

PLANNING COMMISSION
COUNTY OF MONTEREY, STATE OF CALIFORNIA

RESOLUTION NO. 05006
SUBDIVISION NO. 04021
AP # 416-611-001-000-M
FINDINGS AND DECISION

In the matter of the application of
Harper Canyon Realty LLC (PLN000696)

for a Standard Subdivision in accordance with Chapter 19.04, Title 19 (Subdivision) of the County of Monterey Code, to allow a Standard Subdivision (Vesting Tentative Map) to divide 344 acres into 17 parcels with a 180-acre remainder parcel and grading of approximately 2,000 cubic yards; Use Permit for the removal of 79 coast live oak trees; and a Use Permit for development on slopes greater than 30%. The project is located north of San Benancio Road, east of Highway 68, Salinas, in the Toro area, came on regularly for hearing before the Planning Commission on January 12, 2005.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

- 1. FINDING:** The project may have a significant effect on the environment and thereby requires an EIR to be prepared for the project pursuant to Section 15065 of the California Environmental Quality Act.

EVIDENCE: 11 January 2005 correspondence from Richard H. Rosenthal, on behalf of the Meyer Community Group.

EVIDENCE: Testimony at January 12, 2005 Planning Commission hearing by Richard H. Rosenthal, Susan Clark, Lowell Webster, Barbara Schwaffel and other members of the public.

EVIDENCE: Application and administrative file no. PLN000696.
- 2. FINDING:** The project has possible environmental effects that are individually limited but cumulatively considerable related to piecemealing, waste water, ground water, cumulative traffic impacts, ridgeline development and erosion. Testimony from Richard H. Rosenthal, Susan Clark, Lowell Webster, Barbara Schwaffel and other members of the public.

EVIDENCE: 11 January 2005 correspondence from Richard H. Rosenthal, on behalf of the Meyer Community Group.

EVIDENCE: Testimony at January 12, 2005 Planning Commission hearing by Richard H. Rosenthal, Susan Clark, Lowell Webster, Barbara Schwaffel and other members of the public.

EVIDENCE: Application and administrative file no. PLN000696.
- 3. FINDING:** The Planning Commission directs staff to prepare a full Environmental Impact Report in accordance with the California Environmental Protection Act for PLN000696.

EVIDENCE: Planning Commission proceedings of January 12, 1005.

EVIDENCE: Application and administrative file no. PLN000696.

DECISION

THEREFORE, it is the decision of said Planning Commission to refer the project (PLN000696) to the Planning and Building Inspection Department for preparation of an Environmental Impact Report.

PASSED AND ADOPTED this 12th day of January 2005 by the following vote:

AYES: Sanchez, Hawkins, Padilla, Vandevere, Parsons, Salazar, Rochester, Wilmot
NOES: Errea
ABSENT: Diehl
ABSTAIN : None

JEFF MAIN, SECRETARY

COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON: