

Attachment F

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MINUTES
Toro Land Use Advisory Committee
Monday, September 26, 2016

1. Meeting called to order by Weaver at 4 pm

2. **Roll Call**

Members Present: Weaver, Baker, Rieger, Mueller, Bean

Members Absent: Kennedy, Vandergrift, Keenan (out of State)

3. **Approval of Minutes:**

A. September 12, 2016 minutes

Motion: Baker (LUAC Member's Name)

Second: Rieger (LUAC Member's Name)

Ayes: Baker, Rieger, Mueller, Bean, Weaver (5)

Noes: 0

Absent: Kennedy, Vandergrift, Keenan (3)

Abstain: 0

5. **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.

None

6. **Scheduled Item(s)**

7. **Other Items:**

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

None

B) Announcements

None

8. Meeting Adjourned: 5:30 pm

Minutes taken by: Bean

Action by Land Use Advisory Committee Project Referral Sheet

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

Advisory Committee: **Toro**

Please submit your recommendations for this application by: **September 26, 2016**

Project Title: RIVER VIEW AT LAS PALMAS LLC

Item continued from 10/26/15 meeting

File Number: PLN150372

Planner: CONNOLLY

Location: END OF WOODBRIDGE CT SALINAS (NO ADDRESS ASSIGNED TO PARCEL)

Project Description:

Use Permit and Design Approval for the development and operation of an approximately 70,000 square foot assisted living facility consisting of multiple structures and associated site improvements on an approximately 15.74 acre site. The facility would provide residences and services for a range of seniors requiring varying levels of assistance. The property is located at the end of Woodridge Court, Salinas [OWNER SHALL CONTACT PUBLIC WORKS TO OBTAIN ADDRESSES) (Assessor's Parcel Number 139-211-035-000), Las Palmas Subdivision, Toro Area Plan.

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

Gary Shingu, Derek Etow, and Dale Ellis (representative)

Was a County Staff/Representative present at meeting? Luke Connolly and Ramon Montano (Name)

ATTENDEES:

Roy Gobets, Scott Cooper, Adam Kirk, Daniel Pinto, Celine Dalby, Nancy Iverson, Jim Kirby, Jr., Tom Mercurio, Diane Boilard, Denise Benoit, Yung J. Kim, Yeo Kun Kim, David and Irmina Ratliff, James Scott, Stephen Dodd, Randy Radke, Linda Ipong, John McCormack, Dave Nordstrand, Julie Sutliff, Michael Aspland, Marilyn Stream, Fred Rowland, Allen Stream, Anne Sanchez, David Balch, David Dalby, Russ Schwanz, Jason Luarke, Brian Modena, Shelley Donati, Janet Barstad, Mary Koch, Randell Requiro

Luke Connolly, AICP management Specialist, RMA. Response to letter sent by Mike Weaver:

"Mike, I will attend this afternoon's LUAC meeting and will clarify the issues raised in your letter. It is my understanding based on conversations with the applicant that the proposal itself is unchanged from what was provided to the LUAC last October. Sorry for any confusion caused by the language used on the notices."

PUBLIC COMMENT:

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
Dave Dalby	X		This project is incompatible with the Las Palmas residential community; access is a disaster
Anne Sanchez	X		There is no emergency exit, just one road for the existing community plus the population of this project
James Scott	X		Asked about traffic and was told by Dale Ellis that 370 additional trips per day would be generated.
David Ratliff	X		Asked how project can use the road and gatehouse belonging to Las Palmas and was told by Dale Ellis that recorded subdivision documents allowed this.
Roy Gobets	X		He can see the project netting from his house. He conducted a survey of residents (total homes=329. Visited=169) 153 families were strongly opposed to the project. Two were in favor and 10 had no opinion. Concerns were: traffic, security, real estate values, environmental factors, safety and fire. He said that ridgeline development is prohibited and this project is on the ridgeline.
David Balch	X		He is a resident and a land use attorney and he disagrees that the project has Las Palmas road access via subdivision documents. He is against amending the Las Palmas Specific Plan to allow this development. It will change the nature of the Las Palmas area and greatly worsen traffic on the already impacted entrance on River Rd. There have been accidents at the signalized intersection at River Road with Las Palmas including a fatality

			that involved his son. The alignment of River Road is faulty, as motorists can't see the red and green signal well. A project like River View would necessitate the County re-aligning River Road for better visibility.
Fred Rowland	X		He is on the Las Palmas H.O.A. Board but speaking as an individual. It is a commercial project, including 3 shifts of employees, deliveries, and increased emergency services. Due to the nature of the project, he is opposed.
Jerry Crawford	X		He is opposed to the project and described a project situation where holiday traffic volume was unexpectedly high due to visitors coming to see their loved ones in a nursing facility during holidays.
Marilyn Stream , President of the Las Palmas Homeowner's Association Board	X		She said that their attorney advised the H.O.A. Board to remain neutral on the project but indicated that it may come back to the H.O.A. Board Agenda after this meeting. She said the H.O.A. Board repudiated the statement of Stuart Burbank, which was in the Oct 2015 LUAC minutes. She also said that an evacuation plan is needed.
Nancy Iverson	X		She favors the project, says it needs a different name and will submit her list of names.
Daniel Pinto	X		He can see the project orange and yellow flagging tapes from both Highway 68 and from River Rd. He is opposed to the project as it will impact views and also be close to his property.
Michael Aspland	X		He thinks the H.O.A. Board will re-agendize this project because the plan originally presented showed building as set back, but the orange flagging tapes show more coverage than expected.
Linda Ipong	X		She questioned whether the size of the project is compatible with the size of the acreage and was told the answer would be in the EIR.
Julie Sutliff	X		She is very concerned about increased traffic noise and impacts since the access road to the project will go near homes and through a greenbelt area currently used by walkers, families, children and pets. The traffic impact will increase risks and drive down real estate values. She does not believe it can be improved by screening as suggested by developer.

There were approximately 40 citizens in attendance at this meeting, most of whom opposed the project.

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)
Incompatibilities read by Weaver from Toro Area Plan The proposed project's total mass and its heights, are inconsistent with parts of the Toro Area Plan.	Toro Area Plan T 3.1 to T 3.7	
Weaver found the project listed for sale today on Loopnet.com, a commercial real estate website. Clearly this is a commercial development		
Monterey County General Plan Consistency for Design (Inland) checklist provided by applicant, and part of the Toro LUAC packet for review has about a dozen questionable responses.		Re-evaluate General Plan consistency
The Las Palmas Ranch was approved as an Area of Development Concentration (ADC) with a Las Palmas Ranch Specific Plan calling for no more than 1031 single family residences With associated EIR (1982, adopted 1986)	Las Palmas Ranch Specific Plan	Allow only build out specified in the Las Palmas Ranch Specific Plan. FOLLOWING THE TWO TORO LUAC MEETINGS IN YEAR 2006 ON THIS SAME APN: 139-211-035-000, THE ZONING ADMINISTRATOR APPROVED (SAME APN) ONE LARGE SINGLE FAMILY DWELLINGR PLUS SFD ACCESSORY STRUCTURES, PLN060121

ADDITIONAL LUAC COMMENTS

THIS PROPOSAL ADDS 142 BEDS IN NUMEROUS STRUCTURES (105), including; REST HOME BUILDINGS, GARAGES, PLUS ADMINISTRATION, KITCHEN, DINING, MAINTANENCE, SUPPORT STAFF. The conditional use as a rest home was not anticipated in the Specific Plan. This is a commercial and not a residential project. It is inconsistent with the residential neighborhood.

Mike Weaver: Reviewing the Monterey County Toro Area Plan Supplemental Policies, Weaver notes that Section 3.0 - is applicable to the LUAC's consideration according to LUAC guidelines review. The proposed project area is Visually Sensitive.

Weaver printed out the Toro Area Plan Supplemental Polices for today's meeting. Also Figure #16 identifies both Highway 68 as Scenic and River road as proposed Scenic. Weaver read aloud Toro Area Policies T-3.1 to T-3.7 (inclusive) for the LUAC's consideration.

Mike Weaver says; additionally, included in the LUAC packet from the Planning Department for today, are project application documents that include a **"GENERAL PLAN POLICY CONSISTENCY CHECKLIST FOR DESIGN APPROVALS (Inland Only); To be completed by Applicants "**

Weaver states that there are about a dozen of the questions on this checklist that are pertinent to the review but he considers to be answered erroneously. He reads the questions and the applicant's answers to these questions aloud, as follows:

* * The project is for: (box to be checked) Residential use, Agricultural use, Public or Quasi-Public use, Industrial use. In this case the box for Residential use is checked.

Weaver states that he went online this morning to a website called LoopNet.com. He explains this is a site somewhat similar to Craigslist, except it is exclusively for commercial properties for sale or lease. Like Craigslist, it is free. In this case free to list a property on this site, however a person listing a commercial property advertisement can pay for better placement and such on the site. Evidence that this proposed project is Commercial was found in that, the project, The River View at Las Palmas is listed as being for sale on Loopnet.com. It is the first listing on the site. (California Senior Housing Facilities For Sale). Weaver printed copies of the listing for today.

* "Next question of concern; "Project involves new, changed, or modifications to existing utilities and/or power lines?" The question is answered NO by the applicant; however, with what is being proposed the answer needs to be YES.

* "Project is change or modification to an approved application". This question is answered NO by the applicant. However, it is not only a change to the Las Palmas Specific Plan, it is also a change to the approved Single Family Dwelling approved for this APN in year 2006 by the Zoning Administrator of Monterey County (PLN060121).

* "Does the Project include subdivision creating five or more lots, or new commercial/industrial use that creates intensity equal to or greater than five residences?" The project applicant answers this question NO.

* "Is the project located near an incorporated area (City)?" The project applicant answers this question NO. However, it is about three miles from the City of Salinas.

* "Is the project located within a Community Area or Rural Center?" The applicant answers this question NO

* "Does the project propose a secondary unit?" The applicant answers this question NO.

* "Project is associated with a new or improvements to a water system? Water system...number of attachments?" The project applicant answers this question NO.

* "Is the project 50 feet from a bluff?" The applicant answers this question NO. However, Weaver states another issue with the submitted plans is, it's not clear where the building envelope may be or what setbacks are being used from the bluff type sides on this parcel.

* "Does the project require a General Plan Amendment?" The applicant answers NO.

* "Is the project located within a Special Treatment Area?" The applicant answers NO. However, it is in a Specific Plan Area.

RECOMMENDATION:

Motion by: Baker (LUAC Member's Name)

Second by: Rieger (LUAC Member's Name)

 Support Project as proposed

 X Support Project with changes

Change project to adhere to the Las Palmas Specific Plan which, according to County records of housing units already built, will allow three single family dwellings to complete the build-out of Las Palmas. As proposed, this is a commercial project, and is inconsistent with the residential neighborhood.

 Continue the Item

Reason for Continuance: _____

Continued to what date: _____

AYES: Weaver, Baker, Rieger, Mueller, Bean (5)

NOES: None

ABSENT: Keenan, Kennedy, Vandergrift (3)

ABSTAIN: None

Attachments to September 26, 2016 Toro LUAC Meeting Minutes are documents referenced and provided by LUAC's Mike Weaver and documents referenced and provided by public attendees at the Toro LUAC meeting on 9/26/16.

Mike Weaver:

1) Toro Area Plan Supplemental Policies (8 pages)

2) **California Senior Housing Facilities for Sale** on LoopNet.com dated 9/26/16 (4 pages)

3) Letter dated September 22, 2016 from Toro LUAC Chair Mike Weaver, to Luke Connolly, Wendy Strimling, Jacqueline Onciano, asking for clarification of the Riverview at Las Palmas application's project description, due to Memo dated 10/13/2015 from Planner Steve Mason to the Toro LUAC, and Memo dated 11/30/2015 from Planning Management Specialist Luke Connolly to the Toro LUAC.

4) Email dated 9/26.16 11:55 AM from Luke Connolly to Toro LUAC Chair Mike Weaver;
"Mike, I will attend this afternoon's LUAC meeting and will clarify the issues raised in your letter. It is my understanding based on conversations with the applicant that the proposal itself is unchanged from what was provided to the LUAC last October. Sorry for any confusion caused by the language used on the notices."

RMA Michele Friedrich:

1) September 20. 2016 email; Cover page and copy of letter addressed to Toro LUAC from attorney Anne Secker of Noland, Hammerly, Etienne, and Hoss, dated September 9, 2016, advising the Toro LUAC that the Las Palmas HOA Board is taking a neutral position on the proposed development plan for parcel Q and asking

to please consider the October 2015 email from Stuart Burbank to Kerry Varney as a member of the Toro LUAC to be retracted. (2 pages)

Public attendees at 9/26/16 Toro LUAC submittals:

- 1) Las Palmas / Neighborhood Survey - Questions, Results (6 pages)
- 2) Las Palmas residents - signatures to question: "Do you support or oppose the proposed senior home nursing facilities as described in Project Plan #PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principle concern?" (22 pages of circulation copies submitted)
- 3) Las Palmas Ranch Specific Plan Monterey County, California, September, 1983 (61 pages)

①

PLN 150372
TORO LU#2 9-26-16
SUBMITTED BY MIKE WEAVER
8 PAGES

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.
- T-1.2 Industrial land uses other than utilities shall not be permitted in the Toro area.
- T-1.3 The designated agricultural lands as shown on the Toro Area Plan Land Use Map (*Figure LU-10*) shall be conserved and, where feasible, expanded.
- T-1.4 Special Treatment Area: Greco - The Greco property on River Road across from the Indian Springs Ranch Subdivision shall be designated as a "special treatment" area to be zoned Heavy Commercial. Although the use of the property for the removal of sand and gravel ceased in the year 2000, use of the property for a contractor's yard, shop, and residence may continue pursuant to PLN980448 as approved August 29, 2001 or as that permit may be amended or extended. (APN: 139-021-005-000)
- T-1.5 Subdivisions shall be designed so that new lots have building sites located outside of the critical viewshed.
- T-1.6 Existing legal lots of record located in the critical viewshed may transfer density from the acreage within the critical viewshed to other contiguous portions of land under the same ownership, provided the resulting development meets all other Toro Area and General Plan policies.
- T-1.7 Development on properties with residential land use designations located within the Toro Groundwater Basin of the Toro Area Plan along the Highway 68 corridor as illustrated in *Figure LU-10* shall be limited to the first single family home on a legal lot of record. The County shall conduct a comprehensive review of infrastructure constraints regarding circulation, wastewater, and water supply. Said restriction shall not apply to development within adopted Community Areas, Rural Centers, or Affordable Housing Overlays. Restriction on subdivision established in this policy does not preclude the County from recognizing a new legal lot pursuant to state law if the new lot is created solely as a result of either: 1) conveyance of land to or from a governmental agency, or 2) through the governmental exercise of eminent domain. This restriction on subdivision also does not prohibit the County from requiring and acting upon a parcel map for the conveyance of land to or from a governmental agency if the County determines on the facts of the particular case that public policy necessitates a parcel map.
- T-1.8 Special Treatment Area: Mohsin/Samoske - Approximately 266 acres located east of River Road and north of Chualar River Road shall be designated as a "Special Treatment Area" to permit a planned development including:

- a. Development shall be limited to the creation of a clustered, rural density, residential subdivision consistent with the surrounding residential development.
- b. No more than 13 new residential lots may be created and shall be clustered on the lower 72 acres of land closest to River Road. The lots shall be a minimum of 5 acres.
- c. Agricultural buffers shall be established where applicable taking into account conditions such as the type of adjacent agriculture use, topography, and climate (e.g., prevailing winds) with the intent to protect agricultural operations from impacts of non-agricultural uses. An Agricultural Buffer Plan, to be approved by the Agricultural Commissioner, shall be required for any proposed subdivision within the STA.
- d. Development of the residential properties shall be required to comply with visual sensitivity policies of the Toro Area Plan.
- e. The upper 194 acres shall remain as permanent grazing with a habitat and scenic conservation easement over at least 150 acres, including areas where slopes exceed 30%.
- f. Any subdivision within the STA must comply with the inclusionary housing ordinance in effect as of 1998.

Neither an infrastructure study nor a rural center plan is required for the development of the Mohsin-Samoske STA.

2.0 - Circulation

- T-2.1 Employers in surrounding areas should be encouraged to stagger employees' work hours in order to ease peak hour traffic congestion on Highway 68 and in other areas.
- T-2.2 Davis and Reservation Roads shall be encouraged as alternate routes between the Monterey Peninsula and Salinas to alleviate traffic on Highway 68.
- T-2.3 Continue to work with the state, local agencies, and citizens groups to alleviate traffic congestion while maintaining the scenic beauty of Highway 68. With the goal of eventually constructing a scenic four-lane divided highway, the County shall support the following measures:
 - a. coordination with Caltrans and TAMC for the construction of a four-lane facility between the Toro interchange and State Route 218; and
 - b. construction of bus stops, pull-outs, and shelters where needed.
- T-2.4 Improvement of Highway 68 intersections, construction of alternate passing lanes, public transit roadway improvements, and improved bicycle safety measures should be undertaken at the earliest time that funding becomes available.

- T-2.5 Fair-share financial contributions from each new development in the Toro Planning Area shall be required to expedite funding and construction of Highway 68 improvements.
- T-2.6 Improvements to Corral de Tierra, River, and San Benancio Roads shall be designed to accommodate bicycles, horses, and people where possible.
- T-2.7 To minimize traffic safety hazards, creation of new direct access points should be prohibited from single-family residences onto Highway 68 and discouraged onto Laureles Grade, River Road, Corral de Tierra Road, and San Benancio Road.
- T-2.8 To enhance and promote sensitive visual resources, the County shall pursue measures to obtain official County Scenic Route designation from the state for Corral de Tierra, San Benancio, Corral de Cielo, River, and Underwood Roads (see *Policy T-3.1*).
- T-2.9 If new sites for office, employment, services, and local conveniences are found to be appropriate, such sites should incorporate designs to allow use of alternate modes of transportation.
- T-2.10 Increasing the accessibility of Toro residents to mass transit, either through maintenance of existing park and ride lots or new bus service, particularly in the Corral de Tierra, San Benancio, and River Road areas, should be studied and implemented.

3.0 - Conservation/Open Space

T-3.1

Within areas designated as “visually sensitive” on the Toro Scenic Highway Corridors and Visual Sensitivity Map (*Figure 16*), landscaping or new development may be permitted if the development is located and designed (building design, exterior lighting, and siting) in such a manner that will enhance the scenic value of the area. Architectural design consistent with the rural nature of the Plan area shall be encouraged.

T-3.2

Land use, architectural, and landscaping controls shall be applied, and sensitive site design encouraged, to preserve Toro's visually sensitive areas and scenic entrances:

- a. River Road/Highway 68 intersection; and
- b. Laureles Grade scenic vista overlooking the Planning Area (*Figure 16*).

T-3.3

Portions of County and State designated scenic routes shall be designated as critical viewshed as shown on the Toro Scenic Highway Corridors and Visual Sensitivity Map. Except for driveways, pedestrian walkways, and paths, a 100-foot building setback shall be required on all lots adjacent to these routes to provide open space and landscape buffers. This setback may be reduced for

existing lots of record that have no developable area outside the setback and to accommodate additions to existing structures that become non-conforming due to this policy. New development shall dedicate open space easements over setback areas established by this policy.

T-3.4

Placement of existing utility lines underground shall be encouraged, particularly along Laureles Grade Road, Corral de Tierra, San Benancio, River Road, and Highway 68.

T-3.5

Exterior/outdoor lighting shall be located, designed, and enforced to minimize light sources and preserve the quality of darkness. Street lighting shall be as unobtrusive as practicable and shall be consistent in intensity throughout the Toro area.

T-3.6

Large acreages in higher elevations and on steeper slopes shall be preserved and enhanced for grazing, where grazing is found to be a viable use.

T-3.7

Removal of healthy, native oak trees in the Toro Planning Area shall be discouraged. An ordinance shall be developed to identify required procedures for removal of these trees. Said ordinance shall take into account fuel modification needed for fire prevention in the vicinity of structures and shall include:

- a. Permit requirements.
- b. Replacement criteria
- c. Exceptions for emergencies and governmental agencies

4.0 - Safety

T-4.1

Land uses and practices that may contribute to significant increases of siltation, erosion, and flooding in the Toro area shall be prohibited.

5.0 - Public Services

T-5.1

To ensure cost-effective and adequate levels of wastewater treatment, the County shall promote relatively higher densities in areas where wastewater treatment facilities can be made available.

6.0 - Agriculture

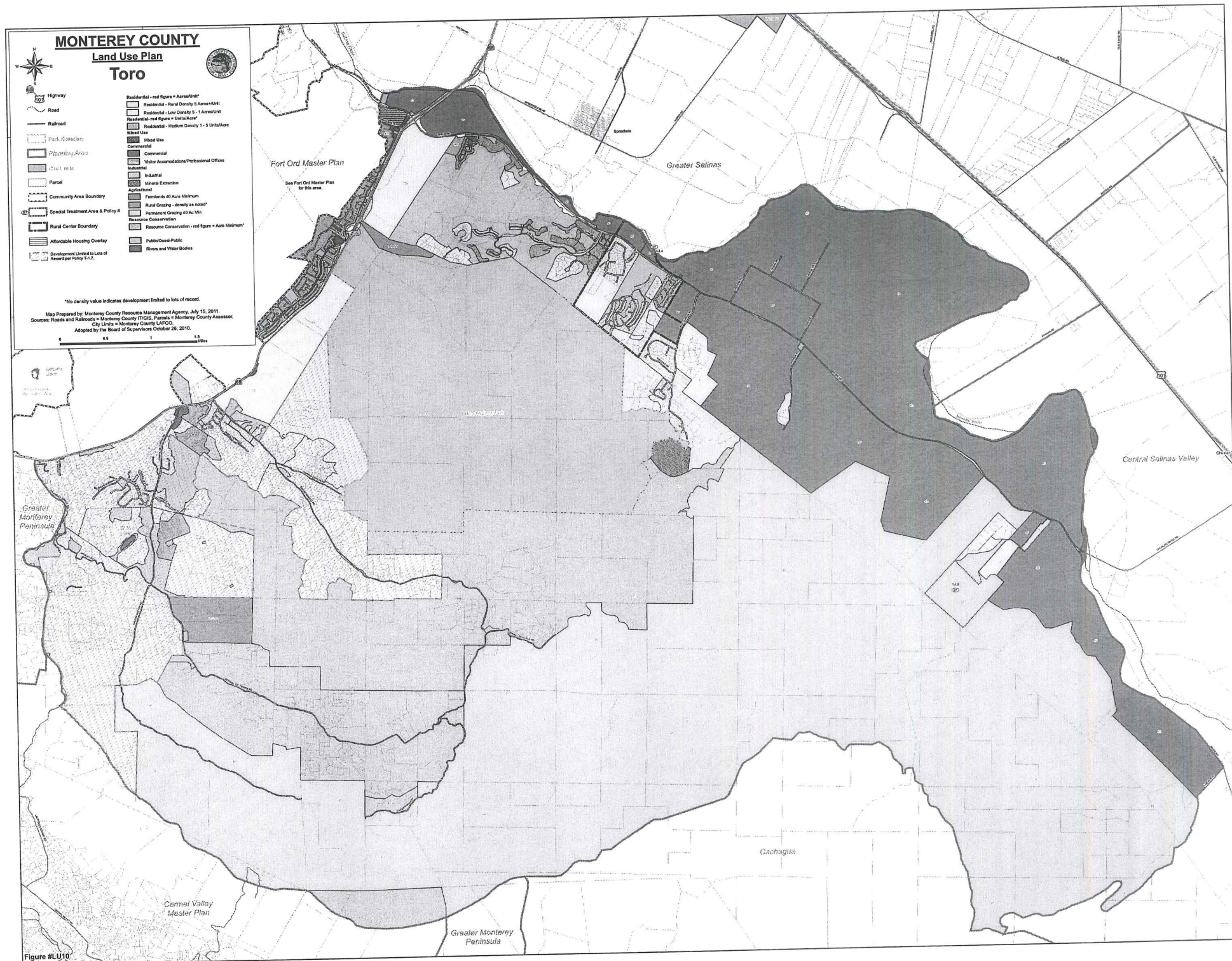
No supplemental Agricultural policies at this time.

