



LandWatch

monterey county

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July 7, 2004

Supervisor Lou Calcagno, Chair
Monterey County Board of Supervisors
240 Church Street
Salinas, CA 93901

RE: Proposed Sunridge Views Combined Development Permit (PLN990391)
July 13, 2004 Board of Supervisors Meeting

Dear Chairperson Calcagno and Board Members:

LandWatch Monterey County has the following comments on the proposed Sunridge Views subdivision proposal, scheduled for hearing before your Board on July 13, 2004:

1. While the cover sheet of your staff report does not say so, and therefore disguises the actual situation, the proposed Resolution of approval, contained in the staff report as Exhibit .B., does clearly indicate that the application before you is for a .Combined Development Permit.. In view of this fact, the matter is not properly before you at this time. County Code Chapter 20.82, relating to combined development permits, states unequivocally that this matter must first be heard by the Planning Commission, prior to a hearing before your Board:

20.82.030 - APPROPRIATE AUTHORITY.

- A. The Appropriate Authority to consider a Combined Development Permit shall be the Planning Commission, Zoning Administrator, Minor Subdivision Committee or Board of Supervisors. The basis for the designation shall be that the body established under State Law, Title 19 (Subdivisions), Monterey County Code, or Title 20 (Zoning), Monterey County Code, as the decision making body for the principal land use shall be the decision making body for the Combined Development Permit. Should the Combined Development Permit include any permit normally considered by the Planning Commission, then the Planning Commission shall consider the entire Combined Development Permit, including Variances.
- B. The Planning Commission shall act as the recommending body to the Board of Supervisors when said Board is the Appropriate Authority for the Combined Development Permit. Said Board shall not act on a Combined Development Permit without prior review and recommendation of the Planning Commission on both the environmental and land use issues. The Planning Commission recommendation shall be made only after public hearing by the Planning Commission [Emphasis added].

The Board must remand this matter to the Planning Commission, for a public hearing. I am attaching a copy of an email exchange with the Chief Assistant Director of the County Planning and Building Inspection Department, forcefully making this point.

2. The County General Plan says that the County's goal, in the area of "Water Resources," is to "PROMOTE ADEQUATE, REPLENISHABLE WATER SUPPLIES OF SUITABLE QUALITY TO MEET THE COUNTY'S VARIOUS NEEDS [Goal 6, Page 22]." Objective 6.1, carrying out this goal is to "Eliminate long-term groundwater overdrafting in the County as soon as practically possible." Objective 53.1.3 says that "The County shall not allow water consuming development in areas which do not have proven adequate water supplies [Page 157, emphasis added]."

The North County Area Plan states, in Policy 6.1.4(NC) [Page 49], that "New development shall be phased until a safe, long-term yield of water supply can be demonstrated and maintained. Development levels that generate water demand exceeding safe yields of local aquifers shall only be allowed once additional water supplies are secured [Emphasis added]."

These General Plan policies were adopted in the 1980's, long before any application was made for this proposed subdivision. As *General Plan* policies, these provisions have the effect of law, where land use planning decisions are concerned. These General Plan policies prevail over any local ordinance or practice or policy of the County. The County General Plan is the "Constitution for land use" in Monterey County.

Furthermore, the County's Subdivision Ordinance recognizes that the General Plan prevails over every other policy or local ordinance or rule. Pursuant to relevant provisions of Title 19 of the County Code a proposed subdivision must be denied if the proposed map is "not consistent with the general plan [or] area plan."

Will this Board stand up for the integrity of the County General Plan? There is abundant evidence in your agenda packet that the North County area in which this subdivision is proposed does not have "proven adequate water supplies," and it is absolutely clear that no additional water supplies have been "secured" for this area. If the Board were to decide that the General Plan language does not mean what it says, you will be sending a message that every one of the extremely numerous "pending" projects in North County will likely be approved, even if they are located in an area of groundwater overdraft. LandWatch urges you not to set this precedent. The long term impacts on existing property owners and homeowners will be severe, not to mention the adverse environmental impacts on the groundwater basin.

3. Policy 26.1.18 of the Monterey County General Plan indicates that the proposed project should be denied, because approval of the project would be inconsistent with those provisions in the current General Plan that state that "lack of services, utility, environmental and other constraints provide a valid reason for denial of a proposed project." The staff argues, as did the Draft Environmental Impact Report (DEIR), that since fees related to the need for both traffic and water improvements are proposed as mitigations, the payment of these fees is sufficient to mitigate the proposed projects

effects to a less than significant level—and to meet the requirements of the General Plan. No existing policy of the County holds that payment of mitigation fees “is considered...to mitigate the proposed project,” as the DEIR said, and it is clear, as a matter of law, that the payment of a fee, in this situation, cannot be held to be a sufficient mitigation measure. The fact that a fee is charged will not, in any way, lead to an actual mitigation of the identified water and traffic problems. Moreover, CEQA does not grant the County independent authority to override provisions of the General Plan and local zoning ordinances.

4. Requiring a project to pay a fee, to help finance studies of water overdraft and possible solutions, does not excuse the project from compliance with County’s General Plan requirements, and is not the kind of “mitigation” that CEQA requires. Under CEQA, doing “studies” is not a legally satisfactory mitigation for an actual and identified impact. The fees do not “mitigate” the impacts of the development projects that pay the fees, and paying the fees does not change the General Plan requirement that the County “shall not allow” water consuming development in areas which do not have proven adequate water supplies.
5. The staff seems to think that the General Plan provisions relating to transportation can also be disregarded, just like the provisions relating to water. In fact, the provisions of the General Plan are clear: “transportation demands of proposed development shall not exceed an acceptable level of service for existing transportation facilities.” In this case, level of service F is not “acceptable.” As the staff report clearly reveals, the proposed project would add additional traffic to transportation facilities that are already “over the acceptable line,” and that are currently operating at Level of Service (LOS) F. The proposed subdivision does not “provide for” the appropriate increase in capacity of those highway facilities, although it does make a contribution to a solution. That’s not good enough to comply with the General Plan. The project should not be approved until the necessary improvement is in place. Or, if the subdivision approval were conditioned to require an upfront payment of the fee, with the actual construction of the subdivision to be held in abeyance until the needed roadwork was done, then that would be consistent with the General Plan. But that is not what the condition recommended here says. It says, “Pay a fee, and build your new subdivision.” The result of that approach would be to defer (indefinitely) the actual improvement needed. This means that everyone’s traffic will get even worse—and if lives are put in jeopardy while we’re waiting for CALTRANS to improve the intersection, that’s just the way it goes. Again, this is not the meaning of the General Plan policy.
6. LandWatch also wants to note that the current Monterey County General Plan, adopted in 1982, is not only chronologically out of date, but is now internally inconsistent and legally inadequate. This fact has been noted by the County itself. The County must make a finding of General Plan consistency to be able to approve the proposed Sunridge Views subdivision, and it is not able to do that in view of the inadequacy of the County’s existing General Plan.
7. The EIR fails to consider and analyze the impacts of the development on surrounding land uses and the compatibility of the development with surrounding land uses. Much of the surrounding land is in agricultural production. The introduction of a residential

subdivision may lead to conflicts with adjacent land uses as well as create pressure to convert other agricultural lands to residential uses. The EIR's failure to address these impacts renders the EIR inadequate.

8. The EIR states that the property is not on the Important Farmlands Map of Monterey County. However, the EIR fails to address whether the site actually qualifies as prime agricultural land. Other characteristics, besides being on the Important Farmlands Map of Monterey County, qualify a land for protection as prime agricultural land under the Coastal Act. Indeed, the Coastal Act defines prime agricultural land more broadly than most local jurisdictions. Public Resources Code Section 30113 defines prime agricultural land as those lands defined in paragraphs (c)(1), (2), (3), or (4) of Section 51201 of the Government Code, otherwise known as the Williamson Act (Government Code Section 51200 et seq.). The Williamson Act defines "prime agricultural land" as follows:

(c) "Prime agricultural land" means any of the following

- (1) All land that qualifies for class I or class II in the Natural Resource Conservation Service land use capability classifications.
- (2) Land which qualifies for rating 80 through 100 in the Storie Index Rating.
- (3) Land which supports livestock used for the production of food and fiber and which has an annual carrying capacity equivalent to at least one animal unit per acre as defined by the United States Department of Agriculture.
- (4) Land planted with fruit- or nut-bearing trees, vines, bushes, or crops which have a nonbearing period of less than five years and which will normally return during the commercial bearing period on an annual basis from the production of unprocessed agricultural plant production not less than two hundred dollars (\$200) per acre." Government Code Section 51201(c).

Accordingly, there is a very low threshold for determining when farmland is "prime" in the Coastal Zone. If land is determined to prime farmland under the Coastal Act, it must be maintained in production and the division of such lands may not diminish its productivity. Public Resources Code Section 30241. Because the EIR fails to disclose the agricultural viability and productivity that exists on the site now, the EIR is deficient because the public and decisionmakers cannot determine whether the property qualifies as prime agricultural land pursuant to the Coastal Act.

