

FINAL ACCEPTED
MONTEREY COUNTY STANDARD/MINOR SUBDIVISION COMMITTEE
THURSDAY, OCTOBER 29, 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:	Patrick Treffry
	Fire Representative:	Jim McPharlin, Vice Chair
	Planning Commission Representative:	Keith Vandever (Minor Sub)

B. PUBLIC COMMENTS: None.

C. APPROVAL OF MINUTES: None.

D. SCHEDULED ITEMS: MINOR SUBDIVISION

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

PLANNING AREA: CENTRAL SALINAS VALLEY AREA. PROJECT PLANNER: NADIA AMADOR. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: CONTINUED FROM 9/24/2009. 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, presented project.

Discussion regarding modification to conditions between Staff and Committee.

Ron Ludes, Representative for Applicant: Stated the Applicant is satisfied with all revisions and modification to conditions.

Public Comment: None

Mrs. Onciano: Stated the language in Conditions under Timing should read Parcel Map (Minor Subdivision).

It was moved by Mr. Vandevere and seconded by Mr. McPharlin to approve project which included all modifications. Mrs. Onciano added the correction to condition 9, 11 and 19 the Timing - Prior to Parcel Map.

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

2. 9:00AM - PIPER LEO B & MARY JO TRS - PLN040757

PLANNING AREA: GREATER SALINAS AREA. PROJECT PLANNER: BOB SCHUBERT. ENVIRONMENTAL STATUS: NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: CONTINUED FROM 10/8/09. MINOR SUBDIVISION TO DIVIDE A 10 ACRE PARCEL INTO TWO LOTS (2.72 ACRES AND 7.28 ACRES). WATER WILL BE SERVED BY A MUTUAL WATER SYSTEM; WASTEWATER WILL BE DISPOSED OF BY SEPTIC SYSTEMS. THE PROPERTY IS LOCATED AT 662 HARRISON ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 113-271-163-000), GREATER SALINAS AREA. RECOMMENDED ACTION: ADOPT NEGATIVE DECLARATION AND APPROVE PROJECT

Mr. Bob Schubert, Project Planner, presented project.

Mr. Moss: Discussion regarding the Seasonal Drainage and may add a condition to address.

Mr. Jason Redder, Representative for Applicant: Agrees to conditions. Mr. Moss: Clarification with the 15ft Bridge and Scenic Easement.

Public Comment: None

Clarification regarding the 15ft bridge and drainage between Staff and Committee.

Discussion regarding Fish and Game Letter, Aquifer, Adjacent Property Owner, Conditions; Road and Drainage Maintenance Agreement between Committee and Staff.

Gail Hatter-Crawford, Representative: Clarification regarding the 15ft Bridge, Conditions, Scenic Easement, Drainage, Driveway, Adjacent Properties, Water Tank.

Mr. Alinio, Public Works: Added two Standard Conditions-PW0020-Private Roads and Road Maintenance Agreement. Committee Clarified it will only apply if the applicant abstain access through the adjacent property.

Applicant: Agrees with Modifications to the Conditions.

It was moved by Mr. Alinio and seconded by Mr. Treffrey to Approve Staffs recommendations along with modifications and added conditions and to recommend staffs recommendation to Adopt Mitigated Negative Declaration with Mitigated Monitoring Plan and Approve Project.

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

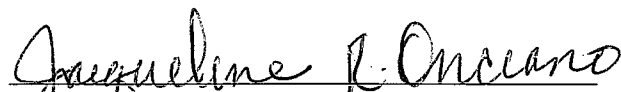
E. OTHER MATTERS: None.

F. DEPARTMENT REPORT: Mrs. Onciano: Informed Committee of the Memorandum for next Hearing November 12, 2009 for discussion regarding Chapter 18.46.

G. ADJOURNMENT: 9:35 A.M.

Date Adopted: February 25, 2010

ATTEST:


JACQUELINE R. ONCIANO, SECRETARY

JO/vc