

CALIFORNIA COASTAL COMMISSION

CENTRAL COAST DISTRICT OFFICE
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W15a**PUBLIC NOTICE****RECORD PACKET COPY**

Prepared August 23, 2001 (for September 12, 2001 Hearing)

To: Commissioners and Interested Persons

From: Charles Lester, District Manager
Dan Carl, Coastal Planner

Subject: Santa Cruz County LCP Minor Amendment Number 1-01 (Geologic Hazard Cleanup)
Proposed minor amendment to the Santa Cruz County certified Local Coastal Program to be heard at the Coastal Commission's September 12, 2001 meeting at the Eureka Inn (518 Seventh Street) in Eureka.

The County of Santa Cruz is requesting that its certified Local Coastal Program (LCP) Land Use Plan (LUP) be amended. This amendment request was filed on June 18, 2001 pursuant to Coastal Act Section 30510(b) and California Code of Regulations (CCR) Sections 13553 and 13555. The proposed amendment would:

- (1) Modify LUP Figure 2-2 (Special Land Division and Density Requirements) to ensure that land in the floodplain is not used for purposes of calculating allowable density (see Exhibit A); and
- (2) Modify the LUP Glossary's "Development" table to delete the term "development activities" (see Exhibit B);

The proposed amendment is attached in strikethrough and underline format (to highlight the proposed changes) as Exhibits A and B. The full amendment request is available for review at the Coastal Commission's Central Coast District Office in Santa Cruz.

The purpose of this notice is to advise interested parties of the Executive Director's determination (pursuant to CCR Section 13555) that the proposed amendment is minor as defined in CCR Section 13554 because: (1) the proposed amendment would delete a term ("development activities") that could lead to confusion over what constitutes development in the Coastal Zone (CCR Section 13554(d)(2)); and (2) would impose further restriction on potential development involving property that includes floodplain (CCR Section 13554(d)(3)). This amendment is a "clean-up" of outstanding items from earlier amendments and is consistent with the Commission's actions on those amendments.

Pursuant to CCR Section 13555, the Executive Director will report this determination to the Coastal Commission at its September 12, 2001 meeting at the Eureka Inn located at 518 Seventh



California Coastal Commission
September 2001 Meeting in Eureka

Staff: D. Carl Approved by: *RAO*

Santa Cruz County Minor LCP Amendment 1-01 Public Notice

Geotechnical Cleanup

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Street in Eureka. The Executive Director will also report any objections to the determination that are received within ten working days of posting of this notice. The proposed minor amendment will be deemed approved and will become effective immediately unless one-third of the appointed members of the Commission request that it be processed as a major LCP amendment (CCR Section 13555(b)).

If you have any questions or need additional information regarding the proposed LCP amendment or the Commission procedures, please contact Dan Carl in the Coastal Commission's Central Coast District Office in Santa Cruz at the address or phone number listed above. If you wish to register an objection to the proposed minor LCP amendment, please do so by xxx xxx, 2001.

Attachments:

Exhibit A: Proposed Amendment to LUP Figure 2-2

Exhibit B: Proposed Amendment to LUP Glossary "Development Table"



**Figure 2-2 (Page 1 of 2)
Special Land Division and Density Requirements (1)**

Type of Resource	Land Division Requirements (minimum average area required PER PARCEL) (2)	Density Requirements (minimum average site area PER RESIDENTIAL UNIT (3))
AGRICULTURAL LANDS (Section 5.13): Type 1 Commercial Agricultural land Type 2 Commercial Agricultural land *Type 3 Commercial Agricultural land	(only under special conditions) 10 arable acres 20 arable acres 20 arable acres	1 unit per parcel 1 unit per parcel 1 unit per parcel
NON-COMMERCIAL AGRICULTURAL LANDS (Section 5.14) Land designated Agricultural on land use maps, not designated as Agricultural Resource land	10 - 40 net developable acres, or 2 ½ - 20 acres net developable acres with Special Findings; based on Rural Density Matrix	10 - 40 net developable acres, or 2 ½ - 20 acres net developable acres with Special Findings; based on Rural Density Matrix
SPECIAL FORESTS (Section 5.1)	No division of mapped special forest habitat	The lowest density in the range allowable by the applicable General Plan designation for land outside mapped habitat area. Otherwise 1 unit per parcel.
*MAPPED GRASSLANDS in the Coastal Zone (Sections 5.1 and 5.10)	No division of mapped grassland	The lowest density in the range allowable by the applicable General Plan designation for land outside mapped habitat area. Otherwise 1 unit per parcel.
TIMBER RESOURCE LANDS (Section 5.12): Land with Timber Production Zone District within the Coastal Zone Land with Timber Production Zone District outside the Coastal Zone Parcels over 20 acres in size in designated timber resource areas, not zoned Timber Production	160 gross acres, or 40 gross acres if clustered and a joint Timber Management Plan has been approved 40 gross acres, or 10 acres if clustered and a joint Timber Management Plan has been approved Same requirements as Timber Production zoned lands if found to have equivalent resources	160 gross acres, or 40 gross acres if clustered and a joint Timber Management Plan has been approved 40 gross acres unless clustered, then 10 acres Same density as Timber Production zoned lands if found to have equivalent resources

*Denotes policies which apply only inside the Coastal Zone

(1) This table summarizes special land division and density requirements of General Plan and LCP resources and Constraints policies. More specific requirements are found in the General Plan and LCP Land Use Plan sections noted.