9. Page 2-16 of the EIR states that the removal of maritime chaparral will be allowed, to reduce the risk of wildfire. This is a mitigation to reduce wildfire risk. The mitigation itself has an impact, and pursuant to CEQA, the impact of that mitigation must also be analyzed. Moreover, the Coastal Act does not allow the removal of ESHA for wildfire reduction. Only resource dependent uses are permitted. Accordingly, the Project's

allowance of removal of maritime chaparral for fire reduction violates the Coastal Act. Moreover, this also proves that the development proposed adjacent to ESHA will impact ESHA, which is also a violation of the Coastal Act. See Public Resources Code Section 30240. See also, Monterey County Coastal Implementation Plan Section 20.144.040 and North County LUP/LCP Policy 2.3.2.1.

10. Page 2-47 of the EIR states that the current agricultural water use on the property is estimated at 44.77 acre feet per year and residential use is at 2.35 acre feet per year. Yet the EIR does not explain how it arrived at these numbers. Reciting bare conclusions without supporting facts is not an adequate analysis pursuant to CEQA.
11. The final EIR removes the determination that the project is inconsistent with Water Resources 2.5.2. General Policy 3, Water Resources 2.5.3. Specific Policy A2, and Zoning Ordinance Section 20.144.070. See pages 4-1 through 4-4 of the final EIR. The Draft EIR determined that the project could be made consistent by the payment of a fee the Monterey County Water Resources Agency. While LandWatch and others contest the use of the fee as an adequate or legal mitigation, the County has now removed the language that found the project inconsistent with these policies and zoning ordinance requirements. The removal of this analysis calls into question the validity of the EIR. The fact is that the Project remains inconsistent with these provisions and others concerning water availability.

Attached is a list of “pending projects” for North Monterey County (from the Monterey County website, as of July 13, 2004), showing the large number of proposed subdivision lots proposed in the North County area, where conditions of groundwater overdraft exist. This list is being submitted to demonstrate the significance of the precedent that the Board would be setting if it were to approve the Sunridge Views proposal. In addition, LandWatch hereby incorporates by reference all of the following materials, submitted to the Board in connection with its recent consideration of the proposed “Cathrein Estates” subdivision, heard by the Board of Supervisors on May 4, 2004. All of this information, in the possession of the County, helps demonstrate why the arguments in this letter should be accepted by the County, and why the Sunridge Views application should be denied.

1. The October 12, 1999 “Existing Conditions Report,” prepared in connection with work on the Monterey County General Plan Update, and demonstrating inadequacies in the County’s 1982 General Plan.
2. Information from the County’s General Plan Update website, showing the water supply and water quality problems in North Monterey County.
3. A survey of water resources prepared by Denise Duffy & Associates, for the Association of Monterey Bay Area Governments, also showing the extent of North County water supply and water quality problems.
4. A copy of the findings made by the County Planning Commission on February 12, 2003 in turning down a proposed development in North County (Blackie Meadow Estates) based on findings that are similar to those that could be made with respect to the current proposal.

5. A copy of the staff report for the Monterey County Minor Subdivision Committee, recommending denial of a proposed North County subdivision on the basis of findings and evidence that are similar to those that could be made with respect to the current proposal.

Conclusion

In conclusion, LandWatch Monterey County believes that this project must be denied. Your Board may approve this proposed project only if you find that it complies with the County General Plan, and other applicable laws, and if you decide that you have followed the requirements of CEQA. As I hope this letter convincingly demonstrates, you can't make those findings, which means you must deny the project.

Respectfully submitted,

Gary A. Patton, Executive Director
LandWatch Monterey County

cc: County Planning Commission
County Counsel

To: Knaster, Alana x7526
Cc: J. McKee Charles (McKeeCJ@co.monterey.ca.us); Board of Supervisors, Monterey County; Reed, Sally (reeds@co.monterey.ca.us); Scott Hennessy (hennessys@co.monterey.ca.us); Planning Commission, Monterey County
Subject: Sunridge Views Subdivision- Board of Supervisors Hearing

Dear Alana:

Thank you for conveying the county's interpretation of its ordinance. As you might expect, I completely disagree.

Since the ordinance affirmatively requires the County to have the Planning Commission review Combined Development Permits with respect to "environmental issues," it is amazing that you and the County think that this obligation can be discharged without having had the Commission review the main "informational document" produced under state law that is intended to assist decision makers in understanding those environmental issues.

Also, isn't this situation similar to the recent claim made by a pick-up group of development interests, calling itself "Plan For The People," that told the County that CEQA required the Planning Commission to consider the "Final EIR" on the proposed GPU before the Board considered it? That claim was taken VERY SERIOUSLY by the County (or at least was the excuse the County employed for holding several closed sessions, after which the County abruptly threw out its General Plan process and "started over"). In the case of the claims made by "Plan For The People," of course, CEQA does NOT require the Planning Commission to review the "Final EIR." And, this is what the County Counsel immediately ruled, in public, when the claim was first presented. What WERE those closed sessions all about?

At any rate, the County's ordinances do establish a specific requirement that the Planning Commission review Combined Development permits as to their "environmental issues," before the Board rules on them. I think that the ordinance implicitly (if not explicitly) requires that the Commission be provided information in the possession of the County that relates to those environmental issues, prior to providing their recommendation. In my view, this interpretation raises a much more serious issue, legally speaking, than the bogus issue raised by "Plan For The People." I would hope that the County might take this claim at least as seriously as it took the claims of the "Plan For The People" development group.

I am always surprised that the County's approach to potential legal challenges raised by the public is simply to adopt the "least conservative" view, and rather than doing something that MIGHT be a little bit of extra work, but that would completely eliminate a potentially valid legal challenge, the County typically decides to ignore such objections, adopting the recommendation most favorable to the developer (in virtually every instance). Presumably, this is mostly because the County shifts 100% of the risk of violating the law to the developer, and therefore acts as if the developer were the "client" that the Board and staff represents, instead of the public.

Unless and until the County of Monterey starts putting the PUBLIC, instead of the developers first, the Planning and Building Inspection Department (and the County and its elected representatives) will continue to have a reputation for caring little about the rights of the public where land use matters are involved. Based on the considerable public contact I have in my job,

that is definitely the prevailing view at the moment. Decisions like the one you relay here helps cement this impression.

Please include this email in the administrative record for the Sunridge Views project.

Yours truly,

Gary A. Patton, Executive Director
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cc:

Board of Supervisors; County Counsel; Planning Director; Planning Commission; Other Interested Persons

From: Knaster, Alana x7526 [mailto:knastera@co.monterey.ca.us]
Sent: Monday, July 12, 2004 9:31 AM
To: 'byeates@enviroqualitylaw.com'; 'Gary A. Patton'; 'gapatton@standfordalumni.org'
Cc: Anderson, Ann; McKee, Charles J; Hennessy, Scott (831)883-7516; Reed, Sally R.; Nordgreen, Evelyn x7577
Subject: Sunridge Views Subdivision- Board of Supervisors Hearing

This letter is in response to your July 2, 2004 letter regarding consideration of the Sunridge Views Subdivision by the Planning Commission prior to consideration by the Board.

It is the opinion of County staff that, in accordance with Subsection B of section 20.82.030, the Planning Commission made a recommendation to the Board of Supervisors regarding the Sunridge Views Subdivision regarding both environmental and land use issues. The Board held separate hearings on the project and decided that it required an EIR in order to make its decision. There was nothing in the Board's directive to staff to suggest that a completed EIR should first be reviewed by the Planning Commission. There is nothing in County procedures to suggest that the matter should automatically be returned to the Planning Commission. Accordingly, the hearing scheduled for July 13th is appropriate. The Board may exercise its discretion to either hear the matter and as the Appropriate Authority, act on the FEIR and permit application or refer the matter to the Planning Commission prior to taking any action.

