Monterey County Zoning Administrator
SPECIAL HEARING AGENDA
Friday, April 29, 2011

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.  SCHEDULED ITEMS

10:00AM - LEHMAN MICHAEL E TR - PLN050371
Project Planner:  Bob Schubert.  Environmental Status:  Mitigated Negative Declaration.  Project Description:  (CONTINUED FROM APRIL 14, 2011).  Use Permit for a horse training and stabling facility that would add to existing uses on a 204-acre cattle ranch by constructing the following facilities: a) 2,160 square foot hay barn located on a pre-existing barn foundation pad; b) two semi covered horse stables with 26 stalls each and 73 temporary pens to board up to 125 horses; c) 40 foot diameter riding/training ring; d) 225 square foot horse washing area with an impervious pad draining into its own wastewater disposal system; e) three-bay compost facility; f) unpaved parking areas for approximately 25 vehicles; g) unpaved horse trailer parking area; h) grading consisting of approximately 1,500 cubic yards cut and 900 cubic yards fill and Design Approval.  The existing facilities will remain.  Water to the new facilities will be supplied from the existing well.  The Use Permit would also allow up to 12 special events per year.  "Events" are defined as horse training clinics by trainers who come to the Ranch for one to three days, usually on a weekend, to lead horse training exercises for a maximum of 25 participants.  Participants would be allowed to pitch tents or sleep in their horse trailers or RVs during the events.  The proposal includes the execution of an Animal Waste Management Plan.  The property consists of two parcels currently under Williamson Act contract, located at 36105 Tassajara Road, Carmel Valley (Assessor's Parcel Numbers 197-251-002-000 and 418-293-049-000), approximately 1,600 feet south of the Tassajara Road and Carmel Valley Road intersection, Cachagua Area.  Recommended Action:  Approve Project.

C.  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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