

FINAL

**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
December 11, 2003
MINUTES**

The Monterey County Subdivision/Minor Subdivision Committee met at 9:04 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
	Ann Towner	Planning & Building
	John Hodges	Environmental Health
	Laurence Hawkins	Planning Commission
	Jim McPharlin	Fire Warden
	Bryce Hori	Public Works
	Al Mulholland	Water Resources
	Linda Rotharmel	Recording 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 September 5, 2003:

AYES: Richard Brandau, Ann Towner, John Hodges, Laurence Hawkins, Jim McPharlin,
Bryce Hori, Al Mulholland
NOES: None
ABSENT: None
ABSTAIN: None

D. SCHEDULED ITEMS

Subdivision Committee

1. DURAN JOSE & HERMELINDA (PLN000229)

Combined Development Permit consisting of a Coastal Development Permit for a standard subdivision for the division of a 30.3-acre parcel into eight parcels ranging in size from 2.223 to 5.101 acres; and a Coastal Development Permit for construction of water tanks and a mutual water system. The site is located at 343 Maher Road, Royal Oaks (Assessor's Parcel Number 181-101-001-000), North County Land Use Plan, Coastal Zone.

Thom McCue stated that the applicant requested that the Subdivision Commission table the public hearing for this item. Correspondence was distributed to Committee members from the applicant with this request.

Mulholland moved, seconded by McPharlin, and passed by the following vote to table the Combined Development Permit for PLN000229:

AYES: Richard Brandau, Ann Towner, John Hodges, Jim McPharlin, Bryce Hori, Al Mulholland
NOES: None
ABSENT: None
ABSTAIN: Laurence Hawkins

Minor Subdivision Committee

2. SPANISH CONGREGATION (ZA06672)

Coastal Development Permit for a Minor Subdivision of 20-acres resulting in four parcels of 3 acres, 3 acres, 3 acres, and 11 acres. The property is located at 125 Sill Road (Kinghall Road), Watsonville area (Assessor's Parcel Number 412-071-003-000), North Monterey County, Coastal Zone.

Thom McCue described the project and recommended denial of the project based on Environmental Health's determination of the lack of assurance of a long-term sustainable water supply for the proposed project. Staff's recommendation is based on conclusions in the hydrogeological report prepared by Geomatrix, Inc., in August 2002, which are set forth in the findings and evidence in the staff report and state that "groundwater demand in the North Monterey County area exceeds supply, resulting in overdraft conditions. Without mitigation measures, water levels will continue to decline and seawater intrusion into the aquifer will increase. Based on the overdraft condition for the area, the long-term water supply for the project may be compromised." Staff clarified that the hydrogeological report prepared for this project did not recommend any project-specific mitigation measures.

Mr. McCue added that the North County Coastal Land Use Advisory Committee (LUAC) recommended approval of the subdivision. Discussion ensued regarding the recommendation by the North County Coastal LUAC, a potential "B-6" overlay zoning designation to preclude further subdivision in the future, and the long-term sustainable water source for the project and Pajaro Valley.

John Bridges, the applicant's representative, reviewed his letter dated December 5, 2003, with the Committee and addressed the water supply issue, the project's consistency with North County Land Use Plan policies and various legal issues. He also suggested several mitigation measures that specifically relate to the project which would minimize adverse hydrological impacts and ensure a long-term water source.

Mr. Bridges urged the Committee not to deny the project, as recommended by staff, but continue the public hearing to allow time for staff to complete environmental review for the proposed subdivision and identify appropriate mitigation measures.

Eva Aceves and Tomas Gomez spoke in favor of the project.

Rona Briano opposed the project stating that she hoped North County would remain rural in nature and new subdivisions in this area would change the rural character.

Mulholland made a motion, seconded by Hawkins, to continue the public hearing for the Coastal Development Permit and Minor Subdivision so that staff may complete environmental review.

There was further discussion among Committee members regarding the ground water overdraft in North County and potential mitigation measures that would address the water issue.

Hawkins called for the question. There was a motion on the floor to continue the public hearing for the Coastal Development Permit and Minor Subdivision (ZA06672) so that staff may complete environmental review. The motion passed by the following vote:

AYES: Laurence Hawkins, Jim McPharlin, Bryce Hori, Al Mulholland
NOES: Ann Towner, John Hodges
ABSENT: None
ABSTAIN: Richard Brandau

E. OTHER ITEMS:

1. COUNTY OF MONTEREY (PD030270)

ADOPTION OF A SUBDIVISION COMMITTEE POLICY FOR THE CONTINUANCE OF PUBLIC HEARINGS

Ann Towner described the policy and explained that both the Board of Supervisors and the Planning Commission adopted similar policies during the past 6 months. The proposed policy is essentially the same as the version adopted by the Planning Commission. Adoption of a policy by the Subdivision Committee for continuing a public hearing would ensure consistency and make the hearing process easier for the public to understand and for staff to administer.

There was discussion regarding minor differences in wording between the Planning Commission policy and the Subdivision Committee's proposed policy. Bryce Hori suggested adding another item to the list of possible actions by the Subdivision Committee to make a recommendation on a particular project to the Planning Commission and Board of Supervisors. Laurence Hawkins modified Mr. Hori's recommendation slightly by stating that the Committee may "make a recommendation to the approving body," as opposed to listing the various decision making bodies.

McPharlin moved, seconded by Hawkins, and passed by the following vote to approve Resolution PD030270, subject to certain revisions, for continuing public hearings:

AYES: Richard Brandau, Ann Towner, John Hodges, Laurence Hawkins, Jim McPharlin,
Bryce Hori, Al Mulholland
NOES: None
ABSENT: None
ABSTAIN: None

ADJOURNMENT: The meeting was adjourned at 10:04 a.m.

ATTEST

ANN S. TOWNER, Secretary

/lmr