Alana Knaster
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**Monterey County Planning & Building Inspection
Department**
**Active Planning Projects in North County as of Tuesday,
July 6,**
(Total Project Count=68)

Project Title	Location	Planner	Application Date	Current Status	Description
North County (Coastal) (Project Count=48)					
SUNRISE MUSHROOMS (PC92229)	231 Jensen Road, Watsonville	MCCUE	11/25/1992	COMPLETE	Status Report of Condition Compliance for Coastal Development Permit (PC 92229) Sunrise Mushroom, Inc., (aka: Miranda Mushroom Company). The property is located fronting on and southerly of Jensen Road at 231 Jensen Road, North County Area, Coastal Zone.
OETIKER KURT & ILSE TRS (PLN970108)	COREY RD, AROMAS	WALKER	02/19/1998	SET	Continued from 1/13/2000. Combined Development Permit consisting of a Coastal Development Permit for a Minor subdivision tentative map to allow the division of a 37 acre parcel into three parcels of 10.7 acres, 11.2 acres and 15.1 acres each; and a Coastal Administrative Permit for a mutual water system composed of two water storage tanks, a well to serve 10 lots, and new water lines in the proposed extension of Corey Road, for which grading will be required. The property is located at the intersection of San Juan Road and Corey Road, at the end of Corey Road (Assessors Parcel Number 141-051-021-000), in the North County Area, Coastal Zone.
OETIKER JENS & KAREN (PLN970163)	COREY RD, AROMAS		03/05/1998	APPEALED	Continued from 1/13/2000. Combined Development Permit consisting of a Coastal Development Permit and a Minor Subdivision to allow the division of a 25.8 acre parcel into 2 parcels of 15.8 acres and 10.0 acre each. The proposed project includes extension of Corey Road to the proposed parcels. The property is located at the intersection of San Juan Road and Corey Road, at the end of Corey (Assessors Parcel Number 141-041-016-000), in the North County Area, Coastal Zone.
MILLER PAUL & RON WHITEHEAD (PLN980260)	14307 CAMPAGNA TERRACE, WATSONVILLE	HICKMAN	06/25/1998	COMPLETE	Coastal Administrative Permit to allow the construction of a single family dwelling, septic system and grading, the site is located westerly of Campagna Terrace, 14307 Campagna Terrace (APN 129-211-029-000), Elkhorn Road Area, Coastal Zone.
PAJARO VALLEY GOLF COURSE	SALINAS RD, NORTH COUNTY AREA	HOLM	10/27/1998	COMPLETE	THE PROPOSED PROJECT INVOLVES THE MODIFICATION AND EXPANSION OF THE PAJARO VALLEY GOLF COURSE AND THE

DEV (PLN980571)

CREATION OF 177 NEW MULTI-FAMILY AND SINGLE FAMILY UNITS. THE PROJECT WILL REQUIRE A COMBINED DEVELOPMENT PERMIT CONSISTING OF:

A) NORTH COUNTY LAND USE PLAN AMENDMENTS AND REZONING;

RESOURCE CONSERVATION (RC) TO OPEN SPACE/RECREATION (OR) AND RESIDENTIAL (LDR/MDR) ---- FOR GOLF COURSE EXPANSION AND NEW SFD LOTS

RURAL DENSITY RESIDENTIAL (RDR) TO OPEN SPACE/RECREATION (OR) AND RESIDENTIAL (LDR/MDR) ---- FOR GOLF COURSE EXPANSION AND NEW SFD LOTS

B) GENERAL DEVELOPMENT PLAN FOR THE PAJARO VALLEY GOLF COURSE;

C) COASTAL DEVELOPMENT PERMIT FOR THE EXPANSION/RENOVATION OF THE EXISTING GOLF COURSE (ADDITION OF 9 HOLES FOR A 27 HOLE COURSE);

D) COASTAL DEVELOPMENT PERMIT FOR THE EXPANSION OF THE EXISTING CLUBHOUSE AND RESTAURANT (TOTAL ADDITION OF 6,650 SQUARE FEET);

E) COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF 84 TOWNHOUSES; AND INSTALLATION OF SITE IMPROVEMENTS AND GRADING (APPROXIMATELY 40,000 CUBIC YARDS OF CUT AND 40,000 CUBIC YARDS OF FILL);

F) COASTAL DEVELOPMENT PERMIT FOR A STANDARD SUBDIVISION VESTING TENTATIVE MAP TO CREATE 90 RESIDENTIAL LOTS RANGING IN SIZE FROM 0.3 (13,060 SQ. FT.) OF AN ACRE TO 1 ACRE (43,560 SQ. FT.);

G) VARIANCE FOR 25% SLOPE EXCEPTION TO ALLOW DEVELOPMENT ON APPLICABLE SINGLE FAMILY RESIDENTIAL LOTS (LOCATED ALONG HUDSON LANDING ROAD);

I) COASTAL DEVELOPMENT PERMIT FOR TREE REMOVAL FOR 32 OAK TREES AND REMOVAL OF SEVERAL LARGE EUCALYTUS TREE GROVES.

THE PROPERTY IS FRONTING ON AND SOUTHERLY OF SALINAS ROAD (ASSESSOR'S PARCEL NUMBER 117-072-012-000M) NORTH COUNTY AREA, COASTAL ZONE.

FRANK
CAPURRO & SON
(PLN980362)

2250 SALINAS RD,
WATSONVILLE

11/09/1998

COMPLETE

Combined Development Permit consisting of a Coastal Development Permit to add 80,000 square feet of additional cold storage capacity; 30,000 square feet of loading dock; 9,000 square feet of mechanical space; and 4,000 square feet of office space to an existing 72,000 square-foot agriculture distribution center; and a Variance to exceed allowed site coverage. The property is fronting on and westerly of State Highway One, located at 2250 Salinas Road (Assessor's Parcel Number 413-011-023-000), North County Area, Coastal Zone.

<p>TEDSEN DONALD F & CLAIRE M (PLN990405)</p>	<p>2765 SUMMERLAND RD, WATSONVILLE</p>	HICKMAN	08/28/1999	APPLIED	<p>Amendment to previously approved Combined Development Permit PLN970402 to allow for a change from a two story single family dwelling to one story single family dwelling. the site is located at 2765 Summerland (Assessor Parcel Number 181-261-016-000) Logan Knolls, Aromas Area, Coastal Zone.</p>
<p>MONTEREY COUNTY (PLN990484)</p>	<p>Flora Dr, Las Lomas Dr & Thomas Dr</p>	BERRY	10/15/1999	COMPLETE	<p>Combined Development Permit consisting of Coastal Plan Amendment to the North County Land Use Plan amending eight parcels from a "Medium Density Residential, 1-4 Units per Acre" designation to a "Resource Conservation" Designation and Reclassification from a "MDR/4 (CZ)" (Medium Density Residential) to a "OR (CZ)" (Open Space Recreation) district or to some other land use and zoning classification. The parcels are located on the east side of Las Lomas Drive, northerly of Thomas Road (APN's 119-181-021-000 thru 119-181-028-000, Las Lomas area, North County area of the coastal zone.</p>
<p>SUNRIDGE VIEWS (PLN990391)</p>	<p>250 MAHER RD WATSONVILLE</p>	SCHMIDT	10/27/1999	SET	<p>Certify and adopt an environmental impact report (EIR) and approve the Combined Development Permit consisting of: 1) a Coastal Development Permit and Standard Subdivision to allow for the division of a 25 acre parcel into 10 parcels ranging in size from 1 to 7.8 acres; 2) a Coastal Development Permit to allow for the construction of two water tanks, a mutual water system, demolition of a barn, 2,000 cubic yards of grading, the removal of a landmark tree (thirty inch Cypress) and the conversion of an existing mobile home to a senior citizens unit, and pre-grading authorization. The Board continued this item from the May 8, 2001, hearing directing the applicant to prepare an EIR prior to making a determination on the requested appeal. The site is located on and westerly of Maher Road, 250 Maher Road (Assessor's Parcel Number 127-252-009-0000), Prunedale Area, Coastal Zone.</p>
<p>RANCHO ROBERTO (PLN980685)</p>	<p>66 FRUITLAND AVE WATSONVILLE</p>	HOLM	11/10/1999	COMPLETE	<p>Combined Development Permit consisting of 1) a Coastal Development Permit and Standard Subdivision to allow for the division of a 13.3 acre parcel into 26 lots ranging in size from 6,649 square feet to 10,765 square feet, a remainder parcel of 6.61 acres and grading, 2) a Coastal Development Permit to allow for the demolition of a single family dwelling, a barn and several other accessory buildings. The site is located west of Fruitland Avenue at 66 Fruitland Avenue (Assessor's Parcel Number 117-131-032-000), North County, Coastal Zone.</p>
<p>MONTEREY COUNTY PUBLIC WORKS (PLN000197)</p>	<p>SANDHOLT BRIDGE, MOSS LANDING</p>	MENDOZA	06/30/2000	COMPLETE	<p>Continued from 10/11/00. Coastal Development Permit and Design Approval to remove the one lane, wood pile supported Sandholt Bridge and construct a new, two lane concrete bridge with bicycle lanes on each side, sidewalk on the north side, improve the turn radius of the bridge approach on the west and the bridge alignment with Sandholdt Road on the east, 75 feet to the south of its present location over the Old Salinas River Channel, Moss Landing, (Assessor's Parcel Numbers 133-212-009 & 133-233-002-000),</p>

