

**PLANNING COMMISSION  
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION NO. 08009

AP # 221-122-021-000; 221-122-025-000;  
221-155-013-000; 221-161-017-000; 420-  
063-044-000; 420-063-045-000; 420-063-  
046-000; 420-063-054-000; 420-063-055-  
000.

In the matter of the application of  
**Amaral Ranches, et al (PLN070444)**

**FINDINGS AND DECISION**

for a **Standard Subdivision Extension** in accordance with Chapter 19.03, Title 19 (Subdivision) of the County of Monterey Code, to allow a three-year extension for the previously approved Morisoli-Amaral Standard Subdivision Vesting Tentative Map for the subdivision of 402 acres into 319 residential lots including 48 lots for development of Inclusionary Housing Units, and 9 Open Space areas containing approximately 225 acres and including 5.5 acres of improved parkland. The property is located at Pine Canyon Road and Jolon Road, approximately two miles west of the City of King, Central Salinas Valley Area Plan, and came on regularly for hearing before the Planning Commission on February 13, 2008.

Said Planning Commission, having considered the application and the evidence presented relating thereto,

**FINDINGS OF FACT**

1. **FINDING: CONSISTENCY** – The previously approved project, as described in Condition No. 1 of the Board of Supervisors' Resolution of Approval of the Morisoli-Amaral Combined development Permit (Resolution No. 06-043) and as conditioned per the adopted Mitigation Monitoring and Condition Reporting Plan, conforms to the policies, requirements and standards of the Monterey County General Plan, the Central Salinas Area Plan, and the provisions of the Monterey County Zoning Ordinance (Title 21) and the Subdivision Ordinance (Title 19).

- EVIDENCE:** (a) The text, policies, and regulations in the above referenced documents were evaluated during the original review and approval of the project. No conflicts were found to exist and/or conditions or mitigation measures were required to make the project fully conformant with the policies and regulations. No communications were received during the course of review of the project indicating any inconsistencies with the text, policies, and regulations in these documents.
- (b) The property is located at Pine Canyon Road & Jolon Road, approximately two miles west of the City of King (Assessor's Parcel Numbers 221-122-021-000; 221-122-025-000; 221-155-013-000; 221-161-017-000; 420-063-044-000; 420-063-045-000; 420-063-046-000; 420-063-054-000; 420-063-055-000), Central Salinas Area Plan.
- (c) The approval of the project included a General Plan Amendment and Zoning Reclassification of the project site to allow its development. The plan amendment and zoning reclassification allow development of the project in compliance with the site's new land use and zoning designations..
- (d) The three year extension request was not referred to any Land Use Advisory Committee (LUAC) for review. No land use advisory committee is appointed for this area of the County.
- (e) Board of Supervisors Resolution 06-043, dated February 14, 2006, approving Combined Development Permit File No. PLN020016.

- (f) The application, project plans, and related support materials submitted by the project applicant to the Monterey County RMA - Planning Department for the proposed development found in Project File Nos. PLN020116 and PLN070444.

**2. FINDING: SITE SUITABILITY** – The site is physically suitable for the use proposed.

- EVIDENCE:** (a) The project (PLN020016) was reviewed for suitability by Planning and Building Inspection Department, Water Resources Agency, Environmental Health Department, Public Works Department, California Department of Forestry & Fire Protection; California State Department of Health Services, Monterey County Sheriff, Pacific Gas and Electric, Parks Department, Housing and Redevelopment, Agricultural Commission, California Regional Water Quality Control Board, City of King Union Elementary School District, US Fish and Wildlife Services, Monterey Bay Unified Air Pollution Control District, Association of Monterey Bay Area Governments (AMBAG), and California Department of Fish and Game. Conditions recommended have been incorporated where appropriate.
- (b) Technical background reports by outside consultants indicate that there are no significant physical or environmental constraints such as geologic or seismic hazard areas, environmentally sensitive habitats or similar areas that would indicate the site is not suitable for the use proposed. The reports are part of the Environmental Impact Report (EIR) prepared for the project. Copies of the reports and the EIR are contained in the original Project File (PLN020016).
- (c) Site inspections conducted by staff on February 20, 2003, March 28, 2003, and August 18, 2005 as part of the original review of the project.
- (d) Necessary public facilities are available or will be provided as condition of project approval and recordation of the final map.
- (e) Materials in Project Files PLN020016 and PLN070444.

