PLEDGE OF ALLEGIANCE

A. ROLL CALL

B. PUBLIC COMMENTS

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

D. APPROVAL OF MINUTES: June 30, and July 14, 2010

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM – MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY - PUBLIC WORKS – REF100033

   Planning Area: South County Area Plan. Project Planner: Bob Schubert.
   Environmental Status: Categorically exempt under CEQA Sections 15061(b)(3) and 15305.
   Project Description: Determine the consistency of a road vacation with the 1982 General Plan and the South County Area Plan. The vacation to be considered is that portion of a traveled way within the County of Monterey generally heading southeast from Nacimiento Lake Drive to the line separating Monterey County and San Luis Obispo County, historically known by a variety of names but most commonly known as “Old Stage Road” (variously known in the past as, Old El Camino Real, Bee Rock Road, or Old County Road) and established as a County road by the “viewers method” on or about 1874. This is a Public Right-of-Way and the adjoining property owners are Buttle (Assessor’s Parcel Number 424-091-044-000) and Henry (Assessor’s Parcel Number 424-091-049-000). The recommended action would dispose of 0.74-mile unimproved and unmaintained...
SEGMENT OF OLD STAGE ROAD PURSUANT TO THE REQUEST BY 20 FREEHOLDERS IN PETITIONS TO THE BOARD OF SUPERVISORS. **RECOMMENDED ACTION:** FIND THAT THE VACATION OF THE COUNTY ROAD, COMMONLY KNOWN AS OLD STAGE ROAD IN THE BRADLEY AREA OF SOUTH MONTEREY COUNTY, IS NOT INCONSISTENT WITH THE MONTEREY COUNTY GENERAL PLAN AND SOUTH COUNTY AREA PLAN.

2. **9:00 AM – COUNTY OF MONTEREY (RANCHO CIELO) – PLN080351**
   
   **PLANNING AREA:** GREATER SALINAS AREA PLAN. **PROJECT PLANNER:** NADIA AMADOR.  
   **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT PREPARED.  
   **PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF A USE PERMIT AND ADMINISTRATIVE PERMIT FOR THE RANCHO CIELO YOUTH CAMPUS MASTER PLAN TO ALLOW EXPANSION OF A VOCATIONAL, EDUCATIONAL AND RECREATIONAL FACILITY TO BE DEVELOPED IN PHASES. THE PROJECT WOULD ADD 95,070 SQUARE FEET OF BUILDING AREA TO THE EXISTING 25,505 SQUARE FEET. THE PROJECT IS ANTICIPATED TO TAKE TWENTY YEARS FOR BUILD OUT. 
   
   THE COMPONENTS OF THE RANCHO CIELO SITE MASTER PLAN INCLUDE: 1) APPROXIMATELY 17,000 SQUARE FEET OF CLASSROOM SPACE; 2) APPROXIMATELY 32,000 SQUARE FEET FOR VOCATIONAL EDUCATION AND LABORATORY EDUCATION; 3) AN 8-ACRE AGRICULTURAL EDUCATION WORKING FARM; 4) CONSTRUCTION OF AN AMPITHEATRE FOR SEATING OF UP TO 200; 5) PARK SPACE FOR DAY USE INCLUDING A 2,000 SQUARE FOOT BARBEQUE AND SERVING AREA; 6) FIVE (5) 650 SQUARE FOOT ADAPTIVE LIVING LEARNING UNITS FOR TRANSITIONAL LIVING; 7) 10,000 SQUARE FOOT EXPANSION OF EXISTING GYMNASIUM; 8) EXPANSION OF THE CULINARY TRAINING CENTER INCLUDING COOKING AND SERVING AREAS; 9) EXPANSION OF ADMINISTRATIVE SPACES TO ALLOW FOR PROGRAM GROWTH; 10) INTERNAL ROADWAYS AND PARKING AREAS; 11) CONSTRUCTION OF RECREATIONAL FIELDS INCLUDING SOCCER AND BASEBALL FIELDS REQUIRING APPROXIMATELY 80,000 CUBIC YARDS OF EXCAVATION; 12) ADDITIONS OF HARD COURTS FOR BASKETBALL, TENNIS AND OUTDOOR HARD COURT SPORTS; 13) EXPANSION OF EQUESTRIAN TRAINING AND THERAPY FACILITIES; 14) RENOVATION OF EXISTING LAKES FOR WATER STORAGE AND FISHING OPPORTUNITIES; 15) ADDITION OF STORAGE BUILDINGS AND FACILITIES; 16) ADDITION OF SITE RESTROOM FACILITIES; 17) CONSTRUCTION OF A CARETAKERS RESIDENCE; 18) IMPROVEMENT OF SEWAGE DISPOSAL, STORM DRAINAGE, WATER STORAGE AND DISTRIBUTION SYSTEMS AND 19) ALLOW UP TO 12 COMMUNITY EVENTS PER YEAR. 
   