					within the County right-of-way of Sandholdt Road, Moss Landing Community Plan contained in the North County Land Use Plan (Coastal Zone).
SYLVAN ACRES II (PLN000020)	699 SAN MIGUEL CANYON RD, WATSONVILLE	HICKMAN	07/27/2000	INCOMP	Combined Development Permit consisting of a Standard Subdivision (14lots) and a Coastal Development Permit that includes a small water system, 950 cubic yards of grading and a new water tank. The site is located east of San Miguel Canyon Rd, at 699 San Miguel Canyon Rd (Assessor's Parcel Number 267-201-026-000), Royal Oaks, Coastal Zone.
MILLER PAUL & WHITEHEAD RON (PLN990333)	103 DESMOND RD, SALINAS	ECHIBURU	08/15/2000	INCOMP	Combined Development Permit consisting of a Coastal Development Permit and Standard Subdivision to allow for the division of a 167.75 acre parcel into 10 parcels ranging in size from 2.6 acres to 51.98 acres; and a Coastal Development Permit to allow a reduction in setback requirements from wetlands and environmental sensitive habitat. The site is located south of Desmond Rd, at 103 Desmond Rd (Assessor's Parcel Numbers 129-083-041-000, 129-098-005-000 and 129-181-001-000), Prunedale Area, Coastal Zone.
RANCHO LOS ROBLES (PLN970159)	100 SILL RD WATSONVILLE	HICKMAN	08/22/2000	COMPLETE	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT AND STANDARD SUBDIVISION TO ALLOW FOR THE DIVISION OF A 31.70 ACRE PARCEL INTO A 103 LOT SUBDIVISION WITH LOT SIZES RANGING FROM 4,050 SQ. FT. TO 19,742 SQ. FT.; 2) A COASTAL DEVELOPMENT PERMIT AND LOT LINE ADJUSTMENT TO REDUCE THE SIZE OF ASSESSOR'S PARCEL NUMBER 412-073-002-000 FROM 16.62 ACRES TO 2.36 ACRES AND TO INCREASE THE SIZE OF ASSESSOR'S PARCEL NUMBER 412-073-015-000 FROM 16.96 ACRES TO 31.70 ACRES; 3) A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF OAK TREES; 4) A GENERAL DEVELOPMENT PLAN TO ALLOW FOR COMMERCIAL DEVELOPMENT; AND 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW FOR THE DEMOLITION OF TWO SINGLE FAMILY DWELLINGS, TWO BARNs, A GARAGE AND THE REMOVAL OF TWO MOBILE HOMES. THE PROPERTY IS LOCATED AT 100 SILL RD (ASSESSOR'S PARCEL NUMBERS 412-073-015 & 412-073-002-000), NORTH OF HALL ROAD, BETWEEN SILL ROAD & HALL ROAD, LOS LOMAS AREA, NORTH COUNTY LAND USE PLAN, COASTAL ZONE.
CUTLER GERALD & DEBORAH (PLN030501)	(PARCEL C) 516 E DOLAN RD MOSS LANDING	LEE	12/07/2000	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL DEVELOPMENT PERMIT TO ALLOW A VEHICLE DISMANTLING YARD WITHIN THE DOLAN INDUSTRIAL PARK (PARCEL C/CUTLER); AND A GENERAL DEVELOPMENT PLAN INCLUDING A CONNECTION TO THE WATER SYSTEM AND GRADING FOR DRAINAGE IMPROVEMENTS TO CLEAR OUT ACCUMULATED SEDIMENT (APPROXIMATELY 100 CUBIC YARDS CUT). THE PREVIOUS PERMIT (PC94210) EXPIRED

					ON JUNE 14, 2000. THE PROJECT IS LOCATED AT 516-E DOLAN ROAD, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 131-054-003-000), ON VIA TANQUES ROAD OFF OF DOLAN ROAD, NORTH COUNTY AREA, COASTAL ZONE.
PICK-N-PULL SAN JOSE AUTO (PLN030498)	(PARCEL B) 516 D DOLAN RD MOSS LANDING	LEE	12/07/2000	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL DEVELOPMENT PERMIT TO ALLOW A VEHICLE DISMANTLING YARD WITHIN THE DOLAN INDUSTRIAL PARK (PARCEL B/PICK-N-PULL); AND GENERAL DEVELOPMENT PLAN INCLUDING IMPROVEMENTS TO INSTALL A WELL, A WATER SYSTEM, A 212,000 GALLON WATER TANK, PRESSURE TANK, BOOSTER PUMP, AND GRADING TO EXTEND AN EARTHEN BERM FOR AN EXISTING DETENTION BASIN AND FILL AN ERODED GULLY (APPROXIMATELY 100 CUBIC YARDS CUT AND 500 CUBIC YARDS FILL ON ASSESSOR'S PARCEL NUMBER 131-054-004-000). THE PREVIOUS PERMIT (PC94195) EXPIRED ON JUNE 14, 2000. THE PROJECT IS LOCATED AT 516-D DOLAN ROAD, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 131-054-002-000), ON VIA TANQUES ROAD NORTH OF DOLAN ROAD, NORTH COUNTY AREA, COASTAL ZONE.
THE DON CHAPIN CO (PLN010346)	STRAWBERRY CYN RD & TUCKER RD	HICKMAN	07/19/2001	APPLIED	Two year time extension for a previously approved Combined Development Permit (965437) consisting of: 1) a Minor Subdivision to allow for the division of a 25.38 acre parcel into four parcels of 5.15 acres, 7.11 acres, 5.77 acres, and 7.35 acres; 2) a Coastal Development Permit and Major Lot Line Adjustment; and 3) a Coastal Development Permit to allow for a new well, two water tanks, and 4,000 cubic yards of grading. The site is located on a portion of Assessors map of Thos Kirby Subdivision of part of lots 14, 14A, 19 and 169 Bolsa Nueva Y Moro Cojo Rancho, fronting on Tucker and Strawberry Roads, 372 Strawberry (Assessor's Parcel Numbers 129-291-004-000 and 129-282-001-000), Elkhorn area, Coastal Zone.
STATE DIV OF PKS & BEACHES (PLN010277)	ZMUDOWSKI, MOSS LANDING & SALINAS RIVER	JOHNSTON	10/25/2001	INCOMP	Combined Development Permit for four (4) Administrative permits to replace existing pump-out toilets with new restrooms at four (4) State Beaches to include the Salinas River (Monterey Dunes Way - Assessor's Parcel Number 229-041-013-000) State Beach; at the Salinas River (Potrero Road - Assessor's Parcel Number 133-162-001-000) State Beach; at the Moss Landing (Jetty Road - Assessor's Parcel Number 133-261-001-000) State Beach; and at the Zmudowski (Giberson Road - Assessor's Parcel Number 413-011-021-000) State Beach. All project sites are located off Highway 1 north and south of Moss Landing, North County area, Coastal Zone.
SPANISH CONGREGATION (ZA06672)	125 Sill Rd, Watsonville	MCCUE	11/15/2001	CONTINUE	Coastal Development Permit for a Minor Subdivision of 20 acres creating four parcels of 3 acres, 3 acres, 3 acres and 11 acres. The property is located at 125 Sill Road (Kinghall Road), Watsonville (Assessor's Parcel Number 412-071-003-000), North County area, Coastal Zone.

FISCHER THOMAS (PLN010310)	284 MAHER RD	JOHNSTON	07/10/2002	INCOMP	Combined Development Permit consisting of a Coastal Development Permit to allow grading on slopes in excess of 25% (980 cu. yds.); and a Coastal Development Permit for the removal of native Oak trees (8), in order to construct an access-road/driveway. The property is located at 284 Maher Road (Assessor's Parcel Number 127-253-002-000), east of San Miguel Canyon Road and south of Tarpey Road, North County area, Coastal Zone.
TATE RAYMOND (PLN000136)	HIDDEN VALLEY RD	ECHIBURU	07/22/2002	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT AND A STANDARD SUBDIVISION TO ALLOW FOR THE DIVISION OF A 41.91-ACRE PARCEL INTO SIX (6) PARCELS RANGING IN SIZE FROM 5.3 TO 7.8 ACRES, AND APPROXIMATELY 1,800 CUBIC YARDS OF GRADING (1,420 CU. YDS. CUT/380 CU. YDS. FILL). THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF HIDDEN VALLEY ROAD AND ELKHORN ROAD (ASSESSOR'S PARCEL NUMBER 129-211-001-000), NORTH COUNTY AREA, COASTAL ZONE.
FREGOSO JOSE (PLN020201)	73 OAK RD, WATSONVILLE	JOHNSTON	09/18/2002	INCOMP	COASTAL DEVELOPMENT FOR THE PLACEMENT OF A THIRD SINGLE FAMILY DWELLING (1,890 SQ. FT., SINGLE-STORY MODULAR HOME) ON A LEGAL LOT OF RECORD (TWO SINGLE FAMILY DWELLINGS EXISTING). THE PROJECT IS LOCATED AT 73 OAK ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 119-111-010-000), NORTH COUNTY AREA, COASTAL ZONE.
NAVARRO JOSE LUIS & CLAUDIA GA (PLN020474)	270 LIVE OAK RD WATSONVILLE	ONCIANO	10/07/2002	APPLIED	EMERGENCY COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A REPLACEMENT DOMESTIC WELL. THE PROJECT IS LOCATED AT 270 LIVE OAK ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 181-041-008-000), NORTH COUNTY AREA, COASTAL ZONE.
MAYR ROBERT S & LINDA M (PLN000260)	16323 CASTROVILLE BLVD SALINAS	HOLM	04/25/2003	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF A MINOR SUBDIVISION TO SUBDIVIDE ONE 5.52-ACRE LOT INTO TWO LOTS OF 2.85 ACRES (PARCEL "A") AND 2.67 ACRES (PARCEL "B"); AND COASTAL DEVELOPMENT PERMIT TO ESTABLISH ROAD ACCESS AND BUILDING ENVELOPES THAT INCLUDE DEVELOPMENT ON SLOPES GREATER THAN 25%. A NEW ACCESS WOULD BE CREATED FROM DESMOND ROAD FOR PARCEL "A" WITH AN EXISTING ACCESS TO PARCEL "B" FROM CATROVILLE BOULEVARD. THE SITE IS LOCATED ON THE SOUTH SIDE OF DESMOND ROAD, EAST OF PARADISE ROAD AND NORTH OF CASTROVILLE BOULEVARD, (ASSESSOR'S PARCEL NUMBER 129-071-047-000), NORTH COUNTY, COASTAL ZONE.
WRIGHT JOANN (PLN020506)	58 DESMOND RD SALINAS	BECKER	06/16/2003	COMPLETE	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT TO ALLOW AN

