

**FINAL**

**MONTEREY COUNTY SUBDIVISION/MINOR SUBDIVISION COMMITTEE  
January 9, 2003  
MINUTES**

The Monterey County Subdivision/Minor Subdivision Committee met at 9:06 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

**A. ROLL CALL**

Present:	Al Mulholland	Water Resources
	Laura Lawrence	Environmental Health
	Richard Brandau	Parks Department
	Jim McPharlin	County Fire Warden's Office
	Laurence Hawkins	Planning Commission
	Jeff Main	Planning & Building Inspection

Absent: Bryce Hori                      Public Works

**B. COMMENT PERIOD: None**

**C. APPROVAL OF MINUTES**

December 12, 2002

Lawrence moved, seconded by Hawkins, and passed by the following vote to approve the minutes of December 12, 2002:

AYES: Main, Lawrence, Brandau, McPharlin, Hawkins, Mulholland

NOES: None

ABSENT: Hori

ABSTAIN: None

**D. SCHEDULED ITEMS**

**Minor Subdivision**

**1. VAN SERGAE ANNA P K (PLN020483)**

Continued from 12/12/02. One year extension for a Combined Development Permit (MS95010) consisting of a Coastal Development Permit for a minor subdivision consisting of the division of a 36.975 acre parcel into four parcels of 5.148 acres, 5 acres, 19.56 acres, and 7.231 acres; expansion of an existing water system, 25% slope exception, and tree removal (7). The property is at 410 Hall Road, Watsonville (Assessor's Parcel Number 181-251-002-000), fronting on and south of Hall Road, North County area, Coastal Zone.

Thom McCue described the project. The North County Land Use Advisory Committee, Coastal Zone, recommended denial of the extension.

Marjorie Kay, a member of the North County Coastal Land Use Advisory Committee, spoke on behalf of herself, regarding who will be responsible for the maintenance of the roadway with water course adjacent to the bridge and the overall roadway. After discussion a motion was made to amend Condition #6 to read: “A Road, Drainage, and Habitat Maintenance Agreement shall be entered into by the owners of the proposed lots, and recorded against the subject parcels. Prior to finalization, this agreement shall be reviewed for approval by the Director of Planning and Building Inspection, Water Resources, and Public Works.”

Anna Van Sergae agreed to the 7 conditions, as amended.

Hawkins moved, seconded by McPharlin, and passed by the following vote to approve the extension for PLN020483, as amended.

AYES: Mulholland, Main, Lawrence, Brandau, McPharlin, Hawkins  
NOES: None  
ABSENT: Hori

## **Standard Subdivision**

### **2. BLACKIE MEADOWS ESTATES (PLN990227)**

Combined Development Permit consisting of a Coastal Development Permit and a Standard Subdivision request to create 5 new residential parcels and a remainder. Proposed Lots 1, 3, 4, and 5 average five acres in area; Lot 2 has been configured for 9.58 acres in area, and the remainder parcel is proposed to be 14.84 acres in area. Approximately 10 acres of the remainder parcel adjacent to Blackie Road is within the Coastal Zone and is therefore subject to a Coastal Development Permit. The property is located at the southwest corner of Blackie Road and Moro Road. (Assessor's Parcel Number 33-013-020-000), North County Land Use Plan (Coastal) and North County Area Plan.

Taven Kinison-Brown described the project. The North County Land Use Advisory Committee recommended approval of the project. Corrections were made to the Staff Report. Under Findings and Evidence #7 the strike out needs to be removed and changed from “B-7” to “B-6”. Condition #46 shall be added to read: “Prior to issuance of building permits on any of the parcels approved with this subdivision, the applicant shall record a deed restriction attributed to the remainder parcel that: ‘Prior to development or improvements being made to the remainder parcel, the applicant shall apply for and obtain a

Condition Certificate of Compliance from the County of Monterey.” Condition #47 shall be added to read: “No trees were approved for removal with this subdivision. Sufficient areas for building locations, structures and driveways exist within the subdivision to not necessitate tree removal. A note shall be placed on the final map reflecting that: ‘Proposed building locations for each of the approved lots shall not interfere with or compromise existing trees.’” Condition #27 should be changed from “44” conditions to “47” conditions.

Stan Silva, Jr. agreed to the 47 conditions, as amended. Mr. Silva was concerned that there was no amount for the Cal Trans expense for Highway 101 and 156. It was noted that conditions that implement the Mitigation Measure are Conditions #28, 29 & 30. Staff considered these mitigation measures to extenuate short term impacts, as these are tangible projects underway. The applicant’s fair share will have to be followed up with Public Works.

Edwin Sargenti spoke in regards to the remainder parcel. Marjorie Kay spoke of the severe water overdraft in North County.

Lawrence moved, seconded by McPharlin, and passed by the following vote to adopt the proposed Mitigated Negative Declaration in Exhibit D, approve the described project based on the amendments to Finding #7, Condition 27 to reflect “47” Conditions, adding Condition # 46 requiring a deed restriction on the remainder parcel as described in Condition #2, adding Condition #47 regarding that no tree removal shall occur on the project and adding a note onto the map to that effect, and subject to the proposed Conditions of Approval in Exhibit C and adopt a Mitigation Monitoring and Reporting Program in Exhibit E and refer to the Planning Commission.

AYES: Mulholland, Main, Lawrence, Brandau, McPharlin  
 NOES: None  
 ABSENT: Hori

### 3. **RANCHO SAN CARLOS PARTNERSHIP (PLN010278)**

Continued from 12/12/02. Combined Development Permit and Design Approval consisting of: 1) an amendment to the Santa Lucia Preserve Comprehensive Development Plan to allow residential development on the former "lodge" parcel, 2) a vesting tentative subdivision map of an 87 acre parcel into 12 residential parcels ranging in size from 1.89 acres to 11.62 acres (including one parcel with two inclusionary units) and an open space parcel of 26.90 acres; 3) a use permit to remove 32 protected and landmark oak trees and to cut or trim 21 protected and landmark trees (total of 53); 4) a Use Permit for development on slopes of 30% grade or more; 5) Administrative Permits for site plan and design approvals for 11 single family (market rate) residences and two inclusionary units located in one

duplex on one lot; and approximately 25,000 cubic yards of grading for roads and building sites. The project is located in the Chamisal Area of the Santa Lucia Preserve (Assessor's Parcel Number 239-051-041-000), Carmel Valley area.

Taven Kinison-Brown stated that a meeting with the applicant after the last meeting, materials were not received by staff from the applicant in time for sufficient review and report preparation. Staff has those materials and requests a continuance to January 30, 2003.

Brian Finegan concurred with the continuance.

McPharlin moved, seconded by Lawrence, and passed by the following vote to continue the project to January 30, 2003, for PLN010278.

AYES:	Mulholland, Main, Lawrence, Brandau, McPharlin
NOES:	None
ABSENT:	Hori

**E. OTHER ITEMS**

Lawrence requested to be agendaized for the next meeting electing a new Chair for the Minor Subdivision/Standard Subdivision Committee and invite new Vice Chair.

**ADJOURNMENT**

The meeting was adjourned at 9:50 a.m.

ATTEST

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Jeff Main, Secretary

/lmr