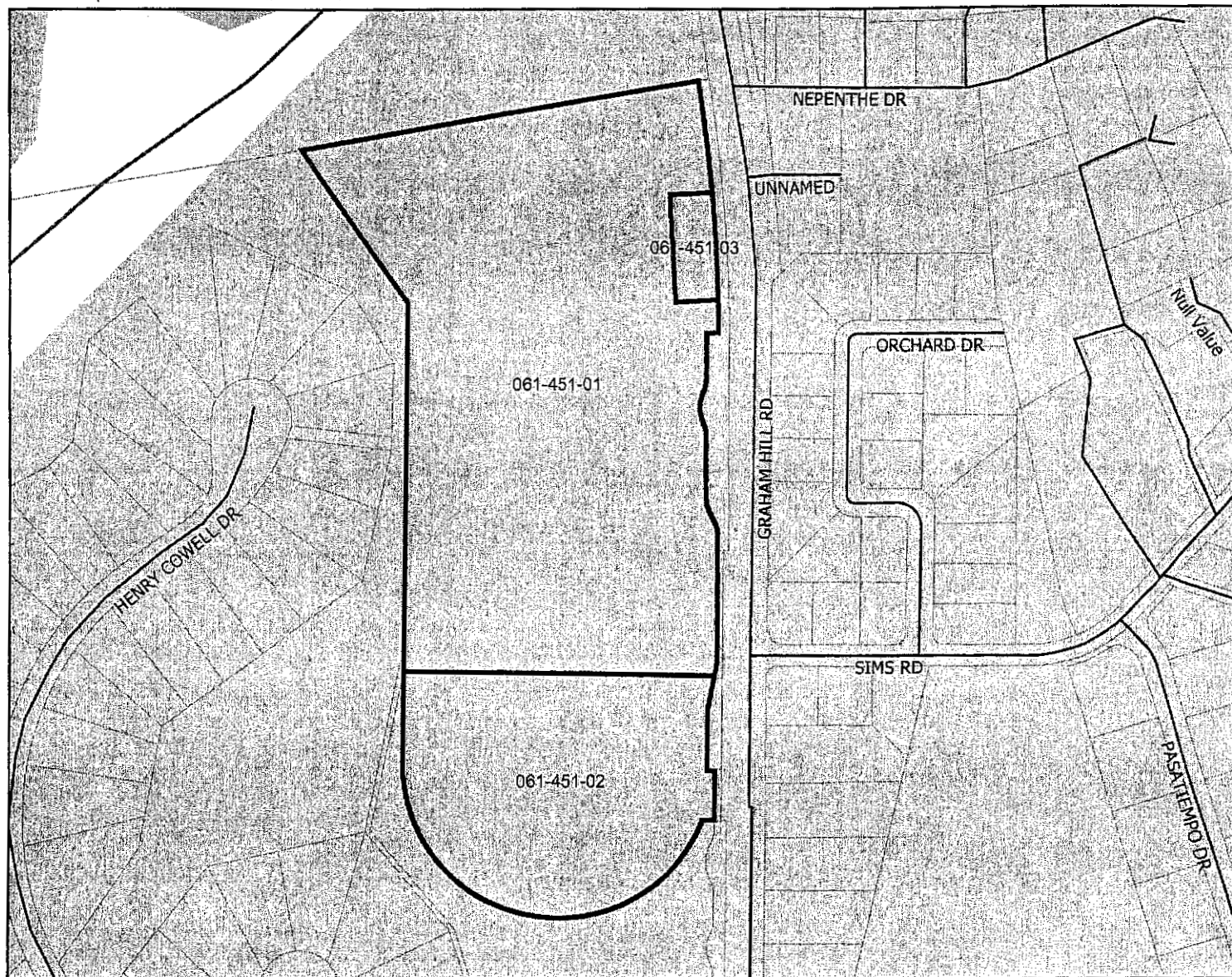


Map Created by
County of Santa Cruz
Planning Department
February 2005






EXHIBIT

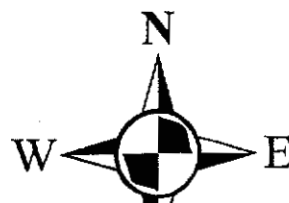


Archaeological Resource Map



Legend

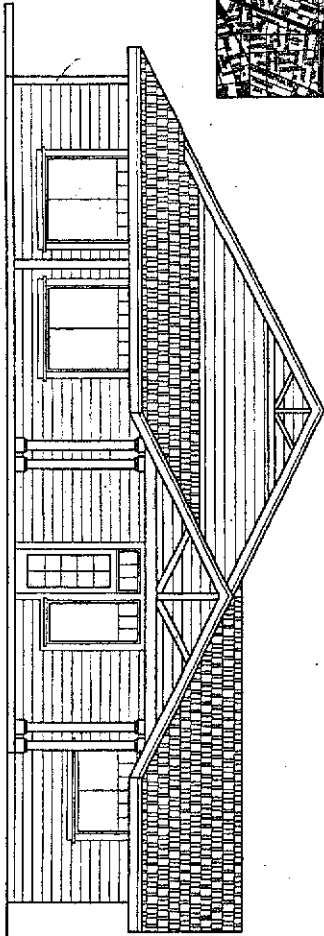
-  APNs 061-451-01, -02, -03
-  Streets
-  Assessors Parcels
-  PERENNIAL STREAM
-  Archeologic Resources



Environmental Review Initial Study
ATTACHMENT 3 of 3
APPLICATION 03-044

Map Created by
County of Santa Cruz
Planning Department
February 2005

1145 GRAHAM HILL ROAD
SANTA CRUZ, CA 95060



Environmental Review Initial Study

ATTACHMENT 4, 1025

APPLICATION 03-0441

ATTACHMENT
APPLICATION

<p>Organization</p> <p>Owner:</p> <p>Owner Representative:</p> <p>Project Address:</p> <p>Project Name:</p> <p>Regional workbooks:</p> <p>Design criteria:</p>	<p>State: Utah County</p> <p>Department of Parks and Recreation</p> <p>South Utah County Historical Society</p> <p>Charles Goodson, President</p> <p>17151 Casper Road Provo, Utah, 84605 801-386-6614</p> <p>1145 Garfield Hill Road Provo, Utah, 84606</p> <p>14.2 acre park parcel As a new supplemental parcel</p> <p>No parking within 50' of the boundary of the History Center</p> <p>No structure shall be constructed within 100' of the History Center</p> <p>Buildings:</p> <p>the simple structure, including all additions and existing exterior walls, shall exceed 2,000 sq. ft. in</p> <p>2,100 sq. ft.</p> <p>Perch 375 sq. ft.</p> <p>Perch 385 sq. ft.</p> <p>Equipment Storage Shed: 181 sq. ft.</p> <p>Combines 22'</p> <p>Equipment Storage Barn 24'</p> <p>Building type is: R-spreads</p> <p>existing to provide</p>
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GRAHAM HILL SHOW GROUNDS
SANTA CRUZ COUNTY HORSEMENS ASSOCIATION

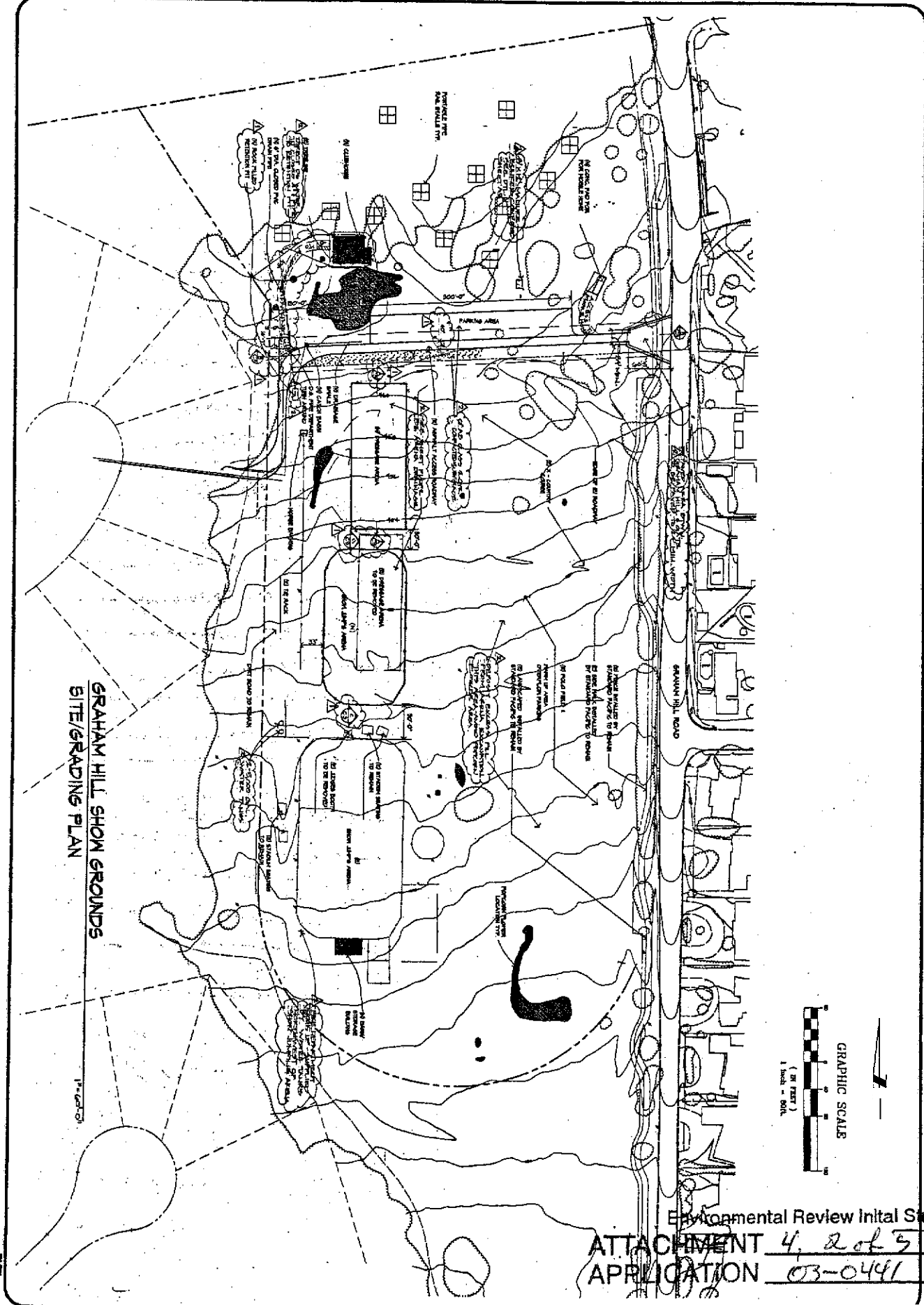
TERRI L.N. FISHER

(831) 425-5108
285 MIRACLE LN.

