




STAFF REPORT
Monterey County Design Approval
Resource Management Agency - Planning Department
168 W. Alisal St. 2nd Floor, Salinas, CA 93901
(831) 755-5025; FAX (831) 757-9516

Date: March 31, 2014

To: Jacqueline Onciano, Zoning Administrator

From: Lucy Bernal (831) 755-5235. 
bernall@co.monterey.ca.us

cc: Front Counter Copy; Lucy Bernal Planner; Luke Connolly, Planning Services Manager; The Open Monterey Project; Land Watch; Ray Harrod, Property Owner; Project File PLN140091

Re: Harrod (PLN140091)

Location: Assessor's Parcel Number: 161-622-011-000
25665 Vereda Corta, Salinas
Toro Area Plan

Environmental Status: Categorically Exempt per CEQA Guidelines section 15303 (a)

Design Approval to allow the construction of a 3,088 square-foot, one story, single-family dwelling with a 905 square-foot attached two-car garage, 40 square-foot entry porch, 306 linear feet of retaining walls and, on-site grading (approximately 414 cubic yards of cut and 883 cubic yards of fill). The proposed materials and exterior colors are brown ("Down Home") and beige, with natural stone accents on the front elevation. A concrete tile roof is proposed, also of a natural brown color ("Arcadia Brown"). The property is located at Vereda Corta, Salinas (Assessor Parcel Number 161-622-011-000) Toro Area Plan.

Staff conducted a site visit on March 6, 2014 to verify that the project is consistent with the plans listed below.

The Harrod project, as described above, is consistent with the policies of the Monterey County 2010 General Plan, the Toro Area Plan, and the Monterey County Zoning Ordinance (Title 21).

The proposed project was reviewed by the Toro Land Use Advisory Committee on March 24, 2014. The members of the committee voted 3-2 to approve the project. During their discussion of the project the Land Use Advisory Committee had the following concerns: water allocation, tree removal.

Water Allocation:

Staff contacted Eric J. Sabolsice, Director of Operations, Coastal Division, California American Water, regarding the subject property, 24665 Vereda Corta, Salinas. Mr. Sabolsice confirmed that there currently is not a CPUC moratorium for new water service connections in effect for the Toro service area. Accordingly, a "Can and will serve letter" has been issued to Mr. Harrod for his new single family dwelling.

Tree Removal:

Since the one coast live oak tree proposed for removal is less than six inches in diameter, measured two feet above level ground, it's removal does not require approval of a permit, in accordance with Zoning Ordinance, Section 21.64.260(c)(1).

Environmental Review:

The project is categorically exempt pursuant to CEQA Guidelines, Section 15303(a)

Recommendation:

Development of the proposed residence is consistent with the 2010 General Plan and applicable LDR/B-8-D (20) zoning designation.

Therefore, staff is recommending approval of the Design Approval, subject to the conditions in **Exhibit B**.

- 1) Approve the Design Approval subject to the conditions in **Exhibit B**.

Attachments:	Exhibit A	Project Data Sheet
	Exhibit B	Recommended Conditions of Approval
	Exhibit C	Site Plan, Floor Plans, and Elevations
	Exhibit D	Vicinity Map
	Exhibit E	Design Approval Request Form
	Exhibit F	Toro LUAC minutes
	Exhibit G	Can and Will Serve letter

This report was reviewed by Luke Connolly, Planning Service Manager.



EXHIBIT A

Project Information for PLN140091

Application Name:	Harrod Ray Jr	
Location:	24665 Vereda Corta, Salinas	
Applicable Plan:	Toro	Primary APN: 161-622-011-000
Advisory Committee:	Toro Advisory Committee	Coastal Zone: No
Permit Type:	Design Approval	Final Action Deadline (884):
Environmental Status:	Categorical Exemption	
Zoning:	LDR/B-8-D(20)	Land Use Designation: Residential - Low Density 5 - 1 Acres/Unit

Project Site Data:

Lot Size:	1.3	Coverage Allowed:	25%
Existing Structures (sf):	0	Coverage Proposed:	10.15%
Proposed Structures (sf):	3993	Height Allowed:	20
Total Sq. Ft.:	3993	Height Proposed:	20
Special Setbacks on Parcel:		FAR Allowed:	N/A
		FAR Proposed:	N/A

Resource Zones and Reports:

Seismic Hazard Zone:	IV	Soils Report #:	N/A
Erosion Hazard Zone:	High	Biological Report #:	N/A
Fire Hazard Zone:	Very High	Forest Management Rpt. #:	N/A
Flood Hazard Zone:	X (unshaded)	Geologic Report #:	N/A
Archaeological Sensitivity:	high	Archaeological Report #:	LIB140100
Visual Sensitivity:	Sensitive	Traffic Report #:	N/A

Other Information:

Water Source:	CAL-AM	Grading (cubic yds.):	883
Water Purveyor:	N/A	Sewage Disposal (method):	SEPTIC
Fire District:	Monterey County Regional FPD	Sewer District Name:	N/A
Tree Removal:	1 oak		

Monterey County Planning Department

DRAFT Conditions of Approval/Implementation Plan/Mitigation Monitoring and Reporting Plan

PLN140091

0. PD001 - SPECIFIC USES ONLY

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: This Administrative Design Approval (PLN140091) allows the construction of a new 3,088 square foot one-story single family dwelling with an attached 905 square foot two-car garage, 40 square foot front porch and 306 linear feet of retaining walls. Grading of approximately 414 cubic yards of cut and 883 cubic yards of fill. The property is located at 25665 Vereda Corta, Salinas (Assessor's Parcel Number 161-622-011-000), Toro Area Plan/Land Use Plan. This permit was approved in accordance with County ordinances and land use regulations subject to the terms and conditions described in the project file. Neither the uses 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 RMA - Planning. 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. To the extent that the County has delegated any condition compliance or mitigation monitoring to the Monterey County Water Resources Agency, the Water Resources Agency shall provide all information requested by the County and the County shall bear ultimate responsibility to ensure that conditions and mitigation measures are properly fulfilled. (RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to conditions and uses specified in the permit on an ongoing basis unless otherwise stated.

0. PD002 - NOTICE PERMIT APPROVAL

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A [Type of Permit] (Resolution Number ***) was approved by [Name of Hearing Body] for Assessor's Parcel Number *** on [Date the permit was approved]. The permit was granted subject to *** conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

Condition Compliance Status Report for PLN140091

0. PD002 - NOTICE PERMIT APPROVAL

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall record a Permit Approval Notice. This notice shall state:
"A [Type of Permit] (Resolution Number ***) was approved by [Name of Hearing Body] for Assessor's Parcel Number *** on [Date the permit was approved]. The permit was granted subject to *** conditions of approval which run with the land. A copy of the permit is on file with Monterey County RMA - Planning."

Proof of recordation of this notice shall be furnished to the Director of RMA - Planning prior to issuance of building permits or commencement of the use. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading and building permits or commencement of use, the Owner/Applicant shall provide proof of recordation of this notice to the RMA - Planning.

