

The Monterey County Water Resources Agency (WRA) receives land use permits, construction permits, and environmental documents as part of the County's permit review and approval process. The WRA is responsible for the ensuring all projects appropriately consider and comply with local regulations concerning floodplains and FEMA Special Flood Hazard Areas; flood, drainage, and stormwater control; and, water supply.



May 2017 Development Review Report

LAND USE PERMITS ROUTED TO THE WRA FROM THE RMA-PLANNING DEPARTMENT				
DATE	PROJECT NAME	AREA	PROJECT DESCRIPTION	CONDITION TYPES
05/01/2017	GATLEY	CARMEL VALLEY	CONSTRUCT A 3,806 SQ FT SFD W/ A 689 SQ FT ATTACHED GARAGE, A 593 SQ FT DETACHED GUESTHOUSE W/ A 232 SQ FT ATTACHED CARPORT, AND AN 856 SQ FT COVERED PORCH ATTACHED TO THE SFD; DEMO A 220 SQ FT BARN.	FLOODPLAIN, WATER SUPPLY
05/01/2017	WULF	CARMEL	CONSTRUCT A 654 SQ FT SFD ADDITION.	NONE
05/01/2017	SEAMURZ LLC	CARMEL	CONSTRUCT A 4,584 SQ FT SFD W/ A 576 SQ FT ATTACHED GARAGE, AND A 425 SQ FT GUESTHOUSE.	DRAINAGE CONTROL
05/02/2017	CULTIVAR	GREATER SALINAS	COMMERCIAL CANNABIS BUSINESS TO INCLUDE 26 TYPE 2B (SMALL CULTIVATION) AND 1 TYPE 6 (NON-VOLATILE MANUFACTURING) IN EXISTING GREENHOUSES/WAREHOUSES WITHIN F/40.	NONE
05/02/2017	JV FARMS ORGANIC LLC	CENTRAL SALINAS VALLEY	FOUR (4) 280 FOOT TALL, 3.2 MEGAWATT WIND TURBINES IN THE F/40 ZONING DISTRICT.	NONE
05/08/2017	"DOLAN": CUTLER	NORTH COUNTY	AMENDMENT TO PREVIOUSLY APPROVED PLN 140714: ALLOW IMPROVEMENTS TO AN EXISTING STORMWATER TREATMENT FACILITY (DISCHARGE LOCATION 1B), CONSISTING OF A CONCRETE-LINED FOREBAY/SETTLING BASIN AND BIORETENTION BASIN, CONNECTING TO EXISTING INTERCEPTOR VAULTS.	DRAINAGE CONTROL
05/08/2017	WALSH	GREATER MONTEREY PENINSULA	CONSTRUCT A 4,700 SQ FT SFD, A 600 SQ FT GUESTHOUSE, A 1,000 SQ FT CARETAKER'S UNIT, AND A 120 SQ FT POOL HOUSE.	DRAINAGE CONTROL
05/08/2017	"DOLAN": PICK-N-PULL SAN JOSE	NORTH COUNTY	AMENDMENT TO PREVIOUSLY APPROVED PLN 140677: ALLOW IMPROVEMENTS TO AN EXISTING STORMWATER TREATMENT FACILITY (DISCHARGE LOCATION 2B), CONSISTING OF A CONCRETE-LINED FOREBAY/SETTLING BASIN AND BIORETENTION BASIN, CONNECTING TO EXISTING INTERCEPTOR VAULTS.	DRAINAGE CONTROL

05/08/2017	"DOLAN": S & S LAND DEV CO.	NORTH COUNTY	AMENDMENT TO PREVIOUSLY APPROVED PLN 140713: ALLOW IMPROVEMENTS TO AN EXISTING STORMWATER TREATMENT FACILITY (DISCHARGE LOCATIONS 1A & 2A), CONSISTING OF A CONCRETE-LINED FOREBAY/SETTLING BASIN AND BIORETENTION BASIN, CONNECTING TO EXISTING INTERCEPTOR VAULTS.	DRAINAGE CONTROL
05/09/2017	COASTAL DRISCOLL	NORTH COUNTY	PROPOSED COMMERCIAL MEDICAL CANNABIS BUSINESS INCLUDING ONE (1) TYPE 1B (SMALL CULTIVATION); AND ONE (1) TYPE 4 (NURSERY); OPERATION IN EXISTING GREENHOUSES/WAREHOUSES WITHIN THE F/40 DISTRICT.	WATER SUPPLY
05/15/2017	LEWIS	DEL MONTE FOREST	ALLOW OTHER RESIDENTIAL USES OF A SIMILAR CHARACTER, DENSITY, AND INTENSITY TO A BED AND BREAKFAST.	NONE
05/15/2017	CAL-AM / JACK RABBIT	CARMEL VALLEY	LOT LINE ADJUSTMENT BETWEEN THREE LEGAL LOTS OF RECORD.	NONE
05/16/2017	COASTAL GROWERS GUILD	GREATER SALINAS	COMMERCIAL MEDICAL CANNABIS BUSINESS TO INCLUDE SIX (6) TYPE 3B (22,000 SQ.FT. MIXED LIGHT CULTIVATION); ONE (1) TYPE 4 (NURSERY) OPERATION; TWO (2) TYPE 6 (NON-VOLATILE MANUFACTURING); OPERATION IN EXISTING GREENHOUSES/WAREHOUSES WITHIN F/40.	NONE
05/16/2017	GOLDEN STATE BULB GROWERS	NORTH COUNTY COASTAL	MEDICAL CANNABIS BUSINESS TO INCLUDE TWO (2) TYPE 3A (22,000 SQ.FT. INDOOR CULTIVATION), SEVEN (7) TYPE 3B (22,000 SQ.FT. MIXED LIGHT CULTIVATION), ONE (1) TYPE 4 (NURSERY) OPERATION, ONE (1) TYPE 6 (MANUFACTURING), ONE (1) TYPE 11 (DISTRIBUTOR), AND ONE (1) TYPE 12 (TRANSPORTER).	NONE
05/22/2017	BAILEY	DEL MONTE FOREST	CONSTRUCT 1,736 SQ FT OF ADDITIONS TO AN SFD AND A DETACHED GARAGE, AND CONSTRUCT A GUESTHOUSE.	NONE
05/23/2017	MATSUNO	GREATER SALINAS	PROPOSED PROJECT WOULD INCLUDE ONE (1) TYPE 4 (NURSERY) OPERATION IN EXISTING GREENHOUSES/WAREHOUSES WITHIN	NONE