ARCHITECT
LICENSE NO. C14038
SANTA CRUZ, CA 95060

DATE	REMARKS
4/13/04	PLINIA: CAN
5/14/04	PLINIA: CAN

EXHIBIT



GRAHAM HILL SHOW GROUND
SITE/GRADING PLAN

Environmental Review Initial Study
ATTACHMENT 4, 2 of 3
APPLICATION 03-0441

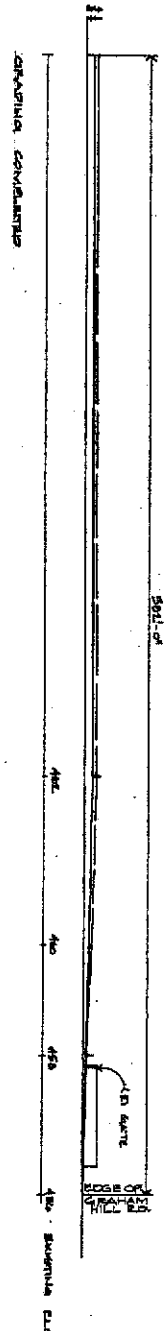
NO.	1
DATE	4/16/08
BY	TERRI L.N. FISHER
FOR	GRAHAM HILL SHOW GROUND
PROJECT	GRAHAM HILL SHOW GROUND
SCALE	1" = 50'
CD	

GRAHAM HILL SHOW GROUND
SANTA CRUZ COUNTY HORSEMEN'S ASSOCIATION
A.P.N. 061-451-01, 02, 03, 04

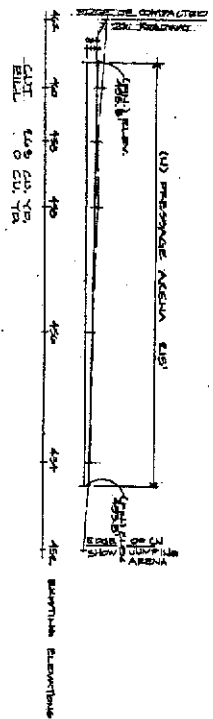
TERRI L.N. FISHER
ARCHITECT
[SIC] 428-6108
285 MIRACLE LN.
SANTA CRUZ, CA 95060

NO.	1
DATE	4/16/08
BY	TERRI L.N. FISHER
FOR	GRAHAM HILL SHOW GROUND
PROJECT	GRAHAM HILL SHOW GROUND
SCALE	1" = 50'
CD	

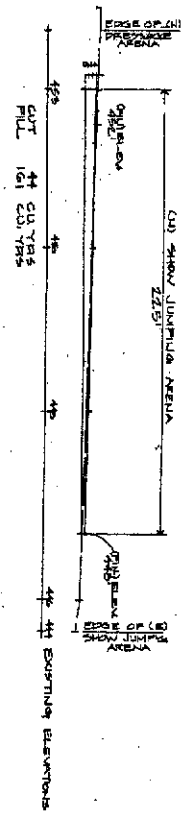
B ROADWAY PROFILE



A ARENA GRADING PROFILE



C ARENA GRADING PROFILE



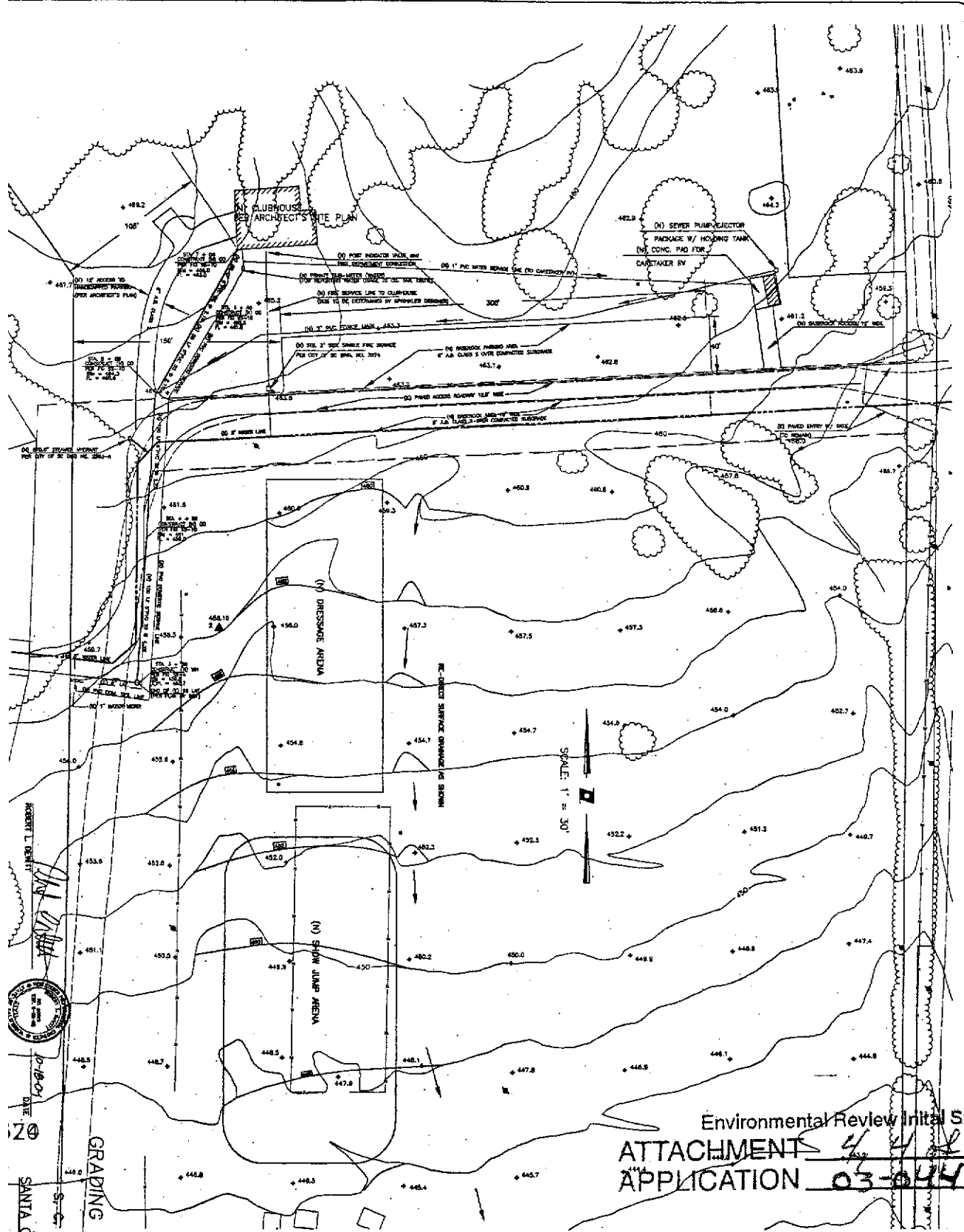
Environmental Review Initial Study
 ATTACHMENT 4, 3 of 5
 APPLICATION 03-044

PROJECT	DATE
DESCRIPTION	BY
SCALE	DATE
1" = 30'-0"	
3/3	

GRAHAM HILL SHOW GROUNDS
 SANTA CRUZ COUNTY HORSEMENS ASSOCIATION
 A.P.N. 061-451-01, 02, 03, 04

TERRI L.N. FISHER
 ARCHITECT
 LICENSE NO. 014028
 SANTA CRUZ, CA 95060

REVISION	DATE
1	
2	
3	
4	
5	



APR 061-451-01
 SANTA CRUZ COUNTY, CALIFORNIA
 GRAVING AND UTILITY PLAN
 SITE PLAN

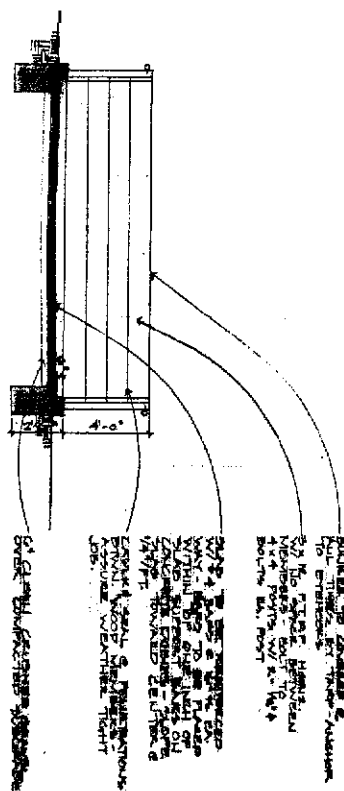
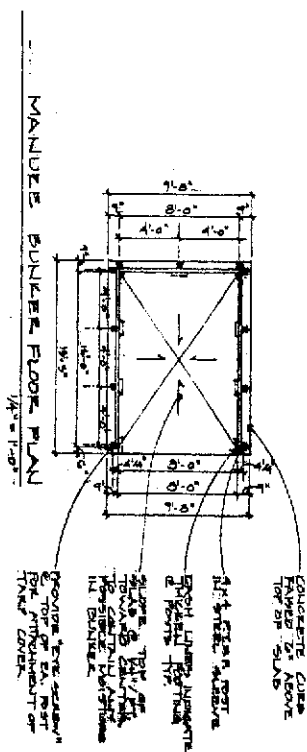
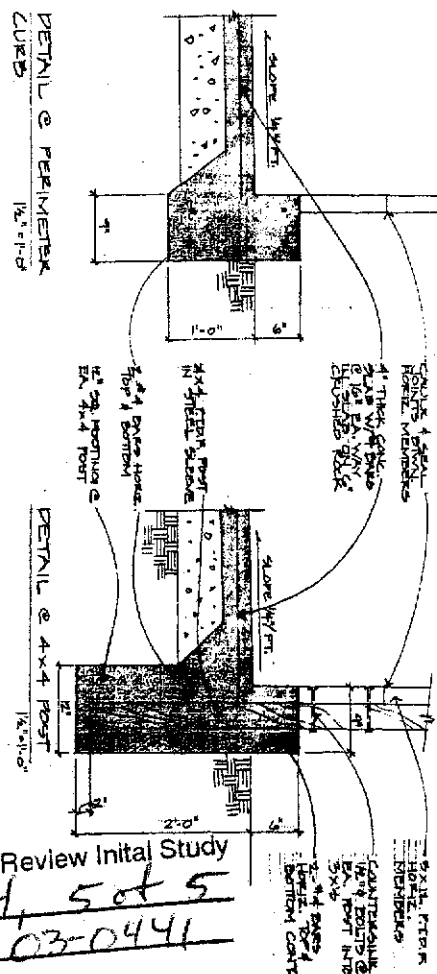
PRELIMINARY ESTIMATE OF GRADING:

AREA	CUT	FILL
SHOW JUMP ARENA	117	123
DRASSAGE ARENA	226	214
PARKING 300' x 100'	226	214
PARKING 300' x 150'	107	0
ACCESS RD 12' WIDE	50	0
TOTALS...	633	337

- NOTES:
1. SITE PLAN FROM ARCHITECTURAL SITE PLAN BY TERRY L. N. FISHER, ARCHITECT.
 2. TOPOGRAPHIC LAPPING SUPPLIED BY INE, CONSULTING CIVIL ENGINEERS, FROM PROJECT PREPARED FOR ADJACENT DEVELOPMENT BY STANDARD HOMES, INC.
 3. GRADING TO BE LIMITED TO MINOR FINISH GRADING FOR PARKING AREAS, EXHIBITION RINGS, ACCESS, AND TRENCH BACKFILLING.
 4. NEW SEWER TO CONNECT TO EXISTING LATERAL, INSTALLED BY STANDARD HOMES.
 5. ALL CONSTRUCTION TO COMPLY WITH REQUIREMENTS OF THE COUNTY OF SANTA CRUZ DESIGN CRITERIA AND GRADING ORDINANCE.
 6. PRELIMINARY SITE PLAN PREPARED AT THE REQUEST OF THE APPLICANT FOR SUBMITTAL TO THE COUNTY FOR APPROVALS AND PERMITTING.
 7. WATER SERVICE AND FIRE PROTECTION BUILDING PERMIT SUBMITTAL BY ARCHITECT.
 8. PRE-FAB SEWER EJECTION PACKAGE DETAILS TO BE PROVIDED BY CONTRACTOR FOR APPROVAL BY ENGINEER PRIOR TO CONSTRUCTION. DESIGN TO BE PROVIDED BY CONTRACTOR. DESIGN TO BE SUBMITTED WITH BUILDING PERMIT FOR REVIEW AND APPROVAL BY COUNTY.
 9. SITE DRAINAGE STATEMENT: NO NEW DRAINAGE IMPROVEMENTS ARE PLANNED FOR THIS PROJECT. EXISTING DRAINAGE IS TO BE MAINTAINED AND ABSORBED ON SITE.

