



## March 2018 - Development Services Report

The Monterey County Water Resources Agency (MCWRA) advises on a range of land use functions serving unincorporated Monterey County. The MCWRA is specifically responsible for ensuring that all development complies with regulations for floodplains in Monterey County; area plan policies for flood and storm water control; and, requirements for water availability and long-term sustainable water supply.

LAND USE PERMITS (DISCRETIONARY PERMITS)				
DATE	PROJECT NAME	AREA	PROJECT DESCRIPTION	CONDITION TYPES
03/05/2018	GONTARYUK	CACHAGUA AREA PLAN	ESTABLISHMENT OF A COTTAGE INDUSTRY CONSISTING OF AN ARTISAN WINERY (PRODUCES B/W 2,000 AND 50,000 CASES/YR) AND CONVERSION OF EXISTING GARAGE	WATER SUPPLY
03/05/2018	GAZARIAN PROPERTIES LLC	CARMEL AREA LAND USE PLAN, CZ	FOR BLUFF STABILIZATION OF A SURFICIAL SLIDE DUE TO EXCESSIVE RAINFALL AND SUBSURFACE SEEPAGE.	NONE
03/05/2018	GREGORI	GREATER MONTEREY PENINSULA AREA	TO ALLOW 3,601 SF SINGLE FAMILY DWELLING WITH A 613 SF ATTACHED GARAGE, 604 SF OF COVERED PORCHES, 320 SF OF DECK AND AN OUTDOOR KITCHEN. GRADING OF APPROX. 800 CUBIC YARDS OF CUT & 450 CUBIC YARDS OF FILL.	FLOOD AND STORM WATER CONTROL
03/05/2018	MCKELLAR	DEL MONTE FOREST LAND USE PLAN, CZ	REMODEL OF EXISTING SINGLE FAMILY RESIDENCE CONSISTING OF 313 SF PARTIAL DEMO & 950 SF ADDITION TO 1ST FLOOR; FULL DEMO OF 720 SF DETACHED EXISTING GARAGE/STAFF QUARTERS & CONSTRUCTION OF 588 SF ATTACHED GARAGE W/NEW 842 SF GUESTROOM ABOVE GARAGE & NEW 1ST FLOOR ADDITION. REDUCTION OF 1,864 SF OF IMPERVIOUS SURFACES INCLUDING THE POOL, DECKING & WALKWAYS; AND 177 CY OF GRADING TO REMAIN ON-SITE TO FILL EXCAVATION OF THE POOL; COASTAL ADMIN PERMIT FOR DEVELOPMENT W/IN 750 FT OF KNOWN ARCHAEOLOGICAL RESOURCE. NEW ROOFING MATERIALS CONSIST OF SLATE (GRAY) & SIDING MATERIALS	FLOOD AND STORM WATER CONTROL, WATER SUPPLY