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Figure 16 - Toro Visual Map to be inserted
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Figure LU10 -Toro LU Map to be inserted
(8.5" x 11")



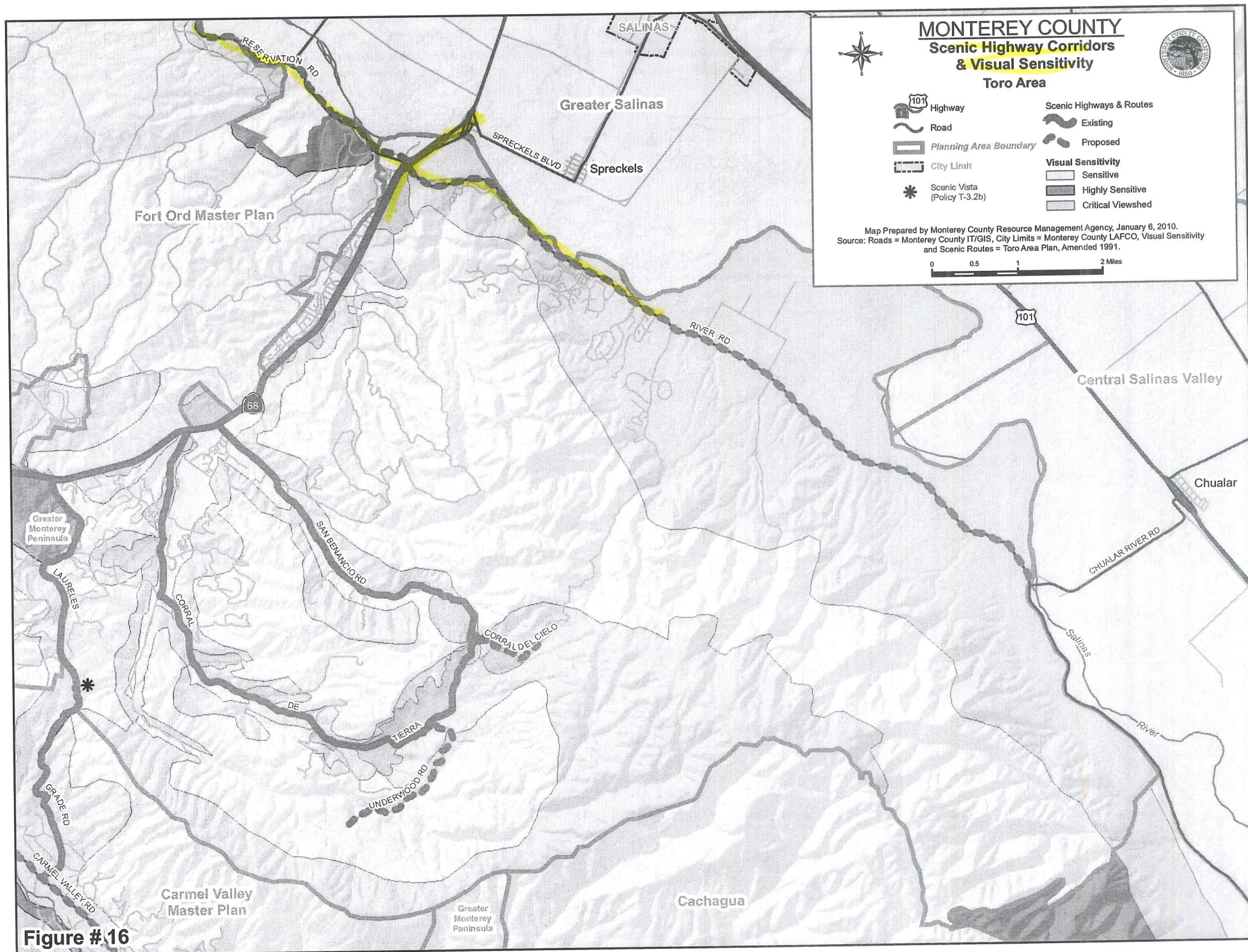


Figure #16

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② PLN150372
TODOLWA 9-26-16
SUBMITTED BY
MIKE WEAVER
4 PAGES

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River View at Las Palmas Salinas, California

This property is proposed for an independent, assisted, and memory care senior facility is planned for Las Palmas Ranch and is located in the...

Status:

Price:

Beds:

Cap Rate:

Primary Type:

Sub-Type:

Active
Not Disclosed
142
N/A
Senior Housing
Assisted Living
Residences

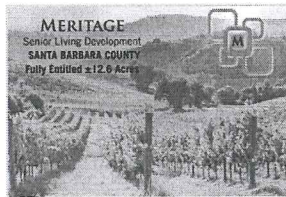


6 Bed Napa-\$20,000 Month Income Napa, California

Charming, Upscale located in the heart of the City of Napa; Elderly Care Home, Licensed for 6. Property \$600k-Business \$150k. Current monthly...

Status:
Price:
Beds:
Cap Rate:
Primary Type:
Sub-Type:

Active
\$750,000
6
N/A
Senior Housing
Assisted Living
Residences

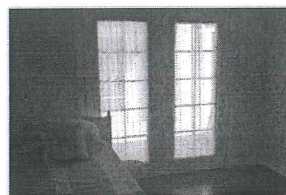


Meritage Senior Living Buellton, California

Meritage Senior Living is fully entitled development opportunity designed as an upscale retirement community for seniors providing the full range...

Status:
Price:
Beds:
Cap Rate:
Primary Type:
Sub-Type:

Active
\$12,000,000
247
N/A
Senior Housing
Assisted Living
Residences



6-bed highend RCFE in Anaheim Anaheim, California

A beautiful high-end assisted living facility in Anaheim with current gross income of 23,300/month with 5 residents. It was built in 2008 with...

Status:
Price:
Beds:
Cap Rate:
Primary Type:
Sub-Type:



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Beds

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John McCormack

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Luke Connolly, Management Specialist
Monterey County RMA

Wendy Strimling
Monterey County Senior Deputy County Counsel

Jacqueline Onciano
Monterey County Zoning Administrator

Re: The Riverview at Las Palmas application
PLN150372

Scheduled for Toro LUAC review on September 26, 2016 at 4 p.m.
Monterey County Rural Fire Dept. District Office meeting room, Serra Village

September 22, 2016

Dear Mr. Connolly, Ms. Strimling, and Ms. Onciano,

The referenced application, Riverview at Las Palmas, PLN150372,
was referred to the Toro Area LUAC on October 26, 2015.

On that date, the Project description was for "Use permit and Design Approval...multiple
structures...."

The Toro LUAC members present on that day took a field trip to the site and then met
where they heard a presentation from the applicant and also from some Las Palmas area
neighbors. This application matter was continued by the Toro LUAC to a date certain on
November 15, 2015 at 4 p.m.

The Toro LUAC has not heard back from RMA on this application until receiving an
email from RMA staff on September 20, 2016 at 11 a.m.. This announced a Toro LUAC
meeting on this project was scheduled in six days, on Monday, September 26, 2016.
The packet of materials for this meeting was found on my home doorstep in the late
afternoon of September 21, 2016. This seems to be short notice, no?

Enclosed in this packet were two new-to-me, and the LUAC, Memos:

1) Memo dated October 13, 2015 to the Toro LUAC from Planner Steve Mason
asking that the Toro LUAC please review the attached plan set and project description in
advance of the October 26 site visit and LUAC meeting.

This Memo has a project description; "Use Permit and Design Approval". It also states
that the project is to include **a proposed 105 units**.

My initial question is, wouldn't the Toro LUAC members meeting prior to the scheduled
hearing for purposes of reviewing the project packet violate the Brown Act?

2) Memo dated November 30, 2015 from Luke Connolly wherein Mr. Connolly
references a December 14, 2015 Toro LUAC meeting that was never held. A quick
summary recap of the October 26, 2105 LUAC meeting is given, as well as stating a Las

③
PLN150372
TORO LUAC 9-26-16
SUBMITTED BY
MIKE WEAVER
284623

Page 2

Palmas H.O.A. meeting that was scheduled for November 12, 2015 that apparently was held.

However, The Riverview at Las Palmas project description has now changed in this Memo to:

"Specific Plan Amendment, Use permit and Design Approval"

No number of units are listed.

My second question concerns the change in project description. It calls for consideration of a Specific Plan Amendment.

Why does the packet delivered for the September 26, 2016 Toro LUAC meeting not contain the referenced Las Palmas Specific Plan for review by the Toro LUAC?

3) In the packet delivered for the Toro LUAC's September 26, 2016 meeting, the Scheduled Item includes a Project Description that has again changed.

This one describes the proposed project as "Use permit and Design Approval.... consisting of multiple structures..."

The scheduled item states Recommendation to: ZONING ADMINISTRATOR

My third question is; why does the project description keep changing?

My fourth question is; are there not more issues involved with this application than just zoning? The previous application for this APN was for a single family dwelling that I believe was approved by the Zoning Administrator (PLN060121) on October 26, 2006.

I know the Toro LUAC tries very hard to give good feedback and recommendations. Thank you for consideration of my questions. Clarification would be much appreciated prior to the Toro LUAC meeting.

Respectfully,

Mike Weaver
Chair, Toro LUAC

Luke Connolly, Management Specialist
Monterey County RMA

Wendy Strimling
Monterey County Senior Deputy County Counsel

Jacqueline Onciano
Monterey County Zoning Administrator

Re: The Riverview at Las Palmas application
PLN150372

Scheduled for Toro LUAC review on September 26, 2016 at 4 p.m.
Monterey County Rural Fire Dept. District Office meeting room, Serra Village

September 22, 2016

Dear Mr. Connolly, Ms. Strimling, and Ms. Onciano,

The referenced application, Riverview at Las Palmas, PLN150372,
was referred to the Toro Area LUAC on October 26, 2015.

On that date, the Project description was for "Use permit and Design Approval...multiple
structures...."

The Toro LUAC members present on that day took a field trip to the site and then met
where they heard a presentation from the applicant and also from some Las Palmas area
neighbors. This application matter was continued by the Toro LUAC to a date certain on
November 15, 2015 at 4 p.m.

The Toro LUAC has not heard back from RMA on this application until receiving an
email from RMA staff on September 20, 2016 at 11 a.m.. This announced a Toro LUAC
meeting on this project was scheduled in six days, on Monday, September 26, 2016.
The packet of materials for this meeting was found on my home doorstep in the late
afternoon of September 21, 2016. This seems to be short notice, no?

Enclosed in this packet were two new-to-me, and the LUAC, Memos:

1) Memo dated October 13, 2015 to the Toro LUAC from Planner Steve Mason
asking that the Toro LUAC please review the attached plan set and project description in
advance of the October 26 site visit and LUAC meeting.

This Memo has a project description; "Use Permit and Design Approval". It also states
that the project is to include **a proposed 105 units**.

My initial question is, wouldn't the Toro LUAC members meeting prior to the scheduled
hearing for purposes of reviewing the project packet violate the Brown Act?

2) Memo dated November 30, 2015 from Luke Connolly wherein Mr. Connolly
references a December 14, 2015 Toro LUAC meeting that was never held. A quick
summary recap of the October 26, 2105 LUAC meeting is given, as well as stating a Las

③
PLN150372
TORO LUAC 9-26-16
SUBMITTED BY
MIKE WEAVER
284623

Page 2

Palmas H.O.A. meeting that was scheduled for November 12, 2015 that apparently was held.

However, The Riverview at Las Palmas project description has now changed in this Memo to:

"Specific Plan Amendment, Use permit and Design Approval"

No number of units are listed.

My second question concerns the change in project description. It calls for consideration of a Specific Plan Amendment.

Why does the packet delivered for the September 26, 2016 Toro LUAC meeting not contain the referenced Las Palmas Specific Plan for review by the Toro LUAC?

3) In the packet delivered for the Toro LUAC's September 26, 2016 meeting, the Scheduled Item includes a Project Description that has again changed.

This one describes the proposed project as "Use permit and Design Approval.... consisting of multiple structures..."

The scheduled item states Recommendation to: ZONING ADMINISTRATOR

My third question is; why does the project description keep changing?

My fourth question is; are there not more issues involved with this application than just zoning? The previous application for this APN was for a single family dwelling that I believe was approved by the Zoning Administrator (PLN060121) on October 26, 2006.

I know the Toro LUAC tries very hard to give good feedback and recommendations. Thank you for consideration of my questions. Clarification would be much appreciated prior to the Toro LUAC meeting.

Respectfully,

Mike Weaver
Chair, Toro LUAC

From: "Connolly, Luke T. x5173" <ConnollyLT@co.monterey.ca.us>
Subject: **RE: Toro LUAC 9/26/16 Riverview at Las Palmas PLN150372**
Date: September 26, 2016 11:55:03 AM PDT
To: 'Michael Weaver' <michaelrweaver@mac.com>

④ PLN150372
Toro LUAC
9-26-16
SUBMITTED BY
MIKE WEAVER
1 PAGE

Mike,

I will attend this afternoon's LUAC meeting and will clarify the issues raised in your letter. It is my understanding based on conversations with the applicant that the proposal itself is unchanged from what was provided to the LUAC last October. Sorry for any confusion caused by the language used on the notices.

Luke Connolly, AICP
Management Specialist
County of Monterey, Resource Management Agency-Planning
T: 831.755.5173
E: connollylt@co.monterey.ca.us

-----Original Message-----

From: Michael Weaver [mailto:michaelrweaver@mac.com]
Sent: Thursday, September 22, 2016 3:48 PM
To: Connolly, Luke T. x5173; Strimling, Wendy; Onciano, Jacqueline x5193
Subject: re: Toro LUAC 9/26/16 Riverview at Las Palmas PLN150372

Please find attached letter.

Thank you,

Mike Weaver
484-6659

① MICHELE FRIEDRICH EMAIL
PLN150372 LETTER
TORO LUAC 9-26-16
SUBMITTED BY
MIKE WEATHER
2 PAGES

From: "Friedrich, Michele x5189" <friedrichm@co.monterey.ca.us>
Subject: **Letter from Noland Hamerly Etienne & Hoss Law Firm to Toro LUAC Members re PLN150372 (River View at Las Palmas)**
Date: September 20, 2016 11:21:45 AM PDT
Cc: "McDougal, Melissa x5146" <McDougalM@co.monterey.ca.us>, "Ford, John H. x5158" <FordJH@co.monterey.ca.us>, "Connolly, Luke T. x5173" <ConnollyLT@co.monterey.ca.us>
2 Attachments, 104 KB

Toro LUAC Members –

I am forwarding a letter received from Anne Secker of Noland, Hamerly, Etienne & Hoss law firm per the direction of Luke Connolly. It is in regards to the River View at Las Palmas LLC project (PLN150372).

The letter is also saved in Accela for public viewing as well.

Thank you.

Michele Friedrich
Principal Office Assistant
Monterey County RMA Planning
(831) 755-5189

To access our permit database, please go to: <https://aca.accela.com/monterey/Default.aspx>

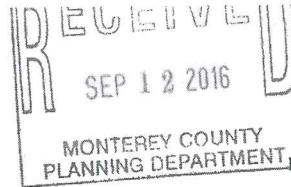


NOLAND

FOR RIVER

HAMERLY
ETIENNE
HOSS

Attorneys at Law A PROFESSIONAL CORPORATION



WWW.NHEH.COM
EMAIL ASECKER@NHEH.COM
831-424-1414 EXT. 240
OUR FILE NO. 18643.002

September 9, 2016

Stephen W. Pearson

Lloyd W. Lowrey, Jr.

Anne K. Secker

Randy Meyenberg

Michael Musuda

Christine G. Kemp

Terrence R. O'Connor

Timothy J. Baldwin

* Charles Des Roches

* Leslie E. Finnegan

Ana C. Toledo

Robert D. Simpson

Lindsey Berg-James

Retired

Myron E. Etienne, Jr.

Peter T. Hoss

James D. Schwefel, Jr.

Jo Marie Ometer

Harry L. Noland
(1904-1991)

Paul M. Hamerly
(1920-2000)

* CERTIFIED SPECIALIST IN
PROBATE, ESTATE PLANNING,
AND TRUST LAW BY
THE CALIFORNIA BOARD OF
LEGAL SPECIALIZATION
STATE BAR OF CALIFORNIA

Toro Land Use Advisory Committee
c/o Resource Management Agency - Planning
168 W. Alisal St., 2nd Floor
Salinas Ca 93901

Re: PLN 150372/Application to Develop "Parcel Q" Las Palmas Ranch

Dear Advisory Committee Members:

This office represents Las Palmas Ranch Homeowners Association No. 1. The Association has 329 members and manages the common area associated with the 329 homes "downhill" from the proposed development. Access to the proposed development is proposed by using the streets in Las Palmas.

The Association Board has requested me to communicate to you that the Las Palmas Homeowners Association is "neutral" on the proposed development plan for Parcel Q. This position is the result of a Board resolution passed at its regular meeting July 14. Please consider the October 2015 email from Stuart Burbank to Kerry Varney as a member of the Toro LUAC to be retracted.

Any other position that has been communicated to you regarding the Association's position does not accurately reflect the Association's current position about the development application.

Please feel free to contact me if you have any questions.

Sincerely,

NOLAND, HAMERLY, ETIENNE & HOSS
A Professional Corporation

Anne K. Secker

AKS:ccs

cc: Las Palmas Ranch Homeowners Association

PHONE 831-424-1414

FROM MONTEREY 831-372-7525

FAX 831-424-1975

333 SALINAS STREET POST OFFICE BOX 2510 SALINAS, CA 93902-2510

18643002\642566.2\9916

LPSP:

PP. II-4

5. 1,031 MAY

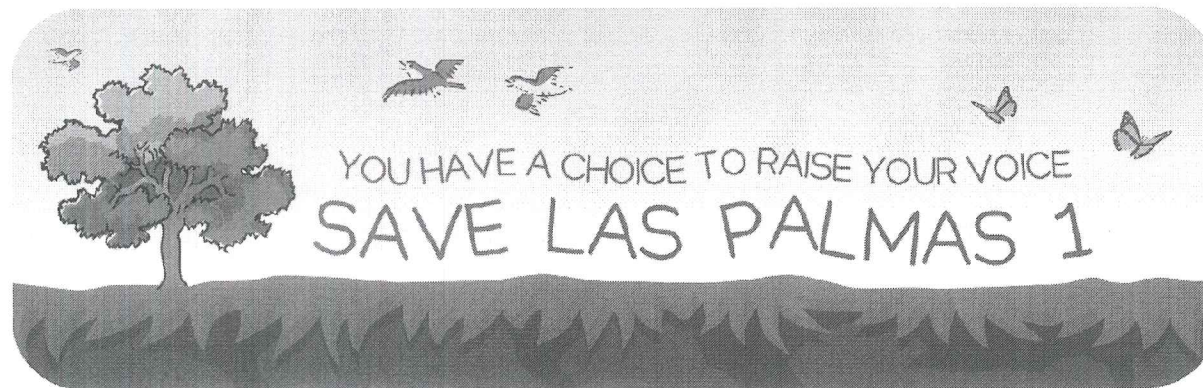
7. NOT ON RIDGLINES

PP. II-12

2. RIDGLINES

PLN 150312
TODD LUKE 9-26-16
SUBMITTED BY LAS PALMAS
RESIDENT TAY GIBBS
6 PAGES

Las Palmas I Neighborhood Survey



Why?

- Minutes of October 2015 TORO LUAC Committee meeting alerted homeowners
- Proposed development would drastically threaten our neighborhood quality of life
- Concerned homeowners met, organized and started to obtain direct input from community

Who?

- Core Team:
Cooper, Gobets, Mercurio, Requiro, Sutliff, Ipong,
Balch Alternates: Cardinale – Donahue
- Survey Team - ~ additional dozen volunteers
gathering signatures & other tasks

What?

- Objective: Survey neighborhood feedback on proposed Parcel Q Senior Housing Development
- Survey question asked:

“Do you support or oppose the proposed senior home nursing facilities as described in Project Plan # PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?”

