

**FINAL**

**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE**

**February 27, 2003**

**MINUTES**

The Monterey County Subdivision/Minor Subdivision Committee met at 9:00 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

**A. ROLL CALL**

Present: Al Mulholland, Water Resources; Laura Lawrence, Environmental Health; Richard Brandau, Parks; James McPharlin, Fire Warden's Office; Bryce Hori, Public Works, Laurence Hawkins, Planning Commission; Jeff Main, Planning and Building Inspection; Linda Rotharmel, Secretary

Absent: None

**B. COMMENT PERIOD: None**

**C. APPROVAL OF MINUTES**

February 13, 2003

Main made corrections to minutes stating that Item 1, South County Housing Corp. (PLN020136) should be "a Use Permit and Standard Subdivision Tentative Map." Item 2 Rancho San Carlos Partnership (PLN010278), should be "Red Tail Trace" instead of "Red Trail Trace." The motion was also corrected to read "... and support applicants proposed route of Red Tail Trace ..."

McPharlin moved, seconded by Main, and passed by the following vote to approve the minutes of February 13, 2003, as amended:

AYES: Lawrence, Brandau, McPharlin, Hori, Main

NOES: None

ABSENT: None

ABSTAIN: Hawkins, Mulholland

**D. SCHEDULED ITEMS**

**Minor Subdivision Committee**

**1. WOOD PHIL S TR (PLN020406)**

Combined Development Permit consisting of (1) a Minor Subdivision to subdivide one existing lot of record of 40 acres into 3 lots of 20 acres (parcel 1), 10 acres (parcel 2) and 10 acres (parcel 3), respectively, including a 30-foot wide easement over parcel 3 for an existing road accessing parcel 2, and (2) an Administrative Permit for the conversion of an existing caretaker's unit into a main unit with one covered and one open parking space. The property is located at 388 Corral De Tierra Road, Salinas (Assessor's Parcel Number 151-021-009-000), between Calera Canyon Road and Underwood Road, Toro area.

Patrick Kelly described the project. He made the following changes to the conditions: 1) Condition #10, clarify that any fencing on the property be of a type to allow wildlife to cross, except that designed for privacy purposes or to protect agricultural areas of the property. 2.) Any new curbs and edges of the roads be at a low angle to allow vertebrates and amphibians and other small animals to cross. There is no development proposed with this subdivision, no changes. These Mitigation Measures are basically designed to be applied to any future development and would appear recorded on the map as direction to future builders. 3) Condition #13 is a duplicate of Condition #3, so proposed to be removed. 4) Condition #14 is proposed to read that "the applicant shall apply for the subject parcels be annexed to the Fire District. These changes are a result of discussion with the Fire District and to improve areas of the road, to improve access, and to be sure that access is good as possible for fire trucks. Also #15.G is that for road grades over 8%, and certify that the road is all weather and support a 22 ton fire truck. 5) Added Condition, that the area above the existing garage for the main dwelling is used as a guest house without permits. Condition is added to either legalize this use or another use, if the owner decides to apply for, or to termination the use and restore it to an accessory workshop use as it was originally permitted, prior to recordation of the map. The Toro Land Use Advisory Committee recommended approval of the project.

There was discussion regarding the Negative Declaration conclusions regarding the Geologic Conditions and the known fault and one trace fault that runs through the project. Mr. Kelly stated the fault crosses the front of the site and that no existing structures are located within 50 feet from the fault location. It was also noted that Condition #10 only needed to be complied with if there was new development on the site. The added conditions enhance conditions already in the Mitigation Measures in the Initial Study. McPharlin was concerned with the annexation to the Fire District. He stated that the General Plan requires that all new development located within a 15 minute response time from the fire station shall be required annexed to the appropriate fire district. It was noted that the Fire District required the change.

Randy Meyenberg, appearing on behalf of Phil or Stan and Betty Wood, the property owners, gave a summary of the property. He stated that the proposal is not to add any additional development, but to convert the existing residential structures into primary

dwelling units. In regards to the fault, the house was constructed after the Geologic Report and was located in consideration of the fault zone. The Biological Mitigation Measures were intended to apply to any new development or construction. He has no objection to the annexation issue, just the requirement to comply with conditions of approval within two years, should it take LAFCO longer to process the application. Committee members proposed that if LAFCO hasn't taken any action within one year, that the project report back to the committee.

John Anderson owns one adjacent and one additional parcel and was concerned with the water shed, slit and septic effluent flowing down onto his property from the Wood property. Also the excavation and putting in a deer fence and how it would affect his property.

Randy Parola spoke in favor of the project.

Hawkins, Lawrence and Main discussed the erosion and drainage issues. A condition for an Erosion Control Plan and measures for implementation prior to recordation of the final map were suggested. Mulholland stated the reason Water Resources did not ask for a drainage plan was because everything is existing and if in the future they want to build anything they will have to apply for a Use Permit and at that time Water Resources would look at drainage from the area, although he said he would have no objection if committee members added such a condition. Main suggested that if such a condition was added that Mr. Anderson write Mr. Mulholland outlining his concerns so they could be addressed in the condition.

Mulholland moved, seconded by McPharlin, and passed by the following vote to approve the Combined Development Permit for PLN020406, as amended, to include modifying Conditions #10 and #16, leave Condition #15 as is, removing Condition #14, add a condition regarding the guest house use, add a condition requesting an Erosion Control Plan and amending the Findings and Evidence regarding the fault and changing the Mitigation Measures to reflect the changes in the Conditions :

AYES: McPharlin, Hawkins, Mulholland, Lawrence, Brandau, Main, Hori  
 NOES: None  
 ABSENT: None

## Subdivision Committee

### 2. MEYER HERBERT G TR (PLN010479)

Minor Subdivision of 601+/- acres of agricultural property between the city of Gonzales and the Salinas River. The parcel map proposes to create eight (8) agricultural parcels of 40 acres

or larger (per section 19.04.005 of the subdivision ordinance). Portions of the property are within the city of Gonzales' sphere of influence. Portions of the property are within the 100-year flood plain. No land use changes or construction of structures are proposed. (The City of Salinas owns/leases a .31 acre portion of proposed parcel #1 which will be unaffected by this proposal). The subject property is west of the S.P.R.R. tracks and business 101 (Alta Road), (Assessor's Parcel Numbers 223-061-003-000 and 223-061-004-000), and extends southwest of the city of Gonzales to the Salinas River, Central Salinas Valley area.

Lawrence described the project. Patrick Kelly, on behalf of Taven Kinison Brown, stated that there was an error in noticing the hearing and requested a continuance to March 13, 2003.

Hawkins moved, seconded by Main, and passed by the following vote to continue the Combined Development Permit for PLN010479 to March 13, 2003:

AYES: McPharlin, Hawkins, Mulholland, Lawrence, Brandau, Main, Hori  
NOES: None  
ABSENT: None

**E. OTHER ITEMS**

**ADJOURNMENT**

The meeting was adjourned at 10:07 a.m.

ATTEST

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Jeff Main, Secretary

/lmr