

# Exhibit G

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**MINUTES**  
**Toro Land Use Advisory Committee**  
**MONDAY, JUNE 25, 2018**



1. **Site Visit at 3:10 PM at 26425 Laureles Grade, Carmel Valley**

ATTENDEES: Keenan, Rieger, Vandergrift, Mueller, Gobets, Pyburn, Weaver, Bean and the project owners Ryan McNickle and Rachel Allaire, their architect Samuel Pitnick and Project Planner Cheryl Ku.

2. **Meeting called to order by** Weaver **at** 4:08 **pm**

3. **Roll Call**

Members Present: Keenan, Rieger, Vandergrift, Mueller, Gobets, Pyburn, Weaver, Bean

Members Absent: 0

4. **Approval of Minutes:**

A. April 23, 2018 minutes

There was a request from Special Programs Manager Melanie Beretti to revise the minutes of April 23. The LUAC discussed this and unanimously declined to revise the minutes but agreed to attach the following request to the minutes.

In reviewing the minutes from April 23, there are a couple of points that I feel are not quite correct that I'd ask you to consider revising in the final minutes (below).

**LUAC AREAS OF CONCERNS, LUAC COMMENTS**

Ans. 1&2 – Please correct to read “Melanie Beretti explained there is no current short-term rental specific application form. Ms. Beretti recommended an applicant contact/visit the RMA Permit Center...”

Response to question 3 – Please correct to read “Melanie Beretti stated that the current regulations (Administrative Permit) was outdated, and that many feel the administrative permit process is burdensome and too expensive with an upfront cost of \$6,000...”

**Melanie Beretti** | Special Programs Manager  
Office | 831-755-5285

Motion: Vandergrift (LUAC Member's Name)

Second: Gobets (LUAC Member's Name)

Ayes: 8 - Keenan, Mueller, Vandergrift, Rieger, Gobets, Pyburn, Weaver, Bean

Noes: 0

Absent: 0

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.

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: 4:48 pm

Minutes taken by: Bean



# Action by Land Use Advisory Committee

## Project Referral Sheet

Monterey County Planning Department  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025



Advisory Committee: **Toro**

Please submit your recommendations for this application by: June 29, 2018

1. **Project Name:** MCNICKLE RYAN & ALLAIRE RACHEL  
**File Number:** PLN170659  
**Assessor's Parcel Number:** 416-051-005-000  
**Project Location:** 26425 Laureles Grade, Carmel Valley  
**Project Planner:** Cheryl Ku, Associate Planner  
**Area Plan:** Toro Area Plan  
**Project Description:** Restoration Plan to correct grading on slopes over 25% (estimated 454cy of fill and 11.8cy of cut), after-the-fact Use Permit for grading on slopes over 25% for previously created building pad (estimated 370 cubic yards of cut), after-the-fact Tree Removal Permit for the removal of 2 Oak trees and Administrative Permit and Design Approval to allow the construction of a 2,592 square foot two-story single family dwelling, 480 square foot attached garage, 120 square foot shed and 558 square foot deck and patios and associated grading (approx. 71cy of cut and 71 cy of fill).  
**Recommendation To:** Planning Commission

Was a County Staff/Representative present at meeting? Yes, Planners Cheryl Ku and Yasmine Hassan

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	
		X	There were no members of the public present although neighbors were notified of this meeting. The owners, via RMA, sent a notice of meeting to the (300-ft.) neighbors but received no reply.



