

FINAL

**MONTEREY COUNTY PLANNING COMMISSION
JUNE 25, 2003
MINUTES**

The Planning Commission met at 9:05 a.m. at the Board of Supervisors Chambers of the Courthouse at 240 Church Street, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Sharon Parsons, Laurence Hawkins, Cosme Padilla, John Brennan, Juan Sanchez, Rudy Gonzalves, Don Rochester
Absent: Martha Diehl, John Wilmot

B. COMMENT PERIOD:

PUBLIC - Douglas Fay commented on the General Plan update Consensus Committee appointed by the Board of Supervisors on June 24th.

COMMISSION - Staff advised that Commissioner Wilmot has been in the hospital. Commissioner Errea, Sanchez, Hawkins, Brennan and Parsons reflected on the General Plan update Consensus Committee.

C. APPROVAL OF MINUTES

May 28, 2003

Wendy Strimling, Deputy County Counsel, deleted "none" after Advisory Committee Appointments in the May 28th minutes.

Commissioner Parsons moved, seconded by Commissioner Hawkins, and passed by the following vote to approve the minutes of May 28, 2003 as amended:

AYES: Errea, Parsons, Hawkins, Padilla, Brennan, Sanchez, Gonzalves, Rochester
NOES: None
ABSENT: Diehl, Wilmot

D. SCHEDULED ITEMS

1. ANNUAL STATUS REPORT ON COMPLIANCE WITH THE "LEEPER" SETTLEMENT AGREEMENT

Staff recommended: 1) receive staff summaries of outstanding compliance issues and compliance with ongoing conditions and mitigation measures, 2) accept staff recommendation to consider attempts to obtain compliance for Condition 91 (Las Palmas) concluded, 3) Provide input to staff regarding further improvements in drafting enforceable mitigation measures, and 4) Establish an annual audit report date.

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Alana Knaster presented the annual report including an update on Las Palmas, Pasadera, Canada Woods, Canada Woods north, and Montera.

Public Comment: Mike Weaver, Paula Lotz, Douglas Fay, and Marjorie Kay.

Staff was directed to report back to the Commission on items of concern that came out during the hearing but were not in the report including those from Mr. Weaver: Markham Ranch (Corral de Tierra) - 1) walking bridge needs to be installed, 2) cattle fence is needed, 3) equestrian center not bridle paths, 4) light pollution at night, and 5) water issue. Pattee Ranch (Corral de Tierra): 1) over pumping of groundwater, capping of the existing, and 2) archeological easement. Bishop Ranch (Highway 68): 1) view up the East Valley heading eastbound on Highway 68, 2) annual monitoring of reclaimed wastewater for golf course, and 3) property on east end switched with Monterey County Parks Foundation Property. Las Palmas Ranch (River Road): 1) status of green water storage tank on top of the hill, 2) status of four traffic mitigation measures.

Commissioner Brennan moved, seconded by Commissioner Hawkins and passed by the following vote to schedule the next annual report for June 23, 2004.

AYES: Errea, Parsons, Hawkins, Padilla, Brennan, Sanchez, Gonzalves,
Rochester,
NOES: None
ABSENT: Diehl, Wilmot

2. JEHOVAH'S WITNESS SPANISH (PD030065)

Continued from May 14, 2003. Staff relayed that the applicant has requested an another continuance to July 9th in order to allow time for evaluation of a hydrogeologic report. Laura Lawrence, Environmental Health, reported that the hydrogeologic report has been received and is being evaluated.

Commissioner Errea moved, seconded by Commissioner Padilla and passed by the following vote to continue the item to July 9, 2003.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Gonzalves,
Rochester
NOES: None
ABSENT: Diehl, Wilmot

3. McCULLOUGH (HERRERA) (ZA96046)

Continued from June 11, 2003. As the applicant and agent have determined that the project description is now insufficient for their needs, and that they have not formulated a clear and concise new project description to be reviewed, staff recommended that the item be continued to a date uncertain, and that a new public notice be required when the application is ready.

