

FINAL ACCEPTED
MONTEREY COUNTY MINOR/STANDARD SUBDIVISION
COMMITTEE MEETING
THURSDAY, JULY 29, 2010
MINUTES

A. ROLL CALL: 9:00 a.m.

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

B. PUBLIC COMMENTS: None.

C. APPROVAL OF MINUTES: June 24, 2010

It was moved by Committee Member Vandevere, seconded by Committee Member McPharlin to approve the Minor Subdivision Minutes for June 24, 2010.

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

D. SCHEDULED ITEMS: MINOR SUBDIVISION COMMITTEE

1. MARKKULA ARMAS CLIFFORD & LINDA KATHRYN TRS PLN090117

PROJECT PLANNER: DAVID MACK. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: MINOR SUBDIVISION PARCEL MAP TO ALLOW A RECONFIGURATION OF APPROXIMATELY 14,000 ACRES CONSISTING OF 12 EXISTING LEGAL LOTS OF RECORD RANGING IN SIZE FROM 162 TO 11.52 ACRES, PROCESSING PURSUANT TO SECTION 19.04 (19.03.005.4) OF TITLE 19. THE PROPERTIES ARE LOCATED AT RANA CREEK RANCH NEAR THE 19.2 MILE MARKER ON CARMEL VALLEY ROAD (ASSESSOR'S PARCEL NUMBER 197-061-049-000, 197-061-052-000, 197-061-053-000, 197-061-054-000, 197-241-005-000, AND 417-121-018-000), CACHAGUA AREA PLAN.

David Mack, Project Planner, presented the project and amended the Conditions Matrix.

Committee Comment: None.

Applicant Comment: Anthony Lombardo, Representative for the Applicant discussed the Air Strip, Condition Number 11 and Special Status Species.

Public Comment: None.

Committee Comment: None.

It was moved by Committee Member Keith Vandevere, seconded by Committee Member Jim McPharlin to approve staffs recommendations.

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

E. DEPARTMENT REPORT: DISCUSSION MONTEREY COUNTY SUBDIVISION ORDINANCE PROCESS (TITLE 19) REF100014

Committee Member Jacqueline R. Onciano discussed the referral from the Board of Supervisor's relative to the elimination of the Standard and Minor Subdivision Committee.

9:18 a.m. break

9:40 a.m. reconvened as the Standard Subdivision Committee.

Committee Member Keith Vandevere is excused and Committee Member David Lutes is absent.

F. SCHEDULED ITEMS: STANDARD SUBDIVISION COMMITTEE

2. OMNI RESOURCES LTD - PLN020344

PROJECT PLANNER: LUIS OSORIO. **ENVIRONMENTAL STATUS:** DRAFT ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** CONSIDER A STANDARD SUBDIVISION TENTATIVE MAP FOR THE DIVISION OF TWO EXISTING LOTS OF RECORD OF 5.3 AND 5.6 ACRES INTO SEVEN LOTS APPROXIMATELY 2.4, 1.3, 1.6, 0.9, 2.6, 0.7 AND 1.1 ACRES RESPECTIVELY. THE STANDARD SUBDIVISION IS PART OF A COMBINED DEVELOPMENT PERMIT WHICH ALSO INCLUDES THE FOLLOWING: 1) REZONING OF THE SUBJECT PROPERTY TO REMOVE "B-8" OVERLAY ZONING DISTRICT FROM THE PROPERTY'S OVERALL "LC-B-8-D" ZONING DESIGNATING; 3) USE PERMIT FOR DEVELOPMENT OF A NEW COMMUNITY SHOPPING CENTER INCLUDING APPROXIMATELY 126,500 SQUARE FEET FORE RETAIL AND OFFICE SPACE, 508 PARKING SPACES AND LANDSCAPING; 4) GENERAL DEVELOPMENT PLAN; AND 5) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 5 CORRAL DE TIERRA ROAD,

IN THE SOUTHEAST CORNER OF THE STATE HIGHWAY 68/CORRAL DE TIERRA ROAD INTERSECTION (ASSESSOR'S PARCEL NUMBER 161-571-003-000 & 161-581-001-000), TORO AREA PLAN.

Luis Osorio, Project Planner presented project and stated the Standard Subdivision Committee is considering only the Subdivision Component of the project.

Chair Moss questioned the Subdivision Component of the Staff Report and recommends the deletion of Condition Number 15 in the Staff Report.

Applicant Comment: Brian Finnegan; the Applicant's Representative discussed the subdivision aspect of the project, the Subdivision Map Act, and the B-8 Zoning Overlay and recommends adding the language of the alternatives to the resolution. Recommends modifications to Conditions Number 3, 8 to add Environmental Health Bureau throughout conditions, deletion of Condition Number 15 and to strike out the language in Condition Number 16, and approves of the Condition with changes.

Committee Member Roger VanHorn stated the change to the Environmental Health Bureau shall be stated throughout the Conditions Matrix.

Committee Member Chad Alinio stated Condition 3 regarding the Utility Requirements is still necessary in accordance with the county code.

Public Comment: Nanci Linares; Vicki Phillips; Larry Daniels; Bing Lantis; Mike Thompson; Dick Rotter; Bill Schram; Mike Weaver; Dee Myers; Dr. Spencer Myers; Jeanne Fletcher; Noelle Fletcher; Bruce Pearson; Jan Mitchell; Amy White, Director of Land Watch; Rona Brent.

Applicant rebuttal: Mr. Brian Finnegan, Representative for Applicant, clarified parking spaces dictated by the county minimum requirement, site visit, Transparency of process, LUAC Meeting and the zoning of the property for Retail Development.

It was moved by Committee Member Roger VanHorn, seconded by Committee Member Chad Alinio to accept the Staff Report and deny the subdivision under the B-8 overlay. The Standard Subdivision Committee recommended that the Board of Supervisors lift the B-8 overlay, Conditions and all changes are accepted.

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

**G. DEPARTMENT REPORT: DISCUSSION MONTEREY COUNTY
SUBDIVISION ORDINANCE PROCESS (TITLE 19) REF100014**

Chair Moss questioned Committee Member Jacqueline R. Onciano we have the same members present as the Minor Subdivision Committee is there anything you would like to add. Committee Member Jacqueline R. Onciano stated no.

H. ADJOURNMENT: 11:06 a.m.

Date Adopted: February 24, 2011

ATTEST



JACQUELINE R. ONCIANO, SECRETARY

JRO/vc