## 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)
<p>Weaver stated that the zoning listed on the project application is: RDR/5.1 VS</p> <p>However, the zoning found listed elsewhere is: RDR/B-8-VS</p> <p>Planner Cheryl Ku confirms the correct zoning designation should be: RDR/B-8-VS</p> <p>Weaver asked that the zoning for this parcel be corrected on the application. Weaver briefly explained B-8 prohibits intensification of use due to water insufficiency in the area. Owners responded that they have a Cal Am meter for fire protection. They will need a water meter for a new SFD connection. They were warned that water may not be available, as the parcel is in the Monterey Peninsula Water Management District, by letter from J. Bodensteiner at the Monterey County Water Resources Agency. Weaver explained his concern that the applicant and/ or County RMA may assume the Toro LUAC gave a project it's blessing for water use, when water availability is NOT part of the LUAC review.</p>		<p>Weaver explained that water availability is not in the LUAC's deliberative purview, however, nothing prevents the LUAC from bringing the water issue up.</p> <p>Suggested a procedural change in processing a land use application at RMA whereby water availability and a confirmed water source be confirmed prior to referral to a LUAC.</p>
<p>Weaver referenced the Restoration Plan written by the biological consultant. He opined it is a good one. He requested that the plan be implemented with carefully written conditions of project approval and that mitigation measures should be enforced. Required mitigations are contained in the Restoration Plan.</p>		<p>Write County project Conditions carefully and specify in the mitigation measures when (dates and how often) and who will review for compliance. This is the responsibility of the RMA. The specific dates and tasks can then be entered into Accela, and updated online, when completed (by who, date and time, and comments)</p>



<p>The proposed house meets the setback requirements of 100-feet from Laureles Grade (County Scenic Road). The house site is on a previously graded ledge below eye level from Laureles Grade.</p> <p>The proposed house height of 30-feet won't be seen from Laureles Grade as evidenced by the staking and flagging and an existing oak tree buffer.</p> <p>Weaver noted the views from the building site take in a huge area, meaning others could be able to see it lit up atop the Laurels Grade at night. Suggests a Condition that lighting should conform to required Toro Area darkness standards.</p>		<p>Suggest a carefully written Condition that lighting on the site should be down lighting and be required on all outdoor fixtures.</p>
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#### ADDITIONAL LUAC COMMENTS

Attachments; (things referenced during site visit and meeting)

Exhibit A: Locational Map, 4.120-acre lot from Monterey County Assessor website. APN 416-051-005

Exhibit B: Copy of Assessor's parcel map, site location relative to Laureles Grade and Jeanette Road

Exhibit C: County Assessor brief property transaction history. Current owner verified he purchased the Parcel in May of 2017

Exhibit D: Zoning as listed on Accela, correct parcel zoning is RDR/B-8-VS (see note) 100 front yard setback from Laureles Grade (40.2.4T)

Exhibit E: Letter from Monterey County Water Resources Agency for APN 416-051-005-000. Attachment on Accela.

#### RECOMMENDATION :

Motion by: Keenan (LUAC Member's Name)

Second by: Vandergrift (LUAC Member's Name)

- ☒ Support Project as proposed  
☐ Support Project with changes  
☐ Continue the Item

Reason for Continuance: \_\_\_\_\_  
Continued to what date: \_\_\_\_\_

AYES: 8 - Keenan, Rieger, Pyburn, Gobets, Mueller, Vandergrift, Weaver, Bean

NOES: 0 \_\_\_\_\_

ABSENT: 0 \_\_\_\_\_

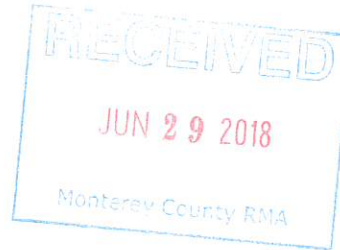
ABSTAIN: 0 \_\_\_\_\_



Monterey County RMA  
Cheryl Ku, Senior Planner  
Susan Rosales-Nava, Secretary  
1441 Schilling Place-South Second Floor  
Salinas, CA 93901

Via: U.S.P.S. Mail

Re: Toro LUAC, June 25, 2018  
Project Name: McNickle, Ryan & Allaire, Rachel  
PLN170659  
26425 Laureles Grade, Carmel Valley  
Toro Area Plan



Please find Exhibits A-E, documents referenced for the Site visit and and at the scheduled meeting.

These documents are itemized on the Draft Minutes of this meeting under Additional Meeting Comments.

Susan, please add these Exhibits A-E to the Draft Toro LUAC Meeting Minutes you received via email from Toro LUAC Secretary Beverly Bean.