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03/06/2018	1212 GENETICS LLC	NORTH COUNTY	COMMERCIAL MEDICAL CANNABIS BUSINESS INCLUDING SIX (6) 22,000 SQ.FT. CULTIVATION; ONE (1) TYPE 1 NURSERY; ONE (1) TYPE 6 (NON-VOLATILE MANUFACTURING); ONE (1) TYPE 11 (DISTRIBUTOR) IN EXISTING GREENHOUSES/WAREHOUSES WITHIN THE AG CONSERVATION ZONE.	FLOOD AND STORM WATER CONTROL, WATER SUPPLY
03/06/2018	APTOS BERRY FARMS	NORTH COUNTY	THE CONVERSION OF CROPLAND TO AG ACCESSORY STRUCTURES INCLUDING SUPPLY DEPOT, DRY SHED, TRUCK PIT, ETC. APPX. 70,000 SQ.FT. OF NEW IMPERVIOUS SURFACES	FLOOD AND STORM WATER CONTROL, WATER SUPPLY
03/12/2018	EPISCOPAL CHURCH IN THE DIOCESE (SPRINT)	SOUTH COUNTY AREA PLAN	TO ALLOW A WIRELESS COMMUNICATION FACILITY CONSISTING OF A 50-FOOT MONOPOLE, 10'x16' CONCRETE EQUIPMENT SLAB, EQUIPMENT CABINETS, PANEL ANTENNAS SURROUNDED BY A 6-FOOT TALL FENCED SECURITY ENCLOSURE.	NONE
03/12/2018	ALVAREZ BROTHERS LLC (KIND REAL ESTATE LLC)	GREATER SALINAS AREA PLAN	TO ALLOW MEDICAL CANNABIS CULTIVATION AND NURSERY ACTIVITIES WITHIN EXISTING GREENHOUSES AND NON-VOLATILE MANUFACTURING WITHIN AN EXISTING WAREHOUSE.	FLOOD AND STORM WATER CONTROL
03/12/2018	HICKS	NORTH COUNTY LAND USE PLAN, CZ	1) CONSTRUCTION OF 2,212 SF SINGLE FAMILY DWELLING, A 948 SF ATTACHED GARAGE, A 1,500 GALLON SEPTIC TANK; 2) ON SLOPES GREATER THAN 25% IN NORTH COUNTY COASTAL ZONE; 3) REMOVAL OF FIVE OAK TREES; 4) DEVELOPMENT WITHIN 100 FT OF ENVIRONMENTALLY SENSITIVE HABITAT (ESHA)	FLOOD AND STORM WATER CONTROL
03/12/2018	BERARDO	CARMEL VALLEY MASTER PLAN	FOR DEVELOPMENT TO ALLOW THE PARTIAL DEMOLITION OF AN EXISTING TWO-STORY 2,594 SF RESIDENCE AND REBUILD TO A 4,499 TOTAL SF TWO-STORY RESIDENCE, 506 SF ATTACHED GARAGE AND 1,158 SF DECK.	FLOOD AND STORM WATER CONTROL

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03/19/2018	PRSC LLC (MOLECULAR FARMS LLC)	CENTRAL SALINAS VALLEY AREA PLAN	TO ALLOW COMMERCIAL CANNABIS MIXED LIGHT CULTIVAION, NURSERY AND SELF-DISTRIBUTION WITHIN EXISTING STRUCURES ON REAR HALF OF PROPERTY.	FLOOD AND STORMWATER CONTROL
03/19/2018	STIVER	CARMEL LAND USE PLAN, COASTAL ZONE	DEMOLITION OF EXISTING 2090 SF SINGLE STORY SINGLE FMLY DWELLING & 441 SF 1-CAR GARAGE, CONSTR OF 3388 SF 2-STORY SINGLE FAMILY DWELLING WITH 605 SF ATTACHED 2-CAR GARAGE W/ASSOCIATED GRADING. CDP TO ALLOW 50 CY OF EXCAVATION WITHIN 750 OF A KNOWN ARCHAEOLOGICAL RESOURCE	WATER SUPPLY
03/20/2018	ENABLE ENERGY	MOSS LANDING	PROPOSED INSTALLATION OF A 415 KW GROUND MOUNTED PV AND AG CONSERVATION	FLOOD AND STORMWATER CONTROL
03/26/2018	SCHIVELEY PAUL & ROSALIE	GREATER SALINAS AREA PLAN	DIVISION OF A .619 ACRE PARCEL INTO TWO PARCELS OF 0.429 ACES(PARCEL 27 A) AND 0.190 ACRES (PARCEL 27 B), RESPECTIVELY.	NONE
03/26/2018	AGUILERA FRANK J & CLAUDE M AGUILERA TRS	CARMEL LAND USE PLAN, COASTAL ZONE	TO MERGE THREE PARCELS APN 009-293-021-000 (13189 SF) AND PORTIONS OF LANE "T" (1015 SF) AND LANE "R" (1015 SF) FOR CLEARING A CODE ENFORCEMENT CASE (13CE00280); AND TO LEGALIZE EXISTING 274 SF GUESTHOUSE W/NEW ATTACHED 144 SF UNCONDITIONED SUNROOM. PROPERTY LOCATED OFF OF LAZARRO DRIVE, CARMEL	NONE
03/26/2018	PACHECO CARL R JR & JILL	NORTH COUNTY AREA PLAN	COMMERCIAL CANNIBIS RETAILER USE WITHIN AN EXISTING COMMERCIAL BUILDING.	NONE
03/27/2018	HORIZON TOWER	NORTH COUNTY COASTAL	PROPOSED NEW 100 FOOT CELL PHONE TOWER IN THE COASTAL AG PRESERVE	FLOODPLAIN

