

**FINAL
MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
THURSDAY, MAY 10, 2007
MINUTES**

A. ROLL CALL: 9:06 a.m.

PRESENT:	Water Resources Agency:	Al Mulholland, Chair
	RMA - Planning Department:	Jacqueline Onciano, Secretary
	Fire Representative:	Jim McPharlin
	Public Works:	Bryce Hori
	Planning Commission Representative:	Keith Vandevere
	Environmental Health	Patrick Treffry
ABSENT:	Parks Department:	Lynn Burgess (Subdivision only)

B. PUBLIC COMMENT – NONE

C. APPROVAL OF MINUTES - APRIL 12, 2007

APRIL 12, 2007: Moved by McPharlin, second by Vandevere and **APPROVED AS CORRECTED.**

Correction: Minutes of April 12, 2007 should reflect that Vandevere was absent for that meeting.

D. SCHEDULED ITEMS - MINOR SUBDIVISION

1. PATE GERALD GLENN & DONNA KAY (PLN050408)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A USE PERMIT FOR THE CHANGE IN A LEGAL NON-CONFORMING RESIDENTIAL USE IN ACCORDANCE WITH SECTION 21.68.020.C OF THE MONTEREY COUNTY ZONING ORDINANCE (TITLE 21) AND A LOT LINE ADJUSTMENT BETWEEN TWO LEGAL LOTS OF RECORD OF APPROXIMATELY 4.04 ACRES (PARCEL 1) AND 1.11 ACRES (PARCEL 2), RESULTING IN 2.64 ACRES (PARCEL A) AND 2.50 ACRES (PARCEL B), RESPECTIVELY. THE PROPERTY IS LOCATED AT 18182 VIERRA CANYON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 125-181-025-000), NORTH COUNTY NON-COASTAL AREA.

Brittany Nicholson, Project Planner, discussed the project. It was noted that this is a "Standard" Subdivision instead of a "Minor" Subdivision.

Brittany Nicholson, Project Planner, presented the project.

Philip and Ida Cobos, applicants, agreed to the conditions.

Vandevere suggested a change to finding 1, evidence F: delete the following "... and the Combined Development Permit does not involve conflicts."

It was moved by Vandevere, seconded by Treffry and passed by the following vote to approve the Combined Development Permit with the correction as discussed.

AYES: Mulholland, Onciano, McPharlin, Hori, Vandevere, Treffry
NOES: None
ABSENT: None

2. LUGO RUBEN (PLN050669)

MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF AN 89 ACRE PARCEL INTO 2 PARCELS OF 49 ACRES (PARCEL A) AND 40 ACRES (PARCEL B) RESPECTIVELY AND A AN EXISTING 30' ROAD EASEMENT LOCATED ON PROPOSED PARCEL "B" AND WILL BE EXTENDED FOR ACCESS TO PARCEL "A". THE PROPERTY IS LOCATED AT 58707 JOLON ROAD, KING CITY (ASSESSOR'S PARCEL NUMBER 421-101-029-000), FRONTING ON JOLON ROAD AND SOUTHWEST OF THE INTERSECTION OF JOLON ROAD AND SAN LUCAS ROAD, CENTRAL SALINAS VALLEY AREA.

In Nadia Amador's absence, Supervising Manager Laura Lawrence, presented the project. An errata sheet was read for the record to correct several typographical errors and omissions in the May 10th staff report. After discussion, a scenic easement condition (PD023) was also added. Treffry asked that the well not be destroyed. Vandevere asked that a finding be added regarding inclusionary housing. A wording change was requested for Condition #4.

Danielle Brown, agent, agreed with the conditions and changes.

Public Comment: George McGinnis

Ruben Lugo, applicant, questioned Environmental Health's request to destroy the well.

After discussion, Environmental Health said they will replace condition #24 to destroy the well with a non-standard condition that states that the well will only be used for irrigation. (Applicant agreed to the change.)

It was moved by Hori, seconded by Treffry and passed by the following vote to adopt the Mitigated Negative Declaration and approve the Minor Subdivision with changes.

AYES: Mulholland, McPharlin, Hori, Vandevere, Treffry
NOES: Onciano
ABSENT: None

3. BARTLEBAUGH KYLE J. (PLN060375)

MINOR SUBDIVISION OF ONE 5 ACRE PARCEL INTO TWO 2.5 ACRE PARCELS. THE PROPERTY IS LOCATED AT 8871 HOLLY HILLS DRIVE, SALINAS (ASSESSOR'S PARCEL NUMBER 125-102-046-000), NORTH COUNTY NON-COASTAL AREA.

It was moved by Vandevere, seconded by McPharlin and passed by the following vote to table the project to allow time to collect more information and evidence.

AYES: Mulholland, Onciano, McPharlin, Hori, Vandevere, Treffry
NOES: None
ABSENT: None

4. ROCHA ROGELIO & FRANCISCO (PLN060643)

CONTINUED FROM 04/26/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF A COASTAL DEVELOPMENT PERMIT AND MINOR SUBDIVISION OF AN EXISTING 2.87 ACRE PARCEL INTO 2 PARCELS OF 1.4 ACRES AND 1.47 ACRES IN ORDER TO ACCOMMODATE TWO EXISTING SINGLE

FAMILY DWELLINGS. THE PROPERTY IS LOCATED AT 333 HALL ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBER 412-073-011-000), NORTH COUNTY COASTAL ZONE.

David Lutes, Project Planner, presented the project. Changes were read for the record as follows: Add two Environmental Health conditions.

Representative Belinda Taluban, explained why the maps were not submitted.

Onciano had concerns over the location of the septic system and requested that the location be indicated on the map.

It was moved by Hori, seconded by McPharlin and passed by the following vote to approve the Combined Development Permit.

AYES: Mulholland, McPharlin, Hori, Vandever, Treffry
NOES: Onciano
ABSENT: None

E. OTHER MATTERS

It was noted that this is Al Mulholland's last day with the county. Happy Retirement, Al. You will be missed.

ADJOURNMENT: 10:00 a.m.

ATTEST:



JACQUELINE ONCIANO, SECRETARY

JO/ca:kb