

Nickerson, Jacquelyn x5240

From: Brian O'Neill [Brian.O'Neill@coastal.ca.gov]
Sent: Tuesday, September 27, 2016 4:55 PM
To: Ford, John H. x5158
Cc: Nickerson, Jacquelyn x5240
Subject: PLN150489 - 6820 Long Valley Spur Road

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|--------------------------|----------------|
| HEARING SUBMITTAL | |
| PROJECT NO./AGENDA NO. | PLN150489 #2 |
| DATE RECEIVED: | 9/27/16 |
| SUBMITTED BY/VIA: | Public / email |
| DISTRIBUTION TO/DATE: | PC / hearing |
| DATE OF HEARING: | 9/28/16 |

Hello John,

I understand that application PLN150489 for a lot line adjustment at 6820 Long Valley Spur Road is being discussed at the Planning Commission tomorrow. I also understand that you are recommending postponement until the site can be fully staked and flagged. I received the agenda report in the mail today. I don't know if a project referral was ever sent to our office or if we ever provided comments. Katie Butler may have been involved earlier.

Our office does have concerns regarding the proposed development. First, it is unclear whether the project involves one parcel with multiple lots or three separate parcels. The discussion states that the project involves a site that was previously subdivided into three parcels. As a threshold matter, we would want to ensure that we are dealing with three legal lots and ensure that the prior subdivision would allow this type of lot line adjustment.

Second, we are unclear whether a lot line adjustment on its own would qualify for the "cluster development" exception to the minimum lot size. The zoning code allows exemptions to lot size "*as part of* clustered residential development." To us, this suggests that the exemption is only allowed as part of a larger residential development project, such as a subdivision on one discrete project site or a lot line adjustment with the actual delineation of building envelopes and construction of houses. The staff report also describes "clustered residential development" as a concept involving the development of a particular site. This project is not dealing with one site, but rather three distinct parcels with no other development. In other words, the entire project is the exemption and is therefore not a "part of" a clustered residential development. We are unclear how this would provide a benefit that would justify the exemption to minimum lot sizes.

Additionally, your discussion states that the "existing parcels could be developed outside of the Maritime Chaparral with access off of Long Valley Road." Each parcel would be required to protect the sloped areas and sensitive habitat areas when they are developed. We therefore do not see the resource benefit that would justify the lot size exemption because all of the parcels could be developed without impacts to Maritime Chaparral. Again, without identifying the development project beyond the lot line adjustment alone, we do not necessarily see the evidence to support an exemption for lot size.

Finally, you do raise the potential inconsistency with the potential to cause ridgeline development. We encourage the postponement to ensure that the lot line adjustment would not cause ridgeline development. Also worth noting, although the site itself may not be considered a sensitive visual resource area, Elkhorn Road is designated as a scenic road in the LUP. Thus public views from the road are protected. Your analysis suggests that development of the site would be potentially visible from Elkhorn Road, which would be inconsistent with the visual protection policies of the LUP.

I would encourage the Planning Commission to postpone the matter, which would give our office the opportunity to discuss this project further. Thank you for considering our comments.

~Brian

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Coastal Commission

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Letter to be read to Monterey County Planning Commissioners re: CDP application PLN150489

(currently scheduled September 28th, 2016)

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| HEARING SUBMITTAL | |
| PROJECT NO./AGENDA NO. | PLN150489 #2 |
| DATE RECEIVED | 9/28/16 |
| SUBMITTED BY/VIA | public hearing |
| DISTRIBUTION TO/DATE | PC @ hearing |
| DATE OF HEARING | 9/28/16 |


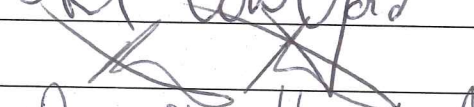
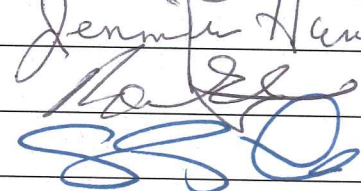
Dear Commissioners,

We urge you to deny this application for a lot line adjustment. The current building envelopes on Long Valley Road will have far less impacts to natural and visual resources than moving them to Long Valley Spur.

Long Valley Spur is a long, narrow, private drive. It is a half mile long, running through the properties in the neighborhood. In most places the Spur is only 15 feet wide, with little room for turnouts. This application adds lots where they were not considered before and the impacts to the road and community would be significant.

Given the size and location of the new parcels relative to the current ones, we feel this is the first step in a piecemeal development plan that will further impact the safety and character of this rural community.

Signed by the following Long Valley Spur residents:

| Print Name | Sign Name |
|--------------------------|--|
| 1) Edgar Gonzalez |  |
| 2) Stella P. Marquez | Stella P. MARQUEZ |
| 3) BRAD BARNETT | Brad Barnett |
| 4) Frank & Wendy Reyes | Frank Reyes |
| 5) Joanne Johnson | Joanne Johnson |
| 6) Jenifer Banbury | Jenifer Banbury |
| 7) JANIS TURNER | Janis Turner |
| 8) Bret & Jamie Whitford | Bret Whitford |
| 9) Monique Fountain |  |
| 10) Jennifer Hartford | Jennifer Hartford |
| 11) Robert Staley |  |
| 12) SANDRA CHAPIN | |
| 13) | |
| 14) | |

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|--------------------------|----------------|
| HEARING SUBMITTAL | |
| PROJECT NO./AGENDA NO.: | PN110489 #2 |
| DATE RECEIVED: | 9/28/14 |
| SUBMITTED BY/VIA: | Public Hearing |
| DISTRIBUTION TO/DATE: | PC @ Hearing |
| DATE OF HEARING: | 9/28/14 |

Commissioners,

My name is Monique Fountain. I am a neighbor on Long Valley Spur. I urge you to deny this lot line adjustment. I agree with the negative impacts to resources outlined in the staff report.

Ridgeline Development and the Zoning Ordinance Clustering Provision seem to be at the center of your decision today.

Starting with Ridgeline Development: As the staff report indicates, two of the proposed lots identify building sites on the ridgeline. There are a few eucalyptus next to one of these sites on Parcel 3. Eucalyptus are an invasive fire hazard, and are dying throughout North County - due to the extended drought conditions. When would these eucalyptus be considered a hazard? Would removal require Planning Commission review? This is ridgeline development. Construction and house traffic would run off the ridgeline and down Long Valley Spur. The Spur is a narrow lane, not designed to accommodate these additional lots. I invite you to come take a look at the site. The current lot configuration has much less impact on this neighborhood.

Looking at the Zoning Ordinance Clustering Provision: it is not appropriate to approve this lot line adjustment under this provision. The North County Land Use Plan has special policies for the protection of habitat in the Long Valley watershed. In this sensitive watershed a scenic conservation easement is already required on slopes greater than 25% for CDP permits. Therefore, there is no added benefit to allowing non conforming lots. The building envelopes have not been clearly defined but what is clear is that they are not clustered relative to each other or relative to sensitive habitat. What definition of "clustered residential development" is being applied here? Is it proper policy to allow non conforming ridgeline lots in the coastal zone? The clustering provision is being invoked to increase the sale price of the resulting lots and not protect resources. If it were designed to protect resources, all proposed lots and building envelopes would be clustered on Long Valley Road where houses and infrastructure already exist. I urge you to adopt a motion of intent to deny.

Thank you.

Monique Fountain

I want to...



Red: Habitat Orange: Highly Erodible

PROPOSED LOTS EXHIBIT B