

**FINAL ACCEPTED**  
**MONTEREY COUNTY STANDARD/MINOR SUBDIVISION COMMITTEE**  
**THURSDAY, JANUARY 8, 2009**  
**MINUTES**

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

PRESENT:	Water Resources Agency:	Tom Moss, Chair
	RMA - Planning Department:	Jacqueline Onciano, Secretary
	Public Works:	Chad Alinio
	Environmental Health:	Roger VanHorn
	Parks Department:	David Lutes (Standard Sub Only)
	Fire Representative:	Jim McPharlin, Vice Chair
	Planning Commission Representative:	Keith Vandevere (Minor Sub)

**B. PUBLIC COMMENT: None.**

**C. APPROVAL OF MINUTES:** March 27, April 10, May 29, August 14, 2008.  
Mr. Moss: Suggested to look over minutes and bring the item back for discussion.

It was moved by Mrs. Onciano, seconded by Mr. McPharlin to bring back to next hearing for approval.

Break at 9:05 A.M. Reconvene at 9:12 A.M.

**D. SCHEDULES ITEMS – MINOR SUBDIVISION**

**1. 9:10AM Project Name: TETU GEORGE EDWARD III & NANCY**  
**PLN050495:**

PROJECT PLANNER: RAMON MONTANO ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PROJECT DESCRIPTION: MINOR SUBDIVISION TENTATIVE PARCEL MAP TO SUBDIVIDE AN EXISTING 25.4 ACRE PARCEL INTO THREE PARCELS OF 5.1, 15.2, AND 5.1 ACRES RESPECTIVELY. TWO SINGLE FAMILY DWELLINGS WITH SEPTIC SYSTEMS AND A WELL CURRENTLY EXIST ON THE PROPERTY. NO OTHER DEVELOPMENT OR IMPROVEMENTS ARE PROPOSED AS PART OF THE APPLICATION. THE PROJECT IS LOCATED AT 70244 JOLON ROAD, BRADLEY (ASSESSOR'S PARCEL NUMBER 423-251-008-000), WEST OF NEW PLEYTO ROAD FRONTING ON JOLON ROAD, SOUTH COUNTY AREA. Recommended Action: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING REPORTING PLAN AND APPROVE PROJECT.

Mr. Ramon Montano, Project Planner, presented the project.

Mr. Vandevere inquired about requirements for a deed notification to staff.

Mr. Michael Goetz, Representative, agrees with the conditions.

Public Comment: None.

It was moved by Mr. VanHorn and seconded by Mrs. Onciano to approve project.

AYES: McPharlin, Vandevere, Alinio, Onciano, VanHorn, Moss

NOES: None.

ABSENT: None.

ABSTAIN: None.

Break: 9:23 a.m.

Reconvene: 9:30 a.m.

Reconvene: 9:35A.M.

**2. 9:30 A.M: CARDONA SAUL RIOS ET AL PLN080329:**

PROJECT PLANNER: ELISA MANUGUERRA ENVIRONMENTAL STATUS: CATEGORICALLY EXEMPT. PROJECT DESCRIPTION: LOT LINE ADJUSTMENT AND VARIANCE TO ALLOW THE ADJUSTMENT OF APPROXIMATELY 2.78 ACRES OF LAND BETWEEN PARCELS 1 OF 1.99 ACRES AND PARCEL 2 OF 7.56 ACRES TO RESULT IN TWO PARCELS, PARCEL A OF 4.77 ACRES AND PARCEL B OF 4.78 ACRES. A VARIANCE IS REQUIRED TO ALLOW THE RESULTING PARCEL SIZES TO BE LESS THAN THE MINIMUM PARCEL SIZE OF 40 ACRES REQUIRED BY THE FARMLANDS OR "F" ZONING DESIGNATION. THE PROPERTY IS LOCATED AT 40052 WALNUT AVE GREENFIELD (ASSESSOR'S PARCEL NUMBER 109-232-015-000), CENTRAL SALINAS VALLEY AREA PLAN. RECOMMENDED ACTION: APPROVE PROJECT

Project Planner, Ms. Elisa Manuguerra, presented project.

Staff made a revision to the evidence for finding 1 to reflect that the lot is a legal lot of record. Revision made to timing on the conditions should read prior to recordation on record of survey.