Comments By Staff

Last Update on:

Updated By:

2/11/2014 10:14:56AM

BERNALL

Condition Compliance Status Report for PLN140091

0. PD004 - INDEMNIFICATION AGREEMENT

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The property owner agrees as a condition and in consideration of approval of this discretionary development permit that it will, pursuant to agreement and/or statutory provisions as applicable, including but not limited to Government Code Section 66474.9, defend, indemnify and hold harmless the County of Monterey or its agents, officers and employees from any claim, action or proceeding against the County or its agents, officers or employees to attack, set aside, void or annul this approval, which action is brought within the time period provided for under law, including but not limited to, Government Code Section 66499.37, as applicable. The property owner will reimburse the County for any court costs and attorney's fees which the County may be required by a court to pay as a result of such action. The County may, at its sole discretion, participate in the defense of such action; but such participation shall not relieve applicant of his/her/its obligations under this condition. An agreement to this effect shall be recorded upon demand of County Counsel or concurrent with the issuance of building permits, use of property, filing of the final map, recordation of the certificates of compliance whichever occurs first and as applicable. The County shall promptly notify the property owner of any such claim, action or proceeding and the County shall cooperate fully in the defense thereof. If the County fails to promptly notify the property owner of any such claim, action or proceeding or fails to cooperate fully in the defense thereof, the property owner shall not thereafter be responsible to defend, indemnify or hold the County harmless. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Upon demand of County Counsel or concurrent with the issuance of building permits, use of the property, recording of the final/parcel map, whichever occurs first and as applicable, the Owner/Applicant shall submit a signed and notarized Indemnification Agreement to the Director of RMA-Planning for review and signature by the County.

Proof of recordation of the Indemnification Agreement, as outlined, shall be submitted to RMA-Planning .

Comments By Staff

Last Update on:

Updated By:

2/11/2014 10:14:56AM

BERNALL

Condition Compliance Status Report for PLN140091

0. PD041 - HEIGHT VERIFICATION

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: The applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible on-site until final building inspection. The applicant shall provide evidence from a licensed civil engineer or surveyor to the Director of RMA - Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit associated with this project. (RMA - Planning and RMA - Building Services)

Compliance or Monitoring Action to be Performed: Prior to the issuance of grading or building permits, the Owner/Applicant shall have a benchmark placed upon the property and identify the benchmark on the building plans. The benchmark shall remain visible onsite until final building inspection.

Prior to the foundation pre-pour inspection, the Owner/Applicant shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of first finished floor from the benchmark is consistent with what was approved on the building permit.

Prior to the final inspection, the Owner/Applicant/Engineer shall provide evidence from a licensed civil engineer or surveyor, to the Director of RMA- Building Services for review and approval, that the height of the structure(s) from the benchmark is consistent with what was approved on the building permit.

Comments By Staff

Last Update on:

Updated By:

3/27/2014 10:15:12AM

BERNALL

Condition Compliance Status Report for PLN140091

0. PD011 - TREE AND ROOT PROTECTION

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: Trees which are located close to construction site(s) shall be protected from inadvertent damage from construction equipment by fencing off the canopy driplines and/or critical root zones (whichever is greater) with protective materials, wrapping trunks with protective materials, avoiding fill of any type against the base of the trunks and avoiding an increase in soil depth at the feeding zone or drip-line of the retained trees. Said protection, approved by certified arborist, shall be demonstrated prior to issuance of building permits subject to the approval of RMA - Director of Planning. If there is any potential for damage, all work must stop in the area and a report, with mitigation measures, shall be submitted by certified arborist. Should any additional trees not included in this permit be harmed, during grading or construction activities, in such a way where removal is required, the owner/applicant shall obtain required permits. (RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to issuance of grading and/or building permits, the Owner/Applicant shall submit evidence of tree protection to RMA - Planning for review and approval.

During construction, the Owner/Applicant/Arborist shall submit on-going evidence that tree protection measures are in place through out grading and construction phases. If damage is possible, submit an interim report prepared by a certified arborist.

Prior to final inspection, the Owner/Applicant shall submit photos of the trees on the property to RMA-Planning after construction to document that tree protection has been successful or if follow-up remediation or additional permits are required.

Comments By Staff

Last Update on:

Updated By:

3/27/2014 10:14:11AM

BERNALL

Condition Compliance Status Report for PLN140091

0. PD014(A) - LIGHTING - EXTERIOR LIGHTING PLAN

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: All exterior lighting shall be unobtrusive, down-lit, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. The lighting source shall be shielded and recessed into the fixture. The applicant shall submit three (3) copies of an exterior lighting plan which shall indicate the location, type, and wattage of all light fixtures and include catalog sheets for each fixture. The lighting shall comply with the requirements of the California Energy Code set forth in California Code of Regulations Title 24 Part 6. The exterior lighting plan shall be subject to approval by the Director of RMA - Planning, prior to the issuance of building permits.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: Prior to the issuance of building permits, the Owner/Applicant shall submit three copies of the lighting plans to RMA - Planning for review and approval. Approved lighting plans shall be incorporated into final building plans.

Prior to occupancy and on an on-going basis, the Owner/Applicant shall ensure that the lighting is installed and maintained in accordance with the approved plan.

Comments By Staff

Last Update on:

Updated By:

3/27/2014 10:19:07AM

BERNALL

Condition Compliance Status Report for PLN140091

0. PD003(A) - CULTURAL RESOURCES NEGATIVE ARCHAEOLOGICAL REPORT

Current Status: Not Met

Responsible Department: Planning Department

Condition/Mitigation Monitoring Measure: 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 a qualified professional archaeologist can evaluate it. Monterey County RMA - Planning and a qualified archaeologist (i.e., an archaeologist registered with the Register 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 recovery.
(RMA - Planning)

Compliance or Monitoring Action to be Performed: The Owner/Applicant shall adhere to this condition on an on-going basis.

Prior to the issuance of grading or building permits and/or prior to the recordation of the final/parcel map, whichever occurs first, the Owner/Applicant shall include requirements of this condition as a note on all grading and building plans. The note shall state "Stop work within 50 meters (165 feet) of uncovered resource and contact Monterey County RMA - Planning and a qualified archaeologist immediately if cultural, archaeological, historical or paleontological resources are uncovered." 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.

