

DRAFT

**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
January 29, 2004
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: Richard Brandau, Parks Department; Lynne Mounday, Planning and Building Inspection; Laura Lawrence, Environmental Health; Laurence Hawkins, Planning Commission; Jim McPharlin, Fire Warden's Office; Bryce Hori, Public Works; Al Mulholland, Water Resources; Linda Rotharmel, Recording Secretary

Absent: Ann Towner, Planning and Building Inspection

B. COMMENT PERIOD: None

C. APPROVAL OF MINUTES

McPharlin moved, seconded by Hawkins, and passed by the following vote to continue the minutes of January 8, 2004, to the next meeting:

AYES: Brandau, Mounday, Lawrence, Hawkins, McPharlin, Hori, Mulholland

NOES: None

ABSENT: None

ABSTAIN: None

D. SCHEDULED ITEMS

Subdivision Committee

1. CATHREIN ESTATES (PLN990330)

Taven Kinison Brown presented the project and deleted Conditions #20 & 43, and amended Condition #44 to North County Fire.

Al Mulholland, Water Resources, deleted Condition #23, same as #51, and added the last sentence from #23 to #51.

There was discussion regarding deleting Condition #23 or #51, and Condition #44. After discussion, Condition # 51 was deleted and Condition #44 was amended to show a preconstruction meeting instead of Interdepartmental meeting and change to North County Fire.

John Bridges, on behalf of Don Chapin, commented that the project has been reviewed under CEQA twice and mitigated all significant environmental impacts. He addressed Conditions #43, 34, and 16.

There was discussion on emergency **access** to Pesante Road, length of Cathrein Drive, name on final map for private road off Cathrein to access Lot #14 and Lot 15, open space for Parcels A, B, & C, Lot #17 of Hidden Canyon Ranch being subdivided by the map, the Open Space on Parcel C coming out of Lot #17, and a condition requiring a rezoning or reclassification to Open Space on the Open Space Parcels.

Bryce Hori, Public Works, amended Mitigation Measure #43 to read, “Prior to issuance of Building Permit for each lot, the applicant shall pay the County a Traffic Mitigation Fee of \$1,164.69 per lot as a pro rata share of the future cost of an interchange at the intersection of Highway 101 and Crazy Horse Canyon Road. The fee shall be updated annually based on engineering news record construction cost index. A notice to that effect shall be recorded concurrently with the recordation of the final map.”

There was discussion regarding the cost index inflation, the base year for purposes of calculating the index would be the year that the project is approved (2004).

There was discussion on the two lots labeled well easements being actual easements or a well lot. It was noted that it is an existing easement to the well that is held by the Hidden Canyon Mutual Water Company. One is adjacent to Lot 26 and one is at the end of the access road to Parcel C. One is the primary well and one is the backup well. They are actually easements, not lots.

John Bridges agreed to the amended conditions.

Mulholland moved, seconded by Hori, and passed by the following vote to approve staff’s recommendation that recommendation to approve this project to the Planning Commission with the removal of Condition #20, 34, 43, and 51, with the change to Condition #44, to substitute North County Fire District for Carmel Valley Fire District, and the changes read into the record by Mr. Hori for Mitigation Measure #43, and to add a Condition to request and make application for an Open Space Reclassification for Parcels A, B, and C for the Combined Development Permit in PLN990330, Resolution #04004:

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

Minor Subdivision Committee

2. WILLIS GLORIA (PLN030598)

Continued from 1/8/04. Two-year extension of a minor subdivision of two parcels into four parcels and a remainder parcel. (Extension of previously approved permit PLN980024).

Bob Schubert presented the project and recommended changes to Condition #20 to delete, "If required" in the first sentence and "On the remainder parcel" in the second sentence. Condition #21 should be deleted.

Al Mulholland, Water Resources, recommended Condition #35 is amended to say "the water."

Anthony Lombardo agreed to the amended conditions.

Hawkins moved, seconded by McPharlin, and passed by the following vote to approve the Two Year Extension for PLN030598, Resolution #04005, with the amendment to Condition #20, deletion of Condition 21, and the change to Condition #35:

- AYES: Brandau, Lawrence, Hawkins, McPharlin, Hori, Mulholland
- NOES: None
- ABSENT: None
- ABSTAIN: Mounday

E. OTHER ITEMS

The Continuance Policy was continued to the next meeting.

ADJOURNMENT

The meeting was adjourned at 9:58 a.m.

ATTEST

LYNNE MOUNDAY, Acting Secretary