

FINAL ACCEPTED
MONTEREY COUNTY STANDARD/MINOR SUBDIVISION COMMITTEE
THURSDAY, SEPTEMBER 24, 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
	Fire Representative:	Jim McPharlin, Vice-Chair
ABSENT:	Planning Commission Rep:	Keith Vandever, (Minor Sub)

B. PUBLIC COMMENTS: None.

C. APPROVAL OF MINUTES: None.

D. SCHEDULED ITEMS

1. 9:00AM - ABRAM LAWRENCE N & EVELYN ABRAM - PLN070259

PROJECT PLANNER: NADIA AMADOR. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF A 153.57 ACRE PARCEL INTO THREE (3) PARCELS OF 49.93 ACRES (PARCEL A), 60.67 ACRES (PARCEL B), AND 42.97 ACRES (PARCEL C), RESPECTIVELY; AND 2) ADMINISTRATIVE PERMIT FOR A SMALL WATER SYSTEM FACILITY (EXPANSION OF THE EXISTING LOCAL WATER SYSTEM TO A PUBLIC WATER SYSTEM). THE PROJECT PROPOSES A NEW 30-FOOT WIDE ACCESS EASEMENT AND INDIVIDUAL SEPTIC SYSTEMS. THE PROPERTY IS CURRENTLY UNDER AN AGRICULTURAL PRESERVATION CONTRACT (WILLIAMSON ACT). THE PROJECT IS LOCATED AT 1339 RIVER ROAD, GONZALES (ASSESSOR'S PARCEL NUMBER 167-051-001-000), FRONTING ON RIVER ROAD AND NORTH OF THE INTERSECTION OF GONZALES RIVER ROAD AND RIVER ROAD, CENTRAL SALINAS VALLEY AREA PLAN. RECOMMENDED ACTION: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT.

Mrs. Nadia Amador, Project Planner, stated the Applicant has asked for a continuance to October 29, 2009. Mr. Ron Ludes, Applicant: Agrees with the continuance.

It was moved by Mr. McPharlin and seconded by Mr. VanHorn to continue to October 29, 2009.

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

2. 9:00AM - SALA JON ET AL - PLN080015

PROJECT PLANNER: ELISA CAVALIERE ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF A 19.04 ACRE PARCEL, ZONED LOW DENSITY RESIDENTIAL - 5 ACRE MINIMUM LOT SIZE (LDR/5), INTO 3 PARCELS OF 5.43 ACRES (PARCEL A), 5.25 ACRES (PARCEL B), AND 8.36 ACRES (PARCEL C), RESPECTIVELY. THE PROJECT PROPOSES A WATER SYSTEM TO SERVE THE TWO NEW PARCELS. THE PROJECT IS LOCATED AT 1040 SAN JUAN GRADE ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 199-051-006-000), NORTH COUNTY NON-COASTAL AREA. RECOMMENDED ACTION: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING PLAN AND APPROVE PROJECT

Mrs. Elisa Cavaliere, Project Planner, presented project.

Mr. Michael Pemberton, one of the owners of property, agrees with the conditions.

Staff asked Committee if there is an exemption to the requirement of the Inclusionary Housing.

Mrs. Onciano: Stated that the condition would need to go the Housing and Redevelopment and would need to discuss the exemption.

Mr. Moss: Inquired if the owner was aware of two lots being in the flood plain; applicant was aware. Mr. Moss informed owner that it would need a floodplain analysis if there is development on certain lots.

Public Comment: None.

It was moved by Mr. Alinio and seconded by Mr. VanHorn to accept staff recommendations.

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

E. OTHER MATTERS: Discussion regarding Chapter 18.46 between Committee.

F. DEPARTMENT REPORT: None.

G. ADJOURNMENT: 9:25 A.M.

Date Adopted: February 25, 2010

ATTEST:


JACQUELINE R. ONCIANO, SECRETARY

JO/vc