

FINAL

MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE

June 26, 2003

MINUTES

The Monterey County Subdivision/Minor Subdivision Committee met at 9:05 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL

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

Absent: None

B. COMMENT PERIOD: None

C. APPROVAL OF MINUTES

Hawkins moved, seconded by McPharlin, and passed by the following vote to approve the minutes of June 12, 2003:

AYES: Brandau; McPharlin; Hawkins; Lawrence; Hori; Mulholland

NOES: None

ABSENT: None

ABSTAIN: Towner

D. SCHEDULED ITEMS

Standard Subdivision Committee

1. MONTERRA RANCH PROPERTIES LLC (PLN030058)

Continued from 5/29/03. Lot Line Adjustment between four undeveloped lots totaling 12.40 acres including: 1) reducing Lot 87 from 3.56 acres to 3.17 acres (Assessor's Parcel Number 259-111-020-000); 2) reducing Lot 88 from 2.72 acres to 2.33 acres (Assessor's Parcel Number 259-111-021-000); 3) increasing Lot 89 from 3.05 acres to 3.39 acres (Assessor's Parcel Number 259-111-022-000); and 4) increasing Parcel "Y" from 3.07 acres to 3.51 acres (Assessor's Parcel Number 259-092-013-000); and amending the final Subdivision Map to adjust building envelopes and scenic easements within the adjusted lots. The site is located at Mills Road and Via Malpasos Road, Monterra Ranch, Greater Monterey Peninsula area.

Carl Holm described the project stating that the original application was for a Lot Line Adjustment, but staff determined the proposal requires a Map Amendment. The project is Categorically Exempt per Section 15305(a) of CEQA. The evidence for finding #2 was amended to state that a change in circumstance resulted from implementing a condition of the tract map requiring fire access to an abutting parcel; therefore, an amendment to the final map is required as opposed to a Lot Line Adjustment. Finding #5 regarding the appeal authority was deleted entirely. Staff recommended that the Subdivision Committee recommend approval of the project to the Planning Commission.

Derinda Messenger stated that her comments were made during the last public hearing on May 29, 2003, and that she had no further comment. She agreed to the conditions.

Mulholland moved, seconded by McPharlin, and passed by the following vote to recommended approval of the Map Amendment to the Planning Commission for PLN030058, Resolution # 03015:

AYES: Brandau; McPharlin; Hawkins; Lawrence; Hori; Mulholland; Towner
NOES: None
ABSENT: None
ABSTAIN: None

2. CANADA WOODS NORTH LLC (PLN030064)

Continued from 5/29/03. Lot Line Adjustment between four undeveloped lots totaling 28.91 acres including: 1) increasing Lot 67 from 5.01 acres to 6.09 acres (Assessor's Parcel Number 259-092-053-000); 2) reducing Lot 68 from 11.28 acres to 6.34 acres (Assessor's Parcel Number 259-092-054-000); 3) increasing Lot 70 from 10.01 acres to 12.99 acres (Assessor's Parcel Number 259-092-056-000), and 4) increasing Parcel "U" from 2.61 acres to 3.49 acres (Assessor's Parcel Number 259-092-060-000); and amend the final Subdivision Map to adjust building envelopes and scenic easements within the adjusted lots. The site is located at Via Malpaso and Alta Tierra, Cañada Woods North, Greater Monterey Peninsula area.

Carl Holm described the project stating that the original application was for a Lot Line Adjustment, but staff determined the proposal requires a Map Amendment. The project is Categorically Exempt per Section 15305(a) of CEQA. The evidence for finding #2 was amended to state that a change in circumstance resulted from implementing a condition of the tract map requiring fire access to an abutting parcel; therefore, an amendment to the final map is required as opposed to a Lot Line Adjustment. Finding #5 regarding the appeal authority was deleted entirely. Staff recommended that the Subdivision Committee recommend approval of the project to the Planning Commission.

Derinda Messenger stated that her comments were made during the last public hearing on May 29, 2003, and that she had no further comment. She agreed to the conditions.

Mulholland moved, seconded by McPharlin, and passed by the following vote to recommended approval to the Planning Commission of the Map Amendment for PLN030064, Resolution # 03016:

AYES: Brandau; McPharlin; Hawkins; Lawrence; Hori; Mulholland; Towner
NOES: None
ABSENT: None
ABSTAIN: None

Minor Subdivision Committee

3. KEIG DANIEL J TR (PLN020110)

Continued from 6/12/03. Coastal Development Permit for a lot line adjustment between 2 contiguous legal lots of record resulting in Parcel 2 increasing from 1 acre to 1.65 acres (241-221-002-000), Parcel 1 decreasing from 598.91 acres to 598.26 acres (241-221-007-000 & 243-201-012-000). The parcels are located at and near 200 Crest Road, Carmel, Carmel Highlands area, Coastal Zone.

Timothy Johnston described the project that was continued to allow time for staff to confer with County Counsel to determine the hierarchy between the Carmel Area Land Use Plan policies and regulations and the Wild Cat Mountain Ranch Management Plan. County Counsel was asked to attend the meeting; unfortunately, a representative was not available. Mr. Johnston added that the recommended conditions were revised in consultation with County Counsel.

9:30 a.m. Brandau left.

Staff discussed the revised conditions and recommended approval of the project subject to the revisions. Condition #9 refers to the Wildcat Mountain Ranch Management Plan and the fact that the 600-acre parcel, which is part of this Lot Line Adjustment, was not studied in the Management Plan in terms of viewshed constraints, steep slopes, and environmental sensitive habitats. Condition #9 requires that the Management Plan be amended and updated to include the additional acreage which is now part of the overall Wildcat Mountain Ranch Management Plan. In addition, revised Condition #8 requires dedication of an easement over slopes which are 30 percent or greater prior to recordation of the Record of Survey for the Lot Line Adjustment for the smaller parcel zoned "LDR" or Low Density Residential.

Anthony Lombardo stated it was unfortunate that County Counsel was not present. He requested that the Minor Subdivision Committee eliminate Condition #9, leaving the Ranch

Management Plan as is with no updates, and approve the project. Mr. Lombardo agreed to all of the other conditions as amended.

Hawkins moved, seconded by McPharlin, and passed by the following vote to approve the Coastal Development Permit (PLN020110) for a Lot Line Adjustment subject to the amended conditions and deletion of Condition #9.

AYES: McPharlin; Hawkins; Hori; Mulholland
NOES: Lawrence; Towner
ABSENT: Brandau
ABSTAIN: None

E. OTHER ITEMS: Discussion of the appeal process and distribution of final resolutions was continued to the next meeting, so Ann Towner could research the matter and bring back the information.

F. ADJOURNMENT

The meeting was adjourned at 9:55 a.m.

ATTEST

ANN TOWNER, Secretary

/lmr