

CALIFORNIA COASTAL COMMISSION

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Th9a



Prepared May 26, 2011 (for June 16, 2011 hearing)

To: Commissioners and Interested Persons

From: Dan Carl, Central Coast District Manager
Mike Watson, Coastal Planner

Subject: Monterey County LCP Amendment Number 1-10 (Stevens Redesignation). Proposed major amendment to the Monterey County certified Local Coastal Program to be presented for public hearing and California Coastal Commission action at the Commission's June 16, 2011 meeting to take place at the Marina del Rey Hotel located at 13534 Bali Way in Marina del Rey.

Summary

Monterey County is proposing to amend its Local Coastal Program (LCP) Land Use Plan (LUP) and Implementation Plan (IP) to redesignate a portion of a six-acre parcel in the inland portion of the Elkhorn Slough watershed from Resource Conservation (RC) to Medium Density Residential (MDR/B-6). Although designated for resource conservation, the six-acre parcel in question is currently occupied by two single-family residences. The proposed amendment would change the designation for the half of the property with the residences to residential, and leave the other half resource conservation. The residential designation would also be combined with a LCP resource constraint overlay (B-6) that precludes further subdivision.

Habitat resources exist on, and adjacent to, the undeveloped portion of the six-acre parcel. The undeveloped portion of the subject property contains environmentally sensitive habitat areas (ESHAs) and other habitat resources, and also lies adjacent to ESHA (including creek, riparian, wetland, and grasslands, among other habitat types). Applying the MDR/B-6 residential designation to the developed portion of the site is consistent with the Coastal Act and certified LCP. However, extending this residential designation over existing RC portions of the site not so developed is not consistent with the Coastal Act and certified LCP. To ensure consistency with the Coastal Act and the LCP, the residential designations should only extend to the developed portions, approximately 1.8 acres, of the site and no further so as to continue to have the LCP's RC designation protect the undeveloped habitat/resource area, including ESHA, within and around the undeveloped area. In addition, this undeveloped area, too, needs to be zoned to preclude future subdivision to appropriately protect such resources from future development that could be facilitated by subdivision.

Thus, staff is recommending modifications that will limit the redesignation and rezoning of the residential portion of the site to the existing developed area (approximately 1.8 acre), and therefore bring the amendment into conformance with Coastal Act and LUP policies requiring the protection of ESHA and related habitat resources. As of the date of this staff report, the County and the property owner are in agreement with the modifications. The required motions and resolutions, there are four of them to implement staff's recommendation (because there are both LUP and IP components), begin on



page 2.

Staff Note: LCP Amendment Action Deadline

This proposed LCP amendment was filed as complete on March 21, 2011. The proposed amendment affects the LUP and the IP, and the 90-day action deadline is June 19, 2011. Thus, unless the Commission extends the action deadline (it may be extended by up to one year), the Commission has until June 19, 2011 to take a final action on this LCP amendment.

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I. Staff Recommendation – Motions and Resolutions

Staff recommends that the Commission, after public hearing, approve the proposed amendment only if modified. The Commission needs to make four motions in order to act on this recommendation.

1. Denial of Land Use Plan Amendment Number 1-10 as Submitted

Staff recommends a **NO** vote. Failure of this motion will result in denial of the amendment as submitted and adoption of the following resolution and findings. The motion passes only by an affirmative vote of a majority of the appointed Commissioners.

Motion (1 of 4). I move that the Commission certify Land Use Plan Amendment 1-10 as submitted by Monterey County. I recommend a no vote.

Resolution to Deny. The Commission hereby denies certification of the Land Use Plan Amendment 1-10 as submitted by Monterey County and adopts the findings set forth below on the grounds that the amendment does not conform with the policies of Chapter 3 of the Coastal



Act. Certification of the Land Use Plan amendment would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures which could substantially lessen any significant adverse impact which the Land Use Plan Amendment may have on the environment.

2. Approval of Land Use Plan Amendment Number 1-10 if Modified

Staff recommends a **YES** vote. Passage of the motion will result in the certification of the land use plan amendment with suggested modifications and adoption of the following resolution and findings. The motion to certify with suggested modifications passes only upon an affirmative vote of the majority of the appointed Commissioners.

Motion (2 of 4). I move that the Commission certify Land Use Plan Amendment 1-10 for Monterey County if it is modified as suggested in this staff report. I recommend a yes vote.

Resolution to Approve. The Commission hereby certifies the Land Use Plan Amendment 1-10 for Monterey County if modified as suggested and adopts the findings set forth below on the grounds that the Land Use Plan amendment with suggested modifications will meet the requirements of and be in conformity with the policies of Chapter 3 of the Coastal Act. Certification of the land use plan amendment if modified as suggested complies with the California Environmental Quality Act because either 1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment, or 2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Land Use Plan Amendment may have on the environment

3. Denial of Implementation Plan Major Amendment Number 1-10 as Submitted

Staff recommends a **YES** vote on the motion below. Passage of this motion will result in rejection of the amendment and the adoption of the following resolution and the findings in this staff report. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Motion (3 of 4). I move that the Commission **reject** Implementation Plan Major Amendment Number 1-10 as submitted by Monterey County. I recommend a yes vote.

Resolution to Deny. The Commission hereby **denies** certification of Implementation Plan Major Amendment Number 1-10 as submitted by Monterey County and adopts the findings set forth in this staff report on the grounds that, as submitted, the Implementation Plan amendment is not consistent with and not adequate to carry out the certified Land Use Plan. Certification of the Implementation Plan amendment would not comply with the California Environmental Quality Act because there are feasible alternatives or mitigation measures which could substantially lessen any significant adverse effect which the Implementation Plan Amendment may have on the environment.



4. Approval of Implementation Plan Major Amendment Number 1-10 if Modified
Staff recommends a **YES** vote on the motion below. Passage of this motion will result in certification of the amendment with suggested modifications and the adoption of the following resolution and the findings in this staff report. The motion passes only by an affirmative vote of a majority of the Commissioners present.

Motion (4 of 4). I move that the Commission **certify** Implementation Plan Major Amendment Number 1-10 if it is modified as suggested in this staff report. I recommend a yes vote.

