

Glenwood Estates developers will study impact on flowers

By DENISE FRANKLIN
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SCOTTS VALLEY — Environmentalists, city officials and developers have come to an agreement that opens the way for renewed consideration of the Glenwood Estates & Golf Club, one of the largest housing developments ever proposed in this city.

As part of an out-of-court settlement approved Wednesday, developers of the project, which would include 270 homes and a golf course along both sides of Glenwood Drive, will pay for more studies of wild flowers in the area, and the impact of additional traffic on city roads.

Once these studies are complete, the City Council will consider the project again, said Mayor Joe Miller. Since the Resource Defense Fund, a local environmental group, filed suit in November, the project has been stalled.

"We have the obligation to look at the new biotic survey and traffic study and make a decision," Miller said. "Just because flowers will be found over a larger area, it doesn't automatically mean that area will be excluded from development. We will just look at that

and decide how to deal with it."

All sides are anxious to see the wild flower survey begin.

"It is important that it be done immediately. That is part of the agreement. The season for some of these flowers is at its peak," said Celia Scott, one of the attorneys for the Resource Defense Fund that sued the city and the developer over the project.

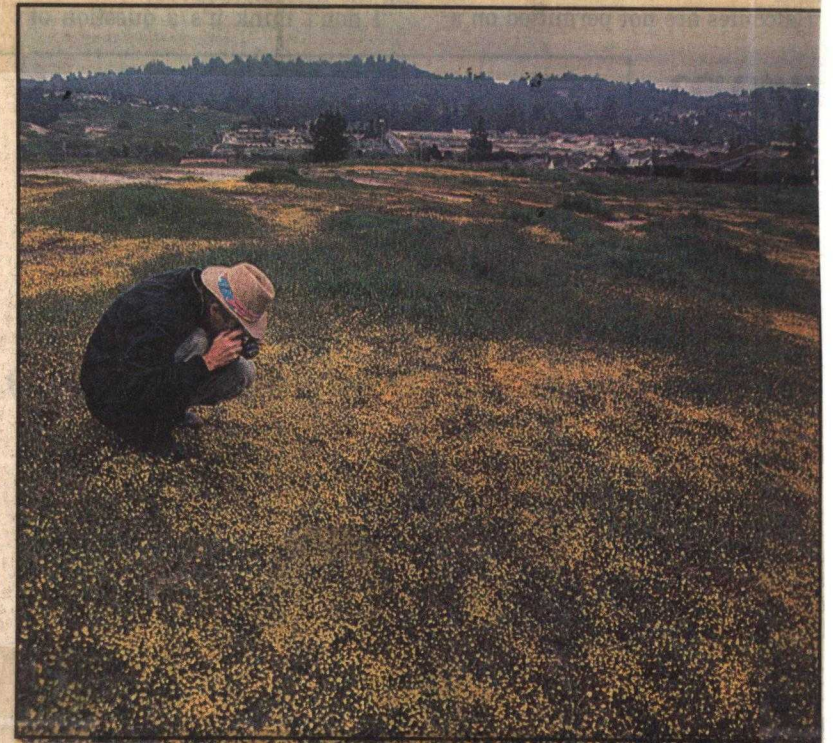
The suit, filed in November, charged the city approved an inadequate environmental impact report and the developers, BRUSA-Glenwood Corp., failed to set aside a nature preserve large enough to protect wild flowers.

Project manager Allan Butler said the developers also want the survey done promptly because they want to start building the golf course and roads by next March.

Miller said he and Councilwoman Gina Koshland will choose a consultant by today to do the survey. They must pick from a list of four consultants approved by the Resource Defense Fund.

The biotic survey and traffic study will cost the

Please see IMPACTS — A14



Dan Coyro/Sentinel file

Specialist Randall Morgan inspects Hartweg's Spineflowers.

Impacts of development

Continued from Page A1

developers between \$15,000 and \$21,000, according to Butler. Of particular concern to environmentalists is the Scotts Valley spineflower, *Chorizanthe robusta* var. *hartwegii*, which grows in the area.

The tiny pink wild flower has been proposed as an endangered species by the U.S. Fish and Wildlife Service. A public hearing on the proposal will take place locally in June.

Of new concern, said Scott, is the existence on the site of another rare wild flower, *Polygonum* pro. sp. *muripes*. The new survey will include this flower.

This is the perfect season for a survey, said Butler, because the recent rains have encouraged more wild flowers to bloom than in recent years. As part of the agreement, developers must survey areas where wild flowers could potentially grow.

Also as part of the settlement:

- Developers must analyze how the traffic from this development will combine with other traffic to affect the city.
- The city must drop consideration of one of two development alternatives proposed in the environmental impact report.

That is Plan A, which included houses on 20 acres owned by the Scotts Valley School District.

Under this plan, developers would have traded 10 acres of land to the school district for the 20-acre school site, building 30 single-family homes where many spineflowers grow. Plan A called for 210 single-family homes and 66 town houses.

BRUSA now plans to follow Plan B, building 170 single-family homes and 100 town houses.

REFERENCE

SANTA CRUZ SENTINEL
April 17, 1992