



## STAFF REPORT

### TOWN COUNCIL MEETING OF FEBRUARY 14, 2012

**To:** Town Council

**From:** Matt Lopez, Assistant Planner

**Date:** February 8, 2012

**Subject:** #11-07 Newman Map Amendment/Modification - Monte Claire Estates, Lot 5  
[5730 Monte Claire Lane, APN: 046-042-035]

#### **STAFF RECOMMENDATION/REQUESTED MOTION:**

Continue this item to the March 13, 2012 Town Council meeting.

#### **REQUEST:**

Michael and Lisa Newman have submitted an application requesting an amendment/modification to lot 5 of the Monte Claire Estates Phase 2 Final Map. Specifically, the owner wishes to fill 0.09-acres of wetlands in order to develop a single-family dwelling on their property. U.S. Army Corps of Engineers (USACE), Fish & Game (DFG), and the Regional Water Quality Control Board (RWQCB) have all given their approvals for the Newman request. Final approval is needed from the Town. The Newman's, as part of their mitigation for impacting the wetlands, will be preserving in perpetuity, as additional 1.16-acres of sensitive land on their property that is adjacent to the existing preserved onsite wetlands. USACE and DFG required this of the Newman's to offset the 0.09-acres that are being impacted by their proposed development.

#### **BACKGROUND**

On June 16, 2009, the Town Council approved a similar Map Amendment/Modification request by Dick and Janice Crawford (Monte Claire Estates II, lot 7). As mitigation for their request to impact 0.05-acres of wetlands, USACE and DFG required the Crawford's to pay \$6,450 into a Wetland Conservation Fund. Staff feels that on site mitigation, as is required by the Newman's for their proposed impacts, is more appropriate than paying into a Wetland Fund.