

MONTEREY COUNTY BOARD OF SUPERVISORS

MEETING: July 27, 2010		AGENDA NO: 5-4
SUBJECT: Consider adoption of a resolution denying the appeal by Wayne Holman for Aromas Heritage Oaks LLC from the Planning Commission's denial of a Combined Development Permit (Aromas Heritage Oaks; PLN980503) consisting of: Standard Subdivision to divide approximately 79.5 acres into 32 parcels ranging in size from 1.0 acres to 15.91 acres, including one lot (Lot 32) with four inclusionary rental units; Use Permit for removal of approximately 367 protected oak trees (271 for roads and up to 96 on the individual lots); Use Permit for four inclusionary rental units; and grading (approximately 5,100 cubic yards cut and 5,100 cubic yards fill. (PLN980503/Aromas Heritage Oaks LLC, North County Area Plan)		
Project Location:	Easterly of San Juan Road, approximately 600 feet southerly of the intersection of San Juan Road and Aromas Road at the terminus of Rea Avenue	APN: 267-123-031-000 and 267-051-014-000
Planning Number:	PLN980503	Name: Aromas Heritage Oaks LLC
Plan Area:	North County	Flagged and Staked: No
Zoning Designation:	LDR 2.5 (Low Density Residential, 2.5 acres/unit)	
CEQA Action:	No Action Required, Public Resources Code Section 21080(b)(5); CEQA Guidelines Section 15061(b)(4)	
DEPARTMENT: RMA – Planning Department		

RECOMMENDATION:

Per the Board's direction, staff has prepared a resolution (**Exhibit A**) denying the appeal by Wayne Holman for Aromas Heritage Oaks LLC from the Planning Commission's denial of a Combined Development Permit (Aromas Heritage Oaks; PLN980503) consisting of: Standard Subdivision to divide approximately 79.5 acres into 32 parcels ranging in size from 1.0 acres to 15.91 acres, including one lot (Lot 32) with four inclusionary rental units; Use Permit for removal of approximately 367 protected oak trees (271 for roads and up to 96 on the individual lots); Use Permit for four inclusionary rental units; and grading (approximately 5,100 cubic yards cut and 5,100 cubic yards fill).

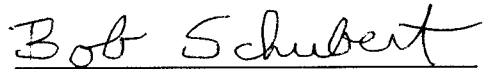
SUMMARY:

The Board of Supervisors held a public hearing on the appeal and above-described application for a Combined Development Permit on June 15, 2010, following continuances of the hearings from prior dates. At the close of the hearing on June 15, the Board adopted a Resolution of Intent to deny the appeal and continued the matter to July 27 with direction to staff to prepare a resolution with findings and evidence for denial. Staff has prepared the attached resolution (**Exhibit A**) for the Board's consideration.

FINANCING:

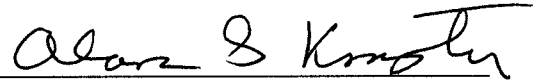
Funding for staff time associated with this project is included as part of the application and appeal fees collected for this project.

Prepared by:



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Approved by:



Alana Knaster, Deputy Director, RMA

cc: Front Counter Copy; Board of Supervisor's (16); County Counsel; Aromas Tri County Fire Protection District; Public Works Department; Parks Department; Housing and Redevelopment Agency; Environmental Health Division; Water Resources Agency; Alana Knaster, Assistant Director, RMA Department, Mike Novo, Planning Director, Carl Holm, Assistant Planning Director; Wendy Strempling, County Counsel; Leslie Gerard, County Counsel; Vicki Morris, Aromas Water District; Pajaro Valley Water Management District; Bob Schubert, Project Planner; Carol Allen, Senior Secretary; Wayne Holman, Owner; Derinda Messenger, Agent; John Bridges, Agent; Fumi Kimura, Bob Bugalski, Molly Erickson (via e-mail); Jennifer Holda (via e-mail); Rona Gertzulin Sowash (via e-mail); Cathy Miller (via e-mail); Marjorie Kay (via e-mail); George Mortan (via e-mail); Carolyn Anderson (via e-mail); Carol Hughes (via e-mail); Margie Western (via e-mail); Addie Bakich (via e-mail); Jack McKenzie (via e-mail); Greg Albertson (via e-mail); Dianne Russell (via e-mail); Henry Gowin (via e-mail); Planning File PLN980503.

Exhibit A Draft Resolution