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03/27/2018	RICHARDS AND KLOS	NORTH COUNTY	MINOR SUBDIVISION FOR ESTATE PURPOSES WITH NO DEVELOPMENT PROPOSED	FLOODPLAIN
<b>CONSTRUCTION PERMITS</b>				
DATE	PROJECT NAME	AREA	PROJECT DESCRIPTION	CONDITION TYPES
03/01/2018	DRISCOLL	NORTH COUNTY	NEW 1,100 AMP ELECTRICAL PANEL	FLOODPLAIN
03/01/2018	DEL REAL	GREATER SALINAS	DEMO EXISTING RETAINING WALL – 249’ TO PARTIALLY RESOLVE CE040381	FLOODPLAIN
03/01/2018	SLAMA	GREATER SALINAS	INSTALL 4 - 20,000 GALLON WATER TANKS AND ADD 66 SQ.FT. TO EXISTING FIRE PUMP HOUSE	FLOODPLAIN
03/01/2018	LITTLE	SOUTH COUNTY	ENV HEALTH WELL PERMIT	FLOODPLAIN
03/02/2018	SANCHEZ	PEBBLE BEACH	Construction permit for a 904 square foot interior remodel of an 2,178 square foot existing single family dwelling, including the removal of interior non-bearing walls, renovate kitchen, relocate powder room from Kitchen to hallway, relocate and replace fireplace, add 6 windows and replace existing windows, replace two sliding doors with French doors, new garage door, add 4 windows to garage, new 35 square feet wood deck at existing landing area.	WATER SUPPLY
03/02/2018	PURCELL	CARMEL	Residential interior remodel of 2,200 square foot single family dwelling to add new dormer, replace all doors and windows, adjust some windows on rear side of the residence, add new windows on some elevations of the residence, and add radiant heat.	WATER SUPPLY
03/02/2018	CARMEL INN VENTURES	CARMEL	Grading in the amount of 1,190 cubic yard of cut and 355 cubic yards of fill for new roadways, parking, and RV cabin pads.	WATER SUPPLY
03/02/2018	BURDEN	CARMEL	Construction permit to remodel bathroom, removal of one (1) window and replace with two (2) windows, remove one (1) window, add two (2) new windows, remove one window and install one (1) sliding door, replace other windows and sliding doors.	WATER SUPPLY

