

**FINAL ACCEPTED**  
**MONTEREY COUNTY MINOR/STANDARD SUBDIVISION COMMITTEE**  
**THURSDAY, DECEMBER 9, 2010**  
**MINUTES**

**A. ROLL CALL:** 8:52 a.m.

PRESENT:	Water Resources:	Tom Moss, Chair
	Fire Representative:	Jim McPharlin, Vice Chair
	RMA – Planning Department:	Jacqueline R. Onciano, Secretary
	Environmental Health Bureau:	Nicki Silva/Roger VanHorn
	Public Works:	Chad Alinio
	Planning Commission Representative:	Keith Vandevere, (Minor Sub)
ABSENT:	Parks Department:	David Lutes (Subdivision Only)

**B. PUBLIC COMMENTS:** Margie Kay discussed the water issues in North Monterey County at the Granite Ridge Meeting.

**C. APPROVAL OF MINUTES:** July 29, 2010, August 12, 2010, September 9, 2010, September 30, 2010, November 18, 2010

Committee Member Silva stated corrections are needed in the Minutes for November 18, 2010.

It was moved by Committee Member Silva, Committee Member Vandevere to continue the minutes to the next meeting.

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

**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 NOVEMBER 18, 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.

Nadia Amador, Project Planner, presented project.

Staff discussed the changes in the Conditions Matrix Number and the Memo from Environmental Health Bureau.

Committee Comment: None.

Scott Scheid, President of Scheid stated he accepts conditions of approval.

Public Comment: None.

Committee Member Onciano clarified and discussed the Compliance and Monitoring Action and recommended changes be in bold and underline between Committee and Staff

It was moved by Committee Member Vandevere, seconded by Committee Member Silva to approve staff's recommendations.

AYES: McPharlin, Vandevere, Moss, Onciano, Silva, Alinio

NOES: None.

ABSENT: None.

ABSTAIN: None.

*Committee Member Silva left the dais and Committee Member VanHorn stepped up for Environmental Heath Bureau.*

**2. RIGOULETTE (VILLAS DE CARMELO) - PLN070497 PROJECT PLANNER: LIZ GONZALES. ENVIRONMENTAL STATUS: ENVIRONMENTAL IMPACT REPORT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT TO INCLUDE AN LOCAL COASTAL PLAN AMENDMENT TO CHANGE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL AND A REZONING FROM MDR/2 TO HDR/12.5 IN THE COASTAL ZONE; A COASTAL DEVELOPMENT PERMIT AND STANDARD SUBDIVISION TO CONVERT A 10,350 SQUARE FOOT CONVALESCENT HOSPITAL INTO NINE CONDOMINIUM UNITS AND CREATE 37 ADDITIONAL CONDOMINIUM UNITS; COMMON SPACE WILL INCLUDE UNDERGROUND PARKING, RECREATION ROOM, STORAGE AND GYM; A COASTAL ADMINISTRATIVE PERMIT TO DEMOLISH ONE EXISTING STRUCTURE AND CONSTRUCT 12 BUILDINGS FOR A TOTAL OF 46 CONDOMINIUM UNITS; A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES OF 30% OR GREATER; A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 97 TREES (21 COAST LIVE OAK AND 76 MONTEREY PINES); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED BETWEEN HIGHWAY**

ONE AND VALLEY WAY, CARMEL (ASSESSOR'S PARCEL NUMBERS 009-061-002-000, 009-061-003-000 AND 009-061-005-000), COASTAL ZONE.

Liz Gonzales, Project Planner requested a continuance for January 13, 2010 to the Standard Subdivision Committee due to noticing issues.

Committee Member Moss stated we will trail the item for PLN070497 Rigoulette to the Standard Subdivision Committee after the Clark application.

**3. CLARK - PLN060718**

**PROJECT PLANNER:** PAULA BRADLEY. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT. **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 WATER SYSTEM. THERE IS NO PROPOSED GRADING. THE PROPERTY IS LOCATED AT 8145 MESSICK ROAD, SALINAS (ASSESSOR'S PARCEL NUMBER 125-501-033-000), PRUNEDALE AREA, NORTH COUNTY AREA PLAN.

Paula Bradley, Project Planner, presented project and discussed corrections to the Staff Report regarding the Water Supply.

Chair Moss clarified the Long Term Water Supply in the Staff Report.