Resolution to Certify with Suggested Modifications. The Commission hereby **certifies** Implementation Plan Major Amendment Number 1-10 to Monterey County's Local Coastal Program if modified as suggested and adopts the findings set forth in this staff report on the grounds that, as modified, the Implementation Plan amendment is consistent with and adequate to carry out the certified Land Use Plan. Certification of the Implementation Plan amendment if modified as suggested complies with the California Environmental Quality Act because either: (1) feasible mitigation measures and/or alternatives have been incorporated to substantially lessen any significant adverse effects of the plan on the environment; or (2) there are no further feasible alternatives or mitigation measures that would substantially lessen any significant adverse impacts which the Implementation Plan Amendment may have on the environment.

II. Suggested Modifications

The Commission hereby suggests the following modifications to the proposed LCP amendment, which are necessary to make the requisite Coastal Act and Land Use Plan consistency findings. If Monterey County accepts the suggested modifications within six months of Commission action (i.e., by December 16, 2011), by formal resolution of the Board of Supervisors, the modified amendment will become effective upon Commission concurrence with the Executive Director's finding that the City's action is legally adequate to satisfy any specific requirements set forth in the Commission's certification order. Where applicable, text in ~~cross-out~~ format denotes text to be deleted and text in underline format denotes text to be added.

- 1. LUP Map Designation.** Modify the LCP LUP land use designation map so that only the 1.8-acre developed portion of the property (APN 117-092-009) is designated Medium Density Residential and the rest remains designated Resource Conservation as shown in Exhibit B.
- 2. Zoning Map Designation.** Modify the LCP IP zoning map so that only the 1.8-acre developed portion of the property (APN 117-092-009) is designated Medium Density Residential Coastal Zone MDR(CZ) and the rest remains designated Resource Conservation Coastal Zone RC(CZ), and apply the B-6 overlay to all of the property, as shown in Exhibit B.



III. Findings and Declarations

The Commission finds and declares as follows:

A. Proposed LCP Amendment

1. Background

The six-acre property is located at the terminus of Hillcrest Road approximately 0.6 miles east and inland of Highway 1 and 0.5 miles south of Salinas Road in North Monterey County (see location map in Exhibit D). Two existing single-family homes are located on approximately 1.8 acres of the property in the northern portion of the site nearest to Hillcrest Road. This developed area is relatively flat, but the remainder of the property is more sloped, generally sloping down and away from the existing residences towards Elkhorn Slough. The habitat on the undeveloped portion of the property, approximately 4.2 acres, consists of steep sloping grasslands, an intermittent creek along the southwest property line, and willow-dominated riparian corridor adjacent to the creek.

In 1982, the Commission certified the North County Land Use Plan (LUP) and assigned a Resource Conservation (RC)¹ designation to the six-acre parcel even though there was an existing single-family residence on the property when the RC LUP designation does not allow single-family residences. In 1985, the Coastal Commission approved a CDP for a second single-family residence on the northern portion of the site near the existing residence. In that action, the Commission relied upon information provided by the County at the time, which incorrectly indicated that the northern half of the site (approximately 3 acres) was designated Medium Density Residential (MDR). Under the MDR designation, single-family residences are allowed at a maximum density of 1 to 4 units per acre, and the second home was allowed based on that understanding. Subsequently, in 1987, the Commission certified the LCP and approved the Resource Conservation zoning designation for the subject property, consistent with the underlying RC land use designation. Many years later when the owner of the primary residence sought to remodel, the owner discovered that the underlying land use plan and zoning designations for the site were both Resource Conservation (RC), which precluded such remodeling efforts.

Thus, the purpose of this amendment is to bring the LCP into conformity with the existing built environment on the site, including the one house that existed at the time the Commission certified the land use designation in 1982, and the second house that was permitted by the Commission in 1985, albeit based on incorrect information.

2. Proposed Amendment

The proposed amendment would modify the certified LUP land use designation map to change the land use designation for about half of Assessor's Parcel Number (APN) 117-092-09 from Resource

¹ LCP zoning was not established for the site until the LCP Implementation Plan was certified in 1987.



Conservation (RC) to Medium Density Residential (MDR). As proposed, the demarcation between RC and MDR more or less bisects the property along an east-west linear plane at the mid-point of the property. See Exhibit A for the proposed LUP map changes.

In addition, the amendment would also modify the certified LCP zoning map to change the zoning for the same portion of APN 117-092-19, mirroring the LUP changes, from RC (CZ) (Resource Conservation, Coastal Zone) to MDR/B-6 (CZ) (Medium Density Residential, Coastal Zone, Resource Constraint Overlay) with a maximum allowable density of 1 to 4 units per acre. The B-6 designation overlay would limit further development of the site to address an ongoing water shortage in the Springfield Terrace groundwater basin (and due to the lack of a planned solution to address the water supply issue), and would preclude further subdivision of the residentially designated portion of the site. See Exhibit A for the proposed zoning map changes and Exhibit E for the purpose of the “B” district and the specific requirements/restrictions of the B-6 overlay.

B. Consistency Analysis

1. Standard of Review

The proposed amendment affects both the LUP and IP components of the Monterey County LCP. The standard of review for LUP amendments is that they must be consistent with and adequate to carry out the policies of the Coastal Act. The standard of review for IP amendments is that they must be consistent with and adequate to carry out the policies of the certified LUP.

2. Amendment Consistency Analysis

A. Applicable Coastal Act Policies

The following Coastal Act policies require the protection of environmentally sensitive habitat and coastal water quality:

30240: *(a) Environmentally sensitive habitat areas shall be protected against any significant disruption of habitat values, and only uses dependent on those resources shall be allowed within those areas. (b) Development in areas adjacent to environmentally sensitive habitat areas and parks and recreation areas shall be sited and designed to prevent impacts which would significantly degrade those areas, and shall be compatible with the continuance of those habitat and recreation areas.*

30231: *The biological productivity and the quality of coastal waters, streams, wetlands, estuaries, and lakes appropriate to maintain optimum populations of marine organisms and for the protection of human health shall be maintained and, where feasible, restored through, among other means, minimizing adverse effects of waste water discharges and entrainment, controlling runoff, preventing depletion of ground water supplies and substantial interference with surface waterflow, encouraging waste water reclamation, maintaining natural vegetation*



buffer areas that protect riparian habitats, and minimizing alteration of natural streams.

