

FINAL
Monterey County Subdivision/Minor Subdivision Committee
Thursday, March 9, 2006
CORRECTED MINUTES

A. ROLL CALL: 9:00 AM

PRESENT:	Fire Representative:	Jim McPharlin
	Planning Commission Rep:	Keith Vandevere
	Planning and Building Inspection:	Lynne Mounday
	Health:	John Hodges, Vice Chair, Presided
	Public Works:	Bryce Hori
	Water Resources Agency:	Al Mulholland
ABSENT:	Parks Department:	Lynn Burgess

B. PUBLIC COMMENT – NONE

C. APPROVAL OF MINUTES - November 10, 2005; December 8, 2005; January 12, 2006; February 9, 2006; February 23, 2006

Minutes for February 9, 2006: Rancho San Ardo LLC (PLN030471) were corrected to read “This item was continued from December 8, 2005 to January 12, 2006.”

It was movd by Jim McPharlin, seconded by Lynne Mounday and passed by the following vote to approve the minutes for November 10 and December 8, 2005; January 12 and February 23, 2006 and February 9, 2006 as corrected.

AYES: McPharlin, Mounday, Hodges, Hori, Mulholland
NOES: None
ABSENT: Burgess

D. SCHEDULED ITEMS – MINOR SUBDIVISION COMMITTEE

1. VILLALOBOS RICHARD A ET AL (PLN040127)

Paul Mugan, Project Planner, presented the Lot Line Adjustment to realign the property boundaries among three existing parcels of 52.825, 63.730 and 52.870, respectively, to create three newly configured parcels of 48.825, 40 and 80.599 acres. The properties are located at 383 and 387 San Benancio Road, Salinas, (Assessor’s Parcel Number 416-641-007-000 and 416-641-008-000), Toro Area.

Derinda Messenger, agent, agreed to the conditions.

After discussion it was moved by Hodges, seconded by McPharlin and passed by the following vote to approve the Lot Line Adjustment.

AYES: Vandevere, McPharlin, Mounday, Hodges, Hori, Mulholland
NOES: None
ABSENT: None

2. WEFERLING DUANE R (PLN030312)

Bob Schubert, Project Planner, presented the Minor Subdivision of a 240 acre property into six 40 acre parcels at 67355 Lockwood Road (Lockwood-San Ardo-Martinez Roads), Lockwood. The property is located within the South County Area Plan (Assessor’s Parcel Numbers 423-331-029-000 & 423-331-030-000).

Michael Goetz, representative, agreed to the conditions.

After discussion it was moved by Mounday, seconded by Hori and passed by the following vote to adopt the Mitigated Negative Declaration and approve the Minor Subdivision including a deed restriction.

AYES: Vandeveré, McPharlin, Mounday, Hodges, Hori, Mulholland
NOES: None
ABSENT: None

3. RANCHO SAN ARDO LLC (PLN030471)

Paul Mugan, Project Planner, presented the Minor Subdivision to divide four parcels (Assessor's Parcel Numbers 422-101-061-000, 422-101-062-000, 422-101-063-000, 422-101-065-000 and 422-121-001-000), totaling approximately 567.76 acres into fourteen 40-acre parcels; a Use Permit for development on slopes in excess of 30 percent; and Use Permit for a bed and breakfast on proposed Lot 3; and Use Permit for a wireless telecommunications facility. The project includes approximately 170,750 cubic yards of grading (86,750 cu. yds. cut and 84,000 cu. yds. fill) for road infrastructure and building pads. The property is located east of Lockwood San Ardo Road, southwest of Dudley Road, South County Area.

Larry Thibeault, Managing Partner, read statements into the record and asked that the project be tabled and John Kessiger, representative, clarified some statements made by the applicant.

After discussion it was moved by Vandeveré, seconded by Hodges and passed by the following vote to deny the Minor Subdivision without prejudice.

AYES: Hori, Hodges, McPharlin, Mounday, Mulholland, Vandeveré
NOES: None
ABSENT: None

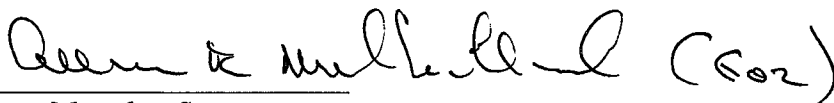
E. OTHER ITEMS

It was moved by Hodges, seconded by Hori and passed by the following vote to send a letter to Lawrence Hawkins thanking him for his contributions to the Minor Subdivision Committee.

AYES: Vandeveré, McPharlin, Mounday, Hodges, Hori, Mulholland
NOES: None
ABSENT: None

ADJOURNMENT: 10:18 a.m.

ATTEST



Lynne Mounday, Secretary

LM:ca/kb