

**FINAL**  
**MONTEREY COUNTY STANDARD/MINOR SUBDIVISION COMMITTEE**  
**THURSDAY, MARCH 25, 2010**  
**MINUTES**

**A. ROLL CALL: 9:00AM**

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 Agency:	Janna Faulk
Public Works Department:	Chad Alinio

**B. PUBLIC COMMENTS: None.**

**C. APPROVAL OF MINUTES: February 25, 2010.**

Mrs. Jacqueline Onciano: Stated correction to minutes for February 25, 2010 should state Janna Faulk Environmental Health Agency.

It was moved by Ms. Janna Faulk, seconded by Mr. Jim McPharlin and passed by the following vote to approve and accept the February 25, 2010 minutes with the noted change.

AYES: Moss, Onciano, McPharlin, Faulk

NOES: None.

ABSENT: None.

ABSTAIN: Vandevere, Alinio

**D. SCHEDULED ITEMS: MINOR SUBDIVISION COMMITTEE**

**1. 9:00A.M. - GRAU RAFAEL AND FRANKI A - PLN060711**

PROJECT PLANNER: ELISA CAVALIERE. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION PREPARED. PROJECT DESCRIPTION: MINOR SUBDIVISION TENTATIVE MAP TO ALLOW THE DIVISION OF A 160-ACRE PARCEL INTO FOUR (4) 40-ACRE PARCELS. THE PROPERTY IS LOCATED AT 68375 JOLON ROAD, LOCKWOOD (ASSESSOR'S PARCEL NUMBER 423-061-065-000), SOUTH COUNTY AREA. RECOMMENDED ACTION: APPROVE PROJECT.

Mrs. Anna Quenga, Project Planner: Discussed Errata which states a few changes to Findings and Evidence, Conditions, Mitigation Measures, Timing, re-numbering and deletions to the Staff Report.

Mrs. Anna Quenga, Project Planner, presented project.

Committee Comments: Ms. Janna Faulk, Environmental Health Agency, Stated one of the new condition did not make it into the New Errata: Environmental Health Condition, EHSP06 - DEED NOTIFICATION FOR SECONDARY DRINKING WATER STANDARD.

Committee Comment: Clarification regarding the communications that were received between Committee and Staff.

Mr. Tom Moss, Stated Condition Number 26 should be deleted and replaced with the Water Resource Agency Standard Condition - WR0042 - LANDSCAPING NOTICE REQUIREMENT. Mr. Keith Vandevere suggests when the motion finally made part of it be that staff finalizes the findings with the correct Condition Numbers by the time we are done. Mr. Tom Moss agrees. Mrs. Jacqueline Onciano, Clarified recommended changes are in the Errata.

Mr. Aaron Johnson, Representative for Applicant, Questioned Environmental Health Condition EHSP06 - DEED NOTIFICATION FOR SECONDARY DRINKING WATER STANDARD. Ms. Janna Faulk Clarified. Mr. Aaron Johnson, Representative issue with letter prepared by Joel Panzer regarding the Easement Issue.

Public Comment: Mr. Joel Panzer, Maureen Wruck Planning Consultants, Representative to Neighbor, Mr. Rashid Aurangzeb Pirzada, Objects to the proposal of the Easement. Discussion regarding Staff Report, Condition 12, Findings and Evidence, Code Violation, Transportation, Conditions of Approval and Traffic.

Mr. Keith Vandevere: Questioned Staff and Committee regarding Easements and Access.

Public Comment: None.

Mrs. Jacqueline Onciano: Questioned Mr. Chad Alinio, Public Works Department, regarding Deed limitations, Size of the Lot and Traffic.

Mr. Keith Vandevere: Discussion regarding Easements, Deeds and Standards.

Mr. Aaron Johnson, Representative for Applicant: Discussion regarding Subdivision, Adequate Easement, Indemnification Agreement, Note on the Map, Public Road, Easement by an Expressed Grant.

Committee Comment: Discussion and clarification regarding Easements, Major Impacts, responsibility for the Access Easements and intensifications, Valid Access, Connect of Public road, Vehicle Access, requirement to make a subdivision finding based on the Subdivision Map Act and Title 19, Design, Improvements, Environmental Impact,

Easements, and Access, referral to the Planning Commission for clarification between Committee and Staff.

Mrs. Anna Quenga: Clarified Code Violation has been cleared. Discussion regarding note on the map, condition number 12. Mrs. Jacqueline Onciano: Stated Staff is recommending the Errata. Mr. Keith Vandevere: This will come back to the Planning Commission. Mr. Jim McPharlin: Discussion regarding Easement. Mrs. Jacqueline Onciano: Discussion regarding the Conditions Mr. Joel Panzer discussed.

It was moved by Mr. Keith Vandevere, seconded Mr. Jim McPharlin and passed by the following vote to approve the project including changes as suggested by Committee and staff.

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


**E. OTHER MATTERS:**

Mrs. Jacqueline Onciano: Stated a referral to the Board regarding the Standard/Minor Subdivision Committee will be reviewed by the Planning Commission to remove the Subdivision Committee as a Hearing Authority and to be a Technical Committee and the Planning Commission will be the Hearing Authority.

**F. ADJOURNMENT: 10:15 AM**

Date Adopted: April 8<sup>th</sup>, 2010

ATTEST:

  
\_\_\_\_\_  
JACQUELINE R. ONCIANO

JO/vc