

**FINAL
MONTEREY COUNTY ZONING ADMINISTRATOR
AUGUST 14, 2008
MINUTES**

The Monterey County Zoning Administrator hearing met at 1:30 p.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLLCALL

Present:	Zoning Administrator	Mike Novo, Director of Planning
	Environmental Health	Janna Faulk
	Public Works	Bryce Hori
	Water Resources	Tom Moss
	Recording Secretary	Carol Allen

B. PUBLIC COMMENT: None

C. APPROVAL OF MINUTES: None

D. SCHEDULED ITEMS

1. CALIFORNIA WATER COMPANY (PLN060397)

COMBINED DEVELOPMENT PERMIT CONSISTING OF THE FOLLOWING: 1) USE PERMIT TO ALLOW THE PLACEMENT OF 2,250,000 GALLON WATER TANK (NO NEW SERVICE CONNECTIONS), GRADING OF 9100 CUBIC YARDS, RETAINING WALLS, AND A DESIGN APPROVAL; 2) USE PERMIT TO ALLOW FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30 PERCENT; 3) USE PERMIT FOR A HEIGHT EXCEPTION OF PROPOSED 150,000 WATER TANK PER 21.62.030 B THAT EXCEEDS THE HEIGHT LIMIT BY 23 FEET, 4) VARIANCE FOR COVERAGE (25 TO 27%), 5) A LOT LINE ADJUSTMENT OF TWO LOTS OF RECORD (407.01 AND 1.1 AC) RESULTING IN TWO LOTS (406.21 AND 1.8 AC), A TREE REMOVAL PERMIT FOR THE REMOVAL OF 5 PROTECTED TREES (2 MONTEREY PINES (12 AND 15") AND 3 COASTAL LIVE OAKS, (12, 15, 24")), AND DESIGN APPROVAL. THE PROPERTY IS LOCATED ON CANADA DE LA SEGUNDA, CARMEL (ASSESSOR'S PARCEL NUMBERS 259-091-012-000 & 259-092-063-000), GREATER MONTEREY PENINSULA AREA.

Mike Novo, Director of Planning, clarified his role as Acting Zoning Administrator.

Jody Lyons, Project Planner, presented the project. Staff handed out two memoranda.

The Zoning Administrator questioned the tree removal/replacement, lot line adjustment and comments related to grading activities.

Arman Gonzalez, Project Manager for CalAm, asked about Condition Number 19 (deed restriction). The applicant clarified the need for the tank, 50% of the dirt will be used at a site within Tehama and the other 50% will go to the landfill.

Mr. Hori gave alternative routes for the trucks that would satisfy the truck route condition without affecting sensitive receptors for air quality effects.

After discussion, the Zoning Administrator added Condition Number 39 (Mitigation Measure #8 - Landscaping with required tree replacement), made several changes to the findings and evidence as well as conditions 1, 29, 30, and 38, and approved the Combined Development Permit.

2. STATE OF CALIFORNIA (PLN080119)

COMBINED DEVELOPMENT PERMIT CONSISTING OF 1) COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A NEW .75 MILE PEDESTRIAN TRAIL (WATER'S RIDGE TRAIL); AND 2) COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100 FEET OF ENVIRONMENTALLY SENSITIVE HABITAT. THE PROJECT SITE IS LOCATED IN JULIA PFEIFFER BURNS STATE PARK (ASSESSOR'S PARCEL NUMBER 420-021-022-000), BIG SUR LAND USE PLAN, COASTAL ZONE.

Mike Novo, Director of Planning, clarified his role as Acting Zoning Administrator.

Joe Sidor, Project Planner, presented the project.

Jacob Bentley, representative, agreed to the conditions.

The Zoning Administrator approved the Combined Development Permit.

F. OTHER MATTERS: None

G. ADJOURNMENT

Date adopted: September 11, 2008

ATTEST: 2:12 p.m.

L
MIKE NOVO, ZONING ADMINISTRATOR

MN:kb/ca