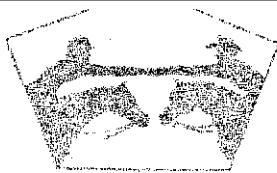
Environmental Review Initial Study
 ATTACHMENT 4 of 5
 APPLICATION 03-04441

EXHIBIT D



SECTION @ MANURE BUNKER
4/21/11-51

Environmental Review Initial Study
ATTACHMENT 4, 5 of 5
APPLICATION 03-0441



SANTA CRUZ COUNTY HORSEMEN'S ASSOCIATION

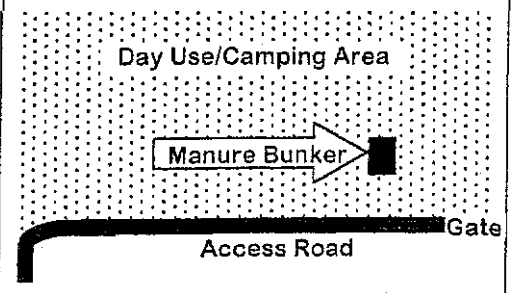
1145 Graham Hill Road Santa Cruz, CA 95060

**Deposit Manure
in Manure
Bunker Only.
Do not leave
any manure
outside the
bunker.**

*SIGN 2
At the
entry of
the
bunker*

*SIGN 7
At
several
locations
on the
grounds*

**Cleanup Manure
Using Wheelbarrows Provided.
Deposit Manure in
the Manure Bunker
Do not scatter or place
manure elsewhere.**



Claudia Goodman, SCCHA President 17151 Cougar Rock Road Boulder Creek, CA 95060 Environmental Review Initial Study

ATTACHMENT 5
APPLICATION 03-0441

EXHIBIT D



July 8, 2003

Claudia Goodman, President
Santa Cruz Horseman's Association
1145 Graham Hill Road
Santa Cruz, CA 95060

Subject: Results of San Francisco Popcorn-flower Surveys on the Graham Hill Show Grounds and Management Recommendations for the Popcorn-flower and Oak Tree Habitat.

Dear Ms. Goodman:

Ecosystems West Consulting Group was asked to conduct a survey of the Graham Hill Showgrounds, located on Graham Hill Road approximately 1.5 miles north of Santa Cruz, to map the distribution of the State of California Endangered species San Francisco popcorn-flower (*Plagiobothrys diffusus*) on the site. Ecosystems West was also asked to determine whether there were any evident adverse impacts to the largest colony of San Francisco popcorn-flower on the site from vehicle traffic after a weekend event during which the site of this colony was used for parking. In addition, Ecosystems West was asked to make recommendations for future management of the site in order to maintain San Francisco popcorn-flower on the site at current (or greater) population levels. This report presents the methodology and findings of the survey as well as our management recommendations and additional recommendations for control of invasive plants and native plant selection for landscaping and screening.

San Francisco popcorn-flower is a small annual species. The stems are often much branched, and are generally prostrate or nearly so. The species is currently known to be extant in Santa Cruz and Alameda counties (Tibor 2001; CNPS 2003). It historically occurred in San Francisco, where it is now presumed to be extinct. It is known from less than 10 extant occurrences. It was listed as Endangered by the State of California in September 1979.

Except for the northern end, which is vegetated by a coast live *oak* forest, the Graham Hill Showgrounds site supports a non-native grassland habitat type. Although non-native grasses and herbs largely dominate it, this grassland provides suitable habitat for San Francisco popcorn-flower.

The site is currently used for equestrian activities sponsored by the Santa Cruz Horseman's Association. These activities include periodic organized equestrian events as well as informal riding by Association members. The site contains a show jumping arena, dressage arena, and associated facilities, including bleachers, a judges' stand, and fenced corrals. Most equestrian use of the site is concentrated in the vicinity of these facilities. Portions of the site also receive frequent vehicle traffic. Although the entire

819½ Pacific Avenue, Suite 4 • Santa Cruz, CA 95060
Phone 831-429-8742 • Fax 831-429-8742

7909 HARVARD DRIVE • BEN LOMOND, CA. 95005
PHONE 408 336-4956 • FAX 336-9539

Environmental Review Initial Study

ATTACHMENT 6, 1 of 6
APPLICATION 03-0441

site was previously mowed once or twice annually, at present only portions of the site are periodically mowed (Claudia Goodman, Santa Cruz Horseman's Association, pers. com.). Portions of the site are also periodically harrowed, roto-tilled, or disked.

San Francisco popcorn-flower was first documented on the Graham Hill Showgrounds site during biotic surveys conducted by BioSystems Analysis, Inc. between 1990 and 1994 (Environmental Science Associates 1995). EcoSystems West conducted a previous survey and detailed mapping of San Francisco popcorn-flower on the portion of the site north of the access road in May 1999, and documented a large, concentrated occurrence plus a number of small outlying colonies in this area.

METHODS

EcoSystems West botanist Roy Buck visited the Graham Hill Showgrounds on 8 April 2003 and May 1, 2003 and thoroughly surveyed all the grassland habitat and open disturbed areas on the property for San Francisco popcorn-flower. Pin flags were used to temporarily mark the locations of all plants and concentrations of plants of the species found. Locations of San Francisco popcorn-flower were mapped on a small-scale (1" = 60') site plan on which fences, roads, riding rings, trees, and large shrubs are depicted, prepared by Terri L. N. Fisher, Architect, dated 14 February 2002. Small colonies of plants less than approximately 10 feet across were mapped as point features, while larger colonies were mapped as polygons. Brief notes were taken regarding the numbers and density of plants and the habitat characteristics at each location where plants were found.

Dr. Buck returned to the site on 18 April to assess the effects on the largest colony of San Francisco popcorn-flower from vehicle traffic during the weekend of 12-13 April, when the area occupied by this colony was used for parking. He examined this colony in detail, looking for signs of possible damage to flowering popcorn-flower plants from vehicle traffic.

Dr. Buck and William Davilla, principal with EcoSystems West reviewed the Revised Draft Environmental Impact Report entitled "S.H. Cowell Foundation/Graham Hill Show Grounds Subdivision" prepared by Environmental Science Associates, Inc. dated June 1995, to identify previously documented locations of the popcorn-flower and other special-status species found on the Showground's properties. In addition, we reviewed the mitigation requirements for the Showgrounds proper and the Habitat Mitigation Plan developed for the entire Cowell property including the housing development.

RESULTS

The portion of the Graham Hill Showgrounds site surveyed, consisting of all of the property except the forested area near the north end, is nearly level and is occupied by a non-native grassland largely dominated by non-native annual grasses and associated native and non-native herbs. All of the non-forested area appears to have been heavily disturbed in the past, and much of the area is subject to ongoing, repeated disturbance from vehicle, horse, and foot traffic and soil disturbance (ripping).

San Francisco popcorn-flower is scattered throughout the site, in colonies of varying sizes, from the edge of the forested area south to near the south boundary fence (Figure 1). Plants were in early flowering at the time of the survey. On the site, San Francisco popcorn-flower always occurs in areas where the height and density of competing grasses and herbs is reduced, often by disturbance and soil compaction. Much of the grassland on the site, in areas without evidence of recent disturbance, is 1-2 feet tall, with cover generally greater than 90 percent. However, in all areas where San Francisco popcorn-flower occurs, the height and cover of the vegetation are noticeably lower. In many of these areas, it is apparent that past or ongoing disturbance from vehicle and/or horse traffic has been responsible for reducing the density of competing vegetation. Several popcorn-flower colonies are more or less confined to old roadbeds.

The effects of disturbance appear to be the result both of direct suppression of competing vegetation and of soil compaction. Competing grasses and herbs, largely non-native, do not grow as vigorously in areas of evidently compacted soil on the site as in areas of non-compacted soil. Due to soil compaction, the habitat can apparently remain favorable for San Francisco popcorn-flower after disturbance has ceased. San Francisco popcorn-flower also grows in some areas in grassland on the site where the height and cover of competing vegetation is relatively low, but where there is no evidence of recent disturbance, although it is possible that these areas have compacted soil due to some past disturbance.

The largest colony on the site is between the main access road and the edge of the forest in the northwestern portion of the site. This colony occupies an area of approximately 0.3 acre, and we estimate it contained at least 500 plants when surveyed. Three small outlying colonies lie to the west. Much of this area is used for parking of vehicles and horse trailers during special events, and so receives vehicle traffic, which appears to be the primary factor reducing the density of competing vegetation. A small colony with about 20 plants occurs north of the access road approximately 150 feet east of the large colony, also in a grassland area that is periodically driven on.

When the 2003 mapping of San Francisco popcorn-flower north of the access road is compared with the 1999 mapping, the extent of the large colony appears to be somewhat greater in 2003 than it was in 1999, with the area of the colony having expanded mostly to the west of the 1999 boundary. There are, however, fewer small outlying colonies to the west of the large colony in 2003 than in 1999, and none in the area immediately to the east of the large colony, where four small outlying colonies were mapped in 1999. The small colony approximately 150 feet east of the large colony was not present in 1999. It is not known if the expansion of the large colony observed in 2003 represents essentially a permanent expansion of the area occupied by the species or merely reflects the year-to-year up-and-down fluctuations in population size commonly observed in annual species.

South of the access road, there is a sizable colony containing 100-200 plants just east of an existing fence east of the road after it turns south. This colony occurs in a long, narrow area in grassland with hard-packed soil and relatively sparse vegetation cover, but with no sign of recent disturbance. It is within the area of a proposed new showjumping

arena. Two small colonies, one in an old roadbed, occur to the east, between the larger colony and the east boundary along Graham Hill Road.

Further south, a colony of more than 100 plants in an area approximately 15 x 40 feet and two smaller colonies occur east of the existing show jumping arena. The larger colony is in an area of relatively sparse vegetation, but no evident disturbance, while the two smaller colonies are in an old roadbed.

Near the south end of the property, there is a colony of approximately 100 relatively scattered plants in and immediately adjacent to an old roadbed. Southwest of this, two relatively small but concentrated colonies of approximately 50 plants each occur in small depressions in the grassland. Although these depressions may or may not be of natural origin, no recent disturbance was evident in their vicinity.

We returned to the site on 18 April and examined the largest colony after a special event on the weekend of 12-13 April, during which vehicles and horse trailers had driven over and parked on the site. In our examination of several hundred flowering stems of San Francisco popcorn-flower (most plants produce multiple stems), we observed only three stems that could possibly have been damaged by vehicle traffic. From this observation, it does *not* appear that vehicle traffic over the flowering stems has any appreciable adverse impact on the population.

The forest edge to the north of the grassland/field habitat is composed of a dense canopy of evergreen forest trees including coast live oak (*Quercus agrifolia*), Douglas fir (*Pseudotsuga menziesii*), madrone (*Arbutus menziesii*), and ponderosa pine (*Pinus ponderosa*). A small stand of green wattle (*Acacia decurrens*) trees occurs on the northeast corner of the showground parcel. The understory is moderately open with Pacific blackberry (*Rubus ursinus*) and poison-oak (*Toxicodendron diversilobum*). Several temporary horse paddocks have been placed in understory openings in this forest edge community. No trees have been cut or removed for the placement of these structures. A single aggregate of French broom (*Genista monspessulana*) occurs on the north edge of the large S.F. popcorn-flower occurrence.

MANAGEMENT RECOMMENDATIONS


We recommend the following measures for the future management of San Francisco popcorn-flower and forest habitat on the Graham Hill Showgrounds site:

- All proposed new facilities should be sited away from the areas where San Francisco popcorn-flower has been documented to occur. More intensive land use practices than those that have prevailed in the past should not be permitted in those areas.
- A mowing regime similar to that practiced in the past on the site should be continued. However, no mowing should be conducted between March 1 and July 1, to allow for growth, flowering, and fruiting of the popcorn-flower.

- Harrowing, roto-tilling, and disking of the soil have been practiced in the past. Such activities in the future should only be conducted between July 1 and the onset of fall rains in October or November.
- No more intensive disturbance of the soil, such as plowing, excavation, filling, or dumping of spoils, should be permitted in areas where the popcorn-flower is known to occur.
- Because the success of San Francisco popcorn-flower on the site appears to be, in part, related to ongoing disturbance, we do not recommend any additional changes in the types ~~of~~ activities *or* land use practices conducted on the site.
- The stand of French broom and green wattle trees should be removed from the property. Methods for their eradication are provided in the Habitat Mitigation Plan found in Appendix H of the Draft EIR date June 1995.
- Any native trees removed as a result of future development of the Showgrounds proper should be replaced at the edge of the existing forest at a prescribed ratio of 3 to 1. Planting methods and prescriptions are defined in the Habitat Mitigation Plan. The site where the green wattle trees were removed should be planted with Douglas fir, coast live *oak*, and/or redwood.

