



County of Monterey

Item No.

Board Report

Board of Supervisors
Chambers
168 W. Alisal St., 1st Floor
Salinas, CA 93901

Legistar File Number: RES 24-161

September 17, 2024

Introduced: 8/27/2024

Current Status: Agenda Ready

Version: 1

Matter Type: BoS Resolution

Consider adopting a Resolution for naming a private road located off Valley Greens Drive in Carmel Valley, "Wolters Farm Way".

RECOMMENDATION:

It is recommended that the Board of Supervisors adopt a Resolution to name a private road located off Valley Greens Drive in Carmel Valley "Wolters Farm Way".

SUMMARY/DISCUSSION:

The Director of Public Works, Facilities and Parks (PWWP) received a petition letter (Attachment A) from Anthony Lombardo & Associates on behalf of Wolter Farm Development LLC and Estep Nile property owners, requesting to name a new private road "Wolters Farm Way". The new road serves as direct access for nine existing parcels or lots of record. One parcel (APN 169-431-013) is privately owned and is currently developed with an existing single-family dwelling. The other eight parcels are owned by Wolter Farm Development LLC; one parcel (APN 169-431-011) is currently under construction with private water treatment plant and storage tanks to serve these nine lots, another parcel (APN 169-431-008) has a pending building permit to construct a new single-family dwelling and construction is anticipated to begin soon. The other parcels are listed for sale and development is anticipated soon.

Reasons cited for this request include better identification of residences and water treatment plant, eliminating confusion by assigning parcel address once, eliminating confusion with visiting friends and families, and easier response for emergency personnel (Sheriff, Fire, Ambulance) and others (mail delivery, service repairman, etc.) to locate properties along this road. Additionally, there are two existing building permit applications for a new single-family dwelling and water treatment plant in need of an address assignment. Moreover, PG&E requires a street address to bring electricity to the properties including the water system.

The requirements and standards for road naming adopted by the Board of Supervisors on January 13, 1987 (Attachment B) pursuant to Ordinance No. 1241 which was adopted on July 2, 1962 require the road to be checked for width of road, type of surfacing, condition of road, and number of parcels served. Specifically, the following standards must be met upon referral to the Board: 2(a) Four or more developed parcels and/or four residences must be served by the private road; 2(b) Road must be paved and at least 12 feet in width; and 2(c) a turnaround of size and adequate to accommodate emergency vehicles must be provided unless the road is connected on both ends to other approved access. All requirements have been met except for Section 2(a). It is not known when four or more parcels will be developed, but the undeveloped parcels are listed for sale and development is anticipated to occur soon. Ordinance No. 1241

requires that road naming requests be considered by the Board at a public hearing.

If the official road name is not approved, the alternative for the property owners would be to obtain address assignments off Valley Greens Drive and submit a new petition to the Board, when at least four or more parcels are developed. It is important to note, there is much effort involved on a private property owner when the address is changed. Specifically, personal information that the County does not have control over, such as the Drivers' License, Property Title, Mortgage, and banking information, etc., would need to be updated, among other things.

Staff has reviewed the request, and based on staff review and with the intent to minimize confusion, staff recommends the Board approve officially naming the road to "Wolters Farm Way". Addresses would be assigned in accordance with Monterey County Ordinance No. 1241, and in accordance with any applicable requirements of the local fire jurisdiction. Should the road name Wolters Farm Way be approved, the applicant will be responsible for supplying and installing a new road name sign and shall be responsible for maintaining the sign.

OTHER AGENCY INVOLVEMENT:

The Office of the County Counsel has reviewed the recommendation as to form. The Department of Emergency Communications and Fire Department (Monterey County Regional Fire District) reviewed and have no objections to the proposed road name (Attachment C). HCD coordinated with PWFP on this request.

FINANCING:

Staff costs to prepare this report are included in the FY2024-25 Adopted Budget for Housing and Community Development Department (HCD) Appropriation Unit HCD002, Unit 8543. The cost of the road naming processing is funded with applicant fees.

BOARD OF SUPERVISORS STRATEGIC INITIATIVES:

The recommended action supports the Board of Supervisors' Strategic Initiative for Economic Development and Public Safety. The proposed ordinance and corresponding road naming will promote improve public safety by preventing confusion for emergency responders and others.

- Economic Development
- Administration
- Health & Human Services
- Infrastructure
- Public Safety

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Approved by: Craig Spencer, AICP, Director of Housing and Community Development
Approved by: Randell Ishii, MS, PE, TE, PTOE, Director of Public Works, Facilities and Parks

The following attachments are on file with the Clerk of the Board:

- Attachment A - Petition Letter
- Attachment B - Ordinance No. 1241, dated January 13, 1987
- Attachment C - Correspondence from Emergency Communications and Fire Department

Attachment D - Draft Board Resolution
Attachment E - Location Map