PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: October 8 and October 29, 2014

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM - COUNTY OF MONTEREY – LAS LOMAS AND HALL ROAD RIGHT-OF-WAY - PLN140903  
   **Project Planner:** Ramon Montano/Bob Schubert. **Project Location:** County Right-of-Way and Private Property along portions of Las Lomas Drive and Hall Road. **Assessor’s Parcel No(s):** 119-161-011-000, 119-161-017-000, 119-151-019-000, and 119-151-021-000. **Permit Type:** Combined Development Permit. **Planning Area:** North County LCP, Coastal Zone. **Environmental Status:** Subsequent Mitigated Negative Declaration. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Development Permit to allow development on 25% slopes for improvements to existing infrastructure; 2) a Coastal Development Permit to remove a 36 inch landmark Eucalyptus tree; and 3) a Coastal Administrative Permit to allow improvements sidewalks, curbs and drainage culverts in the County right-of-way and private property. **Recommended Action:** Adopt Subsequent Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and Approve Project.
2. **9:00 AM - MONTEREY PENINSULA REGIONAL PARK DISTRICT (PALO CORONA REGIONAL PARK) - PLN130417**

   **Project Planner:** Joe Sidor.  **Project Location:** Palo Corona Regional Park, east of Highway 1, between Ribera (south) and Oliver (north) Roads.  **Assessor’s Parcel No:** 243-081-008-000.  **Permit Type:** Combined Development Permit.  **Planning Area:** Carmel LUP.  **Environmental Status:** Mitigated Negative Declaration.  **Project Description:** CONTINUED FROM DECEMBER 10, 2014. Combined Development Permit consisting of: 1) a Coastal Development Permit to allow development on slopes in excess of 30% (for the construction of turn-out areas on the existing access road); 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Administrative Permit and Design Approval to allow the construction of a 57-space public parking area and improvements to an existing access road; and associated grading.  **Recommended Action:** Adopt Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan and Approve Project.

3. **9:00 AM - DEL MONTE FOREST CONSERVANCY/PEBBLE BEACH COMPANY - PLN140148**

   **Project Planner:** Steve Mason.  **Project Location:** 1153 The Dunes, Pebble Beach.  **Assessor’s Parcel No(s):** 007-381-009-000, 007-391-021-000, 008-021-010-000, 008-021-011-000.  **Permit Type:** Combined Development Permit.  **Planning Area:** Del Monte Forest LUP.  **Environmental Status:** Statutory Exemption.  **Project Description:** CONTINUED FROM NOVEMBER 12, 2014. Combined Development Permit consisting of: 1) Coastal Development Permit (Lot Line Adjustment) to adjust the configuration of three lots (APN 007-381-009-000 (approximately 8.5 acres), APN 007-391-021-000 (approximately 9 acres), and APN 008-021-008-000) to create three lots with the following area respectively: 17.5 acres, 20 acres, and one acre; and 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat.  **Recommended Action:** Deny Project.

4. **10:00 AM - PEDRAZZI JAMES N TR ET AL - PLN130552**

   **Project Planner:** Joe Sidor.  **Project Location:** River Road, south of Parker and Corey Roads, Salinas.  **Assessor’s Parcel No(s):** 139-083-002-000, 139-083-004-000, 139-084-003-000, and 139-084-008-000.  **Permit Type:** Minor Subdivision.  **Planning Area:** Toro.  **Environmental Status:** Negative Declaration.  **Project Description:** CONTINUED FROM DECEMBER 10, 2014. Minor Subdivision Tentative Map, to allow the division of a 940.272 acre parcel into six (6) parcels (Parcel 1, 142.36 acres; Parcel 2, 395.15 acres; Parcel 3, 171.44 acres; Parcel 4, 134.52 acres; Parcel 5, 52.933 acres; and Parcel 6, 43.869 acres).  **Recommended Action:** Adopt Negative Declaration and Approve Project.

5. **10:30 AM - COUNTY OF MONTEREY – WATER AND ENERGY EFFICIENT LANDSCAPE ORDINANCE AND MANUAL – REF110056**

   **Project Planner:** Anna Quenga/Jacqueline Onciano.  **Permit Type:** Ordinance.  **Environmental Status:** Categorical exemption under Sections 15307 and 15308 of the CEQA Guidelines.  **Project Description:** Consider making a recommendation to the Board of Supervisors to adopt the proposed ordinances amending Chapter 16 (Environment) of the Monterey County Code to add Chapter 16.64 – Water and Energy
Efficient Landscape (Inland) and Chapter 16.63 – Water and Energy Efficient Landscape (Coastal) and to adopt a resolution approving the Monterey County Landscape Manual – Standards, Guidelines and Specified Performance Requirements for Landscape Water Use and Irrigation. **Recommended Action:** Recommend Approval to the Board of Supervisors.

6. **1:30 PM - CALIFORNIA FLATS SOLAR LLC (HEARST CORPORATION) - PLN120294**
   
   **Project Planner:** John Ford.  **Project Location:** Southeastern corner of Monterey County, southeast of Parkfield, east of Turkey Flats Road and north of State Highway 46.  **Assessor’s Parcel No(s):** 143-011-001-000 through 143-011-003-000, 423-191-037-000 through 423-191-039-000, 424-181-013-000 through 424-181-016-000, 424-181-018-000, 424-181-035-000 through 424-181-038-000, 424-191-015-000, 424-191-016-000, 424-201-007-000, 424-201-009-000 through 424-201-011-000, 424-211-001-000, 424-211-004-000 and 424-211-024-000.  **Permit Type:** Use Permit.  **Planning Area:** South County.  **Environmental Status:** EIR.  **Project Description:** A Use Permit consisting of: 1) a Use Permit to allow the construction of a 280 Megawatt solar generating facility on an approximately 3,000 acre site including: photovoltaic (PV) solar modules, pad-mounted inverters and transformers, two substations (approximately 6 acres each), a switching station (approximately 6 acres), a 4,000 square foot operations and maintenance building, an approximately 155 acre utility corridor, other infrastructure needed to serve the proposed project and grading of approximately 880,000 cubic yards of cut and 880,000 cubic yards of fill.  The applicant is also requesting to enter into a Development Agreement with the County under Monterey County Code Chapter 18.62.  **Recommended Action:** Recommend the Board of Supervisors certify the EIR, approve the project, and approve the Development Agreement.

G. **OTHER MATTERS:**  **APPOINTMENT –** Carmel Unincorporated/Carmel Highlands LUAC – Clyde Wesley Freedman

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.

**All documents submitted by the public on the day of the hearing should have no fewer than 16 copies.**
The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.