

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, OCTOBER 28, 2009
MINUTES**

The Planning Commission met at 9:00 a.m. in the Board of Supervisors' Chambers of the Monterey County Government Center, 168 West Alisal Street, Salinas, California.

PLEDGE OF ALLEGIANCE

A. ROLL CALL

Present: Brown, Isakson, Vandever, Padilla, Sanchez, Diehl, Rochester, Ottone
Absent: Getzelman, Salazar

B. PUBLIC COMMENTS

Ed Mitchell thanked Patrick Treffry of Environmental Health

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Novo stated that August 5th minutes were not ready and will be pulled from today's agenda.

D. APPROVAL OF MINUTES: June 24, 2009, August 5, 2009, October 14, 2009.

It was moved by Commission Diehl and seconded and seconded by Commissioner Ottone to approve the minutes of June 24, 2009.

AYES: Brown, Rochester, Vandever, Sanchez, Diehl, Padilla, Ottone
ABSENT: Getzelman, Salazar
ABSTAIN: Isakson

It was moved by Commissioner Diehl and seconded by Commissioner Rochester to accept the notes of October 14, 2009 because the hearing was cancelled.

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

Sanchez stated that he watched the video of the last hearing and discussed the Cease and Desist Order made by the State. He suggested that maybe a workshop could be given on the subject and agendized for discussion. Isakson agreed that an informational workshop would be helpful.

Counsel stated that having watched the video and reading the material from previous hearings will allow a person to vote on the project

F. SCHEDULED ITEMS

- 1. 9:00AM - HOLMAN RANCH HOLDINGS LLC - PLN080450**
PLANNING AREA: CARMEL VALLEY MASTER PLAN AREA. **PROJECT PLANNER:** PAULA BRADLEY. **ENVIRONMENTAL STATUS:** MITIGATED NEGATIVE DECLARATION PREPARED. **PROJECT DESCRIPTION:** CONTINUED FROM 8/26/2009. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT FOR A 3,330 SQUARE FOOT AGRICULTURAL PROCESSING PLANT FOR A WINERY PRODUCING UP TO 5,000 CASES PER YEAR, A 3,050 SQUARE FOOT WINE STORAGE CAVE, A 240 SQUARE FOOT EQUIPMENT STORAGE BUILDING; 2) A USE PERMIT FOR THE REMOVAL OF NINE PROTECTED OAK TREES; 3) A USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%; 4) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN A SITE PLAN REVIEW DISTRICT; 5) A SMALL WATER SYSTEM, AND 6) DESIGN APPROVAL. GRADING IS APPROXIMATELY 3,960 CUBIC YARDS (1,980 CUBIC YARDS CUT AND 1,980 CUBIC YARDS FILL, BALANCED ON-SITE; THE PROPERTY IS LOCATED AT 60 HOLMAN ROAD, CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 187-481-001-000) CARMEL VALLEY MASTER PLAN AREA.

Project planner, Paula Bradley requested a continuance to the December 9, 2009 hearing to allow staff time to recirculate the Initial Study.

It was moved by Commissioner Diehl and seconded by Commissioner Sanchez to continue the project to December 9, 2009.

AYES: Brown, Isakson, Rochester, Vandevere, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSENT: Getzelman, Salazar
ABSTAIN: None

- 2. 9:00AM - STATE OF CALIFORNIA - DA090140**
PLANNING AREA: NORTH COUNTY (COASTAL ZONE). **PROJECT PLANNER:** JOE SIDOR. **ENVIRONMENTAL STATUS:** STATUTORILY EXEMPT. **PROJECT DESCRIPTION:** DESIGN APPROVAL FOR CHANGEABLE MESSAGE SIGN SYSTEMS ALONG HIGHWAY 1 AT POST MILES 89.4 AND 90.5 (000-000-000-000), WITHIN THE CALTRANS RIGHT-OF-WAY, NEAR THE MOLERA AND NASHUA ROAD INTERCHANGE, NORTH COUNTY COASTAL LAND USE PLAN, COASTAL ZONE, AND NORTH COUNTY AREA PLAN.

Project planner, Joseph Sidor, requested a continuance to a date uncertain. Staff received new information from the Coastal Commission that may require a Coastal Development Plan also.

Public Comment: Rick Wiley, applicant agreed with continuing project to a date uncertain.