If the following management measures are observed continued use of the Showgrounds should not result in significant impacts to the San Francisco popcorn-flower or forest habitats.

Sincerely,



William Davilla, Principal

Environmental Review Initial Study
ATTACHMENT 6. 5 of 6
APPLICATION 03-0441

LITERATURE CITED

- California Native Plant Society. 2003. California Native Plant Society's electronic inventory of rare and endangered vascular plants of California. Version 1.5.1. Computer program. California Native Plant Society, Sacramento, California.
- Environmental Science Associates, Inc. 1995. S. H. Cowell Foundation/Graham Hill Show Grounds Subdivision. Revised Draft Environmental Impact Report. Environmental Science Associates, Inc., San Francisco, California. June 1995.
- Tibor, D. P. (ed.). 2001. Inventory of rare and endangered vascular plants of California. California Native Plant Society Special Publication No. 1 (6th edition). California Native Plant Society, Sacramento, California. 386 pp.

Environmental Review Initial Study
ATTACHMENT 6, 6 of 6
APPLICATION 03-0441

Paia Levine

From: Davilla[davilla@msn.com]
Sent: Tuesday, May 04, 2004 3:22 PM
To: Paia Levine
Subject: Re: graham hill horsemans property

Paia,

Yes, I did review their project plans including the location and construction of the club house and caretakers trailer pad. Prior to writing off on their plans, I suggested that they mark the full extent of the development footprint including decks on the outside of the building. Following completion of the staking, Roy Buck and myself went out in late March to look over the building footprint, particularly, the relationship of the building to the known location of the San Francisco popcorn flower. We found that the building footprint was north of the location of the popcorn population and would not result in a direct impact to the plant. We then discussed recommendations for access to the building site during and after construction and suggested that they drive to the building from the west and that the access driveway not be graded or paved. They concurred with this recommendation. In addition, we suggested that they identify the construction right-of-way with temporary snow fencing so that there was no accidental encroachment into the popcorn flower footprint. We did prohibit entirely, short term event parking on the plant population occurrence area since it appears that the plant does tolerate some compaction and may indeed require it to maintain the vernal plan conditions it favors. No discing or other deep soil ripping is suggested in the areas where the plant has been found. All and all, they have followed all our recommendations and made adjustments to their projects based on these recommendations.

The flowering period for the popcorn flower usually ranges from mid-March to late May depending on how winter rains occur and how dry the spring is. This year, it appears that the number of plants will be much smaller than previous years due to the hot and relatively dry spring. I have recommended that excavation and site grading take place after August 1.

I hope this helps. Let me know if you have other questions

Sincerely,

Bill

William Davilla, Principal
EcoSystems West Consulting Group
819 1/2 Pacific Ave., Ste. 4
Santa Cruz, CA 95060
Office: (831) 429-6730
Fax: (831) 429-8742
email: davilla@msn.com

----- Original Message -----

From: "Paia Levine" <PLN456@co.santa-cruz.ca.us>
To: "bill davilla (E-mail)" <davilla@msn.com>
Sent: Monday, May 03, 2004 1:34 PM
Subject: FW: graham hill horsemans property

Environmental Review Initial Study

ATTACHMENT 7
APPLICATION 03-0441

Bill, I have the follow up question: they are to confine construction of the clubhouse to after the fruiting period for the popcorn flower. when would that be, generally? paia

> ----- Original Message-----
> From: Paia Levine

COPY
Entomological Consulting Services, Ltd.

104 Mountain View Court, Pleasant Hill, CA 94523 • (925) 825-3784 • FAX 827-1809
bugdctr@home.com www.ecsltd.com

New email address: buedctr@comcast.net

17 August 2004

Claudia Goodman
Santa Cruz County Horsemen's Association
1145 Graham Hill Road
Santa Cruz, CA 95060-1469

RE: Graham Hill Road Showgrounds
Report on Mount Hermon June Beetle Survey

Dear Claudia:

This letter reports on the findings of my three-night presence-absence survey for the endangered Mount Hermon June beetle (MHJB) at the above-referenced showgrounds. The remainder of this letter provides pertinent background information on the MHJB and describes my survey methods, findings, and recommendations.

Background Information.

This beetle is known scientifically as *Polyphylla barbata* (Coleoptera: Scarabaeidae) and was described in 1938 from specimens collected on Mount Hermon in Santa Cruz County. Of the 28 species of *Polyphylla* that occur in North America, the MHJB has one of the most restricted geographic ranges. It is found in association with Zayante sandy soils in the Mt. Hermon-Felton-Scotts Valley-Ben Lomond area of Santa Cruz County, CA, and is known only from these Zayante sandhills. Due to the beetle's limited geographic range and the historical and anticipated loss of habitat within its limited range, the U.S. Fish & Wildlife Service (USFWS) recognized the MHJB as an endangered species in 1997, pursuant to provisions of the federal Endangered Species Act of 1973 (FESA).

The Zayante sandhills support a sand parkland vegetation community that is the preferred habitat for MHJB. This plant community is characterized by a mosaic mixture of Ponderosa pine, chaparral, and sparsely-vegetated areas of grasses, forbs and subshrubs, several of which are indigenous to the Zayante sandhills. Adults are usually active from about mid-May through mid-August. Males fly each evening for approximately one hour after dusk in search of females that are flightless and remain at their earthen burrows. Observations of flying males suggest that most flight activity occurs within a few feet above ground.

Although specific life history information for the MHJB is unknown, information from closely related species suggests that most of the beetle's life cycle is spent as a larva or grub that lives below ground and is a root feeder, presumably on one or more of the

Environmental Review Initial Study
ATTACHMENT 8, 10, 15
APPLICATION 03-0441

plants that are indigenous to the sand parkland vegetation. Ponderosa pine is a suspected larval food plant as the adult beetle has always been observed in close proximity to this tree and the beetle has not been found at locations that lack this tree. Larval development is believed to require at least one year, and perhaps as long as two or three years.

Project Site.

The showgrounds are located on the west side of Graham Hill Road and opposite of the Graham Hill Plaza shopping center. The attached aerial photograph illustrates the property and its approximate boundaries. In addition, a set of ground level photographs illustrate existing habitat conditions at the showgrounds. At this time there are various temporary corrals, jumps, trailers, and other items related to horse activities, but no buildings occur at the site. It is my understanding that the association plans to build a clubhouse at the location of the yellow dot on the attached aerial photograph.

Soils at the property are Watsonville loams as mapped by the USDA's Soil Conservation Service. Characteristic vegetation includes grassland and woodland. A few Ponderosa pines grow at widely scattered locations and primarily at the edges of the woodland. The attached set of photographs illustrate current site conditions.

Survey Methods.

Males of MHJB are attracted to black lights, so black light traps operated between about 8:00 and 10:00 pm is the standard procedure used to determine presence/absence of MHJB at new survey locations. My surveys at the showgrounds were performed on the evenings of June 23 and 30, plus July 8, 2004.

Ten black light traps were placed in different locations in the northern portion of the site. All traps were placed near Ponderosa pines in small clearings in the vegetation and at ground level in an effort to attract any MHJBs that were on-site, but to minimize the broadcast of light that could have attracted beetles from adjacent parcels. One trap was placed at the location of the proposed clubhouse building (yellow dot on the attached aerial photograph).

On every survey night two traps were also placed at the nearby Cellular One antenna site, located off of Graham Hill Road and just below the Mount Hermon cross. The antenna site is a known location for the MHJB, so it was used as a control site for the survey at the showgrounds.

Survey Results.

Two adult males of the MHJB were observed at the showgrounds, one on June 23rd and the second on July 8th. Both were observed in the trap that was placed closest to the gate at Graham Hill Road (see green dot on aerial photograph). The soils at this location were more sandy than at other locations on the showgrounds. Also, a couple of Ponderosa pine trees grow immediately north of this trap location.

Environmental Review Initial Study
ATTACHMENT 9, 2 of 5
APPLICATION 03-0441

No MHJBs were observed in any other traps at the showgrounds during the three nights of surveys. In contrast, the control traps operated at the Cellular One antenna site yielded a total of 33 MHJBs on June 23, 38 on June 30, and 24 on July 8.

Discussion and Recommendations.

My survey findings indicate that most of the site does not support the MHJB and habitat conditions throughout most of the site are unsuitable for the MHJB due to the presence of Watsonville loams. Occurrence of the beetle is likely limited to the small sandy patch near the gate. The clubhouse would be situated about 500 feet west of the location where the MHJB adults were observed. If this sandy area can be adequately protected during any grading and construction activities, as well as during future operation of the showgrounds, USFWS may not require a take permit for the proposed clubhouse project.

I recommend that you contact Roger Root, biologist for the USFWS's Ventura office (805-644-1766) to discuss this matter further. In particular, you should inquire about whether USFWS would write a letter that concurs that no take of the MHJB will occur from activities associated with the proposed clubhouse project. If necessary, I will be happy to communicate with USFWS to discuss this situation.

In the event that USFWS feels the association should obtain a permit for incidental take, you should be aware that the USFWS is working on a programmatic HCP, which when available would allow a number of individuals/parties to be covered by a single permit for incidental take of the MHJB. Also, a conservation bank for the sandhills is in the works, so permittees may eventually obtain the necessary mitigation at the conservation bank once it is approved by USFWS. Although the incidental take permit is not yet available, I hope that it will be finalized within the next year, but you should ask Mr. Root about this as well. Although the criteria for participation in this permit process have not been finalized, it is intended to cover projects with less than 15,000 ft.² of ground disturbance. You should discuss this and other criteria for participation with Mr. Root. I anticipate that the costs associated with the group take permit should be substantially less than if you pursued an individual take permit for your project.

Finally, I should note that two other endangered insects are known to occur in the greater Santa Cruz area, namely the Zayante Band Wing Grasshopper (ZBWG) and the Ohlone Tiger Beetle (OTB). The ZBWG occurs on loose Zayante sands that are sunlit at ground level. As I did not observe such habitat at the showgrounds, the ZBWG is unlikely to occur there. The OTB occurs on bare ground or in sparsely-vegetated areas of grassland that grows on Watsonville loam. Although most of the showgrounds support grassland vegetation, these portions of the property are in nearly constant use by the horse owners and I understand that they have been rototilled for fire control in past years. Since the larvae of the OTB burrow into the soil, the prior rototilling would have destroyed them. For these reasons, I believe that it is unlikely that the OTB occur at the showgrounds.

Environmental Review Initial Study
ATTACHMENT 8, 3 & 5
APPLICATION 03-0441

Please feel free to contact me if you have questions about this report or need further assistance.

