

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

RESOLUTION NO. 01034

A. P. # 197-211-001M

In the matter of the application for
FOX CREEK RANCH LLC (PLN990012)

FINDINGS AND DECISION

for a Subdivision in accordance with Chapter 19.03, Title 19 (Subdivisions) of the County of Monterey Code, to allow a Tentative Subdivision Map for the proposed division of approximately 276 acres into 13 lots and grading, located at 33750 Carmel Valley Road, approximately one mile east of the Carmel Valley Road and Cachagua Road intersection, south of Carmel Valley Road, north of Cachagua Road, Cachagua area, came on regularly for hearing before the Planning Commission on May 30, 2001 and June 27, 2001.

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

FINDINGS OF FACTS

1. **FINDING:** The proposed Standard Subdivision to allow for a 13-lot Subdivision (PLN990012) is inconsistent with the plans, policies, requirements and standards of the Monterey County Subdivision Ordinance (Title 19), the Monterey County General Plan, Cachagua Area Plan, and the Monterey County Zoning Ordinance (Title 21). The property is located at 33750 Carmel Valley Road (south of Carmel Valley Road and north of Cachagua Road). The parcel is zoned "RG/20" (Rural Grazing, 20 acre minimum parcel size) and "RG/20-D" (Rural Grazing, Design Control) district.

EVIDENCE: The Planning Commission found that the proposed Subdivision, as contained in the application and accompanying materials, is inconsistent with:

- 1) The Monterey County General Plan and Cachagua Area Plan;
- 2) Chapter 21.32 of the Monterey County Zoning Ordinance regulations for development; and
- 3) The Monterey County Subdivision Ordinance (Title 19)
- 4) The project is not consistent with the following Monterey General Plan and Cachagua Area Plan policies.

EVIDENCE: Cachagua Area Plan policies (summarized):

- 6.1.3 (C) Development phased to ensure safe, sustainable groundwater supply
 - 9.1.3 (C) Protect riparian vegetation, threatened fish species, and minimize erosion
 - 26.1.4.3 (C) Provide evidence of an assured long-term water supply
 - 26.1.6.1 (C) Development will not adversely affect the scenic beauty
- General Plan policies (summarized)
- 4.1 Identify, preserve and enhance important agricultural lands
 - 4.1.2 Establish agricultural zoning districts on...farmlands of local importance (Figure 6, Cachagua Planning Area Inventory and Analysis, November, 1988, identifies portions of this property as Farmland of Local Importance)
 - 4.2 Preserve and enhance agricultural grazing land
 - 5.2 Preserve vegetation to protect waterways from bank erosion and siltation
 - 6.1.1 Carefully manage increased groundwater use
 - 26.1.2 Discourage premature and scattered development
 - 26.1.6 Encourage development that preserves/enhances scenic qualities

- 26.1.13 Encourage infill on vacant non-agricultural lands
- 26.1.18 Development proposals consistent with the land use designation may be denied due to certain factors
- 27.1.2 Limit residential development in areas unsuited for more intensive development
- 27.1.3 Residential should be concentrated in growth areas
- 27.2 Provide adequate access to residential areas
- 37.2.1 Transportation demands shall not exceed an acceptable level of service
- 53.1.3 Development not allowed in areas without proven adequate water supplies

EVIDENCE: The project is not consistent with Chapter 21.32 of the Zoning Ordinance (Title 20) because the evidence submitted to the Planning Commission did not demonstrate that the single-family dwellings would be accessory to the agricultural/grazing use of the property. The proposed building sites would be located on the productive agricultural/grazing land and the non-agricultural/grazing areas are proposed as open space. The residential project would remove acres of grazing land from future agricultural/grazing use.

2. **FINDING:** The Planning Commission finds that the findings for denial in Section 19.03.025.F.1 of the Subdivision Ordinance (Title 19) can be made and that the proposed 13-lot subdivision is inconsistent with the Monterey County General Plan, Cachagua Area Plan and Chapter 21.32 of the Zoning Ordinance. Although, the Rural Grazing Land Use Plan Designation allows for a mix of residential and agricultural uses, substantial evidence has not been submitted that ensures the continued agricultural/grazing use of property. In addition, Chapter 21.32 of the Monterey County Zoning Ordinance (Title 21) allows for single-family dwellings accessory to the agricultural use of the property. As previously, stated substantial evidence has not been submitted that ensures the continued agricultural/grazing use of the property.

