

FINAL
MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE
THURSDAY, MARCH 27, 2008
MINUTES

A. ROLL CALL: 9:00 a.m.

PRESENT:	Public Works:	Bryce Hori (Chair)
	RMA - Planning Department:	Jacqueline Onciano, Secretary
	Water Resources Agency:	Tom Moss
	Environmental Health	Patrick Treffry/Janna Faulk
	Fire Representative:	Jim McPharlin, Vice Chair
	Parks Department:	David Lutes (Subdivision only)
	Planning Commission Representative:	Keith Vandevere (Minor Sub only)
ABSENT:	None	

B. COMMENT PERIOD – None

C. APPROVAL OF MINUTES – January 10, 31, and February 28, 2008

It was moved by Mrs. Moss, seconded by Mr. Treffry and passed by the following vote to approve the Minutes for January 10, 2008 as corrected.

AYES: Hori, Onciano, Moss, Vandevere, Treffry, Lutes
NOES: None
ABSENT: None
ABSTAIN: McPharlin

It was moved by Mr. Moss, seconded by Mr. McPharlin and passed by the following vote to approve the minutes for January 31, 2008.

AYES: Hori, Onciano, Moss, Vandevere, Treffry, Lutes, McPharlin
NOES: None
ABSENT: None

It was moved by Mrs. Onciano, seconded by Mr. McPharlin and passed by the following vote to continue the minutes for February 28, 2008 to the next hearing.

AYES: Hori, Onciano, McPharlin, Vandevere
NOES: None
ABSENT: None
ABSTAIN: Lutes, Moss, Treffry

D. SCHEDULED ITEMS – STANDARD SUBDIVISION

1. THE COMMONS AT ROGGE ROAD (PLN030065)

THE COMMONS AT ROGGE ROAD (PLN030065) COMBINED DEVELOPMENT PERMIT WAS APPROVED BY THE BOARD OF SUPERVISORS ON MARCH 28, 2006. THE DEVELOPER IS REQUESTING MODIFICATIONS TO CONDITION OF APPROVAL #61 WHICH ADDRESSES THE WORKFORCE HOUSING COMPONENT OF THE PROJECT. NO PHYSICAL CHANGES TO THE

APPROVED PROJECT ARE PROPOSED. THE PROPERTY IS LOCATED AT THE NORTHEAST CORNER OF SAN JUAN GRADE ROAD AND ROGGE ROAD, SALINAS AREA (ASSESSOR'S PARCEL NUMBER 211-012-002-000 AND 211-012-040-000), GREATER SALINAS AREA.

Marti Noel, Housing and Development, presented the project. A request was made for a policy change to the workforce housing.

Onciano questioned if there was a bonus of some kind for the pricing.

Marti Noel stated it was a concession, not a bonus, and explained what the concessions were.

David Lutes inquired about the credits and whether or not they can be used by others.

Will Silva, applicant, gave an overview for making the homes workforce affordable.

Public Comment: Carolyn Anderson, Jan Mitchell, Paula Lotz, Anna Marie Tresch, Mari Kloeppe, Lawrence Hawkins

Marjorie Kay asked about the streamline process and what allowances were given for the project. Marti Noel responded.

It was moved by Mr. Moss, seconded by Mr. Treffry and passed by the following vote to recommend approval of the Combined Development Permit to the Planning Commission.

AYES: Lutes, McPharlin, Hori, Treffry, Moss
NOES: Onciano
ABSENT: None

BREAK – 10:10 a.m. RECONVENED - 10:30 a.m.

2. RANCHO LOS ROBLES (PLN970159)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE DEMOLITION OF TWO SINGLE FAMILY DWELLINGS, TWO BARNs, A GARAGE AND THE REMOVAL OF TWO MOBILEHOMES; 2) A COASTAL DEVELOPMENT PERMIT TO ALLOW A STANDARD SUBDIVISION CONSISTING OF THE DIVISION OF TWO PARCELS OF 16.96 AND 16.62 ACRES INTO 102 LOTS TO INCLUDE: 97 LOTS RANGING IN SIZE FROM 4,050 TO 19,742 SQUARE FEET, ONE - 1.76 ACRE COMMERCIAL PARCEL, ONE - 6 ACRE MULTI-FAMILY RESIDENTIAL PARCEL, ONE- 1.89 ACRE COMMUNITY RECREATION PARCEL, ONE MINI PARK, AND ONE COMMON AREA PARCEL; 3) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 25 OAK TREES; AND 4) A GENERAL DEVELOPMENT PLAN TO ALLOW COMMERCIAL OR PUBLIC/QUASI-PUBLIC DEVELOPMENT ON THE 1.76 ACRE COMMERCIAL PARCEL; AND 5) A COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A FOUR UNIT APARTMENT COMPLEX. THE PROPERTY IS LOCATED AT 100 SILL ROAD, WATSONVILLE (ASSESSOR'S PARCEL NUMBERS 412-073-015-000 & 412-073-002-000), NORTH OF HALL ROAD, BETWEEN SILL AND HALL ROADS, LOS LOMAS AREA, NORTH COUNTY COASTAL ZONE.