Method

- Signature collection started in November 2015 and is ongoing
- Mostly networking with friends and neighbors
- Some cold calls
- Approximately 50% of 329 residents contacted by 5/12
- Only one member per household counted

Results to Date

- 153 “Opposed”
- 2 “Support” (one written, one verbal)
- 10 “Not interested or did not answer door”
- With 50% of residents contacted, 93% of that group “oppose”
- Slightly >1 % “support”, rest are not interested or unknown
- Many concerns cited; traffic & security most frequent
- Copies of signature sheets are available upon request

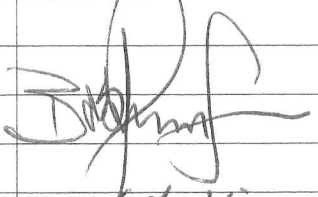
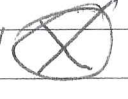
PLN150372
 TORO LVAC 9.26.16
 SUBMITTED BY LAS PALMAS
 RESIDENT ROY BOBBERS
 22 PAGES

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?						
	Residential Address	Name	Support	Oppose	Signature	Top Concern
1	21109 Country Park	Jerry L. Crawford		X	Jerry L. Crawford	Traffic Access in Fire!
2	17556 RIVER RUN RD	INGER MARTIN		X	INGER MARTIN	TRAFFIC - PROPERTY VALUES
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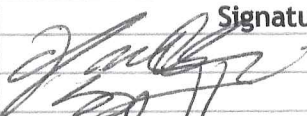
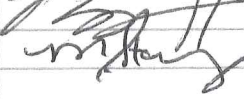

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
1	17546 Sugarmill Rd	Steve Smith		X		Traffic
2	17554 Sugarmill Rd	Roberta Sutte		X		traffic
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Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
1	21099					
2	21099					
3	21115 Old Ranch	Bob Johansson		X		Security/environmental impact
4		Adrian Schumann		X		
5	21103	Kurt King		X	Kurt King	
6	21123	Luciane Coletti		X	Luciane Coletti	security impact
7	17509 Court	Malena		X	Malena	Size of Senior housing
8	21101 Country Park	Melissa Fanning		X	Melissa Fanning	Security/size
9	17519 SUGAR MILL RD.	DAVE NORDSTRAND		X	Dave Nordstrand	threat to grassy green-oversize of project
10	21091 Old Ranch	NANCY IVERSEN			Nancy Iversen	
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Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as:
Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
1	17552 Woodridge	ANTHONY P BARDI		✓		SAFETY
2	17543 Sugarmill Rd.	SUSAN HURST		✓		SAFETY
3	17548 Woodridge Crt.	Michelle Story		✓		Noise / Safety
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Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X	1 21116 Country Park Rd.	Natalie Lake		X	Natalie Lake	Traffic / Safety.
DUPLICATE	2 17592 River Run	Lynn Hamilton		X	Lynn Hamilton	Traffic / Safety
X	3 17519 SUGARMILL	ABROSO RIANO, DAVE		X	David Riano	Traffic
X	4 17715 Riverbend Rd	JOYCE DAWSON		X	Joyce Dawson	Traffic / Safety
X	5 17708 Riverbend Rd	Julie Sutliff		X	Julie Sutliff	Traffic / Security
X	6 17700 Riverbend Rd	Yukiko Yonemitsu		X	Yukiko Yonemitsu	Traffic / Safety
X	7 17703 Riverbend	SCOTT COOPER		X	Scott G Cooper	COST / TRAFFIC
X	8 17634 Winding Creek	TARON BATAJ		X	Taron Bataj	Traffic
X	9 17607 Winding Creek	Sudha Maniwaran		✓	Sudha Maniwaran	Traffic / security
X	10 17577 RIVER RUN	DOMINIC EMMA		X	D Emma	TRAFFIC + SECURITY
X	11 17584 RIVER RUN	RITA EMMA		X	Rita Emma	TRAFFIC + SECURITY
X	12 17613 River Run Rd	Jennifer Niduaza		X	Jennifer Niduaza	Traffic & Security
X	13 21045 Country Park Rd	Russell Schwarz		X	Russell A. Schwarz	Traffic on Woodridge Court
X	14 2117515 Sugarmill Rd	Lan Clayton		X	Lan Clayton	Traffic
X	15 17527 Sugarmill Rd	Vince Cardinale		X	Vince Cardinale	Traffic / security / maintenance
X	16 21049 Country Park Rd	Ted UGARE		X	Ted Ugaré	TRAFFIC / security
X	17 21115 Old Ranch Ct.	Bob Schuennen		X	Bob Schuennen	Security / traffic
X	18 21115 Old Ranch Court	Horian Schuennen		X	Horian Schuennen	Security / Access / Noise /
X	19 17582 Winding Creek	Cory Glenn		X	Cory Glenn	Security / Traffic / Habitat
X	20 17523 Sugarmill Rd	Linda Ipang		X	Linda Ipang	lipang1@att.net

SAME NAME
COUNT HERE
ONLY

1/31

Tom Forsythe

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X 1	17560 River Run Rd	Janet Barstad		X	Janet Barstad	Traffic & Security
X 2	17743 Riverbend Rd	James Scott		X	James Scott	Traffic + security
X 3	17633 River Run Rd	John Lynn		X	[Signature]	Traffic Security
X 4	17775 River Bend Rd	Tom Bernhardt		X	[Signature]	Traffic + Security
X 5	17731 River Bend	Megan Ferrari		X	[Signature]	Traffic & Security
X 6	17588 River Run Rd	Ryan Loiacono		X	[Signature]	Traffic / crime / Security
DUPLICATE 7	17501 Country Park Way	Janet Burman		X	[Signature]	traffic / crime
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Riverview 4
21425 left info
21429
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Riverbend left info -
17768
17783
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17771
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17763
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17796

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17800

Jodie

21408
21409
21405

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X	1 17792 RIVERBEND	BRYAN ZOOK		STRONGLY		SECURITY/TRAFFIC
X	2 17803 RIVERBEND	JAMES GRAVER		X		Security / TRAFFIC
X	3 17716 Riverbend Rd	Stephen Dodd		X		Safety / Traffic
X	4 17724 Riverbend Rd	Carol Stanley		X		Traffic / security
X	5 17747 RIVERBEND RD	Norma Jean Leder		X		Security
X	6 17759 Riverbend Rd	David & Lomina Pottliff		X		Traffic / security
X	7 17752 Riverbend Rd	DANE BODD		X		traffic & safety
X	8 17767 RIVERBEND	MICHAEL MORCOS		X		TRAFFIC SAFETY
X	9 17764 RIVERBEND	Vivienne Talbott		X		Traffic -
X	10 17791 Riverbend	Marilyn Tracy		X		TRAFFIC -
X	11 21421 River View Ct	John M. Therson		X		Traffic
X	12 21400 River View Ct	Mary Koch		X		traffic security
X	13 17751 Riverbend	C Phillips		X		TRAFFIC / SAFETY
X	14 17772 RIVERBEND	DAVID BERGGREN		X		TRAFFIC SAFETY
X	15 21416 River View Ct	Joe Parrist		X		Traffic
X	16 21417 River View Ct	Helga Dresser		X		traffic
X	17 17788 Riverbend Rd	Nelia O'Donoghue		X		Traffic
X	18 17819 Riverbend Rd	CHRISTINA STEEN		X		Traffic
X	19 17807 Riverbend Rd	ONONOTO, John		X		Traffic /
X	20 17783 Riverbend Rd	CATER, MARIE		X		Traffic

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X 1	21429 RC	VINCE CIOLINO		X	Vince Ciolino	TRAFFIC SECURITY NOISE
X 2	21080 CPR	KATHY DELLA ROSE		X	Kathy Ciolino	security, traffic
X 3	21080 CPR	KATHY CIOLINO		X	Kathy Ciolino	Traffic, security
X 4	17563 Winding Creek	RENDELL REQUIRO		X	Renell Requiro	traffic, security, noise
X 5	21128 country Park RD	Daniel Pinto		X	Daniel Pinto	
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Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?




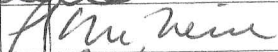
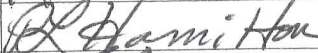

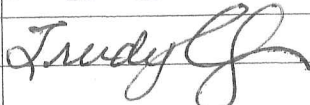

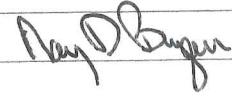
	Residential Address	Name	Support	Oppose	Signature	Top Concern
1	17563 Winding Creek Rd.	Fransoise Mcvinchey	✓		[Signature]	Traffic, Accidents, Privacy, Peace
X 2	17571 Winding Creek Rd.	Dayne Nix	✓		[Signature]	TRAFFIC, Privacy, Security
X 3	17583 Winding Creek Rd.	JOSHUA PANKEN	✓		[Signature]	TRAFFIC, Privacy
X 4	17591 Winding Creek Road		✓		[Signature]	Cory Park + Traffic
X 5	17643 Winding Creek Rd		✓		[Signature]	Alt. Use of Hoosier
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SCOTT

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X	1	17695 RIVERBEND		X	Dennis E Lynn	TRAFFIC
X	2	17599 Riverbend Rd		X	Richard Lee	Traffic
X	3	17513 Woodridge CT		X	Richard Traceburn	Security, Traffic & Environment
X	4	21111 Old Ranch court		X	Michael Trebino	Traffic
X	5	17636 RIVER RUN RD		X	Vince Bailesteros	TRAFFIC / SAFETY
X	6	17672 RIVER Run		X	Jerry Esquivel	TRAFFIC / SAFETY
X	7	21140 Country PK Rd		X	Clarence E Ruddell	TRAFFIC / SAFETY
DUPLICATE	8	17570 WINDING WINDING CREEK		X	Jeff Dittorich	TRAFFIC - NOISE
DUPLICATE	9	17716 Riverbend		X	Denise Bendt	security
X	10	17580 River Run Rd		X	Tom Forsythe	Traffic - security
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Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
1	17607 Winding Creek Rd	Manimaran Radha	W	✓		Traffic, safety, environment
2	Manimaran Radha@gmail.com			✓		Traffic, Safety, Nature.
3	17570 Winding Creek Rd. Lynn Dietrich			✓		TRAFFIC + SAFETY
4	1sdittrich@outlook.com			✓		
5	17574 WINDING CR.	mjw@ucsc.edu	✓	✓	CLUM?	TRAFFIC @ ENTRY & road
6		Lynn Montague + Cynthia Montague				access to homes by
7	17592 River Run	PATRICIA McNeill		✓		SIRENS + VIBRATIONS
8	17592 Ditto	Lynn Hamilton		✓		traffic
9	1784 River Run	Will and Cordelia willncordy@gmail.com		✓		traffic, sirens
10	17597 RIVER RUN	TONY & TERRY GOMEZ		✓		TRAFFIC + SAFETY
11	TGomez75@comcast.net					
12	17579 WINDING CREEK RD SALINAS CA 93908	HENRY MATZ MATZMAN@COMCAST.NET		✓		WATER / TRAFFIC SAFETY
13	17567 Winding Creek Rd					
14	Salinas, CA 93908	Nancy Bingham		✓		Traffic + Safety
15		nbingham@mpc.edu				
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traffic
security
environmental
commercial business use



Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X	1 17663 River bend	Julianne Harris		X	<i>Julianne Harris</i>	Traffic, Noise, Environment, water
X	2 17712 River bend Rd	Mark Reith		X	<i>Mark Reith</i>	traffic, noise, security, environment
X	3 17716 River bend Rd	Denise Benoit		X	<i>Denise Benoit</i>	traffic, noise, environment
X	4 17719 River bend Rd	Heather Martin		X	<i>Heather Martin</i>	environment, noise, traffic, safety / security
X	5 17657 River Run Rd	Sins 93908		X	<i>Sins 93908</i>	TRAFFIC, NOISE, SAFETY / ENVIRONMENT
X	6 17657 River Run Rd	Sins 93908		X	<i>Sins 93908</i>	TRAFFIC, NOISE, SAFETY / ENVIRONMENT
X	7 17653 River Run Rd	Pat Berlin		X	<i>Pat Berlin</i>	Traffic, water, environmental
X	8 21444 Riverview Ct	Koichiro Yonemitsu		X	<i>Koichiro Yonemitsu</i>	traffic, water, safety
X	9 11433 Riverview	David Bach		X	<i>David Bach</i>	traffic, visual impact, environmental
X	10 17695 RIVERBEND	DENNIS LYNN		X	<i>Dennis Lynn</i>	SEPERATE ENTRANCE
X	11 17691 River bend	Sayoka M. Graves		X	<i>Sayoka M. Graves</i>	TRAFFIC Security
X	12 17667 River bend	Tricia Kaupp		X	<i>Tricia Kaupp</i>	Tricia Kaupp
X	13 17655 River bend	MARIA GONCALVES		X	<i>Maria Goncalves</i>	Traffic / security
X	14 17665 River Run	GREG HYDE		X	<i>Greg Hyde</i>	Traffic
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	23					

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X	1 21084 Country Park Road	Anita Cochetti		✓	Anita Cochetti	traffic/privacy
X	2 17501 Country Park Way	Janet Burman		✓	Janet Burman	traffic
X	3 21100 Country Park Rd.	Jeannie Warzycki		✓	Jeannie Warzycki	traffic
X	4 21068 Country Park Rd	Joni Yamaguchi		✓	Joni Yamaguchi	traffic
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already signed

Shelly
Janet
Tammi + Jocelyn

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X 1	17646 Winding Creek Rd	Roberto Pastorens		✓	Roberto Pastorens	Traffic/Safety
X 2	17599 Winding Creek Rd	Jennifer Dorton		✓	Jennifer Dorton	Traffic/Safety
X 3	17590 Winding Creek Rd	Melody McDonald		✓	Melody McDonald	Traffic also safety
X 4	17642 Winding Creek Rd	Ahlan Roberson		✓	Ahlan Roberson	Too much traffic
X 5	21148 Old Ranch Court	Leslie Leitch		✓	Leslie Leitch	Traffic Safety
X 6	17660 River Run RD	Paul Croucher		✓	Paul Croucher	TRAFFIC & Security ISSUES
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Subj: **List of signatures**
 Date: 2/28/2016 12:23:01 P.M. Pacific Standard Time
 From: 1ourtoy@comcast.net
 To: Roygobets@aol.com

From Jim Kirby

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

Residential Address	Name	Support	Oppose	Signature	Top Concern
X 1 21159 Old Ranch Road	Marilyn Adams	✓		<i>Marilyn Adams</i>	Security + Traffic
X 2 21156 Old Ranch Rd	Carolyn Sorenson	✓		<i>Carolyn Sorenson</i>	Security + Traffic
X 3 21160 Old Ranch Rd	JEFF GRACE	✓		<i>Jeff Grace</i>	"
X 4 21176 Old Ranch Ct.	Mark Miller	✓		<i>Mark Miller</i>	Security, Traffic, Privacy
X 5 21155 Old Ranch Ct	Jim Kirby	✓		<i>Jim Kirby</i>	Security Traffic
X 6 21180 Old Ranch Rd	Robbie Chiffon	✓		<i>Robbie Chiffon</i>	Security traffic
X 7 21167 Old Ranch Ct.	Audrey Norton	✓		<i>Audrey Norton</i>	everything
X 8 21139 Old Ranch Ct	Sue McFarlan	✓		<i>Sue McFarlan</i>	Security / traffic / noise
X 9 21127 Old Ranch	Isabelina Francher	✓		<i>Isabelina Francher</i>	Security + Traffic
X 10 21131 Old Ranch	Michelle Gagliardi	✓		<i>Michelle Gagliardi</i>	Security + Traffic
X 11 21151 Old Ranch	Robbie Sonniksen	✓		<i>Robbie Sonniksen</i>	Security + Traffic
X 12 17511 Sugarmill	Deanna Federico	✓		<i>Deanna Federico</i>	Security + traffic
13					
14					
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Sent from my iPhone

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X	1 21144 Country Park	Gladys Allen		X	Gladys Allen	Traffic, Security
X	2 21112 Country Park	Robert G. Evans		X	Robert G. Evans	Traffic
	3					
	4					
	5					
	6					
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Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as:
Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X	1 21005 Country Park Rd.	Megan Castillo		✓	Megan Castillo	TRAFFIC IN & OUT
X	2 21003 Country Park Rd	Eniz Medhav Mykundan		✓	Eniz M	Traffic
X	3 21053 Country Park Rd	Iana Johnson		✓	Iana Johnson	Traffic
X	4 21048 Country Park Rd	FRED BRADLEY		✓	Fred Bradley	TRAFFIC
50	5 21044 Country Park Rd	Bank owned - Washington mutual Bank				Traffic Congestion
X	6 21040 Country Park Rd	Blahna Center		✓	Blahna Center	Traffic Congestion, water out of place left
X	7 21036 Country Park Rd	In FL				
X	8 21028 Country Park Rd	Myra Anthony		✓	Myra Anthony	
X	9 21020 Country Park Rd	Does not want to sign				
X	10 21016 Country Park Rd	Robert Emmet		✓	Robert Emmet	Traffic & security
X	11 21012 Country Park Rd					
NOT OWNED	12 21008 Country Park Rd	does not know yet				
X	13 21004 Country Park Rd	Franco Ricardo		✓	Franco Ricardo	Traffic & Security
X	14 21017 Country Park Rd	USA Tegmeier		✓	USA Tegmeier	traffic & security
	15 21040 Country Park Rd					
	16 21000					
	17					
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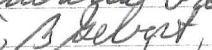
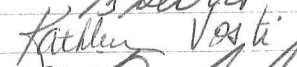
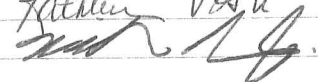
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Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

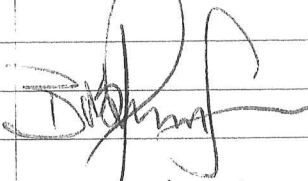
	Residential Address	Name	Support	Oppose	Signature	Top Concern
	1					
	2 21088 CPR	Caraccioli, Matthew				
X	3 21060 CPR	Caraccioli, Chad		✓	Chad Caraccioli	traffic
	4 21429 Riverview Court	Ciolini, Vince & Kathy Della-Rosa				
	5 21180 ORC	Paul & Rebecca Clifton				
	6 21084 CPR	Cochetti Family Partnership LP				
X	7 21024 CPR	Dave & Celine		✓	Dave & Celine	Zoning ; Security
	8 21080 CPR	Kathy Della-Rosa				
X	9 21052 CPR	Scott & Susan Donahue		✓	Scott Donahue	Traffic Safety, Loss of privacy
X	10 21056 CPR	Roy Gobets & Nancy Montana		✓	Roy Gobets	TRAFFIC SECURITY
	11 21091 ORC	Nancy Riddle Iversen				
X	12 21000 CPR	Yong Jin & Yeo Keun		✓	Yong Jin	traffic
X	13 21064 CPR	Ricardo Ledesma		✓	Ricardo Ledesma	Traffic / Safety
X	14 21001 CPR	Thomas Mercurio		✓	Thomas Mercurio	TRAFFIC
	15 17519 Sugarmill Rd	David & Karen Nordstrand				
	16 17555 Sugarmill Rd	Jacob & Desiree Orozco				
	17 21128 CPR	Daniel Pinto				
X	18 21076 CPR	Suzanne Snyder		✓	Suzanne Snyder	Traffic/Environment
X	19 21032 CPR	Robert Tangonan		✓	Robert Tangonan	TRAFFIC & SECURITY
PLN 150372	20 21068 CPR	Mark & Joni Yamaguchi		✓	Mark & Joni Yamaguchi	Traffic & Parking
X	21 21072 CPR	Sevan Zenopian		✓	Sevan Zenopian	TRAFFIC
	22 21059 CPR	Terry & Ted Ugale				
	23 21053 CPR	Iana Johnson				

12/13

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X	1 17507 Sugarmill	Adam Kirk		X		traffic in Las Palmas
X	2 17510 Sugarmill	Avil Lewis		X		"
X	3 17500 Woodlands	Paul Zakwood		X		"
X	4 17502 Sugarmill	KAY Reid	X		K R Reid	"
X	5 17503 Sugarmill	Lucretia Portman	X			Traffic in Las Palmas
X	6 17506 Sugarmill	BRAD GEBERT	X			ZONING ISSUES
X	7 17518 Sugarmill Rd	Kathleen Vosti	X			Fire Road?
X	8 21083 OLD RANCH RD	BILL SUSMANN	X			TRAFFIC/HOA FEES
	9					
	10					
	11					
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	23					

Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
	1 21099					
	2 21100					
DUPLICATE	3 21115 Old Ranch	Bob Johansen		X		Security/environmental impact
DUPLICATE	4	Adrian Schumann		X		
X	5 21103	Kurt King		X	Kurt King	
X	6 21123	Luciane Goletti		X	Luciane Goletti	Security Impact
X	7 17509 Country	Maltona		X	Maltona	Size of Senior Housing
X	8 21101 Country Park	Patricia Fanning		X	Patricia Fanning	Security & size
DUPLICATE	9 17519 SUGAR MILL RD.	DAVE NORDSTRAND		X	Dave Nordstrand	threat to grassy green-oversize of project
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Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
X	1 17520 Woodbridge Ct	Mike Downey		X	Mike Downey	Traffic
X	2 17551 Sugarmill Rd	BRIAN WEST		X	B. West	Traffic
X	3 17531 Sugarmill	Maxxys		X	Shelly Maxxys	Traffic
X	4 17562 Sugarmill Road	Amy Cavender		X	Amy Cavender	Traffic/Noise
X	5 17555 Sugarmill	JACOB OROZCO		X	J. Orozco	NOISE/TRAFFIC
X	6 17534 Sugarmill	Maria & Nick Mazzullo		X	Maria Mazzullo	Traffic & Noise
X	7 17540 Sugarmill	RAFAEL & ANNE Sanchez		X	Rafael Sanchez	Traffic & Noise
	8					
	9					
	10					
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Question: Do you support or oppose the proposed senior home nursing facilities as described in Project Plan# PLN150372 currently named as: Riverview at Las Palmas? If "Oppose", what is the principal concern?

	Residential Address	Name	Support	Oppose	Signature	Top Concern
1	17544 Woodridge Ct	John Clark		X	John Clark John Clark	Traffic, safety
2	17544 Woodridge Ct	Nicholas Clark		X	Nicholas Clark	safety, noise, traffic
3	17544 Woodridge Ct	Eveline Clark		X	Eveline Clark	sense of community - safety - noise
4	17544 Woodridge Ct	Sydney Clark		X	Sydney Clark	noise, safety, traffic, community
5	19492 Little Thrush Ct	Cassandra Cooper		X	Cassandra Cooper	Safety, traffic
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PLN 150372
TORD LUK 9-26-16
SUBMITTED BY
LAS PALMAS RESIDENTS
ROY BARBET
61 PAGES

LAS PALMAS RANCH SPECIFIC PLAN

MONTEREY COUNTY,
CALIFORNIA



SEPTEMBER, 1983

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CONSULTANT TO MONTEREY COUNTY

Donald R. Crawford

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Cooper & Clark Consulting Engineers, Geotechnical
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Harry H. Tsugawa, Landscape Architect
Community Housing Improvement System and Planning
Association, Low and Moderate Income Housing
Leblanc & Company, Economics
Brian Finegan, Legal
Brandon & Tibbs, Accountants, Accounting & Finance

Adopted by the Monterey County Planning Commission
April 15, 1983

Adopted by the Monterey County Board of Supervisors
September 20, 1983

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- B. Nature and Purpose of the Plan
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- C. Housing and Residential Land Use
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General Plan Amendment**

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MOSS
LANDING

PRUNEDALE

San Benito Co.

