

Action by Land Use Advisory Committee Project Referral Sheet

Planning & Building Inspection Department
2620 First Ave
Marina, California
(831) 883-7500

Advisory Committee: Toro

Please submit your recommendations for this application by Monday, July 14, 2003.

Project Title: HARPER CANYON REALTY LLC

File Number: PLN000696

File Type: PC

Planner: MUGAN

Location: SAN BENANCIO RD SALINAS

Project Description:

COMBINED DEVELOPMENT PERMIT FOR A STANDARD SUBDIVISION OF 344 ACRES INTO 17 PARCELS WITH 1 REMAINDER PARCEL; GRADING OF APPROXIMATELY 2,000 CUBIC YARDS; REMOVAL OF 79 COAST LIVE OAK TREES; AND A USE PERMIT FOR GRADING ON SLOPES GREATER THAN 30%. THE PROJECT IS LOCATED ON THE NORTH SIDE OF SAN BENANCIO ROAD, SALINAS (ASSESSOR'S PARCEL NUMBERS 416-611-001-000 AND 416- 611-002-000), EAST OF HIGHWAY 68, TORO AREA.

Was the Owner/Applicant/Representative Present at Meeting? Yes No

PUBLIC COMMENT & AREAS OF CONCERN (e.g. traffic, neighborhood compatibility, visual impact, etc.):

There were several questions by members of the audience who discussed the impact of this development upon water usage; waste water disposal; increased traffic in area and visual impact.

RECOMMENDED CHANGES/CONDITIONS (e.g. reduce scale, relocate on property, reduce lighting, etc.):

The Owners representative Attorney Michael Kling said the water issue is no problem as an existing well in the area has a sufficient amount for this development as noted by Curtis Weeks the Water Resource Director. Also the waste water will be disposed of at the California Utilities Service water treatment plant. Marit Evans said that this treatment plant is already at capacity. A traffic analysis was prepared by Higgins Engineers and said that this development will add one tenth of one percent to the existing volume in the area. The Owners will also pay for road improvements at highway 68 and Las Laureles grade intersection.

Kling said the Owners will donate 150 acres of the land to the Toro Park area which is adjacent to this development at the ridgeline. There are 14 existing lots of record in this development and added to the 17 parcels in this application will make it a total of 31 lots.

ADDITIONAL LUAC COMMENTS:

Discussion was about the additional traffic impact to highway 68 which is at a level F configuration. Also water use was a concern as this area is adjacent to the restricted B8 zoned area where increased water use is not allowed. The visual impact was mentioned as a concern which led to a suggestion for a site visit.

[PLN000696 HARPER CANYON REALTY LLC CONTINUED]

RECOMMENDATION (e.g. recommend approval; recommend denial; recommend continuation):

A motion by Barrientos was made to have a site visit. Seconded by Grant.
It was decided to have a site visit at the next LUAC meeting on July 28 starting at 2:00pm
We will meet at the intersection of Harper Canyon road and Myers Road.

CONCUR WITH RECOMMENDATION:

AYES: 4

NOES: 0

ABSENT: 1 (Nunes)

ABSTAIN: 0
