

FINAL

MONTEREY COUNTY PLANNING COMMISSION

May 12, 2004

MINUTES

The Planning Commission met at 9:04 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, Keith Vandevere, Juan Sanchez, Martha Diehl, Aurelio Salazar, Don Rochester, John Wilmot

Absent:

B. COMMENT PERIOD - None

C. APPROVAL OF MINUTES

Commissioner Parsons moved, seconded by Commissioner Hawkins, and passed by the following vote to approve the minutes of March 31, 2004.

AYES: Errea, Parsons, Hawkins, Padilla, Vandevere, Sanchez, Diehl, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None
ABSTAIN: None

Commissioner Errea moved, seconded by Commissioner Diehl, and passed by the following vote to approve the minutes of April 7, 2004.

AYES: Errea, Parsons, Hawkins, Padilla, Vandevere, Sanchez, Diehl, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None
ABSTAIN: None

D. SCHEDULED ITEMS

1. MONTEREY COUNTY P&BI (PD040374)

Alana Knaster, Chief Assistant Director of the Monterey County Planning and Building Inspection Department, presented the report with the assistance of Michael McCormick. Mr. McCormick and Andreas Mathews have been working on the County's Mitigation Monitoring Program and are tasked with ensuring that applicants are in full compliance with approved mitigation measures and monitoring actions related to adopted environmental documents.

Michael McCormick addressed issues raised at a similar June 25, 2003 Planning Commission meeting regarding Pasadera (Bishop Ranch), Pattee Ranch, Markham Ranch, and Las Palmas Ranch subdivisions.

Issues identified included the upkeep of screening required for the water tanks at the Las Palmas and Pasadera subdivisions and long term development impacts on the water levels of Toro Lake related to the Pattee Ranch_subdivision.

Alana Knaster advised that a study is being done on the ground water levels associated with the Pasadera Subdivision and will be brought back to the Commission when it is completed.

Wendy Strimling, County Counsel, clarified issues related to complying with the Leeper settlement.

Public Comment

Marjorie Kay addressed the mitigation monitoring process and suggested that mitigation measures and conditions should be kept to the minimum number. She also advised that there are existing monitoring wells that can be used to identify areas in the County where the water levels are falling ostensibly to monitor overall development impacts on water supply.

Commissioner Parsons requested how many wells were being monitored in Monterey County.

Al Mulholland, Water Resources, stated he did not have a number, but would get information on it and bring it back to the Planning Commission.

Commissioner Diehl moved, seconded by Commissioner Hawkins and passed by the following vote to accept the report for PD040374.

AYES: Errea, Sanchez, Hawkins, Padilla, Vandevere, Parsons, Diehl, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None
ABSTAIN: None

2. REDEVELOPMENT AGENCY OF THE COUNTY (PLN040087)

Michael McCormick presented the project, recommended the Planning Commission consider the previously adopted Mitigated Negative Declaration prepared and the Technical Addendum to the Mitigated Negative Declaration, and approve the Combined Development Permit based on the Findings and Evidence and subject to the recommended conditions.

Marti Noel from County Administration gave an overview of the project stating it is fully funded, has an improved design, and an increase in the facility and plaza.

Commissioner Padilla stated the footprint was changed and there was less wasted space and an increase in the library footage.

Wendy Strimling, County Counsel, recommended an additional CEQA Finding stating the current site conditions, proposed changes, and more detailed description do alter the analysis and change the conclusions in the Mitigated Negative Declaration adopted by the Planning Commission on June 10, 2002, and therefore a subsequent Mitigated Negative Declaration is not required and that an Addendum has been prepared to address the changes in the project. The Evidence would be the Administrative Record.

Commissioner Parsons questioned the landscaping and maintenance.

Commissioner Padilla addressed the landscape and maintenance issues raised.

Jan Mitchell, President of the North County Non Coastal Land Use Advisory Committee (LUAC), spoke regarding the landscape and stated that the LUAC would review the landscaping before it is approved.

Mr. McCormick stated that there was a provision in the project approval for having the landscaping reviewed by the LUAC prior to its approval.

Commissioner Padilla moved, seconded by Commissioner Rochester and passed by the following vote to approve the amendment (PLN040087) to the previously approved Combined Development Permit for PLN020142 (Resolution #04018).

AYES: Errea, Sanchez, Hawkins, Padilla, Vandever, Parsons, Diehl, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None
ABSTAIN: None

3. STATE OF CALIFORNIA (PLN030010)

Carl Holm addressed the issue of the project not being properly noticed in the paper and requested a continuance to May 26, 2004.

Commissioner Diehl moved, seconded by Commissioner Salazar and passed by the following vote to place this item on the May 26, 2004 Agenda, due to the project not being published.

AYES: Errea, Sanchez, Hawkins, Padilla, Vandever, Parsons, Diehl, Salazar, Rochester, Wilmot
NOES: None
ABSENT: None
ABSTAIN: None

4. STATE OF CALIFORNIA (PLN030620)

Carl Holm presented the project and addressed the issues from the previous hearing and a letter from John Briscoe. He went over the revised Condition #8 concerning restoration of natural materials and added Condition #10 that included an Erosion Control Plan and Schedule.

Commissioner Diehl asked if plans have been submitted for the restoration and erosion control.