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03/07/2018	MCRAE	CARMEL	251 SQ.FT. MASTER BATHROOM AND MASTER CLOSET ADDITION.	FLOODPLAIN, WATER SUPPLY
03/07/2018	BURKE	CARMEL VALLEY	NEW 649 SQ.FT. NON-HABITABLE ACCESSORY BUILDING	FLOODPLAIN, WATER SUPPLY
03/08/2018	CONLAN	PEBBLE BEACH	Remove skylight, replace gutters and one window. Relocate laundry sink and laundry hook up into garage to construct closets in its place, remove and replace finishes and fixtures in bathroom. Replace 100 amp service panel. Remove swimming pool and spa.	WATER SUPPLY
03/08/2018	HOUSTON	CARMEL VALLEY	Enclose (e) 338 sq ft suspended deck (n) 650 sq ft & portion of under deck, new bathroom, office and living area. New truss top of existing deck for existing single family dwelling. No grading proposed. Estimated Cut: 1 C.Y, Fill: 1 C.Y.	WATER SUPPLY
03/09/2018	THAU	CARMEL	Removal of an existing sink and install a water cooler in the exercise room.	WATER SUPPLY
03/12/2018	COUNTY OF MONTEREY	NORTH COUNTY	CONVERSION OF A PORTION (1,605 SQ.FT.) OF AN EXISTING ONE-STORY BUILDING FROM A COMMUNITY ROOM TO A COUNTY AG OFFICE.	FLOODPLAIN
03/12/2018	RAMIREZ	NORTH COUNTY	ADDITION TO AN EXISTING RESIDENCE INCLUDING 162 SQ.FT. TWO BATHROOMS, A CLOSET AND A PORCH. DEMO (E) BATHROOM.	FLOODPLAIN
03/12/2018	KEIG	CARMEL	On vacant land construction of a two story 3,968 sq ft single family dwelling with a 782 sq ft attached garage, 55 sq ft covered porch, retaining walls ranging from 4ft to 7 ft in height and 458 sq ft second floor uncovered deck. Grading: Cut: 1,080, Fill: 840 C.Y	WATER SUPPLY
03/12/2018	D'ARRIGO BROS	GREATER SALINAS	1,698 KW GROUND MOUNTED PHOTOVOLTAICS SOLAR SYSTEM ON 14 ACRES OF LAND; APPX 6,624 MODULES PART OF PHASE 4.	FLOODPLAIN

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03/13/2018	PENN	PEBBLE BEACH	New landscape plan , reduce overall impervious surfaces, reduce overall water consumption with native planting, reconfigure existing driveway, add new wheelchair accessible patio @ accessible bedroom, add new 14 sq. ft. water feature in front, new 11 sq. ft. water feature in back & add 49 sq. ft. spa, add new retaining walls 540 linear feet & irrigation system	WATER SUPPLY
03/13/2018	MCRAE	CARMEL	ADDITION 251 SF MASTER BATHROOM & MASTER CLOSET	WATER SUPPLY
03/13/2018	MEAUX	PEBBLE BEACH	Building permit for a new 95 square foot covered front entry porch, new doors and windows, a 133 square foot attached trellis, 6 foot high, New patio, 25 linear feet of wood fence and side yard and two gates, reconfigure driveway 136 feet and change from asphalt to concrete, a new stone and concrete walkway, remove rafter extensions and replace with metal gutters, new exterior lighting, and a 33 square foot interior master bathroom remodel and grading of Cut 7.5 Cu and fill 7.5 CU and total disturbance 2180 square feet.	WATER SUPPLY
03/13/2018	WECKER	CARMEL	Construction of a new 1200 square feet Accessory Dwelling unit, with 528 square foot garage, driveway and 640 lineal feet of retaining walls	WATER SUPPLY
03/13/2018	LEE	MONTEREY	Construction of a New second Single family dwelling (ADU) with two bathrooms and three bedrooms 1,286 square foot. New 1,800 square foot detached workshop with bathroom, and two (2) 2,400 square foot detached non-habitable accessory structures with bathrooms. cut 100 CU and Fill 80 CU Area of Disturbance 10,252 square feet.	WATER SUPPLY
03/13/2018	GREGORY NORTHCRAFT	CARMEL	Minor interior remodeling consisting of the removal of a non-bearing wall at the kitchen, relocate washer and drier at the lower level and convert existing washer and drier room to half bathroom.	WATER SUPPLY
03/14/2018	WILSON	PEBBLE BEACH	Construction of a 2,257 sq. ft. single family dwelling with an attached 614 sq. ft. garage with attached 48 sq. ft. trellis, 105 sq. ft. covered entry porch, 4 skylights.	WATER SUPPLY