(2) These acreages are expressed as minimums. The maximum number of parcels resulting from any land division shall not exceed the total number of allowed units on one parcel based on this table and the Rural Residential Density Determination Matrix.

(3) These acreages are expressed as minimums. The maximum number of dwelling units on an existing parcel shall not exceed the total number of potential parcels and/or units as determined by this table and the Rural Residential Density Determination Matrix.

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EXHIBIT A (1 OF 2)

EXHIBIT A

Page 2-13

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**Figure 2-2 (Page 2 of 2)
Special Land Division and Density Requirements (1)**

Type of Resource	Land Division Requirements (minimum average area required PER PARCEL) (2)	Density Requirements (minimum average site area PER RESIDENTIAL UNIT (3))
WATERSHEDS (Section 5.5) Water supply watersheds in Coastal Zone Water supply watersheds outside coastal Zone (except San Lorenzo River watershed and under other circumstances) Least disturbed watersheds Proposed reservoir protection areas	20 gross acres 10 gross acres 40 gross acres No division of parcel	20 gross acres 10 gross acres 40 gross acres 1 unit per parcel
GROUNDWATER RECHARGE AREAS (Section 5.8)	10 gross acres	10 gross acres
*COASTAL HAZARD AREAS - bluffs and beaches (Section 6.2)	New parcels must provide building sites outside areas of coastal hazards	Density consistent with General Plan designation
CRITICAL FIRE HAZARD AREAS (Section 6.5): Building site in Critical Fire Hazard Area - with through road or secondary access - with dead end road Mitigable Critical Fire Hazard Areas if all mitigations approved	- Parcel size consistent with the lowest density in the range allowable by the applicable General Plan designation - No division allowed Parcel size consistent with General Plan land use designation	- The lowest density in the range allowable by the applicable General Plan designation - 1 unit per parcel Density consistent with General Plan Land Use designation
100 YEAR FLOODPLAIN (Section 6.4)	Permitted only under special conditions	Density consistent with General Plan designation excluding floodway area <u>except that no density credit will be given for land in the 100-year floodplain and the floodway</u>
SEISMIC REVIEW ZONES - fault zones (Section 6.1)	20 net developable acres outside USL. Consistent with General Plan designation inside USL	Density consistent with the General Plan designation and Geologic Report

*Denotes policies which apply only inside the Coastal Zone

- (1) This table summarizes special land division and density requirements of General Plan and LCP resources and Constraints policies. More specific requirements are found in the General Plan and LCP Land Use Plan sections noted.
- (2) These acreages are expressed as minimums. The maximum number of parcels resulting from any land division shall not exceed the total number of allowed units on one parcel based on this table and the Rural Residential Density Determination Matrix.
- (3) These acreages are expressed as minimums. The maximum number of dwelling units on an existing parcel shall not exceed the total number of potential parcels and/or units as determined by this table and the Rural Residential Density Determination Matrix.

EXHIBIT A (2 OF 2)

EXHIBIT 84 B
5/24/94

SCO LCP M.n 1-01

Developable Land, net

The amount of developable land minus public or private road rights-of-way.

Development

(LCP) Inside the coastal zone, "Development" means, on land, in or under water, the placement or erection of any solid material or structure; discharge or disposal of any dredged material or of any gaseous, liquid, solid or thermal waste; grading, removing, dredging, mining, or extraction of any materials; change in the density or intensity of use of land, including, but not limited to, subdivision pursuant to the Subdivision Map Act (commencing with Section 66410 of the Government Code), and any other division of land, including lot splits, except where the land division is brought about in

connection with the purchase of such land by a public agency for public recreational use; change in the intensity of use of water or of access thereto; construction, reconstruction, demolition, or alteration of the size of any structure, including any facility of any private, public, or municipal utility; and the removal or harvesting of major vegetation other than for agricultural purposes, kelp harvesting, and timber operations which are in accordance with a timber harvesting plan submitted pursuant to the provisions of the Z'berg-Nejedly Forest Practice Act of 1973 (commencing with Section 4511).

As used in this section, "structure" includes, but is not limited to, any building, road, pipe, flume, conduit, siphon, aqueduct, telephone line, and electrical power transmission and distribution line.

Development/Development Activities- (LCP)		
What is Development?		
<i>Physical/Visible Alterations</i>		
<u>Action on Land & Water</u>	<u>Object Being Altered</u>	<u>Type of Objects</u>
placement	any solid material	
erection, reconstruction, alteration in size	any structure or facility	public, private, municipal utility
discharge	any dredged material	wastes: gaseous, liquid, solid, thermal
grading, dredging, mining, extraction	any material	
removal	major vegetation	not for agriculture
disturbance	plant or animal or its habitat	rare, endangered, locally unique
<i>Non-Physical/Non-Visible Alterations</i>		
<u>Action</u>		<u>Examples</u>
Change in density or intensity of land use		subdivision per Sub Map Act, any division of land, lot splits
What is NOT Development?		
<u>Action</u>	<u>Object</u>	<u>Type</u>
removal	major vegetation	for ag purposes
harvesting	kelp	
harvesting	timber, in accordance with a Timber Harvest Plan submitted per Z'berg-Nejedly Forest Practice Act of 1973	
Any land division which is brought about in connection with the purchase of such land by a public agency for public recreation.		

