

FINAL ACCEPTED
MONTEREY COUNTY MINOR/STANDARD SUBDIVISION COMMITTEE
THURSDAY, NOVEMBER 18, 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:	Jacqueline R. Onciano
	Environmental Health Bureau:	Nicole Silva
	Public Works:	Chad Alinio
	Planning Commission Representative:	Keith Vandevere, (Minor Sub)

B. PUBLIC COMMENTS: None.

C. APPROVAL OF MINUTES: July 29, 2010, August 12, 2010, September 9, 2010, September 30, 2010

Committee Member Onciano stated the minutes will be approved at the next meeting due to technical difficulty.

D. SCHEDULED ITEMS: MINOR SUBDIVISION COMMITTEE

1. SCHEID VINEYARDS CALIFORNIA INC. - PLN070463

PROJECT PLANNER: NADIA AMADOR. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION. **PROJECT DESCRIPTION:** CONTINUED FROM OCTOBER 14, 2010. MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF A 385 ACRE PARCEL INTO FOUR PARCELS OF 147 ACRES (PARCEL A); 99 ACRES (PARCEL B); 81 ACRES (PARCEL C); AND 52 ACRES (PARCEL D), REPECTIVELY. THE PROPERTY IS UNDER WILLIAMSON ACT CONTRACT. NO INDIVIDUAL SEPTIC SYSTEMS OR WATER SYSTEMS ARE PROPOSED. THE SOUTHERN PACIFIC RAILROAD RUNS ALONG A SIX ACRE EASEMENT WITHIN THE SOUTHERN BOUNDARY OF THE PROJECT SITE (PROPOSED PARCELS A, B AND D). ACCESS TO THE PROPERTY IS FROM METZ ROAD AND AN EXISTING 20 FOOT-WIDE ROAD AND UTILITY RIGHT-OF-WAY BETWEEN PROPOSED PARCELS B AND C. THE PROJECT IS LOCATED AT 34954 METZ ROAD, CENTRAL SALINAS VALLEY AREA.

Project Planner, Nadia Amador, presented the project.

Mr. Scott Scheid, Applicant and Mr. Geary Coates, Agent for the project accepted the conditions of approval.

Public Comment: None.

Staff stated they will work with County Counsel regarding language to be referred to the Board of Supervisors.

It was moved by Chair Moss, seconded by Committee Member Vandevere to continue the project to December 9, 2010.

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

10:05 a.m. break

10:10 a.m. reconvened as the Standard Subdivision Committee

Committee Member David Lutes is present and Committee Member Keith Vandevere steps down.

E. SCHEDULED ITEMS: STANDARD SUBDIVISION COMMITTEE

2. WHISPERING OAKS/MST - PLN090071

PROJECT PLANNER: CRAIG SPENCER. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT. **PROJECT DESCRIPTION:** CONTINUED FROM OCTOBER 28, 2010. 1) CONSIDERED THE DRAFT EIR WITH THE ATTACHED MITIGATED MONITORING AND REPORTING PROGRAM; AND 2) RECOMMENDED TO THE PLANNING COMMISSION APPROVAL OF THE MONTEREY-SALINAS TRANSIT AND WHISPERING OAKS BUSINESS PARK COMBINED DEVELOPMENT PERMIT CONSISTING OF: a) STANDARD SUBDIVISION PHASED VESTING TENTATIVE MAP DIVIDING TWO PARCELS OF 30.3 ACRES AND 85.2 ACRES (ASSESSOR'S PARCEL NUMBER 031-101-041-000 AND 031-101-056-000) INTO 16 BUILDABLE LOTS INCLUDING A 24.4ACRE LOT AND 15 SMALLER LOTS RAGING IN SIZE FROM 1 ACRE TO 3 ARCES, A ROADWAY PARCEL (APPROXIMATELY 7.4 ACRES), A DRAINAGE DETENTION AND PERCOLATION PARCEL (APPROXIMATELY 1.7 ACRES), AND TWO OPEN SPACE PARCELS (APPROXIMATELY 49 ACRES AND 8.7 ACRES); b) GENERAL DEVELOPMENT PLAN ESTABLISHED ALLOWED USE OF A LIGHT COMMERCIAL AND INDUSTRIAL CHARACTER WITH A "GREEN BUSINESS PARK" THEME, ESTABLISHED CONDITIONAL USE ALLOWED FOR MORE INTENSIVE USES, ESTABLISHED SITE DEVELOPMENT STANDARDS AND DESIGN CRITERIA, AND GUIDING OPERATIONS FOR THE PROPOSED WHISPERING OAKS BUSINESS PARK; c) GENERAL DEVELOPMENT PLAN AND USE PERMIT TO ALLOW FOR THE DEVELOPMENT OF THE MONTEREY-SALINAS TRANSIT (MST) ADMINISTRATIVE AND MAINTENANCE FACILITY CONTAINING THE FOLLOWING: 1) A 36,000 SQUARE FOOT THREE-STORY ADMINSTRATIVE BUIDLING; 2) A 96,450 SQUARE FOOT TWO-STORY BUS MAINTENANCE BUILDING; 3) AN 18,620 SQUARE FOOT FUEL/BRAKE/TIRE/ BUILDING WITH UNDERGROUND TANKS ATTACHED BY A CANOPY TO AN

8,373 SQUARE FOOT BUS WASH/STEAM CLEANING BUILDING; AND 4) APPROXIMATELY 15 ACRES OF PAVED PARKING TO ACCOMMODATE UP TO 281 BUSES AND 388 AUTOMOBILE; d) USE PERMIT TO ALLOW THE REMOVAL OF APPROXIMATELY 2,400 COAST LIVE OAK TREES ON LOT 1 (MST PARCEL); AND e) USE PERMIT TO ALLOW THE REMOVAL OF APPROXIMATELY 2,000 COAST LIVE OAKS ON LOTS 2 THROUGH 16, AND FOR INFRASTRUCTURE IMPROVEMENTS. THE PROPERTY IS LOCATED AT 10601 INTER-GARRISON ROAD, MARINA (ASSESSOR'S PARCEL NUMBER 031-101-041-000 AND 031-101-056-000), GREATER MONTEREY PENINSULA AREA PLAN.

Project Planner, Craig Spencer, requested a continuance to December 9, 2010 and stated the Department of Fish and Game has on-going negotiations and have arrangements to have answers before December 9, 2010.

It was moved by Committee Member McPharlin, seconded by Committee Member Silva to continue project to December 9, 2010.

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

F. DEPARTMENT REPORT: Committee Member Onciano reported the Subdivision Ordinance will be heard at the December 8, 2010 Planning Commission Hearing and will be moved to January because of issues that need to be resolved with County Counsel and come back to the Subdivision Committee

G. ADJOURNMENT: 10:22 a.m.

Date Adopted: February 24, 2011

ATTEST


JACQUELINE R. ONCIANO

JRO/vc