Sincerely,

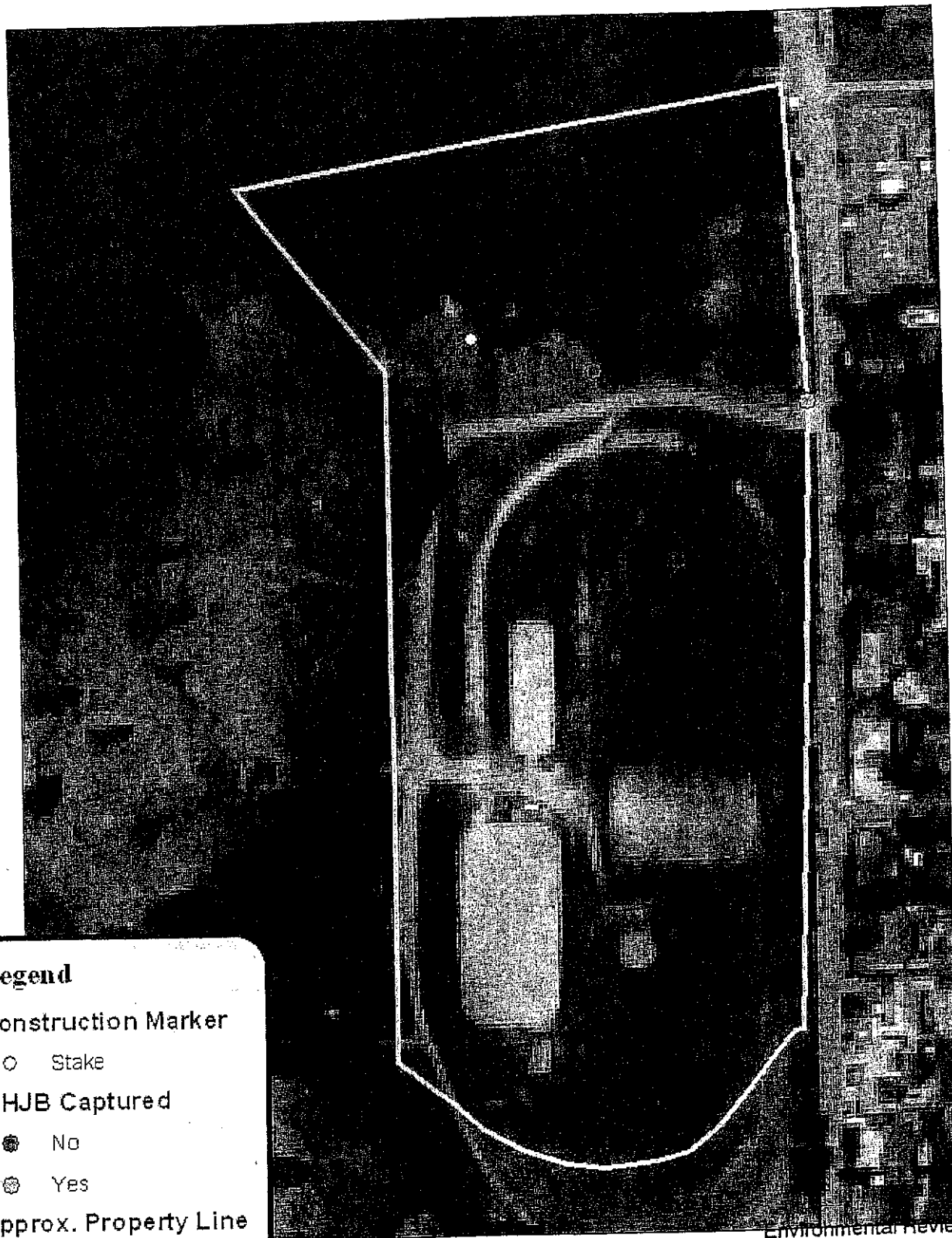


Richard A. Arnold, Ph.D.
President

Attachment: aerial photo and habitat photos

Environmental Review Initial Study
ATTACHMENT 8, 4 of 5
APPLICATION 03-0441

Graham Hill Showgrounds MHJB Survey - June/July 2004



Legend

Construction Marker

○ Stake

MHJB Captured

● No

⊗ Yes

Approx. Property Line

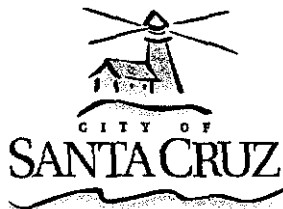
SV Showgrounds

0 187.5 375 750 Feet

Environmental Review Initial Stud
ATTACHMENT 8.5/25
APPLICATION 03-0541

Prepared by 12/2004
Entomological Consulting Services, Ltd.

EXHIBIT D



W A T E R D E P A R T M E N T

809 Center Street, Room 102, Santa Cruz, CA 95060 • (831) 420-5200 • Fax (831) 420-5201

April 5, 2005

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

RE: Environmental Determination, Graham Hill Horseman's Association Application 03-0441 APN 061-451-01, 02, 03.

Dear Ms. Levine:

As the City of Santa Cruz operates a municipal drinking water diversion approximately 4500' downstream of the Graham Hill Horseman's Association property and neighboring subdivision's drainage outlet at the San Lorenzo River, we have reviewed the above referenced Environmental Determination for potential impacts to the water supply of the City of Santa Cruz, and offer the following comments on the proposed project.

There is an inconsistency between the Initial Study Section B.5., and the Manure Management Plan (MMP), Attachment 5. The initial study states that manure will be spread over 5 acres near Graham Hill Road, The MMP states that manure will be trucked off site. Given our municipal water intake downstream, the City of Santa Cruz Water Department requests that manure be trucked off site, as is the current practice per the MMP. This is also consistent with the Declaration of Restrictions for the subject parcels (Staff Report to the Planning Commission, dated April 24, 1996. Exhibit M, for the Cowell Foundation Subdivision) that requires the removal of manure.

Additionally, there were two mitigation measures from the Cowell Foundation Subdivision which specifically addressed drainage improvements to control the run-off of animal waste from the subject properties. These are discussed below:

- Mitigation Measure Hydro-8 required the subdivision drainage system be modified to incorporate measures to assure that animal wastes from the show grounds area are contained on site. The approved system incorporating this measure was constructed along with the subdivision. Given the site disturbance for the subdivision, and two winters of runoff following construction, the system should be evaluated to determine if it is functioning as designed.

Environmental Review Initial Study

ATTACHMENT 1 of 5
APPLICATION 03-0441

Re: Environmental Determination, Graham Hill Horseman's Association Application 03-0441 APN 061-451-01, 02, 03.

Page: 2

Date: April 5, 2005

- Mitigation Measure Hydro-IO requires the construction of a 3-foot **high** berm along the southern parcel boundary of the equestrian parcels to prevent the direct runoff of animal wastes into stream channels. There is a partial berm south of the fenced equestrian area, though not as shown on the approved drainage plan. There is an un-bermed low spot in the southeastern edge of the parcel, immediately adjacent to the main drainage channel downstream of the subject properties. Along the southwestern extent of the berm, the berm appears breached by a remnant graveled road. The area at the edge of the equestrian fencing was saturated and very spongy, surface water was flowing down the road, and into the drainage channel, at the basin immediately upstream of the main subdivision access road. The summary of the revised drainage plan in the Final EIR refers to the berm at the edge of the equestrian area as one of two main drainage features. This measure at the downslope edge of the equestrian activities is intended to prevent the direct runoff of animal wastes into stream channels.

Finally, though unrelated to the potential impacts on water quality discussed above, the City is currently in the process of negotiating an Endangered Species Act – Section 10 permit for numerous species, including the Mount Hermon June Beetle (MHJB). This permit requires the development and implementation of a Habitat Conservation Plan (HCP), which includes conservation measures for the MHJB (among other species). Therefore the City will share an increased regulatory burden if these species are not equally protected throughout their range. We concur with the recommendation of Dr. Arnold that the Fish and Wildlife Service be consulted regarding the proposed project.

Thank you for your consideration of the above comments.

Sincerely,



for Bill Kocher, Director
City of Santa Cruz Water Department

Cc: **Chris** Berry, Water Resources Manager

Environmental Review Initial Study
ATTACHMENT 9 of 5
APPLICATION 03-0441

* PLEASE NOTE: AN 11x17 INCH ENLARGEMENT OF THIS FIGURE IS PROVIDED IN CHAPTER V OF THIS DOCUMENT.

Environmental Review Initial Study
CHMENT 9 305
CATION 03-0211

EXHIBIT D

The first sentence at the top of page 77 is revised to read

"...no new runoff will be delivered to the existing drainages on the steep hillslope portions of the site."

The first and last bullet item in mitigation HYDRO-2, on page 82, is revised as follows:

"...adequate design and construction features to securely anchor, protect and maintain hillside storm drainline from any damage, including that from a fallen tree."

~~For lots 1-5, 45 and 46, direct the development envelopes roof and gutter discharge to the street.~~

Mitigation HYDRO-4, on page 83, is hereby modified to read:

After construction is completed, all storm drains shall be inspected for accumulated sediment ~~at least twice per year, on October 1 and again during mid-winter~~ and storm drain damage prior to October 15 and between April 15 and May 15 and during each month there is rain during November through March of each year. Where sediment has accumulated, these drainage structures shall be cleared of debris and sediment.

The following mitigation measure is added on page 84:

HYDRO-9 Following construction and County approval of the project drainage facilities, the applicant shall establish a County Service Area (CSA) for the permanent maintenance of these facilities by the County, or another public agency or entity under contract to the County for this purpose. The CSA to be established for the operation of the package treatment plant could be extended to include drainage facilities maintenance.

The following new mitigation measure HYDRO-10 is added to page 84 as follows:

HYDRO-10 The development plan for the future equestrian park shall include detailed design of all new horse trail • intermittent stream crossings, and a 3-foot high earthen berm around the perimeter of the showgrounds at Parcel C. The development plan design shall incorporate appropriate measures to prevent the direct runoff or deposition of animal wastes and eroded soil into the stream channels. This may include, for instance, the use of culverts and vegetated buffer strips to prevent horses from entering intermittent drainage channels and to enhance natural filtering through overland flow. Additionally, at a minimum, an annual inspection shall be made of the trails for clean-up of horse manure and repair of erosion damage prior to the rainy season. This shall be the responsibility of the operators of the showgrounds equestrian facilities

Environmental Review Initial Study

ATTACHMENT

APPLICATION

Graham Hill Show Grounds Subdivision

and shall be identified as part of the Development Permit for the future park development.

A new mitigation measure HYDRO-11 is added on page 84 as follows:

HYDRO-11 The homeowners' association for the development shall provide educational material to all residents regarding the need for proper use of landscaping chemicals and the adverse environmental consequences of improper use. The information shall be distributed annually and the requirement to do so shall be made a part of the subdivision CCRs.

D. DOMESTIC SEWAGE DISPOSAL

Throughout the RDEIR, the term "interceptor" shall be revised to "transmission line" as it regards the Scotts Valley sewer transmission line that is located adjacent to Graham Hill Road.

The last sentence in paragraph 2, page 87, is revised to read:

"~~These~~ investigations indicated ..."

Page 90, paragraph one is revised as follows:

"Currently, the Santa Cruz County Environmental Health Service and the Central Coast Regional Water Quality Control Board are working toward the reduction of nitrate loads in the watershed. The County's current objective is to prevent any substantial increase of nitrate in surface waters within the San Lorenzo watershed. The Regional Board's objective is to reduce nitrate to 80 percent of present levels, which may be unattainable and is currently under review. ~~A reduction of 15-30% of current levels is presently being considered.~~ In May 1995, the County adopted the San Lorenzo Nitrate Management Plan which includes a long-term goal of reducing the current level of nitrates in the river by 30%."

Page 101, paragraph three, is revised as follows:

"Sewage treatment facilities are designed to accommodate peak wastewater flows which are roughly a ~~5040~~ percent increase over average flow, or ~~350~~ 375 gpd/dwelling peak wastewater flow expected from the 60 proposed homes would be ~~21,000~~ 22,500 gpd."

Last paragraph starting on page 106, is corrected as follows:

"...The proposed project would include ~~4560~~ residential sites..."

