



Monterey County

168 West Alisal Street,
1st Floor
Salinas, CA 93901
831.755.5066

Board Report

Legistar File Number: 14-1204

October 28, 2014

Introduced: 10/21/2014

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Current Status: Agenda Ready

Matter Type: General Agenda Item

Receive a status report regarding well testing for the application by Harper Canyon Realty, LLC, for a Combined Development Permit for a Vesting Tentative Map for the subdivision of 344 acres into 17 lots and associated Use Permits.
(Appeal of Combined Development Permit - PLN000696/Harper Canyon Realty LLC, San Benancio Road and Meyer Road, Salinas, Toro Area Plan area).

RECOMMENDATION:

It is recommended that the Board of Supervisors:

Receive a status report regarding well testing for the application by Harper Canyon Realty, LLC, for a Combined Development Permit.

SUMMARY:

On August 26, 2014, at a continued public hearing on Harper Canyon Realty's application for a Combined Development Permit, the applicant requested a continuance of the hearing to a later date in order to perform well testing and analysis. The Board directed staff to return with a status report regarding well testing on October 28, 2014 and continued the public hearing on the application to December 2, 2014.

On October 21, 2014, the Environmental Health Bureau received information from the applicant that the source capacity test for the Oaks well will commence on October 24, 2014. As of October 21, 2014, the Environmental Health Bureau has not received an application for source capacity testing on the Harper Canyon well.

An oral update will be given if there is new information that comes forth subsequent to the submission of this status report.

DISCUSSION:

On May 13, 2014, the Board of Supervisors conducted a public hearing on the appeal by Harper Canyon Realty LLC from the Planning Commission's denial of the Harper Canyon Realty's application for a Combined Development Permit for a Vesting Tentative Map for the subdivision of 344 acres into 17 lots and associated use permits. The Board conducted the hearing, requested the applicant to provide updated water quality and quantity testing data on the applicant's new well, directed staff to prepare a resolution for denial of the project, and continued the public hearing to August 26, 2014. On August 26, 2014, the applicant requested a continuance of the hearing to a later date in order to perform well testing and analysis.

The Board of Supervisors directed staff to return with a status report regarding well testing on October 28, 2014 and continued the public hearing to December 2, 2014.

During the course of the hearings, the applicant was asked to have an updated source capacity test performed on the Harper Canyon well and the applicant agreed to the request.

Subsequently, through additional communication between the applicant and Environmental Health Bureau (EHB), the applicant determined to conduct source capacity testing on both the Harper Canyon well and the Oaks well.

Also during the course of the hearings, Richard LeWarne, Assistant Director of Environmental Health, reported that the Harper Canyon well was a fractured rock well. However, after additional review of the well data by the EHB, the EHB requested that the Water Resources Agency (WRA) review the well logs of the Harper Canyon well. As a result of this review, the WRA opined that the well was an alluvial well. Therefore, a 72 hour alluvial source capacity test will be performed on each well. The Oaks well will begin source capacity testing on October 24, 2014 and EHB has not received an application for source capacity testing for the Harper Canyon well as of the date of submission of this report.

OTHER AGENCY INVOLVEMENT:

The Resource Management Agency and Water Resources Agency have contributed to this report.

FINANCING:

Accepting this status report has no impact on the County General Fund Contribution.

Prepared by: Richard LeWarne, Assistant Director, Environmental Health Bureau, 4544

Approved by: Ray Bullick, Director of Health, 4526

Attachments:

Board Order from August 26, 2014 Board of Supervisors meeting is on file with the Clerk of the Board.

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