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03/14/2018	AT&T SERVICES INC	PEBBLE BEACH	Remodel 3 bathrooms. Removing 1 bath tub and replacing 1 shower and 1 bath tub. Updating electrical, lighting, plumbing and vent fans in the remodel areas.	WATER SUPPLY
03/16/2018	DAVI JR	PEBBLE BEACH	(N) 4068 SF INTERIOR REMODEL	WATER SUPPLY
03/16/2018	FRANKS	CARMEL VALLEY	REMOVE EXISTING LAV & TOILET (1.6 G) ADD STANDARD BATHTUB, CHANGE 3 EX. TOILETS (1.6 G) TO 1.28 GPF	WATER SUPPLY
03/16/2018	STATLER	CARMEL	BATHROOM REMODEL	WATER SUPPLY
03/20/2018	BORDONARO	CARMEL VALLEY	CONSTRUCTION OF A NEW 6,399 SQ.FT. 18 STALL HORSE BARN WITH 224 SQ.FT.	FLOOD AND STORM WATER CONTROL
03/20/2018	TABRIZI	CARMEL	REMOVAL OF 350 SQ.FT. FROM THE STRUCTURE. INTERIOR REMODEL OF STRUCTURE INCLUDING A CHANGE IN FIXTURE UNITS.	FLOODPLAIN, WATER SUPPLY
03/20/2018	JACKSON FAMILY INVESTMENTS LLC	CENTRAL SALINAS VALLEY	AG RESERVOIR	FLOODPLAIN, FLOOD AND STORM WATER CONTROL
03/20/2018	DELICATO VINEYARDS	SOUTH COUNTY	OUTDOOR INSTALLATION OF ONE, BULK LIQUID NITROGEN STORAGE TANK AND ASSC VAPORIZER.	FLOODPLAIN
03/20/2018	NICOLA	TORO	CONSTRUCTION OF A NEW 2,660 SQ.FT. HOME AND 598 SQ.FT. GARAGE	FLOODPLAIN, FLOOD AND STORM WATER CONTROL
03/22/2018	CARMEL VALLEY RANCH HSGE LLC	CARMEL VALLEY	Replacement of laundry equipment.	WATER SUPPLY
03/22/2018	TABRIZI	CARMEL	Demolition of existing 259 sq ft solarium and existing 74 sq ft garden room. Enlarge the studio bathroom, remove and replace existing shower, relocate the toilet and sink. Replace existing tub to shower in master bathroom. Remove two countertops located in the kitchen. Add two can lights and fan into studio bathroom. Replace existing windows and sidings where required.	WATER SUPPLY

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03/22/2018	MALEK	CARMEL	Demolish first floor, remodel and add bedroom, including the conversion of an existing garage into a master bedroom; the addition of a one-car garage; and a new 300 square foot second story addition with a balcony. Grading: Cut: 50 cub yds Fill: 50 Cub yds.	WATER SUPPLY
03/23/2018	SUSAN HOWE TRUST	CARMEL	Convert a half to full bath with add bathtub and GFI outlet.	WATER SUPPLY
03/23/2018	THATCHER	CARMEL VALLEY	Convert existing office above garage into a 484 square feet guest bedroom, 18 square feet new bathroom, convert antique storage into office space with addition of bar sink washer and dryer, new tankless water heater, FAU, two bar sinks, new shower to existing 1/2 bathroom in main residence.	WATER SUPPLY
03/26/2018	JONES	CARMEL	To clear code case 16CE00102 as-built to convert existing garage area 1067 square feet to a art studio with a bathroom and interior new walls, Remove garage door and enclose. original garage 1685 square feet.	WATER SUPPLY
03/26/2018	BARRETT	PEBBLE BEACH	ALLOW CONSTRUCTION OF A 500 SQ.FT. LAUNDRY ADDITION	WATER SUPPLY
03/26/2018	BYERLY	PEBBLE BEACH	Remodel a existing garage 804 square feet and create a new game room non heated and a bathroom heated with a shower 234 square feet. Install new mini heat pump 6000 BTU and cooling 8700 BTU. NEED TO SUBMIT TO INSPECTOR CF1R.	WATER SUPPLY
03/29/2018	BORRELLI	DEL MONTE FOREST	NEW 309 SQ.FT. INTERIOR REMODEL	WATER SUPPLY
03/29/2018	GIESEN	PEBBLE BEACH	REMODEL & ADDITION TO MAIN&LOWER LEVELS, ADDITION OF NEW UPPER LEVEL, GARAGE&OFFICE, REMOVE CARPORT, COVERED ENTRY & DECK, ADD MAIN & LOWER TERRACE, NEW COVERED ENTRY & LOGIA, REMOVE MOTORCOURT&DRIVEWAY - REPLACE WITH PERMEABLE PAVER & EXPANDED	WATER SUPPLY



