

FINAL
MONTEREY COUNTY PLANNING COMMISSION
SPECIAL MEETING
AUGUST 16, 2006, 9:00 a.m.
MINUTES

A. ROLL CALL

Present: Cosme Padilla, Chair; Don Rochester, Vice Chair; Miguel Errea, Jay Brown, Nancy Isakson, Keith Vandevere, Martha Diehl, Juan Sanchez

Absent: John Wilmot, Aurelio Salazar

B. PUBLIC COMMENT PERIOD - None

C. MINUTES - None

D. SCHEDULED ITEMS

CONTINUED PUBLIC HEARING FROM AUGUST 9, 2006. COMBINED DEVELOPMENT PERMIT (SEPTEMBER RANCH PARTNERS PC95062/PLN050001). THE APPLICANT PROPOSED A REVISED PRELIMINARY PROJECT REVIEW MAP & VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 891 ACRES INTO 94 MARKET-RATE RESIDENTIAL LOTS AND 15 INCLUSIONARY HOUSING LOTS FOR A TOTAL OF 109 RESIDENTIAL LOTS; A 20.2-ACRE LOT (LOT 101) FOR THE EXISTING EQUESTRIAN FACILITY & FARM HOUSE; 472 ACRES OF COMMON OPEN SPACE (PARCELS A, C & D); 319 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH RESIDENTIAL LOT OUTSIDE OF THE BUILDING ENVELOPE; 6.9 ACRES OF OPEN SPACE RESERVED FOR FUTURE PUBLIC FACILITIES (PARCEL B); ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR SEWAGE DISPOSAL; SEPARATE WATER SYSTEMS WITH TWO WELLS, ONE BACKUP WELL, BOOSTER PUMPS AND PIPING FOR DISTRIBUTION OF POTABLE WATER; AND WATER TANKS FOR FIRE SUPPRESSION. THE PROPOSED PROJECT WOULD ALSO INCLUDE USE PERMITS FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES, TREE REMOVAL, GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT, DEVELOPMENT ON SLOPES 30 PERCENT OR MORE; AND AN ADMINISTRATIVE PERMIT FOR A TEMPORARY TRACT SALES OFFICE, SECURITY GATEHOUSE & GATE.

STAFF RECOMMENDS THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS:

A) CERTIFY THE FINAL REVISED EIR;

B) MODIFY THE SCORE OF THE CITIZEN'S SUBDIVISION EVALUATION COMMITTEE TO A PASSING SCORE;

C) APPROVE A COMBINED DEVELOPMENT PERMIT AND ADOPT THE MITIGATION MONITORING AND REPORTING PLAN FOR A PROJECT ALTERNATIVE IDENTIFIED IN THE REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR) FOR THE SEPTEMBER RANCH PROJECT KNOWN AS THE "73/22 ALTERNATIVE" BASED ON THE FINDINGS AND EVIDENCE AND SUBJECT TO THE RECOMMENDED CONDITIONS OF APPROVAL.

THE ALTERNATIVE CONSISTS OF:

1) A REVISED PRELIMINARY PROJECT REVIEW MAP & VESTING TENTATIVE MAP FOR THE: A) SUBDIVISION OF 891 ACRES INTO 73 MARKET-RATE RESIDENTIAL LOTS AND 22 INCLUSIONARY HOUSING LOTS FOR A TOTAL OF 95 RESIDENTIAL LOTS; A 20.2 ACRE EXISTING EQUESTRIAN FACILITY AND ACCESSORY STRUCTURES RELATED TO THAT USE (LOT 101); 536.4 ACRES OF COMMON OPEN SPACE (PARCELS A, C & D); 273.6 ACRES OF PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH LOT OUTSIDE OF THE BUILDING ENVELOPE; 6.9 ACRES OF OPEN SPACE RESERVED FOR FUTURE PUBLIC FACILITIES (PARCEL B); ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR SEWAGE DISPOSAL;

2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES;

3) A USE PERMIT FOR AN ON-SITE WATER SYSTEM INCLUDING NEW WELLS, BACKUP WELL(S), BOOSTER PUMPS, WATER TANKS AND PIPING FOR FIRE SUPPRESSION AND RESIDENTS OF THE SUBDIVISION;

4) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 819 PROTECTED COAST LIVE OAKS;

5) AN ADMINISTRATIVE PERMIT FOR UP TO 97,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS;

6) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30 PERCENT FOR INCLUSIONARY HOUSING ON LOTS 5 THROUGH 11, SUBDIVISION INFRASTRUCTURE AND SUBDIVISION IMPROVEMENTS; AND

7) AN ADMINISTRATIVE PERMIT FOR INCLUSIONARY HOUSING, EQUESTRIAN CENTER CARETAKER UNIT/PUBLIC OFFICE, A TEMPORARY TRACT SALES OFFICE AND A SECURITY GATEHOUSE.

THE PROPERTY IS LOCATED APPROXIMATELY 2.5 MILES EAST OF HIGHWAY 1 ON THE NORTH SIDE OF CARMEL VALLEY ROAD, BETWEEN CANADA WAY AND VALLEY GREENS DRIVE, MID-CARMEL VALLEY AREA (ASSESSOR'S PARCEL NUMBERS: 015-171-010-000; 015-171-012-000; 015-361-013-000; 015-361-014-000).

Staff continued discussions about recommended conditions of approval and answered questions from the Planning Commission. Jason Brandman of Michael Brandman Associates (County's EIR consultant), discussed biological resource issues. Jennifer Harder, Downey Brand Associates (County's outside counsel) advised the Commission concerning the CEQA analysis.. Les Chau (consulting hydrogeologist) discussed hydrogeology and water supply.

The Planning Commission asked staff about conditions of approval. In addition to the persons listed above, staff Alana Knaster, Enrique Saavedra, Al Mulholland, and Laura Lawrence addressed their questions.

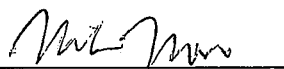
It was moved by Commissioner Isakson, seconded by Commissioner Rochester, and passed by the following vote to accept staff's recommendation, including changes discussed during this hearing, ensure the Findings reflect the 73/22 alternative project, and recommend that the Board of Supervisors certify the EIR and approve the Combined Development Permit with the 73/22 alternative.

AYES: Errea, Brown, Sanchez, Isakson, Rochester, Padilla
NOES: Vandevere, Diehl
ABSENT: Wilmot, Salazar

E. OTHER ITEMS - None

F. ADJOURNMENT

ATTEST


Mike Novo, Secretary