

MONTEREY COUNTY ZONING ADMINISTRATOR

Meeting: Thursday, June 24 at 9:45 a.m.	Agenda Item# : 3
Project Description: Use Permit to allow for Ridgeline Development for a 3,759 sq. ft. single family dwelling (Parcel three) and a 3,599 sq. ft. single family dwelling (Parcel four) located on lots approved by a Line Adjustment (95031).	
Project Location: The properties are located at 44035 and 44045 Leslie Lane, Greenfield; fronting on and westerly of Arroyo Seco Road.	
Planning File Number: PLN040274	Name: Nino Development
Planning Area: Central Salinas Valley Area	Flagged & Staked: Yes
Zoning Designation: RG/2.5	APN: 419-481-003/419-481-004
CEQA Action: Categorically Exempt per § 15303.(a)	
Department: Planning and Building Inspection	

RECOMMENDATION:

Approve the Use Permit for Ridgeline Development on two parcels subject to the findings and evidence in Exhibit “A” and recommended conditions in Exhibit “B.”

OVERVIEW OF PROJECT RELATED ISSUES:

The project site is located northwest of the intersection of Arroyo Seco Road and Elm Avenue outside the city limits of Greenfield. Except for a vineyard to the northeast, the site is bordered by undeveloped rangeland. The overall slope of the site is toward the east, the slopes’ angles increase from moderate to steep toward a ridgeline to the west of the site. Lots three and four are located on a shelf below the highest point on the ridge. Although the sites are located below the highest ridge to the west, from Arroyo Seco Road, these lots silhouette against the sky and create ridgeline development. The proposed development would be visible for approximately three seconds while traveling either north or south on Arroyo Seco Road for a distance of approximately one mile. Based on flags on the site, no other location would abate the potential for ridgeline. Staff has determined that with landscape screening and earth tone colors, the development will not create a substantial adverse visual impact. Staff also analyzed the project for consistency with policies of the Monterey County General Plan and Central Salinas Valley Area Plan. As conditioned, the project is consistent with the Monterey County Zoning Regulations (Title 21), policies of the Monterey County General Plan and Central Salinas Valley Area Plan.

OTHER AGENCY INVOLVEMENT:

- ✓ Water Resources Agency
- ✓ Environmental Health Division
- ✓ Public Works Department
- ✓ Parks Department
- ✓ CDF – South County

All of the above have reviewed the project. Planning & Building Inspection Department and California Department of Forestry (CDF) – South County Fire Protection District recommend conditions (see Exhibit “B”).

Note: The decision on this project is appealable to the Planning Commission.

Elizabeth A. Gonzales, Assistant Planner

Telephone: (831) 883-7504

Email: gonzalesl@co.monterey.ca.us

June 12, 2004

CC: Public Works; Water Resources Agency; Parks Department; Environmental Health Division; CDF – South County Fire Protection District; Mike Novo, Zoning Administrator; Wanda Hickman, Planning Services Manager; Elizabeth A. Gonzales, Assistant Planner; Nino Development; Property Owner; File

Exhibits: “A” Recommended Findings and Evidence
“B” Recommended Conditions of Approval
“C” Site Plans & Elevations
“D” Vicinity Map

This report was reviewed by Wanda Hickman, Planning and Building Services Manager

EXHIBIT "A"
RECOMMENDED FINDINGS AND EVIDENCE

- 1. FINDING: CONSISTENCY** – The Nino Development Use Permit (PLN040274), as conditioned is consistent with the plans, policies, requirements and standards of the Monterey County General Plan, Central Salinas Valley Area Plan and Monterey County’s Zoning Ordinance (Title 21) which designates this area as appropriate for residential development.

EVIDENCE:(a) The Planning and Building Inspection staff reviewed the project for consistency with the Monterey County General Plan policies, Central Salinas Valley Area Plan, the Monterey County Zoning Ordinance (Title 21), and specifically, Chapter 21.66, Regulations and Standards for Ridgeline Development of the Monterey County Zoning Ordinance (Title 21) and has determined that the project is consistent and appropriate for residential development. Staff notes are provided in Project File PLN040274.