CASTROVILLE

FIGURE B
**LAS PALMAS RANCH
& VICINITY**

MARINA

SALINAS

PACIFIC
GROVE

SAND
CITY

SEASIDE

DEL REY
OAKS

PEBBLE
BEACH

MONTEREY

CARMEL

Las Palmas
Ranch

CHUALAR

CARMEL
HIGHLANDS

CARMEL VALLEY

1" = 3 miles



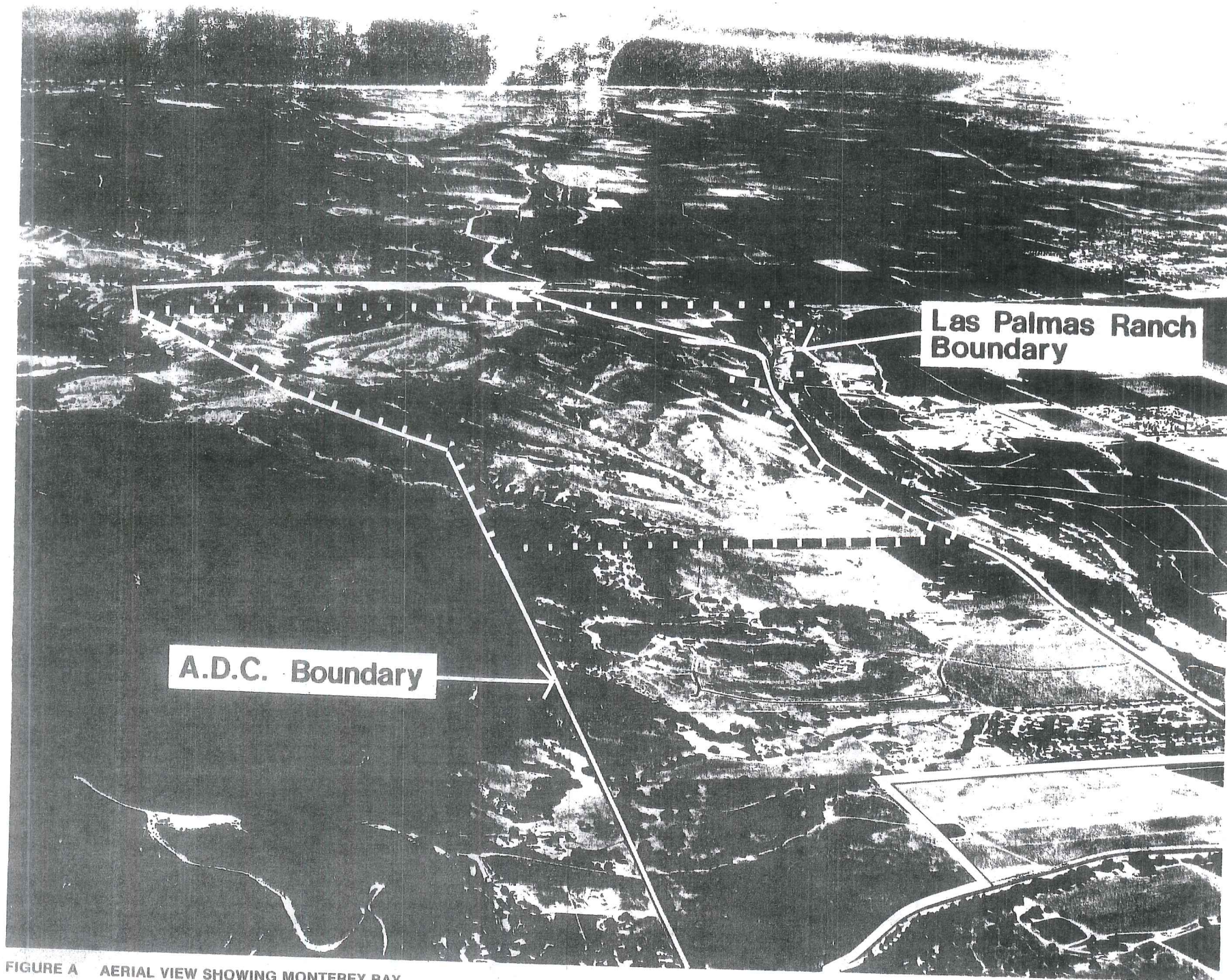


FIGURE A AERIAL VIEW SHOWING MONTEREY BAY

CHAPTER I INTRODUCTION TO THE SPECIFIC PLAN

A. FORMAT AND CONTENT OF THIS SPECIFIC PLAN

This Las Palmas Ranch Specific Plan is presented in four parts, including this introductory chapter.

Chapter II presents the Las Palmas Ranch Specific Plan.

Chapter III explains the regulatory process that must be undertaken in order for the developer and the County to implement this Specific Plan. This chapter also describes any changes required in the ADC criteria and in county ordinances in order to implement this Specific Plan.

Non-regulatory elements of plan implementation are described in Chapter IV. While local government is not always directly concerned with the action of the private sector, these elements will have an important affect on overall progress toward building Las Palmas Ranch and on the timing and phasing of both public and private decisions.

B. NATURE AND PURPOSE OF THE PLAN

The Las Palmas Ranch Specific Plan serves as the primary instrument for securing approval of the County of Monterey to carry out semi-rural development proposals of the Las Palmas Ranch Partnership under the Monterey County General Plan.

The implementation of the Las Palmas Ranch Specific Plan calls for the application of design, phasing, financing and regulatory techniques which have emerged from the creation of other successful community developments throughout the State and country. The Las Palmas Ranch Partnership and the County of Monterey must each play an important role in achieving the gradual transition of a controlled amount of land to a development status while maintaining the integrity of adjacent lands where intensified development is not called for in the General Plan. There is a variety of tools which enable local government to monitor the development process; including relevant state statutes, the Monterey County General Plan, and local ordinances. This Specific Plan provides an additional tool.

The Specific Plan has several functions:

1. The Specific Plan presents the goals of the developer.
2. The Specific Plan describes and illustrates design and construction concepts for the Las Palmas Ranch which are consistent with policies of the General Plan.

3. The Specific Plan sets forth the procedures which will be utilized by the County to implement these policies and concepts.

4. The Specific Plan describes various non-regulatory tools of implementation which are needed to achieve the goals of the developer and the County.

This Specific Plan for Las Palmas Ranch provides a unique opportunity to devise a development scheme which reflects a more rational and human scale to semi-rural living than generally has resulted from the local planning process in California. The development of Las Palmas Ranch is, to some extent, then, a bold challenge to the creativity of local government and the developer to respond to the needs of the community through a productive team effort.

The River Road ADC boundaries are Pine Canyon Road on the east, River Road on the north, Highway 68 on the west and Toro Regional Park on the south, but excludes the St. John's College and Marks properties. The ADC includes other land than the Las Palmas Property, but does not include that portion of the Las Palmas Ranch located on the north side of River Road.

C. STATUTES

The Las Palmas Specific Plan has been prepared under the authority of the following sections of the California Government Code:

Section 65450. The planning agency may, or if so directed by the legislative body shall, prepare specific plans based on the General Plan and drafts of such regulations, programs and legislation as may in its judgment be required for the systematic execution of the general plan and the planning agencies may recommend such plans and measures to the legislative body for adoption.

Section 65450.1. A specific plan need not apply to the entire area covered by the general plan. The legislative body or the planning agency may designate areas within a city or a county for which the development of a specific plan will be necessary or convenient to the implementation of the general plan. The planning agency may, or if so directed by the legislative body shall, prepare specific plans for such areas and recommend such plans to the legislative body for adoption.

Section 65451. Such specific plans shall include all detailed regulations, conditions, programs and proposed legislation which shall be necessary or convenient for the systematic implementation of each element of the general plan listed in Section 65302, including, but not limited to, regulations, conditions, programs and proposed legislation in regard to the following:

- (a) The location of housing, business, industry, open space, agriculture, recreation facilities, educational facilities, churches and related religious facilities, public buildings and grounds, solid and liquid waste disposal facilities, together with regulations establishing height, bulk and setback limits for such buildings and facilities, including the location of areas, such as flood plains or excessively steep or unstable terrain, where no building will be permitted in the absence of adequate precautionary measures being taken to reduce the level of risk to that comparable with adjoining and surrounding areas.
- (b) The location and extent of existing or proposed streets and roads, their names or numbers, the tentative proposed widths with reference to prospective standards for their construction and maintenance, and the location and standards of construction, maintenance and use of all other transportation facilities, whether public or private.
- (c) Standards for population density and building density, including lot size, permissible types of construction, and provisions for water supply, sewage disposal, storm water drainage and the disposal of solid waste.
- (d) Standards for the conservation, development, and utilization of natural resources, including underground and surface waters, forests, vegetation and soils, rivers, creeks, and streams, and fish and wildlife resources. Such standards shall include, where applicable, procedures for flood control, for prevention and control of pollution of rivers, streams, creeks, and other waters, regulation of land use in stream channels and other areas which may have a significant effect on fish, wildlife and other natural resources of the area, the prevention, control and correction of soil erosion caused by subdivision roads or any other sources, and the protection of watershed areas.
- (e) The implementation of all applicable provisions of the open-space element as provided in Article 10.5 (commencing with Section 65560) of this chapter.
- (f) Such other measures as may be necessary or convenient to insure the execution of the general plan.

In the last few years, there have been a number of amendments to various other sections of State Codes which are relevant to the purposes of the Specific Plan. These include:

Government Code Section 65860(a). County or city zoning ordinances shall be consistent with the general plan of the county or city by June 30, 1973.

Business and Professions Code Section 11526(c). No city or county shall approve a tentative or final subdivision map unless the governing body shall find that the proposed subdivision together with the provisions for its design and improvement, is consistent with applicable general or specific plans of the city or county.

D. EXISTING CONDITIONS

The environmental setting of the Las Palmas Ranch property was initially described in the report Las Palmas Ranch Environmental Resources Inventory, completed in 1978 and accepted by the Planning Commission and the Board of Supervisors in January of 1979. That inventory is incorporated herein by reference; however, portions are repeated below in order to provide background information on the site as it exists.

The site is comprised of approximately 1578 acres, fronting on River Road approximately one-half mile to the east of the intersection of River Road and State Highway 68 and continuing east for approximately two miles.

It is irregular in shape and topography. Ground level varies from approximately 40 feet mean sea level (MSL) to 700 feet MSL. General slopes are moderate although there are a few steep canyons.

SLOPE ANALYSIS OF LAS PALMAS RANCH

<u>Slope Category</u>	<u>Acreage</u>	<u>Percentage of Total Acreage</u>
0-10%	280	18
11-20%	488	31
21-30%	326	21
30%+	481	30

The site is essentially vacant and is used primarily for grazing. Row crops are farmed on a small portion of the Ranch north and south of River Road and bordering the Salinas River. This land will remain substantially in agricultural use.

The land surrounding the Las Palmas site is primarily in residential use. Beyond the western border lies vacant land, the former Ferrini Ranch, now approved for residential development in accordance with the Toro Vista Specific Plan, adopted December 16, 1980. Further west, across Highway 68, are residential developments: Serra Village, Toro Creek Estates, Toro Sunshine, Toro Park Estates and Creekside. These developments range in density from four to seven dwelling units per acre. On the eastern boundary is Vista Del Rio, a residential development of eighty one-acre lots. Other properties to the east include the Indian Springs Ranch Subdivision, a clustered development at an overall density of one unit per acre, and the Pedrazzi Subdivision, a standard subdivision of ninety-five homes on lots average one-third acre in size. Directly across the Salinas River, to the north, is the Spreckels sugar plant complex and the town of Spreckels. On the south border is Toro Regional Park.

Although the seismic safety element indicates the possibility of an inferred fault, referred to as the King City (Reliz-Rinconada) fault, in the vicinity of Las Palmas Ranch, extensive exploration by geologists Cooper & Clark (Geotechnical Evaluation November 19, 1980 and Fault Evaluation May 20, 1981) have verified that there is no evidence to support existence of that fault on Las Palmas Ranch property.

A series of natural drainage courses traverse the property in a northeasterly direction. These serve relatively small drainage areas which originate from within the property boundaries. Most of the soils in these areas have moderate to high permeability, and most of the storm run-off percolates into the groundwater basin before reaching River Road. Such drainage conditions do not appear to present any danger to the areas proposed for development. The exception is the portion of the property lying northeast of River Road, not proposed for housing, which lies within the one hundred year flood line as suggested by the U. S. Corps of Engineers.

The area is blessed with a Mediterranean type climate: mild year-round temperatures, temperate winters and an average rainfall ranging from thirteen inches at River Road to fifteen inches at the upper elevations of the site.

Currently, three wells are supplying water to the property; one produces approximately 1,650 gallons per minute of water of excellent quality. According to the State Water Resources Control Board Reports the surface and groundwater quality of the Salinas River Sub-Basin is suitable for all water uses.

Air quality reports by the Air Pollution Control District indicate pollutants at a level well within Federal standards. (See Inventory, Appendix C.) Air circulation and air quality at the site are good. Moderate, prevailing northwesterly winds blow almost daily. Emissions from motor vehicles on River Road is the primary source of pollutants. These are presently minimal, and the prevailing winds disperse these pollutants down the valley, away from Salinas.




The major botanical resource of the Las Palmas Ranch site is the Coast Live Oak. These trees are widely dispersed throughout the property. Some of the specimens are two to three hundred years old. Generally, cattle grazing has suppressed the growth of seedlings and young oaks. There are two kinds of brush, chamise and sagebrush which flourish in two areas. Native grasses have long since been replaced by European annual grasses. Riparian vegetation is found along the Salinas River, principally willows and cottonwood.

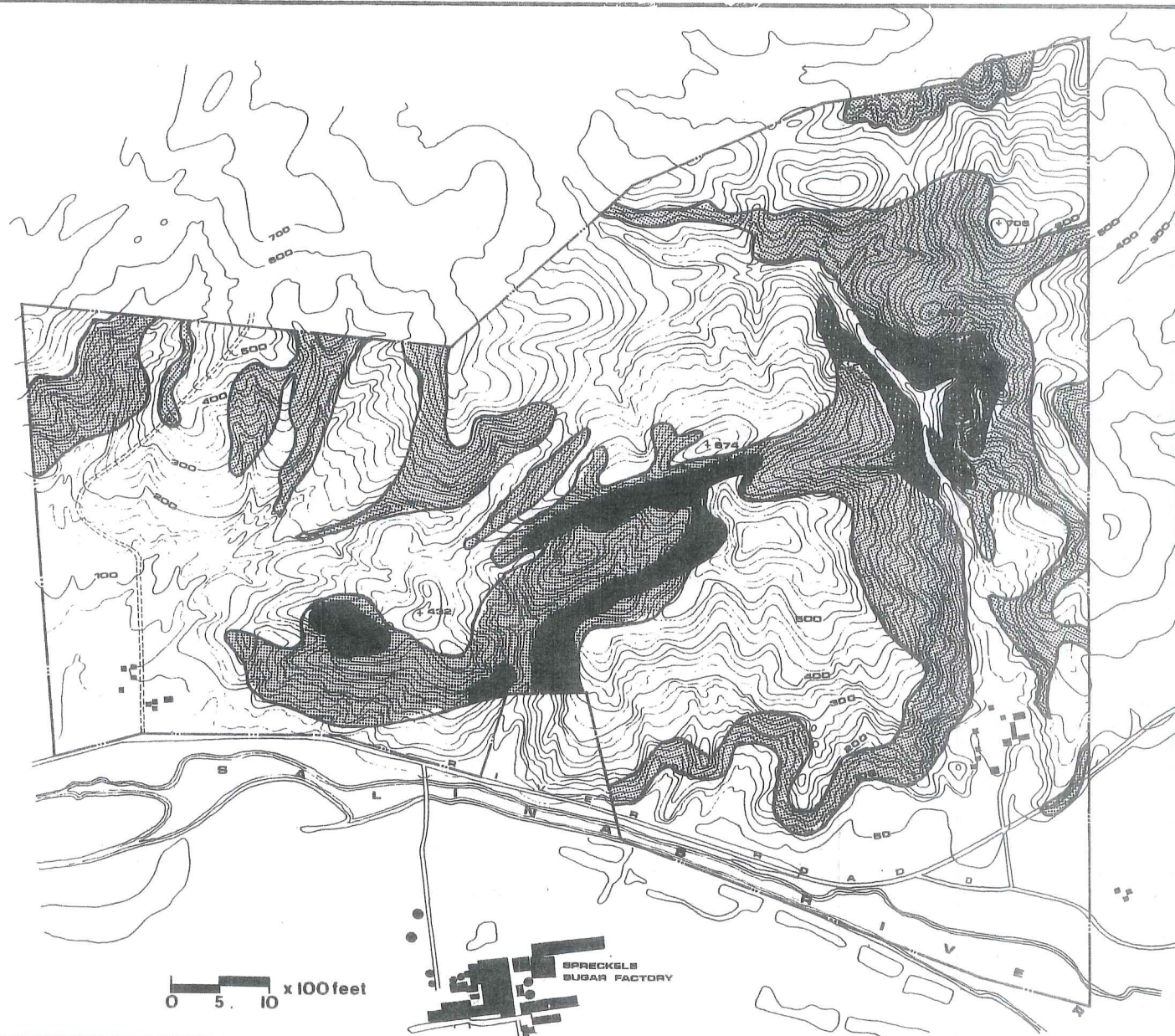
The mammal and bird population includes species adapted to open grassland and pasture. Generally, these are transient. Permanent residents include some smaller mammals such as rodents and reptiles. The habitat appears ideal for seed eating birds such as doves and quail; and woodpeckers because of the many dead or senescent oaks. No rare or endangered species of mammal, bird, reptile or amphibians is evident on the property.

The Las Palmas Ranch property generates no significant amount of noise. Traffic on River Road and on nearby Highway 68 is the primary source of noise, but

Las Palmas Ranch

FIGURE C
SCHEMATIC
SLOPE MAP

-  0-30% SLOPE
-  30-50% SLOPE
-  50%+ SLOPE



field studies of Community Noise Equivalent Levels found noise levels to be in the "permissible" range. The site lies several miles off the commercial flight patterns of both the Monterey and Salinas airports, so noise tends to be intermittent and of a very low volume.

An archeological survey of the site revealed no pre-historic archeological resources. Remains of an adobe structure were located, but these were deemed beyond restoration. A ten thousand square foot Victorian manor is the site's only historically significant structure. The Las Palmas Ranch Partnership has recently restored the exterior of this imposing building, and plans to restore its interior. The developers have also been responsible for having the manor placed on the roster of National Historical Buildings (see Appendix A of the Inventory).

There are no commercial or shopping facilities within the boundaries of the proposed River Road ADC. The closest complete shopping complex is located at the intersection of South Main Street and Blanco Road in Salinas; approximately two and one-half miles to the north.

Recreational opportunities in the Toro area are numerous and varied. Toro Regional Park and Laguna Seca Recreational Area are available for picnicking, biking, auto racing and horse-back riding. Corral de Tierra Country Club, Laguna Seca Golf Club and Chamisal Tennis Club are also close at hand.

FIGURE D: LAS PALMAS RANCH SPECIFIC PLAN LAND USE TABLE






ADC Policy Plan Areas	Residential Units		Total Units	Other Land Uses	Other Acreage	Total Acres	Density Units/AC
	Multi	Single					
A	312	0	312	COMMERCIAL/RECREATIONAL SCHOOL/CHURCH SITES COMMERCIAL OPEN SPACE: RIPARIAN CORRIDOR AGRICULTURAL LAND NEIGHBORHOOD/INFORMAL OPEN SPACES CENTRAL OPEN SPACE & FRONTAL SLOPES TOTAL OPEN SPACE	6 15 6 13 56 65 767	104	3.00
B	-	-	-			6	N/A
C	131	0	131			62	2.11
D	-	-	-			15	N/A
E	0	168	168			76	2.21
F	104	0	104			32	3.25
G	0	80	80			95	.84
H	0	142	142			152	.93
I	0	46	46			28	1.64
J	0	43	43			90	.48
K	0	5	5			11	.45
L	-	-	-			6	N/A
M							
N							
O							
						901	N/A
TOTAL	547	484	1031			1579	.65 AV.

NOTE: ACREAGES BOUNDARIES OF THE PLAN AREA AND NUMBER OF UNITS WITHIN EACH PLAN AREA ARE APPROXIMATE. SPECIFIC BOUNDARIES, AND NUMBER AND MIX OF UNITS WILL BE DETERMINED AT THE TIME OF FINAL ENGINEERING, PROVIDED THAT THE TOTAL NUMBER OF RESIDENTIAL UNITS SHALL NOT EXCEED 1,031. DEVELOPMENT MAY NOT OCCUR IN THE ALPHABETICAL ORDER IN WHICH THE PLAN AREAS ARE LETTERED ON THE PLAN.

Las Palmas Ranch

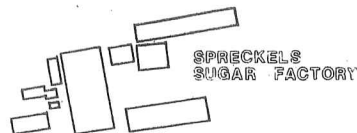
FIGURE E

SPECIFIC PLAN

-  LOW DENSITY RESIDENTIAL
-  MEDIUM DENSITY RESIDENTIAL
-  QUASI-PUBLIC
-  RECREATIONAL COMMERCIAL
-  PARKS / RIPARIAN



Compiled by AERIAL PHOTOMETRICS
using Photogrammetric methods
Aerial photographs taken 10/8/77



CHAPTER II

LAS PALMAS RANCH SPECIFIC PLAN

A. INTRODUCTION

1. The Value of Goals

The Las Palmas Ranch Specific Plan did not originate with county government. It began as the idea of a group of property owners who saw this large ranch being used to provide housing for the people of their community. Before their idea can achieve reality, however, it must be blended with the County's objective for development of the River Road area. The end product will be the Las Palmas Ranch Specific Plan, which will represent a joint expression of the aims and aspirations of the property owner, as well as the ends and objectives of the people of the County as declared by their local government.

