



County of Monterey

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Board Report

File #: AP 23-003, **Version:** 2

PLN220102 - WOLTER FARM DEVELOPMENT LLC AND ESTEP NILE

Allow construction of a domestic water system serving 9 connections, an access road and entrance gate, and site improvements including landscaping and drainage facilities.

Project Location: 8100 VALLEY GREENS DRIVE & 7200 CARMEL VALLEY ROAD, CARMEL, CA 93923 (Assessor's Parcel Numbers 169-431-001-000, 169-431-002-000, 169-431-003-000, 169-431-006-000, 169-431-007-000, 169-431-008-000, 169-431-011-000, 169-431-012-000 and 169-431-013-000)

Proposed CEQA action: Find the project qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines and that none of the exceptions in Section 15300.2 apply

RECOMMENDATIONS

It is recommended that the HCD Chief of Planning adopt a resolution to:

- a. Find that the project, as the provisioning of street improvements and a water system to serve 9 connections, qualifies for a Class 3 Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines, and none of the exceptions in Section 15300.2 apply; and
- b. Approve an Administrative Permit and Design Approval to allow construction of a domestic water system serving 9 connections, an access road and entrance gate, and site improvements including landscaping and drainage facilities.

The attached draft resolution includes findings and evidence for consideration (**Exhibit A**). Staff recommends approval subject to 13 conditions of approval.

PROJECT INFORMATION

Agent: Gail Hatter (Anthony Lombardo and Associates)

Property Owner: Wolter Farm Development LLC and Nile Estep

APNs: 169-431-001-000, 169-431-002-000, 169-431-003-000, 169-431-006-000, 169-431-007-000, 169-431-008-000, 169-431-011-000, 169-431-012-000 and 169-431-013-000

Parcel Size: 51.37 acres (total)

Zoning: LDR/2.5-D-S-RAZ

Plan Area: Carmel Valley Master Plan

Flagged and Staked: No

SUMMARY

Staff is recommending approval of an Administrative Permit and Design Approval subject to the findings and evidence in the attached Resolution (see **Exhibit A**), and subject to the conditions of approval attached to the Resolution. Please read these carefully and contact the planner if you have any questions. Unless otherwise noted in the conditions, the applicant will be required to satisfy all permit conditions prior to the issuance of a building/grading permits and/or commencement of the approved use.

On January 18, 2023, an administrative decision will be made. A public notice has been distributed for this project. The deadline for submittal of written comments in opposition to the project, its findings, or conditions, based on a substantive issue, is 5:00 p.m. on Tuesday, January 17, 2023. The permit will be administratively approved the following day if we do not receive any written comments by the deadline. You will receive a copy of your approved permit in the mail. We will notify you as soon as possible in the event that we receive correspondence in opposition to your project or if the application is referred to a public hearing.

Note: This project will be referred to the Monterey County Zoning Administrator if a public hearing is necessary. The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.

OTHER AGENCY INVOLVEMENT

The following agencies have reviewed the project, have comments, and/or have recommended conditions:

- HCD-Engineering Services
- Environmental Health Bureau
- HCD-Environmental Services
- Monterey County Regional Fire Protection District (FPD)

Prior to submittal of the Administrative Permit, the applicant received an Amended Water Distribution System Permit (WDS) from the Monterey Peninsula Water Management District (MPWMD). The Notice of Agreement with the attached permit and its conditions are attached as **Exhibit C**.

LAND USE ADVISORY COMMITTEE (LUAC)

The project was referred to the Carmel Valley Land Use Advisory Committee (LUAC) who recommended approval of the project as proposed 5-0 with 1 absent at their December 5, 2022 meeting.

Prepared by: Phil Angelo, Associate Planner, x5731

Reviewed and Approved by: Anna Quenga, AICP, Principal Planner

The following attachments are on file with HCD:

Exhibit A - Draft Resolution including:

- Recommended Conditions of Approval
- Project Plans

Exhibit B - Carmel Valley Land Use Advisory Committee Meeting Minutes

Exhibit C - MPWMD Notice of Agreement with Attachments

Exhibit D - Vicinity Map

cc: Front Counter Copy; Monterey County Regional FPD; HCD-Environmental Services; HCD-Engineering Services; Environmental Health Bureau; Phil Angelo, Planner; Anna Quenga, AICP, Principal Planner; Wolter Farm Development LLC, Property Owner; Nile Estep, Property Owner; Gail Hatter (Anthony Lomabrdo and Associates), Agent; The Open Monterey Project; LandWatch (Executive Director); Project File PLN220102