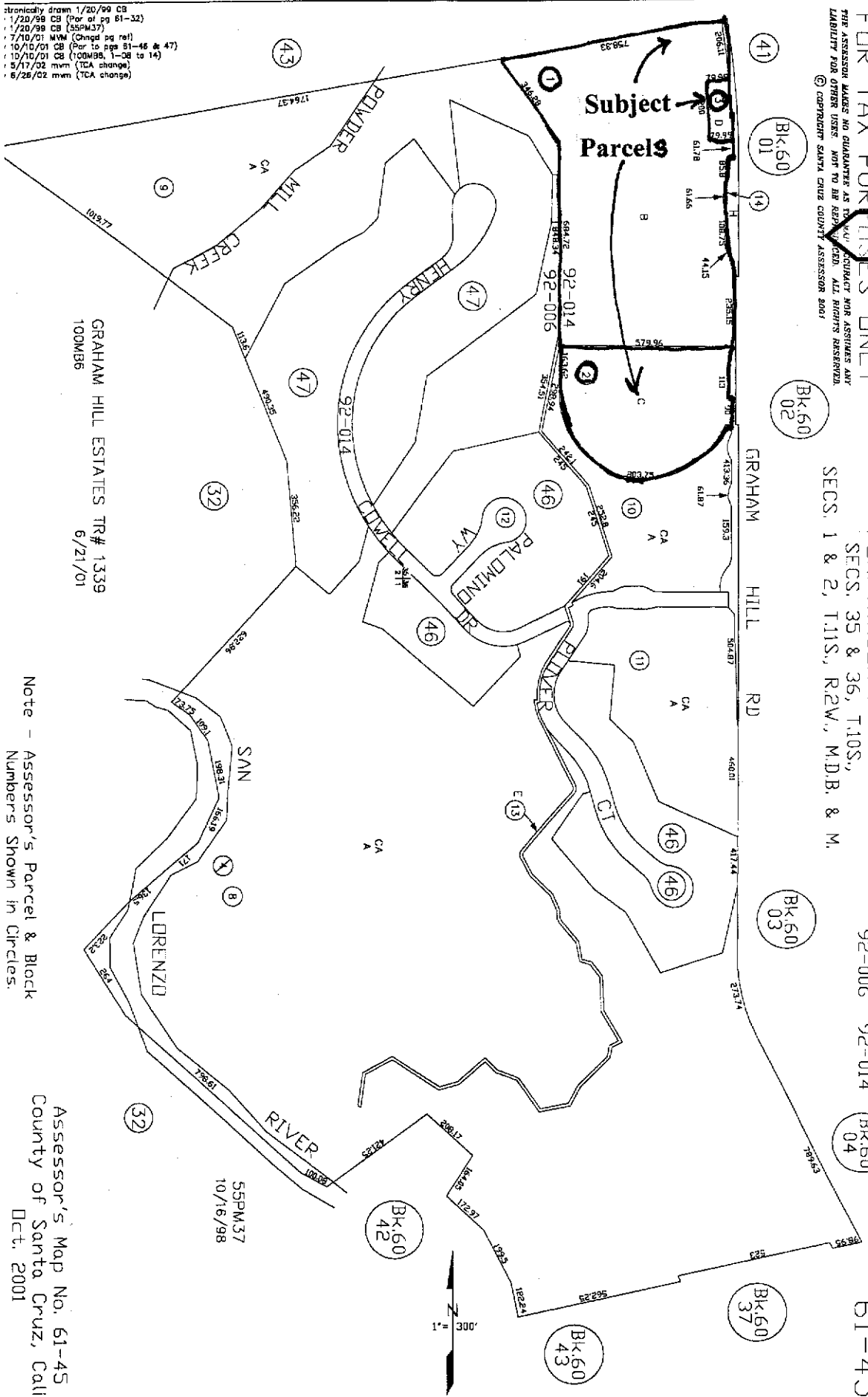
Environmental Review Initial Study
ATTACHMENT 4 5 of 5
APPLICATION 03-0441

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

POR. RINCON RANCHO
SECS. 35 & 36, T.10S.,
SECS. 1 & 2, T.11S., R.2W., M.D.B. & M.

Tax Area Code
92-006 92-014

61-45



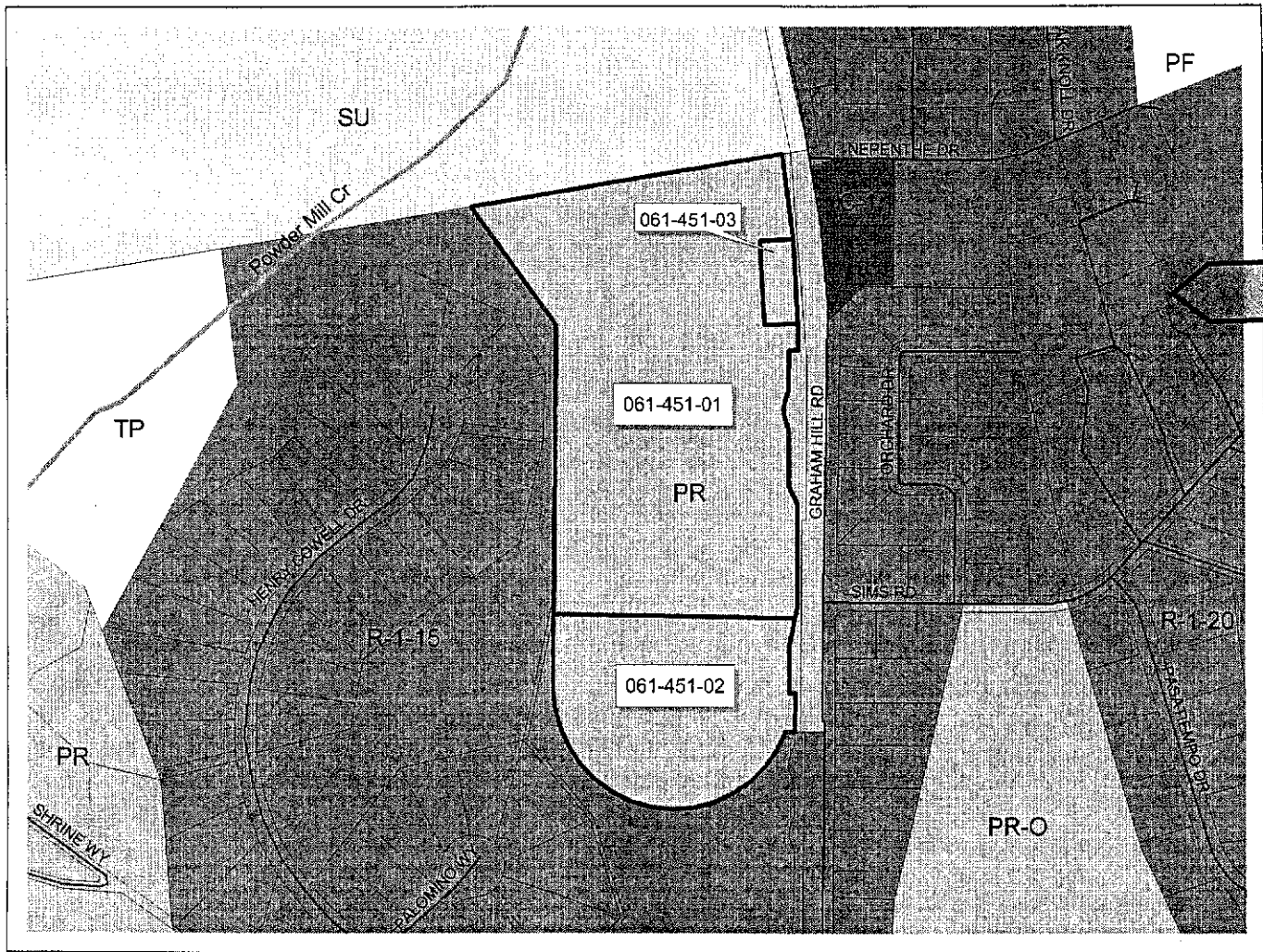
GRAHAM HILL ESTATES TR# 1339
100MB6 6/21/01

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

Assessor's Map No. 61-45
County of Santa Cruz, Calif
Oct. 2001

ASSESSOR'S PARCEL MAP

Zoning Map



1000 0 1000 Feet

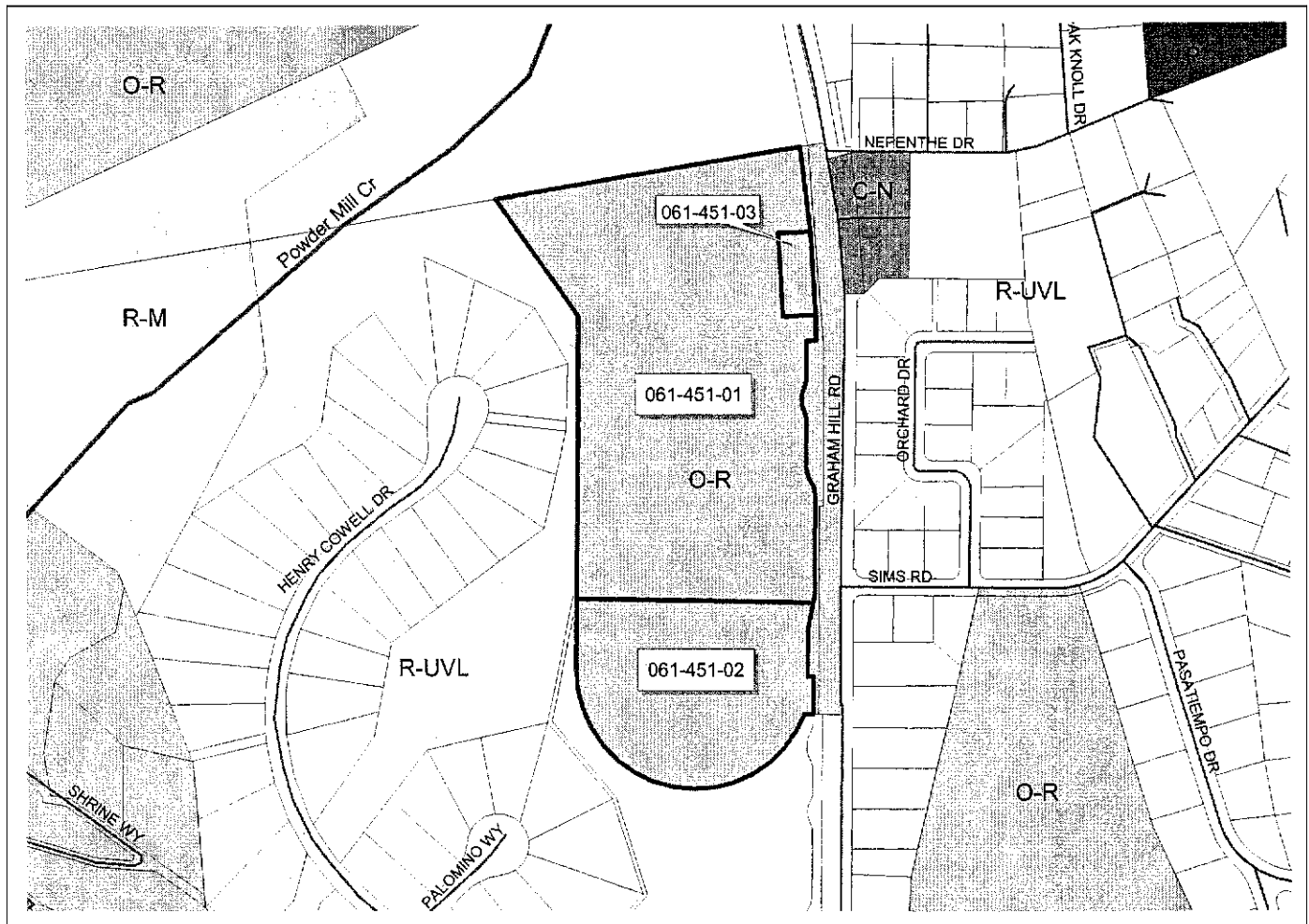
Legend

- APN 061-451-01,02,03
- Parcel boundaries
- Streets
- Perennial Stream
- C-1
- R-1-X
- PR
- SU
- PF
- TP



Map created by Santa Cruz County
Planning Department:
October 2003

General Plan Map



1000 0 1000 Feet

Legend

	APN 061-451-01,02,03
	Parcel boundaries
	Streets
	Perennial Stream
	Public Facilities
	Neighborhood Commercial
	Parks and Recreation
	Mountain Residential
	Residential- Urban Very Low Density



Map created by Santa Cruz County
Planning Department
October 2003

EXHIBIT F

COUNTY OF SANTA CRUZ

INTER-OFFICE CORRESPONDENCE

DATE: **October** 31, 2003

TO: Planning Department, ATTENTION CATHLEEN CARR

FROM: CSA NO. 57 (GRAHAM HILL ESTATES)

SUBJECT: SEWER AVAILABILITY AND PUBLIC WORK'S CONDITIONS OF
SERVICE FOR THE FOLLOWING PROPOSED DEVELOPMENT:

APN:061-451-01 APPLICATION NO.: 03-0441

PARCEL ADDRESS: VACANT PARCEL - NO SITUS (LOCATED NORTH OF WOODS
COVE SUBDIVISION)

PROJECT DESCRIPTION: CONSTRUCT CLUBHOUSE, PERMANENT UTILITY
HOOKUPS FOR CARETAKER'S RECREATIONAL VEHICLE AND ESTABLISH MASTER
OCCUPANCY PERMIT/COMMERCIAL DEVELOPMENT PERMIT



The following issues are to be addressed during the building permit process. If a building permit is not necessary, they will be addressed during this discretionary permit stage and the CSA's approval of this project will not be granted until our conditions have been met:

Proposed location of on-site sewer lateral(s), clean-out(s), and connection(s) to existing public sewer must be shown on the plot plan of the building permit application.

