

FINAL

**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
September 30, 2004
MINUTES**

The Monterey County Subdivision/Minor Subdivision Committee met at 1:30 p.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; Laurence Hawkins, Planning Commission; Al Mulholland, Water Resources Agency; Bryce Hori, Public Works Department; Laura Lawrence, Environmental Health Division; Lynn Burgess, Parks Department; Lynne Mounday, Planning and Building Inspection Department

B. COMMENT PERIOD None

C. APPROVAL OF MINUTES

Laura Lawrence, Environmental Health Division, amended Item #1, page 2, second sentence, should be "concerned with siting" not "sitting of septic system."

Bryce Hori moved, seconded by James McPharlin, and passed by the following vote to approve the minutes of August 12, 2004, as amended.

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

Laura Lawrence, Environmental Health Division, amended Item C under Approval of Minutes "consultant for Rancho San Carlos" and under Item E-2 should be continued to September 30, 2004.

James McPharlin moved, seconded by Bryce Hori, and passed by the following vote to approve the minutes of August 26, 2004, as amended.

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

***Convened meeting as Subdivision Meeting.
Commissioner Laurence Hawkins stepped down from the Dias.***

D. SCHEDULED ITEMS

1. NEW CITIES LAND COMPANY INC – PLN040242

David Lutes presented the project, introduced letter from Paul Gullion, Thomas de Regt, and revised Conditions #3 and 9.

The Committee discussed Condition #6, animal grazing, low income housing and home owners association dues, available recreation facilities, cap on homeowner's due for low income, outcome of fee change if changed to condominiums, responsibility of roads, gate, open space, water, sewer, and cost of maintenance.

David Lutes, Marti Noel, Housing and Redevelopment, and Tom de Regt, representative for 12 Pasadera LP addressed the issues.

Jim Graber and John Shank deferred their time to Paul Gullion who was concerned with resident association fees, play structure, uniform assessments, homeowner's responsible for road, gate, open space, water, sewer, and requested a continuance to work through homeowner's association fees.

Al Mulholland moved to continue item to November 18, 2004, seconded by James McPharlin, and passed by the following vote:

AYES: McPharlin, Mulholland, Hori, Lawrence, Mounday, Burgess

NOES: None

ABSENT: None

Motion passed.

Adjourned as Subdivision and convened as Minor Subdivision.

Lynn Burgess stepped down from the Dias.

2. LIGGETT HOWARD JOHN IV – PLN030040

Lynne Mounday read letter from John Bridges into record and stated staff recommended denial and request for continuance.

Public Comment

Robert Ashmore, adjacent landowner, concerned with traffic, run off and erosion. He was requested by Chair Lawrence to speak only on the continuance. Mr. Ashmore was opposed to the continuance.

James McPharlin moved to continue this item to October 28, 2004, seconded by Laurence Hawkins, and passed by the following vote:

AYES: McPharlin, Hawkins, Mulholland, Hori, Mounday

NOES: Lawrence

ABSENT: None

Motion passed.

Adjourned as Minor Subdivision and reconvened as Subdivision Committee

3. BUTTERFLY VILLAGE (RSJ) – PLN020470

Bob Schubert, Planning and Building Inspection Department, requested continuance to October 28, 2004.

Al Mulholland moved, seconded by James McPharlin, and passed by the following vote to continue to October 14, 2004.

AYES: McPharlin, Mulholland, Hori, Lawrence, Burgess, Mounday

NOES: None

ABSENT: None

ABSTAIN: None

E. OTHER ITEMS

F. ADJOURNMENT

The meeting was adjourned at 2:36 p.m.

ATTEST

LYNNE MOUNDAY, Acting Secretary

LM/lmr