Alana Knaster and Carl Holm presented the project as the assigned Planner, David Greene, was on vacation. In response to comments received on the Draft Environmental Impact Report (DEIR) for the Rancho Los Robles Subdivision application, staff met with the applicant and determined that certain section (s) of the DEIR should

be revised and recirculated. Proposed changes to the Rancho Los Robles Subdivision proposal and the Reduced Development Alternatives are as follows:

1. Request for a CDP to remove 25 oak trees and recommend project re-design in accordance with recommended Conditions;
2. General Development Plan and CDP for commercial and multi-family development based on the Findings and Evidence and subject to the recommended Conditions;
3. CDP for demolition and removal of the existing and
4. Options that combine the elements of the proposed project and the superior CEQA Alternative as having the least impact.

Treffry, Environmental Health, made changes to Condition No. 20 and revised Condition No. 21.

Mrs. Onciano noted that "Pajaro Sunny Mesa" in Finding 1, Evidence 1, needs to be struck and inquired about the General Development Plan. (Mrs. Knaster stated that the General Development Plan needs to be crafted.)

Pam Silkwood, agent, gave clarification on the wetlands area and made a presentation on the project.

Public Comment: Carolyn Anderson, Mari Kloppel read a letter from William Yeates, Paula Lotts, Courtney Kuhn, Ken Walkey, Marjorie Kay, David Evans

Pam Silkwood rebutted and discussed the well water situation. Mrs. Knaster stated 3 of the 4 wells are in working order. She explained that Water Resources Agency states there is water available in the area.

Mr. Moss stated that he supports the Water Resources Agency's application but the drainage plan needs to address the impacts to the surroundings.

Mrs. Onciano inquired about the long term water supply for the development. Mr. Holm clarified the number of lots.

It was moved by Onciano, seconded by Lutes and passed by the following vote to continue the project to April 10, 2008, to allow time for staff to prepare a Resolution of Intent to Approve staff's recommendation for the Reduced Density Alternative which would reduce the residential development from 101 to 79 units, with 71 single-family lots and four duplex lots. Residential development would be moved out of the area easily visible from Hall Road and where ridgeline development would be avoided without the use of or blocking by intervening buildings. Fourteen units would be restricted to one-story houses. The recreational park would be relocated to the top of the slope and would have a small parking lot to serve the park. Steep slopes, low lying wetland area and willow riparian area would be placed within the open space parcels. Neighborhood commercial usage would remain the same. There would be a street connecting the residential area and the park with the commercial area.

AYES: Lutes, Onciano, McPharlin, Hori, Treffry, Moss

NOES: None

ABSENT: None

BREAK – 12:35 p.m. RECONVENED – 12:45 p.m.

3. KENNEDY MICHAEL E & PAULA L TR (PLN060014)

STANDARD SUBDIVISION TO DIVIDE ONE EXISTING LOT OF RECORD OF 132 ACRES INTO 11 LOTS RANGING FROM 5.1 ACRES TO 40 ACRES; AND ONE REMAINDER PARCEL OF 40 ACRES. WATER WILL BE SUPPLIED BY INDIVIDUAL WELLS; WASTEWATER DISPOSAL WILL BE BY

INDIVIDUAL SEPTIC SYSTEMS. THE PROPERTY IS LOCATED AT THE END OF MURPHY ROAD, LOCKWOOD (ASSESSOR'S PARCEL NUMBER 423-261-013-000), APPROXIMATELY 2 1/2 MILES FROM LOCKWOOD-BRADLEY ROAD, SOUTH COUNTY AREA.

Patrick Kelly, Project Planner, presented the project. Mrs. Onciano inquired the proposed zoning change.

Mr. Hori stated that the Public Works fee conditions should be changed to read "prior to issuance of building permit."

Sheri Damon, representative, stated the Kennedy's are not sure if the CC&R's or the Homeowners Association would apply to Condition No. 29. Condition No. 23 will be deleted if it is the Homeowners Association. She showed pictures of the project.

Public Comment: None

Mrs. Onciano stated that the Initial Study does not analyze the inconsistency of the zoning. Alternatives were recommended for consideration that would not require a rezoning or General Plan Amendment.

Mr. Moss stated that there should be a monitoring well on the site.

It was moved by Mrs. Onciano, seconded by Mr. McPharlin and passed by the following vote to continue the project to April 24, 2008.