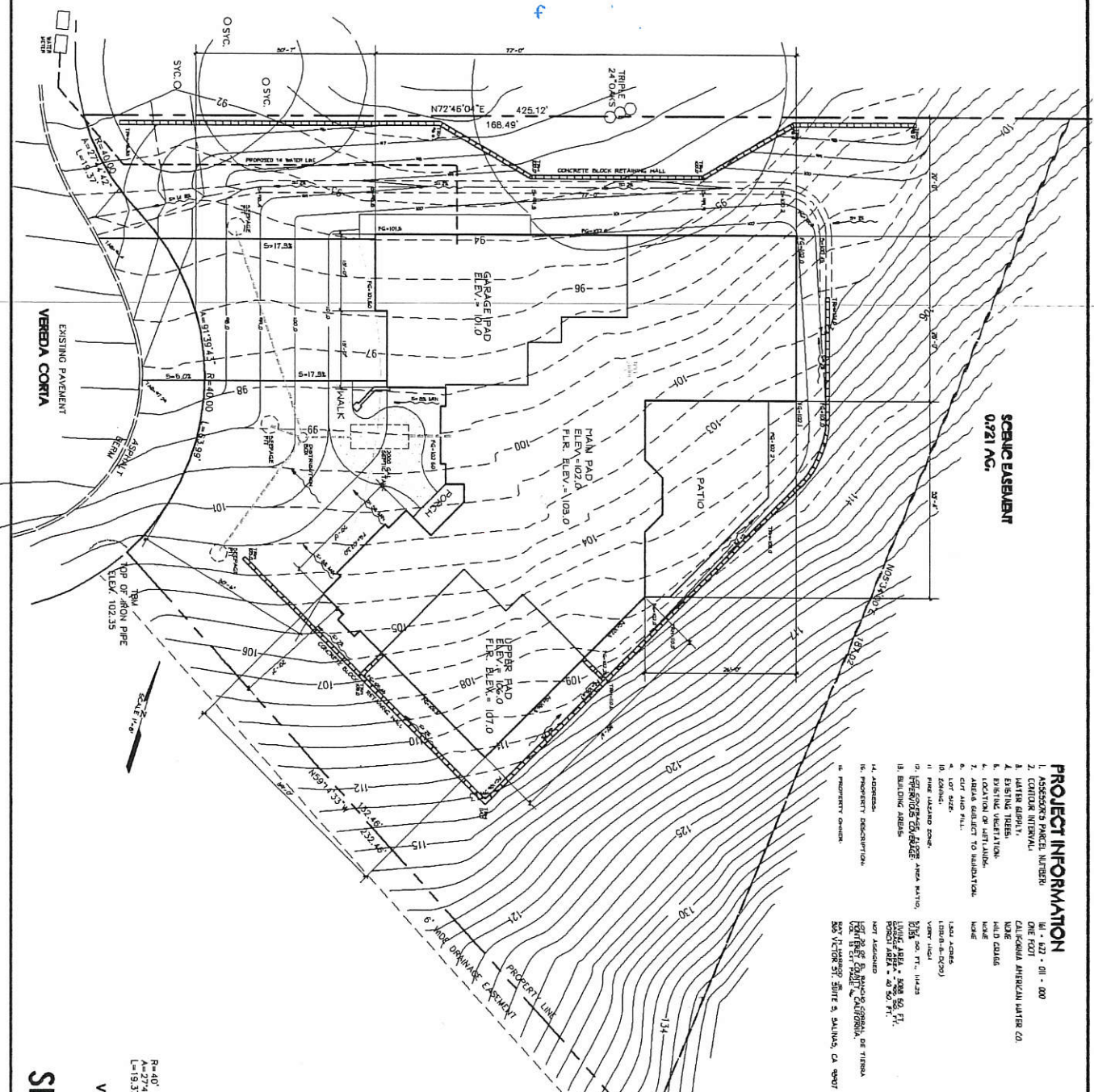
Comments By Staff

Last Update on:

Updated By:

2/11/2014 10:14:56AM

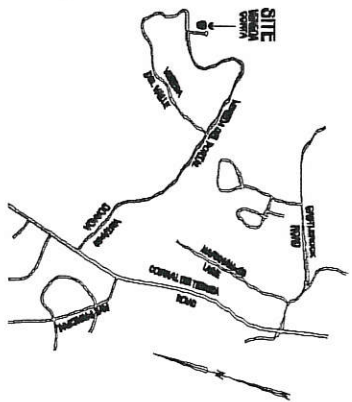
BERNALL



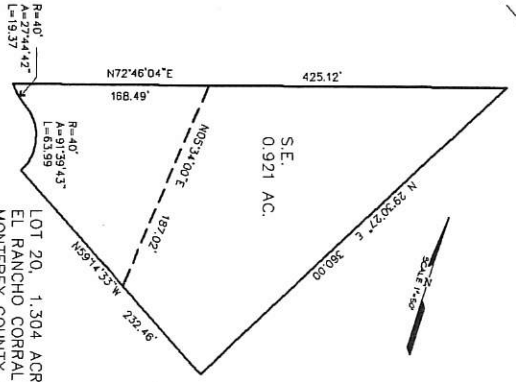
SCENIC EASEMENT
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PROJECT INFORMATION

- 1. ADDRESSOR'S PARCEL NUMBER: 161 - 427 - 01 - 000
- 2. CONVEYANCE INSTRUMENT: ONE FOOT
- 3. WATER RIGHTS: CALIFORNIA AMERICAN WATER CO.
- 4. EXISTING TREES: NONE
- 5. EXISTING UTILITIES: NONE
- 6. LOCATION OF LOT/LAND: NONE
- 7. AREA SUBJECT TO SUBDIVISION: NONE
- 8. BUILDING AREAS: 1,304 SQ. FT. (12,425 SQ. FT. - 11,121 SQ. FT.)
- 9. LOT AREA: 1,304 SQ. FT. (12,425 SQ. FT. - 11,121 SQ. FT.)
- 10. EASEMENTS: 1,304 SQ. FT. (12,425 SQ. FT. - 11,121 SQ. FT.)
- 11. PROJECT AREA: 1,304 SQ. FT. (12,425 SQ. FT. - 11,121 SQ. FT.)
- 12. PROJECT AREA: 1,304 SQ. FT. (12,425 SQ. FT. - 11,121 SQ. FT.)
- 13. PROJECT AREA: 1,304 SQ. FT. (12,425 SQ. FT. - 11,121 SQ. FT.)
- 14. ADDRESSOR: 161 - 427 - 01 - 000
- 15. PROPERTY DESCRIPTION: 161 - 427 - 01 - 000
- 16. PROJECT OWNER: 161 - 427 - 01 - 000



SITE & DRAINAGE PLAN



PROPOSED RESIDENCE PLAN FOR
RAY M. HARROD, JR.
@ VEREDA CORTA, SALINAS, CA.

