Monterey County Zoning Administrator

AGENDA
Thursday, September 30, 2010

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
1:30 p.m.

Mike Novo, Zoning Administrator   Michael Trapani, Water Resources Agency
Roger VanHorn, Environmental Health   Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: July 29, August 12, August 26, and September 9, 2010

D. SCHEDULED ITEMS

1. 1:30 PM - CALIF-ARIZONA DIST OF THE BIBLE MISSIONARY CHURCH - PLN100160
   PROJECT LOCATION: 123 HARRINGTON RD, ROYAL OAKS, CA 95076. PLANNING AREA: NORTH COUNTY COASTAL. PROJECT PLANNER: JOE SIDOR. ENVIRONMENTAL STATUS: EXEMPT. PROJECT DESCRIPTION: COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 425 SQUARE FOOT DETACHED GUEST HOUSE AND EXPANSION OF AN EXISTING SEPTIC SYSTEM; 2) A COASTAL DEVELOPMENT PERMIT FOR THE CONSTRUCTION OF A 4,530 SQUARE FOOT NON-HABITABLE ACCESSORY STRUCTURE, ACCESSORY TO A CONDITIONAL USE APPROVED UNDER PLN080443; AND GRADING CONSISTING OF APPROXIMATELY 500 CUBIC YARDS OF CUT AND 500 CUBIC YARDS OF FILL. THE PROPERTY IS LOCATED AT 123 HARRINGTON ROAD, ROYAL OAKS (ASSESSOR'S PARCEL NUMBER 412-181-004-000), NORTH COUNTY LAND USE PLAN AND NORTH COUNTY AREA PLAN, COASTAL ZONE. RELATED TO PLN080443. RECOMMENDED ACTION: APPROVE PROJECT.

2. 1:35PM - AVILA SAM TR ET AL - PLN090118
STRUCTURES; AND 2) THE DRILLING AND TESTING PHASE. THE PROJECT WILL REQUIRE USE PERMITS FOR EACH PARCEL AS REQUIRED UNDER THE ZONING CODE BECAUSE THE WELLS ARE LOCATED ON SEPARATE PARCELS. WELL SITE #7A, IS LOCATED IN SECTION 7, (TOWNSHIP 24 SOUTH, RANGE 11 EAST). THE SITE IS APPROXIMATELY 0.60 MILES SOUTH WEST OF HIGHWAY 101 AND APPROXIMATELY 0.90 MILES SOUTH EAST OF JOLON ROAD, (ASSESSOR'S PARCEL NUMBER 424-101-023-000). WELL SITE #1BIS LOCATED IN TOWNSHIP 24 SOUTH, RANGE 10 EAST, SECTION 1, .5 MILES WEST OF HIGHWAY 101 AND 0.20 MILES NORTH OF JOLON ROAD (ASSESSOR'S PARCEL NUMBER 424-081-016-000); AND WELL SITE #34BIS LOCATED IN TOWNSHIP 23 SOUTH, RANGE 10 EAST, SECTION 34. THE SITE IS APPROXIMATELY 2.2 MILES WEST OF STATE HIGHWAY 101 AND APPROXIMATELY 0.90 MILES NORTH OF JOLON ROAD (ASSESSOR'S PARCEL NUMBER 423-091-040-000). THE THREE PROJECT SITES ARE LOCATED ALONG THE WEST SIDE OF HIGHWAY 101 WITHIN THE SOUTH COUNTY AREA PLAN. THE PROJECT WILL REQUIRE A TOTAL OF 30,010 CUBIC YARDS OF GrADING. THE SOIL WILL BE REDISTRIBUTED ON EACH SITE TO CREATE A PAD FOR EACH OF THE THREE DRILLING PLATFORMS. PROJECT SITE 7A WILL REQUIRE 2,770 CUBIC YARDS OF CUT AND 2,560 CUBIC YARDS OF FILL. PROJECT SITE 1B WILL REQUIRE 8,970 CUBIC YARDS OF CUT AND 8,240 CUBIC YARDS OF FILL, SITE 34B WILL REQUIRE 18,270 CUBIC YARDS OF CUT AND 16,320 CUBIC YARDS OF FILL. THE REMAINDER 2,890 CUBIC YARDS OF SPOILS WILL REMAIN ON EACH RESPECTIVE SITE. RECOMMENDED ACTION: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING REPORTING PLAN AND APPROVE PROJECT.

