

FINAL ACCEPTED
MONTEREY COUNTY STANDARD/MINOR SUBDIVISION COMMITTEE
THURSDAY, APRIL 30, 2009
MINUTES

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

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

B. PUBLIC COMMENTS: None.

C. APPROVAL OF MINUTES: None.

D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS: None.

Committee Comments: Mrs. Onciano stated we need to put the names on the agenda for voting purposes.

Mrs. Onciano stated minutes will be brought back to committee from 2008 for acceptance.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS: None.

Break 9:05 A.M. Reconvened at 9:20 A.M.

F. SCHEDULED ITEMS:

1. 9:20A.M. WALWORTH JOHN P. - PLN070505

PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: COASTAL DEVELOPMENT PERMIT FOR A MINOR SUBDIVISION. TENTATIVE MAP TO SUBDIVIDE ONE 62.24 ACRE PARCEL INTO ONE 57.24 ACRE PARCEL (PARCEL A) AND ONE 5 ACRE PARCEL (PARCEL B), AND A LOCAL COASTAL PROGRAM AMENDMENT TO REZONE THE PARCELS FROM RDR/10 (CZ) TO RDR/10-B-8 (CZ). THE PROPERTY IS LOCATED AT 2579 SAN JUAN ROAD, AROMAS (ASSESSORS PARCEL NUMBER 141-062-002-000), NORTH COUNTY AREA, COASTAL ZONE. RECOMMENDED ACTION: ADOPT NEGATIVE DECLARATION AND APPROVE PROJECT

Mr. Joe Sidor, Project Planner, presented project.

Mr. Vandevere and Mrs. Onciano thanked staff for preparing thorough staff report.

Mr. John Bailey, Brian Finnegan, Representative for Applicant, thanked staff also for his thoroughness and detail oriented. Discussed what parcels were owned by family members. Representative agrees with all conditions to report.

Public Comment: None.

It was moved by Mrs. Onciano and seconded by Mr. McPharlin, to Adopt Negative Declaration and Approve Project.

AYES: Moss, Onciano, McPharlin, VanHorn, Alinio, Vandevere
NOES: None.
ABSENT; Lutes (Subdivision Only)
ABSTAIN: None.

Short Break at 9:25 A.M. and reconvene as Subdivision Committee.

2. 9:30AM - HERITAGE OAKS - PLN980503

PLANNER: BOB SCHUBERT. ENVIRONMENTAL STATUS: ENVIRONMENTAL IMPACT REPORT PREPARED PROJECT DESCRIPTION: WORKSHOP TO DISCUSS THE HERITAGE OAKS COMBINED DEVELOPMENT PERMIT CONSISTING OF A STANDARD SUBDIVISION TO DIVIDE APPROXIMATELY 79 ACRES INTO 32 PARCELS RANGING IN SIZE FROM 1.0 ACRES TO 15.91 ACRES, INCLUDING ONE LOT (LOT 32) WITH FOUR INCLUSIONARY RENTAL UNITS; USE PERMIT FOR REMOVAL OF APPROXIMATELY 271 OAK TREES (FOR ROAD); USE PERMIT FOR FOUR INCLUSIONARY RENTAL UNITS; AND A MITIGATION MONITORING PLAN. THE PROJECT IS LOCATED EASTERLY OF SAN JUAN ROAD (ASSESSOR'S PARCEL NUMBERS 267-123-031-000 AND 267-051-014-000), APPROXIMATELY 600 FEET SOUTHERLY OF THE INTERSECTION OF SAN JUAN ROAD AND AROMAS ROAD AT THE TERMINUS OF REA AVENUE, AROMAS AREA, NORTH COUNTY NON-COASTAL ZONE. RECOMMENDED ACTION: CONTINUE TO MAY 14, 2009.

Reconvene as Subdivision Committee. Mr. David Lutes is present

Mr. Bob Schubert, Project Planner, requested for a continuance to May 14, 2009 because there is an ongoing public records request.

Derinda Messenger, Representative for Applicant, agrees with the continuance to May 14, 2009.

Mrs. Onciano asked that the recommended action from previous agenda states a workshop. Staff stated that they will be back before as a workshop for the Subdivision Committee to weigh on the alternatives.

Derinda Messenger, Representative for Applicant stated that the project will come to the committee as a public hearing rather than a workshop. All information should be available for the project at that time.

Mrs. Onciano suggested that maybe the May 28th would be a better date for the project with all the information.

Staff also stated that conditions, mitigation measures, findings would not be totally available by the May 14th, 2009. Staff and Representative agree that the May 28th, 2009 would be a better date to have all information. EIR should be available by 5/15.

Mr. Moss stated that having the FEIR would have all the mitigation measures in it and it would be very helpful. Mr. McPharlin stated that if it goes beyond the May 28th, 2009 it would still have all the information worked out.

Derinda Messenger, Representative for Applicant stated that the EIR was circulated starting in 2000. The only section not available is the hydrology section. Derinda Messenger requested to have a full hearing on May 28, 2009 since all information will be available.

It was moved by Mrs. Onciano and seconded by Mr. McPharlin, for a continuance for May 28, 2009 and not as a workshop; but a public hearing.

AYES: Moss, Onciano, McPharlin, Alinio, Lutes, VanHorn
NOES: None.
ABSENT: Vandevere (Minor Sub Only).
ABSTAIN: None.

G. OTHER MATTERS:

To be announced a Luncheon for Bryce Hori sometime in June.

H. ADJOURNMENT: 9:45 A.M.

Date Adopted: February 25, 2010

ATTEST:


JACQUELINE R. ONCIANO, SECRETARY

JO/vc