This Chapter II is a statement of the aims and aspirations of the Specific Plan ("goals"); and the means by which the plan can achieve the goals ("policies").

Goals are necessary to give meaning to the short-and-long-term policies and actions called for by the Las Palmas Ranch Specific Plan. The goals set forth in this chapter are an essential expression of the commitment of the Las Palmas Ranch Partnership in connection with the development and management of their project. These goals ensure the protection of the major elements of the ranch's natural environment and rural setting, while at the same time providing a desirable residential community.

2. The Function of Policies

Policies are specific courses of action by which adopted goals are to be implemented.

The policies of this Specific Plan are intended to function as measures for the mitigation of potential environmental impacts of the project. They are also intended to serve as directions to the developer, the County staff and the public decision makers in the review and processing of the various phases of the project development. Where appropriate, policies of this Specific Plan will become conditions of approval of tentative maps and use permits.

Although the policies in this Chapter II are grouped under specific subject headings, a single policy may well serve to implement a number of goals. For example, policies stated under the agricultural land use, the design sensitivity and the erosion and drainage control sections also help to carry out the conservation and open space goal. The policies of this Specific Plan, therefore, should be considered as an integrated program of action for achieving the goals of the plan.

B. PHASING OF DEVELOPMENT

Residential development may proceed at a basic rate of up to 130 units per year. Up to 65 units may be built in addition to this basic yearly rate. Any units allowed in a year, but not built during that year may be built in following years. However, the accumulation of units shall not begin until the first residential unit is initiated.

It is important, however, to assure that adequate infrastructure such as water, sewers and roadway capacity is available or is made available to accommodate each increment of development as it is built. By the same token, the County needs to ensure that a proportionate amount of the total open space designated in this specific plan is provided at the time each phase of development commences. And although a given increment of the development may provide more or less than 15% of its housing units as low or moderate income units, it is essential that a schedule be adopted to assure that the committed number of affordable units will be provided in a reasonable and orderly progression and that the inclusionary units are not left to the end of the development or relegated to one or two isolated areas of the project.

C. HOUSING AND RESIDENTIAL LAND USE

GOAL: The primary goal of Las Palmas Ranch Specific Plan is to provide a broad mix of housing opportunities to all economic segments of the community without expanding existing urban boundaries into major farming areas.

BACKGROUND

According to the Monterey County Housing Plan, adopted by the Board of Supervisors on September 22, 1981, there is an immediate need within the County's unincorporated areas of 4,800 housing units by 1985. In order to meet this demand, the AMBAG Housing Study indicates a need for 1,000 units per year in the greater Salinas area.

Monterey County has adopted a Growth Management Policy which states in part that growth shall occur in or adjacent to urban areas or in areas specified for future growth which are able to provide urban services. The effect of this policy on the supply of housing is unknown because the implementation mechanism is yet to be adopted.

The Monterey County Housing Plan also points out the special housing needs of certain categories of households (large families, handicapped persons, the elderly, female-headed households and migrant farmworkers).

This Specific Plan responds to as many of these needs as is feasible.

The Las Palmas Ranch Partnership has entered into an agreement with the Monterey County Housing Authority to provide land in the City of Salinas at no

present cost to the Authority for the construction of fifty units of low-income family housing. The Partnership applied to the County to be allowed credit for these fifty units toward the Partnership's commitment to provide 15% of the units of Las Palmas Ranch as low or moderate income housing. On January 26, 1982 the Board of Supervisors approved these units as applying toward the inclusionary requirement.

OBJECTIVES

1. To help fulfill the continuing housing demands of the county as disclosed by the Monterey County Housing Plan and the AMBAG Housing Study.
2. To reduce the necessity for Salinas and other nearby communities to expand into surrounding major agricultural lands in order to meet housing demands.
3. To provide a range of housing affordable to all economic segments of the community.
4. To provide a full range of housing types within an environmentally sensitive plan.
5. To maintain the quality of the semi-rural residential environment.
6. To provide housing to meet the needs of the segment of Monterey County population that desires semi-rural living but with a full range of community facilities.
7. To consider the housing goals, plans and objectives of communities making up the County's housing market.
8. To explore and offer feasible, innovative methods of housing financing that will permit home ownership by a broad range of families.

POLICIES

1. The development of Las Palmas Ranch shall comply with the County's Inclusionary Housing Ordinance. Credit shall be given for the fifty units of low income family housing constructed by the Monterey County Housing Authority in the City of Salinas on the land provided by the Las Palmas Ranch Partnership.

2. All available sources of government and private financing and funding should be utilized for the construction of housing, including where appropriate the following:

U. S. Department of Housing and Urban Development, Federal Housing Administration;

U. S. Department of Agriculture, Farmers Home Administration, Home Ownership Loans Program, Rural Rental Housing Programs, Farm Labor Housing Loans Program, Water and Sewer Loans and Grants Program;

Economic Development Administration;

California Department of Housing and Community Development;

California-Housing Finance Agency;

Housing Assistance Council, Inc., Revolving Loan Fund;

Rural America, Loan Fund Policy.

3. To the extent feasible, low and moderate income housing should be disbursed throughout the project in order to minimize physical isolation and to promote social integration.

4. The appearance of the low and moderate income housing shall be compatible with other housing within the subdivision.

5. The Specific Plan allows a maximum 1,031 residential units in accordance with Figure D and Figure E.

6. Housing should be produced in an orderly phased program over a period of several years based upon market demands and availability of financing.

7. In order to preserve the semi-rural character of the area and to mitigate adverse impacts on significant viewshed areas, higher density housing should be clustered behind natural land forms, generally at lower elevations and not on steeper slopes or ridge lines.

8. An Inclusionary Housing Plan for the entire project shall be prepared by the developer reflecting compliance with the County's Inclusionary Housing Ordinance. This plan shall be submitted to and approved by the County prior to consideration of the first increment of residential development.

9. Recreational facilities and open space shall be provided on an incremental basis in accordance with project built-out.

10. Optional or modified public improvement, development, and construction standards where available should be utilized where appropriate to produce quality housing at reduced unit cost.

11. A Development Incentive Zone of ten acres shall be provided within the areas designated in this specific plan for medium density residential development. The density for this DIZ shall not exceed ten units per acre. This density may be and is encouraged to be dispersed throughout the medium density areas rather than being concentrated in a single ten-acre area.

D. COMMERCIAL LAND USE

GOAL: To provide twelve acres of centrally located commercial and service facilities appropriate to the convenience needs of the visitors and guests of Las Palmas Ranch as well as the residents of the entire River Road Area of Development Concentration.

BACKGROUND

At the present time, the only commercial outlet in the River Road ADC is a small, older convenience store across River Road from the entrance to the Pedrazzi subdivision. Although the Toro Area Master Plan designates a small area of commercial development at the corner of River Road and Pine Canyon Road, that land is presently in productive agricultural use and the likelihood is remote that the property will be developed for other than agricultural purposes in the foreseeable future, if ever. Consequently, residents of the River Road ADC must travel outside the vicinity for virtually all of their shopping needs.

The nearest complete retail and service facilities are in the City of Salinas, approximately three and one-half miles to the north. Limited convenience commercial outlets are located in Toro Park Estates, approximately two and one-half miles to the west of Las Palmas Ranch on Highway 68. A small amount of highway commercial development is called for in the Toro Vista Specific Plan, to be located on Reservation Road just west of Highway 68.

Although the residents in the Las Palmas Ranch development and in the River Road ADC should continue to look to the major commercial centers of Salinas and Monterey for the majority of their comparison goods shopping needs, the provision of convenience shopping outlets within the boundaries of the ADC would produce a number of public and private advantages. Such convenience outlets might include a "quick-stop" market with gasoline pumps, deli-liquor, barber/beauty shop, cleaners, and similar light retail shops. In addition to making shopping more convenient to the residents of the area, it would substantially reduce travel-based energy consumption, congestion on Highway 68 and resultant air pollution.

The Corey House, upon completion of its restoration, will function as a center for social and recreational activities of the residents of Las Palmas Ranch, and to a degree as a visitor attraction. It is appropriate to plan limited commercial facilities in and about the Corey House to meet the demand for dining and related activities. Furthermore, because this Specific Plan contemplates a concentration of recreational facilities around the Corey House for the utilization of the residents of the development and their guests, provision should be made for the availability of food, drink, recreational and athletic supplies and other similar goods in this vicinity. Commercial facilities around the Corey House might include a restaurant, sports shop, gift store, deli and similar uses.

In order to best meet the needs of all of the residents of the River Road ADC, the main body of commercial facilities should be centrally located. A

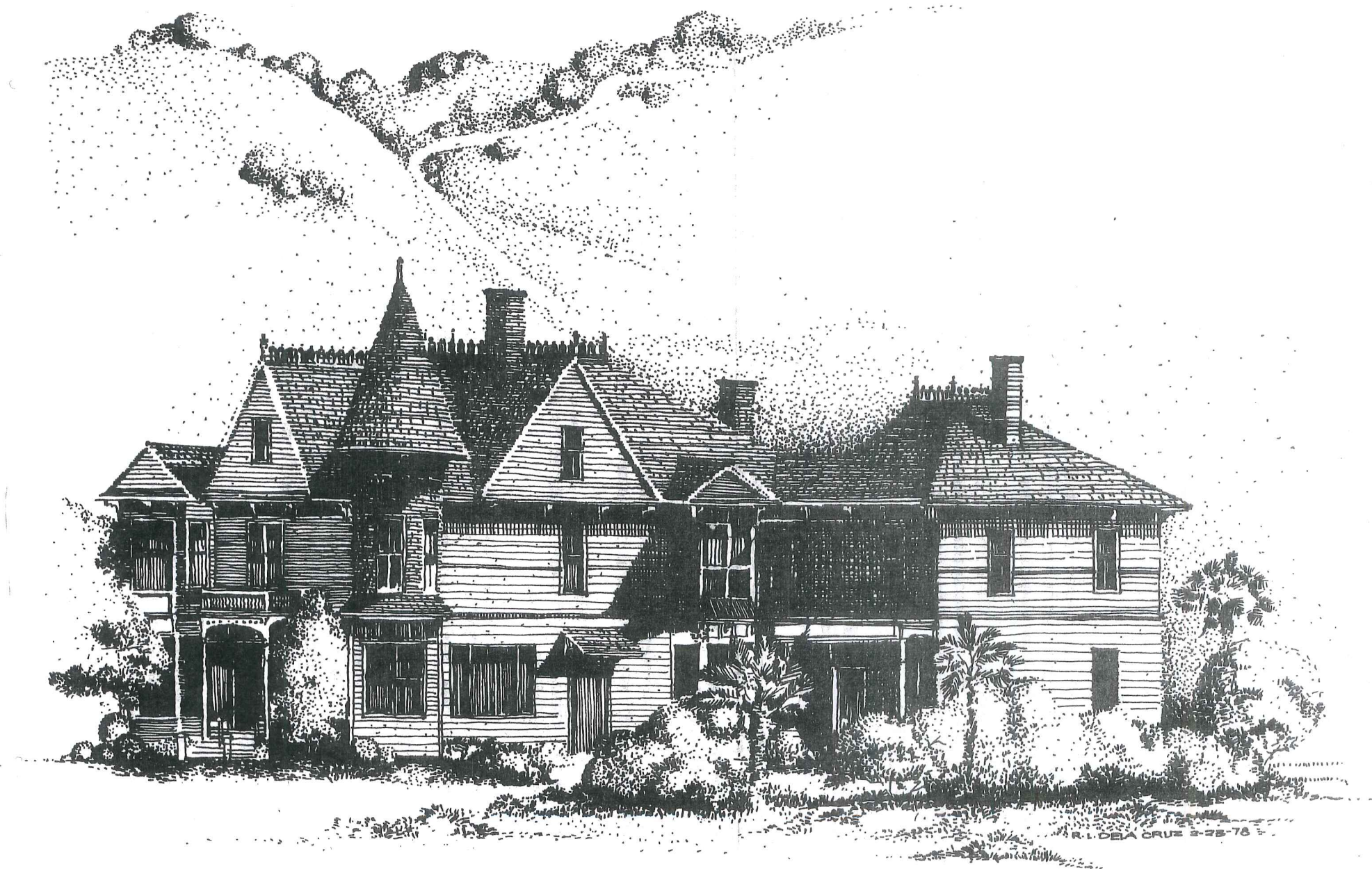


FIGURE F COREY HOUSE RESTORATION

location near the eastern end of the Las Palmas Ranch property would be centrally located to all existing and proposed development within the ADC.

OBJECTIVES

1. To develop a centrally located commercial and service area at the easterly end of Las Palmas Ranch to service the convenience shopping needs of the residents of Las Palmas Ranch and the River Road ADC.
2. To develop a small commercial and service facility in and about the Corey House to meet the convenience needs of visitors to the Corey House and those utilizing the recreational facilities in and about the Corey House.

POLICIES

1. Retail commercial and service facilities appropriate to meet the convenience shopping needs of the residents of Las Palmas Ranch and the River Road ADC should be provided in the area designated as "L" in Figure D.
2. Retail commercial and service facilities appropriate to the convenience needs of the visitors to the Corey House and those utilizing the recreational facilities in and about the Corey House should be developed in the area designated as "B" in Figure D.
3. All commercial development shall be of a size, design and intensity compatible with the semi-rural character of the River Road ADC.
4. The design, lighting and materials of all commercial signing for the development shall be carefully regulated to assure compatibility with the semi-rural character of the area.
5. All areas proposed for commercial development should be placed in Planned Commercial ("PC") or similar zoning providing for continued regulation by the County of uses, design, parking, landscaping and signing.

E. CIRCULATION

GOAL: To provide a safe, efficient and aesthetically pleasing system for the circulation of automobiles, pedestrians and other modes of transportation within the project; and to consider the reasonable needs for travel to and from the project.

BACKGROUND

Circulation concerns for the Las Palmas Ranch fall into two principal categories: (1) The internal provisions for circulation within the project itself, and (2) the external matter of travel to and from the project. The former is primarily within the purview of the developer's responsibilities; the latter, although a matter

of concern to this project, is primarily a problem for regional or even state solution.

The internal circulation system for Las Palmas Ranch will consist of two major collector roads. The collector serving the western portion of the project will enter River Road approximately at the Corey House. The collector serving the eastern portion of the project will enter approximately two miles further down River Road (see Figure D).

Neighborhood subcollector streets and lanes are designed to provide safe and efficient access to all portions of the project while maintaining a sense of separation and independence for the various residential neighborhoods.

This Specific Plan anticipates extensive use of optional design and improvements standards as provided by the Monterey County Subdivision Ordinance in order to maintain a rural character and enhance the liveability, convenience and appearance of the development. Although it is proposed to observe county standards as to materials, minimum lane width and longitudinal grades, optional standards are proposed as to maximum cul-de-sac length, width of right of way, and use of curb and sidewalk. These reduced standards will be offset in some cases by the generous provision in the plan for off-street parking and by the use of turnouts and turnarounds for emergency equipment.

All development costs of the on-site circulation network will be funded by the developer (see Chapter IV). It is proposed that the major collector roads and subcollector streets in the higher density areas will be dedicated public streets. Private roads may be utilized for some of the larger lot single family development, and for the interior lanes within PUD clusters.

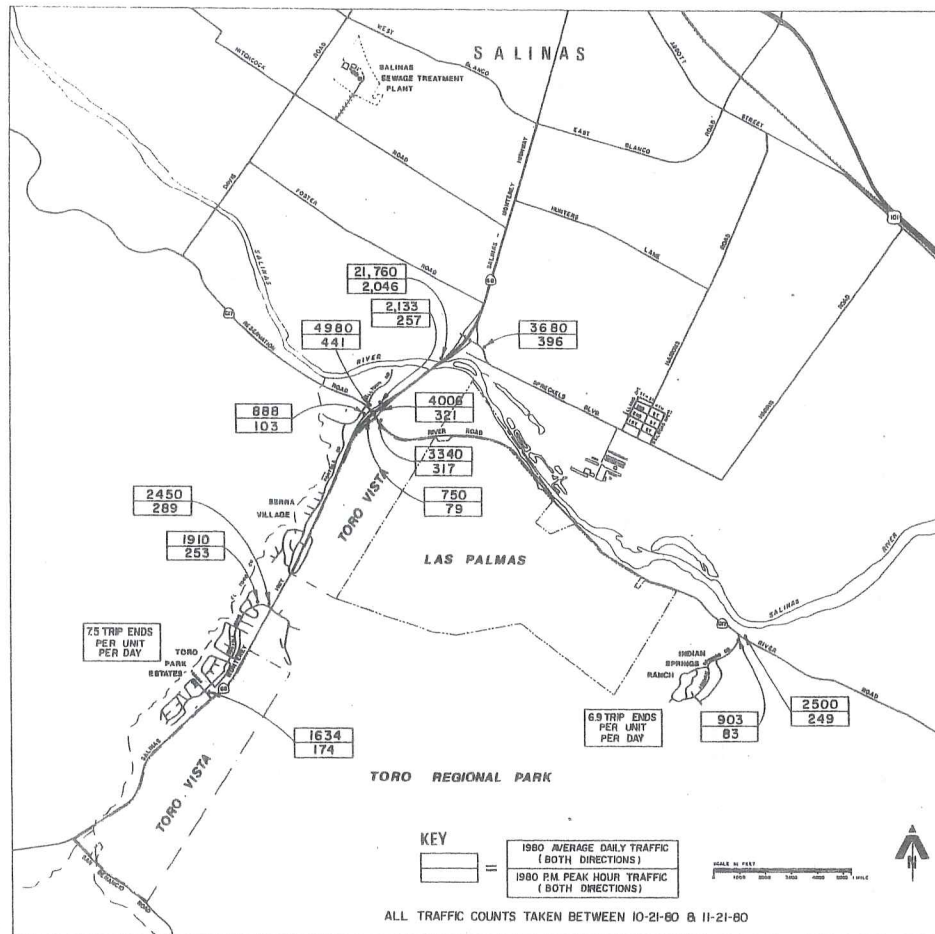
Provision will be made within the project to accommodate alternative means of transportation to the automobile. A system of pathways suitable for pedestrian and bicycle use will connect the residential areas with commercial, educational and recreational centers. Although public transit does not presently serve River Road, it is expected that such service will be provided as development of this project and Toro Vista proceeds. Safe, centrally located bus loading areas for both public transit and school buses are proposed for both the western and the eastern portions of the project.

OBJECTIVES

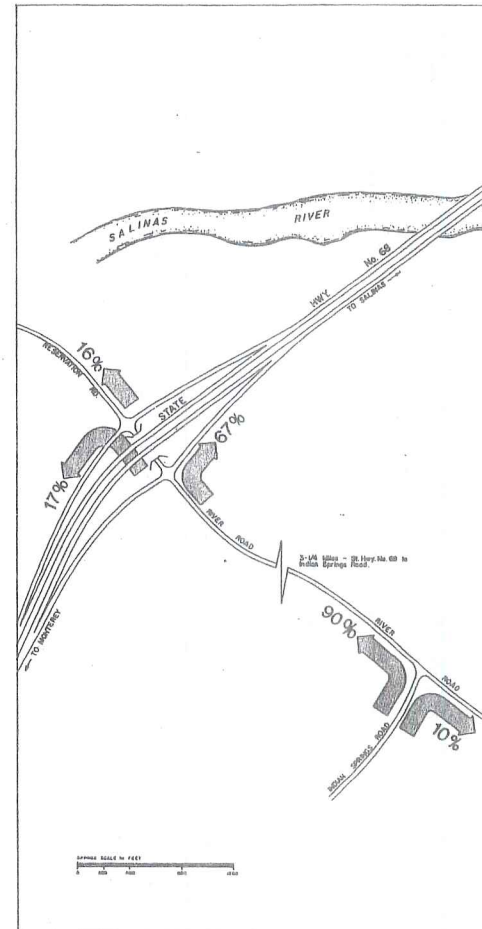
1. Provide an internal circulation system of collector roads and neighborhood collector streets and lanes providing safe, efficient and aesthetically pleasing access to the areas of development for automobiles, pedestrians and alternative modes of transportation.
2. Provide or participate in the provision of off-site improvements reasonably necessary to assure safe travel to and from the project.

Las Palmas Ranch

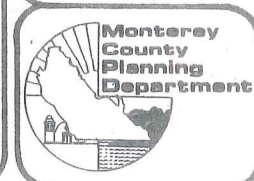
FIGURE G
1980 TRAFFIC
VOLUMES AND
DIRECTIONAL
SPLIT DATA



October 1980 Traffic Counts



Directional Split Data For Indian Springs Morning Peak Period Traffic



POLICIES

1. Provide a system of pathways suitable for pedestrian and bicycle use to connect residential areas with commercial, educational and recreational areas of the project.

2. Safe, attractive and centrally located loading areas for school buses and public transit should be provided at appropriate locations in both the east and west areas of the project as determined by consultation with transit agencies.

3. Adequate off-street parking should be provided as a means of reducing road congestion, particularly in areas where reduced road right-of-way is proposed.

4. Turnouts and turnaround facilities may be required to accommodate emergency vehicles in areas of reduced road right-of-way or where longer cul-de-sacs are proposed.

5. Interior roads shall have longitudinal grades not exceeding 15%.

6. With the following exceptions, on-site roads shall be privately owned and maintained.

A. Extensions of existing public roads. Such connections and extensions shall be publicly owned and maintained.

B. Subdivision roads maintained by user fees or other locally-generated revenues, and not by the county road fund. Such roads may be publicly owned.

7. The internal circulation system should be designed to accommodate a level of service "C" at full buildout. A trip generation factor of 8.0 trips per day per unit shall be used for this project.

8. The use of optional design and improvement standards is encouraged for the internal road system to reduce visual impacts, maintain a rural character and enhance the liveability, convenience and appearance of the project. Subject to specific review in each case, such optional standards shall permit extended cul-de-sac length and elimination or reduction of curbs and sidewalks, and may permit reduced right-of-way.

9. Roads which are perpendicular to viewing areas of which involve excessive cut and fill shall be discouraged.

10. Horizontal and vertical street alignments should relate to the natural contour of the site insofar as is practical, while retaining safe sight distance for expected driving speeds but not less than 25 mph.

