

MONTEREY COUNTY PLANNING COMMISSION

Meeting: August 30, 2006. Time: A.M/P.M	Agenda Item No.:
Project Description: Consider a Fee Waiver Request for the processing of the Helfrich Minor Subdivision Tentative Parcel Map application.	
Project Location: The property is located at 60 Seca Place, Highway 68, Salinas.	APN: 173-041-009-000
Planning File Number: PLN060153	Name: Robert A. and Elizabeth A. Helfrich Trust, Property Owner
Plan Area: Toro Area Plan	Flagged and staked: N/A
Zoning Designation: : “LDR/1-D” [Low Density Residential, 1 Acre Minimum with a Design Control Overlay)	
CEQA Action: The requested fee waiver does not qualify as a “project” under CEQA Section 15378 (a) and therefore is not subject to environmental review.	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission approve a partial fee waiver per the discussion below.

PROJECT OVERVIEW:

The Helfrich Minor Subdivision application consists of the division of an 8.1-acre parcel into two parcels of approximately 2.4 and 5.6 acres, respectively. The subdivision would place two existing single family dwellings onto separate parcels (See Exhibit C). The application was first submitted under Planning File No. PLN010444 and approved administratively on March 12, 2003. The application was approved subject to 17 conditions of approval. The application included the construction of a new access driveway to the smaller residential unit required by the Salinas Rural Fire District. The driveway was built and some of the conditions complied with, but the Parcel Map was not recorded within the two-year time period stated in the Subdivision Map Act. Therefore, the approval of the application expired. As a result, the applicant filed a new application for the same project under Planning File No. PLN060153. This application was approved administratively on May 24, 2006. All the conditions of approval (See Exhibit D) were complied with and the Parcel Map for the minor subdivision was officially accepted by the Board of Supervisors on August 15, 2006.

In March of 2006 the applicant submitted a request for a Fee Waiver for the processing of the second application, Planning File No. PLN060153 (See Exhibit A). The request is subject to consideration by the Planning Commission per the Fee Waiver Policy adopted by the Board of Supervisors on August 29, 2000 (Exhibit B). All fees required for the processing of the current application (Planning File No. PLN060153) were paid at the time of submittal per provisions of the Fee Waiver Policy. All agencies and departments have recommended that fees be collected equivalent to those required for the processing of minor subdivision extension (\$4,919.28). Under this recommendation a partial fee waiver would be granted totaling \$9,564.84. Staff believes that this partial waiver is fair and would provide the County with appropriate fees for the work completed to process the current application, including the recordation of the parcel map. The following table provides a break down of the fees collected for the application, the fees required per staff's recommendation and the resulting waived fees:

	Fees Collected (Minor Subdivision Fees)	Minor Subdivision Extension Fees	Waived Fees
Planning	\$5,768.00	\$2,884.00	\$2,884.00
Document Management	\$57.68	\$28.84	\$28.84
Public Works	\$2,134.00	\$388.00	\$1,746.00
Water Resources	\$2,472.00	\$515.00	\$1,957.00
Environmental Health	\$2,220.00	\$333.00	\$1,887.00
County Counsel	\$1,413.00	\$628.00	\$785.00
General Plan Update	\$420.21	\$142.44	\$277.00
Total Fees	\$14,484.89	\$4,919.28	\$9,564.84

OTHER AGENCY INVOLVEMENT:

Salinas Rural Fire Protection District
Public Works Department
Environmental Health Division
Water Resources Agency

The listed agencies and departments have reviewed this project.

The fee waiver request was not referred to the Toro Land Use Advisory Committee (LUAC) for review. Based on the current review guidelines adopted by the Monterey County Board of Supervisors per Resolution No. 04-236. This application did not warrant referral to the LUAC.

Note: The decision on this application is not appealable.

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August 18, 2006

cc: Planning Commission Members (10); County Counsel; Salinas Rural Fire Protection District; Public Works Department; Environmental Health Division; Water Resources Agency; Jacqueline R. Onciano, Planning Manager; Luis A. Osorio, Planner; Carol Allen; George Garibay, Applicant; Kelly Sutherland, Lombardo & Gilles, Agent; File PLN060153.

Attachments: Exhibit A Fee Waiver Request
Exhibit B Fee Waiver Policy
Exhibit C Parcel Map
Exhibit D Resolution of Approval of the Minor Subdivision
Exhibit E Location Map

This report was reviewed by Jacqueline R. Onciano, Planning and Building Services Manager.