**3. FINDING: CEQA (EIR):** - There are no substantial changes proposed to the originally approved project; there have been no substantial changes with respect to the circumstances under which the project was approved that would have required major revisions to the certified environmental impact report (EIR) due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; and there is no new substantial information which was not known and could not have been known at the time of the certification of the EIR and the EIR is adequate for the granting of the three year extension request.

- EVIDENCE:** (a) The certified EIR (Chapters 2 and 4) identified significant environmental impacts related to the following: Geology and Soils; Surface Hydrology and Water Quality; Biological Resources; Cultural Resources; Aesthetic/Visual Resources; Traffic and Circulation; Noise; Air Quality; Water Supply; Wastewater and Groundwater Quality; and Public Services. The impacts on these resources will be mitigated to less-than-significant levels or avoided by incorporation of the mitigation measures adopted as part of the certification of the EIR and the approval of the project. No change in circumstances has occurred since the time of the original approval of the project that would have required changes to the adopted mitigation measures.
- (b) There has been no new development approved in the area of the Central Salinas Valley Area Plan that would have resulted in substantial changes with respect to the circumstances under which the project was approved or that would have required updates or revisions to the EIR.
- (c) Board of Supervisors Resolution 06-042, dated February 14, 2006, certifying the Environmental Impact report prepared for the project (SCH # 97041029).

(d) Materials found in File Nos. PLN020016 and PLN070444.

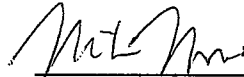
4. **FINDING: APPEALABILITY** - The decision on this project is appealable to the Board of Supervisors.  
**EVIDENCE:** Section 19.16.020 A Monterey County Subdivision Ordinance (Title 19).

### DECISION

**THEREFORE**, the Planning Commission of the County of Monterey: 1) considered the Environmental Impact Report certified for the Morisoli/Amaral subdivision; and 2) granted the Three Year Extension Request based on the Findings and Evidence subject to the original Conditions and Mitigation Measures as contained in Board of Supervisors Resolution No. 06-043 as shown on the attached sketch.

**PASSED AND ADOPTED** this 13th day of February, 2008 by the following vote:

AYES: Brown, Rochester, Sanchez, Salazar  
NOES: Diehl, Vandever  
ABSENT: Isakson, Ottone  
ABSTAIN: Pessagno, Padilla



