

**FINAL**  
**Monterey County Subdivision/Minor Subdivision Committee**  
**Thursday, February 9, 2006**

**MINUTES**

**A. ROLL CALL: 9:00 AM**

PRESENT:	Fire Representative:	Jim McPharlin
	Planning Commission Rep:	Laurence Hawkins
	Planning and Building Inspection:	Lynne Mounday
	Health:	John Hodges
	Water Resources Agency:	Al Mulholland, Chair
	Public Works:	Bryce Hori
ABSENT:	Parks Department:	Lynn Burgess

**B. PUBLIC COMMENT**

**C. APPROVAL OF MINUTES - October 13, 2005**

It was moved by Hori, seconded by Hawkins and passed by the following vote to approve the minutes of October 13, 2005.

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

**D. SCHEDULED ITEMS – MINOR SUBDIVISION COMMITTEE**

**1. TIM EASTMAN (PLN010061)**

Paul Mugan, Project Planner, presented the Minor Subdivision of an existing parcel into two lots of 1.27 acres and 3.28 acres. The existing structures, including the veterinary clinic, will be located on the 3.28-acre lot. The property is located at 15881 Toro Hills Avenue (Assessor's Parcel Number 161-041-16-000), at Toro Hills Drive and Toro Views Drive, Toro Area. Staff proposed several changes to conditions.

Michael Goetz, representative, agreed to all conditions.

Hori changed the timing of Condition #18 to read "prior to issuance of building permit."

It was moved by Hodges, seconded by Hawkins and passed by the following vote to approve the Minor Subdivision with changes as discussed.

AYES:	Mulholland, Mounday, McPharlin, Hodges, Hawkins, Hori
NOES:	None
ABSENT:	None

## **2. RANCHO SAN ARDO LLC (PLN030471)**

Paul Muga, Project Planner, presented the Minor Subdivision to divide four parcels (Assessor's Parcel Numbers 422-101-061-000, 422-101-062-000, 422-101-063-000, 422-101-065-000 and 422-121-001-000), totaling approximately 567.76 acres into fourteen 40-acre parcels; a Use Permit for development on slopes in excess of 30 percent; and Use Permit for a bed and breakfast on proposed Lot 3; and Use Permit for a wireless telecommunications facility. The project includes approximately 170,750 cubic yards of grading (86,750 cubic yards cut and 84,000 cubic yards fill) for road infrastructure and building pads. The property is located east of Lockwood San Ardo Road, southwest of Dudley Road, South County Area.

This item was continued from December 8, 2005 to January 12, 2006. Staff recommended denial of the project as he is unable to make findings for approval. Another continuance was discussed.

Public Comment: John Tescar, neighbor, relayed that the applicant has continued to work on the property.

After discussion, it was moved by Mounday, seconded by Hawkins and passed by the following vote to continue this item to March 9, 2006.

AYES: Mulholland, Mounday, McPharlin, Hodges, Hawkins, Hori  
NOES: None  
ABSENT: None

### **E. OTHER ITEMS**

### **F. DEPARTMENT REPORT - NONE**

ADJOURNMENT: 9:35 a.m.

ATTEST:

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Lynne Mounday, Secretary

LM:kb/ca