

# Exhibit C

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FILE #: \_\_\_\_\_



**MONTEREY COUNTY  
RESOURCE MANAGEMENT AGENCY**

LAND USE & COMMUNITY DEVELOPMENT | PUBLIC WORKS & FACILITIES | PARKS  
1441 Schilling Place, South 2<sup>nd</sup> Floor (831)755-4800  
Salinas, California 93901-4527 www.co.monterey.ca.us/rma

**INLAND DESIGN APPROVAL APPLICATION FORM**

ASSESSOR'S PARCEL NUMBER: 177-033-018-000

PROJECT ADDRESS: 20 First St Spreckels CA 93962

PROPERTY OWNER: Ernest/Martha Varela Telephone: (831)262-5690

Address: 20 First St. Spreckels CA 93962 Fax: \_\_\_\_\_

City/State/Zip: Spreckels / CA / 93962 Email: evarelazzo@gmail.com

APPLICANT: Same Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

AGENT: \_\_\_\_\_ Telephone: \_\_\_\_\_

Address: \_\_\_\_\_ Fax: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_ Email: \_\_\_\_\_

Mail Notices to:  Owner  Applicant  Agent  
(Check only one)

PROJECT DESCRIPTION: (Attach Scope of Work) Paint house due to weathered siding and chipped paint. new colors attached. Also repair siding to back carriage house only. Main house ~~no~~ siding replaced.

MATERIALS TO BE USED: wood siding. Paint

COLORS TO BE USED: Carbon / Tudor Tan / Evening City (colors attached)  
407 Carbon trim, HLS 4252 agent Tudor Tan & HLS 4263 Hammered Pewter House

I acknowledge that I will need a building permit and must comply with the Monterey County Building Ordinance and that this approval is for design of the structures and compliance with zoning regulations only. For properties served by Onsite Wastewater Treatment System (OWTS), the Environmental Health Bureau (EHB) will not review this application but may need to require redesign of the project in the subsequent construction permit application to address impacts related to the existing OWTS or future standby area. A project redesign may require a subsequent Design Approval application and additional fees.

PROPERTY OWNER/AGENT SIGNATURE: [Signature] DATE: 7/12/24

**FOR DEPARTMENT USE ONLY**

ZONING: \_\_\_\_\_ AREA PLAN: \_\_\_\_\_  
ADVISORY COMMITTEE: \_\_\_\_\_ RELATED PERMITS: \_\_\_\_\_  
PLANNER: \_\_\_\_\_  
WITHIN ARCH BUFFER ZONE?  YES  NO ON SEPTIC SYSTEM (OWTS)?  YES  NO  
LEGAL LOT: \_\_\_\_\_  YES  NO DOES THIS CORRECT A VIOLATION?  YES  NO

FINDINGS:  
 The project is consistent with the 2010 General Plan, the applicable Area Plan, and meets the regulations in Title 21 (Zoning Ordinance-Inland); and  
 The design of the proposed project assures protection of the public viewshed, is consistent with neighborhood character, and assures visual integrity without imposing undue restrictions on private property because: \_\_\_\_\_

DECISION:  OVER-THE-COUNTER  ADMINISTRATIVE  
ACTION:  APPROVED  DENIED  
CONDITIONS:  ATTACHED  NONE  
APPROVED BY: \_\_\_\_\_ DATE: \_\_\_\_\_  
COPY TO APPLICANT:  IN PERSON OR  MAILED DATE: \_\_\_\_\_

Two story L shaped Cottage



## GENERAL PLAN POLICY CONSISTENCY CHECKLIST FOR DESIGN APPROVALS (Inland Only) To be completed by Applicants

|   |                             |                  |
|---|-----------------------------|------------------|
| LAND USE DESIGNATION:   | APN:                        | PLANNING NUMBER: |
| <b>AREA PLAN:</b><br><input type="checkbox"/> Cachagua Area Plan<br><input type="checkbox"/> Carmel Valley Master Plan<br><input type="checkbox"/> Central Salinas Valley Area Plan<br><input type="checkbox"/> Fort Ord Master Plan<br><input type="checkbox"/> Greater Monterey Peninsula Area Plan<br><input type="checkbox"/> Greater Salinas Area Plan<br><input type="checkbox"/> North County Area Plan<br><input type="checkbox"/> South County Area Plan<br><input type="checkbox"/> Toro Area Plan<br><input type="checkbox"/> Agriculture & Winery Corridor Plan | <b>PROJECT DESCRIPTION:</b> |                  |