					ADMINISTRATIVE PERMIT TO ALLOW AN EXISTING UNPERMITTED SINGLE FAMILY DWELLING (APPROXIMATELY 1,344 SQ. FT. PLUS 368 SQ. FT. DECK) AND NEW WATER TANK (5,000 GALLON); A COASTAL DEVELOPMENT PERMIT FOR EXISTING UNPERMITTED AND PROPOSED NEW DEVELOPMENT WITHIN 100 FT. OF ENVIRONMENTALLY SENSITIVE HABITAT (MARITIME CHAPARRAL); AND A COASTAL DEVELOPMENT PERMIT FOR EXISTING UNPERMITTED DEVELOPMENT ON SLOPES GREATER THAN 25%; AND GRADING (PERFORMED: 425 CU. YDS. CUT/340 CU. YDS. FILL; NEW PROPOSED: 325 CU. YDS. CUT/150 CU. YDS. FILL). THE PROPERTY IS LOCATED AT 58 DESMOND ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 129-098-003-000), PRUNEDALE AREA, NORTH COUNTY, COASTAL ZONE.
ALVAREZ MARIA (PLN030305)	1809 ELKHORN RD WATSONVILLE	JOHNSTON	07/11/2003	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR A SINGLE-FAMILY DWELLING; AND A COASTAL DEVELOPMENT PERMIT FOR A MINOR LOT LINE ADJUSTMENT. THE PROJECT IS LOCATED AT 1809 ELKHORN ROAD (ASSESSOR'S PARCEL NUMBERS 131-102-007-000 & 129-201-059-000) AT THE INTERSECTION OF ELKHORN ROAD AND WALKER VALLEY ROAD, NORTH COUNTY COASTAL LAND USE AREA, COASTAL ZONE.
EPPS JIM & EVALYN M (JT TEN) (PLN030301)	479 PARADISE CYN RD SALINAS	JOHNSTON	08/26/2003	INCOMP	COASTAL ADMINISTRATIVE PERMIT FOR FIRST- AND SECOND-STORY ADDITIONS TO AN EXISTING ONE-STORY SINGLE-FAMILY DWELLING (1,904 S. F. ADDED TO 2,246 S. F. EXISTING); INCLUDING A VARIANCE FOR EXCEEDING MAXIMUM ALLOWABLE BUILDING-COVERAGE AND A VARIANCE FOR A REDUCTION IN THE SIDE-YARD SETBACK REQUIREMENT.
GRANITE ROCK COMPANY (PLN030557)	DOLAN RD MOSS LANDING	JOHNSTON	11/03/2003	COMPLETE	COASTAL DEVELOPMENT PERMIT WITHIN 100 FEET OF SENSITIVE HABITAT TO ALLOW CREATION OF A 0.3-ACRE POND (GRADING - 2,300 CUBIC YARDS) FOR AMPHIBIAN HABITAT CREATION AND ENHANCEMENT. THE PROPERTY IS LOCATED NORTH OF DOLAN ROAD APPROXIMATELY 4,000 FEET EAST OF THE INTERSECTION WITH HIGHWAY 1 (ASSESSOR'S PARCEL NUMBER 133-171-004-000), NORTH COUNTY AREA, COASTAL ZONE.
VARGAS MARIA TR (PLN040016)	390 HIDDEN VALLEY RD WATSONVILLE	JOHNSTON	01/08/2004	COMPLETE	COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT (MARITIME CHAPARRAL) TO ALLOW THE INSTALLATION OF FOUR WATER TANKS AND ASSOCIATED WATER SUPPLY LINES THAT HAVE BEEN CONSTRUCTED WITHOUT THE BENEFIT OF PERMITS; AND A RESTORATION PLAN TO INCLUDE REPLACING EXTIRPATED CHAPARRAL HABITAT BY PLANTING 2,610 SQ. FT. (3:1 RATIO) OF PÁJARO MANZANITA IN ORDER

					TO CLEAR VIOLATION CASE CE030186. THE SUBJECT PARCELS ARE LOCATED AT 380 & 390 HIDDEN VALLEY ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBERS 129-162-004-000 AND 129-162-003-000), ROYAL OAKS, NORTH COUNTY AREA, COASTAL ZONE.
DEEGAN KITTY E & KENNETH A WAG (PLN040107)	19205 KARNER RD CASTROVILLE	MONTANO	03/09/2004	INCOMP	COASTAL DEVELOPMENT PERMIT TO ALLOW THE REPLACEMENT OF A LEGAL NONCONFORMING MOBILE HOME WITH A 3,930 SQUARE FOOT TWO STORY SINGLE FAMILY DWELLING WITH AN ATTACHED GARAGE; GRADING (150 CUBIC YARDS OF CUT AND FILL). THE PROPERTY IS LOCATED AT 19205 KARNER ROAD CASTROVILLE (ASSESSOR'S PARCEL NUMBER 131-073-011-000), EAST OF KARNER ROAD, NORTH COUNTY COASTAL AREA.
WHITEHEAD RON & HASSAN BABAEI (PLN040008)	387 PARADISE RD SALINAS	GALLAGHER	03/15/2004	INCOMP	COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 2,380 SQ. FT. SINGLE FAMILY RESIDENCE WITH AN ATTACHED 860 SQ. FT. GARAGE, 100 SQ. FT. FRONT PORCH, NEW SEPTIC SYSTEM, DRIVEWAY, AND GRADING (750 CU. YDS. OF CUT AND 750 CU. YDS. OF FILL). THE PROPERTY IS LOCATED AT 387 PARADISE ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 129-101-061-000), PRUNEDALE AREA, NORTH COUNTY, COASTAL ZONE.
WHITEHEAD RON & HASSAN BABAEI (PLN040009)	383 PARADISE RD SALINAS	GALLAGHER	03/15/2004	INCOMP	COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,910 SQ. FT. SINGLE FAMILY RESIDENCE WITH AN ATTACHED 576 SQ. FT. GARAGE, 40 SQ. FT. FRONT PORCH, NEW SEPTIC SYSTEM, DRIVEWAY, AND GRADING (380 CU. YDS. OF CUT AND 380 CU. YDS. OF FILL). THE PROPERTY IS LOCATED AT 383 PARADISE ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 129-101-060-000), PRUNEDALE AREA, NORTH COUNTY, COASTAL ZONE.
ZOELLIN BOB (BRADSHAW) (PLN010168)	2449 SAN JUAN RD AROMAS	JOHNSTON	03/19/2004	APPLIED	COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 2,048 SQ. FT. ONE-STORY SINGLE FAMILY DWELLING AND ATTACHED 648 SQ. FT. TWO-CAR GARAGE ON A VACANT LOT, INCLUDING GRADING (APPROXIMATELY 560 CU. YDS. CUT & 480 CU. YDS. OF FILL) AND RETAINING WALLS; A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT ON SLOPES OF 25% OR GREATER; A COASTAL DEVELOPMENT PERMIT FOR RIDGELINE DEVELOPMENT; AND A COASTAL DEVELOPMENT PERMIT FOR DEVELOPMENT WITHIN 100 FEET OF SENSITIVE HABITAT. THE PROPERTY IS LOCATED AT 2449 SAN JUAN ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 181-171-042-000), SOUTHEAST OF TARPEY ROAD, NORTH COUNTY COASTAL AREA.
DOLAN DEVELOPMENT	(PARCEL D) 516 DOLAN RD MOSS	LEE	03/23/2004	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL DEVELOPMENT PERMIT TO ALLOW