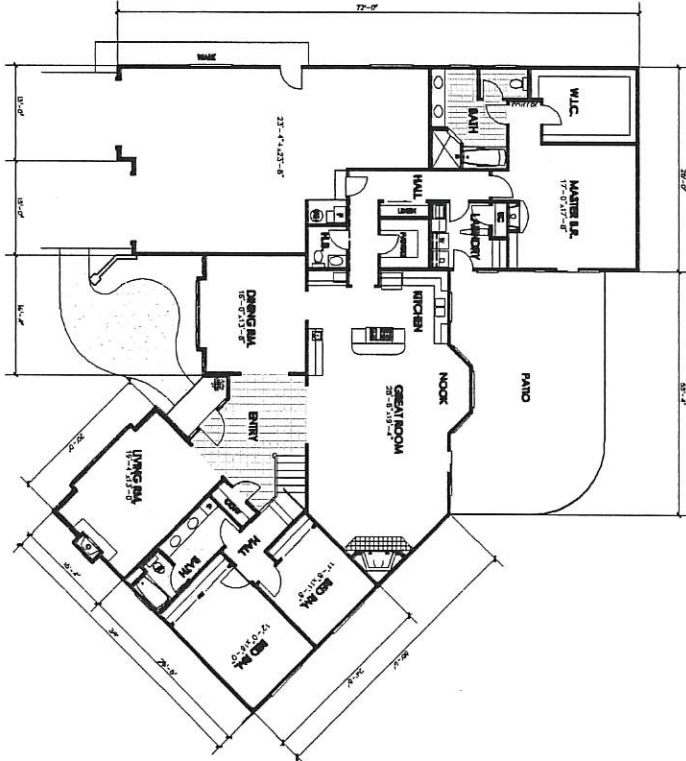
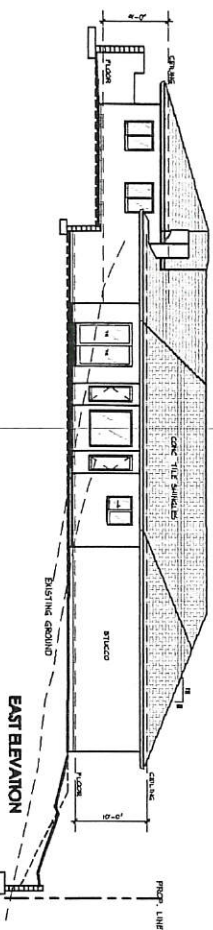
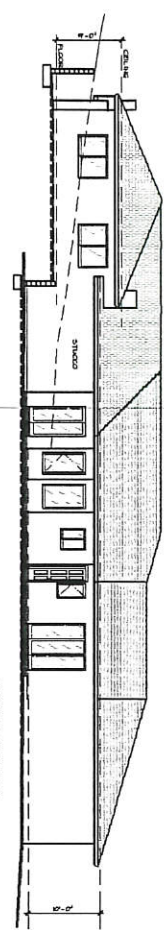
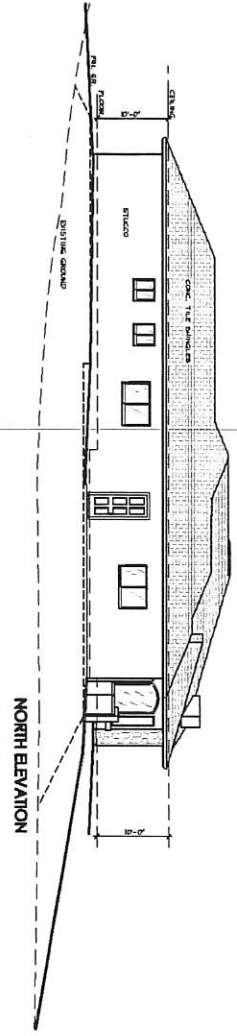
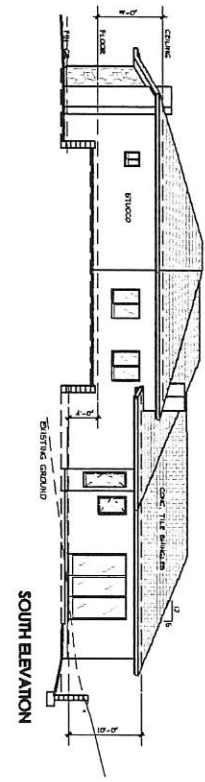
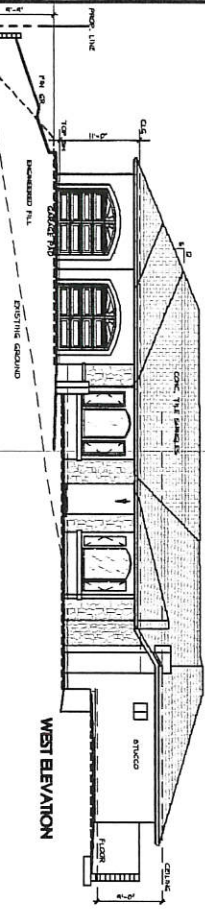
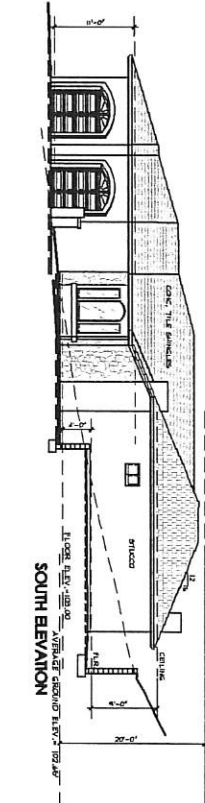
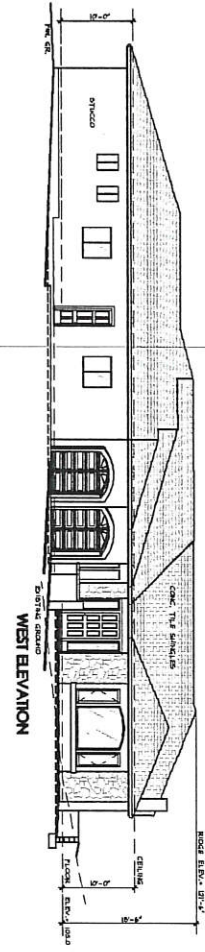
RAY M. HARROD
ARCHITECT
C16880
25765 Paso Estrido, Monterey, CA. Ph. 375-9311



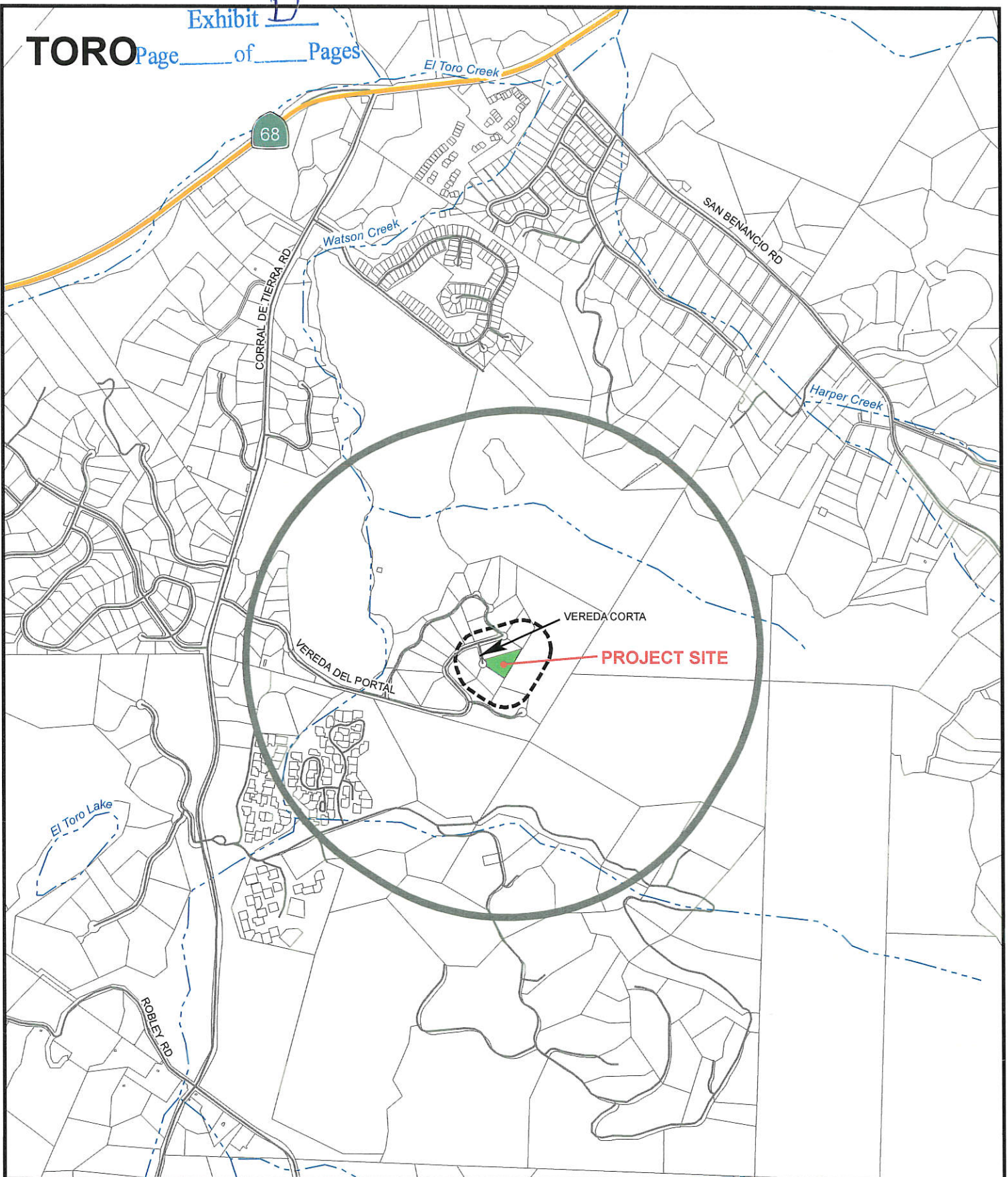
DRAINAGE NOTES:

1. FINISHED GROUND AT BUILDING TO SLOPE 5% TINTUIN 2% AWAY FROM FOUNDATION.
2. IMPERVIOUS SURFACES WITHIN 10 FEET OF THE BUILDING FOUNDATION SHALL BE SLOPED A TINTUIN 2% AWAY FROM BUILDING
3. 5-SLOPE DS-DRAINAGE SHALE

SCALE 1"=6"






FLOOR PLAN & ELEVATIONS

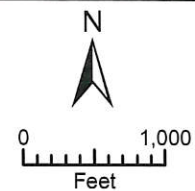


APPLICANT: HARROD

APN: 161-622-011-000


FILE # PLN140091

 2500' Limit  300' Limit  Water




PLANNER: BERNAL

\$1.076 28 24th of Vans w/ pict. FILE #: PINN/0091



MONTEREY COUNTY CALIFORNIA
1850

MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT
 168 West Alisal, 2nd Floor, Salinas, CA 93901
 Telephone: (831) 755-5025 Fax: (831) 757-9516
<http://www.co.monterey.ca.us/planning>



DESIGN APPROVAL REQUEST FORM

ASSESSOR'S PARCEL NUMBER: 161-622-011

PROJECT ADDRESS: 24665 VEREDA CORTA SALINAS

PROPERTY OWNER: Ray M. Harrod Jr Telephone: 831-596-7021
 Address: 20435 FRANCISCAN WAY Fax: 422-1407
 City/State/Zip: SALINAS, CA 93908 Email: RAYM@HARROD.COM

APPLICANT: SAME Telephone: _____
 Address: _____ Fax: _____
 City/State/Zip: _____ Email: _____

AGENT: _____ Telephone: _____
 Address: _____ Fax: _____
 City/State/Zip: _____ Email: _____

Mail Notices to: ☒ Owner ☐ Applicant ☐ Agent
(Check only one)

PROJECT DESCRIPTION: (Attach Scope of Work) _____

MATERIALS TO BE USED: STUCCO, STONE, TILE ROOF

COLORS TO BE USED: DIVERSE BEIGE AND DOWN HOME (BROWN)

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, I acknowledge that the Zoning Ordinance states that no building permit 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. I further acknowledge that this approval is for design of the structures and compliance with zoning regulations only.

PROPERTY OWNER/AGENT SIGNATURE: _____ **DATE:** 2/6/14

FOR DEPARTMENT USE ONLY

ZONING: LDR 10-8-19

GENERAL/AREA PLAN: 1010

ADVISORY COMMITTEE: 1010

RELATED PERMITS: _____

PLANNER: Bernal, Lucy

LUAC REFERRAL: ☐ YES ☒ NO

DOES THIS CORRECT A VIOLATION? ☐ YES ☒ NO

WITHIN ARCH BUFFER ZONE? ☐ YES ☒ NO

ON SEPTIC SYSTEM? (REFER TO EHB) ☐ YES ☒ NO

DECISION: ☒ ADMINISTRATIVE ☐ PUBLIC HEARING

LEGAL LOT: ☐ YES ☒ NO

GIVEN OUT BY: Lucy B **DATE:** 2/12/2014

ACCEPTED BY: _____ **DATE:** _____

COMMENTS: _____

ADVISORY COMMITTEE RECOMMENDATION

☒ APPROVAL ☐ DENIAL

For: 3 Against: 2 Abstain: 0 Absent: 4

Was the Applicant Present? ☒ YES ☐ NO

Recommended Changes: APPROVED SUBJECT TO WATER HOOD-UP AVAILABILITY SEE DETAILED MINUTES.

Signature: KVS

Date: 3-24-14

APPROPRIATE AUTHORITY: ☐ DIRECTOR OF PLANNING ☐ ZONING ADMINISTRATOR ☐ PLANNING COMMISSION

ACTION: ☐ APPROVED ☐ DENIED

CONDITIONS: _____

APPROVED BY: _____ **DATE:** _____

PROCESSED BY: _____ **DATE:** _____

COPY TO APPLICANT: ☐ IN PERSON ☐ OR ☐ MAILED **DATE:** _____

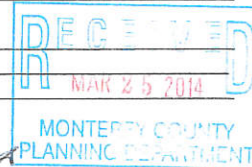


MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY
PLANNING DEPARTMENT
168 West Alisal, 2nd Floor, Salinas, CA 93901
Telephone: (831) 755-5025 Fax: (831) 757-9516
<http://www.co.monterey.ca.us/planning>



DESIGN APPROVAL REQUEST FORM

ASSESSOR'S PARCEL NUMBER: 161-622-011
PROJECT ADDRESS: 24665 VEREDA CORTA SALINAS
PROPERTY OWNER: Ray M. Harrod Jr Telephone: 831-596-7021
Address: 20435 FRANCISCO WAY Fax: 422-1407
City/State/Zip: SALINAS, CA 93908 Email: RR20CHARR@COMCAST.NET
APPLICANT: SAME Telephone: _____
Address: _____ Fax: _____
City/State/Zip: _____ Email: _____
AGENT: _____ Telephone: _____
Address: _____ Fax: _____
City/State/Zip: _____ Email: _____
Mail Notices to: ☒ Owner ☐ Applicant ☐ Agent
(Check only one)
PROJECT DESCRIPTION: (Attach Scope of Work) _____



MATERIALS TO BE USED: STUCCO, STONE, TILE ROOF
COLORS TO BE USED: DIVERSE BEIGE AND DOWN HOME (BROWN)

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance. Additionally, I acknowledge that the Zoning Ordinance states that no building permit 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. I further acknowledge that this approval is for design of the structures and compliance with zoning regulations only.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: 2/6/14

FOR DEPARTMENT USE ONLY

ZONING: LDR 16-5-14
GENERAL/AREA PLAN: 1060
ADVISORY COMMITTEE: 1060
RELATED PERMITS:
PLANNER: Bernal, LUCY
LUAC REFERRAL: ☐ YES ☐ NO
DOES THIS CORRECT A VIOLATION? ☐ YES ☐ NO
WITHIN ARCH BUFFER ZONE? ☐ YES ☐ NO
ON SEPTIC SYSTEM? (REFER TO EHB) ☐ YES ☐ NO
DECISION: ☐ ADMINISTRATIVE ☐ PUBLIC HEARING
LEGAL LOT: ☐ YES ☐ NO
GIVEN OUT BY: Lucy B DATE: 2/11/2014
ACCEPTED BY: [Signature] DATE: 2/11/2014
COMMENTS: _____

ADVISORY COMMITTEE RECOMMENDATION
☒ APPROVAL ☐ DENIAL
For: 3 with changes Against: 2 Abstain: 0 Absent: 4
Was the Applicant Present? ☒ YES ☐ NO
Recommended Changes: APPROVED SUBJECT TO WATER MODIFICATION SEE DETAILED MINUTES.
Signature: [Signature]
Date: 3-24-14

APPROPRIATE AUTHORITY: ☐ DIRECTOR OF PLANNING ☐ ZONING ADMINISTRATOR ☐ PLANNING COMMISSION
ACTION: ☐ APPROVED ☐ DENIED
CONDITIONS: _____

APPROVED BY: _____ DATE: _____

PROCESSED BY: _____ DATE: _____

COPY TO APPLICANT: ☐ IN PERSON OR ☐ MAILED DATE: _____

It is unlawful to alter the substance of any official form or document of Monterey County.

