Monterey County Planning Commission

AGENDA

Wednesday, March 25, 2015

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

Chair: Martha Diehl    Vice-Chair: Cosme Padilla    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: December 10, 2014; January 14 and January 28, 2015

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

F. SCHEDULED ITEMS

1. 9:00 AM – ALVAREZ SALVADOR/HERMALINDA – PLN070292
Project Planner: Luke Connolly. Project Location: North Prunedale Road, south of San Miguel Canyon Road, Salinas. Assessor’s Parcel No: 127-013-007-000. Permit Type: Use Permit and General Development Plan. Planning Area: North County. Environmental Status: Negative Declaration. Project Description: Use Permit and General Development Plan to allow the construction of a two-story 10,610 square foot commercial structure with an 8,970 square foot first story of leasable space and 1,640 square foot mezzanine area to be used as storage. Recommended Action: Adopt a Negative Declaration and Approve Project.

2. 9:00 AM – COUNTY OF MONTEREY – GENERAL PLAN AMENDMENT – REF150010
proposed amendments to the 2010 Monterey County General Plan to implement litigation settlement agreements with Land Watch Monterey County and The Open Monterey Project. The proposed amendments amend the following policies: PS. 3-1 (relating to long term sustainable water supply), OS-3.5 (relating to Agriculture and the conversion of uncultivated land on slopes greater that 25%), OS-3.1 (relating to Best Management Practices regarding erosion control), OS-3.9 (relating to a program to address cumulative hydrologic impact of the conversion of hillside rangeland to cultivated croplands), OS-5.16 (relating to biological report requirements), OS-5.24 (relating to wildlife corridor/linkages and the addition of an illustrative wildlife corridor map to the 2010 General Plan);and amend the Agricultural Winery Corridor Plan and Glossary. These amendments are applicable in the non-coastal unincorporated area of Monterey County (Inland Areas Only). **Recommended Action:** Consider an Addendum to the certified Final Environmental Impact Report for the 2010 Monterey County General Plan (#07-01, SCH#20071211001) and recommend the Board of Supervisors adopt the amendments.

3. **9:00 AM - COUNTY OF MONTEREY – WATER AND ENERGY EFFICIENT LANDSCAPE ORDINANCE AND MANUAL – REF110056**
   **Project Planner:** Anna Quenga/Jacqueline Onciano. **Permit Type:** Ordinance. **Environmental Status:** Categorical Exemption under Sections 15307 and 15308 of the CEQA Guidelines. **Project Description:** CONTINUED FROM MARCH 11, 2015. Recommend to the Board of Supervisors to adopt the proposed ordinances amending Chapter 16 (Environment) of the Monterey County Code to add Chapter 16.64 - Water and Energy Efficient Landscape (Inland) and Chapter 16.63 - Water and Energy Efficient Landscape (Coastal) and to adopt a resolution approving the Monterey County Landscape Manual – Standards, Guidelines and Specified Performance Requirements for Landscape Water Use and Irrigation. **Recommended Action:** Recommend Approval to the Board of Supervisors.

G. **OTHER MATTERS: APPOINTMENT – NORTH COUNTY NON-COASTAL LUAC – Michael Mastroianni**

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.