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. 9:00 AM - MCGOVERN DONALD A & IRENE S - PLN120045
   Project Planner: Lucy Bernal. Environmental Status: Exempt. Project Description:
   Consider a three year extension of a previously approved Combined Development Permit
   (PLN070158) consisting of: (1) an Administrative Permit to allow development within a Site
   Plan Review or “S” Zoning District for the construction of a 4,534 square foot two-story single
   family dwelling with an attached 1,409 square foot three car garage with 1,148 square foot
   recreation room above; and grading (approximately 970 cubic yards cut/170 cubic yards fill) with
   245 linear feet of retaining walls; (2) a Use Permit to allow the removal of 11 oak trees; and (3)
   Design Approval. The property is located at 13 Arroyo Seco, Carmel. Recommended Action:
   Approve Project

2. 9:00 AM - THE KF TERRA LP - PLN110150
   Project Planner: Liz Gonzales. Environmental Status: Addendum to previously adopted
   Mitigated Negative Declaration. Project Description: Combined Development Permit to allow:
   1) a Coastal Administrative Permit for the construction of a new 3,617 square foot bi-level single
   family dwelling to include attached garage and storage below with associated grading (417 cubic
yards of cut and 150 cubic yards of fill = 267 cubic yards), grid-tied photovoltaic system integrated into standing seam roof, new septic system and connection to existing Garrapata Water Company water system; 2) a Coastal Development Permit to allow development within 100 feet of Environmentally Sensitive Habitat; 3) a Coastal Development Permit to allow development on slopes in excess of 30%; 4) a Coastal Development Permit to allow development on a parcel with a positive archaeological report; and 5) Design Approval. The property is located at 35670 Highway 1, Monterey (Assessor's Parcel Number 243-231-015-000), Big Sur Coast Land Use Plan. **Recommended Action:** Consider Addendum to the previously adopted Mitigated Negative Declaration and Approve Project

3. **9:00 AM - GABILAN RANCH - PLN110560**  
   **Project Planner:** Taven Kinison Brown.  
   **Environmental Status:** Exempt.  
   **Project Description:** Use Permit to construct a new 100 foot communications tower and a 276 square foot equipment building and perimeter security fencing on School Peak (behind Fremont Peak), and remove an existing 75 foot communications tower and equipment building. The property is located less than a mile from the terminus of San Juan Canyon Road at Fremont Peak, San Juan Bautista area (Assessor's Parcel Number 149-011-014-000), Greater Salinas Area Plan.  
   **Recommended Action:** Approve Project

4. **9:45 AM - CALIFORNIA-AMERICAN WATER COMPANY - PLN110322**  
   **Project Planner:** Steve Mason.  
   **Environmental Status:** Mitigated Negative Declaration.  
   **Project Description:** Combined Development Permit consisting of: 1) a Use Permit for development on slopes in excess of 25% to allow grading (approximately 1,400 cubic yards of cut and 1,100 cubic yards of fill) and construction of structures for the Los Padres Dam Downstream Fish Passage project; and 2) a Use Permit to allow the removal of 12 Oak trees (6" - 18" diameter). The project site is located at the Los Padres Dam (Assessor's Parcel Numbers 418-191-035-000 & 418-191-005-000), 7.5 miles south-southeast of the Carmel Valley Village, Cachagua Area Plan.  
   **Recommended Action:** Adopt Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan and Approve Project

5. **10:30 AM - CHAPIN DONALD D/BARBARA A CHAPIN TRS - [MCSHANE’S NURSERY] - PLN090138**  
   **Project Planner:** Bob Schubert.  
   **Environmental Status:** Exempt.  
   **Project Description:** General Development Plan to: 1) clear code violation (CE070454) for non-permitted special events at the nursery, outdoor sales of Christmas trees in the parking lot and three existing trailers used as offices; 2) allow a produce stand in an existing unoccupied building; and 3) authorize a lighting plan and sign program at McShane's Nursery and Landscape Supply. The property is located at 115 Monterey Salinas Highway, Salinas (Assessor's Parcel Numbers 207-131-004-000 and 207-131-005-000), Greater Salinas Area Plan.  
   **Recommended Action:** Approve Project

6. **10:30 AM - WILSON CHARLES A/CHRISTINE A - REF120037**  
   **Project Planner:** Daniel Lister.  
   **Environmental Status:** Exempt.  
   **Project Description:** Fee Waiver Request to waive code violation fees for PLN060666 which includes a Use Permit and Design Approval to clear code violations (CE030390) consisting of a 1,064 square foot garage extension with a second-story guesthouse and gazebo, jungle-gym structure and decks located at the southern end of the property.  
   **Recommended Action:** Deny Fee Waiver

7. **10:30 AM - BASTOGNE HOLDINGS LLC (HORSLEY) - PLN110426**  
   **Project Planner:** Daniel Lister.  
   **Environmental Status:** Negative Declaration.  
   **Project Description:** CONTINUED FROM MAY 30, 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 located outside the existing 6,000 square foot warehouse. The tanks will store motor oil (72,000 gallons), unleaded gasoline (12,000 gallons) and diesel (32,000 gallons). The existing warehouse will store approximately 11,000 gallons of motor oil in totes. Associated improvements include two new oil/water separators, berming 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: Adopt Negative Declaration and Approve Project

8. **10:30 AM - COUNTY OF MONTEREY - REF120004**
   
   **Project Planner:** Nadia Amador.  **Environmental Status:** Exempt.  **Project Description:** An Ordinance amending Monterey County Code, Title 19 (Subdivision Ordinance, Coastal Zone) and the Monterey County Coastal Implementation Plan, Parts 1 through 5 to eliminate the Minor and Standard Subdivision Committees and to designate the Monterey County Planning Commission as the appropriate authority to consider applications for subdivisions and lot line adjustments and to update lot line adjustment standard in coastal Title 19 to conform to state law.
   
   **Recommended Action:** Recommend Approval to Board of Supervisors

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.