30233: *(a) The diking, filling, or dredging of open coastal waters, wetlands, estuaries, and lakes shall be permitted in accordance with other applicable provisions of this division, where there is no feasible less environmentally damaging alternative, and where feasible mitigation measures have been provided to minimize adverse environmental effects, and shall be limited to the following:*

- (1) New or expanded port, energy, and coastal-dependent industrial facilities, including commercial fishing facilities.*
- (2) Maintaining existing, or restoring previously dredged, depths in existing navigational channels, turning basins, vessel berthing and mooring areas, and boat launching ramps.*
- (3) In open coastal waters, other than wetlands, including streams, estuaries, and lakes, new or expanded boating facilities and the placement of structural pilings for public recreational piers that provide public access and recreational opportunities.*
- (4) Incidental public service purposes, including but not limited to, burying cables and pipes or inspection of piers and maintenance of existing intake and outfall lines.*
- (5) Mineral extraction, including sand for restoring beaches, except in environmentally sensitive areas.*
- (6) Restoration purposes.*
- (7) Nature study, aquaculture, or similar resource dependent activities.*

(b) Dredging and spoils disposal shall be planned and carried out to avoid significant disruption to marine and wildlife habitats and water circulation. Dredge spoils suitable for beach replenishment should be transported for these purposes to appropriate beaches or into suitable longshore current systems.

(c) In addition to the other provisions of this section, diking, filling, or dredging in existing estuaries and wetlands shall maintain or enhance the functional capacity of the wetland or estuary. Any alteration of coastal wetlands identified by the Department of Fish and Game, including, but not limited to, the 19 coastal wetlands identified in its report entitled, "Acquisition Priorities for the Coastal Wetlands of California", shall be limited to very minor incidental public facilities, restorative measures, nature study, commercial fishing facilities in Bodega Bay, and development in already developed parts of south San Diego Bay, if otherwise in accordance with this division.

For the purposes of this section, "commercial fishing facilities in Bodega Bay" means that not less than 80 percent of all boating facilities proposed to be developed or improved, where the



improvement would create additional berths in Bodega Bay, shall be designed and used for commercial fishing activities.

(d) Erosion control and flood control facilities constructed on watercourses can impede the movement of sediment and nutrients that would otherwise be carried by storm runoff into coastal waters. To facilitate the continued delivery of these sediments to the littoral zone, whenever feasible, the material removed from these facilities may be placed at appropriate points on the shoreline in accordance with other applicable provisions of this division, where feasible mitigation measures have been provided to minimize adverse environmental effects. Aspects that shall be considered before issuing a coastal development permit for these purposes are the method of placement, time of year of placement, and sensitivity of the placement area.

The certified LUP likewise requires the protection of environmentally sensitive habitat areas and undisturbed habitat:

2.3.2.1: *With the exception of resource dependent uses, all development, including vegetation removal, excavation, grading, filling, and the construction of roads and structures, shall be prohibited in the following environmentally sensitive habitat areas: riparian corridors, wetlands, dunes, sites of known rare or endangered species of plants and animals, rookeries, major roosting and haul-out sites, and other wildlife breeding or nursery areas identified as environmentally sensitive. Resource dependent uses, including nature education and research hunting, fishing, and aquaculture, where allowed by the plan, shall be allowed within environmentally sensitive habitats only if such uses will not cause significant disruption of habitat values.*

2.3.2.2: *Land uses adjacent to locations of environmentally sensitive habitats shall be compatible with the long term maintenance of the resource. New land uses shall be considered compatible only where they incorporate all site planning and design features needed to prevent habitat impacts, upon habitat values and where they do not establish a precedent for continued land development which, on a cumulative basis, could degrade the resource.*

2.3.2.4: *To protect environmentally sensitive habitats and the high wildlife values associated with large areas of undisturbed habitat, the County shall maintain significant and, where possible, contiguous areas of undisturbed land for low intensity recreation, education, or resource conservation use. To this end, parcels of land totally within sensitive habitat areas shall not be further subdivided. On parcels adjacent to sensitive habitats, or containing sensitive habitats as part of their acreage, development shall be clustered to prevent habitat impacts.*

2.3.3.1: *Riparian Plant communities shall be protected by establishing setback requirements consisting of 150 feet on each side of the bank of perennial streams, and 50 feet on each side of the bank on intermittent streams, or the extent of riparian vegetation, whichever is greater. In all cases, the setback must be sufficient to prevent significant degradation of the habitat area. The setback requirement may be modified if it can be conclusively demonstrated by a qualified*



biologist that a narrower corridor is sufficient or a wider corridor is necessary to protect existing riparian vegetation from the impacts of adjacent use.

B. Analysis

The proposed amendment would change the LCP land use and zoning designations from Resource Conservation (i.e., generally less intensive, with limited (and only non-residential) development potential) to Medium Density Residential (more intensive residential development) on roughly half of the six-acre site.

A biological report prepared by Toyon Consultants identified the presence of environmentally sensitive habitat area (ESHA) as well as other habitats, 4.2 acres in total, known to potentially support sensitive animal species on the area of the site not residentially developed. Both Coastal Act and LUP policies prohibit development within ESHA, protect against any disruption/degradation to ESHA, and require that new development adjacent to ESHA be compatible with the continuance of the habitat areas. The Toyon Consultants report identified the presence of riparian forest with a creek running through it that feeds into a much larger riparian area to the south and ultimately the Elkhorn Slough system. From the report, 16 animal species identified in the California Natural Diversity Database (CNDDDB) are known to occur within 5 miles of the project area. The project biologist identified four sensitive animal species from the CNDDDB list that have the potential to occur within the project area, including the Santa Cruz long-toed salamander, California tiger salamander, California red-legged frog, and Bank swallow, though none of these species were observed during the sole site visit in January 2011.² Riparian corridors provide a migration route between wetland and to more upland areas for all these species, as well as providing foraging and breeding habitat that could be upset by the presence of urban development and typical urban impacts (i.e., noise, lights, pets, trash, waste, etc.) in such close proximity to the undisturbed natural area. The report also indicates the site includes native and non-native grassland, and steep slopes, which could provide aestivating habitat or be used as a migration corridor for sensitive animal species.

In short, other than the area developed residentially (approximately 1.8 acres nearest the road), the rest of the site consists of valuable habitats, some of them protected as ESHA, that are not appropriate to be developed. Thus, the Commission finds that the majority of the site should remain as Resource Conservation (RC) which would continue to protect these areas under the LCP. Thus, the County's proposed amendment to redesignate a larger portion of the site to Medium Density Residential (MDR), which allows much more intensive development of a type that would be inconsistent with the subject site's resource values and other constraints to such development, is inconsistent with the Coastal Act and the LUP.