Commissioner Hawkins moved, seconded by Commissioner Padilla and passed by the following vote to table this item to a date uncertain.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Gonzalves, Rochester
NOES: None
ABSENT: Diehl, Wilmot

4. LAUBE SHELDON & NANCY (PLN010105)

Continued from May 28, 2003. Staff recommended that the item be continued to a date uncertain until it can be established whether a HCP is required for the project and have responded to all concerns of the Department of Fish and Wildlife.

Commissioner Parsons moved, seconded by Commissioner Brennan and passed by the following vote to table the item to a date uncertain.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Gonzalves,
Rochester
NOES: None
ABSENT: Diehl, Wilmot

5. GALLO (PLN010188)

Staff recommended adoption of the Mitigated Negative Declaration and approval of the Combined Development Permit with 16 conditions.

Tim Bird, representative, agreed to the conditions. Several other representatives were also present and answered questions regarding the project.

Public Comment: Gillian Taylor, Sierra Club; MaryAnn Matthews, California Native Plant Society; Douglas Fay, Julie Engell, and Paula Lotz.

Tim Bird addressed the slope issue violation and agreed to correct the violation.

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Regarding Mitigation Measure #3 - Wendy Strimling, Deputy County Counsel, advised adding: . . . prior to "issuance of a grading permit" and cultivating new acreage.

Commissioner Errea moved, seconded by Commissioner Hawkins and passed by the following vote to adopt Resolution # 03036 to adopt the Mitigated Negative Declaration and Mitigation Monitoring Plan and approve PLN010188 as amended.

AYES: Errea, Sanchez, Hawkins, Padilla, Parsons, Gonzalves, Rochester
NOES: Brennan
ABSENT: Diehl, Wilmot

6. KLEISSNER KARL & LISA (CC010138)

Dale Ellis asked the Commission to consider an appeal by Karl and Lisa Kleissner to the Director's administrative decision that a leased parcel does not qualify for a certificate of compliance. He recommended that the Planning Commission consider the appeal, adopt a Resolution of Intent to deny the appeal and affirm the administrative decision and continue the hearing to July 30, 2003 for preparation and adoption of reasons for the affirmation of the administrative decision and findings and evidence, if necessary.

Mark Blum and Aengus Jeffers, representatives for the appellant, spoke to the appeal.

After discussion, Commissioner Parsons moved, seconded by Commissioner Errea and passed by the following vote to continue the hearing to July 9, 2003, at which time Dennis LeClere, Deputy County Counsel, could be present to answer questions.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Gonzalves,
Rochester,
NOES: None
ABSENT: Diehl, Wilmot

7. LAND USE ADVISORY COMMITTEE PROCEDURES AND BOUNDARIES (PD030021)

Commissioner Hawkins recommended that the Planning Commission review the draft revisions dated June 12, 2003, discuss any further comments, modifications, or corrections, and refer it to the Land Use Advisory Committees for their comments and any recommended modifications or corrections on their second meeting in July. A letter from Jan Mitchell, Secretary to the North County Inland LUAC, was distributed.

Public Comment: Marjorie Kay

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Commissioner Rochester moved, seconded by Commissioner Errea, and passed by the following vote to refer the procedures to the Land Use Advisory Committees on their second meeting in July and return it to the Commission on July 30th.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Gonzalves,
Rochester

NOES: None

ABSENT: Diehl, Wilmot

ADVISORY COMMITTEE APPOINTMENTS

It was moved by Brennan, seconded by Commissioner Hawkins and passed by the following vote to accept Earl Collison's letter of resignation from the Carmel Unincorporated/Carmel Highlands Land Use Advisory Committee.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Gonzalves,
Rochester,

NOES: None

ABSENT: Diehl, Wilmot

It was moved by Parsons, seconded by Commissioner Errea and passed by the following vote to reappoint Margot Nunes to the Toro Land Use Advisory Committee.

AYES: Errea, Sanchez, Hawkins, Padilla, Brennan, Parsons, Gonzalves,
Rochester,

NOES: None

ABSENT: Diehl, Wilmot

DIRECTOR'S REPORT - NONE

ADJOURNMENT

The meeting was adjourned at 12:25 p.m.

ATTEST

Jeff Main, Secretary

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