   THE PROPERTY IS LOCATED AT 710 OLD STAGE ROAD, SALINAS (ASSSESSOR’S PARCEL NUMBERS 211-031-004-000 AND 211-031-021-000), GREATER SALINAS AREA PLAN. **RECOMMENDED ACTION:** CERTIFY FINAL ENVIRONMENTAL IMPACT REPORT, ADOPT MITIGATION MONITORING AND REPORTING PLAN, AND APPROVE PROJECT 

3. **9:00 AM – SEPTEMBER RANCH PARTNERS – PLN050001 and PC95062**
   
   **PLANNING AREA:** CARMEL VALLEY MASTER PLAN. **PROJECT PLANNER:** LAURA LAWRENCE.  
   **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT PREPARED.  
   **PROJECT DESCRIPTION:** A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 891 ACRES INTO 73 MARKET-RATE RESIDENTIALLOTS AND 22 AFFORDABLE HOUSING LOTS (15 INCLUSIONARY AND 7 DEED-RESTRICTED WORKFORCE HOUSING LOTS) FOR A TOTAL OF 95 RESIDENTIAL LOTS; A 20.2 ACRE EXISTING EQUESTRIAN FACILITY AND ACCESSORY STRUCTURES RELATED TO THAT USE (PARCEL E); 300.5 ACRES OF COMMON OPEN SPACE (PARCELS A & C); 242.9 ACRES OF PUBLIC OPEN SPACE FOR DONATION/DEDICATION (PARCEL D); 250.7 ACRES OF PRIVATE OPEN SPACE (CONSERVATION AND SCENIC EASEMENT) ON EACH LOT OUTSIDE OF THE BUILDING ENVELOPE; 6.9 ACRES OF OPEN SPACE RESERVED FOR FUTURE PUBLIC FACILITIES (PARCEL B); ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR SEWAGE DISPOSAL; 2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES FOR A MAXIMUM OF 50 HORSES AND A MAXIMUM WATER USE OF 3.0 ACRE- FEET PER YEAR; 3) A USE PERMIT FOR AN ON-SITE WATER SYSTEM INCLUDING NEW WELLS, BACKUP WELL(S), BOOSTER PUMPS, WATER TANKS AND PIPING FOR FIRE SUPPRESSION AND
RESIDENTS OF THE SUBDIVISION; 4) A USE PERMIT FOR REMOVAL OF A MAXIMUM OF 819 PROTECTED COAST LIVE OAKS; 5) AN ADMINISTRATIVE PERMIT FOR UP TO 100,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DEVELOPMENT OF ROADS, WATER TANKS, WATER SYSTEM, AND DRAINAGE DETENTION AREAS; 6) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30 PERCENT FOR AFFORDABLE HOUSING ON LOTS 5 THROUGH 11, SUBDIVISION INFRASTRUCTURE AND SUBDIVISION IMPROVEMENTS; AND 7) AN ADMINISTRATIVE PERMIT FOR AFFORDABLE HOUSING, EQUESTRIAN CENTER CARETAKER UNIT/PUBLIC OFFICE, A TRACT SALES OFFICE AND A SECURITY GATEHOUSE. THE PROPERTY IS LOCATED APPROXIMATELY 2.5 MILES EAST OF HIGHWAY 1 ON THE NORTH SIDE OF CARMEL VALLEY ROAD, BETWEEN CANADA WAY AND VALLEY GREENS DRIVE, MID-CARMEL VALLEY AREA (ASSESOR'S PARCEL NUMBERS: 015-171-010-000; 015-171-012-000; 015-361-013-000; 015-361-014-000), CARMEL VALLEY MASTER PLAN. RECOMMENDED ACTION: RECOMMEND THAT THE BOARD OF SUPERVISORS CERTIFY THE FINAL REVISED ENVIRONMENTAL IMPACT REPORT (FEIR) INCLUDING THE FINAL REVISED WATER DEMAND ANALYSIS, APPROVE THE COMBINED DEVELOPMENT PERMIT, AND ADOPT A MITIGATION AND MONITORING REPORTING PROGRAM.

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.

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