

## Commission grants Aptos exclusive

Future development within the built out areas of Seacliff, Rio del Mar and Seascape will be exempt from obtaining coastal commission permits, if the state Coastal Commission follows a recommendation made last week by the central coast regional commission.

They voted unanimously to provide a "categorical exclusion" for those areas of Aptos within the coastal zone, except in areas of environmental sensitivity such along creek corridors, beach front properties, the Salamander Protection zone and the Aptos Creek "flats".

As provided in the 1976 Coastal Act, a categorical exclusion may be allowed for areas where there is no potential for any significant adverse effects on coastal resources or public access.

### IN FILL

Generally, this would include already built out neighborhoods where additional development is considered to be neighborhood "in fill".

If approved at the state level, residential dwellings of four units or less could be constructed without the coastal body's approval.

Also, construction of interim septic systems, swimming pools, grading and lot boundary adjustments will be outside commission review when involved with a single family dwelling or multi-family dwellings of four units or less.

### COMMERCIAL DEVELOPMENT

Commercial development within the coastal zone will still be required to obtain commission approval.

The regional commission action follows public testimony given Monday and at a May 9 hearing.

Besides gaining state approval, the categorical exclusion must also be approved by county government, through an ordinance or resolution, explained commission staff member Mike Miller. He also pointed out a commission "sign off" for any project must still be received, though this will not involve the normal permit application procedure.

Miller noted the Aptos Seascape clubhouse is within the exclusion area but said "significant lodge improvements" would still require coastal commission approval.