PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: August 8, 2012

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - STATE OF CALIFORNIA - PLN110472
   Project Planner: Valerie Negrete. Environmental Status: Mitigated Negative Declaration. Project Description: CONTINUED FROM SEPTEMBER 12, 2012. Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the Wetland and Public Access Enhancement at Whistlestop Lagoon. This project will include two key elements: a) Replacing three failed culverts located under the existing 325 foot long Whistlestop levee with a new 20 foot long bridge to maintain muted tidal flow in Whistlestop Lagoon, improve water quality and fish passage, and maintain/improved trial safety for recreational users in the area; b) Relocating and existing dock that extends off the Whistlestop levee to deeper water to reduce disturbance to mudflat habitat at low tides and improve boat access to Parsons Slough; 2) a Coastal Development Permit to allow development within 750 feet of a known archaeological resource; and 3) a Coastal Development Permit to allow development within 100 feet of a known environmentally sensitive habitat area. The property is located at 1700 Elkhorn Road, Royal Oaks (Assessor's Parcel Numbers 131-051-001-000 and 131-051-067-000), North County Land Use Plan, Coastal Zone. **Recommended Action:** Adopt Mitigated Negative Declaration.
Mitigation Monitoring Reporting Plan and Approve Project.

2. 9:00AM - ABERCROMBIE LEBON G/ABERCROMBIE MARY J – PLN100612
Project Planner: Delinda Robinson.  Environmental Status: Mitigated Negative Declaration.
Project Description: CONTINUED FROM AUGUST 8, 2012. Combined Development Permit consisting of: 1) a Coastal Administrative Permit and Design Approval to allow additions to and remodel of a 2,325.8 square foot one-story single family dwelling with a 449.8 square foot detached garage to include: a 1,513.4 square foot addition (master bedroom suite, media room, laundry room, office and storage), a 284.7 square foot covered front entry, a 208.9 square foot covered patio, a new roof, the installation of a roof-mounted photovoltaic system, remove asphalt driveway and replace with permeable pavers, remove concrete patio and replace with tile patio and the addition of a fire pit; 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; and 3) Coastal Development Permit to allow Ridge Line Development. The property is located at 1158 Signal Hill Road, Pebble Beach (Assessor's Parcel Number 008-261-005-000), Del Monte Forest area, Coastal zone.  Recommended Action: Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project

3. 9:00AM – MONTEREY COUNTY EMERGENCY COMMUNICATIONS DEPARTMENT
Project Planner: Luis Osorio.  Environmental Status: Mitigated Negative Declaration
Recommended Action: Adopt Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project (as described below)

The Monterey County Emergency Communications Department and other local public safety agencies are participating in a project to deploy the Next Generation Emergency Network (NGEN) radio system for emergency communications throughout the County. The project is proposed to upgrade the regional public safety wireless communication systems used by the member agencies and to support critical communications of first responders to emergency calls. The new system would consolidate 33 existing telecommunication equipment sites into 18 sites. Development of the improvements at four of the sites would require discretionary permits per the Monterey County Zoning Ordinance. The specific project descriptions are as follows:

COUNTY OF MONTEREY – PLN100502
Project Description: Use Permit and Design Approval for development of a "Wireless Telecommunications Collocation Facility" [as defined in Section 65850.6 (d) (3) of the California Government Code] including the following: 1) a public safety, noncommercial wireless telecommunication facility consisting of a 100-foot high lattice tower, a 900 square foot equipment shelter building, a 750-gallon propane gas tank and a propane generator to be owned and operated by the Monterey County Emergency Communications Department; 2) collocation of a commercial wireless telecommunication facility to be operated by Verizon Wireless, consisting of the installation of additional antennas and ancillary equipment on the 100-foot high lattice tower and inside the 900 square foot equipment shelter approved as part of the first facility; and 3) the future collocation of two additional commercial wireless telecommunications facilities to be operated by commercial wireless telecommunications providers, consisting of additional antennas and ancillary equipment also to be installed on the 100-foot high lattice tower and inside the 900 square foot equipment shelter approved as part of the first facility. The future development of the commercial wireless
telecommunication facilities would not require additional discretionary approvals by the
County. The site is pre-disturbed (paved) and development of the entire project would
minimal grading (less than 100 cubic yards of excavation). The property is located at
1021 Monterey-Salinas Highway, adjacent to the Laguna Seca Raceway, (Assessor's
Parcel Number 173-011-023-000), Highway 68 area within the Greater Monterey
Peninsula Area Plan. The site is located in the Laguna Seca Recreational Area and is
owned by the Monterey County Parks Department.