05/23/2017	RCT LAND COMPANY LP	NORTH COUNTY COASTAL	PROPOSED COMMERCIAL MEDICAL CANNABIS BUSINESS TO INCLUDE ONE (1) TYPE 3B (22,000 SQ.FT. CULTIVATION), ONE (1) TYPE 6 (NON-VOLATILE MANUFACTURING), ONE (1) TYPE 8 (TESTING), ONE (1) TYPE 11 (DISTRIBUTOR), AND ONE (1) TYPE 12 (TRANSPORTER) OPERATION IN EXISTING GREENHOUSES/WAREHOUSES WITHIN THE CASTOVILLE PLAN DISTRICT.	NONE
05/30/2017	POSTHUMA	CARMEL	INSTALLATION OF FENCE, REMOVAL AND RELOCATION OF RETAINING WALLS, AND REMOVAL OF PATIOS.	NONE
05/30/2017	REID	NORTH COUNTY	LOT LINE ADJUSTMENT BETWEEN THREE LEGAL LOTS OF RECORD.	NONE

CONSTRUCTION PERMITS ROUTED TO THE WRA FROM THE RMA-BUILDING SERVICES DEPARTMENT				
DATE	PROJECT NAME	AREA	PROJECT DESCRIPTION	CONDITION TYPES
05/01/2017	TULLIS	DEL MONTE FOREST	REMODEL, ADDITION TO SFD.	WATER SUPPLY
05/01/2017	HEISER TRUST	DEL MONTE FOREST	CONSTRUCT AN SFD W/ A GARAGE.	DRAINAGE CONTROL, WATER SUPPLY
05/02/2017	ROSENDIN	DEL MONTE FOREST	REMODEL SFD.	WATER SUPPLY
05/02/2017	MCKENNA	CARMEL VALLEY	REMODEL SFD.	WATER SUPPLY
05/02/2017	CAPPO	CARMEL	REMODEL, ADDITION TO SFD.	WATER SUPPLY
05/04/2017	FROST	DEL MONTE FOREST	REMODEL SFD.	WATER SUPPLY
05/05/2017	BLACKSTOCK	DEL MONTE FOREST	CODE UPDATE TO PLANS FOR 10CP00657.	WATER SUPPLY
05/09/2017	OKAMOTO	CARMEL	REMODEL SFD.	WATER SUPPLY
05/12/2017	HAGEN	GREATER MONTEREY PENINSULA	REMODEL, ADDITION TO SFD.	WATER SUPPLY
05/12/2017	BELL	CARMEL VALLEY	ADDITION TO SFD.	WATER SUPPLY
05/15/2017	NICOLA	CARMEL VALLEY	CONSTRUCT A 1,720 SQ FT SFD W/ A 1,104 SQ FT GARAGE.	WATER SUPPLY

