

**MINOR SUBDIVISION COMMITTEE
COUNTY OF MONTEREY, STATE OF CALIFORNIA**

RESOLUTION # 04018

MINOR SUBDIVISION NO. 020044

A.P. # 261-031-010-000

In the matter of the application of
Daniel H. Eakins (PLN020044)

FINDINGS & DECISION

for a Minor Subdivision in accordance with Chapter 19.04 of the Monterey County Code, for a Minor Subdivision Tentative Map for the division of an existing 5.6- acre parcel into two parcels of approximately 2.06 (Parcel A) and 3.55 acres (Parcel B), located at 112 Boronda Road, Salinas, Boronda Neighborhood, Greater Salinas area, came on regularly for meeting before the Minor Subdivision Committee on October 14, 2004.

Said Minor Subdivision Committee, having considered the application and the evidence presented relating thereto,

1. FINDING: The project proposed in this application consists of a Combined Development Permit (**Eakins-PLN020044**). As described in condition #1 of the attached Exhibit "E," and as conditioned, the project conforms with the plans, policies, requirements, and standards of the Monterey County Subdivision Ordinance (Title 19), the General Plan, the Greater Salinas Area Plan, the Boronda Neighborhood Improvement Plan, and the Monterey County Zoning Ordinance (Title 21). The project site (Assessor's Parcel Number 261-031-010-000) is located at 112 Boronda Road, Boronda Neighborhood, Salinas.

EVIDENCE: The Planning and Building Inspection staff reviewed the project, as contained in the application and accompanying materials, for conformity with:

- a) The Greater Salinas Area Plan
- b) Boronda Neighborhood Improvement Plan
- c) Boronda Redevelopment Area: Storm Drain Master Plan – Phase 1
- d) Monterey County Zoning Ordinance Chapters 21.20 (Regulations for Heavy Commercial Zoning Districts) and 21.50 (Regulations for Urban Reserve Zoning Districts).
- e) Monterey County Subdivision Ordinance.

EVIDENCE: the Monterey County Planning and Building Inspection Department, Water Resources Agency, Public Works Department, Environmental Health Division, Parks and Recreation Department, the Redevelopment Agency, and the Salinas Rural Fire District have reviewed the proposed development. There has been no indication from these agencies that the site is not suitable for the proposed development. In addition, each agency has recommended conditions for subdivision improvements that would assure compliance with applicable regulations and requirements.

EVIDENCE: The Boronda Redevelopment Citizens Advisory Committee recommended approval of the project on September 17, 2003. The Committee submitted several recommendations that have been made part of the recommended conditions of approval.