In terms of the B-6 overlay, although it would preclude any future subdivision of the residentially

² The Toyon Consultants report indicates that a site visit was performed on January 5, 2011 where habitat types were evaluated and a plant survey was performed. There was no indication that protocol level surveys for the presence/absence of either plant or animal species were undertaken.



designated portion of the site, it seems possible, if not likely, that the site could be subdivided at some point along the RC-MDR designation split (including as a means of addressing property tax issues, potential easement/restriction issues, etc.). If this were to occur, then there would be a separate all-RC designated parcel with resource and other constraints to development. Although the owner of such parcel (whether the current owner or a future owner) would be cognizant of that designation and what it allows, it is also possible that an owner could attempt to make a case that not allowing a single-family residence on that parcel would constitute a taking. Such outcome could lead to development on the parcel notwithstanding its designation and high resource value, inconsistent with the Coastal Act and the LCP.

For these reasons, and because there are alternatives that can avoid such potential resource impacts, the proposed LUP amendment as submitted cannot be found consistent with the resource protection policies of the Coastal Act. In addition, and because the zoning change would similarly create the potential for adverse resource impacts, the proposed IP amendment cannot be found consistent with or adequate to carry out the certified LUP.

Fortunately, modifications are available that can bring the proposed amendment into conformance with Coastal Act and LUP policies and still resolve longstanding issues associated with the LCP land use designations applicable to this property. Namely, confining the residential designation to the approximately 1.8 acres at the terminus of Hillcrest Road that already includes the two existing residences and appurtenant development would avoid the type of resource impacts to the remainder of the site that could occur if the residential designation were extended further as proposed. This “P” shaped 1.8-acre area (identified on Figure 6 of the biological report, see Exhibit C) contains no sensitive species or native habitat (see Exhibit B). Under this scenario, existing natural vegetation areas, including buffers between the existing residences and the adjacent riparian corridor and stream bank, would remain as undeveloped resource areas. In addition, to avoid potential issues associated with potential future subdivision, the B-6 overlay can be applied to all of the property. The reconfiguration retains the RC land use (and protections) over 4.2 acres of sensitive habitat and other natural habitat types, while recognizing and correcting the land use designation mismatch associated with the two existing single-family residences. As of the date of this report, Monterey County and the property owner are in agreement with the suggested modifications. Accordingly, and only as modified as suggested herein can the proposed LUP and zoning amendments be found consistent with and adequate to carry out the intent of the Coastal Act and certified LUP.

C. California Environmental Quality Act (CEQA)

The Coastal Commission’s review and development process for LCPs and LCP amendments has been certified by the Secretary of Resources as being the functional equivalent of the environmental review required by CEQA. Therefore, local governments are not required to undertake environmental analysis of proposed LCP amendments, although the Commission can and does use any environmental information that the local government has developed. CEQA requires that alternatives to the proposed



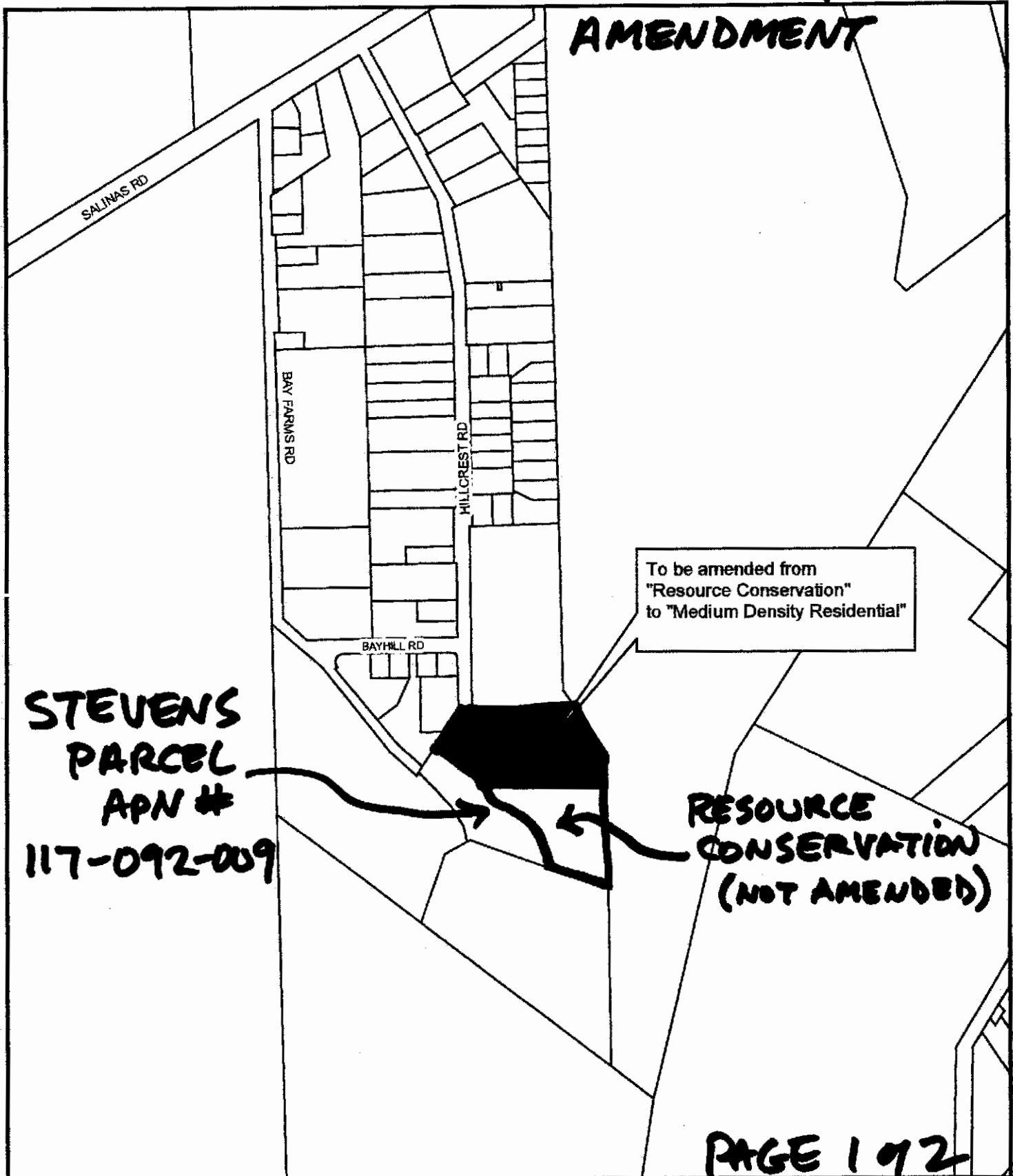
action be reviewed and considered for their potential impact on the environment and that the least damaging feasible alternative be chosen as the alternative to undertake.