SANTA LUCIA CONSERVANCY – PLN100515
Project Description: Combined Development Permit including: 1) a Use Permit and
Design Approval for development of a new public safety, noncommercial wireless
telecommunications facility consisting of a 75-foot high monopole with one Omni
antenna affixed to the top; three (3), 22-feet long Omni antennas and one (1) four-feet
diameter microwave dish to be installed on the outside of an existing building known as
the "Sid Ormsbee Lookout Tower;" and installation of related equipment in the inside of
the building and removal of an existing underground propane gas tank. The site is already
developed, and minimal grading would be required for construction (15 cubic yards of
grading); 2) a Use Permit to allow Ridgeline Development; and 3) Use Permit to allow
the Rehabilitation of an existing historic building known as the "Sid Ormsbee Lookout
Tower." The property is located generally east of Robinson Canyon Road on Pinyon Peak
Trail, Carmel Valley (Assessor's Parcel Number 239-141-002-000) within the Greater
Monterey Peninsula Area Plan.

CALIFORNIA-AMERICAN WATER COMPANY – PLN100516
Project Description: Combined Development Permit consisting of: 1) a Coastal
Development Permit to allow the development of a public safety, non-commercial
wireless telecommunications facility including a 100-foot high communications
monopole that will support ten (10) Omni-directional antennas, two 4-foot diameter
microwave dishes, three panel antennas, and all associated transmission cables, a 276
square foot (11.5 x 24.0) equipment shelter is proposed to house all base station radios
and amplifiers, antenna combiner systems, and battery back-up power, two GPS antennas
mounted to the roof of the shelter; and the removal of an abandoned water tank. The new
telecommunications facility requires connection to underground utilities and generator, as
well as additional trenching to install grounding rings and fencing (grading: less than 100
cubic yards cut and fill); 2) a Coastal Development Permit to allow ridgeline
development; 3) Tree Removal Permit to allow the removal of two Monterey Pine trees;
and 4) a Design Approval. The property is located at 4041 Sunset Lane, Pebble Beach
(Assessor's Parcel Number 008-111-017-000) within the Del Monte Forest Land Use
Plan.

SNODGRASS STEPHEN J/GAIL J – PLN100501
Project Description: Use Permit for the development of a new public safety,
non-commercial wireless telecommunications facility consisting of an 80 foot high steel
monopole with two Omni antennas and a six-foot diameter dish, a 172 square foot
equipment shelter, propane gas emergency power generator, and a 500-gallon propane
gas tank. Excavation will be required for associated foundation work and utility lines
(less than 100 cubic yards of grading); and a Tree Removal Permit to allow the removal
of two trees (17-inch Oak and 20-inch Pine). The proposed facility would replace an
existing 40-foot high radio transmission tower and other related equipment operated by the Monterey County Sheriff's Office and the North County Fire Protection District. The property is located at 1705 Covenant Lane, Royal Oaks (Assessor's Parcel Number 412-151-002-000), Lewis Road area, North County Area Plan.

4. **10:30AM –COUNTY OF MONTEREY WIND TURBINE ORDINANCE (SMALL-SCALE)– REF110055**
   
   **Project Planner:** Jacqueline Onciano. **Project Description:** Workshop to consider and provide direction on the development of a proposed Wind Turbine Ordinance (Small-Scale) (REF110055) for the unincorporated areas of the County of Monterey that would allow the ministerial approval of small-scale wind energy systems for residential, small commercial and agricultural uses. The purpose of the workshop is to seek public input and receive direction from the Monterey County Planning Commission regarding Small-Scale Wind Turbines. **Recommended Action:** Receive direction from Planning Commission.

G. **OTHER MATTERS:** Appoint North County – Coastal Land Use Advisory Committee Members: Marjorie Kay, Christine Herron, and Warren Church

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.