

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

RESOLUTION NO. 03010

A. P. # 133-013-020000

FINDINGS AND DECISION

In the matter of the application of
Stan Silva: Blackie Meadow Estates Subdivision (PLN990227)

WHEREAS: The Planning Commission, pursuant to regulations established by local ordinance and state law, has considered, at public hearing, a Combined Development Permit, located on the southwest corner of Blackie Road and an unnamed private road approximately 200 feet west of Rolling Meadows Lane, North County Land Use Plan (Coastal) and North County Area Plan, came on regularly for hearing before the Planning Commission on February 12, 2003.

WHEREAS: Said proposal includes:

- 1) Coastal Development Permit for a standard subdivision;
- 2) A Standard Subdivision request to allow division of a 44.5 acre parcel into 5 parcels and a designated remainder parcel;
- 3) Request for a water system.

FINDINGS OF FACT

1. FINDING: The site is not physically suitable for the proposed type and density of development (additional residential parcels).
 - EVIDENCE: Endemic traffic problems along Blackie Road have led to present Levels of Service F at the intersection of Highway 101.
 - EVIDENCE: Traffic Analysis for Blackie Meadow Estates, Monterey County, California, Higgins Associates (July, 2001)
 - EVIDENCE: A result of project approval would be to add vehicle trips to roadways that have failing Levels of Service. Figure 5 of the Traffic Analysis demonstrates that the project will add one trip to the a.m. and one trip to the p.m. peak hour at the Highway 101/Blackie Road intersection. This intersection operates at Level of Service F (pages 4 and 7 of Traffic Analysis).
 - EVIDENCE: Testimony received from the public helped to characterize the traffic and access difficulties along Blackie Road in the vicinity of the project area.
 - EVIDENCE: Testimony received from the Public Works Department (Nick Nichols, Deputy Public Works Director) at the January 29, 2003 Planning Commission hearing revealed that additional infrastructure improvements and roadway repairs to Blackie Road would likely be delayed for several years due to budgetary constraints.
 - EVIDENCE: The project's water well draws from the Salinas Valley Groundwater Basin.
 - EVIDENCE: Testimony received from Geomatrix Consultants, who prepared the project specific hydrological report, stated that the Salinas Valley Groundwater Basin is in a state of overdraft.
 - EVIDENCE: Project Specific Hydrology Report, Mr. Stan Silva, Jr. Project (PLN990227) Monterey County, California. prepared for the County of Monterey Health Department. Geomatrix Consultants, August 2001. Project 007183

EVIDENCE: Project approval would result in a net decrease in ground water storage (depletion) of 2.0 acre feet per year.

EVIDENCE: A result of project approval would be to decrease groundwater storage in a groundwater basin that is in a state of overdraft.

EVIDENCE: The Salinas Valley Water Project being considered by the County of Monterey is expected to bring the Salinas Valley Groundwater Basin into balance.

EVIDENCE: The Salinas Valley Water Project consists of a series of actions designed to halt seawater intrusion and improve the hydrologic balance in the Salinas Valley Groundwater Basin.

EVIDENCE: The Salinas Valley Water Project has not been funded nor implemented at this time, as the results of a vote for funding the project won't be known until March 2003 (personal communication, Al Mulholland, Water Resources Agency, February 3, 2003).

2. FINDING: The project is inconsistent with the following General Plan and North County Area Plan policies:

EVIDENCE: General Plan and North County Area Plan policies (summarized):

- 6.1.1 Manage groundwater use, especially in areas of known overdraft
- 6.1.4 (NC) New development phased until safe, long-term water supply can be demonstrated
- 21.1.1.1 Growth policies integrated with natural limitations of groundwater bodies
- 21.2 Enhance water quality by regulation type, location, and intensity of land use
- 21.2.2 Allow only land uses which do not pollute the water system
- 26.1.4.3 Assurance of a long term water supply
- 27.1.2 Limit residential development in areas unsuited for more intensive development
- 37.2.1 Transportation demands shall not exceed an acceptable Level of Service
- 39.1.4 New development where adequate traffic capacity will be provided

EVIDENCE: Overdraft of the aquifer has caused seawater intrusion, which is a water quality concern.

EVIDENCE: See evidence for Finding 1.

DECISION

Said Planning Commission, having considered the application and the evidence presented relating thereto, recommends that the Monterey County Board of Supervisors deny without prejudice the Blackie Meadow Estates Subdivision proposal (File #PLN990227).

PASSED AND ADOPTED this 12th day of February, 2003 by the following vote:

AYES: Sanchez, Hawkins, Brennan, Parsons, Diehl, Rochester
 NOES: Errea, Padilla, Gonzalves, Wilmot
 ABSENT: None

Original Signed By: _____
 DALE ELLIS, SECRETARY

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