DA Request Form Coastal Only Rev. 7-19-2012

Exhibit E

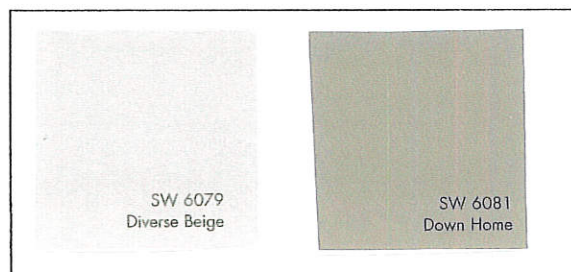
COLOR SAMPLES FOR PROJECT FILE NO.

PLN140091



Materials: CONCRETE TILE
Description: ROOF

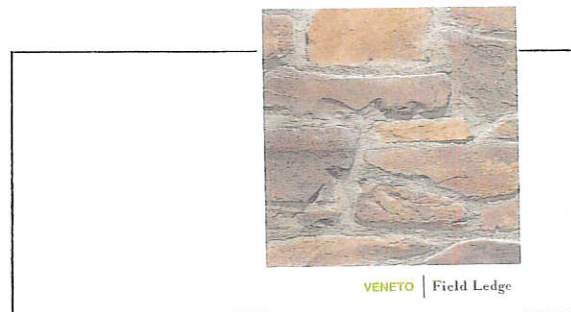
Colors: BROWN w/ BLACK STREAKS



Materials: PAINT

Colors: DIVERSE BEIGE
DOWN HOME

Description: HOUSE BODY COLOR - DIVERSE BEIGE FACIA/GUTTER COLOR - DOWN HOME



Materials: ELDORADO STONE

Colors: BROWNS & TANS

Description: STONE ON FRONT ELEVATION
GARAGE DOOR COLOR TO MATCH



PUN140091
 ① VIEW
 ENTERING
 VEREPA
 CORTA

PHOTOGRAPHS



②
 VIEW OF
 LOT FROM
 STREET

PHOTOGRAPHS



③ VIEW OF
 BUILDING
 AREA FROM
 REAR OF
 LOT

Photo Guidelines Rev. 09/14/2012

Exhibit E

Page 4 of 4 Pages

FILE COPY
PLN170091

MINUTES
Toro Land Use Advisory Committee
Monday, March 24, 2014

1. Meeting called to order by Kerry Varney at 4:00 pm

Note: Scheduled TORO LUAC site visit to the Harrod Jr. proposed project area (site on 24665 Vereda Corta) was at 3:15 p.m.

2. **Roll Call**

Members Present: Beverly Bean, Mike Weaver, Lauren Keenan, Bob Rieger, Kerry Varney (5) [All at site visit]

Others Present: Applicant, Ray Harrod, Jr.; project planner, Lucy Bernal; and Planning Commissioner, Amy Roberts (Also, all at site visit); Planning liaison, Ramon Montano was not at site visit but arrived at the Toro Fire Station for the 4 p.m. meeting

Members Absent: Bonnie Baker, Ron Vandergrift, Mike Mueller, Mark Kennedy [all excused] (4)

3. **Approval of Minutes:**

A. January 27, 2014 minutes

Bean, Keenan, Rieger and Varney report they have not received the final minutes yet for Jan. 27. Please check.

Motion: _____ (LUAC Member's Name)

Second: _____ (LUAC Member's Name)

Ayes: _____

Noes: _____

Absent: _____

Abstain: _____

B. February 10, 2014 minutes

Motion: Lauren Keenan (LUAC Member's Name)

Second: Bob Rieger (LUAC Member's Name)

Ayes: Keenan, Rieger, Varney (3)

Noes: None

Absent: Baker, Vandergrift, Mueller, Kennedy (4)

Abstain: Weaver, Bean [Not at Feb. 10 meeting] (2)

4. **Public Comments:** The Committee will receive public comment on non-agenda items that are within the purview of the Committee at this time. The length of individual presentations may be limited by the Chair.

1) Mike Weaver commented on the updated Monterey County Toro Area Plan. Several of the current LUAC members worked on these policies and attended meetings regarding them. An issue arose recently regarding Conditions of Project Approval and one of these policies, and the Monterey County Public Works interpretation of it. The policy is Toro Area Policy T.1.1:

**TORO AREA PLAN
SUPPLEMENTAL POLICIES**

1.0 - Land Use

T-1.1 Development proposals on Corral de Tierra Road from "Four Corners" (Corral de Tierra, Calera Canyon, and Robley Road intersection) to Corral del Cielo shall complete safety improvements concurrently with development.

Regarding the specific language of this Policy T.1.1, Weaver stated that prior to adoption, there was much discussion about whether improvements should be done either prior to, or concurrently with development. A decision was made that improvements should be concurrent with new development on that stretch of road.

At a recent County hearing this policy came up and the representative for Public Works stated that they had considered this policy. However, they did an analysis of traffic accidents in the past two years and as there were fewer than ten accidents, they determined the stretch of road was not considered unsafe. Therefore adding an asphalt apron to an existing dirt road where it connects to Corral de Tierra Road would suffice in this case. Weaver is bringing this up because the interpretation is a consistency issue.

Amy Roberts asked what might be done about this?

Weaver responded that the issue is not an item on today's agenda, so discussion of responses would be inappropriate. However, it is an issue the public and the LUAC should be aware of.

2) Lauren Keenan reported that some of the Pine trees planted to screen the BLM parking lot known as Badger Hills are dead, others are dying, and no attempt has been made to improve things. The promised Oak trees, behind the Pines, that were to be a visual mitigation have never been planted. She states she has reported this before but nothing has been done about it.

Kerry Varney recalls receiving a courtesy presentation on this parking lot project from BLM and asks what happened?

Mike Weaver responds that the local BLM filed a Notice of Categorical Exemption with the State Clearinghouse for this project sometime after the courtesy presentation. He also confirms the promised Oak trees were not planted and many of the Pine trees screening the parking lot are dead or dying.

5. **Scheduled Item(s)**

6. Other Items:

A) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects (Refer to pages below)

None

B) Announcements

Planning Commissioner Amy Roberts is the PC liaison with Toro LUAC. She is visiting today in that capacity and hopes to be able to visit the LUAC more often. She says she always reads LUAC Minutes first when a referral comes to the Planning Commission.

7. Meeting Adjourned: 4:55 pm

Motion to Adjourn: Lauren Keenan

Seconded: Beverly Bean

Ayes: 5-0

Minutes taken by: Mike Weaver

Minutes received via email March 31, 2014

Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Planning Department
168 W Alisal St 2nd Floor
Salinas CA 93901
(831) 755-5025

Advisory Committee: **Toro**

Please submit your recommendations for this application by: **March 24, 2014**

Project Title: HARROD RAY JR

File Number: PLN140091

Planner: BERNAL

Location: 24665 VEREDA CORTA SALINAS

Project Description:

Design Approval to allow the construction of a new 3,088 square foot one-story single family dwelling with an attached 905 square foot two-car garage, 40 square foot front porch and 306 linear feet of retaining walls. Grading of approximately 414 cubic yards of cut and 883 cubic yards of fill. The property is located at 24665 Vereda Corta, Salinas (Assessor's Parcel Number 161-622-011-000), Toro Area Plan.

