

**FINAL**  
**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE**  
**THURSDAY, APRIL 13, 2006**  
**CORRECTED MINUTES**

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

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

**B. PUBLIC COMMENT – NONE**

**C. APPROVAL OF MINUTES - NONE**

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

**1. SEPTEMBER RANCH PARTNERS (PLN050001)**

CONSIDER THE REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR) FOR THE SEPTEMBER RANCH PROJECT AND MAKE A RECOMMENDATION TO THE MONTEREY COUNTY PLANNING COMMISSION REGARDING THE RDEIR AND THE ADEQUACY OF THE FINDINGS, EVIDENCE, CONDITIONS AND MITIGATIONS FOR THE SEPTEMBER RANCH PARTNERS COMBINED DEVELOPMENT PERMIT (PC95062/PLN050001) WHICH CONSISTS OF: 1) 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; A SEWAGE COLLECTION AND WASTEWATER TREATMENT SYSTEM ON A 7-ACRE PARCEL (PARCEL B) OR ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR PUBLIC 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; 2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES; 3) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 3,582 TREES, INCLUDING 2,692 MONTEREY PINES AND 890 COAST LIVE OAKS, FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS AND MAXIMUM POTENTIAL REMOVAL WITHIN EACH BUILDING ENVELOPE; 4) A USE PERMIT FOR 100,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS; 5) A WAIVER OF THE POLICY PROHIBITING DEVELOPMENT ON SLOPES 30 PERCENT OR MORE FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS; AND 6) AN ADMINISTRATIVE PERMIT FOR A TRACT SALES OFFICE, SECURITY GATEHOUSE & GATE.

OR CONSIDER A PROJECT ALTERNATIVE IDENTIFIED IN THE REVISED DRAFT ENVIRONMENTAL IMPACT REPORT (RDEIR) FOR THE SEPTEMBER RANCH PROJECT KNOWN AS THE "REDUCED FOREST IMPACT WITH HIGH INCLUSIONARY HOUSING ALTERNATIVE" AND MAKE A RECOMMENDATION TO THE MONTEREY COUNTY PLANNING COMMISSION

REGARDING THE RDEIR AND THE ADEQUACY OF THE FINDINGS, EVIDENCE, CONDITIONS AND MITIGATIONS FOR THE PROJECT ALTERNATIVE WHICH WOULD RESULT IN A TOTAL OF 94 RESIDENTIAL LOTS (OR UNITS) WITH A NET REDUCTION OF 15 LOTS. THIS ALTERNATIVE CONSISTS OF: 1) THE SUBDIVISION OF 891-ACRES INTO 72 MARKET-RATE RESIDENTIAL LOTS RESULTING IN A REDUCTION OF 22 MARKET-RATE RESIDENTIAL LOTS; 22 INCLUSIONARY OR AFFORDABLE HOUSING LOTS OR UNITS RESULTING IN A TOTAL INCREASE OF 7 INCLUSIONARY HOUSING UNITS (FIFTEEN AFFORDABLE HOUSING LOTS ARE IDENTIFIED ON THE REVISED PRELIMINARY PROJECT REVIEW MAP AND THE VESTING TENTATIVE MAP AS LOTS 105-119; THE REMAINING 7 LOTS OR UNITS WOULD BE LOCATED ON PARCEL D); A 20.2-ACRE LOT (LOT 101) FOR THE EXISTING EQUESTRIAN FACILITY & FARM HOUSE; COMMON AREA OPEN SPACE ON PARCEL A WOULD INCREMENTALLY INCREASE PROPORTIONATE TO THE REDUCTION OF 22-MARKET-RATE RESIDENTIAL LOTS ADJACENT TO PARCEL A; THE COMMON AREA ON PARCEL C WOULD REMAIN THE SAME; OPEN SPACE ON PARCEL D, ALSO SHOWN AS A COMMON AREA, WOULD BE REPLACED WITH 7 AFFORDABLE HOUSING UNITS; PRIVATE OPEN SPACE (SCENIC EASEMENT) ON EACH RESIDENTIAL LOT OUTSIDE OF THE BUILDING ENVELOPE WOULD BE INCREMENTALLY DECREASED PROPORTIONATE TO THE REDUCTION OF 22 MARKET-RATE RESIDENTIAL LOTS; A SEWAGE COLLECTION AND WASTEWATER TREATMENT SYSTEM ON A 7-ACRE PARCEL (PARCEL B) OR ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR PUBLIC 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; 2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES; 3) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 2,227 TREES, AS OPPOSED TO 3,582, INCLUDING 1459 MONTEREY PINES AND 768 COAST LIVE OAKS, FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS AND THE MAXIMUM POTENTIAL TREE REMOVAL FOR DEVELOPMENT WITHIN EACH BUILDING ENVELOPE; 4) A USE PERMIT FOR 97,000 CUBIC YARDS OF GRADING, AS OPPOSED TO 100,000 IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS; 5) A WAIVER OF THE POLICY PROHIBITING DEVELOPMENT ON SLOPES 30 PERCENT OR MORE FOR SUBDIVISION INFRASTRUCTURE IMPROVEMENTS; AND 6) AN ADMINISTRATIVE PERMIT FOR A TRACT SALES OFFICE, SECURITY GATEHOUSE & GATE.

THE PROPERTY IS LOCATED NORTH OF CARMEL VALLEY ROAD, MID-CARMEL VALLEY AREA (ASSESSOR'S PARCEL NUMBERS: 015-171-010-000; 015-171-012-000; 015-361-013-000; 015-361-014-000).

A memo was read into the record asking for a continuance. The Health Department is still working on conditions.

It was moved by Bryce Hori, seconded by Jim McPharlin and passed by the following vote to continue this item to May 11, 2006.

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

**E. ADJOURNMENT:** 10:32 A.M.

ATTEST:

  
LYNNE MOUNDAY, SECRETARY