The County, acting as the lead CEQA agency in this case, exempted the proposed amendment under CEQA. This report has discussed the relevant coastal resource issues associated with the proposal, and has identified modifications necessary to address potential adverse impacts associated with the proposal. All public comments received to date have been addressed in the findings above. All above findings are incorporated herein in their entirety by reference.

As such, there are no additional feasible alternatives or feasible mitigation measures available which would substantially lessen any significant adverse environmental effects which approval of the amendment, as modified, would have on the environment within the meaning of CEQA. Thus, the proposed amendment, as modified, will not result in any significant environmental effects for which feasible mitigation measures have not been employed consistent with CEQA Section 21080.5(d)(2)(A).



EXHIBIT A : PROPOSED LUP MAP AMENDMENT



LAND USE PLAN AMENDMENT

APN: 117-092-009-000

FILE # PLN100319, STEVENS

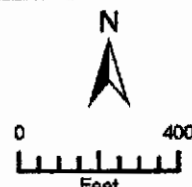
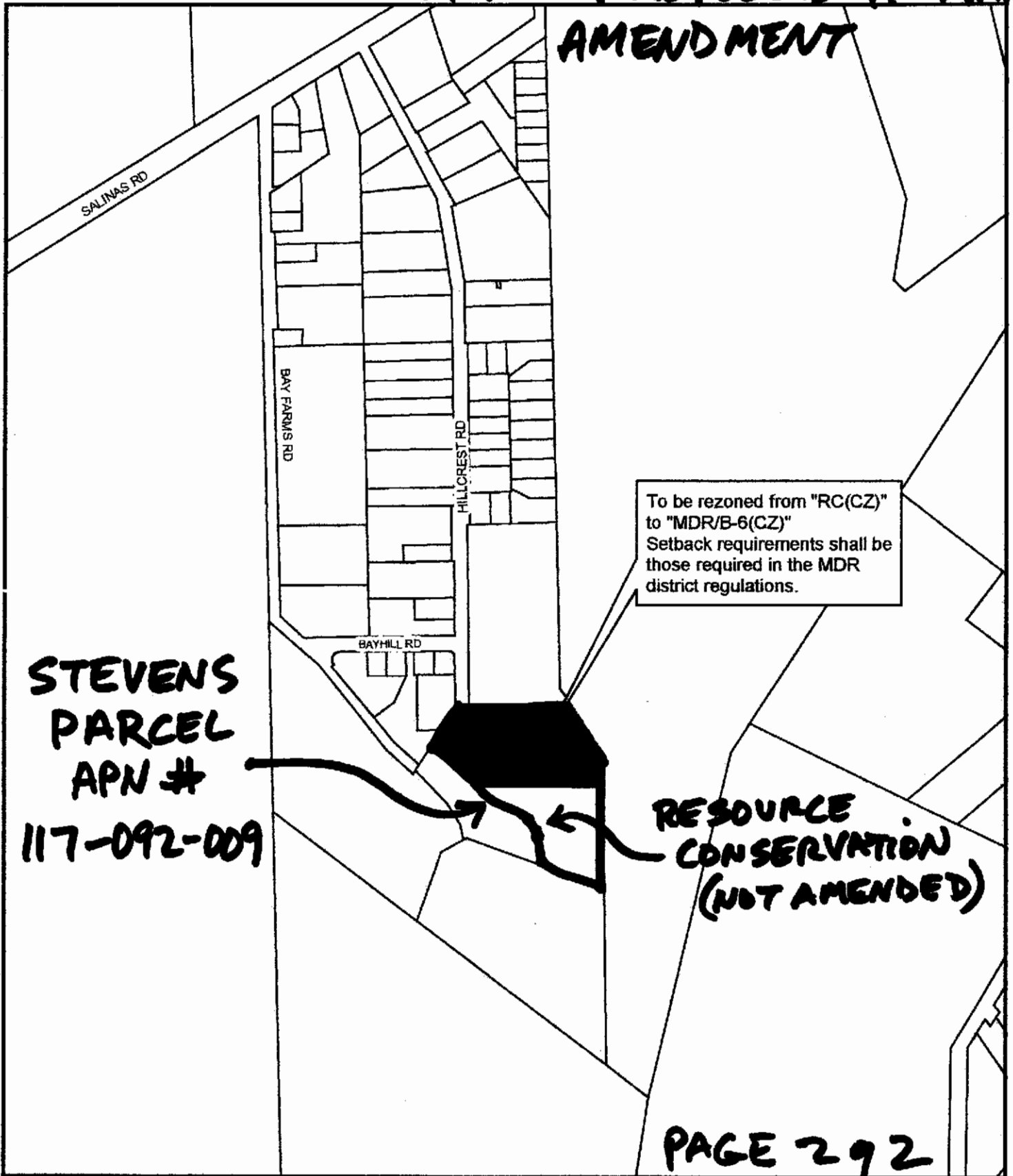


EXHIBIT A: PROPOSED ID MAP AMENDMENT



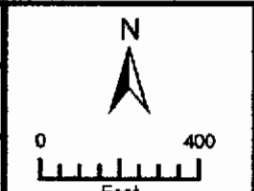
**STEVEN'S
PARCEL
APN #
117-092-009**

To be rezoned from "RC(CZ)"
to "MDR/B-6(CZ)"
Setback requirements shall be
those required in the MDR
district regulations.