05/15/2017	HIDDEN VALLEY MUSIC SEMINARS	CARMEL VALLEY	REMODEL, ADDITION TO EXISTING FACILITIES.	WATER SUPPLY
05/16/2017	GLICK	DEL MONTE FOREST	REMODEL, ADDITION TO SFD.	WATER SUPPLY
05/17/2017	TJERRILD	SALINAS VALLEY	UNPERMITTED GRADING AND VEGETATION REMOVAL IN SALINAS RIVER FLOODPLAIN	FLOODPLAIN
05/17/2017	NORTON FARMS	GREATER SALINAS	GRADING OF 1,145 CU. YRDS. FOR REALIGNMENT OF EXISTING DITCH	NONE
05/17/2017	WESTERN PRECOOLING	NORTH COUNTY	NEW 960 SQ FT MODULAR BUILDING TO BE INSTALLED INSIDE OF AN EXISTING 22,390 SQ FT METAL BUILDING.	FLOODPLAIN
05/17/2017	LEATHER	GREATER MONTEREY PENINSULA	REMODEL SFD.	WATER SUPPLY
05/18/2017	BAINE	TORO	Remodel of an existing 1,990 square foot single family dwelling. Remodel 1145 square feet and a 1,245 square feet two-level addition to the existing single family dwelling, with a 261 square foot garage addition	NONE
05/19/2017	SHEPPERD	GREATER MONTEREY PENINSULA	CONSTRUCT AN ADDITION TO AN SFD.	WATER SUPPLY
05/22/2017	ALL SAINTS DAY SCHOOL	CARMEL VALLEY	CONSTRUCT A 1760 SQ FT BLDG.	WATER SUPPLY
05/22/2017	MBARD	GREATER MONTEREY PENINSULA	REMODEL COMMERCIAL BLDG.	WATER SUPPLY
05/23/2017	BURTON	DEL MONTE FOREST	REMODEL SFD.	WATER SUPPLY
05/24/2017	SHORES	SOUTH COUNTY	CONSTRUCT AN SFD W/ AN ATTACHED GARAGE AND BREEZEWAY.	FLOODPLAIN
05/25/2017	NCCRH	CARMEL VALLEY	RENOVATE APARTMENT.	WATER SUPPLY

CEQA/NEPA DOCUMENTS ROUTED TO THE WRA FROM THE RMA-PLANNING DEPT AND OTHER AGENCIES

DATE	PROJECT NAME	PROJECT DESCRIPTION	COMMENTS
5/26/2017	DRAFT MOSS LANDING SEA LEVEL RISE	THIS REPORT WAS FUNDED BY THE OCEAN PROTECTION COUNCIL THROUGH THE LOCAL COASTAL PROGRAM SEA LEVEL RISE ADAPTION GRANT PROGRAM. THIS GRANT PROGRAM IS FOCUSED ON UPDATED LOCAL COASTAL PROGRAMS (LCPS) AND OTHER PLANS AUTHORIZED UNDER THE COASTAL ACT. THIS PROJECT CONSISTS OF THREE MAIN GOALS INCLUDING: 1 IDENTIFY WHAT CRITICAL COASTAL INFRASTRUCTURE MAY BE COMPROMISED DUE TO SLR AND ESTIMATE WHEN THOSE RISKS MAY OCCUR; 2. IDENTIFY HOW FLUVIAL PROCESSES MAY INCREASE FLOODING RISK TO COASTAL COMMUNITIES IN THE FACE OF RISING SEAS; AND 3. DEFINE APPROPRIATE RESPONSE STRATEGIES FOR THESE RISKS AND DISCUSS WITH REGIONAL PARTNERS THE PRGRAMMATIC AND POLICY OPTIONS THAT CAN BE ADOPTED WITHIN COMMUNITY PLANS, HAZARD MITIGATION PLANS, AND LCP UPDATES.	<p>THE WATER RESOURCES AGENCY REVIEWED AND COMMENTED ON THE DRAFT STUDY. THE COMMENTS WERE AS FOLLOWS: The Monterey County Water Resources Agency (MCWRA) received the Draft Moss Landing Sea Level Rise Vulnerability Report on 04/28/17 as part of an RMA-Planning, Inter-Agency Review Meeting request. The MCWRA has reviewed the Draft Moss Landing SLR Vulnerability Report dated 03/2017, particularly with respect to critical infrastructure and hazard mapping. We really needed more time to appropriately convey correspondence recommendations concerning issues that are relevant to the MCWRA's areas of responsibility (e.g. critical facilities operation and maintenance within the Reclamation Ditch Watershed, Local Administration of FEMA's NFIP and flood hazard mitigation efforts, etc).</p> <p>Since time was limited our comments are very general and are limited to the following:</p> <ul style="list-style-type: none"> •The replacement of the Potrero Road Tide Gates and the Moss Landing Tide Gates are necessary regardless of impacts from climate change. They are reaching the end of their lifespan. They are currently vulnerable to failure. Even in the existing condition the tide gates may not be sufficient. In the future relying on tide gate infrastructure may not be enough; MCWRA is considering pumps and other mechanisms to help protect property and infrastructure. Property and infrastructure is most like already at significant risk. •The Monterey Bay Sea Level Rise, Climate Change Impacts to Combined Fluvial and Coastal Hazards Report, prepared by ESA dated 07/2016, perhaps should have considered using the extensive coastal flood modeling developed by FEMA for through its California Coastal Analysis and Mapping Project (CCAMP). See link http://www.r9map.org/Pages/CCAMP-Open-Pacific-Coast-Study.aspx The Open Pacific Coast Study includes the most up-to-date and extensive analysis of coastal flood hydraulic modeling. It is considered the best model available. •The ESA report estimates a 2100 high-emmissions scenario of 2.6 feet flood depth rise and 1,736 acre increase in inundation under the 100-year event. More emphasis could have been put into the Moss Landing SLR report, regarding adaptive strategy for this depth increase.