

FINAL

**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
May 13, 2004
MINUTES**

The Monterey County Subdivision/Minor Subdivision Committee met at 9:42 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
	Ann Towner	Planning & Building Inspection
	Laura Lawrence	Environmental Health
	Bryce Hori	Public Works
	Al Mulholland	Water Resources

Absent: None

B. COMMENT PERIOD:

None

C. APPROVAL OF MINUTES

Hori moved, seconded by McPharlin, and passed by the following vote to approve the minutes of April 29, 2004.

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

D. SUBDIVISION ITEMS

1. CARMEL VLLY RANCH LLP (PLN020280)

Luis Osorio presented the project. The project was continued from April 8, 2004, to revise and clarify the Environmental Impact Report. The Carmel Valley Land Use Advisory Committee recommended approval of the project, with the condition that water availability be stipulated and that the County analyze an alternate access road. The Planning and Building Inspection Department added three (3) conditions; 1) that the applicant submit a lighting plan, 2) the existing 11 lots in the Oakshire area be placed in an irrevocable scenic and conservation easement, and 3) annexation into Cal-Am Service area.

There was discussion by the Committee regarding building envelopes, road alignment, removal of trees, involvement of Public Utilities Commission and LAFCO, and what happened with the Carmel Valley River development that was originally proposed.

Laura Lawrence, Environmental Health, referred to Adamo's letter concerning the design of the subdivision and the types of improvements that will conflict with easements.

Staff addressed the issues of the public access road.

Bryce Hori, Public Works added a condition that the applicant pay the Carmel Valley Master Plan Area Traffic Mitigation fee.

Anthony Lombardo, on behalf of Carmel Valley Ranch LLC, gave an overview of the project and addressed the issues raised by the Committee. In addition, he addressed the Monterey Peninsula Water Management District and Jabir Adamo letters.

Stephanie Pintar, Monterey Peninsula Water Management District addressed the water issue to the new lots and annexation.

Jabir Adamo stated the water credits did not come from an adjacent lot, addressed his letter and discussed the easement agreement, maintenance access, fire road maintenance, conservation obligations and the impact on the environment.

There was discussion regarding contiguous and non-contiguous lots, water credits being returned to the County, that there is no legal deeded right of access to the property unless by foot, and easement agreement between Parks and Carmel Valley Ranch.

Paula Lotz, Carmel Valley Association representative, spoke about concerns of project and technical issues involving (water, annexation, easements, grading, lot sizes, land unstable, and road).

Don Grueber, Carmel Valley resident, spoke in opposition of the project.

Rod Miller spoke of the river trails, fire road and easements.

Chris Norton, partner with Adamo, spoke concerning the fire road, emergency access, geological study, drainage plan, and inconsistencies in report that need to be addressed.

Anthony Lombardo on rebuttal addressed the issues raised.

Luis Osorio addressed the public comments and concerns.

Al Mulholland, Water Resources, addressed the water issues, drainage issue from lot (Condition #26 & 27 cover drainage) and Land Use Advisory Committee recommended approval.

Ann Towner requested clarification on the water issue in Oakshire and area F and stated the water credits are not coming from Oakshire.

Al Mulholland moved, seconded by James McPharlin and passed by the following vote to recommend the Planning Commission adopt the Mitigated Negative Declaration, approve the Combined Development Permit subject to the recommended Findings and Evidence and subject to the recommended Conditions of Approval as shown in PLN020280 (Resolution #04007).

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

E. MINOR SUBDIVISION

2. NG LIT TR (PLN990181)

Lynne Mounday presented the project and added two additional conditions; 1) provide evidence to the Salinas Rural Fire District and Planning and Building Inspection Department that the property has been annexed into the Salinas Rural Fire District, and 2) provide evidence to the Public Works and Planning and Building Inspection Departments entry into a Road Maintenance Agreement, or prepare CC&R's requiring an equitable share contribution with other Homeowners Association's in the area for maintenance of private roads accessing Highway 68, including El Camino Nuevo and Boots Road.

Carl Hooper, representative for the Ng family, addressed the overhead power issue, water issues, trails, the blank in Condition #31, and what the Fish and Game Fee is.

John Crawly, representative for Boots Road and Mesa West Homeowner's Association, spoke of the access road, traffic on Boots Road and consideration be given for fees, maintenance of road and legal easement rights to cross.

Bryce Hori, Public Works, stated the road maintenance is a private matter and can be resolved between owner and homeowner's association.

Lynne Mounday addressed the issues raised by speaker Hooper.

Richard Brandau, Parks Department, addressed the issue of trail easement.

Eric Ng referred to utilities issue above ground and that it would be done at the time when new house is built.

Hawkins moved, seconded by McPharlin, and passed by the following vote to adopt the Negative Declaration subject to the Findings and Evidence and Conditions of Approval for PLN990181 (Resolution #04008).

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

NOES: None

ABSENT: None

ABSTAIN: None

F. **OTHER ITEMS** - None

G. **ADJOURNMENT** - The meeting was adjourned at 12:27 p.m.

ATTEST:

Ann Towner, Secretary

AT/lmr