Thank you,  
  
Mike Weaver  
484-2243

**ADDITIONAL LUAC COMMENTS**

*5 PAGES TOTAL - Mike Weaver*

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MUNICKLE/ALLAIRE  
26425 LAURELES GRADE  
C.V. CA 93924

https://assr.parcelquest.com/Home/Details/0  
TODD LAR 6/25/18  
EXHIBIT A  
LOCATIONAL  
PLN 170659

Steve Vagnini, County Assessor

#### General Information

**APN:** 416-051-005-000 [Open Map](#)  
**Situs Address:**  
 CARMEL VALLEY CA 93924  
**Mailing Address:**  
 209 DUNDEE DR  
 MONTEREY CA 93940  
**Legal Description:**  
**Use Type:**  
 MISCELLANEOUS  
**Tax Rate Area:** 139-001  
**Assessment**  
**Year Assd:** 2017  
**Land:** \$16,827  
**Structure(s):** \$6,772  
**Other:**  
**Total Land and Improv:** \$23,599  
**HO Exempt?:** N  
**Exemption Amt:**

#### Property Characteristics

**Bedrooms:**  
**Baths (Full):**  
**Baths (Half):**  
**Bldg/Liv Area:**  
**Year Built:**  
**Lot Acres:** 4.120  
**Lot SqFt:** 179,467

#### Recent Sale History

**Recording Date:** 05/30/2017  
**Document #:** 2017028402  
**Transfer Amount:** \$340,000

[View More History](#)



#### Natural Hazard Package



[Learn more](#)

[Add to Cart](#)  
[View Sample](#)

\$ 19.95

#### Full Property Detail



[Learn more](#)

[Add to Cart](#)  
[View Sample](#)