- (b) Project planner conducted an on-site inspection on May 7, 2004 to verify that the project on the subject parcel conforms to the plans listed above.
- (c) The parcel is zoned Rural Grazing, 2.5 units/acre (“RG/2.5”). The project is in compliance with Site Development Standards for Rural Grazing Zoning District in accordance with Section 21.32.060.
- (d) The application, plans, and support materials submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development, found in Project File PLN040274.

- 2. FINDING: SITE SUITABILITY** - The site is suitable for the use proposed.

EVIDENCE:(a) The project has been reviewed for suitability by Planning and Building Inspection, Public Works, Water Resources Agency, Environmental Health Division, Parks and CDF – South County Fire Protection District. Conditions recommended have been incorporated. There are no physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats, or similar areas that would indicate the site is not suitable for the use proposed.

- (b) A Geotechnical Investigation was prepared for this site by Earth Systems Pacific, dated May 6, 2004. The report indicates that there are no physical or environmental constraints such as geologic or seismic hazard areas that would indicate the site is not suitable for the use proposed. The report also concludes that the site is suitable for the proposed development provided recommendations in the report are incorporated in the project design. Agency staff concurs. Report is in Project File PLN040274.
- (c) Staff conducted an on-site visit on May 7, 2004 to verify that the site is suitable for this use.
- (d) Necessary public facilities are available and will be provided.

3. FINDING: CEQA (Exempt) - The proposed project will not have a significant environmental impact.

EVIDENCE:(a) CEQA Section 15061 (3). The applicant has designed the project and proposes landscape screening to ensure that the development will not have a significant adverse visual impact.

(b) CEQA Section 15303a. No potentially adverse environmental impacts were identified during review of the proposed project.

4. FINDING: RIDGELINE - The project site is located northwest of the intersection of Arroyo Seco Road and Elm Avenue outside the city limits of Greenfield. Except for a vineyard to the northeast, the site is bordered by undeveloped rangeland. The overall slope of the site is toward the east, the slopes' angles increase from moderate to steep toward a ridgeline to the west of the site. Lots three and four are located on a shelf below the highest point on the ridge. Although the sites are located below the highest ridge to the west, from Arroyo Seco Road, these lots silhouette against the sky and create ridgeline development. The proposed development would be visible for approximately three seconds while traveling either north or south on Arroyo Seco Road for a distance of approximately one mile. Based on flags on the site, no other location would abate the potential for ridgeline. Staff has determined that with landscape screening and earth tone colors, the development will not create a substantial adverse visual impact. Staff also analyzed the project for consistency with policies of the Monterey County General Plan and Central Salinas Valley Area Plan. As conditioned, the project is consistent with the Monterey County Zoning Regulations (Title 21), policies of the Monterey County General Plan and Central Salinas Valley Area Plan.

EVIDENCE:(a) There are no other feasible locations for the development to occur on the property.

(b) The development as designed and as conditioned will not have a significant adverse visual impact on the public viewshed. Permit conditions require adequate landscape screening to protect the public viewshed and earth-tone colors are proposed for construction materials.

(c) A site visit was conducted by the project planner on May 7, 2004. Based on the site visit and staff's analysis of policies in the Central Salinas Valley Area Plan and requirements set forth in Title 21, Section 21.66, it has been determined with landscape screening and earth tone colors, the project will not have a significant adverse visual impact on the public viewshed.

5. FINDING: NO VIOLATIONS - The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivisions, and other applicable provisions of Title 21. No violations exist on the property. Zoning violation abatement costs, if any, have been paid.

EVIDENCE: (a) Sections 21.14, 21.44 and 21.46 of the Monterey County Code (Zoning).

(b) Staff verification of the Monterey County Planning and Building Inspection Department records indicates that no violations exist on subject property.

- 6. FINDING: APPEALABILITY** - The decision on this project is appealable to the Planning Commission.
- EVIDENCE:** Section 21.80.040.B of Title 21 (Zoning Ordinance).