PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - OMNI ENTERPRISES LLC - PLN020344
   Project Planner: Luis Osorio. Environmental Status: Environmental Impact Report prepared. Project Description: CONTINUED FROM JANUARY 12 2011. Combined Development Permit consisting of: 1) Use Permit for development of a new 126,500 square foot shopping center including retail and office space, 508 parking spaces and landscaping; 2) General Development Plan; and 3) Design Approval. The Applicant also requests Rezoning of the subject property to remove the "B-8" Overlay Zoning District from the property's overall "LC-B-8-D" Zoning Designation. The property is located in the southeast corner of the State Highway 68 and Corral De Tierra Road intersection, Salinas (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro area. Recommended Action: Adopt resolution denying the Combined Development Permit, and adopt resolution recommending denial of removal of B-8 zoning to Board of Supervisors.
2.  **9:00AM - HUGO H & LINDA HUGO TRS - PLN090351**  
**Project Planner:** Steve Mason.  **Environmental Status:** Exempt.  **Project Description:** Administrative Permit and Design Approval to allow the construction of a detached, two-story, 2,328.5 square foot barn/accessory structure and removal of two Pine trees (14" and 12") in a Site Plan Review District. The property is located at 583 Viejo Road, Carmel (Assessor's Parcel Number 103-031-004-000), Greater Monterey Peninsula Area Plan. **Recommended Action:** Deny project.

3.  **9:30AM - WAYLAND WARREN TR ET AL - PLN070366**  
**Project Planner:** David Mack.  **Environmental Status:** Exempt.  **Project Description:** Combined Development Permit consisting of: 1) Minor Subdivision Vesting Tentative Map to allow the division of a 38-acre parcel into 4 parcels of 9.7 acres, 5.3 acres, 9.3 acres, 5.2 acres and a remainder parcel of 8.8 acres; 2) Use Permit for development of areas in excess of 30 percent for roadway improvements; 3) Use Permit for development in a visually sensitive area; and 4) use permit to allow the removal of an estimated 39 oak trees; and grading of approximately 3,800 cubic yards of cut and 3,800 cubic yards of fill. The project proposes individual septic systems, a 50 foot by 50 foot water tank easement with a 100,000 gallon water tank and 15 foot wide utility easement, a 60-foot wide road and utility easement and a 30-foot wide road and utility easement. An existing well and a proposed mutual water company will serve the project. The property is located at 24975 Boots Road, Monterey (Assessor's Parcel Number 173-062-009-000), Greater Monterey Peninsula area. **Recommended Action:** Deny project.

4.  **9:30AM - MERRILL THOMAS TR ET AL - PLN070376**  
**Project Planner:** David Mack.  **Environmental Status:** Exempt.  **Project Description:** Combined Development Permit consisting of: 1) Minor Subdivision Vesting Tentative Map to allow the division of a 37.8 acre parcel into three (3) Parcels of 10.5 acres, 13.8 acres, 7.5 acres and a remainder parcel of 6.0 acres; and 2) Use permit for development in a visually sensitive area ("VS" district). The project proposes approximately 3,100 cubic yards of grading (combination of cut/fill), individual septic systems and 60 foot wide road and utility easements. The project will be served by an existing well and a proposed mutual water company. The project will not involve any tree removal or development in areas in excess of 30 percent slopes. The property is located at 24915 Boots Road, Monterey (Assessor's Parcel Number 173-062-008-000), Greater Monterey Peninsula area. **Recommended Action:** Deny project.

5.  **10:00AM - CHEVRON TEXACO PIPELINE COMPANY - PLN030507**  
**Project Planner:** Taven M. Kinison Brown/Alana Knaster.  **Project Location:** West Portion of central California, within the ecological sub region known as the Central California Coast. From west to east, the Project traverses portion of the following U.S.G.S. 7.5 minute quadrangles: Wunpost, Slack Canyon, Smith Mountain, Curry Mountain, Kreyenhagen Hills, Avenal and La Cima Assessors Parcel No: Numerous parcel numbers in Monterey and Fresno Counties.  **Permit Type:** Combined Development Permit.  **Planning Area:** Monterey County- South County; Fresno County-Coalinga.  **Environmental Status:** Certified EIR (2008).  **Project Description:** Minor text modification to Condition of Approval No. 9 PDSSP04 Limitation of Tanker Truck Trips During Maintenance Operations from a specific number of truck trips to
demonstration of compliance with current or future Monterey Peninsula Unified Air
Pollution Control District standards for ozone precursors. **Recommended Action:**
Continue item to a date uncertain.

G. OTHER MATTERS: NONE

H. DEPARTMENT REPORT

I. ADJOURNMENT

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission’s alternative actions on any matter before it.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center, 168 W. Alisal Street, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

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