

Glenwood project under way

Efforts continue toward preserving further acreage

By JONDI GUMZ
SENTINEL STAFF WRITER

Glenwood

Now that heavy equipment has taken over the southern end of the Glenwood meadow, Palo Alto developer Kerry Williams is getting calls from people wanting to reserve home sites at the \$35 million project.

"I had two people who want to give me a deposit on specific lots," said

Williams, a partner in **SCOTTS VALLEY** Keenan Land Co.

But she's just adding their names to the list of prospective buyers for the homes, which could sell in the \$800,000 range.

Keenan Land Co. originally proposed 145 homes. The city approved 49, but not all of them would be built if the Land Trust of Santa Cruz County, the city and the developer can agree to preserve 160-some acres of the 195-acre site for endangered species.

"We've agreed to sell five lots on Tabor Drive as open space," which would downsize the project to 44 lots, Williams said.

"We have so many fixed costs that it's not a win for us, but people went to the effort to get that grant money (\$3.13 million from the state)," she said.

Laura Perry of the Land Trust is optimistic but cautious because the deal is so complicated. The sale is contingent on reaching a deal with the city on the cost of maintaining the open space in perpetuity.

"I hope to have something to say by the end of September," she said.

The developer promised the city buildable property at the site. The city proposes to sell that property to the Land Trust, which would preserve the land from development and provide funds to endow the future maintenance of all the designated open space. The dollar amount is the subject of the negotiations.

"There are issues we have to work out, but things are going very well," said Laura Kuhn, the city's commu-



nity development director.

If the city doesn't take responsibility for the open space, it would be up to the homeowners association.

Among the fixed costs Williams cited is payment of \$880,000 to the Scotts Valley Water District. That includes \$335,000 to pay for pipelines so industrial customers can switch to recycled water, \$215,000 toward new water facilities, \$330,000 in hookup fees and \$12,000 for fire hydrant hookups.

Residents who had fought to preserve the property are watching the changes at the site and curious about what will happen next.

"All these things have moved out of the review of citizens," said Nick Van Bruggen, one of the Glenwood activists.

Top Grade Construction, based in Livermore, broke ground in mid-July and has finished grading. Installation of sewer lines and water lines is under way.

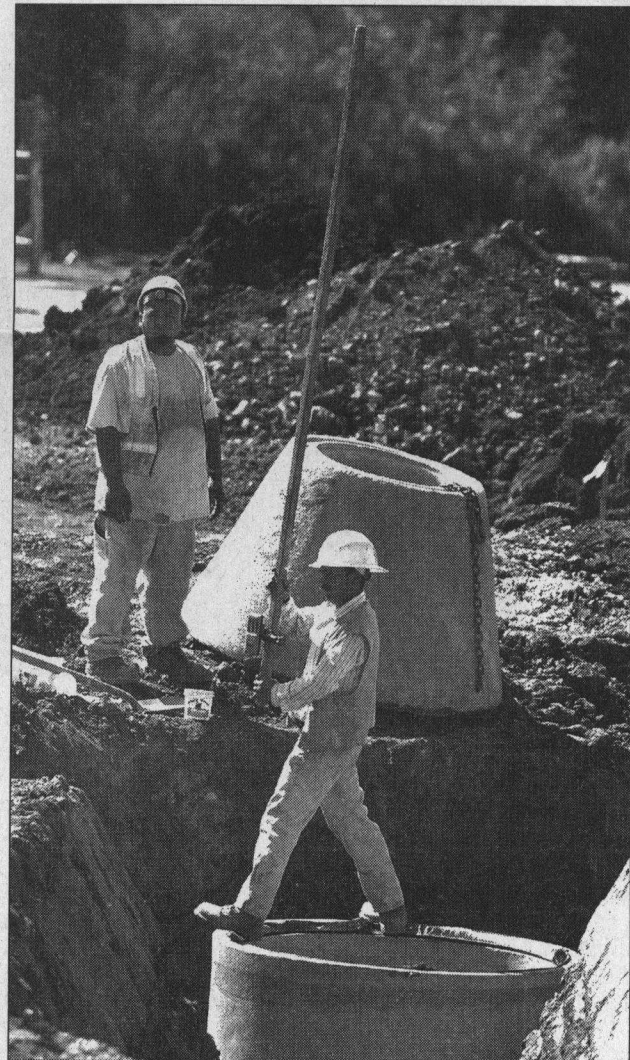
The goal is to have "pads" by the end of October so homes can be built during the winter.

Homes will range in size from 2,600 to 3,200 square feet and the style will be traditional, not Mediterranean.

To replace a quarter-acre of lost wetlands, a larger wetlands — three-quarters of an acre — will be created. A wetlands-restoration specialist from San Rafael helped identify the location and develop a planting schedule to create a functional wetland within five years.

Another area will be planted with native grasses and monitored for up to 10 years.

The developer has hired entomologist Dick Arnold and biologist Kathy Lyons to track the Ohlone tiger beetles and spineflowers, two endangered species. The studies could cost \$40,000



ABOVE: A backhoe and loader were at work on the sewer system for the Glenwood development this week.

RIGHT: Edgar Luna checks the elevation of a manhole during construction on the project, which includes expanded, manmade wetlands, experts tracking the health of native and endangered species, and water for horses to graze, to accommodate the Ohlone tiger beetle.

Bill Lovejoy/
Sentinel photos

to \$50,000 a year.

Another \$75,000 will be spent to install fences and water lines for horses, which will rotate among three pas-

ture areas to accommodate the beetles.

Contact Jondi Gumz at
jgumz@santa-cruz.com.