Monterey County Zoning Administrator

AGENDA
Thursday, September 12, 2013

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

Jacqueline Onciano, Zoning Administrator
Roger VanHorn, Environmental Health

Michael Trapani, Water Resources Agency
Chad Alinio, Public Works

A. ROLL CALL

B. PUBLIC COMMENTS

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. 1:40PM - LYNCH RONDA - PLN120752

Project Planner: Luis Osorio. Environmental Status: Exempt. Project Description:
Combined Development Permit including: 1) Use Permit for development in the Carmel Valley Floodplain; and 2) Administrative Permit and Design Approval to allow the demolition of an existing 2,184 square foot one-story, single family dwelling and the construction of a new 2,784 square foot one-story single family dwelling with a 516 square foot attached garage, construction of new septic tank and leach field, 128 linear feet of stucco walls five feet in height, 463 linear feet of retaining walls less than four feet in height, 107 linear feet of solid wood fences five feet in height, and grading (approximately 15 cubic yards of cut and 1,351 cubic yards of fill) in the "S" (Site Plan Review) Overlay Zoning District. The property is located at 7031 Valley Greens Circle, Carmel (Assessor's Parcel Number 157-071-022-000), Carmel Valley Master Plan.

Recommended Action: Approve Project

2. 1:30PM - CALIFORNIA WATER SERVICE COMPANY - PLN110595

Project Planner: Luis Osorio. Environmental Status: Negative Declaration. Project Description:
Use Permit and Design Approval to allow development of water storage facilities for the Buena Vista Water System including: 1) Demolition of all existing facilities and equipment on the subject site including the destruction of the two groundwater wells per County requirements, removal of six 8,000-gallon plastic water storage tanks and associated piping and pumping equipment and concrete foundations; and 2) Rebuilding of the water storage facility including construction of two above ground, welded steel water storage tanks 150,000 and 170,000 gallons in size respectively (one each on the two existing lots), with concrete ringwall foundations and associated piping and grading (approximately 220 cubic yards of cut and 5 cubic yards of fill); construction of a six-foot high solid wood fence along the perimeter of the property (a chain-link fence was originally proposed), a three-foot high concrete retaining wall located generally between the two tanks, an asphalt drainage apron around the tanks and a 20-foot wide...
driveway on Pine Canyon Road; installation of a hydro pneumatic tank; and removal of four protected (six inches or greater in diameter) and eight non-protected (less than six inches in diameter) Coast Live Oak trees. The subject site includes two separate located parcels at the intersection of Mesa Road and Pine Canyon, Salinas (Assessor's Parcels Numbers 415-031-003-000 & 415-031-004-000, River Road area, Toro Area Plan. **Recommended Action:** Adopt Negative Declaration 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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