The plan shall show all proposed plumbing fixtures on floor plans of building application for clubhouse and caretaker's recreational vehicle. Completely describe all plumbing fixtures according to table 7-3 of the uniform plumbing code.

Water use data (actual and/or projected), and other information as may be required for this project, must be submitted to the District for review and use in fee determination and waste pretreatment requirements before sewer connection permits can be approved.

A backflow prevention device may be required on the sewer lateral.

The existing sewer easement and sewer line shall be surveyed and plotted on the site plan for the building permit application. No permanent improvements shall be constructed within the easement.

The following are completeness issues and will be required to be resolved at the discretionary permit stage. District approval for this permit application shall not be granted until all of the completeness issues have been satisfied.

A complete engineered sewer plan, addressing all issues required by CSA staff and meeting County "Design Criteria" standards, is required. CSA approval of proposed discretionary permit withheld until plan meets all requirements.

It is unknown from the plans if caretaker's recreational vehicle is to be sewerred. CSA statutes prohibit the addition of recreational vehicle holding tank contents to the public sewer system.

Master Plan comments:

The following comments shall be included in the permit conditions as a requirement of District approval for the Master Occupancy Permit being sought the existing building.

All future change of use in tenants shall require a review by the CSA #57 staff for additional connection permit fees and pretreatment device requirements.

All applicants shall provide estimated water use and additional information to assist staff in developing permit fees and pretreatment. A review of all changes in tenancy shall be required and no "over the counter" approvals shall be granted.

The District shall review all future building permits for tenant improvements.

All changes to plumbing fixtures shall be reviewed by the District. All changes shall be accompanied by a plumbing plan and list of plumbing fixtures per the UPC as stated in table 7-3.

Any expansion in use above that provided for in the agreement between city of Santa Cruz and Standard Pacific will require additional fees.

Prior to CSA approval the following shall be shown on the plans:

Clubhouse:

A minimum of a 70 pound interior grease trap will be required if any type of food is prepared at the facility.

A dishwasher is not permitted unless an exterior 350-lb. Minimum exterior grease interceptor is installed.

The three-washbasin sink must be routed through the grease-trap.

- All grease traps will meet the Santa Cruz County Design Criteria.

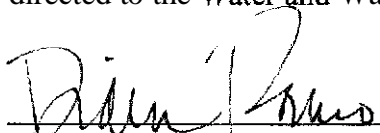
CATHLEEN CARR

PAGE -3-

Recreational Vehicles:

- If there are plans for a mobile home that is to stay mostly on the premises, provide a Mobile Home Sanitary Sewer Hookup (see attached Design Specifications).
If there is only one recreational vehicle on the premises, provide a Recreational Vehicle Sanitary Sewer Hookup (see attached Design Specifications).
If the show grounds plans on accepting more than two recreational vehicles at any given time, then provide a Recreational Vehicle Cleanout and Vent (see attached Design Specifications).
Signage must be present that indicates that holding tank additives that pose a threat to the sanitary sewer, such as those containing formaldehyde, chlorinated compounds, or quaternary compounds are forbidden.

The County Service Area staff must be allowed to review plans for the grease trap and RV dump station facilities, and to inspect installation. Any questions regarding these criteria should be directed to the Water and Wastewater Environmental Compliance Section at (831) 462-5462.



Diane Romeo
Sanitation Engineering

DR:abc/699b

Attachments

c: Applicant: Claudia Goodman
 For SCCHA
 17151 Cougar Rock Road
 Boulder Creek, CA 95006

Property Owner: Barry Samuels, Director
 Santa Cmz County Parks
 979 17th Avenue
 Santa Cruz CA 95062

Terri Fisher, Architect
 285 Miracle Lane
 Santa Cruz CA 95060

Josephine Fleming

Mary Fisher, City of Santa Cmz

SANTA CRUZ COUNTY SANITATION DISTRICT

INTER-OFFICE CORRESPONDENCE

DATE: May 3, 2004 (2nd ROUTING – Repeat of 1st routing comments)
TO: PLANNING DEPARTMENT: CATHLEEN CARR
FROM: CSA NO. 57 (GRAHAM HILL ESTATES)
SUBJECT: CONDITIONS OF SERVICE FOR THE FOLLOWING
PROPOSED DEVELOPMENT
APN: 61-451-01, -02, -03 APPLICATION NO.: 03-0441
PARCEL ADDRESS: NO SITUS (VACANT LOT, GRAHAM HILL
SHOWGROUNDS)

PROJECT DESCRIPTION: CONSTRUCT 2,100 SQ. FT. CLUBHOUSE,
BARN/STORAGE AND PERMANENT UTILITY HOOKUPS FOR CARETAKERS
RV/TRAILER

A complete engineered sewer plan, addressing all issues required by CSA staff and meeting County "Design Criteria" standards, is a completeness requirement. To date, no sewer plan has been submitted. CSA approval of proposed discretionary permit will be withheld until plan meets all requirements. Once approved by CSA staff, the sewer improvement plan shall be submitted for signoff by the Department of Public Works and copy of signed and approved plan shall be attached to all future building permit applications that contain the addition, removal, or relocation of plumbing fixtures.

The following (or relevant notes) shall be shown on the plans:

Clubhouse:

A minimum of a 70 pound interior grease trap will be required if any type of food is prepared at the facility.

A dishwasher is not permitted unless and exterior 350-lb. minimum exterior grease interceptor is installed.

The three-washbasin sink must be routed through the grease trap.

All grease traps shall meet the Santa Cruz County "Design Criteria."

Recreational Vehicles:

If there are plans for a mobile home that is to stay mostly on the premises, provide a mobile home sanitary sewer hookup (design specifications previously provided).

If there is only one recreational vehicle on the premises, provide a Recreational vehicle sanitary sewer hookup (design specifications previously provided).

If the show grounds plans on accepting more than two recreational vehicles at any given time, then provide a recreational vehicle cleanout and vent (design specifications previously provided).

Signage must be present that indicates that holding tank additives that pose a threat to the sanitary sewer, such as those containing formaldehyde, chlorinated compounds, or quaternary compounds *are* forbidden. (CSA statutes prohibit the addition of recreational vehicle holding tank contents to the public sewer system.)

The following comments shall be included in the permit conditions as a requirement of CSA approval for the Master Occupancy Permit being sought for proposed project and use:

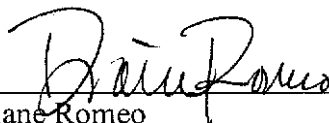
All future change of use in tenants shall require a review by the CSA #57 staff for additional connection permit fees and pretreatment device requirements.

All applicants shall provide estimated water use and additional information to assist staff in developing permit fees and pretreatment. A review of all changes in tenancy shall be required and not "over the counter" approvals shall be granted.

CSA staff shall review all future building permits for tenant improvements.

All changes to plumbing fixtures shall be reviewed by the District. All changes shall be accompanied by a plumbing plan and a list of plumbing fixtures per the UPC as stated in table 7-3.

Any expansion in use above that provided for in the agreement between City of Santa Cruz and Standard Pacific will require additional fees.


Diane Romeo
Sanitation Engineering

DR/dr

c: Applicant: Claudia Goodman
 For SCCHA
 17151 Boulder Creek. CA 95006

Property Owner: Barry Samuels, Director
 Santa Cruz County Parks
 979 17th Avenue
 Santa Cruz, CA 95062

Architect: Terri Fisher
 285 Miracle Lane
 Santa Cruz, CA 95062

Josephine Fleming

Cathleen Carr

From: Paia Levine
Sent: Friday, April 15, 2005 2:31 PM
To: 'mbaldzikowski@ci.santa-cruz.ca.us'
cc: Cathleen Carr
Subject: Grahamn Hill Showgrounds

Hello Matt:

Thank you for the thoughtful comments on the environmental review. I have addressed them by adding a mitigation measure that clarifies that manure shall be removed and that the berm shall be repaired to implement the older EIR mit. measure. Regarding inspection of the drainage system, the Department of Public Works does routinely inspect it and Rachel Fatoohi advised that it is functioning well.

Best,
Paia Levine
Environmental Planning
County of Santa Cruz



feb 28 g.h.
showgrounds.doc

C O U N T Y O F S A N T A C R U Z
D I S C R E T I O N A R Y A P P L I C A T I O N C O M M E N T S

Project Planner: Cathleen Carr
Application No.: 03-0441
APN: 061-451-01

Date: April 15, 2005
Time: 10:36:50
Page: 1

Environmental Planning Completeness Comments

===== REVIEW ON OCTOBER 21, 2003 BY KENT M EDLER ===== No grading plans were included with plans submitted.

===== UPDATED ON OCTOBER 27, 2003 BY JESSICA L DEGRASSI =====

Please submit grading plans which include drainage devices and locations, as well as extent of areas to be disturbed during construction, and location of any excavated material to be placed as fill. These plans shall be submitted to Bill Davilla for review and comment. After reviewing the plans Bill shall submit a letter stating approval of such plans and that there will be no impact on the sensitive plant species on site. Areas of concern are the location of the new clubhouse, drainage devices, and construction disturbance areas. See separate letter from P. Levine regarding acceptance of Biotic Report. =====

UPDATED ON MAY 11, 2004 BY JESSICA L DEGRASSI

Revised plans show approximately 150 cubic yards of material will be leftover from the cut and fill grading of the site. Please note where this material will go, will it be spread over the parcel, if so where? Will it be hauled to a dump, which one?

===== UPDATED ON NOVEMBER 4, 2004 BY PAIA X LEVINE =====

Regarding Mt Hermon June beetle, planner please add a project condition that states that all conditions and recommendations of the US Fish and Wildlife Service (FWS) shall be followed. If a "no take" letter cannot be issued by FWS, then the project shall only begin once there is a valid HCP.

Environmental Planning Miscellaneous Comments

===== REVIEW ON OCTOBER 27, 2003 BY JESSICA L DEGRASSI =====

Dpw Drainage Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 12, 2003 BY ALYSON B TOM ===== Application with plans dated 8/11/03 has been received. The application is not complete with regards to drainage for the discretionary stage. Please address the following:

- 1) Please submit a drainage plan that describes how runoff from all proposed impervious areas (roofs, paved areas, compacted walkways, etc.) will be directed.
- 2) This site is located in groundwater recharge and water supply watershed zones. Accordingly, all added runoff due to proposed impervious and semi-pervious areas should be retained on site so that the post-development runoff rate is limited to predevelopment levels. The design of the retention facility(ies) should take into account site specific characteristics such as soil type, slope, vegetative cover, and downstream distance to property boundary. Safe overflow should also be incorporated into the retention design. Please include retention facilities in the submitted drainage plan.
- 3) Please describe the proposed grading associated with the new dressage arena, jumps arena, buildings and parking area. Describe the proposed surfacing for each of these areas. How will upstream runoff be directed around or through these proposed

Project Planner: Cathleen Carr
Application No.: 03-0441
APN: 061-451-01

Date: April 15, 2005
Time: 10:36:50
Page: 2

areas?

4) Is the parking area shown adjacent to the existing road new or existing? Describe extent and how it will be surfaced and drain. How will the handicapped parking space adjacent to the proposed clubhouse be accessed? Show all parking and driveway areas on the plan, clearly delineating the extents.