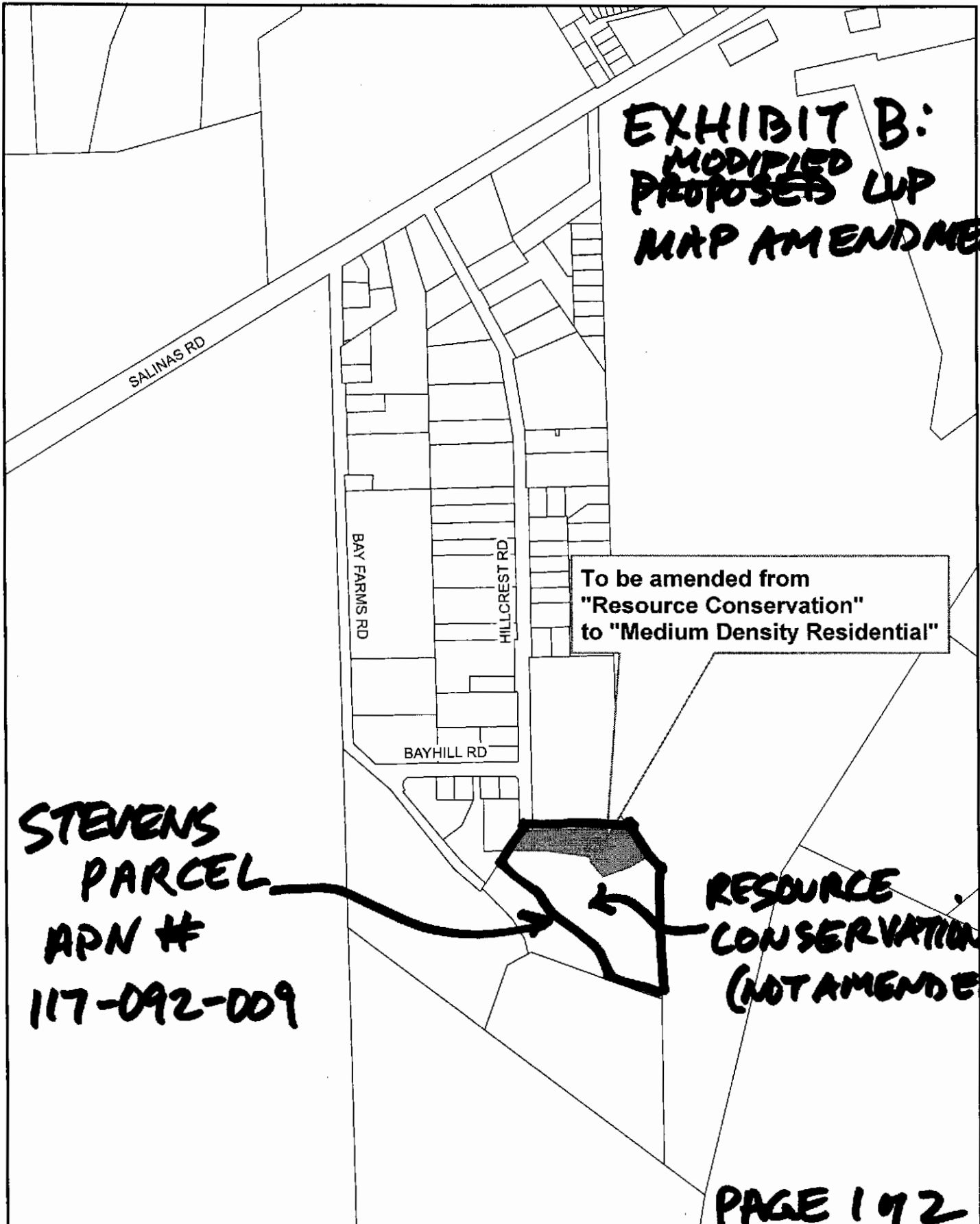
**RESOURCE
CONSERVATION
(NOT AMENDED)**

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REZONING: SECTION 20-1, TITLE 20
APN: 117-092-009-000
FILE # PLN100319, STEVENS



**EXHIBIT B:
MODIFIED
PROPOSES UP
MAP AMENDMENT**



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LAND USE PLAN AMENDMENT

APN: 117-092-009-000

FILE # PLN100319, STEVENS

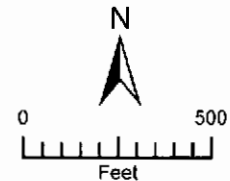


EXHIBIT B: MODIFIED IP MAP AMENDMENT

SALINAS RD

BAY FARMS RD

HILLCREST RD

BAYHILL RD

To be Rezoned from
"RC(CZ)"
to "MDR/B-6(CZ)"
Setback requirements shall be
those required in the MDR
district regulations.

STEVENS
PARCEL
APN #
117-092-009

RESOURCE
CONSERVATION
+ B-6 OVERLAY
(RC/B-6)(CZ)

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REZONING: SECTION 20-1, TITLE 20

APN: 117-092-009-000

FILE # PLN100319, STEVENS

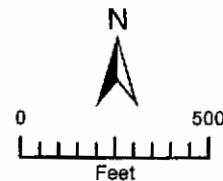


EXHIBIT C

DEVELOPED AREA

UNDEVELOPED AREA

Developed
Non-native Grassland
Coyote Bush / Grassland
Salt Grass Grassland
Willow -- Oak Riparian
Seep Riparian
Alder Riparian