PARTNERS LTD (PLN030504)	LANDING				VEHICLE DISMANTLING WITHIN THE DOLAN INDUSTRIAL PARK (PARCEL D/DOLAN DEVELOPMENT PARTNERS LTD); A GENERAL DEVELOPMENT PLAN INCLUDING SIX (6) VEHICLE DISMANTLING YARDS, AGRICULTURAL OPERATIONS ON TWO PORTIONS (14 ACRES AND 24 ACRES) OF THE PARCEL, THE TWO (2) EXISTING "DOLAN" RESIDENCES, PLUS IMPROVEMENTS TO INSTALL A WELL, WATER SYSTEM, BOOSTER SYSTEM, PRESSURE TANK, 212,000 GALLON WATER TANK, AND GRADING FOR THE WATER SYSTEM AND TANK (APPROXIMATELY 2,830 CUBIC YARDS CUT/2,200 CUBIC YARDS FILL) AND DRAINAGE IMPROVEMENTS (APPROXIMATELY 8,500 CUBIC YARDS CUT/8,500 CUBIC YARDS FILL); AND A COASTAL DEVELOPMENT PERMIT FOR TREE REMOVAL (47 PLANTED MONTEREY CYPRESS) ALONG THE ACCESS ROAD. THE PREVIOUS PERMIT (PC94196) EXPIRED ON JUNE 14, 2000. THE PROJECT IS LOCATED AT 516 DOLAN ROAD, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 131-054-004-000), ON VIA TANQUES ROAD NORTH OF DOLAN ROAD, NORTH COUNTY AREA, COASTAL ZONE.
S & S LAND DEVELOPMENT CO (PLN030510)	(PARCEL A) 516 C DOLAN RD MOSS LANDING	LEE	03/25/2004	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF: A COASTAL DEVELOPMENT PERMIT TO ALLOW VEHICLE DISMANTLING WITHIN THE DOLAN INDUSTRIAL PARK (PARCEL A/S&SLAND DEVELOPMENT); AND A GENERAL DEVELOPMENT PLAN. THE PREVIOUS PERMIT (PC94223) EXPIRED ON JUNE 14, 2000. THE SITE IS LOCATED AT 516-C DOLAN ROAD, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 131-054-001-000), ON VIA TANQUES ROAD OFF OF DOLAN ROAD AND WESTERLY OF STATE HIGHWAY 1, NORTH COUNTY AREA, COASTAL ZONE.
HARTSOCK DAWN (PLN030641)	8650 DYER RD SALINAS	LEE	04/02/2004	INCOMP	COASTAL DEVELOPMENT PERMIT FOR A MINOR SUBDIVISION OF A 20.27 ACRE PARCEL INTO THREE PARCELS (5.00 ACRES, 10.27 ACRES, AND 5.00 ACRES). THE THREE PARCELS WILL EACH HAVE AN EXISTING SINGLE FAMILY DWELLING, ACCESSORY STRUCTURES, AND SEPTIC SYSTEM. THE THREE PARCELS WILL SHARE THE EXISTING WELL WITH NO INTENSIFICATION OF WATER USE. THE PROPERTY IS LOCATED AT 8650 DYER ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 129-021-017-000), NORTH COUNTY, COASTAL ZONE.
RODRIGUEZ RAUL & MARTHA (PLN030460)	8780 ORMART RD CASTROVILLE	GALLAGHER	04/12/2004	INCOMP	COASTAL ADMINISTRATIVE PERMIT TO ALLOW REMOVAL OF A 1,604 SQ. FT. MODULAR RESIDENCE AND CONSTRUCTION OF A ONE-STORY 2,329 SQ. FT. SINGLE FAMILY DWELLING (MODULAR) WITH A 864 SQ. FT. DETACHED GARAGE, DRIVEWAY EXTENSION, APPROXIMATELY 1,134 CUBIC YARDS OF GRADING (860 CU. YDS. OF CUT AND 274 CU. YDS. OF FILL, WITH NET EXPORT OF 586 CU. YDS.); AND DESIGN APPROVAL.

THE PROPERTY IS LOCATED AT 8780 ORMART ROAD, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 131-044-013-000), NORTH COUNTY AREA, COASTAL ZONE.

DENNIS KEITH FAMILY LIMITED PA (PLN040193)	9999	LUTES	04/23/2004	APPLIED	AMENDMENT TO EXISTING USE PERMIT (PLN000468) TO ALLOW (1) A DRIVE-THROUGH/PICK-UP WINDOW FOR FAST FOOD SERVICE; (2) NEW SIGNAGE; AND (3) MODIFICATION OF ROOF COLOR AS PREVIOUSLY APPROVED. THESE AMENDMENTS ARE TO THE APPROVED SINGLE STORY, 4,444 SQUARE FOOT RETAIL CONVENIENCE MARKET WITH 800 SQUARE FEET OF PRODUCE/FRUIT STANDS. THE PROPERTY IS LOCATED AT 7902E HIGHWAY ONE, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 133-221-001-000), FRONTING ON AND WESTERLY OF HIGHWAY ONE, COASTAL ZONE.
REDDY K ARJUN & SANDHYA (PLN040088)	535 ELKHORN RD WATSONVILLE	BECKER	04/29/2004	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 3,115 SQ. FT. ONE-STORY SINGLE FAMILY RESIDENCE WITH A 941 SQ. FT. ATTACHED GARAGE, OUTDOOR COURTYARD, ASPHALT DRIVEWAY AND SEPTIC SYSTEM; AND 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW RIDGELINE DEVELOPMENT. THE PROPERTY IS LOCATED AT 535 ELKHORN ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 412-022-008-000), ROYAL OAKS AREA, NORTH COUNTY, COASTAL ZONE.
PINI ALDO C TR ET AL (PLN040256)	527 PINI RD WATSONVILLE	JOHNSTON	04/29/2004	INCOMP	COASTAL DEVELOPMENT PERMIT FOR A MINOR SUBDIVISION TO DIVIDE A 50-ACRE LOT INTO 4 LOTS (PARCEL A: 33.1 ACRES, PARCEL B: 5.8 ACRES, PARCEL C: 6.1 ACRES, & PARCEL D: 5.0 ACRES); AND A COASTAL ADMINISTRATIVE PERMIT FOR A NEW DOMESTIC WELL. PARCELS B, C, AND D CURRENTLY CONTAIN SINGLE FAMILY RESIDENCES. THE PROPERTY IS LOCATED AT 527 PINI ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 412-012-042-000), ROYAL OAKS AREA, NORTH COUNTY, COASTAL ZONE.
ACEVES JOSE & LILIA M (C P) (PLN040260)	259 PARADISE CYN RD SALINAS	LYONS	05/06/2004	APPLIED	COMBINED DEVELOPMENT PERMIT CONSISTING OF A (1) COASTAL ADMINISTRATIVE PERMIT FOR THE DEMOLITION AND REPLACEMENT OF AN EXISTING MOBILE HOME WITH A 3,407 SQ. FT. TWO STORY SINGLE FAMILY RESIDENCE; UPGRADED SEPTIC, MINOR DRIVEWAY MODIFICATIONS; AND (2) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT ON MAN-MADE SLOPES GREATER THAN 30%. THE PROPERTY IS LOCATED AT 259 PARADISE CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 129-095-028-000), PRUNEDALE AREA, NORTH COUNTY, COASTAL ZONE.

ALEXANDER BLOCK LIMITED PARTNE (PLN030523)	204 MONTEREY LYONS DUNES WY CASTROVILLE	06/02/2004	APPLIED	COMBINED DEVELOPMENT PERMIT INCLUDING A COASTAL ADMINISTRATIVE PERMIT TO ALLOW FOR THE CONSTRUCTION OF A 126 SQ. FT. ADDITION TO A ONE-STORY 1,460 SQ. FT. SINGLE FAMILY DWELLING IN A PLANNED UNIT DEVELOPMENT AND A VARIANCE TO ALLOW AN ADDITION TO LOT COVERAGE FROM THE FROM 39% EXISTING TO 49% PROPOSED. THE PROJECT IS LOCATED AT 204 MONTEREY DUNES WAY CASTROVILLE (ASSESSOR'S PARCEL NUMBER 229-071-001-000), SOUTH OF MONTEREY DUNES CLUB HOUSE, NORTH COUNTY AREA, COASTAL ZONE.
PAJARO VALLEY WATER MGT AGENCY (PLN040202)	VARIOUS APN ONCIANO	06/04/2004	APPLIED	COMBINED DEVELOPMENT PERMIT CONSISTING OF A USE PERMIT AND COASTAL DEVELOPMENT PERMIT FOR THE IMPLEMENTATION AND INSTALLATION OF THE PAJARO VALLEY WATER MANAGEMENT AGENCY BASIN MANAGEMENT PLAN. THE COMPONENTS OF THE PLAN CONSISTS OF; IMPORT PIPELINES (INSTALLATION OF 12 INCH DIAMETER PIPELINES) AND AN INTEGRATED COASTAL DISTRIBUTION SYSTEM (ICDS) TO INCLUDE DISTRIBUTION TURNOUTS AND PUMP STATIONS. THE PROPERTIES ARE LOCATED THROUGHOUT THE NORTH COUNTY AREA OF MONTEREY COUNTY (VARIOUS ASSESSOR'S PARCEL NUMBERS), NORTH COUNTY NON-COASTAL AND COASTAL AREA PLANS.
NATIONAL REFRATORIES & (PLN040363)	7697 HWY 1 MOSS LANDING	06/16/2004	APPLIED	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT TO ALLOW THE DEMOLITION AND REMOVAL OF THE FOLLOWING STRUCTURES AND MACHINERY LOCATED WITHIN THE MOSS LANDING COMMERCIAL PARK (FORMERLY KNOWN AS NATIONAL REFRATORIES AND MINERALS CORPORATION): A) INTERIOR AND EXTERIOR OF HIGH PURITY BUILDING, B) INTERIOR AND EXTERIOR OF FEED BUILDING/KILN 4A, C) INTERIOR AND EXTERIOR OF FILTER BUILDING, D) INTERIOR OF FILTER PRESS BUILDING, E) INTERIOR OF COKE MILL BUILDING, AND F) INTERIOR OF BATCHING AND GRINDING BUILDING; AND 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW RETENTION OF THE EXISTING LEGAL-NONCONFORMING HEIGHT OF THOSE STRUCTURES TO BE DEMOLISHED (A, B AND C) FOR FUTURE RECONSTRUCTION. THE PROPERTY IS LOCATED AT THE INTERSECTION OF HIGHWAY 1 AND DOLAN ROAD, MOSS LANDING (ASSESSOR'S PARCEL NUMBER 133-172-013-000), NORTH COUNTY AREA, COASTAL ZONE.
PETERSEN JAMES D. &	16770 BLACKIE HOLM RD SALINAS	06/22/2004	APPLIED	COMBINED DEVELOPMENT PERMIT CONSISTING OF: REZONING A 23-ACRE

