





# WHY REVISE DEVELOPMENT ENVELOPES?

- 1-E-1 SEMI-URBAN ZONING WHEN 2004 PARCEL MAP WAS APPROVED.
- EXISTING BUILDING SITES HAVE 20 FEET OF SEPARATION.
- NOW 10-E-1 RURAL ZONING. MOST AREA PARCELS 10 ACRES OR MORE.
- PROPOSED BUILDING SITES HAVE 50 FEET OF SEPARATION.
- GREATER SEPARATION OF BUILDING SITES CONSISTENT WITH RURAL CHARACTER OF NEIGHBORHOOD.
- PER BOARD OF ARCHITECTURAL REVIEW DIRECTION, MORE SEPARATION AVOIDS MASSING OF FUTURE BUILDING DEVELOPMENT.
- SEPARATE DRIVEWAY ENTRY POINTS CONSISTENT WITH RURAL CHARACTER.
- ALL PROJECT IMPACTS MITIGATED TO LESS THAN SIGNIFICANT LEVEL.
- APPLICATION CONFORMS TO TORO CANYON PLAN POLICIES.
- REQUEST BOS TO ADOPT STAFF RECOMMENDATIONS.

# RESPONSE TO OPPONENT'S ASSERTIONS

- IN 2004 PROPERTY HAD ONE DRIVEWAY ENTRY. OWNER GRADED ANOTHER
  - PROPERTY HAS HAD TWO DRIVEWAY ENTRIES FOR DECADES.
- IN 2004 UPPER REACHES OF PROPERTY COVERED IN "RICH NATIVE HABITAT".
  - UPPER REACHES SUBJECT TO PERIODIC DISTURBANCE AND ROAD REPAIR.
  - MANY AREAS IN EUCALYPTUS WOODLAND WITH STERILE UNDERSTORY.
- IN 2017 OWNER LAUNCHED EFFORT TO DESTROY PRESTINE HABITAT, BUILD NEW ROAD AND NEW ENTRY DRIVE WITHOUT PERMITS, ALL FOR FUTURE DEVELOPMENT PROPOSAL NEXT TO OPPONENT'S HOUSE SITE.
  - IN 2017 OWNER ENGAGED IN CLEANUP OF DEAD EUCALYPTUS WOODLANDS, DEAD BRUSH AND TRASH PILES DUMPED ON PROPERTY.
  - IN 2016 OWNER COORDINATED WITH CARP-SUMMERLAND FIRE DEPT. TO CLEAN-UP PROPERTY.
  - OWNER OBTAINED PERMIT FOR EXISTING ROAD AND DRIVE REPAIR