Was the Owner/Applicant/Representative present at meeting? Yes X No

Ray Harrod, Jr. attended the scheduled site visit today at 3:15 as well as the following LUAC meeting beginning at 4 p.m.

Was a County Staff/Representative present at meeting? County Planning liaison, Ramon Montano and Project Planner, Lucy Bernal (Name)

PUBLIC COMMENT: No members of the public in attendance.

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

LUAC AREAS OF CONCERN

Concerns / Issues (e.g. site layout, neighborhood compatibility; visual impact, etc)	Policy/Ordinance Reference (If Known)	Suggested Changes - to address concerns (e.g. relocate; reduce height; move road access, etc)
Dedicated Scenic Easement area being protected?		The Scenic Easement boundary line next to proposed house was staked and marked. Scenic Easement is the steeper hillside behind and above the proposed building site on this property. Applicant does not know how high up the hill the property line goes but states there will be no infringement on Scenic Easement
Front and Side Yard set backs? Overall height?		As drawn on plans 30' from front property line, 20 ft on either side conforms to County set back requirements. Per Harrod Jr. height to be 18'6" Conforms to height limitations.
Oak tree removal?		One smaller oak tree near rear of building site. Harrod, Jr, unsure of measurements, promises to find out, but suspects it's less than 6" diameter at two foot above ground. Promises to get information to Planner Bernal.
H.O.A. approval of design and colors? Retaining wall on downhill side? On left, facing lot from street. Possibility of ground slipping or sloughing especially on hillside behind proposed building site? Project water source? Procedural: Regarding referral to LUAC at this time?		Harrod Jr has a letter from HOA approving of overall design and colors. Retaining wall to be 6 ft high and backfilled to make the building site level. Some fill to be purchased locally and imported. Harrod, Jr. reports a soils report was done with no issues. Planner Lucy Bernal promises to look into this and get the soils report and confirm no issues. Re: water source, reference additional LUAC comments CalAm Toro Water Service Co. service connection limit has been exceeded.

ADDITIONAL LUAC COMMENTS

LUAC Chair Varney reads the project description and asks project applicant Ray Harrod, Jr to explain the plans and colors to be used.

Harrod, Jr. explains it is to be a **3,000 sq. ft. house with an attached three-car garage**. It is on an existing lot from the early 70's.

ADDITIONAL LUAC COMMENTS (CONTINUED)

It is the last lot in the subdivision. He is building it as a spec house. He is building it as a single level, with children's bedrooms in the rear on a raised part of the house. That way, a couple can buy it and as they get older, enjoy the main single level portion of it, and maybe not have to move.

There are general favorable comments from LUAC members regarding the siting on the lot, house design, height, and colors.

Mike Weaver asks to be allowed to raise some concerns. But first, he explains the site visit was helpful. The siting of the proposed house, its design, its overall height, and the colors selected conform to the neighboring houses and the Toro Area. However, he wonders why this was referred to the LUAC at this time? He understands sometimes project referrals arrive early in the process, to get the pulse on issues, sometimes later on, regarding details like color selection and such. In this case, no mention has been made by staff of issues regarding the water source. He explains he knows the area, including the proposed project site, is in the B-8 Zone. B-8 language calls for allowing a residence on a legal lot of record. But there is another bigger issue here and that is the service connection limit on Toro Water Service, this proposed project's water purveyor. The B-8 Zoning was adopted by the Board of Supervisors about November of 1992.

Mike Weaver asks Ray Harrod Jr if he knows the water source.

Harrod's answer is Cal Am

Weaver responds, that yes, Cal Am, but Cal Am purchased Toro Water Service as an independent company out of court ordered receivership. it was previously owned by the Adcocks.

Harrod said he thinks the source wells are on the Corral de Tierra Country Club.

Weaver said that is incorrect, two source wells are adjacent to Highway 68.

There are two independent and separate water systems now owned by Cal Am within the Corral de Tierra area. One is Ambler Water, the second is Toro Water.

Harrod said he knows this. Harrod says he has a Can and Will Serve letter from CalAm for his project.

Weaver continued, both Ambler Water and Toro Water are in the B-8 area along with independents and mutual systems. The Toro Water Service area includes the Corral de Tierra Oaks, the Markham Ranch, Pattee Ranch, Upper and Lower Vista Dorada, Laureles Estates and some other connections. Upper Vista Dorada is the location of this proposed project. The issue today is with the Adcock's and mismanagement of their former Toro Water, as determined by a lawsuit filed by the US Department of Justice, the U.S. EPA, and assisted by the Monterey County Environmental Health Bureau. Weaver said there were two different and separate service connection limits put on Toro Water Service and the last limit imposed has not been lifted. The Adcocks exceeded the first service connection limit. At the time the pumping capacity of one of the wells was increased and the limit number was raised.

However, this connection limit was exceeded again. Once again the connection limit was raised but former Environmental Health Director Walter Wong wrote a letter to Planning and Building and asked that they keep track of building permits being issued to ensure that this does not happen again.

The issue, then and now, is despite the letter to Planning and Building Inspection, and warnings to the Adcocks, the water service connection limit was exceeded again (3rd time). This was an issue and one of the basis for the Federal lawsuit by the U.S. Department of Justice and the EPA. Cal Am purchased Toro Water out of court ordered receivership with this service connection limit. It remains to this day. Further, CalAm was aware of this and the number of service connections when they purchased Toro Water from the Federal Court Receiver.

Walter Wong wrote a letter to Monterey County Planning and Building Inspection, after the second time the connection limit was violated.

He asked them to count the building permit numbers and don't allow it to happen again. But it has been exceeded. It is an issue for EHB, the California Department of Public Health and the CPUC.

Weaver said, thus the problem with this referral to the LUAC today. He thinks this issue needs resolve prior to stamping recommended approval on the building design plans and sending it on its way.

The other LUAC member present said they did not know about the service connection limit on Toro Water.

LUAC liaison Ramon Montano and Project Planner Lucy Bernal said they knew nothing about it.

ADDITIONAL LUAC COMMENTS (CONTINUED)

Planning Commissioner Amy Roberts said it's the first she's heard of it.

Weaver stated that from his perspective, he thinks County Project Planners should be allowed more time, sufficient time, to research their assigned projects.

Ramon Montano asks if Ray Harrod has a Can and Will Serve letter from CalAm?
Harrod responds that yes he does.

Mike Weaver asks if Planning has a copy of the Walter Wong letter? Are they keeping count?
Ramon Montano says he knows of no such letter.

Kerry Varney asks Project Planner, Lucy Bernal if he has a Can and Will Serve letter what now? Can you contact EHB?
Lucy Bernal promises to contact EHB. Varney says normally this process ends with the building plans.

Ramon Montano says there is agreement that the building plans aesthetics are ok.

Motion by: Beverly Bean to approve aesthetics but with a note saying water connection limit is an issue and should be continued until resolved

Second by: Lauren Keenan, suggesting subject to the service connection limit issue being taken care of

Beverly Bean says the issue is to recommend approval now or later. This is regarding water.

Ramon Montano says Planning will go to the Monterey County EHB (Environmental Health Bureau).

Beverly Bean asks if it will be stronger if we hold off until this issue is resolved?

Lucy Bernal says you can continue it until resolve water.

Beverly bean says she withdraws a motion to approve aesthetics

Kerry Varney says nothing changes. Postponement is nothing. The LUAC cannot deny a project. We can approve a project with recommended conditions. Kerry says he has been told we don't have the authority to deny a project.

Mike Weaver said he is well aware we are an advisory body to Monterey County Planning. What the LUAC does and what we're doing is giving advice on project proposals.