MIKE NOVO, SECRETARY

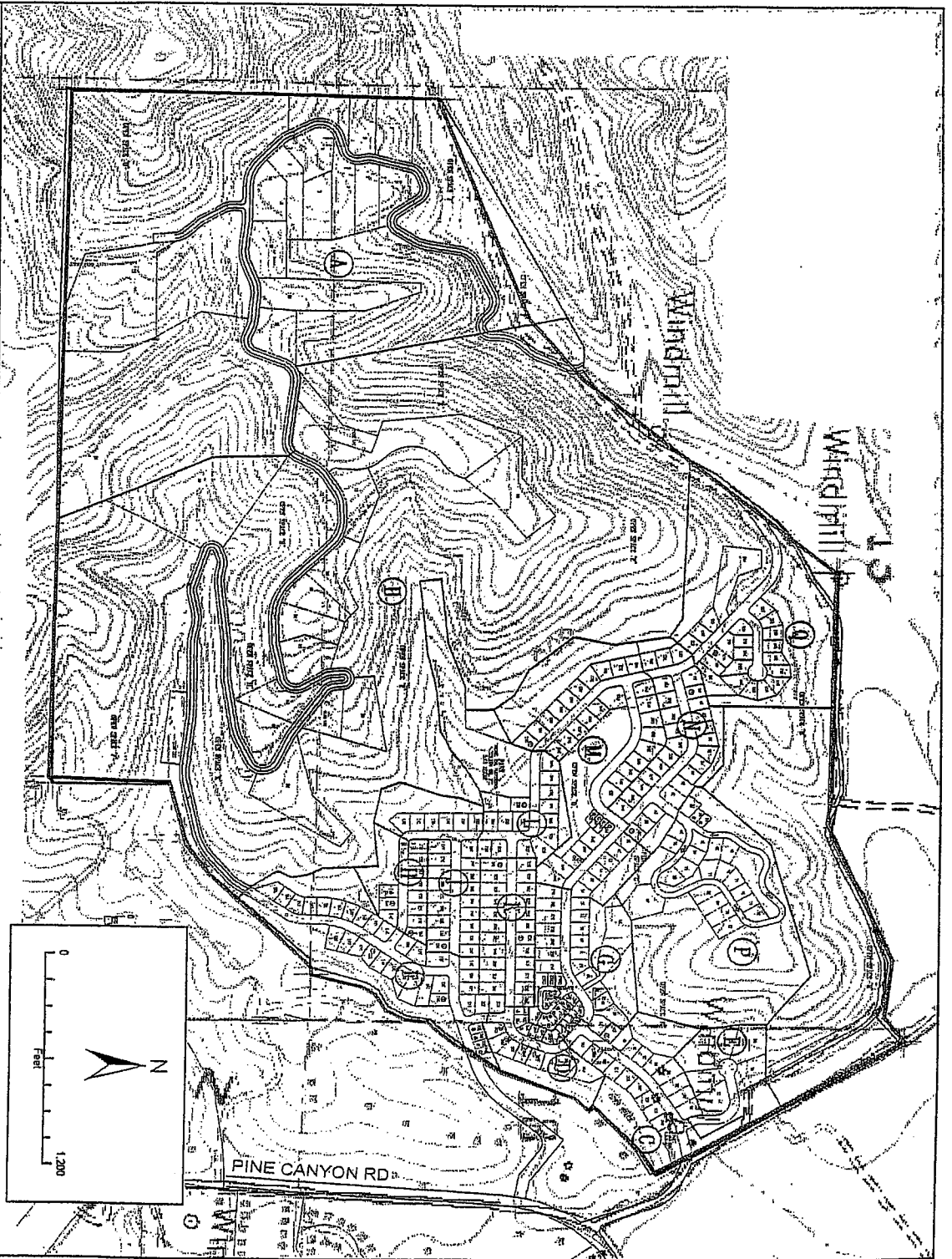
COPY OF THIS DECISION WAS MAILED TO THE APPLICANT ON: **FEB 25 2008**

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK TO THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE

**MAR - 6 2008**

This decision, if this is the final administrative decision, is subject to judicial review pursuant to California Code of Civil Procedure Sections 1094.5 and 1094.6. Any Petition for Writ of Mandate must be filed with the Court no later than the 90<sup>th</sup> day following the date on which this decision becomes final.

