

# Attachment B

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**Before the Historic Resources Review Board in and for the  
County of Monterey, State of California**

**Resolution No. 23-007**

**PLN230088 – UDAY NAYANA 1 LLC**

Resolution by the County of Monterey Historic Resources Review Board (HRRB) recommending that the Board of Supervisors:

- 1) Find that the historic property (Mills Act) contract qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section 15331, and that none of the exceptions from Section 15300.2 apply; and
- 2) Approve a historic property (Mills Act) contract application for the property at 100 River Road (Assessor's Parcel Number 139-221-024-000), which contains the "Corey House".

WHEREAS, this matter was heard by the Historic Resources Review Board (HRRB) of the County of Monterey on October 5, 2023, pursuant to the regulations for the Mills Act Program contained in Chapter 18.28 of the Monterey County Code.

WHEREAS, the property is located at 100 River Road, Salinas (Assessor's Parcel Number 139-221-024-000), Toro Area Plan.

WHEREAS, on April 4, 2023, Sweetie Mistry representing Uday Nayana 1 LLC applied for a historic property (Mills Act) contract for the property.

WHEREAS, the home on the property, known as the Corey house, the Hiram Corey house, or Rancho Las Palmas, is listed on the National Register of Historic Places (Reference ID Number 78000722), making the property a qualified historical property as defined by Monterey County Code Chapter 18.28.030.H.

WHEREAS, the National Register of Historic Places (NRHP) nomination form (LIB230197) prepared in 1978 describes the Corey house as significant in the area of architecture as an excellent example of the Queen Anne style. The main house is three stories with an asymmetrical composition, featuring a variety of forms and textures, including hip and gable roofs and a turret by the entry. The dominant decorative element is its texture, with ship-lap siding wrapping the exterior, interrupted by fish scale shingle banding around the second story. The fenestration is uniformly one over one double hung sash windows. The site also contains a detached single-story carriage house with the same material finishes as the main residence. Decorative landscaping, including palm trees, were part of the original design. The home was designed by Hiram Corey along with his wife, with the assistance of a local Salinas builder named Bassett. One of Corey's biographers noted of the home: "Its surroundings are picturesque and the residence grand in its architectural proportions, substantial in construction and elegant in

arrangement, both within and without.”

WHEREAS, the nomination form further describes the home as significant for its association with Hiram Corey, who was one of the most successful ranchers in the County at the turn of the century. He operated the 7,725 acre “Buena Vista Rancho” from 1872 until 1883, when he purchased it. In 1889 he traveled to Europe. Returning in 1891, he re-purchased 1,630 acres of the rancho and renamed it “Rancho Las Palmas”.

WHEREAS, a ten year rehabilitation and maintenance plan was submitted which describes how the tax savings will be used in the preservation of the home. The work plan provides for \$579,500 in rehabilitation activities over the next ten years.

WHEREAS, staff has reviewed the proposed work plan and finds the proposed work appropriate for ongoing maintenance and preservation and therefore consistent with the applicable standards.

WHEREAS, an appraisal was prepared by Property Sciences Group Inc under the supervision of Senior Appraiser Robert Barnes (State Certification #AG041310) which appraised the fair market value of the property at \$2,800,000, less than the \$5,000,000 valuation limitation for commercial properties set forth in Monterey County Code 18.28.040.C.

WHEREAS, materials necessary for the review of the Mills Act Contract application have been submitted and reviewed by staff. The proposed work plan appears consistent with the relevant policies in Monterey County Code Chapter 18.28.

WHEREAS, based on the property’s 2022 – 2023 tax bill, the Proposition 13 assessed value of the property is \$2,627,946, while the total tax obligation for that year was \$30,292.36. The estimated property taxes based on the Mills Act tax savings worksheet are \$8,087.27, resulting in an approximate tax savings (or loss of revenue) of \$22,305.09.

WHEREAS, CEQA Guidelines section 15331 categorically exempts projects limited to the maintenance, repair, stabilization, rehabilitation, restoration, preservation, conservation, or reconstruction of historical resources in a manner consistent with the Secretary of the Interior Standards for the Treatment of Historic Properties.

WHEREAS, the project consists of approving a historic property contract to allow the on-going maintenance and preservation of a historic home, consistent with the intent of the exemption in CEQA Guidelines section 15331.

WHEREAS, none of the exceptions in CEQA Guidelines section 15300.2 apply to the project: Class 31 exemptions are not qualified by their location; approving a historic property contract would not contribute to a cumulative environmental effect; there are no unusual circumstances associated with the project that would create the reasonable possibility of a significant environmental effect; the project would not cause damage to scenic resources within view of a state scenic highway; the project is not on a hazardous waste site listed pursuant to Section 65962.5 of the Government Code; and the project would not cause a substantial adverse change to a historical resource.

WHEREAS, at the conclusion of the hearing, the matter was submitted to the HRRB for a recommendation. Having considered all the written and documentary information submitted, oral testimony, and other evidence presented before the HRRB, the HRRB rendered its decision to adopt findings and evidence to recommend that a historic property (Mills Act) contract be approved for the property, subject to the following findings:

Finding: The “Corey House” at 100 River Road (Assessor’s Parcel Number 139-221-024-000) is eligible for a Mills Act Contract.

Finding: The historic property (Mills Act) contract qualifies for a Class 31 categorical exemption pursuant to CEQA Guidelines section 15331, and that none of the exceptions from Section 15300.2 apply.

Evidence:

1. Application materials in the file PLN230088, including the tax savings estimate, rehabilitation and maintenance plan, and property appraisal;
2. The Mills Act Program contained in Chapter 18.28 of the Monterey County Code;
3. National Register of Historic Places Nomination Form (LIB230197); and
4. Oral testimony and HRRB discussion during the public hearing and the administrative record.

**NOW, THEREFORE, BE IT RESOLVED THAT**, based on the above findings and evidence the Historic Resources Review Board does hereby recommend to the Board of Supervisors that a historic property (Mills Act) contract be approved for the property.

Passed and adopted on this **5th day of October, 2023**, upon motion of Belinda Taluban, seconded by Judy MacClelland, by the following vote:

AYES: Judy MacClelland, John Scourkes, Belinda Taluban, Kellie Morgantini, Michael Bilich, Sheila Lee Prader

NOES: None

ABSENT: None

ABSTAIN: None

RECUSED: Salvador Muñoz

DocuSigned by:  
*Philip Angelo*  
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Attest

Philip Angelo, HRRB Secretary  
October 5th, 2023

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