

FINAL

**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
September 9, 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: Jim McPharlin, Fire Warden's Office; Bryce Hori, Public Works Department; Laura Lawrence, Environmental Health Division; Lynn Burgess, Parks Department; Lynne Mounday, Planning and Building Inspection Department

Absent: Tom Moss, Water Resources

B. COMMENT PERIOD

Jan Mitchell and Annemarie Tresh spoke regarding Rancho San Juan and notification.

C. APPROVAL OF MINUTES - No Minutes were scheduled for this meeting.

D. SCHEDULED ITEMS

1. HARPER CANYON REALTY LLC – PLN000696

Paul Mugan presented the project.

Michael Cling, appearing on behalf of the applicant, stated Keith Higgins and Ken Whitson were present to answer any questions. Mr. Cling gave highlights of the project, stated the description of the property should be 150 acres and not 180 acres that will be dedicated to Toro Park, and that dedication is not part of the project.

There was Committee discussion regarding what 150 acres of the 180 acres will be donated and what the use would be, and lessen or remove need for mitigation regarding park in lieu of fees.

Don Eshoff, Mary Ann Gennis, Rosa D'Acri, Susan Clark, Lowell Webster, Rose Marie Ray, Dean Rustad, Tony Lobay, Annemarie Tresh, Jan Mitchell, and Wylie Mitchell spoke in opposition of the project. Their concerns were CEQA, Mitigated Negative Declaration, requested Environmental Impact Report, sewer system, cumulative impacts, project description and remainder parcel, traffic impacts, pedestrian safety, water supply and quality, development on new parcels, tree removal, impact on school and public services, affordable housing, and development on 30% slopes.

The Committee discussed payment of fees prior to recordation of map, verify water issues, no EIR requested for traffic, cumulative information, impacts been mitigated correctly, concerned with 1994 subdivision access, remainder parcel, traffic issues, fees updated to current rates, private trail easement connecting Meyers Road with Toro Park, future building sites, ridgeline, slopes, potential visual impacts, drainage plan, and option for applicant to sign some sort of agreement to dedicate the 150 acres to Toro Park.

Lynn Burgess moved to continue the project to October 14, 2004, to gather information on the issues presented, James McPharlin seconded, and passed by the following vote:

AYES: McPharlin, Hori, Lawrence, Burgess, Mounday
NOES: None
ABSENT: Moss
ABSTAIN: None

2. BUTTERFLY VILLAGE (RSJ) – PLN020470

Laura Lawrence received a memo from Robert Schubert to continue this item to September 30, 2004.

Jan Mitchell spoke on the concerns of public notice.

It was mentioned that Staff Reports are available on the Planning and Building Website.

Annemarie Tresh stated she was not able to reach the planner and requested notice of any hearings.

James McPharlin moved to continue this item to September 30, 2004, and passed by the following vote:

AYES: McPharlin, Burgess, Hori, Lawrence, Mounday
NOES: None
ABSENT: Moss
ABSTAIN: None

Recess from 10:30 a.m. to 10:40 a.m.

Reconvened for Minor Subdivision Committee meeting and joined by Laurence Hawkins.

Lynn Burgess stepped down from the Dias.

3. EAKINS DANIEL H. – PLN020044

Paul Muga requested a continuance to October 14, 2004 on the Minor Subdivision Agenda. The Notices were sent to an agent who is no longer in employ, so the project was not noticed.

Laura Lawrence moved, seconded by Laurence Hawkins, and passed by the following vote to continue this project to October 14, 2004.

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

4. GUTIERREZ & STAPLETON – PLN040288

Laura Lawrence described the project and stated a request for a continuance was received. The Notices were not posted and will need to be noticed.

Lynne Mounday stated that due to budget cuts the Planning and Building Inspection Department does not post the Notices anymore. The Notices are sent to the applicant or agent for posting and are not always completed.

Lynne Mounday moved, seconded by James McPharlin, and passed by the following vote to continue this project to October 14, 2004.

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

E. OTHER ITEMS - None

F. ADJOURNMENT

The meeting was adjourned at 11:47 a.m.

ATTEST

LYNNE MOUNDAY, Acting Secretary

LM/lmr