LEGEND

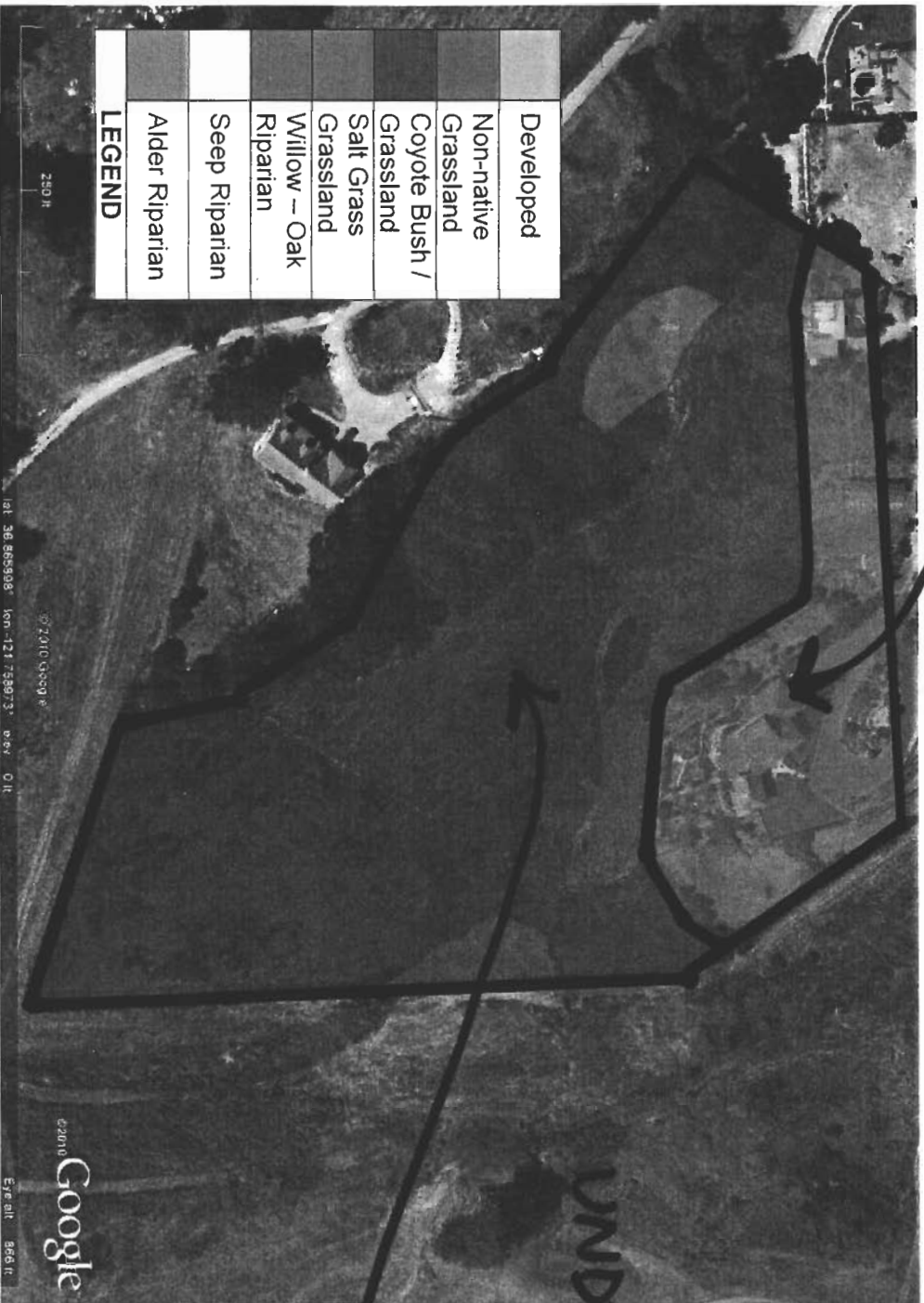


Figure 6: Vegetation Types

STEVEN'S PARCEL
APN # 117-092-009

NORTH COUNTY

SANTA CRUZ COUNTY

Pajaro River

Warner Lake

SALINAS RD

PROJECT SITE

HALL RD

ELKHORN RD

Elkhorn Slough

JENSEN RD

EXHIBIT D LOCATION MAPS

APPLICANT: STEVENS

APN: 117-092-009-000

FILE # PLN100319

Water



2500' Limit



300' Limit



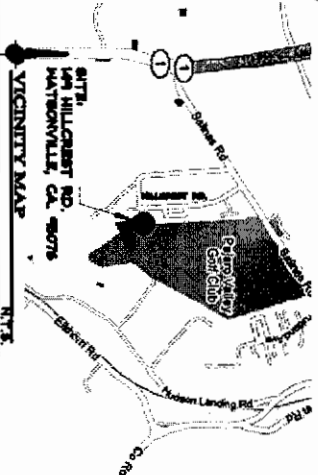
City Limits



0 1,000
Feet

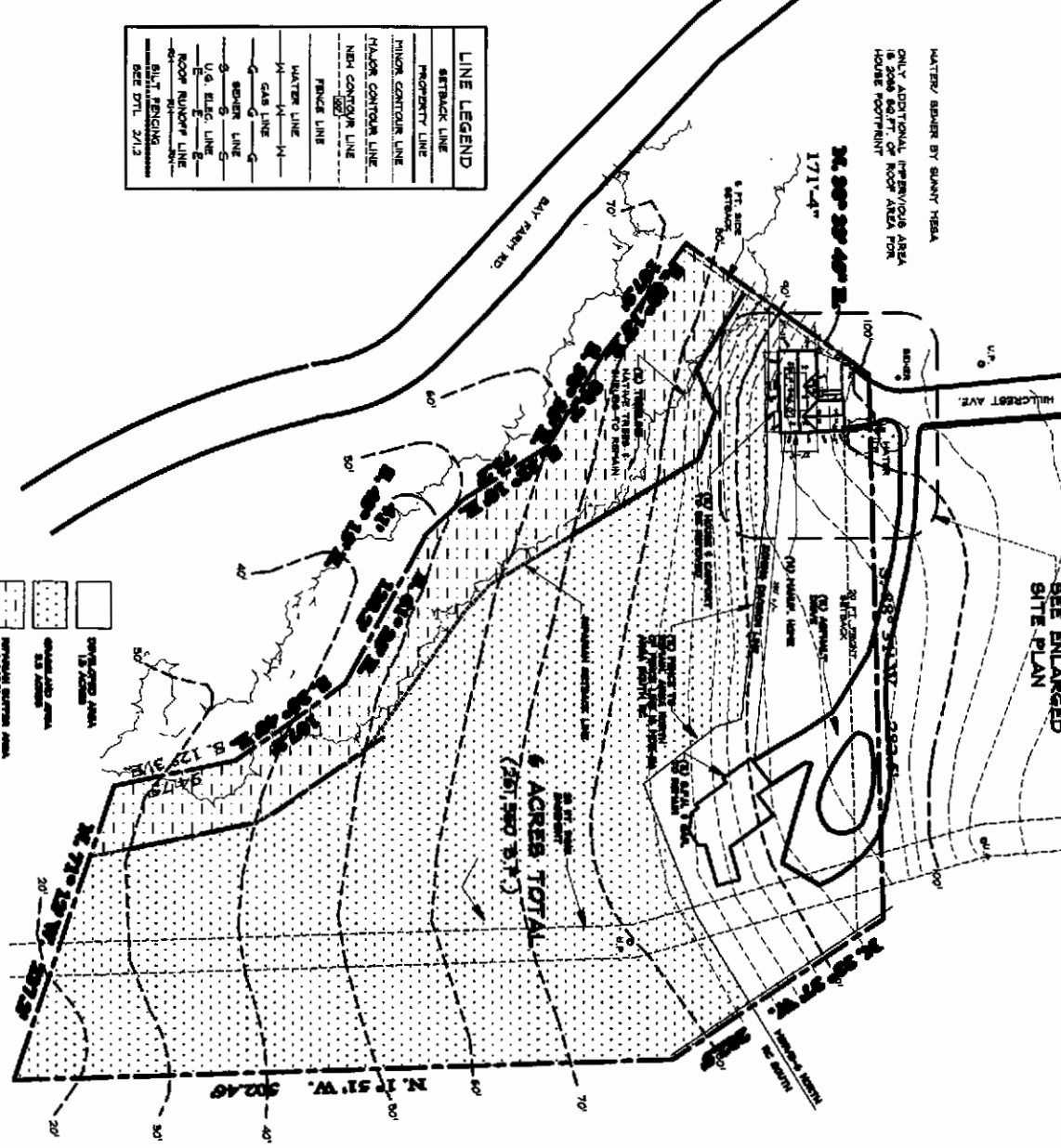


PLANNER: SIDOR



OWNERS:	ELEANORA STEVENS
DESIGNER:	RAY SCHMITT
CONTRACTOR:	FOUR WINDS CONSTRUCTION
APN:	1770200000
ADDRESS:	149 HILLCREST RD, WATSONVILLE, CA 95076
PROJECT:	00 SINGLE-FAMILY RESID. HOME (W/ 00 2-CAR GAR.)
ZONED:	RES-COMMERCIAL (8 ACRES)
LOT SIZE:	2.00 ACRES (87,120 SQ. FT.)
OCCUPANCY:	RESIDENTIAL
CONSTRUCTION TYPE:	00 - SPRINKLERED
LOT COVERAGE:	25% MIN. & 75% MAX.
BUILDING HEIGHT:	35 FT.
EXIST. HOME & GAR. TO REMAIN:	EL HOME 10' x 20' x 10'
EXIST. HOME & GARPOINT TO BE REMOVED:	180 SQ. FT.
PROPOSED NEW MANUFACTURED HOME W/ 2 CAR GARAGE:	288 SQ. FT. (MANUFACTURED HOME 144 SQ. FT. & 2 CAR GARAGE 144 SQ. FT.)

LINE LEGEND
SETBACK LINE
PROPERTY LINE
MINOR CONTOUR LINE
MAJOR CONTOUR LINE
NEH CONTOUR LINE
FENCE LINE
WATER LINE
GAS LINE
SEWER LINE
UG. ELUG. LINE
ROOF RAINOFF LINE
SILT FENCING
SEE DETL. 3/13



SITE PLAN

1" = 40' & 1/2" = 80'

SITE PLAN - PROJECT DATA GENERAL NOTES

APPLICANT: RAY SCHMITT
 CONTRACTOR # B514791
 COASTAL HOME SOLUTIONS
 7850 MESSICK ROAD
 PRUNEDALE, CA. 95907
 (831) 663-1114 FAX (831) 663-1118

APN: 177-092-009-000
 ADDRESS: 149 HILLCREST RD
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EXHIBIT E

MONTEREY COUNTY ZONING

COASTAL IMPLEMENTATION PLAN - TITLE 20

20.42 – B DISTRICT

20.42.010 PURPOSE.

The purpose of this Chapter is to provide a district which by specific designation on a Sectional District Map will establish specific regulations for lot size and structure setbacks. Further this district provides a manner in which areas of approved subdivisions and areas impacted by public facility constraints may be identified.

20.42.020 APPLICABILITY.

The regulations set forth in this Chapter shall apply in all districts which are combined with such "B" District and shall be applied in lieu of the building site area and setbacks in the combined district, except that in no case shall setback requirements be less than specified in "MDR" Districts, and shall be subject to the provisions of Chapter 20.62 (Height and Setback Exceptions) of this Title.

20.42.030 BUILDING SITE AREA AND SETBACKS.

Combining Designation	Minimum Lot Size	Minimum Front Setback	Minimum Side Setback	Minimum Rear Setback
A. B-1	Eight thousand square feet	Twenty-five feet	Ten percent of average lot width with a maximum required of eight feet	Ten feet
B. B-2	Ten thousand square feet	Twenty-five feet	Ten percent of average lot width with a maximum required of ten feet	Ten Feet

C. B-3 Twenty thousand square feet Thirty feet Ten percent of average lot width with a maximum required of fifteen feet Fifteen feet

D. B-4 One acre Thirty feet Ten percent with maximum required of twenty feet Twenty feet

E. B-5 Minimum lot size as specified on the Sectional District Maps designating any such district. Setbacks shall not be less than those required under the "B-4" regulations.