| Please answer each question based on the description of the project<br>(see back of questionnaire for policy references) |  |
|--|--|
|  | The project is for:<br><input checked="" type="checkbox"/> Residential use <input type="checkbox"/> Commercial use <input type="checkbox"/> Agricultural use <input type="checkbox"/> Public or Quasi-Public use <input type="checkbox"/> Industrial use |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | The project proposes a cell-site, telcom (digital) communication facility/site?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | The project includes the construction of a new structure?  |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | The project includes the enlarging, altering, repairing, moving, improving, or removing of existing structures?<br>If "yes", describe <i>Carriage house in back of main house was falling over and water damage from rain.</i>                           |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | The project includes demolition work? If "yes", describe <i>repair old siding. Not removing existing carriage house</i>  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Project includes the use of roofing materials that are different in type and/or color from the original materials?   |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Project includes replacement and/or repair of (50%) or more of the exterior walls of a structure?  |
| <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No  | Project includes historical structure or a structure more than fifty (50) years old?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Project includes an accessory structure(s)? If "yes", describe:  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Project includes the placement of a manufactured home, mobile home, modular or prefabricated unit?<br><input type="checkbox"/> Private property <input type="checkbox"/> Park installation (mobile home park)  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Project includes retaining walls?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Project involves new, change or modifications to existing utilities and/or power lines?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Project is change or modification to an approved application.  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Does the project propose a lot line adjustment or subdivision?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | 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?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Is the project located near an incorporated area (City)?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Is the project located within a Community Area or Rural Center?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Is the project located within 1/4 mile of a public airport?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Is this the first residence on a property?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Does the project propose a secondary unit?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Would native vegetation be removed with this project?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Would proposed development occur within 100 feet a creek/drainage (including seasonal) or river?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Does the project propose any tree removal? If "yes" Type _____ Size _____ Number _____   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Project includes grading, dirt importation, dirt removal, and/or drainage changes.   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Would the project be connected to an existing well or private water system?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a well.   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Project is associated with a new or improvements to a water system. _____ water system _____ number of connections   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Does the project include a new individual or existing wastewater system (e.g. septic)?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | The project includes constructing, enlarging, altering, repairing, moving, improving or removing a septic tank/system?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Does the project propose development on slopes over 25%?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Is the project 50 feet from a bluff?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Project is located within 100 feet of seasonal or permanent drainage, lake, marsh, ocean, pond, slough, stream, wetlands. If "yes", describe   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Does the project include cultivation of land that is currently not cultivated?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Does the project propose non-agricultural uses adjacent to agricultural uses?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Is the project located within the winery corridor?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Would any portion of the proposed development be visible from a public road, designated vista point, or public park?<br>If yes, is it located on a slope or near the top of a hill? <input type="checkbox"/> Yes <input type="checkbox"/> No             |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Does the project propose or require affordable housing?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Does the project require a General Plan Amendment?   |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Is the project located within a Special Treatment Area?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Is the project located within a Study Area?  |
| <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No  | Project involves or includes an existing or proposed trail or easement.  |

I, the undersigned, have authority to submit application for a permit on the subject property. I have completed this questionnaire accurately based on the proposed project description. It is my interpretation that the project is consistent with the 2010 Monterey County General Plan. I understand that Monterey County may require project changes or some other permit/entitlement if the project is found to be inconsistent with any General Plan policy.

Signature: *Ernest Varel*  
 Print Name: Ernest Varel

Date: 7/12/24

**Staff Use  
Only**

**Based On Review Of The Project  
Description Proposed , The Project Is:**

- Consistent With The 2010 Monterey County General Plan**  
 **Inconsistent With The 2010 Monterey County General Plan**

Notes / Comments:

Planner:

Planning Team:

Date:

**Policy Reference Based On Topic**

|  |  |
|--|--|
| General Plan Amendment   | Lu-1.7, Lu-2.18, Lu-2.19, Lu-2.21, Lu-2.23, Lu-2.24, Lu-2.27, Lu-2.29, Lu-6.5, Lu-9.6 Thru Lu-9.8, Gs-1.11, Csv-1.4, Ps-3.1, Os-5.20, Os-8.6,  |
| Within City Sphere Of Influence Or Memorandum Of Understanding | Lu-2.14 Thru Lu-2.19, Ag-1.12, Gs-1.14   |
| Community Areas  | Lu-1.8, Lu-1.19, Lu-2.3, Lu-2.10 Thru Lu-2.12, Lu-2.20 Thru Lu-2.27, Lu-2.29, Lu-9.5, C-1.1, Os-3.6, Os-5.17, Os-8.6, Os-9.2, Os-10.10, T-1.7, Awcp-3.4a, Nc-1.5, Gs-1.1, Gs-1.13, Ag-1.3, Ag-1.4, Ps-1.1, Ps-1.2, Ps-3.1, Ps-4.13, Ps-5.1, Ps-8.2, Ps-11.14, S-2.5, S-5.17, S-6.4, S-6.5, |
| Rural Centers  | Lu-1.8, Lu-1.19, Lu-2.3, Lu-2.11, Lu-2.12, Lu-2.26 Thru Lu-2.32, Os-5.17, Os-9.2, Os-10.10, T-1.7, T-1.8, Awcp-3.4a, Nc-1.5, Gs-1.13, Ag-1.3, Ps-1.1, Ps-1.2, Ps-3.1, Ps-4.13, Ps-5.1, Ps-8.2, S-5.17, S-6.5,  |
| Special Treatment Areas  | T-1.4, T-1.8, Gs-1.1 Thru Gs-1.3, Gs-1.10, Gs-1.12, Gmp-1.6 Thru Gmp-1.9, Csv-1.1, Csv-1.3, Csv-1.5 Thru Csv-1.7, Cv-1.22, Cv-1.23, Cv-1.25, Cv-1.27, Cach-1.5,  |
| Study Areas  | Gs-1.7, Gs-1.11, Csv-1.4, Cv-1.26  |
| Winery Corridor  | Ag-4.1 Thru Ag-4.5, AWCP   |
| Development Outside Community Areas Or Rural Centers           | Lu-1.19, S-2.7, Os-3.6   |
| Development On Slopes Over 25%                                 | Lu-9.5, Os-3.5, Os-3.6, Os-3.9, S-1.2, Cv-2.9, Cv-6.2, Cv-6.4, Cv-6.5, FOMP-A-6, Gmp-4.1, Gs-1.1, Gs-3.1, Nc-1.3, Nc-3.9, Nc-3.10, T-3.6   |
| Conversion To Agriculture                                      | Os-3.5, Os-5.22, Ag-1.6, Ag-1.7, Ag-1.12, Ag-2.9, Ag-3.3nc-3.10, Nc-3.11, CV-6.2, Cv-6.4,  |
| Routine And On-Going Ag Activities                             | Ag-3.1 Thru Ag-3.3   |
| Non-Ag Adjacent To Ag Uses                                     | Lu-1.5, Lu-2.8, Ag-1.2, Ag-2.8, Cv-6.1, Gs-1.1, T-1.8  |
| Agriculture (F, PG, & RG)                                      | Lu-3.1, Lu-3.2, 6.0 – Agriculture Element  |
| Farm Worker Housing  | Ag-1.6   |
| Ag Employee Housing  | Ag-1.7   |
| Ag Support Facilities  | Ag-2.1 Thru Ag-2.9   |
| Rural Residential (LDR, RDR, & RC)                             | Lu-2.34 Thru Lu-2.37   |
| Urban Residential (HDR & MDR)                                  | Lu-2.33  |
| Commercial (LC, HC, & VPO)                                     | Lu-4.1 Thru Lu-4.8, Ed-2.3, Ed-4.2   |
| Industrial (Ai, Li, & Hi)                                      | Lu-5.1 Thru Lu-5.9, Ed-2.3, Ed-4.2   |
| Public / Quasi Public (PQP)                                    | Lu-6.1 Thru Lu-6.5   |
| Affordable Housing   | Lu-1.19, Lu-2.11 Thru Lu-2.13, Lu-2.23, Lu-2.28, T-1.7, T-1.8, Nc-1.5, Gs-1.13, Gmp-1.9, Fomp-H-1.1, Fomp-C-3, Cv-1.6, Cv-1.27   |
| Secondary Units  | Lu-2.10, Cv-1.6, Gs-1.13, Nc-1.5, T-1.7, Ps-1.1  |
| Subdivision  | Lu-1.7, Lu-9.3 Thru Lu-9.5, Ag-1.3, Nc-1.5, Awcp-3.5.A, T-1.5, T-1.7, Gs-1.13, Cv-1.6, Cv-1.7, Ps-1.1, Ps-3.2, Ps-3.9, Ps-3.19, Ps-4.9, Ps-4.13, Ps-11.10, S-1.7, S-2.7, S-4.10, S-4.27, S-6.7, Os-1.5, Os-1.10, Os-6.5, Os-7.5, Os-8.4,   |
| Lot Line Adjustment  | Lu-1.14 Thru Lu-1.16   |
| Off-Site Advertising   | Lu-1.10  |
| Exterior Lighting  | Lu-1.13  |
| Landscaping  | Os-5.6, Os-5.14  |
| Tree Removal   | Os-5.9, Os-5.10, Os-5.25, Ps-12.10, Cach-3.4, Cv-3.11, Fomp-C-1, Fomp-C-2.1 Thru Fomp-C-2.5, Gmp-3.3, Gmp-3.5, Gs-1.5, Gs-1.8, Gs-3.3, Nc-3.4, T-3.7.  |
| Circulation (E.G. Roads, Transportation)                       | Chapter 2.0  |