EVIDENCE: 1) Minutes and tapes of the Planning Commission May 30, 2001 and June 27, 2001 meeting as found in the Planning and Building Inspection Department.
 2) Section 19.03 025.F of the Subdivision Ordinance (Title 19).
 3) Monterey County General Plan, Cachagua Area Plan and Chapter 21.32 of the Zoning Ordinance.
 4) Maps and application contained in the project file.

EVIDENCE: See evidence for Finding # 1, above.

3. **FINDING:** The Planning Commission finds that the findings for denial in Section 19.03.025.F.2 of the Subdivision Ordinance (Title 19) can be made and that the proposed 13-lot subdivision design or improvement is inconsistent with the Monterey County General Plan, Cachagua Area Plan and Chapter 21.32 of the Zoning Ordinance.

EVIDENCE: Proposed improvements for sight distance at the intersection of Carmel Valley Road and the entrance of the project will require trimming or the removal of riparian vegetation which is inconsistent with policy 9.1.3 of the Cachagua Area Plan which requires development to be sited to protect riparian vegetation.

EVIDENCE: 1) Minutes and tapes of the Planning Commission May 30, 2001 and June 27, 2001 meeting as found in the Planning and Building Inspection Department.

- 2) Section 19.03 025.F of the Subdivision Ordinance (Title 19).
- 3) Monterey County General Plan, Cachagua Area Plan and Chapter 21.32 of the Zoning Ordinance.
- 4) Maps and application contained in the project file.
- 5) Recommendation sheet from Public Works Department as found in Planning File Number PLN990012 requiring that the sight distance be improved at the entrance to the proposed subdivision.
- 6) Testimony by the public as found on the tapes of the May 30, 2001 hearing.

EVIDENCE: See evidence for Finding # 1 above.

4. **FINDING:** The Planning Commission finds that the findings for denial in Section 19.03.025.F.5 of the Subdivision Ordinance (Title 19) can be made and that the proposed 13-lot subdivision design and improvements are likely to cause substantial environmental damage, substantially and avoidably injure fish or wildlife or their habitat. The biological report prepared by Zander and Associates, dated May 26, 1999 indicates that the majority of the development will be concentrated within the central portion of the property, avoiding steep slopes, ponds, drainage, riparian forest and the majority of the live oak forest. Steep slopes, ponds, drainage, riparian forest and the majority of the live oak forest are located within the open space, which will be placed in scenic easement in perpetuity. Further, the biologist indicated in a correspondence dated August 21, 2000, that based on review of the available data, site reconnaissance and discussion with experts, the project site does not provide habitat for red-legged frogs or pond turtles. Supplemental biological information was submitted for the project by Zander and Associates, dated May 3, 2001. Zander and Associates contracted with Rana Resources to provide additional analysis on the potential for California tiger salamanders, California red-legged frogs and burrowing owls on the site. New additional field surveys were conducted during the month of April 2001 for these species. Neither the habitat for burrowing owls or California red-legged frog larvae was identified on the project site. Both biological reports assumed that red-legged frogs have suitable habitat within Tularcitos Creek. Rana Resources did identify California tiger salamander habitat and larvae within the pond near lots 8 and 9 and suitable estivation areas around the pond. According to the United States Fish and Wildlife Service (USFWS), protocol surveys are required for the California red-legged frog or the California Tiger Salamander. Since the United States Fish and Wildlife Service protocol was not followed, the proposed project could potentially have a significant adverse impact on Environmental Sensitive habitat. The Rana Resources letter to Zander Associates identifies areas near the horse corrals estivation habitat in the proposed Lot 8 development area.

EVIDENCE:

- 1) Minutes and tapes of the Planning Commission May 30, 2001 and June 27, 2001 meeting as found in the Planning and Building Inspection Department.
- 2) Section 19.03 025.F of the Subdivision Ordinance (Title 19).
- 3) Maps and application contained in the project file.
- 4) E-mail message from United States Fish and Wildlife Service, dated May 30, 2001 as found in Planning Number File PLN990012 calling for protocol level surveys.
- 5) The Rana Resources letter to Zander Associates dated April 23, 2001, stating areas near the horse corrals are estivation habitat areas.

5. **FINDING:** The proposed 13-lot subdivision would have a cumulative significant adverse traffic impact on segments of Carmel Valley Road. Traffic volume statistics published by the Monterey County Department of Public Works indicates that Carmel Valley Road carried

approximately 890 vehicles per day in 1998 on the segments between Cachagua Road and Martin Road. Between Holman Road and Cachagua Road, Carmel Valley Road carried 3,600 vehicles per day in 1998. The volume of daily traffic on Carmel Valley Road increases moving to the west with approximately 23,700 vehicles per day on the segment between Carmel Rancho Boulevard and Rio Road. Highway 1 north of Carmel Valley Road carried 52,000 vehicles per/day and Highway 1 south of Carmel Valley Road carried approximately 26,500 vehicles per day. The increase in traffic will further degrade the level of service on Carmel Valley Road and Highway 1, which some segments operating currently at Level of Service D and F.