11. Street name signs and regulatory devices constructed of wood or other natural materials and of the size and height compatible with the surroundings should be utilized.

12. The developer shall dedicate fee title along the project frontage on River Road so that the sum of the width of existing right-of-way and new dedication (on either side) equals 110 feet. Widening in excess of 110 feet may be required for slopes. These slopes may be provided for as slope easements and may be landscaped by the developer and included as part of the meandering 50 foot setback/landscaped area described in Conservation and Open Space Policy #9.

13. Access to the development will be by public road intersections including left turn channelizations constructed by the developer on River Road at the entrances to the subdivision. Design and construction shall be compatible with the widening of River Road as contemplated by Policy #12 above.

14. Internal road connections should be provided where feasible between the areas of the subdivision in order to minimize the need for River Road to provide a route for intra-subdivision traffic.

15. Road connections should be provided where feasible between the subdivision and adjacent subdivisions in order to minimize the need for subdivision traffic to utilize River Road.

16. The developer shall pay a development fee to the County for improvements to Highway 68. This development fee shall be \$620.75 per residential unit (a total of \$640,000.00, being 10.66% of the estimated cost of the two lane first phase of the Corral de Tierra bypass), and shall be payable as to each residential unit at the time the building permit for the residence is issued.

17. The maximum contribution to improvements to River Road shall be \$1,400,000 (prior to indexing). This contribution shall be for a project to be designated by the County Public Works Department. A payment of 1/1031 of this amount shall be paid to the County at the time each residential building permit is issued. When 600 such permits have been issued the designated road improvement project shall be built. If the accumulated contributions are insufficient to fund the project, the developer shall then contribute the balance of the cost up to the above maximum obligation.

18. The development contributions provided in Policies 16 and 17 are based on 1983 dollars, and will be adjusted annually in accordance with the West Coast Engineering News Record General Engineering Cost Index. These development contributions, together with the dedications and improvements required by Policies 12 and 13 shall constitute the project's total required participation in the construction or financing of off-site roads and circulation facilities.

F. CONSERVATION AND OPEN SPACE

GOAL: To conserve and protect in open space those aspect of Las

Palmas Ranch that constitute the major visual and environmental resources of the site; and to provide for the managed utilization of open space for active and passive recreational purposes.

BACKGROUND

Open space is an essential component of any well-designed residential project. It provides areas for active and passive recreation immediately adjacent to dwelling units. It increases project amenity by providing landscaped areas and important scenic vistas. Open space can be an important design element, breaking up monotonous patterns of housing and improving the visual attractiveness of the development. Open space increases design flexibility and permits the preservation of natural features for even greater amenity.

By statutory definition open space includes banks of rivers, riparian vegetation, watershed lands, outdoor recreation areas, areas of outstanding scenic, historical and cultural value, and areas of economic importance used for production of food and fibre.

A number of these open space components are found within Las Palmas Ranch and are therefor incorporated in this Specific Plan.

The first component of the Las Palmas Ranch open space includes the banks of the Salinas River and the narrow band of riparian vegetation adjacent thereto. These areas constituting the northerly boundary of Las Palmas ranch, will be left in their natural state and retained in the ownership of the developer.

The second open space component of Las Palmas Ranch is the approximately 50 acres of level land lying between the riparian corridor and River Road. This area will be preserved in agricultural use.

This agricultural land shall be placed in permanent agricultural zoning. It will remain in the ownership of the developer or a successor entity, and will be leased for farming purposes.

The Corey House itself and the grounds around it constitute the third component of the Las Palmas Ranch open space. The developer has already restored the exterior of this magnificent structure, and has had the building placed on the roster of National Historical Buildings. The Corey House is suitable for a variety of active uses; as a social center for the project and headquarters for the recreational complex around it; as a center for retail commercial and service facilities to meet the needs for those utilizing the recreational facilities and visitors to the historic residence. The Corey House itself will remain in the ownership of the developer, with space being leased to the various users including the owner's association. The recreational facilities surrounding the Corey House will be owned and managed by the owners' association for the use of the project residents and their guests.

By far the largest of the open space components, consisting of approximately 767 acres, is the central open area embracing the central ridge lines and north-facing frontal slopes visible from the Highway 68 Scenic Corridor (see Figure H). This area constitutes the major watershed area of the ranch as well as the prime visual resource visible from within the ranch and from the Highway 68 Scenic Corridor. This area should provide an excellent source of active and passive enjoyment for the residents of Las Palmas Ranch (see discussion in Section H of this Chapter II). This plan calls for this area to be left basically in its natural state. Improvements will consist only of trails, vista points and drainage and erosion control devices. This central open area will be owned and managed by the master owners' association, and should be placed in open space zoning and subjected to appropriate scenic easements.

The final component of open space in the Las Palmas Ranch project includes the smaller parks and recreational areas which are interspersed within and among the clusters of higher density development. Some of these areas are shown in Figure D. Others will be designed as each increment of cluster development is proposed. These areas will be owned and managed by the neighborhood or village owners' association. The utilization of these neighborhood open spaces as a means of separating housing clusters and providing visual screening is illustrated in Figure K.

OBJECTIVES

1. To preserve the site's major frontal slopes and ridgelines in open space in order to maintain the rural setting as a visual backdrop to the clustered housing.
2. To provide for continued agricultural use of lands north of River Road.
3. To maintain a feeling of open space along the immediate River Road corridor.
4. To conserve the Salinas River bank and the adjoining riparian vegetation in open space.
5. To preserve and enhance the historical significance of the Corey House.
6. To utilize open space as an important design element for avoiding monotonous patterns of development.
7. To provide for active and passive enjoyment of the open space within the project.
8. To assure open space integrity through ownership and management entities.

POLICIES

1. The following constitute the open space elements of Las Palmas Ranch to be protected:

A. The Salinas River bank and the riparian vegetation adjacent thereto;

B. The agricultural land north of River Road;

C. The central ridge lines and north-facing frontal slopes visible from the Highway 68 Scenic Corridor as delineated on Figure H.

D. The Corey House.

2. Prohibit building on ridgelines visible from designated scenic corridors, as delineated on Figures H and K.

3. Higher density housing units shall be clustered behind natural landforms or on lower elevations.

4. Open space areas shall be placed in scenic easements and open space zoning or otherwise adequately protected from development that could destroy the natural amenities of the site.

5. The open space areas other than the riparian corridor, the agricultural land and the Corey House shall be conveyed to an owners' management association or other appropriate entity legally empowered and obligated to manage these areas and to collect fees or assessments therefor.

6. A proportionate amount of open space should be provided with each increment of housing. Trails provided within the open space management plan shall be dedicated at the time the area is unencumbered and the open space is dedicated.

7. Roads which are perpendicular to viewing areas or which involve excessive cut and fill shall be discouraged.

8. Horizontal and vertical street alignments should relate to the natural contours of the site insofar as is practical.

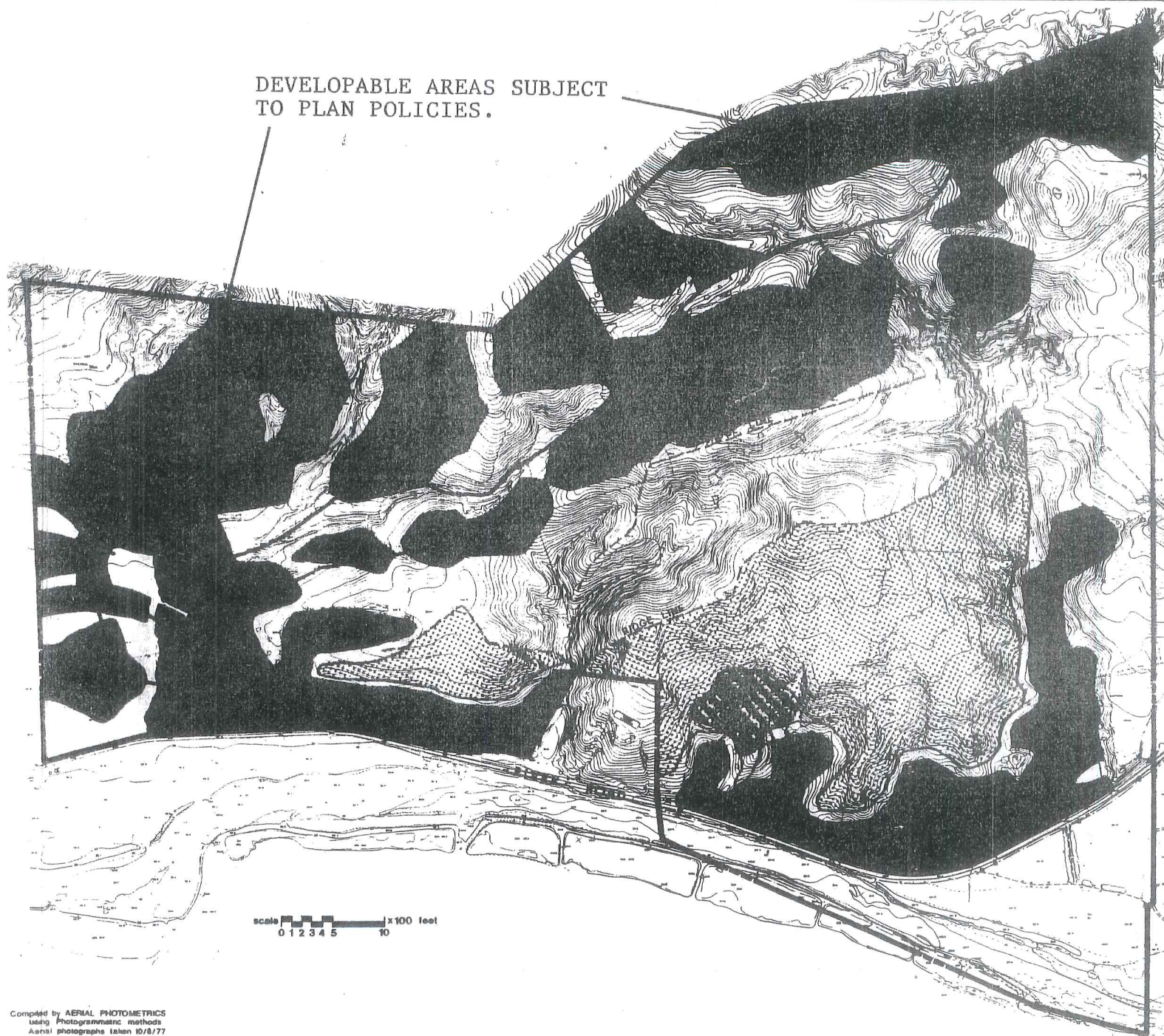
9. An irregular or meandering landscaped setback, with a minimum depth of fifty feet, shall be established along the frontage of River Road.

10. Utilize mounding, informal massing, or irregularly spaced trees, planting and other overall landscaping treatment to screen development.

11. Visually obtrusive building materials and finishes shall be avoided.

12. Erosion, siltation and drainage controls shall be implemented in order to enhance watershed management, to protect on-site and riparian vegetation, to

DEVELOPABLE AREAS SUBJECT
TO PLAN POLICIES.



Las Palmas Ranch

FIGURE H
FRONTAL SLOPES



FRONTAL SLOPES
VISIBLE FROM
SCENIC HIGHWAY



facilitate on-site retention and percolation of surface water, and to minimize hazards to development.

13. Facilities providing for active and passive recreational uses of the open space areas may be provided subject to County approval.

A. Such facilities may include hiking, jogging, and equestrian trails and vista points within the central hillside open spaces.

B. Tennis and racquetball courts, swimming pools, play fields, health club facilities, and similar more intensive recreational facilities may be located in the areas designated in Figure E for recreational uses.

C. Mini-parks, jogging trails, playgrounds, swimming pools, tennis courts, and similar facilities may be located within the smaller open space areas interspersed among the residential clusters.

D. Recreational facilities shall be managed and maintained by an owners' management association or other appropriate entity legally empowered and obligated to manage these areas and to collect fees or assessments as necessary for their maintenance.

E. A comprehensive Open Space/Recreation Management Plan for all open space areas of the project, shall be prepared by the developer indicating how the open spaces within the project will be used, managed and conserved. This program shall be submitted to and approved by the County prior to final discretionary approval is given by the County for any portion of the development authorized by this specific plan.

14. The central open space areas of the project south of River Road may be utilized for wastewater treatment and disposal when consistent with the approved Open Space/Recreation Management Plan and the approved Wastewater Management Study.

G. ENERGY CONSERVATION POLICIES

1. Each residential unit should be afforded adequate solar access for the operation of active and passive solar systems. Locating structures with their major axis oriented within 22.5° of true east/west is generally the best means to insure adequate south-facing solar access. For single-family homes, the orientation is fairly simple to implement as is full access to the south wall for passive solar design. For multi-family units, orientation and access are more difficult; generally south roof access for active space heating or domestic water heating systems is considered sufficient.

2. Careful design of structures to utilize solar access and to control heat loss and heat gain can achieve significant energy conservation. When these design elements are coupled with passive design features (thermal storage units, south facing glass, domestic hot water systems and other energy conserving components),

the energy conservation potential greatly increases. Support structures built by the developer such as commercial areas, swimming pools, recreation and community buildings should make maximum use of alternate energy sources both to reduce operation costs and to serve as community examples.

3. The addition of pedestrian and bicycle paths to the internal circulation systems could further reduce the need for automobile use.

H. PRESERVATION OF SIGNIFICANT AGRICULTURAL LAND

GOAL: To preserve and protect significant major areas of prime and productive agricultural land.

BACKGROUND

In Monterey County's unincorporated areas, agriculture is by far the most predominant land use. The Salinas Valley contains some of the finest agricultural soil in the world, and is one of the only areas in the United States with a large level area of highly productive soils, as well as ocean fog which is so desirable for succulent vegetables. Historically, agriculture has been the greatest single source of income in the County of Monterey.

As the population of the County has continued to increase over the years, it has become increasingly apparent that this agricultural base of the economy must be protected, while accommodation is made for anticipated growth. Consequently, the County's plans are replete with policy statements attempting to balance these potentially conflicting interests.

As thus proposed, this Specific Plan is consistent with the agricultural land preservation policies of the Monterey County General Plan and the Toro Area Master Plan.

OBJECTIVES

1. To provide for permanent agricultural use of lands north of River Road and to preserve them in open space.
2. To relieve pressure for residential land use on intervening prime agricultural lands in the area south and southwest of the City of Salinas and north of the Salinas River (the Blanco Area).
3. To accommodate the foreseeable housing demand within the River Road ADC, utilizing a compact residential land use pattern.
4. To direct residential expansion into the non-agricultural belt along the foothills.

POLICIES

1. Preserve the agricultural lands north of River Road in agricultural zoning and in a permanent agricultural open space easement.
2. Retain the lands north of River Road in agricultural production.

I. DESIGN AND SENSITIVITY

GOAL: To provide a program of design standards and regulation to assure that all structural development at Las Palmas Ranch will be aesthetically pleasing, internally consistent and visually integrated with the natural surroundings including major open spaces.

BACKGROUND

Section E of this Chapter II identifies the significant open space elements of the Las Palmas Ranch site. The policies enunciated in that section provide for the appropriate placing of concentrated development on the site consistent with the conservation of these major open space elements.

The design of the roads, buildings, and other facilities is equally as important to the overall visual impact of the project as is the location of development. This section establishes the policy framework for the design of such improvements.

The primary design consideration shall be the creation to the extent possible of a "rural" or "country" atmosphere within the development. Too often "rural" or "country" is equated mistakenly with rambling ranch-style homes on large lots; yet most residents in concentrated housing in the unincorporated areas (for example, San Benancio Village, The Bluffs, Del Mesa Carmel) feel that they live in the "country" and that their development is "rural." An analysis of such projects, both in Monterey County and elsewhere, discloses a number of common design features which help to create the "rural" or "country" atmosphere:

- Sensitive design of buildings emphasizing the relationship of buildings to natural land forms and utilizing nonobtrusive natural materials such as wood and native stone, and low intensity exterior colors.
- Clustering of buildings in curvilinear patterns interspersed with open spaces.
- Landscaping which follows "natural" patterns, i.e., irregular shapes and mounded surfaces, informal massing, or irregularly spaced trees and plantings.
- Preservation of mountains, hillsides and significant woodlands or farm areas which can be seen from the development areas creating a sense of closeness to major open spaces.

- Public improvements which reflect a "country" rather than a "city" atmosphere, e.g., meandering walkways of natural materials rather than curbs and sidewalks; exterior lighting including street lighting controlled as to intensity and direction; traffic, directional and other signing made of wood and without interior lighting.
- Availability of active and passive recreational opportunities not available in the city.

OBJECTIVES

1. To mitigate adverse visual impacts of the proposed development upon significant open space and viewshed areas.
2. To create to the extent possible a visual sense of "country" living within the development.

POLICIES

1. All areas of the project proposed for structural development shall be placed in a site and design control district to ensure county enforcement of the design policies of this specific plan.
2. The deed restrictions for the project shall provide for the master homeowners association to have architectural and site review authority to enforce the design policies of subdivision deed restrictions. This authority shall be in addition to the design control authority of the County. Adoption of this Specific Plan shall not be construed as an obligation on the part of the County to create or enforce homeowner association rules.
3. All structures, including residential, commercial, recreational and accessory buildings; fences; walls; decks and signs shall require design approval. Approval shall be based upon conformity with the policies of this plan as well as the following specific criteria:
 - A. Compatibility of external design, materials and colors with existing structures in the development and with the semi-rural setting.
 - B. Conformity of design and location of structures with respect to existing ground elevations and natural land forms.
 - C. Mitigation of visual impacts visual from within the development and from major designated view corridors outside of the project.
 - D. Protection of significant trees and vegetation. Trees over 36" in circumference (four feet above the ground) shall be retained. Where it is necessary to remove such trees for better design or layout, then they shall be replaced on a two for one basis subject to the approval of the Director of Planning.

E. Prevention of erosion, sedimentation and visual impacts resulting from grading, excavation, cutting or filling.

4. To the extent feasible, all structures should utilize natural materials such as wood and native stone and low intensity earth-tone exterior colors. Visually obtrusive building materials shall be avoided.

5. Low level exterior lighting, including street lighting shall be utilized consistent with maintenance and public safety and shall be unobtrusive, harmonious with the local area, and constructed or located so that only the intended area is illuminated and off-site glare is fully controlled. Street lights may not be used unless approved as conditions of permits obtained pursuant to this plan.

6. Horizontal and vertical street alignments should relate to the natural contours of the site insofar as is practical. Roads which are perpendicular to viewing areas or which involve excessive cut and fill should be discouraged.

7. Mounding, informal massing, or irregularly spaced trees, planting and other overall landscaping treatment should be utilized to screen development.

8. Preserve vegetation significant to the maintenance of visual quality and to the provision of erosion control on sensitive slopes.

9. Where possible consistent with public safety, alternative public improvement standards should be applied by the county to reduce visual impacts and add to the rural character of the development. Such alternative standards may allow, where appropriate:

A. Reduced graded section of roads.

B. Elimination of sidewalks or utilization of meandering pathways of natural materials in the place of sidewalks.

C. Elimination of curbs or utilization of berms or vee gutters in the place of curbs.

D. Extended cul-de-sacs rather than looped roads.

E. Street lights at greater intervals; street lights of lower intensity; and street lights on ground level standards.

F. Street name signs and regulatory devices constructed of wood or other natural materials and of a size and height compatible with the surroundings.

10. All new utilities shall be placed underground.

11. No development shall be allowed on slopes over 30%, except where necessary for construction of limited portions of roads following existing ranch roads, serving the development areas shown on Figure F; or where necessary to

maximize the goals, objectives and policies of this Plan and the Monterey County General Plan.

J. EROSION, DRAINAGE AND FLOOD CONTROL

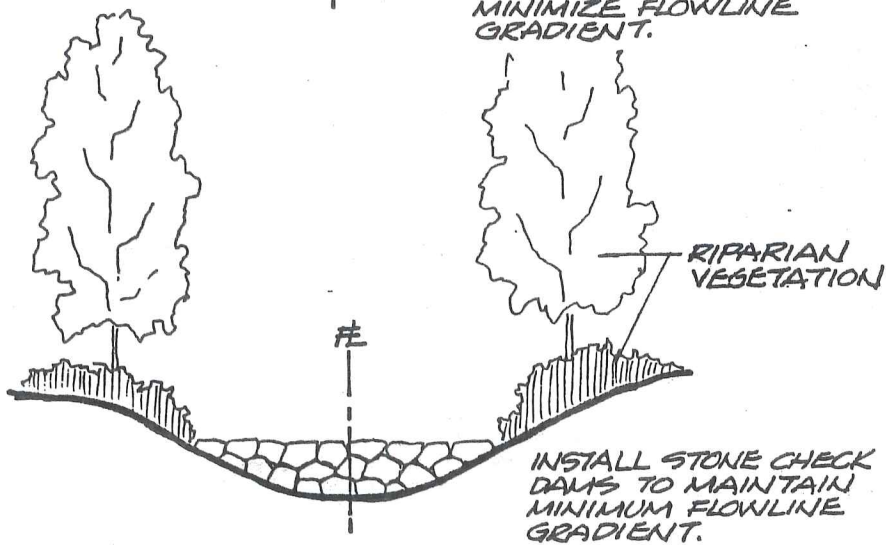
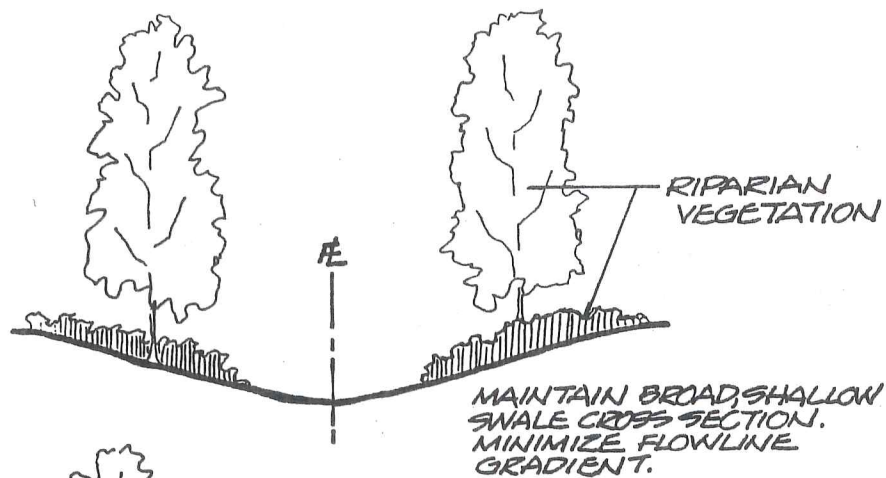
GOAL: To minimize erosion, siltation and sedimentation, and to protect on and off site areas from damage, through an integrated watershed management and flood control program.