JAMES D &
PATRICIA A
(PLN040079)

PARCEL FROM RDR/B-7 TO RDR/10; AND A COASTAL ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT OF A SECOND ONE-STORY, 1,770 SQ. FT. SINGLE FAMILY HOME INCLUDING A 720 SQ. FT. ATTACHED GARAGE, GRADING, A NEW SEPTIC SYSTEM, AND CONNECTION TO AN EXISTING WATER SYSTEM (ALCO) . THE PROJECT IS LOCATED AT 16770 BLACKIE ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 133-014-020-000), NORTH COUNTY, COASTAL ZONE.

FUENTES RAMON
(PLN020446)

PINI RD LAS
LOMAS

GALLAGHER

06/28/2004

APPEALED

Coastal Administrative Permit to allow for the construction of a new single family dwelling

PINI ALDO C TR ET AL
(PLN040406)

527 PINI RD
WATSONVILLE

JOHNSTON

06/30/2004

APPLIED

COASTAL ADMINISTRATIVE PERMIT FOR A NEW DOMESTIC WELL TO SERVE THREE EXISTING RESIDENCES. THE PROPERTY IS LOCATED AT 527 PINI ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 412-012-042-000), ROYAL OAKS AREA, NORTH COUNTY, COASTAL ZONE.

NUNEZ ESEQUIEL &
ALTAGARCIA
(PLN040387)

1357 SAN
MIGUEL
CANYON RD
WATSONVILL

BECKER

07/06/2004

APPLIED

COASTAL ADMINISTRATIVE PERMIT FOR CONSTRUCTION OF A 425 SQ. FT. DETACHED GUESTHOUSE WITH A 594 SQ. FT. GARAGE, 228 SQ. FT. COVERED PORCH, CONNECTION TO AN EXISTING WELL AND SEPTIC SYSTEM. A SINGLE FAMILY RESIDENCE, BARN AND SHED CURENTLY EXIST ON THE PROPERTY. THE PROPERTY IS LOCATED AT 1357 SAN MIGUEL CANYON ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 127-331-006-000), NORTH COUNTY AREA, COASTAL ZONE.

North County (Inland)

(Project Count=20)

CARLESON ESTATES
(PLN000196)

40 BERTA
CANYON RD,
SALINAS

OSORIO

04/11/2000

CONTINUE

Combined Development Permit consisting of Standard Subdivision Vesting Tentative Map of 38 lots ranging in size from 1.01 acres to 16.37 acres on a total of 96.37 acres, including one lot for an inclusionary housing unit, Zoning Reclassification from "LDR/2.5" (Low Density Residential) to "LDR/B-6" (Low Density Residential), and Use Permit for tree removal (approximately 449 oaks over 6 inches in diameter--3.6 % of on-site oak trees). Grading is proposed to consist of approximately 4000 cubic yards of cut and 3700 cubic yards of fill. The property fronts on and is south of Berta Canyon Road (Assessors Parcel Numbers 125-051-005, 008, and 017), east of U. S. Highway 101, Prunedale area.

JONES REBECCA ET AL
(PLN000242)

2080 SAN
MIGUEL

LUTES

05/31/2001

INCOMP

Minor Subdivision to subdivide a 10.5-acre parcel into four parcels (three 2.5-acre parcels

(PLN000342)	CANYON RD SALINAS				and one 3-arce parcel). The subject parcel currently contains three existing dwelling units, septic systems, a well and an access road. The parcel is located at 2080 San Miguel Canyon Road, Salinas (Assessor's Parcel Number 129-083-028-000), west of San Miguel Canyon Road, North County area.
HAMBEY LAWSON JR TR (PLN010380)	11399 MERRITT ST, CASTROVILLE	HUFF	02/25/2002	INCOMP	Amend Condition # 11 for Hambey (PLN000549) which states "No sign shall be allowed on top of the telecommunication tower." The amendment would delete condition 11. The project is located at 11399 Merrit Street, Castroville (Assessor's Parcel Number 030-191-016-000), North County Non-Coastal area.
CODIROLI MILTON TR & (PLN020014)	CRAZY HORSE AT SAN JUAN GRADE, SALINAS	LUTES	04/30/2002	COMPLETE	Lot Line Adjustment of four parcels which total 780 acres. The Lot Line Adjustment will reconfigure the existing four parcels into parcels of 40 acres, 50 acres, 50 acres and 640 acres. The property is located east of the intersection of San Juan Grade Road and Crazy Horse Canyon Road (Assessor's Parcel Numbers 199-011-001-000, 199-011-002-000 and 125-281-006-000), North County Planning Area.
LATOURETTE JEFFREY & MONICA (PLN020090)	19445 PESANTE RD, PRUNDALE	OSORIO	05/30/2002	COMPLETE	Standard Subdivison Tentative Map for the division of an existing 47.81- acre parcel into 19 lots ranging in size from approximately 1.8 to 11 acres; including approximately 5,400 cubic yards of grading, and expansion of an existing water system (Woodland Heights Mutual Water Company) to serve the subdivision. An Environmental Impact Report will be prepared for the project. The property is located at 19445 Pesante Road, Prunedale area (Assessor's Parcel Number 125-101-016-000), North County Area Plan.
DANBOM DAVID N (PLN000360)	1901 SAN JUAN RD WATSONVILLE	KINISON BROWN	06/20/2002	APPEALED	MINOR SUBDIVISION OF A 14.8 ACRE PARCEL INTO FOUR (4) 2.5 ACRE PARCELS AND ONE (1) 4.8 ACRE REMAINDER PARCEL WITH AN EXISTING HOUSE. THE PROPERTY IS LOCATED AT 1901 SAN JUAN ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 267-041-003-000), NORTH COUNTY NON-COASTAL AREA.
STAGECOACH TERRITORY INC (PLN020285)	HWY 101 & SAN JUAN RD	OSORIO	07/01/2002	INCOMP	Use Permit to allow outdoor sales (by auction) of agricultural equipment on approximately 4 acres of a 17-acre parcel, commonly known as the Red Barn property. Auctions would take place once every three months. The Use Permit application has been submitted by the applicant to correct an active zoning code violation. The property is located at 1000 Highway 101 (Assessor's Parcel Number 141-131-001-000), adjacent to the San Benito County line, North County Non-Coastal area.
MAYR ALAN L & ELMA J (PLN020464)	1919 SAN JUAN RD AROMAS	KELLY	04/15/2003	INCOMP	MINOR SUBDIVISION OF ONE LOT OF RECORD OF 10 ACRES INTO FOUR LOTS OF 2.7, 2.5, 2.5 AND 2.5 ACRES,

