

RESOLUTION NO. 020047

A.P.# 119-091-003-000

In the matter of the application of  
**Maurilio and Leticia Salas (PLN020047)**

**FINDINGS & DECISION**

for a Coastal Administrative Permit in accordance with Title 20 (Zoning) Chapter 20.76 (Coastal Administrative Permits) of the Monterey County Code, to allow for activation of an existing well to serve a new single family dwelling; located at 64 Waugh Road, Watsonville, southwest of Elkhorn Road and Hall Road, North Monterey County, Coastal Zone, came on regularly for meeting before the Zoning Administrator on March 28, 2002.

Said Zoning Administrator, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1. **FINDING:** The subject Coastal Administrative Permit (PLN020047), as described in condition #1 and as conditioned, conforms with the plans, policies, requirements and standards of the Local Coastal Program (LCP). The LCP for this site consists of the North County Land Use Plan, North County Coastal Implementation Plan (Part 2), Part 6 of the Coastal Implementation Plan, and the Monterey County Zoning Ordinance (Title 20). The property is located at 64 Waugh Road, Watsonville, in the North Monterey County area of the Coastal Zone. The parcel is zoned "LDR/2.5 (CZ)" or low density residential 2.5 acres per unit. The site is physically suitable for the use proposed. The project is in conformance with the public access and public recreation policies of the Coastal Act and Local Coastal Program, and does not interfere with any form of historic public use or trust rights (see 20.70.050.B.4). No access is required as part of the project as no substantial adverse impact on access, either individually or cumulatively, as described in Section 20.70.050.B.4.c of the Monterey County Coastal Implementation Plan, can be demonstrated. The subject property is in compliance with all rules and regulations pertaining to zoning uses, subdivision, and any other applicable provisions of Title 20, and any zoning violation abatement costs have been paid.  
**EVIDENCE:** Staff evaluated the project's conformance with the text and policies of these documents and determined the project is consistent with all applicable requirements.  
**EVIDENCE:** The application and plans submitted for the Coastal Administrative Permit in the project file PLN020047 at the Monterey County Planning and Building Inspection Department.  
**EVIDENCE:** Biological report by Jeffrey B. Froke, dated June 22, 2001, which concluded that the proposed development would not have adverse impact on the adjacent saltmarsh and mudflats.  
**EVIDENCE:** Archaeological report by *Archaeological Resource Management* dated March 14, 2001, which concluded that it is unlikely that any cultural resources exist within the subject area.  
**EVIDENCE:** There has been no testimony received, either written or oral, during the course of public hearings to indicate that the site is not suitable for the project. Necessary public facilities are available for the use proposed. The project has been reviewed by the Monterey County Planning and Building Inspection Department, Parks Department, Water Resources Agency, Public Works Department, and the Environmental Health Division. There has been no indication from those agencies that the site is not suitable. 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.
2. **FINDING:** The proposed project will not have a significant environmental impact.

**EVIDENCE:** Section 15303 of the CEQA Guidelines categorically exempts the proposed development from environmental review given the nature of the reactivation of existing improvements. No adverse environmental impacts were identified during staff review of the development application.

3. **FINDING:** The establishment, maintenance, and operation of the proposed development applied for will not under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood or to the general welfare of the County.

**EVIDENCE:** The project as described in the application and accompanying material was reviewed by the Department of Planning and Building Inspection, North Monterey County Fire Protection District, Public Works and Parks Departments, Environmental Health Division, and Water Resources Agency. The respective departments and Agency have recommended conditions, where appropriate, to ensure that the project will not have an adverse effect on the health, safety, and welfare of persons either residing or working in the neighborhood or the County in general.

4. **FINDING:** The project is appealable to the Board of Supervisors and the California Coastal Commission.