BACKGROUND

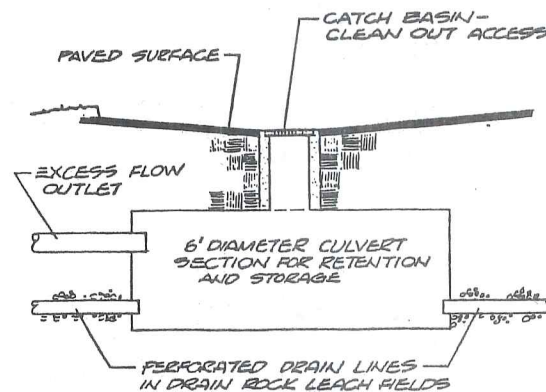
In November of 1980, Cooper and Clark, consulting engineers, published their report entitled "Phase I - Geologic Reconnaissance and Geologic Hazards Investigation - Las Palmas Ranch." The report provides detailed information relative to existing site conditions and the erosion potential of the Las Palmas Ranch property. The full report is on file with the County of Monterey. Figures I and J, reproduced from that report, show the topography and geologic units within the property.

According to the Cooper and Clark report, the Las Palmas Ranch contains three principal drainage systems. The westerly boundary of the property is drained by a system terminating near the Corey House. A second drainage system terminates in the central portion of the site, across from the Spreckels Sugar Factory. The third drainage system exists in the southeast portion of the site. The report indicates that the site vegetation consists of open grass-covered slopes with scattered growths of trees. Soil cover is widespread with sparse bedrock outcrops. Moderate to severe erosion is presently occurring along the drainage areas.

Analysis of the Cooper and Clark report by the project engineers and the project landscape architect indicates that the installation of erosion control devices such as slope planting and other landscaping, desilting basins, check dams and retention basins, could increase the times of concentration and thereby reduce the expected peak runoff volumes. Such a program could not only prevent further contamination of the Salinas River, but actually decrease the amount of sediments presently reaching the river. An erosion and drainage control program embodying these principles has been developed for the project by means of which erosion, siltation, sedimentation and drainage controls will be implemented in accordance with the Monterey County Master Drainage Plan.



DRAIN SWALES AND CHECK DAMS
NO SCALE



LENGTH OF CULVERT STORAGE SECTION WOULD VARY ACCORDING TO CAPACITY REQUIREMENTS DETERMINED BY AREA OF PAVED SURFACE TO BE DRAINED.

UNDERGROUND STORAGE/RETENTION
NO SCALE

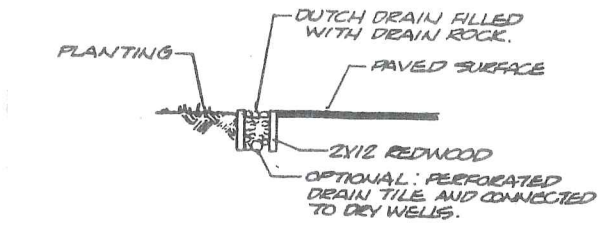
Las Palmas Ranch

FIGURE I
EROSION AND
DRAINAGE
CONTROL
CONCEPTS

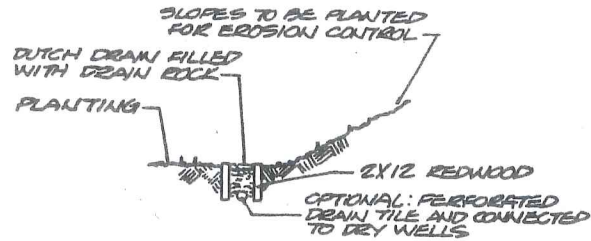


Las Palmas Ranch

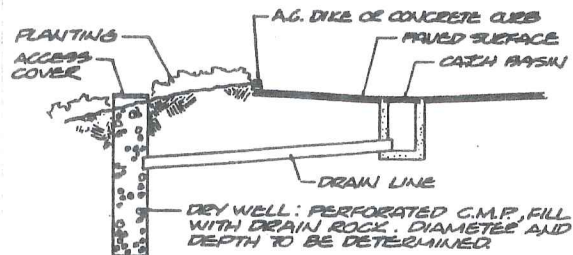
FIGURE J
EROSION AND
DRAINAGE
CONTROL
CONCEPTS



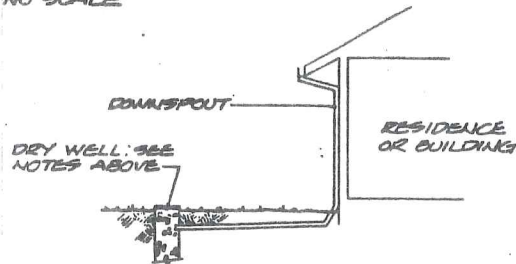
DUTCH DRAIN AT PAVED AREAS
NO SCALE



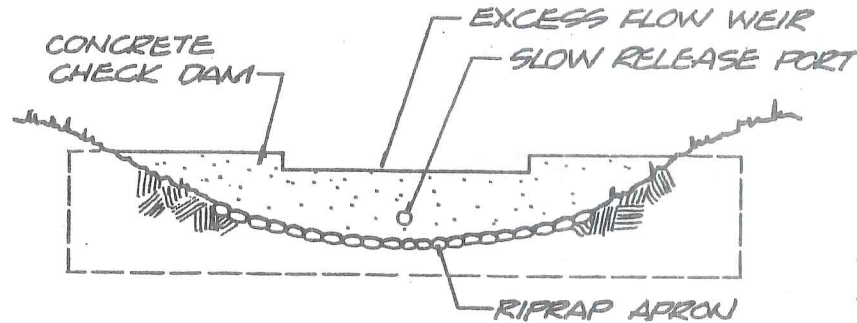
DUTCH DRAIN AT TOE OF SLOPES
NO SCALE



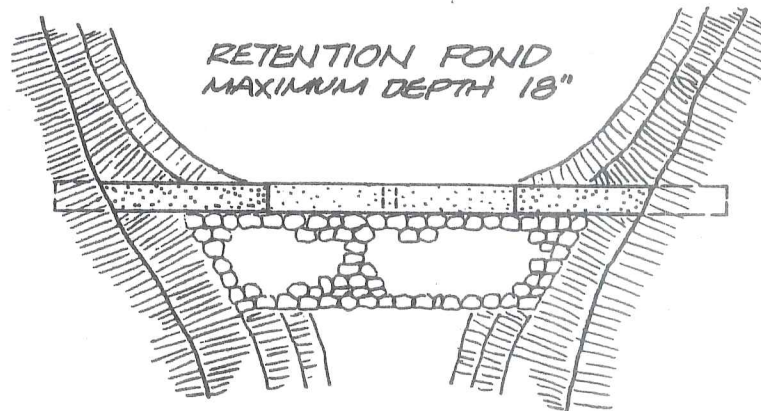
DRY WELLS AT PAVED AREAS
NO SCALE



DRY WELLS AT DOWNSPOUTS
NO SCALE



ELEVATION



PLAN

CHECK DAM AT RETENTION PONDS
NO SCALE



OBJECTIVES

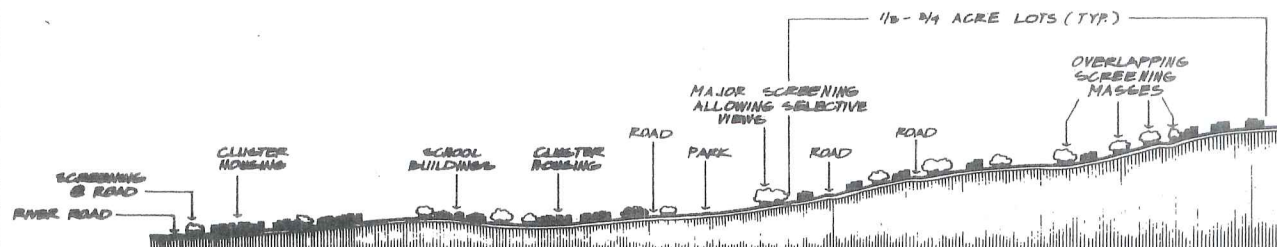
1. To protect on and off site areas from adverse effects of erosion, siltation and sedimentation.
2. To retain or percolate surface water on site to the maximum extent feasible.
3. To protect development from any adverse impacts from potential flooding of the Salinas River.

POLICIES

1. A comprehensive drainage plan for the entire project shall be prepared by the developer, and submitted to and approved by the County prior to final discretionary approval is given by the County for any portion of the development authorized by this specific plan.
2. Minimize alteration of natural drainage systems described in the Cooper and Clark report.
3. provide drainage reports for each phase of development showing all tributary areas and information pertinent to the capability of storm water detention and silt control facilities and mitigations for such identified impacts will be implemented.
4. Provide storm water detention/siltation ponds so that the flow rate from development will not exceed that from the tributary areas in its natural state during a ten year design storm.
5. Maintain and protect all natural streams or drainage corridors from development encroachment and where necessary make improvements to flowline gradients and to unstable side slopes.
6. Plant all drainage ways with riparian vegetation to control downstream concentration of runoff, to promote upstream retention and to sustain streamflow over a longer period of time.
7. Minimize disturbance or removal of existing vegetation, including trees, shrubs and grasses or other ground covers.
8. Provide engineering plans with each phase of development demonstrating that cut and fill slopes can be stabilized; the specific method of treatment and type of planting by area for each soil type and slope required to stabilize cut and fill slopes; and the time and amount of maintenance required to stabilize cut and fill slopes.

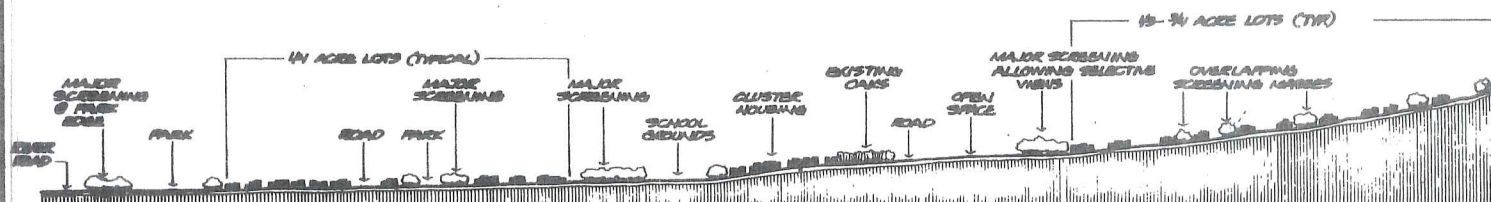
Las Palmas Ranch

FIGURE K
CONCEPTUAL
CROSS SECTIONS,
NEIGHBORHOOD
OPEN SPACES



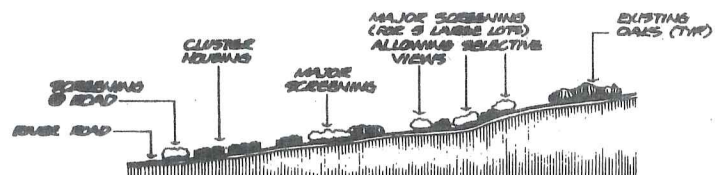
SECTION A-A

1" = 200'



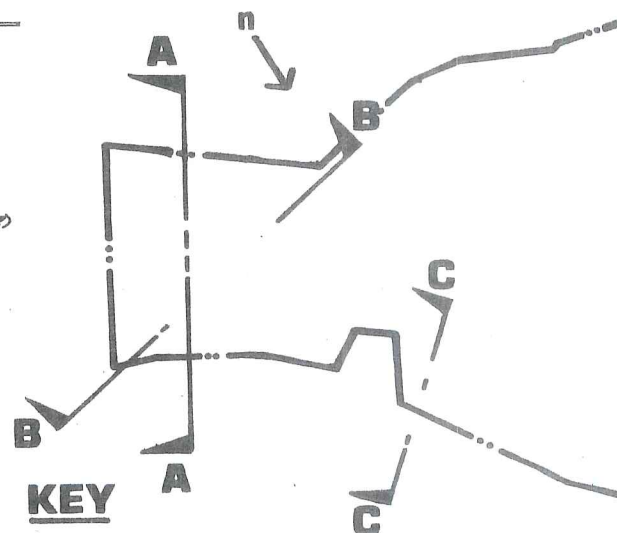
SECTION B-B

1" = 200'



SECTION C-C

1" = 200'



9. All graded areas of street rights-of-way shall be planted and maintained to control erosion. The area planted shall include all shoulder areas and all cut and fill slopes.

10. Require careful stockpiling of top soil to provide an adequate supply for placement on all graded or disturbed areas to ensure good plant growth for erosion control.

11. Maintain temporary erosion controls during construction. Improvement plans shall include a plan and implementation schedule of measures for the prevention and control of erosion, siltation and dust until erosion control plantings become established.

12. An owners management association or other appropriate entity shall be formed which is legally empowered and obligated to manage and maintain drainage and erosion control areas and facilities not owned or maintained by public agencies, and to collect fees or assessments therefor.

13. Provide drainage devices where controlled storm drainage is necessary.

14. Provide storm drainage retention devices and enlarge dissipators to reduce runoff in development areas so that the flow rate from development will not exceed that from the tributary area in its natural state during a ten-year storm.

15. Protect areas of potential aquifer recharge through the proper utilization of drainage facilities, open space and permeable materials.

16. Conform to State and County health standards for utilization and distribution of waters.

17. All storm water drainage facilities shall be constructed so as to outlet directly into the Salinas River under full flood conditions.

18. The developer shall:

A. Improve downstream drainage structures sufficiently to pass existing 10 year frequency flows through to the Salinas River.

B. Delineate the 100 year floodway and floodway fringe on the subdivision map based on the 1980 FEMA Flood Insurance Study or such maps as may update existing flood hazard area studies.

19. No development shall occur in the floodway and structures built in the floodway fringe shall be flood-proofed.

K. PUBLIC FACILITIES AND SERVICES

GOAL: To provide appropriate levels of public facilities and services to serve the higher intensity land uses proposed for the Las Palmas Ranch.

BACKGROUND

The Monterey County Growth Management Policy states that areas of higher density development must provide appropriate levels of public services, such as water, sewage disposal, roads, schools and fire protection.

Public service concerns associated with the Las Palmas Ranch project include both capital improvement, or one-time infrastructure needs; and on-going operating needs.

Since the passage of Proposition 13 there have been great changes in the manner in which public services are provided. While property taxes and general fund monies were the principal source of funding in the past, direct developer installation of on-site infrastructure in conjunction with development fees and assessments is now the norm.

The county will look to the developer of Las Palmas Ranch to be the prime mover in making the necessary public services and facilities available. In some cases, such as the waste water treatment system, this will require creating a system where none now exists. In other cases, such as the water system, schools and fire protection, it may mean meeting demands for increased capability of existing delivery systems.

The purpose of this section of the plan is to establish what public facilities may be needed to accommodate the development of Las Palmas Ranch, and when and in what form they should be provided. Various means of financing initial construction and on-going operation are discussed in Chapter IV.

1. WATER

Fortunately the River Road area is blessed with an abundance of good quality water.

Las Palmas Ranch is located entirely within Monterey County Flood Control and Water Conservation District Zones 2 and 2A. In a report to the Board of Supervisors on June 23, 1981, Robert Smith, District Engineer for that district, confirmed that water adequate for all proposed development in the River Road ADC area is readily available. Smith stated further that the proposed levels of development in the River Road ADC area do not pose any threat of degradation to the groundwater of the area. Consequently, this section of the specific plan will discuss only the proposed water delivery system.

Some smaller water systems in parts of the Toro Area have suffered from under-capitalization and piecemeal expansion. In contrast, one of northern California's largest and most reliable water utility companies, California Water Service Company, presently serves the River Road area and is ready and able to extend service to Las Palmas Ranch. Their system will provide both domestic and fire flow services to this project in accordance with the requirements of county and state regulatory agencies. If for some unforeseen reason California Water Service Company would not extend service to Las Palmas Ranch, adequate water can be developed easily from on-site wells to meet all state and county requirements through an incorporated mutual water company.

POLICIES

1. As the first priority the entire development must be served by a public utility water company providing domestic and fire flow in accordance with the requirements of State and County health and fire agencies. If a public utility water company satisfactory to the County is not feasible, then an incorporated mutual water company may perform this function.

2. Availability of water meeting the requirements of Policy No. 1 shall be demonstrated as to each increment of development prior to filing of a final subdivision map or issuance of any building permit for that increment of development.

3. Plans and specifications for domestic and fire flow water supply shall be submitted to local and state environmental health agencies for approval.

2. WASTEWATER

The concentrated development proposed for some areas of Las Palmas Ranch requires that a wastewater system be provided rather than utilizing individual septic tank systems.

The River Road ADC is within the area proposed for eventual service by the regional sewage system planned by the Monterey Regional Water Pollution Control Agency (MRWPCA).

However, the regional system, if constructed, would not be available until midway through the Las Palmas Ranch development. It appears that Las Palmas Ranch would be served best by a wastewater system that is capable of providing long-range service to the project, if necessary, but is also compatible with the regional system, if and when it becomes available.

A County Sanitation District or Community Service District is proposed to own and operate the collection, transmission, treatment and disposal facilities not owned or operated by MRWPCA.

POLICIES

1. Concentrated development within the project (i.e. development at greater than one unit per acre) shall be served by a wastewater treatment facility approved by local and state health agencies. Areas with lots larger than one acre in size may utilize septic tanks provided that appropriate soils tests and nitrate loading studies are submitted to and approved by the Health Department prior to approval of any tentative subdivision map and required permits are obtained from the Health Department.

2. The wastewater treatment facilities for Las Palmas Ranch shall be either an on-site facility approved by appropriate local and state health agencies, a consolidated facility with Spreckels, or connection with Monterey Regional Water Pollution Control Agency. If such facilities are owned or operated by a governmental entity not subject to control by the Monterey County Board of Supervisors, said entity's approval of all plans for such facilities shall be subject to the satisfaction of the Health Department. Location of any on-site facilities shall be subject to land use controls, and shall not conflict with any agricultural uses. Treatment facilities shall not be located north of River Road nor shall this area be used for effluent storage or disposal.

3. The Las Palmas Ranch wastewater treatment and disposal facilities should be designed to be compatible to be connected to the regional system proposed by Monterey Regional Water Pollution Control Agency.

4. A County Sanitation District, Community Services District, or other appropriate public entity meeting the requirements of the Public Works Department shall be formed prior to filing any final subdivision map to own and operate the collection, transmission, treatment and disposal facilities not owned or operated by MRWPCA.

5. A third party engineering consulting firm acceptable to both the developer and the County shall be employed by the County and paid for by the developer to review and approve the developer's plans for the wastewater treatment facilities.

6. A detailed wastewater management study for the entire project must be submitted to local and state health agencies for approval prior to final approval of the tentative map for the first increment of residential development. The study shall designate the type of public entity (county sanitation district, community services district or other entity) to be formed to own and operate the wastewater facilities, and whether such agency will be a county-operated agency or a non-county-operated agency.

7. Should an on-site wastewater treatment and disposal facility be abandoned in the future, the facility should be demolished and the land converted to agricultural or open space uses.

8. Availability to wastewater treatment and disposal facilities meeting the requirements of the foregoing policies shall be demonstrated as to each increment of development prior to filing of a final subdivision map or issuance of

any building permit for that increment of development. The developer must demonstrate that the wastewater facilities for initial increments of the project are capable of expansion to serve the entire project.

9. A discharge permit from the California Regional Water Quality Control Board, if required; any annexation agreements with Monterey Regional Water Pollution Control Agency, if appropriate; and all other permits (other than building permits and grading permits) necessary to construct and operate the wastewater facilities shall be obtained prior to acceptance of improvement plans, subdivision agreement or final subdivision map for the first increment of development in the project.

10. Wastewater shall not be permitted to flow, seep or drain into the Salinas River.

3. SCHOOLS

At buildout, Las Palmas Ranch will generate approximately 400 K-8 and 200 9-12 grade students, at least in initial occupancy years. A review of this educational picture with the Spreckels Elementary School Board has been undertaken and the board has seen a ten acre parcel on the Las Palmas Ranch designated in this Specific Plan as an elementary school site, should the district need another school (see Figure D). The superintendent of the Salinas Union High School District wrote on May 27, 1981, that the high school has experienced about a 10% decline in enrollment from the Toro Area over the last five years and that the decline is expected to continue if not accelerate. Salinas High School has indicated ability to accommodate its share of student population from Las Palmas Ranch at existing facilities in Salinas.

Monterey County has enacted a school facilities fee/dedication ordinance for the purpose of providing a method of financing school facilities necessitated by new residential developments.

POLICIES

1. Dedicate an elementary school site, at least ten acres in size, as shown in Figure D.
2. Comply with the Monterey County school facilities fee/dedication ordinance.

4. FIRE PROTECTION

Fire protection to the River Road ADC is presently provided by the Salinas Rural Fire District from a station on Portola Drive just west of the interchange of River Road and Highway 68. This station houses a three-man engine company. Besides the pumper truck, two other pieces of equipment are kept at this station, a grass and brush truck and a tanker, the latter required for fires in areas with inadequate water systems. The station also has a paramedic emergency service unit.

According to the fire district, significant development in the River Road ADC may, at a future point, require the development and manning of a new station in the River Road area. The timing of such investment by the district and the staffing arrangement are dependent upon the pace and scale of overall development (at Las Palmas, Toro Vista, Vista Del Rio, and Indian Springs), and the outlook for volunteer manning of certain facilities.

POLICIES

1. Provision shall be made for necessary fire protection facilities.

5. POLICE PROTECTION

Police protection is provided to the area by the Monterey County Sheriff's Department operating from the headquarters facility in the county civic center in Salinas, approximately four to five miles from the site. The River Road area currently requires minimum usage of police services. According to the head of the patrol division, service needs are determined by the incidents of crime in an area rather than by the population. The River Road area is considered a low crime area and would be expected to remain so even with the development of Las Palmas Ranch. According to department sources, the addition of 2,770 people in the area would not require the initiation of a new beat and thus there would be no substantial increase in sheriff department costs as a result of the proposed project.

