REVISED
Monterey County Planning Commission
AGENDA
Wednesday, January 12, 2011
Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.
Chair: Jay Brown  Vice-Chair: Matthew Ottone  Secretary: Mike Novo
Commissioners:
Paul C. Getzelman  Cosme Padilla
Jay Brown  Aurelio Salazar, Jr
Amy Roberts  José Mendez
Matthew Ottone  Martha Diehl
Don Rochester  Keith Vandevere
PLEDGE OF ALLEGIANCE
A. ROLL CALL
B. PUBLIC COMMENTS
C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS
D. APPROVAL OF MINUTES: None
E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS
F. SCHEDULED ITEMS
1. 9:00AM - OMNI ENTERPRISES LLC - PLN020344
   Project Planner: Luis Osorio. Environmental Status: Environmental Impact Report prepared. Project Description: CONTINUED FROM DECEMBER 8, 2010. Combined Development Permit consisting of: 1) Use Permit for development of a new 126,500 square foot shopping center including retail and office space, 508 parking spaces and landscaping; 2) General Development Plan; and 3) Design Approval. The Applicant also requests Rezoning of the subject property to remove the "B-8" Overlay Zoning District from the property's overall "LC-B-8-D" Zoning Designation. The property is located in the southeast corner of the State Highway 68 and Corral De Tierra Road intersection, Salinas (Assessor's Parcel Numbers 161-571-003-000 & 161-581-001-000), Toro area. Recommended Action: Certify Environmental Impact Report, Approve Combined
Development Permit for modified project, and recommend denial of removal of B-8 zoning to Board of Supervisors.

2. **9:30AM - COUNTY OF MONTEREY DEPARTMENT OF PUBLIC WORKS - PLN080106**  
   **Project Planner:** Paula Bradley.  
   **Environmental Status:** Supplemental Mitigated Negative Declaration.  
   **Project Description:** Combined Development Permit consisting of: 1) Coastal Administrative Permit for the construction of a bicycle trail approximately 1.1 miles in length by 14 feet wide with a total estimated footprint of 87,000 square feet, and grading is approximately 3,700 cubic yards (2,563 cubic yards cut and 1,086 cubic yards fill); 2) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (ESHA); 3) Use Permit and Coastal Development Permit for development on slopes (25% Inland, 30% Coastal); 4) Use Permit for development in the Carmel River floodplain; 5) General Development Plan Amendment (PLN080093 Interim Access Plan) to allow pedestrian access into a portion of the park closed to public access, and extend the Interim Program for 5-years (through 4/26/2016); and 6) Design Approval. The project location generally parallels the Carmel River south and east of Highway 1 from and west of Rancho San Carlos Road to, and including the Palo Corona Regional Park, (Assessor's Parcel Numbers 157-121-001-000, 157-181-006-000, 157-181-007-000, 157-181-008-000, and 157-171-057-000) Carmel Valley Master Plan and Carmel Area Land Use Plan, Inland and Coastal Zones.  
   **Recommended Action:** Adopt Supplemental Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project.

3. **9:30AM - MONTEREY PENINSULA REGIONAL PARK DISTRICT - PLN100601**  
   **Project Planner:** Ramon Montano/Paula Bradley.  
   **Environmental Status:** Supplemental Mitigated Negative Declaration.  
   **Project Description:** Combined Development Permit consisting of: 1) Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat (ESHA); 2) Coastal Development Permit for development on slopes in excess of 30%; 3) General Development Plan Amendment (PLN080093 Interim Access Plan) to allow pedestrian access into a portion of the park closed to public access, and extend the Interim Program for 5-years (through 4/26/2016); and 4) Design Approval. Grading is approximately 1,110 cubic yards (941 cubic yards cut and 163 cubic yards fill). The property is located in Palo Corona Regional Park (Assessor's Parcel Numbers 157-121-001-000), located east of State Highway 1 near Ribera Road, south of Rio Road, Carmel area, Coastal zone.  
   **Recommended Action:** Adopt Supplemental Mitigated Negative Declaration with Mitigation Monitoring Reporting Plan and Approve Project.