Discussion regarding The Application Submittal, Lot Line Adjustment, Water Supply between Committee and Staff.

Mrs. Onciano: attempted to follow exactly how the property will be divided. Questions asked what is being removed.

Cheryl Ainsworth, Representative for Applicant, discussed the status of the water supply, The Lot Line Adjustment, Caretaker's Unit and the drilling of the wells.

Public Comment: Virginia Heinz, Mr. Dennis McCarthy.

Public comment closed.

It was moved by Mr. Vandevere and seconded by Mr. VanHorn to continue and passed by the following vote:

AYES: McPharlin, Vandevere, Moss, Onciano, VanHorn, Alinio  
NOES: None.  
ABSENT: None.  
ABSTAIN: None.

Break at 10:45 A.M. and will reconvene at 10:55 A.M as Standard Subdivision Committee.

**Reconvene 10:57. STANDARD SUBDIVISION COMMITTEE**

**3. 9:45AM: WHITEHEAD RON & HASSAN BABEAI GPZ070002:**

PROJECT PLANNER: JEFF MAIN ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED NOTE: THIS PROJECT IS LOCATED IN THE COASTAL ZONE AND NON-COASTAL AREA AND IS APPEALABLE TO THE BOARD OF SUPERVISORS AND THE COASTAL COMMISSION. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF (1) A COASTAL DEVELOPMENT PERMIT FOR A LOT LINE ADJUSTMENT BETWEEN PARCELS IN BOTH THE COASTAL ZONE AND INLAND AREA OF MONTEREY COUNTY THAT WILL SERVE TO ACCOMMODATE A COASTAL ZONE BOUNDARY DETERMINATION SUCH THAT APPROXIMATELY 4.9 ACRES WILL BE TRANSFERRED FROM A 35.16 ACRE PARCEL TO AN APPROXIMATELY 35.74 ACRE SITE, RESULTING IN A 40.64 ACRE SITE ENTIRELY WITHIN THE COASTAL ZONE, AND A 30.26 ACRE SITE ENTIRELY WITHIN THE NON-COASTAL AREA OF THE COUNTY; (2) A STANDARD SUBDIVISION FOR THE RESULTING 30.26 ACRE INLAND PARCEL TO CREATE SIX PARCELS OF 2.85 ACRES (LOT 1), 2.53 ACRES (LOT 2), 2.56 ACRES (LOT 3), 2.20 ACRES (LOT 4), 7.42 ACRES (LOT 5), AND 12.72 ACRES (LOT 6) AND (3) A USE PERMIT FOR DEVELOPMENT ON 30% SLOPE. THE PROPERTIES ARE ACCESSED FROM THE SOUTH BY TIMEVIEW WAY OFF CASTROVILLE BOULEVARD (ASSESSOR'S PARCEL NUMBERS 129-083-034-000 AND 129-083-061-000), NORTHWEST OF THE INTERSECTION OF CASTROVILLE BOULEVARD AND SAN MIGUEL ROAD AND NORTHERLY OF MANZANITA REGIONAL PARK, PRUNEDALE AREA. RECOMMENDED ACTION: RECOMMEND APPROVAL TO PLANNING COMMISSION

Mr. McPharlin: stated that Parcel A and B are not two separate lots. Staff will place a condition in the report referring to the parcels as separate lots.

Mr. Lutes, Parks: Referred to letters regarding Environmental Impact Report needed.

Mr. Main: Stated he had spoken with applicant about the project. The applicant did not appear. Staff stated he does not know if the applicant agrees with the continuance or not.

It was moved by Mrs. Onciano and seconded by Mr. VanHorn moved to continue to date uncertain.

AYES: McPharlin, Lutes, Moss, Onciano, VanHorn, Alinio

NOES: None.

ABSENT: None.

ABSTAIN: None.

**E. OTHER MATTERS:**

Mrs. Onciano stated that the committee will be taking Mr. Bryce Hori out to lunch. Gave two dates of Jan 29 or Feb 12 and give him a "Thank you" letter for service at the luncheon.

**F. DEPARTMENT REPORT:** None.

**F. ADJOURNMENT:** 11:09 A.M.

Date Adopted: February 25, 2010

ATTEST:

  
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JACQUELINE R. ONCIANO, SECRETARY

JO/vc