- EVIDENCE:**
- 1) Minutes and tapes of the Planning Commission May 30 and June 27, 2001 meeting as found in the Planning and Building Inspection Department.
 - 2) Section 19.03 025.F of the Subdivision Ordinance (Title 19).
 - 3) Maps and application contained in the project file.
 - 4) Traffic study prepared by Higgins Associate, Civil and Traffic Engineers, dated July 28, 1999.

6. **FINDING:** Water use for the proposed subdivision would exceed historic use on this property, potentially contributing to overdraft of the Carmel Valley aquifer.

EVIDENCE: Pages 1 and 2 of the Groundwater & Hydrology Evaluation and Aquifer Pumping Test Analysis Report, prepared by Weber Hayes & Associates, dated 7/9/99 states that to quantify the water demand at the site, estimates were made of the existing and proposed water demand at the site. Estimates of the existing water use at the site include the potential irrigation of up to 41 acres of fenced pasture with an existing irrigation system. An irrigation demand of 2 acre-feet of water per acre per year was used to estimate water demand for irrigated pasture. This was identified as potential use, not actual historic use. The projection included an estimate of acres being irrigated for pasture with no evidence to support the proposed use.

EVIDENCE: Groundwater & Hydrology Evaluation and Aquifer Pumping Test Analysis Report, prepared by Weber Hayes & Associates, dated 7/9/99 and letters, dated 10/7/99 from Weber Hayes & Associates and Harza; and Geotechnical, Fault Hazard and Percolation Testing Investigation, prepared by Harza Consulting Engineers and Consultants, dated 7/19/99, submitted by the project applicant to the Monterey County Planning and Building Inspection Department for the proposed development.

- EVIDENCE:**
- 1) Minutes and tapes of the Planning Commission May 30, 2001 and June 27, 2001 meeting as found in the Planning and Building Inspection Department.
 - 2) Testimony by the public as found on the tapes of the May 30, 2001 hearing, stating that the 41 acres on the site had not been historic irrigated.

7. **FINDING:** The establishment, maintenance, or operation of the subdivision and building applied for will, under the circumstances of the particular case, be detrimental to the health, safety, peace, morals, comfort, and general welfare of persons residing or working in the neighborhood of such proposed use, or be detrimental or injurious to property and improvement in the neighborhood, or to the general welfare of the County.

EVIDENCE:

- 1) Minutes and tapes of the Planning Commission May 30 and June 27, 2001 meeting as found in the Planning and Building Inspection Department.
- 2) Section 19.03 025.F of the Subdivision Ordinance (Title 19).
- 3) Maps and application contained in the project file.

EVIDENCE: Findings and Evidence as stated above.

8. **FINDING:** The project is appealable to the Monterey County Board of Supervisors.
EVIDENCE: Section 19.03.025.E of the Monterey County Subdivision Ordinance (Title 19).

DECISION

THEREFORE it is the decision of the Planning Commission of the County of Monterey to deny the Standard Subdivision.

PASSED AND ADOPTED this 27th day of June, 2001 by the following vote:

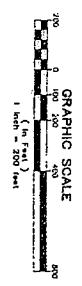
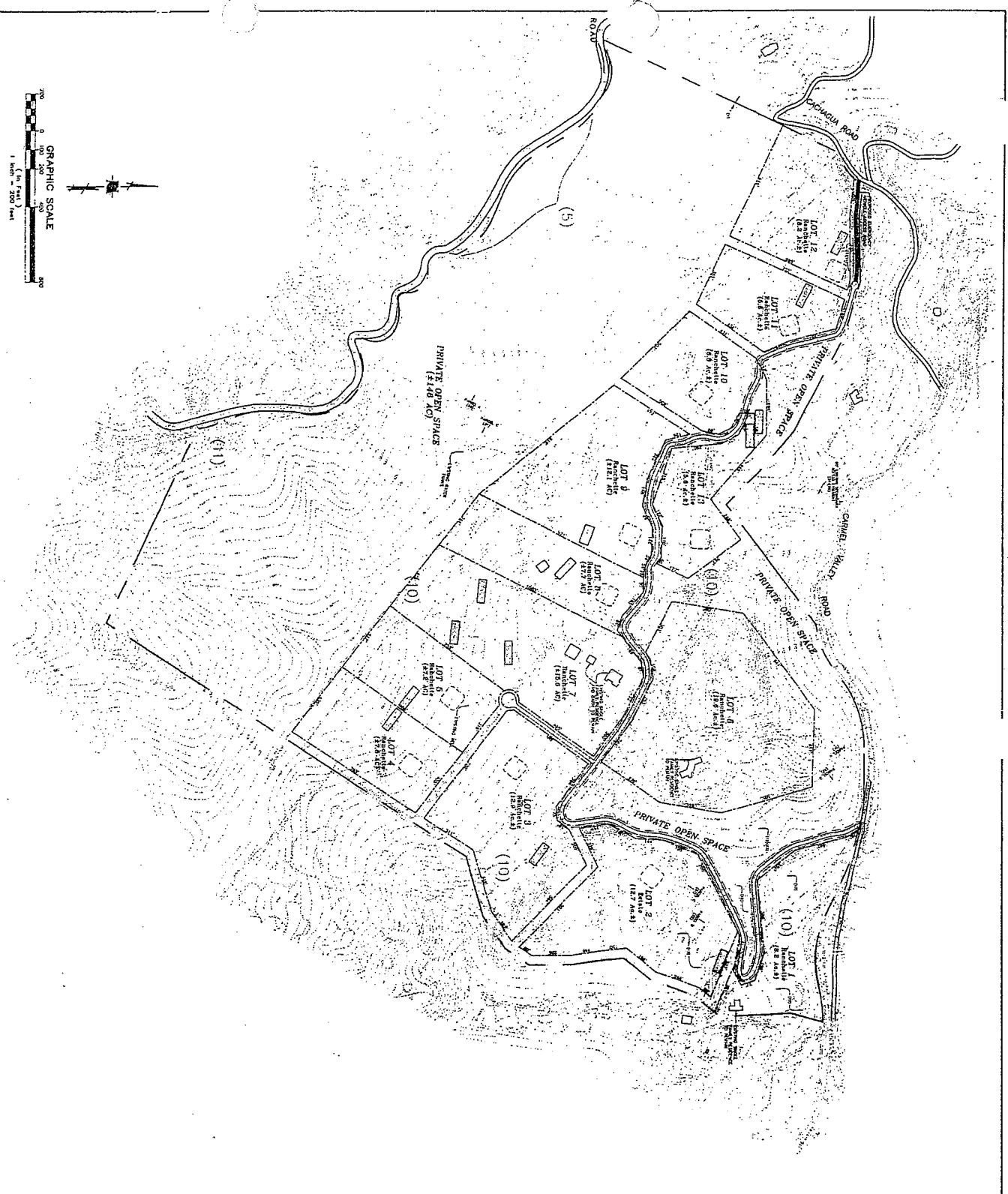
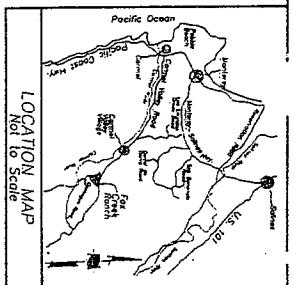
Ayes: Errea, Sanchez, Hawkins, Parsons, Brennan, Pitt-Derdivanis, Diehl, Hernandez, Wilmot
Noes: None
Absent: None
Abstain: Lacy


DALE ELLIS, SECRETARY

Copy of this decision mailed to applicant on **JUL 27 2001**

IF ANYONE WISHES TO APPEAL THIS DECISION, AN APPEAL FORM MUST BE COMPLETED AND SUBMITTED TO THE CLERK OF THE BOARD OF SUPERVISORS ALONG WITH THE APPROPRIATE FILING FEE ON OR BEFORE **AUG - 6 2001**

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 90th day following the date on which this decision becomes final.



LEGEND

- INDUSTRIAL USE
- EXISTING CORRIDOR
- PUBLIC USE
- LOT LINE
- PROPOSED PUBLIC UTILITY, HIGHWAY-LESS AND EMERGENCY VEHICLE ACCESS EASEMENT
- APPROXIMATE TRAIL 5/10/10-20/10
- FAULT LINE EASIMENT
- POTENTIAL BUILDING FOOTPRINT

NOTES:

1) Potential home siting and design will be subject to County of Monterey review and approval.

2) Refer to the following reports for more information:
 - Horita's July 1989 Geotechnical, Fault Hazard and Seismicity Report
 - Westcott's Testing and Inspection Corporation's Seismicity and Aquifer Pumping Test Analysis - July 1998
 - Higgins Associates July 1999 Traffic Report - for Creek Ranch Subdivision

EASEMENT DESCRIPTION

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