PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: October 26, November 9, and December 14, 2011

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - CHEVRON USA INC - PLN110406
   Project Planner: Taven Kinison Brown. Environmental Status: Addendum to previously certified EIR for the Chevron San Ardo to Coalinga Heated Oil Pipeline. Project Description: Amendment and Extension to a previously approved permit (PLN030507) to modify Condition of Approval #9 eliminating the number of truck trips and adhering to the established emissions threshold and request a three-year extension of the Use Permit from its present expiration. The pipeline project commences at Assessor's Parcel Number 237-101-002-000), San Ardo area, South County Area Plan. Recommended Action: Consider the Addendum to the previously certified EIR and Approve Use Permit Amendment and Extension of Use Permit as amended.

2. 9:00 AM - STATE OF CALIFORNIA DEPT OF PARKS & RECREATION - PLN110099
   Project Planner: Daniel Lister. Environmental Status: Categorically Exempt. Project Description: Combined Development Permit consisting of 1) Coastal Development Permit to allow the abandonment of five existing antiquated septic systems (two of which have failed) and the placement of new sewer lines from the subject property to the Carmel Area Wastewater
District (CAWD); 2) Coastal Administrative Permit to allow development within 750 feet of a known archaeological resource; and 3) Design Approval for control box. The project includes grading associated with trenching of approximately 1,400 linear feet for sewer line placement. The property is located at the Point Lobos Ranch at Highway 1 and Riley Ranch Road, Carmel (Assessor's Parcel Number 243-112-019-000) Carmel Area, Coastal Zone. **Recommended Action:** Approve Project

3. **9:30 AM - MONTEREY COUNTY SUBDIVISION ORDINANCE - REF100014**
   Project Planner: Jacqueline R. Onciano. **Environmental Status:** Exempt. **Project Description:** CONTINUED FROM NOVEMBER 9, 2011. Ordinance to amend Title 19 (Non-Coastal Subdivision Ordinance) of the Monterey County Code to eliminate the Minor and Standard Subdivision Committees and designate the Monterey County Planning Commission as the appropriate authority to consider certain subdivision and lot line adjustment applications. The ordinance will also make corresponding amendments to Title 21 (Non-Coastal Zoning Ordinance) of the Monterey County Code to eliminate references to the Subdivision Committee and substitute Planning Commission for Subdivision Committee. **Recommended Action:** Recommend Approval to Board of Supervisors

4. **9:30 AM – CONDITION MATRIX FORMAT – ORAL PRESENTATION**
   Discussion and comparison of the current condition matrix format (Accela version) versus the previous condition matrix format (Microsoft Word version). **Recommended Action:** Provide direction to staff.

5. **10:00 AM - MONTEREY COUNTY PLANNING COMMISSION - PD070806**
   **Project Description:** Planning Commission Nominating Committee. **Recommended Action:** Chair to appoint Nominating Committee

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.

**BREAKS** will be taken approximately at 10:15 a.m. and 3:00 p.m.

**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.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Resource Management Agency - Planning Department at (831) 755-5025.
The public is requested to bring 16 copies of any document that the public wishes to submit to the Commission at its meeting.

The Planning Commission Clerk must receive all materials for distribution with the agenda packet by noon on the Wednesday one week prior to the Wednesday Planning Commission meeting.