

**FINAL ACCEPTED**  
**MONTEREY COUNTY STANDARD SUBDIVISION**  
**THURSDAY, MAY 28, 2009**  
**MINUTES**

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

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

**B. PUBLIC COMMENTS - None**

**C. APPROVAL OF MINUTES - None**

**D. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS - None**

**E. COMMITTEE COMMENTS, REQUESTS AND REFERRALS - None**

**F. SCHEDULED ITEMS**

**1. 9:00AM - HERITAGE OAKS - PLN980503. PLANNING AREA:**

PROJECT PLANNER: BOB SCHUBERT. ENVIRONMENTAL STATUS: DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED. PROJECT DESCRIPTION: 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 ROADS); USE PERMIT FOR FOUR INCLUSIONARY RENTAL UNITS; AND GRADING (APPROXIMATELY 2,550 CUBIC YARDS CUT AND 2,550 CUBIC YARDS FILL). 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.

Project planner, Mr. Bob Schubert presented the project.

Staff made changes to condition numbers 71 and 87.

Mr. Roger VanHorn, representative from Environmental Health read into the record changes to Environmental Health condition numbers 19, 25, 28 and 29.

Chair Tom Moss inquired if Planning had considered alternatives. Staff clarified that none of the alternatives would reduce any of the significant impacts.

Mr. Holman, applicant along with his Counsel Derinda Messenger. Chair asked if applicant has had chance to review report and conditions of the report. Applicant Mr. Holman stated there were other items to discuss. Ms. Messenger discussed changes and suggestions of changes to the conditions.

Public Comment: Carolyn Anderson, Kathy Chavez; George Mortan; Jennifer Colby; Amy White, LandWatch; Marjorie Kay; Jan Mitchell

Applicant Mr. Holman discussed the issue of affordable housing. Counsel Ms. Messenger gave rebuttal to the public comments. Chair Moss asked Ms. Messenger if they agreed to the findings and evidence and conditions in the staff report. Ms. Messenger agreed along with the changes and suggestions that had been made. She also stated that the project will be going forward to the Planning Commission and there is more time to make suggested changes and revisions.

Mr. Alinio, Public Works representative answered questions regarding the San Juan interchange traffic improvements, the Rea Avenue access to the downtown area and the number of accidents on Rea Avenue.

Break at 10:35 a.m. Reconvene at 10:50 a.m.

Mr. VanHorn, Environmental Health representative stated that a "Can and Will Serve" letter has been provided by the Aromas Water Company which is acceptable to the Environmental Health department.

Chair Tom Moss, Water Resources Agency, discussed the water and drainage issues on the property.

Mrs. Onciano stated she will abstain from the vote.

Mr. Roger VanHorn, Environmental Health, stated he has reviewed the lots and locations of septic systems, setbacks, and layouts of the systems which some do have restrictions.

Mr. Roger Vanhorn moved and seconded by Chad Alinio to accept staff recommendations including all changes and modifications discussed. Vote is 4-0. Ms. Onciano abstained.

Jan Mitchell asked why Mrs. Onciano abstained. Chair Tom Moss stated that her reason will not be discussed in the hearing but Ms. Mitchell is free to talk with Mrs. Onciano personally and ask her for her reasons she abstained. Chair Tom Moss stated reason did not need to be stated.

**G. OTHER MATTERS:** None.

**H. DEPARTMENT REPORT:** None.

**I. ADJOURNMENT:** 11:05 a.m.

Date Adopted: February 25, 2010

ATTEST:

  
JACQUELINE R. ONCIANO, SECRETARY

JO/vc