4. **10:30AM - U S A (CARMEL STONE QUARRY) - PLN090191**  
   **Project Location:** West of Highway 101 and San Ardo, northerly of San Ardo-Lockwood Road, a portion of Section 28, Township 22 South, Range 9 East, and Section 29 Township 22 South Range 9 East.  
   **Project Planner:** Paula Bradley.  
   **Environmental Status:** Negative Declaration.  
   **Project Description:** Reclamation Plan for a surface mining operation on approximately 12 acres on Federal land to be permitted by the Bureau of Land Management. The property is located approximately six miles west of Highway 101 and San Ardo, northerly of San Ardo-Lockwood Road, a portion of Section 28, Township 22 South, Range 9 East, and Section 29 Township 22 South Range 9 East, west of Williams Hill (Assessor's Parcel Number 422-101-002-000), South County Area Plan.
5. 11:00AM - TREE REMOVAL SANTA LUCIA PRESERVE - PD070907
Project Planner: Daniel Lister. Environmental Status: Exempt. Project Description: Receive and accept report on status of tree removal in the various phases within the Santa Lucia Preserve. The Santa Lucia Preserve is a 20,000-acre historical ranch located in western Monterey County, south of Carmel Valley and east of the Pacific Ocean. Recommended Action: Continue hearing to February 23, 2011.

6. 1:30PM - CARMEL VALLEY FIRE DISTRICT (AT&T COW EXT) - PLN100494
Project Planner: David Mack. Environmental Status: Exempt. Project Description: Extension of Use Permit and Design Approval (PLN100206) to allow temporary cellular broadcasting from a portable Cell on Wheels (COW) structure. Request for temporary cellular broadcasting not to exceed 6 months in duration. The property is located at 26 Via Contenta, Carmel Valley (Assessor's Parcel Number 187-433-004-000), Carmel Valley Master Plan Area. Recommended Action: Deny Project.

7. 1:30PM - ALTA CALIFORNIA LAND COMPANY LLC - REF100047
Project Planner: Carl Holm. Environmental Status: Mitigated Negative Declaration adopted (July 2004). Project Description: Consider modification or revocation of an approved Combined Development Permit (PLN060102/Keehn, PLN000357/Gamboa) pursuant to Section 21.74.060 of Monterey County Codes. The existing permit consists of: a Use Permit to allow a quasi-public use in the low density residential zone including site plan and design review for development of a 64-suite, 78-bed, assisted care living facility consisting of a 3-building complex totaling 43,400 square feet, 35 space parking lot including 4 handicap-accessible spaces, balanced grading (3,000 cy cut/3,000 cy fill), access and parking improvements across a neighboring lot (APN: 015-021-003-000) to Carmel Rancho Boulevard, improvements to Val Verde Drive for emergency access to Carmel Valley Road, an underground gray water and cistern systems, and on-site water detention ponds; a Use Permit to allow development on slopes exceeding 30%; and allocation of 4.8 acre feet of water to the project. Modifications to be considered include: amending the project description to delete underground gray water and cistern systems, removing conditions requiring underground gray water and cistern systems to balance the water use, and amending landscaping conditions. Said modifications are related to Monterey Peninsula Water Management District Water Permit No. 25730 issued on July 27, 2008 wherein the District determined gray water was not required for a 78-bed facility subject to Special Conditions of Approval including specific design requirements (including landscaping). Recommended Action: Continue project to February 9, 2011 hearing per applicant’s request.

8. 2:30PM - VASQUEZ MARIA A ET AL - PLN040529
Project Planner: Carl Holm. Environmental Status: Exempt. Project Description: Minor Subdivision Tentative Map to allow the division of an approximately 9.25 acre parcel into three parcels of 3.08 acres (parcel 1); 3.08 acres (parcel 2); and 3.08 acres (parcel 3), respectively. A total of four residences exist on the property (three single family dwellings and one Caretaker’s Unit (mobile home). The property is located at 34735 Metz Road, Soledad (Assessor's Parcel Number 257-121-019-000), Central Salinas Valley Area Plan. Recommended Action: Continue hearing to February 9,
9. **2:30PM – COUNTY OF MONTEREY – SUBDIVISION ORDINANCE (TITLE 19)**

**PROPOSED ORDINANCE TO ELIMINATE SUBDIVISION COMMITTEE – REF100014**

**Project Planner:** Jacqueline R. Onciano. **Project Description:** CONTINUED FROM DECEMBER 8, 2010. Consider amendment to Title 19 (Subdivision Ordinances for the Coastal and Non-coastal unincorporated areas of the County) of the Monterey County Code to eliminate the Minor and Standard Subdivision Committees and designate the Monterey County Planning Commission as the appropriate authority to consider subdivision applications. The Ordinance will also make corresponding amendments to Title 20 (coastal zoning ordinance) and Title 21 (non-coastal zoning ordinance) to eliminate references to the Subdivision Committee and substitute Planning Commission for Subdivision Committee. **Recommended Action:** Continue hearing to February 23, 2011.

G. **OTHER MATTERS:** Toro Land Use Advisory Committee – Appoint Beverly Bean. Planning Commission Nominating Committee - Chair to appoint Nominating Committee

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.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Planning Commission 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 Planning Commission will be available for inspection at the meeting.

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