

FINAL

MONTEREY COUNTY PLANNING COMMISSION February 09, 2005 MINUTES

The Planning Commission met at 9:00a.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, Aurelio Salazar, Don Rochester, Cosme Padilla.

Absent: Juan Sanchez, Martha Diehl(Vice Chair), Keith Vandevere, John Wilmot (Chair).

B. COMMENT PERIOD

Commissioner Padilla convened the meeting in the absence of Chair Wilmot or Vice Chair Diehl.

Public Comment None

Commissioners Diehl, Wilmot and Vandevere arrived at 9:05AM.

Dale Ellis reported the Board has scheduled the workshop on the General Plan update for February 23rd. 2005.

C. APPROVAL OF MINUTES

Commissioner Vandevere moved to approve the minutes of December 1 and December 8 with corrections, seconded by Commissioner Wilmot and passed by the following vote:

AYES: Commissioners Errea, Parsons, Hawkins, Salazar, Rochester, Padilla, Diehl,

NOES: None

ABSENT: Juan Sanchez

ABSTAIN: None

D. SCHEDULED ITEMS

1. CALIFORNIA COASTAL CONSERVANCY (PLN020562)

Timothy Johnston presented the project including changes to the staff report and deed restrictions.

Trish Chapman, California Coastal Conservancy, and Ken Whitson spoke to the project.

It was moved by Commissioner Diehl, seconded by Commissioner Hawkins to approve project. The motion passed by the following vote:

AYES: Commissioners Diehl, Hawkins, Errea, Parsons, Padilla, Vandevere, Wilmot, Salazar, Rochester.

NOES: None

ABSENT: Commissioner Sanchez

ABSTAIN: None

2. DWELLE (GRANITE PROPERTIES, (PLN030617)

Timothy Johnston presented the project and staff recommendation.

Walter Dwelle, applicant spoke to the application. and requirements for restoration and weed abatement.

There was no public comment on the application.

It was moved by Commissioner Diehl, seconded by Commissioner Rochester to approve the staff recommendations with the changes discussed. The motion passed by the following vote:

AYES: Commissioners Diehl, Rochester, Errea, Parsons, Padilla, Vandevere, Wilmot, Salazar.

NOES: None

ABSENT: Juan Sanchez

ABSTAIN: None

3. HIDDEN CANYON QUARRY(PLN010239)

David Lutes presented the project. Enrique Saavedra, Public Works Department, addressed traffic issues.

Commissioners Diehl and Parsons questioned staff regarding the need for an EIR, , traffic, diesel generator, traffic impact fees, improvements of road, Farmland and Permanent Grazing zoning, and blasting. Commissioner Padilla questions location of Quarry in relation to City of Greenfield. Commissioners Vandevere, Wilmot and Diehl questioned peak times of trucks, retail sales and a batch plant.

David Lutes, Enrique Saavedra and Dale Ellis responded to the questions. .

Dave Brown representing the applicant spoke to the issues asked by the Commission.

The Commission broke for lunch at 12:10PM to reconvene at 1:30PM

David Brown further addressed daily truck times, Saturday trips, PUC railroad crossing, City of Greenfield, fee procedure, and the use of a generator. Wendy Bogden, attorney for the applicants spoke to the issues.

Allison Stewart, Melanie Horvath, Glen Stewart, John Williams, spoke in opposition to the application.

Pat Mitchell and Mark Skipper spoke in favor of the application.

It was moved by Commissioner Hawkins, seconded by Commissioner Vandevere to continue the hearing to March 9, 2005. The motion passed by the following vote:

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

4. THOMAS & EDNA SANCHEZ(PLN030538)

Paul Mugan presented the project.
Thomas Sanchez appeared and agreed to the conditions.

There was no other public comment.

It was moved by Commissioner Vandevere, seconded by Commissioner Wilmot to approve the application as recommended. The motion passed by the following vote:

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

5. NEW CITIES LAND COMPANY, INC. (PLN040242)

Dale Ellis recommended the matter be tabled until the applicant completes property management negotiations

It was moved by Commissioner Diehl, seconded by Commissioner Rochester to continue the application to March 30, 2005. The motion passed by the following vote:

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

6. PAJARO VALLEY WATER MGT AGENCY(PLN040202)

Jacqueline Onciano presented the project. Al Mulholland (WRA), Enrique Saavedra (PW) and Wendy Strimling (County Counsel) spoke to the project.

Charles McNiesh representing the PVWMA spoke and responded to questions

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere to approve the application with the amendments as discussed. The motion passed by the following vote:

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

OTHER MATTERS

Elections for Chair and Vice Chair

It was moved by Commissioner Hawkins, seconded by Commissioner Rochester to nominate Martha Diehl as Chair and Cosme Padilla as Vice Chair. The motion passed by the following vote:

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

F. ADJOURNMENT

The meeting was adjourned at 4:08PM.

ATTEST

Dale Ellis, Secretary

DE/cjc