F. B-6 1. The lots shown on the recorded Final Map or Parcel Map may not be further subdivided. Lot line adjustments may be allowed. Lot line adjustments which reduce the size of a lot shall require a Coastal Administrative Permit. Adjustments of equal areas between lots do not require a Variance.

2. Setbacks to be not less than "B-4" regulations, unless otherwise indicated on the final map or parcel map or Sectional District Maps.

G. B-7 1. The lots as shown on the recorded Final Map or Parcel Map may not be further subdivided unless the lots are first reclassified from the "B-7" district. Lot line adjustments may be allowed. Lot line adjustments which reduce the size of a lot shall require a Coastal Administrative Permit. Adjustments of equal area between lots do not require a Variance.

2. Setbacks to be not less than "B-4" regulations unless otherwise indicated on the recorded final map or parcel map;

3. Reclassification from "B-7" zoning to allow further subdivision may be considered when the applicant demonstrates to the satisfaction of the Board of Supervisors that he has met minimum requirements in respect to water supply, drainage, sewage disposal, parcel size and design, and traffic circulation for the total area included in the "B-7" district, created as a result of the subdivision of which the lot is a part. Upon application for a land division, the applicant shall provide appropriate copies illustrating the aforementioned information.

H. B-8 1. The purpose of the "B-8" Zoning District is to restrict development and/or intensification of land use in areas where, due to water supply, water quality, sewage disposal capabilities, traffic impacts or similar measurable public facility type constraints, additional development and/or intensification of land use is found to be detrimental to the health, safety, and welfare of the residents of the area, or the County as a whole;

or the purpose of this Section "intensification" means the change in the use of a building site which increases the demand on the constraint(s) which caused the "B-8" District to be applied over that use existing at that time the "B-8" district is applied to the property. The "B-8" district does not affect construction of the first single family dwelling on a building site, additions to dwellings, guesthouses, non-habitable structures accessory to a dwelling use, or addition and/or expansion of existing commercial uses where such addition and/or expansion can be found to not adversely affect the constraints which caused the "B-8" district to be applied to the property;

2. The minimum building site shall be at that which is recognized as an existing legal lot at the time the "B-8" Zoning District is imposed on the property, or lots that are created by minor or standard

subdivision for which an application was received by the Monterey County Planning Department prior to the imposition of the "B-8" Zoning District on the property;

3. Setbacks to be not less than "B-4" regulations unless otherwise indicated on parcel maps, final maps, or Sectional District Maps;

4. Reclassification of an area from "B-8" zoning may be considered when the constraints existing at the time of placing "B-8" zoning on the area zoned "B-8" no longer exist and additional development and/or intensification of land use will not be detrimental to the health, safety, and welfare of the residents of the area, or the County as a whole.