

# Exhibit C

This page intentionally left blank.

**MINUTES**  
**Toro Land Use Advisory Committee**  
**March 9, 2026**

1. Meeting called to order by Mike Weaver at 4:02 pm

2. Roll Call

**Members Present:**

Mike Weaver, Stephen Hooper, Tamara Schwartz, Mike Mueller, Judie Riley

**Members Absent:**

Lauren Keenan (on vacation)

3. Approval of Minutes:

A. June 23, 2025 minutes

Motion: Mike Weaver (LUAC Member's Name)

Second: Stephen Hooper (LUAC Member's Name)

Ayes: Weaver, Hooper, Schwartz, Mueller

Noes: None

Absent: Lauren Keenan

Abstain: Judie Riley (newest member of the Toro LUAC, was not at the June 23, 2025 meeting)

4. **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.

None

---

---

---

---

---

---

5. **Scheduled Item**  
PLN240262 – EVERS COURTLAND F TR

6. **Other Items:**

A) LUAC member nominated for Chairperson: Tamara Schwartz

---

Motion: \_\_\_\_\_ (LUAC Member's Name)

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: Weaver, Hooper Schwartz, Mueller, Riley

---

Noes: **None**

---

Absent:

---

Abstain:

---

B) LUAC member nominated for Secretary: Mike Weaver

---

Motion: \_\_\_\_\_ (LUAC Member's Name)

---

Second: \_\_\_\_\_ (LUAC Member's Name)

Ayes: Hooper, Mueller, Schwartz, Riley \_\_\_\_\_

Noes: **None** \_\_\_\_\_

Absent: \_\_\_\_\_

Abstain: \_\_\_\_\_

C) Preliminary Courtesy Presentations by Applicants Regarding Potential Projects

None  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

C) Announcements

The corner Corral de Tierra Market and Deli is in the process of installing a new septic system and two new underground, double wall fuel tanks, to re-open as a working fuel station. The current understanding is the buildings will remain essentially the same, rather a vintage look for the corner.

\_\_\_\_\_  
\_\_\_\_\_

7. Meeting Adjourned: 5:05 pm

Minutes taken by: Mike Weaver

# Action by Land Use Advisory Committee Project Referral Sheet

Monterey County Housing & Community Development  
1441 Schilling Place 2<sup>nd</sup> Floor  
Salinas CA 93901  
(831) 755-5025

**Advisory Committee:** Toro \_\_\_\_\_

1. **Project Name:** EVERS COURTLAND F TR  
**File Number:** PLN240262  
**Project Location:** 148 SAN BENANCIO RD, SALINAS, CA 93908  
**Assessor's Parcel Number(s):** 416-261-023-000  
**Project Planner:** McKenna Bowling  
**Area Plan:** Toro Area Plan  
**Project Description:** Construction of two story 1,991 square foot residence with 1,371 unfinished basement, 720 attached garage, 123 square foot covered front porch, 396 square foot deck, 1,670 square feet of driveway, and (2) 5,000 gallon water tanks with 240 square foot shed roof.

**Was the Owner/Applicant/Representative present at meeting?** YES  NO  \_\_\_\_\_

**(Please include the names of the those present)**

Courtland Evers, Applicant  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Was a County Staff/Representative present at meeting?** Mary Israel, Monterey County liaison to the LUAC  
\_\_\_\_\_

**PUBLIC COMMENT:**

Name	Site Neighbor?		Issues / Concerns (suggested changes)
	YES	NO	

**LUAC AREAS OF CONCERN REGARDING PLN240262, 148 SAN BENANCIO RD.**

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)
Mary Israel suggested, and Applicant Evers explained that the planned LUAC site visit set for 3 PM was cancelled at Evers direction because the lot is up a narrow steep road with neighbors below and he did not want to inconvenience his neighbors. And, no place for a lot of cars to park or turn around.		
<p>*It is a very old lot, never built on. According to Evers it was PART OF a subdivision created in the 1930's by Mr. Titus.</p> <p>*Stephen Hooper is a very long term resident in San Benancio, living in the Ambler Village. As one goes up San Benancio Canyon groundwater becomes scarce and water wells have been known to not last too long. This is a new well.</p> <p>* Mike Weaver says LUAC member Lauren Kennan is on vacation however she and her husband Bill used to have a house further up San Benacio. They sold and moved to Ambler Park Village because of the water issues.</p>		<p>Accesses is off San Benancio Rd near and across from Titus Park. It is a narrow road, approx. 12 ft wide, one lane, and steep, with existing houses scattered on the sides as one climbs. This lot may be one near the end. In the event of a wildfire emergency, it would be dangerous. Lots of households trying to escape at once.</p> <p>Mike Weaver passed around an enlarged Google Earth photo of this San Benancio area with #148 San Benancio highlighted.</p>

Regarding utilities on site, there are none.		*Evers stated there is no electricity up there. He plans to be “off the grid” utilizing solar panels on the garage roof. *He drilled a water well however the arsenic content is “two over”.
--	--	---

\*  
\* The attachments found on ACCELA for PLN240262 include an Arborist Report on file that reports previous grading having been done. Mike Weaver states that he reads it as at some previous time, a bulldozer must have tried to create a building site on this very steep piece of property, as soil was pushed into a ravine. He states this may be a poor pad for a building as the foundation can crack. Extra work would be needed diagnose the size of the fill and to stabilize a building. Applicant Evers agrees.

\*  
\* Weaver asks about the Monterey County General Plan Policy requiring a dedication of a Scenic Easement on slopes exceeding 25%. Assessors Parcel Number 416-261-023-000 has some very steep parts looking at the Google Earth view. Applicant and County seem unsure, at this time, as to how much or where this would be.

\* There is discussion regarding how many Oak trees might need to be taken out and the H&CD recommendation for this application is a “one for one replacement” and is inadequate. Indeed the current County standard language is two for one, as he reads it. Further, it has been his experience that the recommended five-gallon Oaks in containers do not do as well over time as the one-gallon oaks.

\* The Project description for PLN240262 lists several square footages for different parts of a project. However Weaver says, adding them up, the square footage for the two stories plus garage, shed, porch and decks is 4,601 square feet of building. He questions the proposed size atop the pad, however big that is?

**ADDITIONAL LUAC COMMENTS**

Mike Weaver asked regarding the new well water quality, if the “two over” was 12 ppb of arsenic? Evers response was yes, but he thought he could put a treatment apparatus of some kind on it. He’s planning two 5,000-gallon plastic water storage tanks, higher up for gravity feed.

Weaver explained that 10 ppb for arsenic is the maximum allowed (by CA law) and that to the best of his knowledge the County is still reviewing POU/POE issues with an environmental assessment. The County was sued, and litigation was settled with the County promising an assessment and then likely an E.I.R., BECAUSE, for one thing, no one knows how many empty lots of record are out there in Monterey County. How many, and where are they located? A concern is what will the impacts be if a POU/POE policy is allowed for non-potable water, and who is to monitor it and how?

**RECOMMENDATION: Motion by Mike Mueller to approve per the plans but with an exterior color, a natural color, tan rather than white.**

Motion by: Mike Mueller (LUAC Member's Name)

Second by: Judie Riley (LUAC Member's Name)

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

---

Reason for Continuance:

---

Continue to what date:

Ayes: Mueller, Riley, Schwartz, Hooper

Noes:

Absent:

Abstain: Mike Weaver

---

This page intentionally left blank