

FINAL

MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE

April 8, 2004

MINUTES

The Monterey County Subdivision/Minor Subdivision Committee met at 9:50 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; Laurence Hawkins, Planning Commission Representative; Bryce Hori, Public Works Department; Tom Moss, Water Resources Agency; Laura Lawrence, Environmental Health Division; Ann Towner, Planning & Building Inspection; and Linda Rotharmel, Recording Secretary

Absent: None

B. COMMENT PERIOD - None

C. APPROVAL OF MINUTES

Bryce Hori moved, seconded by James McPharlin, and passed by the following vote to approve the minutes of March 11, 2004:

AYES: Towner, Lawrence, McPharlin, Hori

NOES: None

ABSENT: None

ABSTAIN: Hawkins, Moss, Brandau

D. SUBDIVISION ITEMS – *Commissioner Hawkins abstained for the rest of the meeting.*

1. CARMEL VALLEY RANCH LLP (PLN020280)

A request was received from Luis Osorio, Senior Planner with the Planning & Building Inspection Department, to continue the public hearing for the project to May 13, 2004, to allow time for staff to address and clarify a number of environmental issues in the Initial Study, including water availability, sewage disposal and potential project alternatives.

Anthony Lombardo, on behalf of the applicant, read a letter into the record from Michael French, who is the Development Manager for the project. In addition, Mr. Lombardo stated that his client objects to an additional continuance.

There was discussion regarding the continuance from March 11, 2004, due to errors in the staff report and the discrepancy in the report between whether a Mitigated Negative Declaration or Negative Declaration was required for the project.

Following discussion, James McPharlin moved, seconded by Tom Moss, and passed by the following vote to continue this item to May 13, 2004.

AYES: Towner, Lawrence, McPharlin, Hori, Moss, Brandau
NOES: None
ABSENT: None
ABSTAIN: Hawkins

E. MINOR SUBDIVISION ITEMS – Convened under the Standard Subdivision Committee

2. PEBBLE BEACH COMPANY (PLN010254)
3. PEBBLE BEACH COMPANY (PLN010341)
4. PEBBLE BEACH COMPANY (PLN040160)

Thom McCue, Senior Planner, recommended that the Subdivision Committee continue the public hearing (open) for items E.2, E.3 and E.4 to April 29, 2004, to allow time for staff to respond to many of the comments received, particularly those submitted on the Draft Environmental Impact Report DEIR).

Alan Williams, representing the applicant, spoke and said he would reserve his comments until the public hearing on April 29, 2004, hearing.

Thom McCue gave a brief overview of the project and described some of the recurring issues concerning this development including, but not limited to, conservation measures, traffic, water availability and water quality, potential impacts to the Monterey pine forest and Yadon's Pineria, Measure A, and noise impacts.

Jeff Main, Manager with the Planning and Building Inspection Department, and Rich Walter of Jones and Stokes, the consulting firm primarily responsible for preparation of the DEIR were present to answer questions.

There was discussion by the Committee regarding issues raised by the project planner during his presentation.

Public Comment:

1. Paul Woudenberg, President, Del Monte Forest Foundation, supports the project, but expressed concerns regarding the Collins Field, Equestrian Center, Bristol Curve, Monterey pines and the pitch canker disease, and development in general in the Pebble Beach area.
2. Ted Hunter, Del Monte Forest resident, was concerned about the processing of these applications and questioned why public hearings were scheduled when the Final Environmental Impact Report (FEIR) was not finished or available for review.

3. David Keyston, a former developer, stated that the EIR was a complete and thorough document.
4. Richard Parrish is opposed to the proposed golf course, loss of roads and the Collins Field, and the proposed trails that dead end as opposed to circling the golf course.
5. David Gauvreau lives in the area and is concerned with the tree removal and the overall health of the forest as they relate to Measure A which was passed by the voters.
6. John Tormey supports the Pebble Beach Lot Program and stated that the Monterey pine is not an endangered species. He also referred to the U. S. Constitution and the rights of property owners.
7. David Dilworth, Helping Our Peninsula's Environment (HOPE), was concerned about noise and traffic issues, as well as the reclaimed water plan.
8. Hunter Harvath, Monterey-Salinas Transit, spoke about making public transit services available in Pebble Beach. He stated that he supports the transportation plan described in Mitigation Measure F-1.
9. Jack Kidder, President of the Del Monte Forest Property Owners Association, stated that the project is consistent with Measure A concerning open space and the overall reduction in residential lots.
10. Ms. Lowell March, lifelong resident of Monterey County, expressed concerns regarding traffic, water, and the overall number of trees that are diminishing.
11. James Nero, Pebble Beach Riding & Trails Association and former President of Del Monte Forest Property Owners Association, was concerned with the Equestrian Center and the DEIR, but he added he supports Measure A. He submitted a letter into the record as evidence.

Alan Williams clarified that the proposed subdivisions are located primarily on existing legal lots of record. In terms of other comments, such as keeping a portion of the Collins field, Mr. Williams agreed to provide a response, on behalf of the applicant, during a future public hearing.

Thom McCue addressed and clarified the issues raised during the public comment period of the public hearing.

Bryce Hori, Public Works, addressed issues raised regarding fees and fair share costs. He added a new condition stating that the Transportation Policy Agreement shall be amended, subject to the approval of the Department of Public Works, to address the revised fair-share contribution for improvements to Highway 68 and to include a roadway functional classification map for Del Monte Forest. In addition, revisions were suggested to the Mitigation Monitoring Plan, specifically mitigations TC-B1-1 and TC-B1-3.

Laura Lawrence, Environmental Health Division, recommended changing the matrix to reflect that conditions of approval #33 and 35 apply to all subdivisions that are part of this project.

James McPharlin moved, seconded by Tom Moss, and passed by the following vote to approve staff recommendation to continue the public hearing for items E.2; E.3 and E.4 to April 29, 2004, for consideration of comments on the DEIR, as well as suggest revisions to the draft conditions, mitigations, findings and evidence.

AYES: Towner, Lawrence, McPharlin, Hori, Moss, Brandau
NOES: None
ABSENT: None
ABSTAIN: Hawkins

F. OTHER ITEMS - None

G. ADJOURNMENT

The meeting was adjourned at 11:27 a.m.

ATTEST:

ANN S. TOWNER, Secretary
/lmr