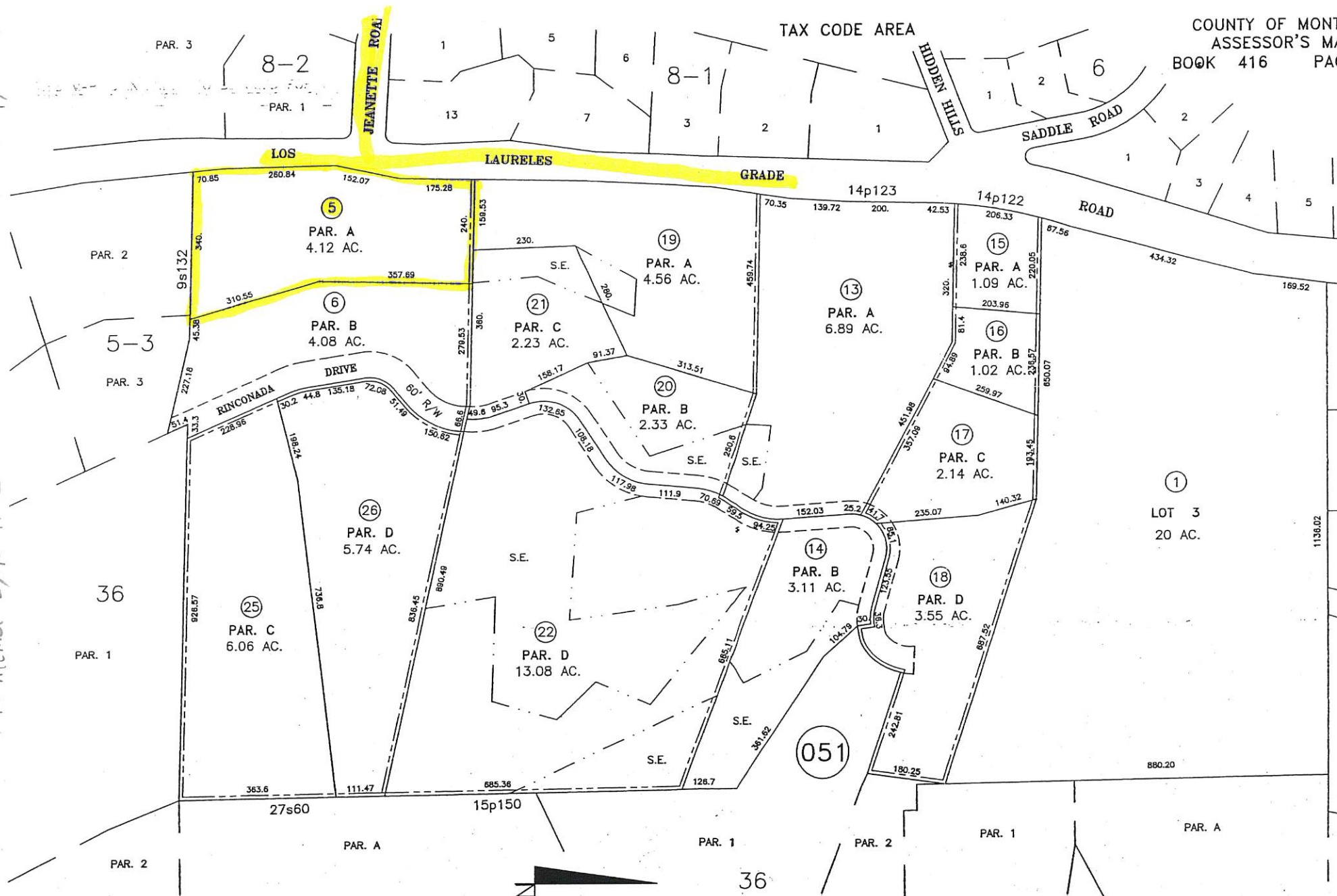
\$ 4.95

[Property Reports](#)

\*\*The information provided here is deemed reliable, but is not guaranteed.

EXHIBIT B - LUTATION  
REN 170659  
TODD LUTAC 6/25/18  
REMINISCENCE/ALLIANCE

COUNTY OF MONT  
ASSESSOR'S MA  
BOOK 416 PAC



THIS MAP IS INTENDED TO BE USED FOR  
PROPERTY TAX ASSESSMENT PURPOSES ONLY

SCALE: 1 IN.=200 FT.

ASSR'S MAP POR. N1/2  
T.16 S. R.2 E.

TORO LMAC 6/25/18  
MONTICELLO/ALLAIRE  
PLN 170659

EXHIBIT C

Steve Vagnini, County Assessor

## Transaction History:

Full Report \$19.95



[View Sample](#) [Add to Cart](#)

APN: 416-051-005-000  
Situs Address: CARMEL VALLEY CA 93924

The Full Transaction History Report includes complete document numbers and completed information for those fields where you see the term "Full Report Only" below. Document Images sold separately.

## History Record # 1

## Sale/Transfer:



Document Image:   
Recording Date: 05/30/2017  
Document Number:   
Document Type: DEED TRANSFER  
Title Company: Full Report Only  
Buyer: Full Report Only  
Seller: Full Report Only

Sale Date: Full Report Only  
Sale Price: Full Report Only  
Sale Type: Full Report Only

CURRENT OWNER

## History Record # 2



## Sale/Transfer:

Document Image:   
Recording Date: 04/29/2015  
Document Number:   
Document Type: DEED TRANSFER  
Title Company: Full Report Only  
Buyer: Full Report Only  
Seller: Full Report Only

Sale Date: Full Report Only  
Sale Price: Full Report Only  
Sale Type: Full Report Only

## History Record # 3



## Sale/Transfer:

Document Image:   
Recording Date: 12/27/1994  
Document Number:   
Document Type: DEED TRANSFER  
Title Company: Full Report Only  
Buyer: Full Report Only  
Seller: Full Report Only

Sale Date: Full Report Only  
Sale Price: Full Report Only  
Sale Type: Full Report Only

## History Record # 4

## Sale/Transfer:

Document Image:   
Recording Date: 03/04/1992  
Document Number:   
Document Type: DEED TRANSFER  
Title Company: Full Report Only  
Buyer: Full Report Only  
Seller: Full Report Only

Sale Date: Full Report Only  
Sale Price: Full Report Only  
Sale Type: Full Report Only

\*\*The information provided here is deemed reliable, but is not guaranteed.

This is a partial listing of recorded documents associated with the selected property. This list includes document types such as deeds, mortgages, releases, reconveyances, assignments, modifications, pre-foreclosure notices and subordinations. Older documents and other document types such as easements, judgments, state and federal tax liens, child support liens, bankruptcy, lease or rental agreements and others may have been recorded but are not listed here. For access to those documents please contact the County Recorder's office.