It was moved by Commissioner Padilla and seconded by Commissioner Rochester to continue DA090140 to a date uncertain.

AYES: Brown, Isakson, Rochester, Vandever, Sanchez, Dienl, Padilla, Ottone
NOES: None
ABSENT: Getzelman, Salazar
ABSTAIN: None

G. OTHER MATTERS: BIG SUR LAND USE ADVISORY COMMITTEE: Appoint S. Richard Ravich. **SOUTH COAST LAND USE ADVISORY COMMITTEE:** Appoint John Handy

It was moved by Commissioner Diehl and seconded by Commissioner Rochester to appoint S. Richard Ravich to the Big Sur Land Use Advisory Committee.

AYES: Brown, Isakson, Rochester, Vandever, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSENT: Getzelman, Salazar
ABSTAIN: None

It was moved by Commissioner Diehl and seconded by Commissioner Sanchez to appoint John Handy to the South Coast Land Use Advisory Committee.

AYES: Brown, Isakson, Rochester, Vandever, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSENT: Getzelman, Salazar
ABSTAIN: None

H. DEPARTMENT REPORT

Secretary Novo stated the Planning Commission hearing in November will be held on the 18th, the third Wednesday because the second Wednesday, November 11th is a holiday. The December Planning Commission will be back on the second Wednesday which is the 9th. Advance planning is working on establishing a work program for ordinances and referrals. Isakson inquired about an update on the General Plan. Novo stated that changes are being processed for the final EIR. Isakson asked that it be agendized again.

BREAK 9:20 A.M. - RECONVENE 9:36 A.M.

3. **9:30AM - HERITAGE OAKS - PLN980503**
PLANNING AREA: NORTH COUNTY (NON-COASTAL AREA). **PROJECT PLANNER:** BOB SCHUBERT. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** CONTINUED FROM 9/30/09. COMBINED DEVELOPMENT PERMIT CONSISTING OF A STANDARD SUBDIVISION TO DIVIDE APPROXIMATELY 79 ACRES INTO 32 PARCELS RANGING IN SIZE FROM 1.0 ACRES TO 15.91 ACRES, INCLUDING ONE LOT (LOT 32) WITH FOUR INCLUSIONARY RENTAL UNITS; USE PERMIT FOR REMOVAL OF APPROXIMATELY 367 PROTECTED OAK TREES (271 FOR ROADS AND UP TO 96 ON THE INDIVIDUAL LOTS); USE

PERMIT FOR FOUR INCLUSIONARY RENTAL UNITS; AND GRADING (APPROXIMATELY 5,100 CUBIC YARDS CUT AND 5,100 CUBIC YARDS FILL). THE PROJECT IS LOCATED EASTERLY OF SAN JUAN ROAD (ASSESSOR'S PARCEL NUMBERS 267-123-031-000 AND 267-051-014-000), APPROXIMATELY 600 FEET SOUTHERLY OF THE INTERSECTION OF SAN JUAN ROAD AND AROMAS ROAD AT THE TERMINUS OF REA AVENUE, AROMAS AREA, NORTH COUNTY NON-COASTAL ZONE

Project Planner Bob Schubert discussed the resolution regarding denial for the project.

Applicant's representative John Bridges spoke to the letters received and the technical details of the project.

Public Comment: Haase discussed the water basin impacts and stated that there is a water source for the project.

Wayne Holman discussed climate change and requested approval of his project.

George Morten, Ronda Sowash, Cathy Chavez-Villa, Claus Kloeppel, Carolyn Anderson, David Freed, Marjorie Kay, Ed Mitchell, Jan Mitchell, Prunedale Neighbor's Group, Molly Erickson, Vicki Morris, Aromas Water District

John Bridges gave rebuttal.

Staff had no other comments.

Sanchez stated again he watched the recording from September 30 and will be voting on the project.

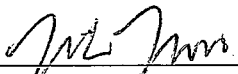
It was moved by Commissioner Rochester and seconded by Commissioner Padilla to adopt staff's recommendation to accept the Resolution of Intent to Deny and include changes from errata given during the presentation by staff.

AYES: Rochester, Vandever, Sanchez, Diehl, Padilla
NOES: Brown, Isakson, Ottone
ABSENT: Getzelman, Salazar
ABSTAIN: None

I. ADJOURNMENT - 11:18 a.m.

Date Adopted: January 13, 2010

ATTEST



Mike Novo, Secretary