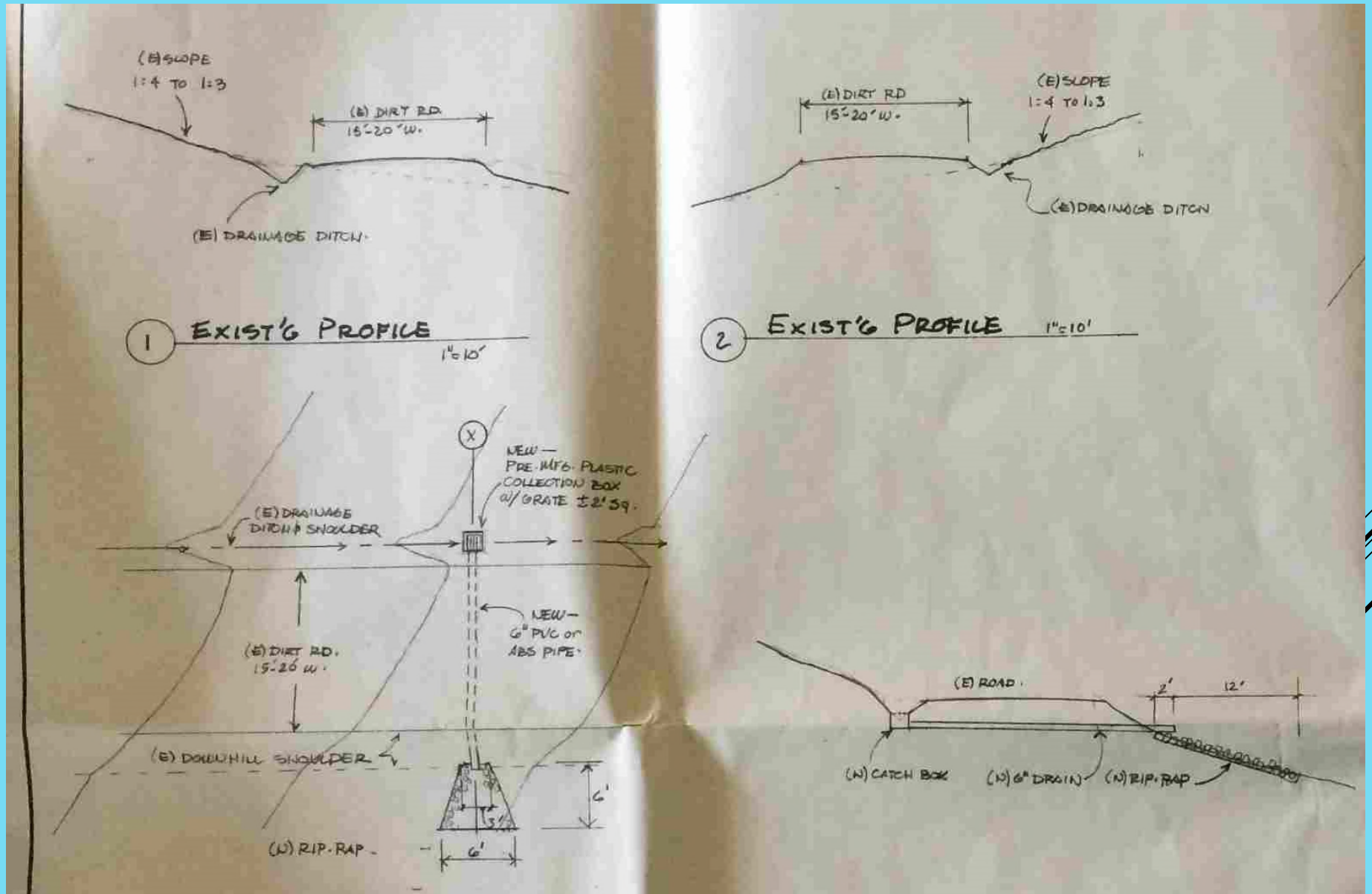
# RESPONSE TO OPPONENT'S ASSERTIONS

- OPPONENT ASSERTS THAT PROJECT MND IS INADEQUATE DUE NO IMPACT ANALYSIS OR MITIGATION FOR 2017 EXEMPTED DEAD TREE AND BRUSH REMOVAL AND 2017 PERMITTED ROAD REPAIR AND MAINTENANCE.
  - IN 2016 AND 2017 APPLICANT COORDINATED WITH COUNTY STAFF AND CARP-SUMMERLAND FIRE FOR DEAD TREE AND BRUSH REMOVAL.
  - IN 2017 APPLICANT OBTAINED GRADING PERMIT FOR ROAD REPAIR AND MAINTENANCE OVER PRE-EXISTING ROADS AND RIVEWAYS.
- OPPONENT ASSERTS THAT "VAST AREAS OF LAND" WERE CLEARED, AND THAT FURTHER DISTURBANCE TO ESHA RESOURCES.
  - 2017 TREE AND BRUSH REMOVAL WAS FAR LESS THAN 5-ACRE EXEMPTION.
  - PROJECT MND INCLUDES APPROPRIATE MITIGATION AND RESTORATION FOR ANY ESHA IMPACTS AND REMOVALS.
  - PROJECT BIO ASSESSMENT NOTES THAT REMOVAL OF DEAD TREES AND BRUSH PROPOGATES ESHA PLANT REGENERATION.





# GRADING PLAN ROAD DETAILS





## DEC 2016 – DEAD EUCS ON SLOPE ABOVE BUILDING SITES



# DEC 2016 – SCE REMOVING DEAD EUCS TORO CAYON RD



JAN 2017 – DEAD EUCS REMOVAL IN 2<sup>ND</sup> DRIVEWAY ENTRY



## JAN 2017 – DEAD EUCS REMOVAL ON UPPER SLOPES



JAN 2017 – TRASH DUMPED ON PROPERTY – FIVE 40 CY DUMPSTERS



JAN 2017 – DEAD EUCS ON NEIGHBOR (ALGER) PROPERTY



## JUNE 2020 – CSFD SIGN ON TORO CANYON ROAD



# 1994 AERIAL IMAGE





## 2002 AERIAL IMAGE



## 2003 AERIAL IMAGE



# 2016 AERIAL IMAGE



# 2019 AERIAL IMAGE



# SUMMARY OF PROPERTY ACTIVITIES

- MULTIPLE DRIVEWAYS AND ROADS ON PROPERTY FOR DECADES.
- 2000 PREVIOUS OWNER GRADED & CLEARED UPPER TERRACE AND REPAIRED ROADS FOR DRILLING RIG ACCESS FOR DRYWELLS FOR 4 LOT SUBDIVISION.
- IN NOV 2016 OWNER-APPLICANT MEETS WITH CARP-SUMMERLAND FIRE DISTRICT TO REMOVE DEAD TREES AND BRUSH IMPACTED BY DROUGHTS PURSUANT OT CSFD STANDARDS.
- IN JAN 2017 DEAD TREES AND BRUSH REMOVAL IS UNDERTAKEN. EDISON IS INDEPENDENTLY REMOVING DEAD TREES ALONG TORO CANYON ROAD.
- IN FEB 2017 OWNER OBTAINS PERMIT FOR ROAD REPAIRS IN ORDER TO GET EQUIPMENT INTO AREAS OF DEAD TREE AND BRUSH REMOVAL.
- IN FEB 2017 APPELLANT REPORTS ZONING COMPLAINT. COUNTY PROMPTLY INVESTIGATES AND DETERMINES NO PERMITS REQUIRED.
- IN MAY 2017 NEIGHBOR ALGER'S ATTORNEY SENDS LETTER SAYING THAT VEGETATION REMOVAL IS LIMITED TO 5 ACRES AND MAYBE ZONING VIOLATION
- IN AUG 2017 COUNTY LETTER REPSONSE INDICATES NO ZONING VIOLATION.