5) Please clarify what is meant by overflow parking in the area of the existing polo field. How will this area be accessed? How will erosion be controlled in this area?

Additional details may be required in the building permit stage

For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday.

~~=====~~ UPDATED ON MAY 12, 2004 BY ALYSON B TOM ===== Application with plans revised on 4/15/04 and letter dated 4/12/04 has been received. Previous comments made on 11/12/03 have not been fully addressed. Please see previous comments. Please address the following comments:

1) It is not clear that the proposed drainage plan will meet retention requirements for the groundwater recharge and water supply watershed zoning. The submitted letter states that the parcel is an "open field aquifer". What does this mean? Please provide site specific information that documents that the proposed plan will be able to meet retention requirements or provide a statement from the project geotechnical engineer that retention of all added runoff is feasible on this site. This information should include site specific soils data.

2) Show proposed outlet (release to forested area and release to "aquifer") locations on the plans. Outlets should be located as far away from property boundaries as possible.

3) The letter states that runoff from the arena areas will be directed to a retention pit located to the north of these arenas. The topographic information provided indicates that the arena areas naturally drain to the south. The drainage plan should be updated so that natural drainage patterns are maintained.

4) Describe the proposed surfacing for the arenas on the plans.

5) Compacted decomposed granite and base rock surfacing is considered semi-imperious and additional runoff generated from these areas should be retained to meet the groundwater recharge and water supply watershed requirements.

6) Are there any water quality concerns (ex: high nutrients, sediment, pathogens, etc.) with the runoff from the arena areas? If so, pretreatment of runoff prior to discharge to retention or release from the site should be included.

7) Water quality treatment should be provided for all runoff from road and parking areas prior to infiltration or release from the site.

Please see miscellaneous comments for issues to be addressed prior to building permit issuance.

Discretionary Comments - Continued

Project Planner: Cathleen Carr
Application No.: 03-0441
APN: 061-451-01

Date: April 15, 2005
Time: 10:36:50
Page: 3

All submittals regarding this application should be made through the planning department. For questions regarding this review Public Works storm water management staff is available from 8-12 Monday through Friday.

===== UPDATED ON NOVEMBER 10, 2004 BY ALYSON B TOM ===== Application with plans revised on 10/14/04 has been recieved. Please address the following:

- 1) Previous comments No. 1, 4, 6, 7 from 5/12/04 have not been addressed. Please address these comments.
- 2) All proposed drainage facilities should be shown on sheet P1 of 2.
- 3) Runoff from the new barn/storage building should also be retained.

Please note that retention of runoff does not necessarily require structural facilities. Dispersal of runoff may meet retention criteria, but must be substantiated by the soils/geotechnical engineer based on site specific conditions.

All submittals should be made through the planning department.

For questions regarding this review public works storm water management staff is available from 8-12 Monday through Friday.

See previous miscellaneous comments.

Dpw Drainage Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 12, 2003 BY ALYSON B TOM ===== Please see completeness comments.

===== UPDATED ON MAY 12, 2004 BY ALYSON B TOM ===== The following should be addressed prior to building permit issuance.

- 1) Provide a complete drainage plan that shown all drainage facilites and details required for construction. Provide details for the proposed retention facilities. swales, pipes, outlets, etc. Retention design should be based on site specific characteristics such as soil infiltration rates, slope, vegetative cover, and downstream distance to property line. Safe overflow should be incorporated into the retention design. Provide material and construction specifications on the plans. Required maintenance for the retnention system should be included on the plans and a separate recorded maintenance agreement may be required.
- 2) Provide analysis for the proposed design that demonstrates that adequate retention is provided.
- 3) Provide a copy of a signed, notorized, recorded maintenance agreement(s) for proposed structural water quality treatment devices and/or retention facilities if required,

Dpw Road Engineering Completeness Comments

Discretionary Comments - Continued

Project Planner: Cathleen Carr
Application No. : 03-0441
APN: 061-451-01

Date: April 15, 2005
Time: 10:36:50
Page: 4

===== REVIEW ON NOVEMBER 3, 2003 BY GREG J MARTIN =====

Please show the existing road improvements at a better scale. In particular the encroachment onto Graham Hill Road and vehicle access to the handicapped parking space are unclear. The material for the parking area should be identified as well.

If you have any questions regarding these comments please contact Greg Martin at 831-454-2811. ===== UPDATED ON MAY 3, 2004 BY GREG J MARTIN =====

The interior access road is required to be paved 24 feet from Graham Hill Road to and including the handicapped access road. The minimum acceptable width for two-way traffic is 18 ft. The handicapped parking space should have a turnaround. The orientation of the handicapped parking space on Sheet A1 doesn't appear to match the orientation of the same parking space on Sheet C2.

Identify the material used for the parking area

Please contact Greg Martin at 831-454-2811 to facilitate processing of the next submittal. ===== UPDATED ON NOVEMBER 18, 2004 BY GREG J MARTIN =====

The interior access road is required to be paved 24 feet from Graham Hill Road to and including the handicapped access road. The minimum acceptable width for two-way traffic is 18 ft. The handicapped parking space should have a turnaround. The orientation of the handicapped parking space on Sheet A1 doesn't appear to match the orientation of the same parking space on Sheet C2.

If you have any questions please contact Greg Martin at 831-454-2811.

Dpw Road Engineering Miscellaneous Comments

===== REVIEW ON NOVEMBER 3, 2003 BY GREG J MARTIN =====

===== UPDATED ON MAY 3, 2004 BY GREG J MARTIN =====

===== UPDATED ON NOVEMBER 18, 2004 BY GREG J MARTIN =====

Environmental Health Completeness Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON OCTOBER 31, 2003 BY JIM G SAFRANEK ===== Applicant needs to submit a Manure Management Plan to EHS for review and approval. Plan requirements available from Rick Jones. 454-2746. Note: Manure storage bunker will be required for this project unless operator intends to have all manure hauled off site.

===== UPDATED ON NOVEMBER 6, 2003 BY JIM G SAFRANEK ===== Rick Jones of EHS (454-2746) reviewed the Manure Management statement submitted by the applicant and had the following comments: Applicant must submit a revised site plan w/ location of proposed manure storage area/manure bunker. EHS requires a manure storage bunker with a concrete or other impermeable floor surface and an all-weather roof/cover. The manure storage bunker must be sized to accommodate the projected amount of stored manure on site (show calculations). A schedule of manure hauling should be detailed on the revised plan. Applicant has chosen to transport manure offsite. The applicant's response to Planning regarding this matter is a start, but a formal Manure Management Plan, with protocol for users of the facility will need to be written. Address these items in the plans as well: Trailer will need to be protected with a cover during the winter. Signs will need to be posted. Tools/equipment must be provided for users. Where will manure be transported to? Contract with the

Discretionary Comments - Continued

Project Planner: Cathleen Carr
Application No.: 03-0441
APN: 061-451-01

Date: April 15, 2005
Time: 10:36:50
Page: 5

recipient ?

Jim Safranek x2749

===== UPDATED ON MAY 6, 2004 BY JIM G SAFRANEK =====

===== UPDATED ON MAY 13, 2004 BY JIM G SAFRANEK =====

===== UPDATED ON NOVEMBER 17, 2004 BY JIM G SAFRANEK ===== Rick Jones of EHS
is satisfied with the applicant's Manure Management Plan. No further comments.

===== UPDATED ON NOVEMBER 17, 2004 BY JIM G SAFRANEK =====

Environmental Health Miscellaneous Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

===== REVIEW ON OCTOBER 31, 2003 BY JIM G SAFRANEK =====

NO COMMENT

===== UPDATED ON MAY 13, 2004 BY JIM G SAFRANEK =====

NO COMMENT

Scotts Valley Fire District Completeness Comments

LATEST COMMENTS HAVE **NOT YET** BEEN SENT TO **PLANNER** FOR THIS AGENCY

===== REVIEW ON NOVEMBER 13, 2003 BY MARIANNE E MARSANO =====

DEPARTMENT NAME: Scotts Valley Fire District

Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the plans and RESUBMIT. with an annotated copy of this letter:

FIRE FLOW requirements for the subject property are 2000 GPM. Note on the plans the REQUIRED and AVAILABLE FIRE FLOW. The AVAILABLE FIRE FLOW information can be obtained from the water company.

SHOW on the plans a public fire hydrant within 150__ feet of any portion of the property. along the fire department access route, meeting the minimum required fire flow for the building. This information can be obtained from the water company.

NOTE on the plans that the building shall be protected by an approved automatic fire sprinkler system complying with the currently adopted edition of NFPA 13____ and Chapter 35 of California Building Code and adopted standards of the authority having jurisdiction.

NOTE on the plans that the roof covering shall be no less than Class ____B____ rated roof.

Show the location of Knox Box.

SHOW on the plans, DETAILS of compliance with the Access Standards of the Santa Cruz County General Plan (Objective 6.5 Fire Hazards).

The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The access road surface shall be "all weather". a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5%, oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15%, but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20%. with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire

Discretionary Comments - Continued

Project Planner: Cathleen Carr
Application No.: 03-0441
APN: 061-451-01

Date: April 15, 2005
Time: 10:36:50
Page: 6

width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

All Fire Department building requirements and fees will be addressed in the Building Permit phase.

===== UPDATED ON NOVEMBER 10, 2004 BY MARIANNE E MARSANO =====

DEPARTMENT NAME: Scotts Valley Fire District

Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the plans and RESUBMIT, with an annotated copy of this letter:

The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5% oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20% with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

===== UPDATED ON NOVEMBER 10, 2004 BY MARIANNE E MARSANO =====

===== UPDATED ON NOVEMBER 10, 2004 BY MARIANNE E MARSANO =====

===== UPDATED ON NOVEMBER 10, 2004 BY MARIANNE E MARSANO =====

DEPARTMENT NAME: Scotts Valley Fire District

Have the DESIGNER add the appropriate NOTES and DETAILS showing this information on the plans and RESUBMIT, with an annotated copy of this letter:

The access road shall be in place to the following standards prior to any framing construction, or construction will be stopped:

- The access road surface shall be "all weather", a minimum 6" of compacted aggregate base rock, Class 2 or equivalent, certified by a licensed engineer to 95% compaction and shall be maintained. - ALL WEATHER SURFACE: shall be minimum of 6" of compacted Class II base rock for grades up to and including 5% oil and screened for grades up to and including 15% and asphaltic concrete for grades exceeding 15% but in no case exceeding 20%. The maximum grade of the access road shall not exceed 20% with grades greater than 15% not permitted for distances of more than 200 feet at a time. The access road shall have a vertical clearance of 14 feet for its entire width and length, including turnouts. A turn-around area which meets the requirements of the fire department shall be provided for access roads and driveways in excess of 150 feet in length. Drainage details for the road or driveway shall conform to current engineering practices, including erosion control measures. All private access roads, driveways, turn-around and bridges are the responsibility of the

Discretionary Comments - Continued

Project Planner: Cathleen Carr
Application No. : 03-0441
APN: 061-451-01

Date: April 15, 2005
Time: 10:36:50
Page: 7

owner(s) of record and shall be maintained to ensure the fire department safe and expedient passage at all times.

The fire department turnaround is too short in length. Extend it to 30 feet. The surface must be a minimum 6"AB Class 2 over compacted subgrade. Relocate the two 5000 gallon water tanks to the area the hydrant is shown for the barn building. The access road to the water tanks must be a minimum of 6"AB Class 2 over compacted subgrade. The sprinkler system supply line and tap to the 8" main will be dependant on the fire sprinkler demand to be determined at a later date. ===== UPDATED ON NOVEMBER 10, 2004 BY MARIANNE E MARSANO =====

Scotts Valley Fire District Miscellaneous Comments

LATEST COMMENTS HAVE NOT YET BEEN SENT TO PLANNER FOR THIS AGENCY

===== REVIEW ON NOVEMBER 13, 2003 BY MARIANNE E MARSANO =====
===== UPDATED ON NOVEMBER 10, 2004 BY MARIANNE E MARSANO =====
===== UPDATED ON NOVEMBER 10, 2004 BY MARIANNE E MARSANO =====
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