AYES: Lutes, Onciano, McPharlin, Hori, Faulk, Moss

NOES: None

ABSENT: None

STANDARD SUBDIVISION COMMITTEE RETIRED – MINOR SUBDIVISION COMMITTEE CAME TO ORDER

4. FRANSCIONI JOSEPH H TR ET (PLN060042)

MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF A 232 ACRE PARCEL INTO FOUR (4) PARCELS OF 58.6 ACRES, 66.2 ACRES, 53.6 ACRES, AND 53.6 ACRES. THE PROJECT PROPOSES A NEW 30-FOOT WIDE ROAD RIGHT-OF-WAY, A WELL LOT TO SERVE PROPOSED PARCELS AND INDIVIDUAL SEPTIC TANKS FOR EACH PARCEL. THE PROJECT IS LOCATED AT 32721 RIVER ROAD, SOLEDAD (ASSESSOR'S PARCEL NUMBER 216-023-007-000), FRONTING ON RIVER ROAD AND SOUTH OF THE INTERSECTION OF RIVER ROAD AND SANCHEZ ROAD, CENTRAL SALINAS VALLEY AREA PLAN.

Nadia Adador, Project Planner, presented this project. Changes and modifications to conditions were read for the record.

Mr. Hori corrected Condition No. 26 to read "prior to issuance of building permits."

Mr. Vandevere directed staff to include findings/conditions to a address reduction of prime farmland. He was concerned that CEQA states that any loss of prime farmland could not be mitigated.

Ron Ludes, the applicant's representative, commended the Planner and agreed to the conditions including revisions.

Joseph Francioni relayed that he is trying to keep the farm in the family.

It was moved by Mrs. Onciano, seconded by Mr. Vandevere and passed by the following vote to continue this item to April 10, 2008, to allow time for staff to meet with County Counsel regarding environmental review.

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

5. BULLIS JEFFREY W TR (PLN060191)

MINOR SUBDIVISION OF A 103 ACRE PARCEL (ASSESSOR'S PARCEL NUMBER 418-211-002-000) INTO TWO PARCELS OF 62.9 AND 41.1 ACRES EACH; AND AMEND A SCENIC EASEMENT ON THREE PARCELS: 418-211-002-000, 418-211-003-000, 418-211-004-000 TO ALLOW FOUR RESIDENTIAL BUILDING ENVELOPES, SEPTIC ENVELOPES AND ROAD ACCESS. THE PROPERTY IS LOCATED AT 37300 COMSAT ROAD, OFF CACHAGUA ROAD, 1/2 MILE EAST OF NASON ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 418-211-002-000, 418-211-003-000, 418-211-004-000), CACHAGUA AREA.

Paula Bradley, Project Planner, asked for a continuance of the project to allow time for further review of the staff report.

It was moved by Mr. Vandevere, seconded by Mr. Moss and passed by the following vote to continue the project to April 24, 2008.

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

6. CARNAZZO DOMINIC W & KATHRYN C (PLN060383)

CONTINUED FROM 3/13/08. MINOR SUBDIVISION OF ONE 25 ACRE PARCEL INTO THREE FIVE ACRE PARCELS (PARCELS 1, 2 AND 4) AND ONE TEN ACRE PARCEL (PARCEL 3). GRADING IS APPROXIMATELY 150 CUBIC YARDS CUT AND FILL. THE PROPERTY IS LOCATED AT 52238 PINE CANYON ROAD, KING CITY (ASSESSOR'S PARCEL NUMBER 420-271-012-000) 2.6 MILES WEST OF THE INTERSECTION OF JOLON AND PINECANYON ROADS, NORTHWESTERLY OF PINE CANYON ROAD, SOUTHWEST OF KING CITY, CENTRAL SALINAS AREA.

The project was heard at the February 28th Minor Subdivision Committee hearing and was continued to the March 13 hearing to allow staff time to contact the State Department of Fish and Game concerning their CEQA comments. At the March 13th hearing it was continued to March 27th due to lack of a quorum. Mitigation Measure No. 9 was added as an Errata to the Mitigated Negative Declaration.

Mr. Vandevere and Mrs. Onciano thanked Ms. Bradley for her work on bringing back the information from Fish and Game.

Michael Goetz, representative, agreed with the conditions.

It was moved by Mrs. Onciano, seconded by Mr. Moss and passed by the following vote to adopt the Errata and Mitigated Negative Declaration with the Mitigation Monitoring and Reporting Program and approve the Minor Subdivision.

AYES: Onciano, McPharlin, Vandevere, Hori, Faulk, Moss
NOES: None
ABSENT: None

E. OTHER MATTERS – SCHEDULE MEETING WITH DIRECTOR/ASSISTANT DIRECTOR RMA PD REGARDING STANDARD/MINOR SUBDIVISION COMMITTEES SCOPE OF DUTIES.

Onciano suggested meeting during an upcoming IAR meeting. The next date would be April 17th at 1:30 p.m.

F. DEPARTMENT REPORT - None

ADJOURNMENT: 1:57 p.m.

ATTEST:


JACQUELINE ONCIANO, SECRETARY

JO/ca:kb