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03/29/2018	RAYNAL	CARMEL	REMODEL EXISTING TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED TWO-CAR GARAGE. PROJECT INCLUDES EXTERIOR & INTERIOR AS WELL AS UNFINISHED LOWER LEVEL, PREVIOUSLY APPROVED BUILDING PERMIT.	WATER SUPPLY
03/29/2018	TIBBERSOFF-MOOPY REVOCABLE PROPERTY TRUST	CARMEL	REBUILD MASTER SUITE, ADD 567 FT2 REMODEL BAR AREA, ADD DISHWASHER	WATER SUPPLY
03/29/2018	BOETTCHER	CARMEL	ADD HALF-BATH, ADD TUB & MASTER BATH - WATER VIA RESIDUAL & RETROFIT	WATER SUPPLY

### PLAN CHECK CONSTRUCTION PERMITS RELATED TO DISCRETIONARY PERMITS

DATE	PROJECT NAME	AREA	PROJECT DESCRIPTION	CONDITION TYPES
03/01/2018	WOMACK	CARMEL VALLEY	CONSTRUCT A 5,914 SQ FT SFD W/ A 597 SQ FT ATTACHED GARAGE.	DRAINAGE CONTROL
03/20/2018	VINCO VINEYARD	CENTRAL SALINAS	THE CONSTRUCTION AND OPERATION OF A WINERY (AGRICULTURAL PROCESSING PLANT) AND TASTING ROOM. THE WINERY OPERATION WILL HAVE AN ANNUAL PRODUCTION OF UP TO 50,000 CASES OF WINE. THE PROPOSED PROJECT WILL INVOLVE THE CONSTRUCTION OF TWO (2) BUILDINGS OF 6,220 SQUARE FEET AND 13,896 SQUARE FEET, COURTYARD AREA, PARKING LOT, DRIVEWAYS, SEPTIC AND WASTE WATER SYSTEMS AND ALLOW FOR PRIVATE EVENTS.	DRAINAGE CONTROL, WATER SUPPLY
03/20/2018	MARTINS	GREATER SALINAS	EXPANSION OF A MINI-STORAGE FACILITY INCLUDING 30,775 SQ FT OF INDOOR STORAGE AND 38,065 SQ FT OF OUTDOOR STORAGE. ALSO INCLUDES A LOT LINE ADJUSTMENT IN THE LIGHT COMMERCIAL ZONING DISTRICT.	FLOOD AND STORM WATER CONTROL
03/21/2018	GIESEN	DEL MONTE FOREST	VARIOUS DEMOLITIONS AND ADDITIONS, AND INTERIOR REMODEL, TO AN SFD.	DRAINAGE CONTROL

