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. 9:00 AM - GRANDEUR VENTURES - PLN130297
   Project Planner: David Mack. Project Location: 26135 Zdan Rd, Carmel Valley.
   Assessor’s Parcel No(s): 416-071-005-000, 416-071-004-000, and 416-071-003-000.
   Permit Type: Use Permit. Planning Area: Greater Monterey Peninsula. Environmental Status: Statutory Exemption. Project Description: CONTINUED FROM FEBRUARY 26, 2014. Use Permit and Design Approval to clear code enforcement case (13CE00048) for unpermitted grading of slopes in excess of 25% for the installation of a driveway across a recorded access easement and for the unpermitted remodel of an existing single family dwelling. The project also includes restoration of additional unpermitted grading on slopes in excess of 25%. Colors and materials consist of: white (windows), dark chocolate (doors), aluminum (railing), and kiln (residence).
   Recommended Action: Deny Project
2. **9:00 AM - AROMAS WATER DISTRICT (MCAULEY C P/ANN (JT) - PLN140475**

Project Planner: Delinda Robinson. **Project Location:** 19200 Oakridge Dr, Aromas. **Assessor's Parcel No(s):** 141-081-011-000, 141-081-012-000, 141-081-013-000, 141-081-014-000 and 127-171-015-000. **Permit Type:** Coastal Development Permit. **Planning Area:** North County Land Use Plan, Coastal Zone. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Coastal Development Permit to allow construction of a 100,000 gallon water tank and water distribution lines within an environmentally sensitive habitat area. **Recommended Action:** Adopt Mitigated Negative Declaration with the Mitigation Monitoring Reporting Plan and Approve Project.

3. **9:00 AM – CARMEL VALLEY RANCH (CVR HSGE LLC) – PLN140130**

Project Planner: David Mack. **Project Location:** 1 Old Ranch Rd, Carmel. **Assessor's Parcel No(s):** 416-522-010-000 and 416-592-023-000. **Permit Type:** Combined Development Permit. **Planning Area:** Carmel Valley Master Plan. **Environmental Status:** Addendum to the Negative Declaration adopted for file number PC96017, Carmel Valley Ranch amendments. **Project Description:** Combined Development Permit consisting of: 1) Use Permit to allow an increase of guest units at Carmel Valley Ranch from 144 units to 181 units (37 units); 2) Administrative Permit for the construction of a new two-story building (Building J - 10 units); and 3) a Design Approval for the understory (crawl-space) conversion of existing structures (27 units). The understory conversion portion of the proposed project will take place at the following locations/buildings: Building 18 (4 units - 211A, 214LB, 215A, 215B), Building 19 (3 units - 206A, 206B, 210A), Building A (4 units - 140L, 140LB, 141L, 142L), Building B (5 units - 152L, 153L, 154L, 155L, 156L), Building C (4 units - 158L, 159L, 160L, 161L), Building D (2 units - 166L, 177L), Building G (5 units - 163L, 164L, 165L, 166L, 167L). The project will also require the removal of 12-15 (8" - 10") planted Redwood trees and grading of approximately 640 cubic yards. A total of 28 parking spaces will be added to the site. Colors and materials to match existing. **Recommended Action:** Continue hearing to September 10, 2014.

4. **10:00 AM - COUNTY OF MONTEREY – RIGHT TO FARM ORDINANCE - REF130040**

Project Planner: Nadia Amador. **Permit Type:** Ordinance. **Planning Area:** County-Wide. **Environmental Status:** Statutory Exemption. **Project Description:** CONTINUED FROM JUNE 25, 2014. Right-to-Farm ordinance amending Chapter 16.40 (Protection of Agricultural Activities) of the Monterey County Code in order to implement General Plan Policy No. AG-1.9, which requires increased protection from nuisance claims through strengthening of the "Right-to-Farm" ordinance. **Recommended Action:** Recommend Adoption to the Board of Supervisors

5. **10:00 AM - COUNTY OF MONTEREY - ARCHAEOLOGICAL RESOURCES STANDARDS - REF110065**

Project Planner: Craig Spencer. **Environmental Status:** N/A. **Project Description:** CONTINUED FROM JUNE 25, 2014. Ordinance to amend Section 21.66.050 (Archaeological Resources Standards) of Title 21 (non-coastal zoning) of the Monterey County Code to establish new policies and procedures for the protection of archaeological resources and amend Title 2 of the Monterey County Code to add Chapter 2.95 to establish a Native Californian Advisory Panel consistent with 2010 General Plan Goals OS-6 and OS-8. **Recommended Action:** Receive Status Report
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.

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.