TDRD LVAR 6/25/18  
TR: PLN 170659  
MCNCKLE/PLAIRE

EXHIBIT D

Home Create Search Schedule

Announcements

Quick Search: Search for permit information in the box to the right.  
Citizen Access account is not required for this search.

416-051-005-000



## Parcel Details

### Parcel Information:

Parcel Number: 416-051-005-000

Lot:

Block:

Subdivision:

Status: Enabled

Book:

Page:

Parcel Area: 0

Land Value: 330000

Improved Value: 10000

Exemption Value: 0

Fire District: Monterey County Regional FPD

Planning Area: Toro

Zoning: RDR/B-8-VS(see note)

Zoning Notes: 100 front yard setback along  
Laureles Grade (40.2.4(T))

### Legal Description:

VOL 9 PAR MAPS PG 132 PAR A 4.12 AC EXC R-W & EXC 1 FT NON  
ACCESS STRIP

### Tract:

NOTE APPLICATION says  
CURRENT ZONING: RDR/5.1-VS

CORRECT ZONING W/13-8

## Addresses

Showing 1-1 of 1

Parcel Number	Address
416-051-005-000	26425 LAURELES GRADE, CARMEL VALLEY CA 93924



# Project Referral Sheet

Monterey County RMA Planning  
1441 Schilling Place South, 2nd Floor  
Salinas, CA 93901  
(831) 755-5025

TOROLAR 6/25/18  
EXHIBIT E  
RE PLN 170659  
MCNICKLE/ALLAIRE  
PLN 170659

TO: FIRE DEPARTMENT  
PUBLIC WORKS  
PARKS DEPARTMENT

HEALTH DEPARTMENT  
WATER RESOURCES AGENCY  
OTHER: \_\_\_\_\_

PLEASE SUBMIT YOUR COMMENTS FOR THIS APPLICATION BY: Monday, October 2, 2017

**Project Title:** MCNICKLE RYAN & ALLAIRE RACHEL

**File Number:** PLN 170659

**File Type:** DIRECTOR OF RMA PLANNING

**Planner:** KU

**Location:** NO ADDRESS ASSIGNED TO PARCEL

**Assessor's No:** 416-051-005-000

**Project Description:**

Administrative Permit and Design Approval to allow the construction of a 2,592 square foot two-story single family dwelling, 480 square foot attached garage, 120 square foot shed, 558 square foot deck and patios. Grading of 71 cubic yards of cut and 71 cubic yards of fill. The property is located near the intersection of Laureles Grade & Jeanette Road, Salinas [NO ADDRESS ASSIGNED TO PARCEL; OWNER SHALL CONTACT PUBLIC WORKS] (Assessor's Parcel Number 416-051-005-000), Toro Area Plan.

**Status:** COMPLETE/INCOMPLETE (highlight/circle one)

**Comments:**

The purpose of this letter is to advise you that water may not be available for the project. The project is located within the boundaries of the Monterey Peninsula Water Management District (MPWMD) and is proposed to be served by Hidden Hills Water System operated by California American Water (Cal-Am) Monterey. Cal-Am has requested a moratorium on new connections or expanded water use in the Hidden Hills area in their 2018-2020 General Rate Case currently before the California Public Utilities Commission. The moratorium is expected take effect in early 2018.

The pending moratorium could impact the project in two ways. First, MPWMD may require a new water meter be installed for the project as the existing on-site water meter is for fire suppression only. The requirement for a new meter would classify the project as a "new connection". The moratorium as proposed prohibits new connections. Second, the project would result in an increase in consumptive use for the site by 0.285 acre-feet/year. This data was obtained from the MPWMD Residential Water Release Form and Water Permit Application for the project dated 09/28/2017. The resulting increase in consumptive use would classify the project as an "expanded water use". The moratorium as proposed prohibits expanded water use.

**ORIGINAL SIGNED BY:**

Jennifer Bodensteiner, Associate Hydrologist  
Monterey County Water Resources Agency

**Signature:** J. Bodensteiner

Please return a copy to RMA Planning

**Date:** 10/3/2017



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