TENTATIVE MAP



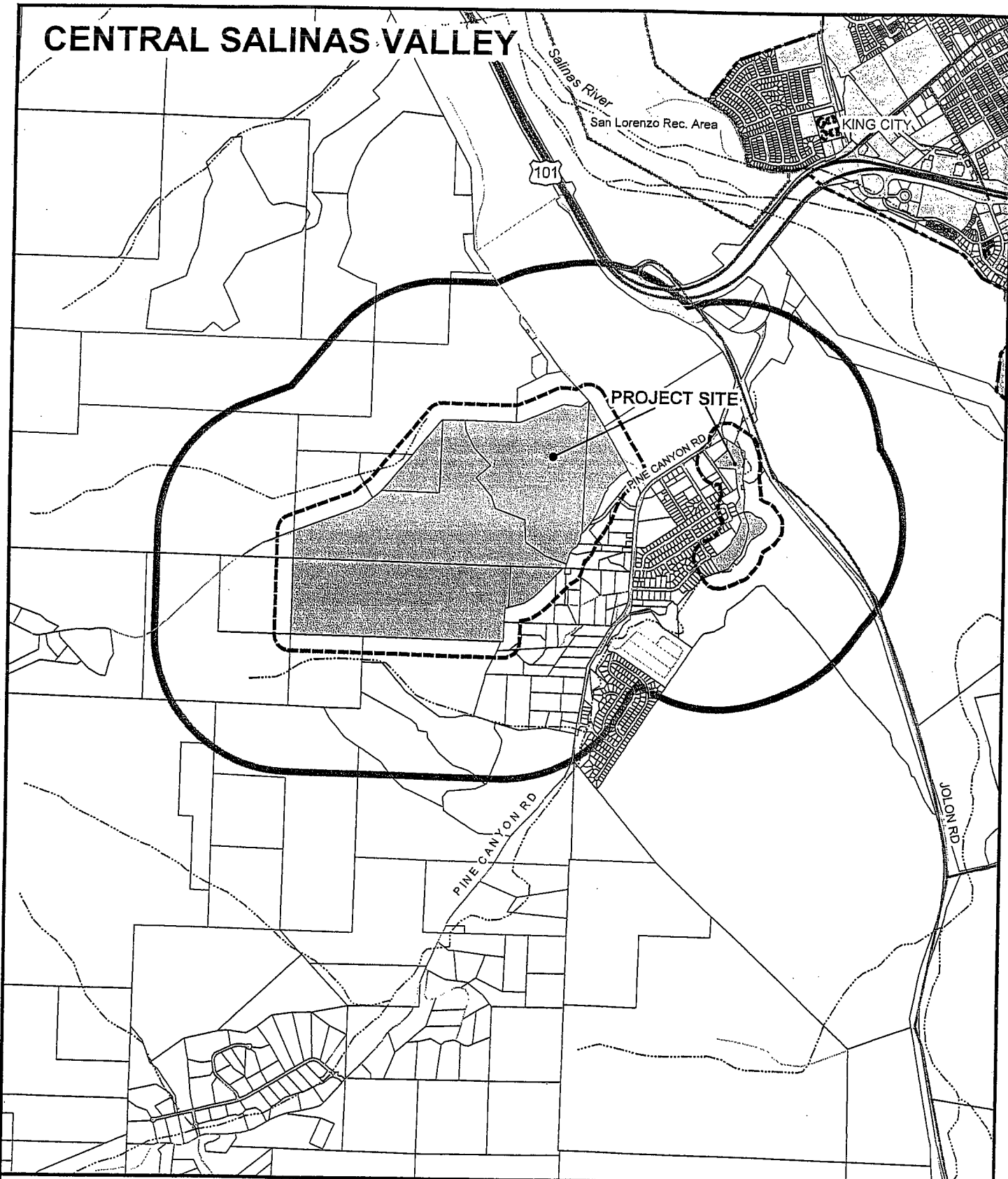
MORISOLI -  
AMARAL  
SUBDIVISION

FIGURE 2  
PROPOSED LOTS & TOPOGRAPHY

PROJECT BOUNDARY

Source: U.S.G.S., Thompson Canyon 7.5 minute quad




# CENTRAL SALINAS VALLEY

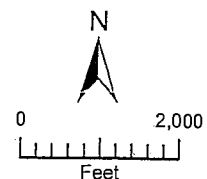


APPLICANT: AMARAL RANCHES

APN: 221-121-021-000M

FILE # PLN070444

 300' Limit  2500' Limit  City Limits



PLANNER: OSORIO