CEQA/NEPA DOCUMENTS			
DATE	PROJECT NAME	PROJECT DESCRIPTION	COMMENTS
3/1/2018	CITY OF SOLEDAD - MIRAVALE	<p>The Monterey County Water Resources Agency (MCWRA) received a request from Michael Middleton, P.E., Bureau Veritas, and Talli Robinson, Senior Project Manager of Century Communities, to provide Don Wilcox, PE, Director of Public Works City of Soledad, with confirmation that the Summerfield Phase III – Condition of Approval F-1 has been fulfilled. The MCWRA provided this letter on 03/02/2018. The purpose of this letter was to confirm the MCWRA has been provided with the proper watercourse setback certification as required per condition of approval F-1. The below provides a summary of the condition as considered “MET” by the MCWRA: Monterey County Code, Chapter 16.16 Regulations for Floodplains in Monterey County. The proposed project intends to develop 125 lots for residential subdivision purposes. This residential subdivision is referred to as Summerfield III and the City of Soledad is the lead agency responsible for its permitting. Select lots will be located near the Bryant Canyon Channel including lots 17, 18, 19, 20, 21, 55, 56, 83 – 90, 113-116 (see attachment 1 – Summerfield Phase 3 Improvement Plans sheet 1 dated 02/2018). The MCWRA has been provided with a Technical Memorandum from Luis Santiago-Sotelo, P.E., RJA dated 02/02/2018 (see attachment 2). The certification establishes the project will meet the requirements of 16.16.050 for proper 50’ setback from the channel’s top-of-bank. A cross-section of the lots has been provided to document how a typical residential structure on the abutting lots will meet the 50’ min. setback requirement (see attachment 3 – Grading Section lot 89). The section demonstrates how the house on the lot is to be setback a min of 50’ with only minor, non-habitable accessory uses occurring within the setback area. The lots are configured as shown on the improvement plans and in the grading section to not result in any encroachment into the established maintenance road along the channel. Based on MCWRA’s review on the supporting attachments, the project is considered to be in substantial compliance with condition of approval F-1.</p>	<p>WRA STAFF EMAILED DON WILCOX PE, DIRECTOR OF PUBLIC WORKS CITY OF SOLEDAD, A COMPLIANCE MEMO AND MATERIALS SUPPORTING THE REQUEST FOR ALLOWING THE SUMMERFIELD III RESIDENTIAL SUBDIVISION TO BE CONFIGURED ALONG BRYANT CANYON. THE RESPONSE WAS PROVIDED IN REGARDS TO A LONG-STANDING RECOMMENDATION BY THE WRA TO MAINTAIN A 50' WATERCOURSE SETBACK BETWEEN NEW DEVELOPMENT AND THE CHANNEL. THE FUTURE PROJECT WILL BE LOCATED IN THE CITY OF SOLEDAD AND A CONDITION OF APPROVAL WAS PLACED ON THE PROJECT TO MAINTAIN A 50' SETBACK. WRA FINDS THE PROJECT TO BE IN SUBSTANTIAL COMPLIANCE WITH THE PROJECT'S CONDITION OF APPROVAL REGARDING WATERCOURSE SETBACK (COA F1). SEE BELOW HYPERLINK IN 'OTHER 1' FOR THE MEMO.</p>

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3/1/2018	RIVERVIEW LAS PALMAS ASSISTED	Administrative Draft EIR (ADEIR) 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.	THE AGENCY RECEIVED AN ADMIN DRAFT EIR FOR THE PROJECT AND WAS ASKED BY THE RMA-PLANNING DEPT TO SUBMIT COMMENTS IN RESPONSE. THE COMMENTS WERE SENT TO JOE SIDOR, ASSOCIATE PLANNER, ON 03/02/2018. THE PURPOSE OF THE COMMENT LETTER WAS TO PROVIDE COMMENTS RELEVANT TO THE POLICIES, REGULATIONS, AND POTENTIAL ENVIRONMENTAL IMPACTS WHICH SHOULD BE CONSIDERED FOR THE PROJECT, SPECIFICALLY THOSE REGARDING LONG-TERM WATER SUPPLY, WATER CONSERVATION, FLOOD AND STORM WATER DRAINAGE CONTROL, AND GROUNDWATER RECHARGE.
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