3. 1:35PM - WARD ROWENA JOANNE TR - PLN090119
PROJECT LOCATION: WEST SIDE OF HIGHWAY 101. PERMIT TYPE: USE PERMIT. PLANNING AREA: SOUTH COUNTY AREA PLAN. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE DECLARATION. PROJECT DESCRIPTION: CONTINUED FROM SEPTEMBER 9, 2010. THE PROJECT PROPOSED BY VENOCO CORPORATION IS TO DRILL UP TO NINE (9) TOTAL EXPLORATORY OIL AND NATURAL GAS WELLS. THERE ARE THREE PROPOSED SITES (1B, 7A, 34B) EACH SITE WILL CONTAIN UP TO THREE (3) EXPLORATORY OIL AND GAS WELLS ON A SINGLE PAD. THE DRILLING OF THE SECOND AND THEN THE THIRD EXPLORATORY WELLS ON EACH PAD IS DEPENDENT UPON THE RESULTS OF THE TESTING FOR THE FIRST WELL. THE PROJECT WILL BE COMPLETED IN TWO PHASES: 1) A SITE PREPARATION PHASE, ROAD GRADING FOR THE PURPOSE OF ACCESS TO EACH OF THE PROPOSED SITES; AND DEVELOPMENT OF PADS TO LOCATE A STABLE DRILLING PLATFORM FOR THE EXPLORATORY DRILLING EQUIPMENT AND THE CONSTRUCTION OF ANCILLARY NON PERMANENT STRUCTURES; AND 2) THE DRILLING AND TESTING PHASE. THE PROJECT WILL REQUIRE USE PERMITS FOR EACH PARCEL AS REQUIRED UNDER THE ZONING CODE BECAUSE THE WELLS ARE LOCATED ON SEPARATE PARCELS. WELL SITE #7A, IS LOCATED IN SECTION 7, (TOWNSHIP 24 SOUTH, RANGE 11 EAST). THE SITE IS APPROXIMATELY 0.60 MILES SOUTH WEST OF HIGHWAY 101 AND APPROXIMATELY 0.90 MILES SOUTH EAST OF JOLON ROAD, (ASSESSOR'S PARCEL NUMBER 424-101-023-000). WELL SITE #1BIS LOCATED IN TOWNSHIP 24 SOUTH, RANGE 10 EAST, SECTION 1, .5 MILES WEST OF HIGHWAY 101 AND 0.20 MILES NORTH OF JOLON ROAD (ASSESSOR'S PARCEL NUMBER 424-081-016-000); AND WELL SITE #34BIS LOCATED IN TOWNSHIP 23 SOUTH, RANGE 10 EAST, SECTION 34. THE SITE IS APPROXIMATELY 2.2 MILES WEST OF STATE HIGHWAY 101 AND APPROXIMATELY 0.90 MILES NORTH OF JOLON ROAD (ASSESSOR'S PARCEL NUMBER 423-091-040-000). THE THREE PROJECT SITES ARE LOCATED ALONG THE WEST SIDE OF HIGHWAY 101 WITHIN THE SOUTH COUNTY AREA PLAN. THE PROJECT WILL REQUIRE A TOTAL OF 30,010 CUBIC YARDS OF GRADING. THE SOIL WILL BE REDISTRIBUTED ON EACH SITE TO CREATE A PAD FOR EACH OF THE THREE DRILLING PLATFORMS. PROJECT SITE 7A WILL REQUIRE 2,770 CUBIC YARDS OF CUT AND 2,560 CUBIC YARDS OF FILL. PROJECT SITE 1B WILL REQUIRE 8,970 CUBIC YARDS OF CUT AND 8,240 CUBIC YARDS OF FILL, SITE 34B WILL REQUIRE 18,270 CUBIC YARDS OF CUT AND 16,320 CUBIC YARDS OF FILL. THE REMAINDER 2,890 CUBIC YARDS OF SPOILS WILL REMAIN ON EACH RESPECTIVE SITE. RECOMMENDED ACTION: ADOPT MITIGATED NEGATIVE DECLARATION WITH MITIGATION MONITORING REPORTING PLAN AND APPROVE PROJECT.
4. 1:35PM - PORTER ESTATE COMPANY BRADLEY RANCH INC - PLN090120
PROJECT LOCATION: WEST SIDE OF HIGHWAY 101. PERMIT TYPE: USE PERMIT. PLANNING
AREA: SOUTH COUNTY AREA PLAN. ENVIRONMENTAL STATUS: MITIGATED NEGATIVE
DECLARATION. PROJECT DESCRIPTION: CONTINUED FROM SEPTEMBER 9, 2010. THE
PROJECT PROPOSED BY VENOCO CORPORATION IS TO DRILL UP TO NINE (9) TOTAL EXPLORATORY
OIL AND NATURAL GAS WELLS. THERE ARE THREE PROPOSED SITES (1B, 7A, 34B) EACH SITE WILL
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THE RESULTS OF THE TESTING FOR THE FIRST WELL. THE PROJECT WILL BE COMPLETED IN TWO
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OF THE PROPOSED SITES; AND DEVELOPMENT OF PADS TO LOCATE A STABLE DRILLING PLATFORM
FOR THE EXPLORATORY DRILLING EQUIPMENT AND THE CONSTRUCTION OF ANCILLARY NON
PERMANENT STRUCTURES; AND 2) THE DRILLING AND TESTING PHASE. THE PROJECT WILL
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SPOILS WILL REMAIN ON EACH RESPECTIVE SITE. RECOMMENDED ACTION: ADOPT MITIGATED
NEGATIVE DECLARATION WITH MITIGATION MONITORING REPORTING PLAN AND APPROVE
PROJECT.

E. OTHER MATTERS

F. ADJOURNMENT

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

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Zoning
Administrator 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
Zoning Administrator will be available at the meeting.

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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.