Tom Moss, Senior Resources Ecologist for State Parks supports the project and accepted the amended Conditions.

Public Comment

Arden Handshy, representative for Joseph Schoendorf, spoke in opposition to the project.

John Briscoe spoke in opposition to the project.

David Dilworth spoke in favor of the project.

The Commission discussed the felled trees and if/how they were going to be removed, details of the restoration plan, barriers placed to avoid invasive non-native species, erosion control measures, and completion and inclusion of a Resource Management Plan. The Commission also discussed the process for future applications for invasive vegetation removal and the nuances related to the permitting process focusing on the avoidance of ambiguity for future applicants and neighbors.

Staff and Tom Moss addressed the issues presented.

There was discussion regarding a continuance to have the necessary changes incorporated into the Conditions.

Commissioner Diehl moved, seconded by Commissioner Sanchez and passed by the following vote to trail this item for staff to draft new wording for Condition #8 related to the implementation of the Resource Management Plan.

AYES: Errea, Sanchez, Hawkins, Padilla, Vandevere, Diehl, Salazar, Rochester, Wilmot
NOES: Parsons
ABSENT: None
ABSTAIN: None

5. BJORKLUND GARY & CAROLYN (PLN030552)

Jeff Main stated the staff recommendation that the Planning Commission accept the Appellant's request for the withdrawal of the permit application related to this item.

The Commission accepted the withdrawal.

Break from 10:34 a.m. to 10:50 a.m.

6. RANCHO SAN CARLOS PARTNERSHIP (PLN010001)

Mike Novo, Planning and Building Services Manager, introduced Tad Stearn, Pacific Municipal Consultants, who presented the project, gave an overview of the supplemental Environmental Impact Report, the scoring process, and addressed the proposed Preliminary Findings and recommended Preliminary Conditions.

The Commission discussed the options, details of the technical issues, and the findings that the Planning Commission are required to make related to the scoring process. The three findings relate to the design of the subdivision, water supply adequacy, and project consistency with the General Plan.

Mike Novo addressed the issues raised by the Commission.

Wendy Strimling, County Counsel, clarified that the Planning Commission's role.

Public Comment

Brian Finegan, representative for Rancho San Carlos Partnership, stated his understanding of the Planning Commission's responsibilities.

Commissioner Parsons moved, seconded by Commissioner Rochester to continue this item to May 26, 2004, to review and consider the Proposed Potrero Area subdivision from a technical standpoint.

Wendy Strimling, County Counsel, stated that public comment could continue to be taken at this time.

Gillian Taylor, Sierra Club, spoke briefly of her concerns and submitted a related letter.

David Dilworth, HOPE, spoke on various environmental issues and provided a handout and a letter from Amy Essick and Frank Takacs.

Brian Finegan stated he had no objection to a continuance.

The Commission discussed various environmental issues and as the related to the final EIR on Rancho San Carlos.

Tad Stearn addressed the issues on the Environmental Impact Report and water.

Mike Novo stated the tiered Environmental Impact Report from the past Environmental Impact Report are valid and have not changed.

Commissioner Sanchez left at 11:55 a.m.

Errea called for the question.

It was passed by the following vote to continue this item to May 26, 2004, to review and consider the Proposed Potrero Area Subdivision from a technical standpoint.

AYES: Errea, Hawkins, Padilla, Vandevere, Parsons, Diehl, Salazar, Rochester, Wilmot
NOES: None
ABSENT: Sanchez
ABSTAIN: None

4. STATE OF CALIFIORNIA (PLN030620) Item trailed from earlier.

Carl Holm presented an amended Condition #8 to the Planning Commission.

Commissioner Diehl moved, seconded by Commissioner Padilla, and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring Program and approve the Combined Development Permit based on the Findings and Evidence and subject to the amended Conditions of Approval for PLN030620 (Resolution #04019).

AYES: Errea, Hawkins, Padilla, Vandevere, Parsons, Diehl, Salazar, Rochester, Wilmot
NOES: None
ABSENT: Sanchez
ABSTAIN: None

7. MONTEREY COUNTY GENERAL PLAN UPDATE (PLN010172)

Wendy Strimling, County Counsel, gave an overview of the options that the Commission could take.

The Commission discussed placing it on the next Agenda to discuss the process on how they arrived at their recommendations and prepare a letter or statement to present to the Board of Supervisors.

Commissioner Diehl moved, seconded by Commissioner Padilla and passed by the following vote to place this item on the June 9, 2004, Planning Commission Agenda to report on status and Board hearings on the General Plan Update to include a discussion of related County staffing issues.

AYES: Errea, Hawkins, Padilla, Vandevere, Parsons, Diehl, Salazar, Rochester, Wilmot
NOES: None
ABSENT: Sanchez
ABSTAIN: None

E. OTHER MATTERS

Department Report

Jeff Main, Secretary to the Commission, had no report.

Wendy Strimling, County Counsel, stated that their office has moved into the Planning and Building Inspection Department Building in Salinas.

Commissioner Salazar requested a future date to get an update on status of other departments.

Jeff Main suggested it be put on the agenda after the budget has been passed and then come back with analysis of staffing and impact to services.

F. ADJOURNMENT

The meeting was adjourned at 12:15 p.m.

ATTEST

Jeff Main, Secretary

JM/lmr