Monterey County Planning Commission

AGENDA
Wednesday, April 25, 2012

Monterey County Government Center – Board of Supervisors Chambers
168 W. Alisal Street
Salinas, CA 93901
9:00 a.m.

Chair: Amy Roberts   Vice-Chair: Jose Mendez   Secretary: Mike Novo

Commissioners:
Paul C. Getzelman   Cosme Padilla
Jay Brown   Aurelio Salazar, Jr
Amy Roberts   Jose Mendez
Luther Hert   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: March 14, 2012

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00AM - POST RANCH LP - PLN120136
Project Planner: Laura Lawrence. Environmental Status: Exempt. Project
Description: Ordinance to rezone an approximately 90 acre parcel from the "WSC/40-D (CZ)" [Watershed and Scenic Conservation, 40 acres per unit, Design Control Overlay District, Coastal Zone] and "VSC-D (CZ)" [Visitor Serving Commercial, Design Control Overlay District, Coastal Zone] zoning classifications to the "WSC/40-D-HR (CZ)" [Watershed and Scenic Conservation, 40 acres per unit, Design Control and Historic Resources Overlay Zoning Districts, Coastal Zone] and "VSC-D-HR (CZ)" [Visitor Serving Commercial, Design Control and Historic Resources Overlay Zoning Districts, Coastal Zone] zoning classifications. The property is located at 47900 Highway 1, Big Sur (APN 419-311-042-000), Big Sur Coast Land Use Plan, Coastal Zone.
Recommended Action: Recommend Approval to Board of Supervisors
2. 9:00AM - BASTOGNE HOLDINGS LLC (HORSLEY) - PLN110426
Project Planner: Daniel Lister.  Environmental Status: Negative Declaration.
Project Description: CONTINUED FROM MARCH 14, 2012. Use Permit to allow the storage and distribution of petroleum products on an existing heavy commercial site. The project includes the installation of seven (7) above-ground petroleum holding tanks with concrete containment wall near the existing 6,000 square foot building which will store approximately 11,000 gallons of petroleum products. Associated improvements include a new oil/water separator and fencing modifications. The property is located at 1083 Madison Lane, Salinas (Assessor's Parcel Numbers 261-052-008-000, 261-052-002-000, 261-052-003-000, 261-052-006-000, and 261-052-009-000), Greater Salinas Area Plan. Recommended Action: Continue hearing to May 30, 2012.

3. 9:00AM - PATTERSON FLOYD - PLN100573
Project Planner: Daniel Lister. Environmental Status: Negative Declaration.
Project Description: Lot Line Adjustment between two legal lots of record, both 40 acres each (Assessor's Parcel Number 423-061-035-000, portion of 423-061-036-000, and portion of 423-071-006-000), and creation of one parcel as described below, resulting in three lots: 1) 67.52 acres (Parcel 1), 2) 10 acres (Parcel 2), and 3) 2.5 acres (Parcel 3, SOMOCO Fire District Lot). Parcel 3 would be created pursuant to Government Code Section 66426.5. The application also includes a request to rezone Parcel 2 and Parcel 3 from "F/40 (Farmlands, 40 acre minimum)" to "PQP (Public/Quasi-Public)"; and a General Plan Amendment to change the land use designation of Parcel 2 and Parcel 3 from Farmlands to Public and Quasi-Public. The property is located near the intersection of Jolon Road and Lockwood-Bradley Road, Lockwood, South County Area Plan. Recommended Action: Adopt Negative Declaration, Approve Lot Line Adjustment and Recommend Approval of the General Plan Amendment and rezoning to the Board of Supervisors.

4. 9:30AM - JRJ PARTNERS LLC [VERIZON] - PLN110668
Project Planner: Daniel Lister. Environmental Status: Categorically Exempt.
Project Description: Use Permit to allow the construction of a wireless telecommunications facility which includes a 60 foot monopole, 12 manufactured cell-blocks, 12 antennas (4 antennas per 3 sectors), 189 square foot pre-fabricated shelter, 210 gallon diesel tank generator, coax cables, and associated power and fiber trenching. The property is located at 25445 Chualar River Road, Chualar (Assessor's Parcel Number 145-021-006-000), Central Salinas Valley Area Plan. Recommended Action: Approve Project

5. 10:00AM - RICHARDSON LEWIS H & KATHERINE - PLN090087
Project Planner: Ramon Montano. Environmental Status: Negative Declaration.
Project Description: Combined Development Permit consisting of: 1) a Use Permit to place one (1) 120,000 gallon California American Company water tank at the "Upper Rimrock" site replacing two (2) 20,000gallon tanks and Design Approval; 2) a Use Permit pursuant to 21.62.030.B in order to exceed the 15 foot height limitation of the district to allow a water tank of 18 feet high; and 3) Tree Removal Permit for the removal of a protected tree (one 8-inch oak tree). The property is located at 24522 Rimrock Canyon Road, Salinas (Assessor's Parcel Number 416-601-011-000), Toro Area Plan. Recommended Action: Adopt Negative Declaration and Approve Project
6. **1:30 PM – WORKSHOP ON CEASE AND DESIST ORDER (WR2009-0060)**  
**Project Planner:** Mike Novo. **Project Description:** Receive a presentation on State Water Resources Control Board Cease and Desist Order WR 2009-0060 and related decisions. Discuss implications related to development application processing. **Recommended Action:** Receive Presentation and Conduct Workshop.

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.

**BREAKS** will be taken approximately at 10:15 a.m. and 3:00 p.m.

**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 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.

**All documents submitted by the public on the day of the hearing should have no fewer than 16 copies.** The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.