

FINAL ACCEPTED
MONTEREY COUNTY MINOR/STANDARD SUBDIVISION COMMITTEE
THURSDAY, AUGUST 12, 2010
MINUTES

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

PRESENT:	Water Resources Agency:	Tom Moss, Chair
	Fire Representative:	Jim McPharlin, Vice Chair
	RMA – Planning Department:	Laura Lawrence on behalf of Jacqueline R. Onciano
	Public Works:	Chad Alinio
	Environmental Health:	Nicole Silva on behalf of Roger Van Horn
	Parks Department:	David Lutes (Standard Sub Only)
	Planning Commissioner:	Keith Vandevere (Minor Sub)

B. PUBLIC COMMENTS: Margie Kay discussed the Water issue in North County.

C. APPROVAL OF MINUTES: July 29, 2010

It was moved by Committee Member McPharlin, seconded by Committee Member Vandevere to continue the minutes to the next hearing for approval.

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

D. SCHEDULED ITEMS: MINOR SUBDIVISION COMMITTEE

1. CLARK DAVID M AND MADELEINE - PLN060718

PROJECT PLANNER: PAULA BRADLEY. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION. **PROJECT DESCRIPTION:** MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF A 12.7 ACRE PARCEL INTO TWO PARCELS OF FIVE ACRES WITH A 2.7 ACRE REMAINDER PARCEL; AND A SMALL SYSTEM. THERE IS NO PROPOSED GRADING. THE PROJECT IS LOCATED AT 8145 MESSICK ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 125-501-033-000), PRUNEDALE AREA, NORTH COUNTY AREA PLAN.

Planning Manager, Taven Kinison Brown stated a letter was received and would like to continue the project to a date uncertain.

Committee Member Lawrence recommended changes to the Conditions Matrix to add a requirement for a conditional certificate of compliance, a condition for a note on the Final Map regard to the 30-foot road way access easement, and the 10-foot easement for the water system.

Committee Member Vandevere stated the environmental documents should cover the cumulative domestic wells in North County.

Chair Moss stated the standard conditions of approval for Water Resources Agency was not added to the staff report.

Project Planner, Paula Bradley clarified an errata was provided with the standard conditions of approval.

Applicant Comment: Madeline Clark, Applicant commented regarding the Mitigation Number 23, Deed Restriction Water and had no comment regarding the continuance to a date uncertain.

Committee Member Silva made a comment regarding well testing.

Public Comment: Margie Kay; Amy White, Land Watch.

It was moved by Committee Member Vandevere, seconded by Committee Member McPharlin to continue the project to a date uncertain.

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

2. MILLER TRACY N. AND PEGGY S. - PLN090145

PROJECT PLANNER: NADIA AMADOR. **ENVIRONMENTAL STATUS:** NEGATIVE DECLARATION. **PROJECT DESCRIPTION:** MINOR SUBDIVISION, VESTING TENTATIVE MAP TO SUBDIVIDE A 36.7 ACRE PARCEL INTO TWO PARCELS OF 11.5 ACRES (PARCEL 1), 15.1 ACRES (PARCEL 2) WITH A REMAINDER PARCEL OF 10.1 ACRES. A NEW SMALL WATER SYSTEM, USING TWO EXISTING WELLS, WILL BE ESTABLISHED TO SERVE RESULTING PARCELS 1 AND 2. AN EXISTING PAVED ROAD PROVIDING ACCESS TO THE EXISTING HOMES WOULD CONVERT TO A 30-FOOT WIDE ROAD AND UTILITY EASEMENT. NO OTHER DEVELOPMENT IS PROPOSED. THE PROPERTY IS LOCATED AT 797, 799, 801 AND 803 LAURELES GRADE, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 151-011-005-000), CARMEL VALLEY MASTER PLAN AREA.

Project Planner, Nadia Amador presented project and discussed the changes to the Staff Report regarding Condition Number 6.

Committee Member Lawrence requested clarification to the previous conditions in the Staff Report regarding Vegetation. Recommended the changes to the staff report

regarding Evidence H in Finding 1, the LUAC recommendations, Finding 5E, Conditions 16 thru 19 and a condition were added regarding the easement.

Committee Member Silva discussed the remaining parcel, Condition Number 9 and the items need to be review as part of the Conditional Certificate of Compliance.

Joel Panzer, Representative for Applicants agreed with the Staff Report and Conditions.

Tracy Samuel, Daughter of Applicant, presented a letter from her father.

10:42 a.m. break

10:52 a.m. reconvene

Joel Panzer, Representative for Applicant agreed with the recommended changes.

It was moved by Committee Member Lawrence, seconded by Committee Member Vandevere to adopt the Negative Declaration as amended by staff and approve PLN090145 based on the findings and evidence subject to the findings and evidence and the conditions of approval as amended.

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

E. OTHER MATTERS:

Chair Moss stated corrections to the minutes to be heard at the August 26, 2010 hearing.

It was moved by Committee Member McPharlin, seconded by Committee Member Vandevere to continue the minutes of August 12, 2010 to the August 26, 2010 meeting.

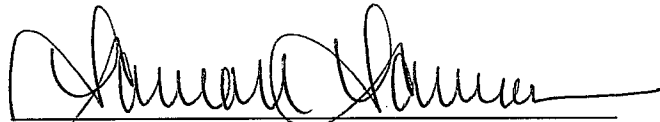
AYES: McPharlin, Vandevere, Moss, Silva, Alinio
NOES: None.
ABSTAIN: Lawrence
ABSENT: Onciano

F. DEPARTMENT REPORT: None.

G. ADJOURNMENT: 10:58 a.m.

Date Adopted: February 24, 2011

ATTEST

A handwritten signature in black ink, appearing to read 'Laura Lawrence', written over a horizontal line.

LAURA LAWRENCE, SECRETARY

LML/vc