					RESPECTIVELY AND THE ESTABLISHMENT OF AN APPROXIMATELY 1,600 FOOT LONG ROAD AND UTILITIES EASEMENT ACROSS THE ABUTTING PARCEL TO THE NORTHWEST (ASSESSOR'S PARCEL NUMBER 267-041-003-000). THE PROPERTY IS LOCATED AT 1919 SAN JUAN ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 267-041-017-000), EAST OF THE INTERSECTION OF SAN JUAN ROAD AND AROMAS ROAD, WATSONVILLE AREA, NORTH COUNTY NON-COASTAL.
TAVAREZ DAVID & ANGELA TAVAREZ (PLN030072)	41 PORTER DR WATSONVILLE	BECKER	07/07/2003	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF A GENERAL DEVELOPMENT PLAN FOR MIXED USE PROJECT IN LIGHT COMMERCIAL DISTRICT, ADMINISTRATIVE PERMIT FOR DEVELOPMENT OF COMMERCIAL SHOPS AND A USE PERMIT FOR (LOW INCOME) RESIDENTIAL USES IN A LIGHT COMMERCIAL DISTRICT. THE PROJECT IS LOCATED AT 41 PORTER DRIVE, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 117-333-006-000), PAJARO, NORTH COUNTY AREA.
LIMBACH CHARLES & SARA LYON (PLN030329)	18950 PESANTE RD SALINAS	LYONS	08/20/2003	SET	VARIANCE TO REDUCE THE NON-CONFORMING SIDE SETBACK FROM 6' (E) TO 3.5' (P) TO ALLOW THE CONSTRUCTION OF A 48 SQ. FT. ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE. THE PROJECT IS LOCATED AT 18950 PESANTE ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 125-082-023-000), NORTH COUNTY NON-COASTAL AREA.
BANKS JOHN E (PLN020338)	11100 COOPER ST CASTROVILLE	LYONS	08/20/2003	INCOMP	TENATIVE PARCEL MAP FOR THE MINOR SUBDIVISION OF ONE, DEVELOPED 15,000 SQUARE FOOT LOT INTO THREE 5,000 SQUARE FOOT PARCELS. THE PROPERTY IS LOCATED AT 11100 COOPER STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 030-123-007-000), AT THE NORTH EAST CORNER OF COOPER STREET AND MACDOUGALL STREET, NON-COASTAL AREA, NORTH COUNTY.
POTTER DOUG & MARALEE (PLN030547)	1065 PAJARO HILLS CT PAJARO	MONTANO	10/31/2003	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT FOR RIDGELINE DEVELOPMENT; 2) USE PERMIT FOR CONSTRUCTION OF A 4,070 SQ. FT. TWO-STORY SINGLE FAMILY RESIDENCE WITH A 1,120 SQ. FT. DETACHED GARAGE AND A 1,064 SQ. FT. PATIO AREA (TOTAL STRUCTURAL COVERAGE IS 4,514 SQ. FT.); A 600 SQ. FT. LAP POOL AND A 228 FOOT LONG DRIVEWAY; AND GRADING (1,282 CUBIC YARDS OF CUT AND 1,248 CUBIC YARDS OF FILL), LOCATED IN A DESIGNATED AREA OF VISUAL SENSITIVITY. THE PROPERTY IS LOCATED AT 1065 PAJARO HILLS COURT, PAJARO (ASSESSOR'S PARCEL

NUMBER 412-161-004-000), WEST OF SAN MIGUEL CANYON ROAD, NORTH COUNTY NON-COASTAL AREA.

SOUTH COUNTY HOUSING CORP (PLN030582)	15 17 & 19 SALINAS RD WATSONVILLE	KELLY	01/28/2004	APPLIED	USE PERMIT FOR THE DEVELOPMENT OF 64 AFFORDABLE HOUSING UNITS, TO REPLACE 77 EXISTING, SUBSTANDARD UNITS. THE PROJECT INCLUDES FIVE RESIDENTIAL APARTMENT BUILDINGS, CONTAINING THE FOLLOWING UNIT TYPES: 6-1 BED; 34-2 BED; 18-3 BED; AND 6-4 BED. THE PROJECT ALSO INCLUDES ONE COMMUNITY/RECREATIONAL BUILDING, AN OUTDOOR RECREATION AREA (TOT LOT), AND 123 COVERED AND 19 NON-COVERED PARKING SPACES. THE PROPERTY IS LOCATED AT 15, 17, 19 SALINAS ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBERS 117-351-012-000, 117-351-013-000, 117-351-014-000, 117-351-015-000 AND 117-351-016-000), PAJARO AREA, NORTH COUNTY AREA.
ROCHA TOMAS & CLEOTILDE (PLN040054)	17867 DAMIAN WY SALINAS	BERNAL	02/02/2004	COMPLETE	PERMIT TO ALLOW THE REMOVAL OF 2 COAST LIVE OAK TREES LOCATED AT THE FRONT OF RESIDENCE
COASTAL DEVELOPMENT COMPANY LL (PLN040373)	2285 SILVER STONE ST ROYAL OAKS	MUGAN	03/15/2004	SET	ADMINISTRATIVE PERMIT FOR CONSTRUCTION OF A THREE-STORY 3,140 SQ. FT. SINGLE FAMILY DWELLING ON A 13,241 SQ. FT. PARCEL IN A MEDIUM DENSITY RESIDENTIAL/ VISUALLY SENSITIVE ZONING DISTRICT (MDR/1.4/VS). THE PROPERTY IS LOCATED AT 2285 SILVER STONE STREET, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 117-191-025-000), LOMA LINDA SUBDIVISION, NORTH COUNTY AREA.
MURILLO GARCIA ANTONIO (PLN030635)	11351 COOPER ST CASTROVILLE	BECKER	05/10/2004	INCOMP	MINOR SUBDIVISION OF ONE PARCEL TOTALING 21,253 SQ. FT. WITH SIX DWELLING UNITS INTO THREE PARCELS: PARCEL 1 WILL HAVE 9,841 SQ. FT. WITH THREE RESIDENCES AND FOUR GARAGE SPACES; PARCEL 2 WILL HAVE 6,412 SQ. FT. WITH ONE RESIDENCE THAT HAS AN ATTACHED TWO-CAR GARAGE; AND PARCEL 3 WILL HAVE 5,000 SQ. FT. WITH ONE RESIDENCE THAT HAS AN ATTACHED TWO-CAR GARAGE. THE PROPERTY IS LOCATED AT 11351 COOPER STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 030-072-014-000), NORTH COUNTY AREA.
SALINAS VALLEY SOLID WASTE AUT (PLN040174)	350 CRAZY HORSE CYN RD SALINAS	LYONS	05/25/2004	APPLIED	ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 40' HIGH SECOND LANDFILL-GAS FLARE STACK. THE PROJECT IS LOCATED AT 350 CRAZY HORSE CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 125-271-063-000), NORTH OF THE HIDDEN CANYON ROAD AND CRAZY HORSE ROAD INTERSECTION, NORTH COUNTY NON-COASTAL AREA.

DE OCAMPO PAUL T & GLORIA TRS (PLN030411)	245 MARCUS ST AROMAS	BECKER	06/16/2004	APPLIED	LOT LINE ADJUSTMENT TO ALLOW THE CREATION OF A PEDESTRIAN ACCESS EASEMENT FOR A COMMUNITY PARK AS REQUIRED BY CONDITION #3 OF PLANNING COMMISSION RESOLUTION NO. 03001 (PROJECT FILE NO. PLN970585). THE LOT LINE ADJUSTMENT WILL REDUCE PARCEL B (ASSESSOR'S PARCEL NUMBER 267-111-015-000) FROM 4.24 ACRES TO 4.00 ACRES AND INCREASE PARCEL A (ASSESSOR'S PARCEL NUMBER 267-111-014-000) FROM 1.00 ACRES TO 1.24 ACRES. THE PROPERTIES ARE LOCATED AT 245 MARCUS STREET, AROMAS, NORTH COUNTY AREA.
VEVANG KEVIN AND LEILANI (PLN040258)	1205 EAGLE HILL RD WATSONVILLE	FLOYD	06/30/2004	APPLIED	COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) A USE PERMIT FOR RIDGELINE DEVELOPMENT IN A VISUALLY SENSITIVE AREA, AND (2) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES IN EXCESS OF 30%. THE PROJECT CONSISTS OF A NEW 3,390 SQUARE FOOT, TWO-STORY SINGLE FAMILY RESIDENCE; THE REMOVAL OF THREE OAK TREES; AND ASSOCIATED GRADING (286 CUBIC YARDS CUT / 286 CUBIC YARDS FILL). THE PROJECT IS LOCATED AT 1205 EAGLE HILL ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 117-491-026-000), NORTHERLY OF THE INTERSECTION OF EAGLE HILL ROAD AND VEGA ROAD, ROYAL OAKS AREA, NORTH COUNTY AREA PLAN.
GUTIERREZ-STAPLETON (PLN040288)	16727 SAN MIGUEL CANYON SALINAS	HOLM	06/30/2004	INCOMP	COMBINED DEVELOPMENT PERMIT CONSISTING OF: A LOT LINE ADJUSTMENT TO REDUCE ONE NON-COASTAL PARCEL (APN: 127-291-060-000/PARCEL "B") FROM 3.80 ACRES TO 3.02 ACRES AND INCREASING ONE COASTAL PARCEL (APN: 127-411-009-000/LOT 9) FROM 2.49 ACRES TO 3.27 ACRES; A COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT IN THE COASTAL ZONE; AND AN ADMINISTRATIVE PERMIT TO REDUCE THE SIZE OF A LOT IN THE B-6 ZONE. THE PROPERTIES ARE LOCATED AT 1727 SAN MIGUEL CANYON ROAD (PARCEL "B"), PRUNEDALE AND 5315 HIDDEN OAK COURT (LOT 9), WATSONVILLE, NORTH COUNTY, NON-COASTAL AND COASTAL ZONE.

Data Refreshed: 07/06/2004