Policy.

1. Provision shall be made for necessary police protection.

CHAPTER III

THE REGULATORY FUNCTION

Government Code, Section 65451 requires that a specific plan shall include all regulations which shall be necessary or convenient for the systematic implementation of the plan. This Chapter III is intended to satisfy the requirements of section 65451 by discussing those existing and proposed regulatory functions which will be required of Monterey County in order to make the goals, objectives and policies of this specific plan a reality.

A. CEQA COMPLIANCE

The adoption of this specific plan is in itself a "project" which requires environmental assessment pursuant to the California Environmental Quality Act, Public Resources Code Section 21000 et seq ("CEQA"). With that in mind, the Board of Supervisors directed that an environmental impact report ("EIR") be prepared for this plan. The EIR addresses not only the proposed development of Las Palmas Ranch, but also the general plan amendment by which the River Road ADC was established.

Government Code, Section 65453(b), a portion of the specific plan law, provides that notwithstanding any other provision of law, no EIR or negative declaration need be filed for any residential project, including any subdivision or zoning change, which is undertaken pursuant to and in conformity with a specific plan for which an EIR has been certified. Thus, in the absence of substantial change (see Public Resources Code, Section 21166, and County Guidelines, Section 607) the EIR certified in connection with this Specific Plan serves as a "master" EIR for all of the residential development at Las Palmas Ranch.

Subsequent focused EIR's may be required for nonresidential aspects of the project to explore mitigation alternatives in detail. Supplemental EIRs will not be prepared for the residential development unless required by Government Code Section 65453 (b) and Public Resources Code Section 21166.

B. ZONING

The Las Palmas Ranch is presently in three zoning classifications: F-V-B-5; K-V-E-B-4; and SC/I-E-V. None of these classifications as presently applied is appropriate for the interim or ultimate land use regulation of the property.

1. Interim Zoning

Following approval of the specific plan, but prior to the filing of any subdivision map for the first increment of development, it would be appropriate to place the entire ranch into an interim or holding classification or classifications that would recognize its future use pursuant to the specific plan, but prevent the development of inconsistent uses prior to first increment subdivision. The agricultural land north of River Road should be retained in the F-V-B-5 (exclusive

agriculture) classification. The balance of the ranch should be classified "T" (transitional) or other appropriate holding classification which limits inconsistent interim uses but anticipates further rezoning.

2. Ultimate Zoning

The tentative subdivision map for each increment of development should be conditioned to require "follow-up" rezoning to a classification corresponding to the character and density of use specified for each of the lots or parcels included in that subdivision map. Single family lots larger than one acre ordinarily should be placed in "RR" (rural residential) classification. Lots of one acre or less proposed for the detached single family residential development ordinarily should be zoned "R-1-B-6".

Parcels proposed for condominium, townhouse ("PUD"), zero lot line, or other multifamily development, ordinarily should be placed in "ST" (special treatment), "R-1-S" (integrated single family), "R-2" (duplex), or "R-4" (multifamily) classification, depending upon the nature and circumstances of each individual application. All commercial areas should be placed in "PC" (planned commercial) zoning. In the case of the Corey House, the "PC" zoning should be combined with the "HR" (historic resources) district to assure the protection, enhancement and perpetuation of the historic character of the structure. The "D" (design control) combining district should be applied to all areas proposed for structural improvement. Major open space areas should be placed in "O" (open space) zoning.

C. USE PERITS

All of the residential development proposed within areas zoned "ST" will require issuance of a conditional use permit. Residential development within the other zoning classifications may require a conditional use permit depending upon the character or density of the proposed development.

Commercial development under the "PC" zone will require both a general development plan covering the entire commercial complex; and one or more zoning permits for individual buildings or uses covered by the general development plan.

Whenever possible, use permit applications should be processed concurrently with subdivision or other corresponding procedures in order to reduce expense and delay both to the staff and to the developer.

D. SUBDIVISION

The Subdivision Map Act and the Monterey County Subdivision Ordinance define any division of land for purposes of sale, lease or financing as a subdivision requiring some form of local regulatory approval.

The process of actually subdividing the Las Palmas Ranch in accordance with this Specific Plan could follow a number of different routes depending upon marketing and economic conditions, the type and availability of development and

purchaser financing, and housing trends for both inclusionary and market rate housing. Both standard subdivisions and minor subdivisions may be utilized to implement this plan; and subdivisions for the purpose of both sale and financing may be required. In any event, it is apparent that the entire project will not be developed under a single tentative subdivision map.

The most foreseeable scenario is the submittal of a tentative subdivision map for a particular phase of the project. That tentative map may reflect the development of that phase in two or more increments of as few as twenty residential units.

In the case of a "first generation" subdivision, the tentative subdivision application will be accompanied by a rezoning application, and if required by the new zoning, a use permit application.

In order to implement the goals and objectives of this plan to provide a broad mix of housing types and prices, two or more "generations" of subdivision may be required. The "first generation" subdivision, for example, may create a group of larger parcels with an assigned density in accordance with this Specific Plan, to be followed by "second generation" subdivisions of each "first generation" parcel to create the specific planned development (whether standard subdivision, multifamily, condominium, townhouse or other) thereon. Appropriate conditions should be applied at each stage of the subdivision process to assure that the objectives of this Specific Plan are carried out. Some "first generation" subdivisions may be conditioned to preclude any actual development until a "second generation" subdivision is approved in which case no exactions should be imposed upon the "first generation" subdivision.

Following approval of a tentative subdivision map, one or more minor subdivisions may be required, for example to allow the separate financing of one or more of the increments within the approved tentative maps, or to permit the sale of an increment to a joint venture developer or to a non-profit entity for the development of low or moderate income units. So long as the goals, objectives and policies of this plan are not subverted by the procedure the County should cooperate and assist in the phased and incremental subdivision of the project.

A number of means are available and should be used in connection with the subdivision process to reduce the ultimate cost of the housing units in Las Palmas Ranch.

1. Whenever possible, the subdivision approval process should be consolidated with corresponding zoning, use permit and similar procedures. In this way, staff, developer and public time and expense can be saved, and unnecessary delay avoided.

2. Optional or modified design and improvement standards should be permitted and encouraged where the liveability, convenience, or appearance of the project would be enhanced or where such design or standards would better achieve

the objectives of this Specific Plan and of the Monterey County Housing Plan to encourage the development of low or moderate income housing.

E. CONDITIONS OF APPROVAL

The Board of Supervisors at the time it approves this specific plan will adopt conditions of approval which will serve to supplement or amplify the goals, objectives and policies of this specific plan. If such conditions are imposed, they shall be deemed incorporated into and a part of this plan.

Conditions should also be imposed on tentative maps, use permits and zoning permits as required to implement the policies contained in this plan and to assure compliance with the terms of any development agreed utilized in connection with this Specific Plan.

F. MODIFICATIONS TO PLAN

Changes or modifications to this plan which do not substantially alter the nature of the uses, the population density or building intensity, or any of the goals, objectives or policies of this specific plan, shall be deemed ministerial and may be approved administratively. Any change or modification to this Plan which is not ministerial shall require approval by the Board of Supervisors of a specific plan amendment.

CHAPTER IV

NONREGULATORY IMPLEMENTATION

GOAL: To provide an innovative framework for private and public implementation of the facilities and services element of the Las Palmas Specific Plan.

DISCUSSION:

Full development of Las Palmas Ranch involves the construction, operation and maintenance of community facilities. These facilities include those serving community education, recreation, health and public safety functions. Limitations to the ability of existing public agencies to fund new public investment make it desirable to propose these developer-sponsored, nonregulatory implementation objectives and policies.

Development of Las Palmas Ranch may justify the use of assessment and service district financing in conformity with criterium 7 of Board resolution 83-121. Under California statutes, assessment districts (typically formed under the Acts of 1903, 1911, 1913 and 1915) have been employed to support initial financing of capital improvements, such as streets and flood control facilities. Service Districts (such as County Services Areas ("CSA"); and Community Service Districts ("CSD") are commonly employed to provide a funding source for continuing programs, of operation and maintenance, such as parks and recreation programs, and police protection. Other special districts may be used to operate and maintain sanitation, water, lighting and like facilities.

The necessity to utilize any combination of the above districts will be governed by the timing and phasing of Las Palmas Ranch development, service levels to be established, the costs of constructing, operating and maintaining public facilities, and developer financing applied to these requirements. Rights and responsibilities of all involved witnesses will be established as the specific plan is approved and the Las Palmas Development Agreement is executed. Transfer of various properties or facilities from developer to homeowners' associations or public bodies also affects the extent to which private and public funds are required and employed.

The provision of public utility services to Las Palmas Ranch will be arranged via agreements between the developer and the serving utilities.

Elementary and high school education needs will be examined by the serving school districts (Spreckels Elementary and Salinas High School District) and met in accordance with district policies. New classroom construction at Las Palmas Ranch is at the discretion of Spreckels Elementary District.

The Las Palmas Ranch Specific Plan provides for nine hundred acres of land devoted to open space and natural recreation area, and twelve acres devoted to

mixed commercial/recreation/community uses. Ownership and maintenance of these facilities requires a special implementation approach.

The Las Palmas Ranch Specific Plan calls for restoration and maintenance of the Corey House and adjacent site area as a link with the property's heritage. Multipurpose use of the property is planned under developer ownership and control.

In summary, the policies following are designed to facilitate the timely identification of Las Palmas Ranch service and facilities needs, and the funding and provision of these required services and facilities within the overall phased development program. Applicable general objectives and specific policy statements follow:

GENERAL OBJECTIVES:

1. Arrange for the provision of adequate community services within approved areas of development concentration.
2. Provide for the development of adequate public facilities serving these areas of development concentration.

Minimize Monterey County operating and financing problems associated with provisions of these services and facilities.

A. ASSESSMENT AND SERVICE DISTRICT POLICIES

1. Appropriate assessment districts should be structured to supplement developer contributions and fully capitalize Las Palmas Ranch infrastructure and facilities requirements.

2. The impact of early project public improvement costs on housing costs should be reduced via the use of long-term assessment district bond financing.

3. A Las Palmas Ranch service district framework should be designed to adequately cover anticipated operating and maintenance costs for street lighting, street and flood control maintenance, parks, recreation facilities and the like.

4. A service district and assessment/bonding framework should be established to support Las Palmas Ranch capability to pay a necessary share of any future River Road ADC capital fund requirements for public protection (County Sheriff and Salinas Rural Fire Protection District) not yet determined.

5. Within the special district concept, a County sanitation district should be formed to own, operate and maintain the Las Palmas wastewater facilities, eliminating any disproportionate financial burden on regional wastewater systems and the County of Monterey.

6. Continuous monitoring and review of police protection needs at Las Palmas should be coordinated with the Monterey County Sheriff's Department.

CHAPTER IV

NONREGULATORY IMPLEMENTATION

GOAL: To provide an innovative framework for private and public implementation of the facilities and services element of the Las Palmas Specific Plan.

DISCUSSION:

Full development of Las Palmas Ranch involves the construction, operation and maintenance of community facilities. These facilities include those serving community education, recreation, health and public safety functions. Limitations to the ability of existing public agencies to fund new public investment make it desirable to propose these developer-sponsored, nonregulatory implementation objectives and policies.

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The necessity to utilize any combination of the above districts will be governed by the timing and phasing of Las Palmas Ranch development, service levels to be established, the costs of constructing, operating and maintaining public facilities, and developer financing applied to these requirements. Rights and responsibilities of all involved witnesses will be established as the specific plan is approved and the Las Palmas Development Agreement is executed. Transfer of various properties or facilities from developer to homeowners' associations or public bodies also affects the extent to which private and public funds are required and employed.

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mixed commercial/recreation/community uses. Ownership and maintenance of these facilities requires a special implementation approach.

The Las Palmas Ranch Specific Plan calls for restoration and maintenance of the Corey House and adjacent site area as a link with the property's heritage. Multipurpose use of the property is planned under developer ownership and control.

In summary, the policies following are designed to facilitate the timely identification of Las Palmas Ranch service and facilities needs, and the funding and provision of these required services and facilities within the overall phased development program. Applicable general objectives and specific policy statements follow:

GENERAL OBJECTIVES:

1. Arrange for the provision of adequate community services within approved areas of development concentration.
2. Provide for the development of adequate public facilities serving these areas of development concentration.

Minimize Monterey County operating and financing problems associated with provisions of these services and facilities.

A. ASSESSMENT AND SERVICE DISTRICT POLICIES

1. Appropriate assessment districts should be structured to supplement developer contributions and fully capitalize Las Palmas Ranch infrastructure and facilities requirements.

2. The impact of early project public improvement costs on housing costs should be reduced via the use of long-term assessment district bond financing.

3. A Las Palmas Ranch service district framework should be designed to adequately cover anticipated operating and maintenance costs for street lighting, street and flood control maintenance, parks, recreation facilities and the like.

4. A service district and assessment/bonding framework should be established to support Las Palmas Ranch capability to pay a necessary share of any future River Road ADC capital fund requirements for public protection (County Sheriff and Salinas Rural Fire Protection District) not yet determined.

5. Within the special district concept, a County sanitation district should be formed to own, operate and maintain the Las Palmas wastewater facilities, eliminating any disproportionate financial burden on regional wastewater systems and the County of Monterey.

6. Continuous monitoring and review of police protection needs at Las Palmas should be coordinated with the Monterey County Sheriff's Department.

7. The provision of any new operating funds or facilities for fire protection by the Salinas Rural Fire District should be implemented through the service district concept.

B. HOMEOWNER'S ASSOCIATION POLICIES

1. All areas and facilities to be owned in common should be transferred at appropriate intervals from developer to designated homeowners' associations or special districts.

2. The formation and operation of neighborhood, village (or similar) and master homeowners' associations should be implemented to receive, operate and finance properties to be held in common ownership.

3. Ownership and operation of public facilities should be accommodated within the facilities special service district (CSA, CSD, sanitation district, etc.).

4. An adequate legal and operating framework for resident homeowner associations and for ownerships of properties by service districts shall be developed.

APPENDIX

River Road Area of Development Concentration

General Plan Amendment

On March 22, 1983, the Board of Supervisors adopted an amendment to the Monterey County General Plan establishing the River Road Area of Development Concentration. This action and criteria becomes the basis for the formation of specific plans requiring any such plans in this area to be consistent with this action and meet the minimum requirements set forth in Board Resolution No. 83-121. The General Plan amendment is as follows:

BE IT FURTHER RESOLVED that the Board of Supervisors approves the following General Plan amendment:

A. Designates the River Road area as an Area of Development concentration;

B. The boundaries shall be those referred to the Planning Commission, as amended and as shown on the attached map, "River Road Area of Development Concentration dated March 22, 1983." The uses shall be those designated by and consistent with the General Plan for the area covered.

C. The development criteria for the Area of Development Concentration shall be as follows:

1. Existing or approved development within the River Road ADC shall be maintained or developed in accordance with existing or approved tentative or final subdivision maps, use permits or specific plans.

2. The basic residential density for the new major subdivision development within the River Road ADC shall be a maximum of one unit per gross developable acre except where topography, physical constraints or other factors would preclude this density. Development including septic systems shall not be allowed on slopes over 30%. Condominiums, town

houses, zero lot line houses, and other forms of clustered or multifamily housing, shall be considered within this basic density where adequate utilities are available; and shall be encouraged where such development will help to protect public viewsheds, natural resources or prime agricultural lands, or will facilitate providing housing for families of low or moderate income.

3. Developable acres within the ADC shall be determined by establishing the overall gross area and subtracting areas of cross-slope in excess of 30%; prime agricultural land, and any other areas constrained by physical or environmental reasons.

4. New residential subdivisions within the River Road ADC shall provide at least 15% of their units for families of low or moderate income.

5. The ADC shall contain a Development Incentive Zone (DIZ) of 10 acres and is to be developed at a maximum residential density of 10 units per acre.

6. Necessary public services and facilities in an ADC shall include, but not be limited to, police and fire protection, sewers, roads, road maintenance, erosion, flood control, drainage, recreation, emergency escape routes and elementary schools. Also, service and facility requirements for the ADC should be scaled to the nature and scope of the ADC.

7. New development within the River Road ADC shall be served by a public utility water system or an incorporated mutual water company providing domestic and fire flows in accordance with all requirements of state and county environmental health agencies. Provision of necessary public services may be addressed and provided for on an ADC-wide basis, based upon the County's determination including the need for service areas and assessment districts. The County may assist in these endeavors.

8. New residential subdivisions within the River Road ADC on lots of less than one acre shall be served by a community sewage treatment facility meeting all requirements of state and county environmental health agencies.

9. Adequate police and fire protection shall be available at the time of development.

10. Appropriate elementary school sites shall be dedicated.

11. In order to mitigate adverse impacts on significant view shed areas, the following standards shall be applied to new development within the River Road ADC:

a. Ridge top development shall be prohibited.

b. Low level exterior lighting, including streetlights, shall be utilized consistent with maintenance and public safety requirements.

c. Roads which are perpendicular to viewing areas or which involve excessive cut or fill shall be discouraged.

d. Visually obtrusive building materials and finishes shall be avoided.

e. Higher density housing units shall be clustered behind natural land forms or be visually compatible and unobtrusive.

f. Utilize mounding, informal massing or irregularly spaced trees, planting, and other overall landscaping treatment to screen development.

g. Preserve vegetation significant to maintain visual quality and to provide erosion control on sensitive slopes.

12. Erosion, siltation and drainage controls shall be implemented in order to enhance watershed management, to protect on site and riparian vegetation, to protect prime and productive agricultural land, to maximize retention and percolation of surface water on site and minimize hazards to development.

13. An irregular or meandering landscaped setback, with a minimum depth of 50', shall be established along the frontage of River Road.

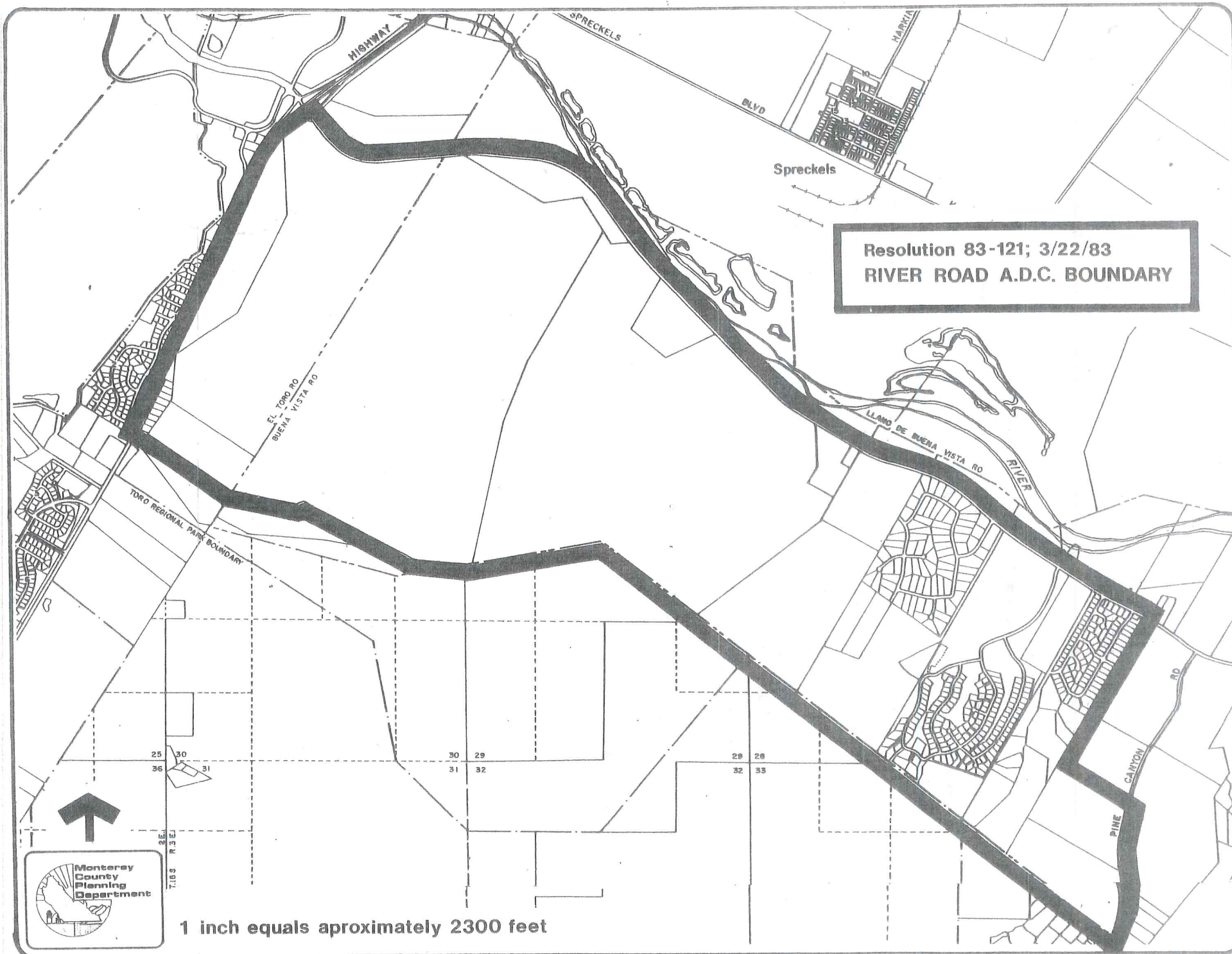
14. Provide centrally located commercial facilities appropriate to meet the convenience needs of residents of the River Road ADC. Such facilities shall be developed under general "Planned Commercial" or similar zoning which regulates uses, design and signing.

15. New residential subdivision within the River Road ADC shall provide usable open space and recreational facilities for the residents of the subdivision.

16. Significant archaeological and historical sites shall be preserved and protected as cultural resources. The Corey House should be restored and used for social, recreational and commercial purposes of a localized nature.

17. All new development within the River Road ADC shall provide detailed soils reports identifying sensitive and/or erodible soils. Such information shall be used to mitigate impacts and to insure the prevention of degradation and erosion of such sensitive soils and the degradation of agricultural lands adjacent to the ADC.

18. All run-off from such developments in the ADC shall be retained or directed so as to not adversely affect agricultural lands and farming operations north of River Road. This policy as well as the other policies herein shall insure the permanent preservation of agricultural lands adjacent to the ADC.



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