Monterey County Zoning Administrator

AGENDA
Thursday, September 9, 2010

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

Mike Novo, Zoning Administrator
Patrick Treffry, Environmental Health

Michael Trapani, Water Resources Agency
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

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

D. SCHEDULED ITEMS

1. 1:30PM - AVILA SAM TR ET AL - PLN090118
PROJECT LOCATION: West side of Highway 101. PLANNING AREA: South County Area Plan. ENVIRONMENTAL STATUS: Mitigated Negative Declaration. PROJECT DESCRIPTION: 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
2. 1:30PM - 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: 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 #1B is 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 #34B is 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 remain on each respective site. RECOMMENDED ACTION: Continue to September 30, 2010.

3. 1:30PM - 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: 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 #1B is 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:** CONTINUE TO SEPTEMBER 30, 2010.

4. **1:30PM - KENDALL JACKSON WINE ESTATES LTD - PLN080089**

**PROJECT LOCATION:** 37300 DOUD ROAD, SOLEDAD.

**PERMIT TYPE:** Use Permit.

**PLANNING AREA:** Central Salinas Area Plan.

**ENVIRONMENTAL STATUS:** Mitigated Negative Declaration.

**PROJECT DESCRIPTION:** Use Permit to allow the expansion of an existing winery (PLN970170). The expansion consists of: 1) a new 87,200 square foot Pinot Noir processing plant and barrel storage room; 2) a 5,100 square foot administrative office; 3) a Use Permit to allow a reduction in parking spaces to 47 whereas Monterey County Code requires 169 spaces and; 4) a variance to allow an increase in height to 46 feet whereas the district regulations allow 35 feet. The proposed will require the removal of 13 rows of vineyards for additional parking. The property is located at 37300 DOUD ROAD, SOLEDAD (ASSSESSORS PARCEL NUMBER 183-021-015-000) Central Salinas Area Plan. **RECOMMENDED ACTION:** CONTINUE TO SEPTEMBER 30, 2010 HEARING.

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.

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.