Kerry Varney says that's right.

Mike Weaver says, so nothing has changed.

Ramon Montano says the recommendation is to aesthetics. Planners are obligated to address that. It goes in the staff report.

Beverly Bean says an issue here is the process. Water has to come to a head at some point.

Amy Roberts says the ZA could send it to the Planning Commission. She'd hate to see it get caught up at the LUAC.

Lauren Keenan says mitigations have not come through this process. She'd like to approve, except for the water issue. It is a slippery slope.

RECOMMENDATION:

Motion by: Mike Weaver makes a motion for continuance. Allow staff time to research this issue. They need time to contact EHB, and the California Dept. of Public Health, and the CPUC, maybe more.

Second: by: Beverly Bean

Discussion:

Kerry Varney says this is outside of our area of responsibility. We are only allowed to delay it for two weeks. He asks Ramon how long it may take to research the Toro Water service connection limit issue, two weeks, four weeks?

Ramon Montano says it will probably take over two weeks, maybe a month, maybe longer.

Kerry Varney says we have to continue it to a date certain. It has to be no longer than two weeks. We can't delay it longer.

Mike Weaver responds that he recommends we continue the matter then for two weeks. If at that time County staff is not ready, then they can make the determination as to the referral date,

Beverly Bean asks when does it come back? More important, we are not the delay. The water issue is the delay.

Ramon Montano states it won't go to the Zoning Administrator without water.

Beverly Bean says she thinks continuing it would improve things by holding staff's "feet to the fire" so to speak to get help, to know.

Ramon Montano says it won't be here in two weeks. It is necessary to file a notice, put it in the paper, it gets noticed. It's scheduled for April 10.

Planning Commissioner Amy Roberts asks if she might add something? She offers she thinks it best to send it along and have the ZA look at it, see the concerns and maybe say she doesn't have sufficient information. The ZA considers LUAC's concerns. The public can show up.

Ramon Montano says, either way it will be resolved.

Amy Roberts says if it gets tangled up here what happens? Does it become ineffective? Does it make the LUAC ineffective? She asks, is it a zoning issue? Maybe it should go to the Planning Commission.

Kerry Varney calls for the vote to continue the matter for two weeks.

AYES: Weaver, Bean (2)

NOES: Varney, Rieger, Keenan (3)

ABSENT: Vandergrift, Baker, Mueller, Kennedy (4)

ABSTAIN: None

Motion fails

RECOMMENDATION:

Motion by: Kerry Varney (LUAC Member's Name)

Second by: Bob Rieger (LUAC Member's Name)

Discussion: Lauren Keenan says she is willing to support the motion for approval of building design plans IF water service connection concerns are spelled out in **bold letters**, so the County will wake up.

 Support Project as proposed

 X Support Project with changes: Building design is fine. **Take notice of, address, and resolve water issue concerns with Toro Water service connection limit**

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Varney, Rieger, Keenan (3)

NOES: Weaver, Bean (2)

ABSENT: Vandergrift, Baker, Mueller, Kennedy (4)

ABSTAIN: None

Kerry Varney requests of Planning staff that there be follow up to the TORO LUAC as to what happens.

Project Planner, Lucy Bernal asks Mike Weaver for information/recommendation about her contacting the CDPH and recommendations as to whom she should ask. Recommendation is Jan Sweigert at CDPH, Roger Van Horne at EHB and unsure with the CPUC.

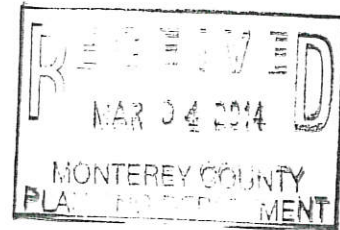
Exhibit 9



Eric J. Sabolsice P 831 646 3291
California American Water - Monterey F 831 375 4367
511 Forest Lodge Road, Suite 100
Pacific Grove CA 93950
eric.sabolsice@amwater.com

February 26, 2014

Ray Harrod, Jr.
365 Victor Street, Suite S
Salinas, CA 93907



Owner: Ray Harrod, Jr.

Service Address: 24665 Vereda Corta, Salinas, CA 93908

Assessor's Parcel Number: 161-622-011-000

To Whom It May Concern:

This letter serves as notification that the above-referenced property (the "Service Address") is located within the California American Water ("CAW") water service area. CAW will provide water service to the Service Address pursuant to the rules, regulations, and tariffs of the California Public Utilities Commission (CPUC), and in accordance with all applicable federal, state and local laws, regulations, rules, ordinances and restrictions, including those of the Monterey Peninsula Water Management District (MPWMD), and including any order of the California State Water Resources Control Board (SWRCB) that may issue prior to the date service is initiated.

A party wishing to initiate water service (the "Applicant") must comply with all CAW Tariff Schedules that are on file with the CPUC, as they may be amended from time to time. Among other things, the Tariff Schedules require that the Applicant submit an application to CAW, obtain all required permits (which may include a water permit from MPWMD), and pay all required fees as a condition of initiation of service. CAW's Tariff Schedules are available on its website, www.calamwater.com. Availability of water service to the Service Address is subject to change before the Applicant has applied for water service and has received all required permits and paid all applicable fees required to initiate such service.

Sincerely,
California American Water

By: _____

Eric Sabolsice
General Manager
Central Division

Bernal, Lucy (Luciana) x5235

From: Eric.Sabolsice@amwater.com
Sent: Tuesday, March 25, 2014 2:30 PM
To: Bernal, Lucy (Luciana) x5235
Cc: Andrew.Homer@amwater.com
Subject: 24665 Vereda Corta APN 161622011-000

Lucy,

Regarding the subject property listed above, California American Water confirms that there is currently no CPUC moratorium on new connections in effect for our Toro service area. A customer holding a can and will serve letter issued by California American Water would be allowed a meter set for any property that lies within our recognized service area, subject to the conditions set forth in the can and will serve. Let me know if there are any other questions.

Regards,

Eric J. Sabolsice
Director, Operations
Coastal Division
California American Water
Office 831.646.3291
Cell 831.236.1011
eric.sabolsice@amwater.com

Bernal, Lucy (Luciana) x5235

From: VanHorn, Roger W. x4763
Sent: Friday, March 28, 2014 9:58 AM
To: Bernal, Lucy (Luciana) x5235
Cc: Montano, Ramon x5169; LeWarne, Richard x4544; Ramirez, John x4539
Subject: PLN140091

Lucy,

EHB's stand will be it's in the B-8 and single family dwelling on lots of record are permitted and the "can and will serve" is valid from Cal Am

Roger

***Roger Van Horn, R.E.H.S.
Senior Environmental Health Specialist
Monterey County Health Department,
Environmental Health Bureau
Environmental Health Review Land Use
1270 Natividad, Rm 42B
Salinas, CA 93906
Phone: 831.755-4763
Fax: 831.755.8929***

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Exhibit 6

Page 3 of 3 Page

Submitted to Toro LWC
at 3/24/14 meeting

El Rancho Corral De Tierra Homeowners Association
1400 Vereda Del Portal
Salinas, Ca. 93908

Harrod Construction
365 Victor Street #5
Salinas, Ca. 93907

3/2/2014

Dear Ray Harrod Jr,


Your plans and submittals are approved for Vereda Corta as submitted. If you have any questions please do not hesitate to give us a call.

Thank you.

 3/2/2014
Dale Camany
President
831-596-6700

N/A 3/3/14

Jeff Green
Vice President
831-484-9935

 3/3/14
Tom Hughes
Sec.-treas.
831-484-2668