

MONTEREY COUNTY PLANNING COMMISSION

Meeting: January 28, 2009 @ 1:30 pm	Agenda Item No.: 9
Project Description: Status Report - Revised Carlsen Estates Subdivision Proposal (Final Revision - Dated 08/19/08; Five Plan Sheets with Revisions 10, 13, 12, 10, and 11). The proposal is a Combined Development Permit request consisting of: 1) A Standard Subdivision Vesting Tentative Map for the division of three parcels totaling approximately 95.5 acres into 33 residential lots ranging in size from 1.02 acres to 13.29 acres; and 2) Use Permit for removal of approximately 302 oaks over 6 inches in diameter for road and driveway construction and additional oaks for septic and building envelope areas; and 3) Use Permit for the expansion of a public water system. Development of the project would require approximately 8,600 cubic yards of grading (4,300 cubic yards of cut and 4,300 cubic yards of fill.)	
Project Location: 60 and 80 Carlsen Road, southerly of Berta Canyon Road, east of U.S. Highway 101, Prunedale.	APN: 125-051-005-000, 125-051-008-000, and 125-051-017-000
Planning File Number: PLN000196	Name: PACO, LLC, Property Owner
Plan Area: North County Non-Coastal Area	Flagged and staked: No
Zoning Designation: : LDR/2.5 [Low Density Residential, 2.5 acres per unit]	
CEQA Action: Environmental Impact Report	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission receive a status report on the Revised Carlsen Estates Subdivision Proposal, take public testimony, and provide direction to staff.

SUMMARY:

From the discussion of the Carlsen Estates item on January 14, 2009 at the Planning Commission, it was moved by the Planning Commission for staff to return on January 28, 2009 and provide a status report. Attached to this report is an outline of the Status Report Discussion Items that will be presented and shared with the Planning Commission January 28, 2009. Please see **Exhibit B**.

Staff has also included duplicate CD-ROM discs to the Planning Commission of the Draft and Final EIRs prepared for the project, as well as the August 29, 2007 staff report that the Planning Commission last received. While the Planning Commission and public have received and reviewed these documents in the past, these should provide a background and foundation of the land use issues for the public and newer commissioners. As these documents have been previously circulated and in order to save paper costs, staff has attached the following internet hyperlinks for the EIR and Staff Report documents.

- Carlsen Estates EIR (Draft EIR, Final EIR, Appendices A,B, and C) (**Exhibit C**)
 - http://www.co.monterey.ca.us/planning/major/carlsen%20estates/carlesen_estates.htm
- Carlsen Estates Planning Commission Staff Report August 27, 2007. (129 pages) (**Exhibit D**)
 - <http://www.co.monterey.ca.us/planning/cca/pc/2007/08-29-07/PLN000196PC1.pdf>

Additionally, these EIR and Staff Report documents have been provided at the Front Counter of the Resource Management Agency – Planning Department for public review.

Taven M. Kinison Brown, Planning Services Manager

January 22, 2009

cc: Planning Commission Members; County Counsel; Health Department; Public Works; Water Resources Agency; Parks Department, Housing and Redevelopment, North County Fire District; Alana Knaster; Mike Novo; Carl Holm; Taven M. Kinison Brown; Linda Rotharmel; Carol Allen; Applicant William Coffee; Representative John Bridges.

- Attachments: Exhibit A Project Data Sheet
- Exhibit B Discussion
- Exhibit C Draft Environmental Impact Report and Final Environmental Impact Report (CD-ROM Disks resent to Commissioners; Hard copies available for review or purchase at the RMA – Planning Department Public Counter; or available at the RMA – Planning Department website link. (See above)
- Exhibit D Planning Commission Staff Report from August 29, 2007

EXHIBIT A

(Exhibit A)
Project Information for PLN000196

Project Title:	CARLSEN ESTATES	Primary APN:	125-051-005-000-M
Location:	60 & 80 CARLSEN RD SALINAS	Coastal Zone:	No
Applicable Plan:	North County Area Plan	Zoning:	LDR/2.5
Permit Type:	Combined Development Permit,	Plan Designation:	Residential, Low Dens
Environmental Status:	Environmental Impact Report Prepared	Final Action Deadline (884):	4/13/1811
Advisory Committee:	North County (Inland)		

Project Site Data:

Lot Size:	1---13+	Coverage Allowed:	25%
Existing Structures (sf):	2 Homes	Coverage Proposed:	n/a
Proposed Structures (sf):	n/a	Height Allowed:	30 feet
Total Sq. Ft.:		Height Proposed:	n/a
		FAR Allowed:	n/a
		FAR Proposed:	n/a

Resource Zones and Reports:

Environmentally Sensitive Habitat:	Yes	Erosion Hazard Zone:	High
Biological Report #:	Several	Soils Report #:	Several
Forest Management Rpt. #:	33-03-046		
Archaeological Sensitivity Zone:	Low	Geologic Hazard Zone:	IV and II
Archaeological Report #:	03/26/2002	Geologic Report #:	24-07-17
Fire Hazard Zone:	High	Traffic Report #:	05-13-005

Other Information:

Water Source:	Public	Sewage Disposal (method):	Septic
Water Dist/Co:	PSMCSD	Sewer District Name:	n/a
Fire District:	North County	Grading (cubic yds.):	8,600.0
Tree Removal:	300+ oaks		

EXHIBIT B

Status Report Discussion items

Where are we right now?

General chronology and timing
EIR – Draft circulation date, FEIR circulation date
Subdivision Committee Hearings
Planning Commission Hearings
Direction to the applicant and staff

Code Compliance Issues

What is the history?
What codes are involved?
Why did the County retire the Red Tag?
What impact do the potential violations have on the process?
What are the options for remediation?

Financial Issues

Status of PACO LLC
Why is this relevant to a discussion of Land Use and Development Standards?
How does this affect the client's ability to indemnify the County?
How does the client proceed with improvements if approved?
Tax Letter and coming current with Tax Collector prior to Final
Outstanding unpaid invoices
Other costs prior to consideration

Where to go from here?

- PC may chose to require applicant to remediate first, or have the applicant process a revised project description that includes the remedy (County Practice)
- Could the site be restored right now?
- Are there implications for other developments?
- Supplemental Environmental Document may be required
- Potential condition regarding financial obligations
- Setting for hearing.