**EVIDENCE:** Sections 20.86.070 and 20.86.080 of the Monterey County Coastal Implementation Plan.

### **DECISION**

THEREFORE, it is the decision of said Zoning Administrator, that said application for a Coastal Administrative Permit be granted as shown on the attached sketch, subject to the following conditions:

1. The subject Coastal Administrative Permit will allow for the reactivation of an existing well for residential use. The project is located at 64 Waugh Road, Watsonville, in the North Monterey County area of the Coastal Zone (APN 119-091-001-000). Neither the residential use nor the construction allowed by this permit shall commence unless and until all of the conditions of this permit are met to the satisfaction of the Director of Planning and Building Inspection. Any use or construction not in substantial conformance with the terms and conditions of this permit is a violation of County regulations and may result in modification or revocation of this permit and subsequent legal action. No use or construction other than that specified by this permit is allowed unless additional permits are approved by the appropriate authorities. **(Planning and Building Inspection)**

#### **Prior to the Issuance of Grading and Building Permits:**

2. The applicant shall record a notice that states: "A permit (Resolution 020047) was approved by the Zoning Administrator for Assessor's Parcel Number 119-091-001-000 on March 28, 2002. The permit was granted subject to 7 conditions of approval, which run with the land. A copy of the permit is on file with the Monterey County Planning and Building Inspection Department." Proof of recordation of this notice shall be furnished to the Director of Planning and Building Inspection prior to issuance of building permits or commencement of the use. **(Planning and Building Inspection)**
3. No land clearing or grading shall occur on the subject parcel between October 15 and April 15 unless authorized by the Director of Planning and Building Inspection. **(Planning and Building Inspection)**
4. Prior to issuance of a building permit for the single family dwelling on APN 119-081-008, an easement shall be recorded for the well on APN 119-091-001 proposed to serve the dwelling. Easements shall include the water line and access to the well, Submit evidence of the recorded easements to the Division of Environmental Health. **(Environmental Health)**

**Prior to Commencement of Use / Final Building Inspection / Occupancy:**

5. The Applicant shall provide to the Water Resources Agency information on the water system to serve the project, including the location of all water wells on the property, any well logs available, and the number of current hookups. **(Water Resources Agency)**
6. Domestic water system shall be floodproofed in accordance with County Ordinance #3272, to be certified by a registered civil engineer. **(Water Resources Agency)**

**Continuous Permit Conditions:**

7. If, during the course of construction, cultural, archaeological, historical or paleontological resources are uncovered at the site (surface or subsurface resources) work shall be halted immediately within 50 meters (165 feet) of the find until it can be evaluated by a qualified professional archaeologist. The Monterey County Planning and Building Inspection Department and a qualified archaeologist (i.e., an archaeologist registered with the Society of Professional Archaeologists) shall be immediately contacted by the responsible individual present on-site. When contacted, the project planner and the archaeologist shall immediately visit the site to determine the extent of the resources and to develop proper mitigation measures required for the discovery. **(Planning and Building Inspection)**

**PASSED AND ADOPTED** this 28<sup>th</sup> day of **March, 2002**.

Original Signed By:

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LYNNE MOUNDAY  
ZONING ADMINISTRATOR

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON

THIS APPLICATION IS APPEALABLE TO THE BOARD OF SUPERVISORS. IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

THIS APPLICATION IS ALSO APPEALABLE TO THE COASTAL COMMISSION. UPON RECEIPT OF NOTIFICATION OF THE DECISION BY THE BOARD OF SUPERVISORS, THE COMMISSION ESTABLISHES A 10 WORKING DAY APPEAL PERIOD. AN APPEAL FORM MUST BE FILED WITH THE COASTAL COMMISSION. FOR FURTHER INFORMATION, CONTACT THE COASTAL COMMISSION AT (831) 427-4863 OR AT 725 FRONT STREET, SUITE 300, SANTA CRUZ, CA.

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NOTES

1. You will need a building permit and must comply with the Monterey County Building Ordinance in every respect.

Additionally, the Zoning Ordinance provides that no building permit shall be issued, nor any use conducted, otherwise than in accordance with the conditions and terms of the permit granted or until ten days after the mailing of notice of the granting of the permit by the appropriate authority, or after granting of the permit by the Board of Supervisors in the event of appeal.

Do not start any construction or occupy any building until you have obtained the necessary permits and use clearances from the Monterey County Planning and Building Inspection Department office in Marina.

2. This permit expires two years after the above date of granting thereof unless construction or use is started within this period.