

FINAL

MONTEREY COUNTY SUBDIVISION / MINOR SUBDIVISION COMMITTEE

April 29, 2004

MINUTES

The Monterey County Subdivision / Minor Subdivision Committee met at 9:07 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 and Building Inspection Department; Laurence Hawkins, Planning Commissioner; Jim McPharlin, Fire Warden's Office; Bryce Hori, Public Works Department; Tom Moss, Water Resources Agency; Linda Rotharmel, Recording Secretary

Absent: Laura Lawrence, Environmental Health Division (excused)

B. COMMENT PERIOD - None

C. APPROVAL OF MINUTES

McPharlin moved, seconded by Brandau, and passed by the following vote to approve the minutes of April 8, 2004.

AYES: Brandau, Towner, Hawkins, McPharlin, Hori, Moss

NOES: None

ABSENT: Lawrence

ABSTAIN: None

9:09 a.m. Mary Ann Dennis, Representative for the Environmental Health Division, arrived.

D. MINOR SUBDIVISION ITEMS

1. MAYR ROBERT & LINDA (PLN990382)

David Lutes, Associate Planner, reported that the applicant was not in attendance for this public hearing and he requested that the Minor Subdivision Committee "trail" the item to a time later in the morning so he could verify the time stated on the Public Notice for the hearing and contact the applicant regarding his or her attendance at the Committee meeting.

Hawkins moved, McPharlin seconded, and passed by the following vote to trail this item to a time later in the morning until the applicant arrives.

AYES: Brandau, Dennis, Hawkins, McPharlin, Hori, Moss

NOES: None

ABSENT: Towner

ABSTAIN: None

The public hearing on the Mayr Minor Subdivision was resumed at 9:56 AM.

The Mayr Minor Subdivision (PLN990382) would divide 10-acres into four 2.5-acre lots. Grading for access to the 4 proposed lots from Lewis Road (a County public road) would total 800 cubic yards of cut and 800 cubic yards of fill. The property is located on the north side of Lewis Road (Assessor's Parcel Number 412-041-010-000) in the Aromas area of North Monterey County (non-coastal).

David Lutes reported that he spoke with the applicant who requested a 90-day continuance for the public hearing.

After discussion by the Committee regarding the Sunny Mesa Water District, which would provide potable water to the 4 lots proposed, as well as the quality and availability of water, a motion was made to continue (table) the project to a date uncertain until issues related to water can be resolved.

Hawkins moved, seconded by Moss, and passed by the following vote to continue (table) this project to a date uncertain.

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

E. SUBDIVISION ITEMS

Commissioner Hawkins excused himself from the remainder of the meeting since he is a member of the Minor, not the Standard Subdivision Committee. The reason is that Commissioner Hawkins will consider both of the following projects when and if they are presented to the Planning Commission at a later date.

2. RANCHO SAN CARLOS PARTNERSHIP (PLN010001)

Mike Novo, Planning and Building Services Manager, introduced Tad Stearn of Pacific Municipal Consultants, who presented the project. Mr. Stearn reported that this project is a Combined Development Permit consisting of a Preliminary Project Review Map for the division of a 1,286-acre parcel into 29 lots ranging in size from 14.47 to 67.21 acres in size. Twenty-six of the lots are located within the Carmel Valley Master Plan and the remaining 3 are within the boundaries of the Greater Monterey Peninsula Area Plan. Grading, primarily for the interior roads, totals approximately 29,600 cubic yards. A Use Permit to allow the removal of 295 protected trees and a Use Permit for development on slopes 30 percent or more are also proposed. The site is located east of Rancho San Carlos Road and west of Robinson Canyon Road (Assessor's Parcel Numbers 239-102-001-000; 239-102-002-000; 239-102-003-000 and 239-101-032-000) in the Potrero Creek area of the Santa Lucia Preserve (Rancho San Carlos), Carmel Valley Master Plan area.

Mr. Stearn described the "scoring and allocation" process which is unique to the Carmel Valley and is required by the Carmel Valley Master Plan policies and regulations. He explained that this project has already been before the Carmel Valley Citizens' Subdivision Evaluation Committee which completed the "scoring" process. The next step in the process is for both the Subdivision Committee and the Planning Commission to evaluate the Final Environmental Impact Report (FEIR) and the Combined Development Permit from a technical standpoint and

forward preliminary findings, evidence and conditions. After this process, the project is forwarded to the Board of Supervisors for an allocation to create new lots in Carmel Valley.

Once this process is complete, the project then goes back through the public hearing process again, to include the Carmel Valley Land Use Advisory Committee, Subdivision Committee, and the Planning Commission Supervisors for final action on the FEIR and the project itself.

Mr. Stearn added that the Carmel Valley Fire District requests amending Condition #19 to state that “the grade for all roads, streets, private lanes, and driveways shall not exceed 15%, except as approved by the Fire Chief.”

The Committee discussed several issues including the process and the necessity of having to go through each hearing body twice, the water issues, and the third hydrological report/review that was prepared.

Mr. Stearn addressed and responded to the issues raised by the Committee. He clarified that this project, at least at a conceptual plan level, was originally approved as part of the Rancho San Carlos Comprehensive Development Plan.

Brian Finegan, representative for Rancho San Carlos Partnership, made a correction to the staff report, stating that 295 protected trees are proposed for removal and that this number should be corrected in the “Subject” box on page one of the staff report to coincide with finding #7 which identifies the correct number of 295.

The Committee also discussed the 30% slope issue and whether the proposed development could be relocated to avoid the steep slopes. Mr. Stearn explained that relocating portions of the roads to avoid the steep slopes would likely result in greater environmental damage due to the massive amount of grading and additional tree removal that would be necessary. It was added that none of the building envelopes or homeland boundaries contain slopes exceeding 30 percent.

In response to other questions by Committee members, Mr. Finegan acknowledged that the tree removal within the “homeland boundaries” is an estimate only in order to ascertain potentially adverse impacts to forest resources in the environmental document. That number, even though it is an estimate, is included in the total tree count for removal (i.e., 295). Ms. Towner questioned the “accounting” system to track the number of trees removed per lot to ensure that no trees would be removed in excess of the total number which may be ultimately adopted. Mr. Finegan agreed to provide a tally.

Following discussion, Moss moved, seconded by McPharlin, and passed by the following vote to approve staff’s recommendation to review and consider the Potrero Area Subdivision from a technical standpoint and recommend preliminary findings and evidence and preliminary conditions of approval to the Planning Commission for PLN010001.

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

3. **PEBBLE BEACH COMPANY (PLN010254)**
PEBBLE BEACH COMPANY (PLN010341)
PEBBLE BEACH COMPANY (PLN040160)

Thom McCue gave a brief overview of the project, recommended that the Subdivision Committee open the public hearing to accept comments from the public, and continue (table) the item to a date uncertain pending further review and analysis of written comments on the Draft Environmental Impact Report (DEIR). Mr. McCue noted that the deadline for submittal of comments on the DEIR has passed. There were no members of the public wishing to speak about this item, with the exception of the applicant.

Mark Stilwell, Pebble Beach Company, concurred with staff's recommendation.

Towner moved, seconded by McPharlin, and passed by the following vote to continue (table) this item to a date uncertain to allow time for staff to complete further review and analysis of written comments on the Draft Environmental Impact Report for PLN010254, PLN010341 and PLN040160.

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

F. **OTHER ITEMS** - None

G. **ADJOURNMENT** - The meeting was adjourned at 10:33 a.m.

ATTEST:

ANN TOWNER, Secretary

AT/lmr