Paula Bradley, Project Planner clarified the Attachment E in the Staff Report.

Madeline Clark, Applicant she agreed with the Conditions of Approval and corrections.

Public Comment: Margie Kay.

Committee Member Onciano stated she will abstain from the Clark Application because she was not present on the August 12<sup>th</sup> 2010 Committee Meeting.

Chair Moss discussed the Water Supply Map, regarding the Salinas Valley Water Project, Salinas Valley Water Basin, Fugo Report, Sea Water Intrusion, Long Term Water Supply and Zone 2C.

Committee Member Vandevere discussed Zone 2C, Salinas Valley Water Project and does not support any creation of new lots in this area.

Committee Member VanHorn discussed the Water Pump Test.

It was moved by Committee Member VanHorn, seconded by Committee Member Alinio to adopt the Mitigation Negative Declaration and Mitigation Monitoring and Reporting Plan and approved the minor subdivision as staff has moved based on the findings and evidence and subject to the conditions of approval and changes that have been outlined based on the hearing today.

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

*9:40 a.m. break*

*9:45 a.m. reconvened as Standard Subdivision Committee.*

*Committee Member Vandevere stepped down for Standard Subdivision Committee and Committee Member Lutes is absent.*

**E. SCHEDULED ITEMS: STANDARD SUBDIVISION COMMITTEE**

**2. RIGOULETTE (VILLAS DE CARMELO) - PLN070497 PROJECT PLANNER: LIZ GONZALES. ENVIRONMENTAL STATUS: ENVIRONMENTAL IMPACT REPORT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT TO INCLUDE AN LOCAL COASTAL PLAN AMENDMENT TO CHANGE LAND USE DESIGNATION FROM MEDIUM DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL AND A REZONING FROM MDR/2 TO HDR/12.5 IN THE COASTAL ZONE; A COASTAL DEVELOPMENT PERMIT AND STANDARD SUBDIVISION TO CONVERT A 10,350 SQUARE FOOT CONVALESCENT HOSPITAL INTO NINE CONDOMINIUM UNITS AND CREATE 37 ADDITIONAL CONDOMINIUM UNITS; COMMON SPACE WILL INCLUDE UNDERGROUND PARKING, RECREATION ROOM, STORAGE AND GYM; A COASTAL ADMINISTRATIVE PERMIT TO DEMOLISH ONE EXISTING STRUCTURE AND CONSTRUCT 12 BUILDINGS FOR A TOTAL OF 46 CONDOMINIUM UNITS; A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT ON SLOPES OF 30% OR GREATER; A COASTAL DEVELOPMENT PERMIT TO ALLOW THE REMOVAL OF 97 TREES (21 COAST LIVE OAK AND 76 MONTEREY PINES); AND DESIGN APPROVAL. THE PROPERTY IS LOCATED BETWEEN HIGHWAY ONE AND VALLEY WAY, CARMEL (ASSESSOR'S PARCEL NUMBERS 009-061-002-000, 009-061-003-000 AND 009-061-005-000), COASTAL ZONE.**

Liz Gonzales, Project Planner requested a continuance to January 13, 2011 due to noticing issues.

Committee Comment: None.

It was moved by Committee Member McPharlin, seconded by Committee Member VanHorn to continue the project to the Standard Subdivision Committee Meeting for January 13, 2011.

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

**4. WHISPERING OAKS/MST - PLN090071**

**PROJECT PLANNER:** CRAIG SPENCER. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT. **PROJECT DESCRIPTION:** CONTINUED FROM NOVEMBER 18, 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 BUSSES 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.

Committee Member Onciano stated the applicant has requested the project be continued to January 13, 2011.

Public Comment: None.

It was moved by Committee Member VanHorn, seconded by Committee Member McPharlin to continue project to Standard Subdivision Committee Meeting for January 13, 2011.

AYES: McPharlin, Moss, Onciano, VanHorn, Alinio

NOES: None.

ABSENT: Lutes.

ABSTAIN: None.

**F. DEPARTMENT REPORT:** Committee Member Onciano reported the Planning Department is working on the Subdivision Ordinance.

**G. ADJOURNMENT:** 9:55 a.m.

**Date Adopted: February 24, 2011**

**ATTEST**

  
**JACQUELINE R. ONCIANO**  
JRO/vc