

MONTEREY COUNTY PLANNING COMMISSION

Meeting: March 13, 2013 Time: 9:00 A.M.	Agenda Item No.: 2
Project Description: Accept a status report on a Combined Development Permit consisting of: 1) Use Permit for the removal of the San Clemente Dam and related improvements; 2) Use Permit for the removal of the Old Carmel River Dam and related improvements; 3) Use Permit for development on 25% slopes; and 4) Use Permit for the removal of protected trees.	
Project Location: San Clemente Dam Region, at the confluence of the Carmel River (River Mile 18.5) and San Clemente Creek, approximately 15 miles southeast of the City of Carmel-by-the-Sea and 3.7 miles southeast of Carmel Valley Village.	APNs: 417-051-004-000; 417-051-005-000; 417-051-001-000; 417-251-002-000-M
Planning File Number: PLN110373	Owner: California American Water Agent: URS Corporation
Planning Area: Greater Monterey Peninsula Area Plan and Cachagua Area Plan	Flagged and staked: No
Zoning Designation: PG/160 [Permanent Grazing, with a minimum building site of 160 acres] and RC/1000 [Resource Conservation with a maximum gross density of one unit/1,000 acres]	
CEQA Action: Final EIR/EIS and two Final Supplemental EIRs	
Department: RMA - Planning Department	

RECOMMENDATION:

Staff recommends that the Planning Commission accept a status report on the Combined Development Permit application for the San Clemente Dam Seismic Safety Project.

PROJECT OVERVIEW:

On October 31, 2012, the Planning Commission continued the public hearing on the application to March 13, 2013 to allow for further evaluation of access alternatives. Since that meeting, the applicants have conducted additional community outreach meetings, have performed additional technical analyses, and have begun negotiations with a selected Design-Builder. Based on information gained through these efforts, the applicants recently proposed a construction access route through California-American Water Company property that extends from Carmel Valley Road directly to the project site (referred to as the Tularcitos-High Road route). The alignment currently being considered differs slightly from an access road alignment that was analyzed in the 2008 EIR and would avoid routing any project related traffic on Cachagua and Tassajara Roads.

Technical reports comparing the level of impacts of the current proposal to those that were evaluated in the 2008 EIR are currently being prepared. Once the technical reports are submitted and reviewed, the California Department of Water Resources (the CEQA Lead Agency for the project) will make a decision as to whether a Supplemental EIR or an Addendum should be prepared pursuant to CEQA Sections 15163 and 15164, respectively. If an Addendum is prepared, given the high degree of public interest surrounding the project, the County has recommended that the document be circulated for both agency and public comments prior to its certification by the Department of Water Resources, even though this is not required by CEQA. The Planning Department has offered to assist the Department of Water Resources in the circulation of the environmental document. As of this date, the Department of Water Resources has not responded to this request.

A joint site visit by the Planning Commission, Carmel Valley LUAC; Cachagua LUAC and the Carmel Valley Road Committee to the proposed access route and the dam is scheduled for March 6, 2013. The current access route proposal is scheduled for review by the Carmel Valley LUAC on March 18, 2013. The project will be reviewed by the Carmel Valley Road Committee on April 11, 2013. Review of the project by the Cachagua LUAC will be scheduled as soon a meeting place and schedule are established.

Following certification of the environmental document by the Department of Water Resources, the application will be scheduled for consideration by the Planning Commission. Since that meeting will be re-noticed, the public hearing does not need to be continued to a date certain.

Additional information regarding the status of the project is contained in the attached memorandum and e-mail from the applicant's representatives.



Bob Schubert, AICP, Senior Planner
(831) 755-5183, schubertbj@co.monterey.ca.us
March 4, 2013

Attachments: Technical Memorandum from Dylan Wade dated February 25, 2013
E-mail message from Trish Chapman dated February 25, 2013

cc: Front Counter Copy; Planning Commission; Cachagua Fire Protection District; Public Works Department; Parks Department; Environmental Health Bureau; Water Resources Agency; Wanda Hickman, Planning Services Manager; Bob Schubert, Project Planner; Jeff Syztel, Owner's Representative; John Chamberlain, Agent; Seth Gentzler, URS Corporation; Trish Chapman, California Coastal Conservancy; Laura Engeman, California Coastal Conservancy; Joyce Ambrosius, National Oceanic & Atmospheric Administration; Megan Jones, Rincon Consultants; Henry Gowan; Denise Duffy; Roberta Chappell; Brock Guruniazzi; Charles Page; Robert Reid; Kathleen Lee; Louis Ramirez; Steve Woolpert; Doug Gardner; Greg Martin, Matt Belleli, Steven Stanley, Melinda Friday, Louise Bishop, Joseph Demarig, Jack Galante, Tony Scardina, Fidela Schneider, The Open Monterey Project; LandWatch; Planning File PLN110373

Technical Memorandum



Date: 2/25/2013

To: Bob Schubert, AICP
Senior Planner
County of Monterey Planning Department
168 W. Alisal St.
Salinas, CA 93901

Sent by Email

Prepared by: Dylan Wade, PE

Project: Carmel River Reroute and San Clemente Dam Removal Project

SUBJECT: ACCESS ROUTE ALTERNATIVES

The Purpose of this Technical Memorandum is to provide information on recent Carmel River Reroute and San Clemente Dam Removal (CRRDR) Project changes to the Carmel Valley Land Use Advisory Committee and to formally seek their recommendation for approval of the Project. This memo will provide discussion on the various alternative routes analyzed in response to community concerns with the Cachagua and Tassajara Road access to the CRRDR Project.

Background

During the previous permitting efforts the Carmel Valley Land Use Committee recommended approval of the project to the Monterey County Planning Commission. Subsequent to that recommendation, based on community and Planning Commission feedback, the CRRDR project has been revised to take access via an alternate route from Carmel Valley Road near San Clemente Drive. While this alternate route ultimately selected for the Dam Removal Project was described in the 2008 FEIR for the project, the route was discussed under the Dam Strengthening Alternative. This revised access is described more fully below.

Alternative Access Alternatives (Carmel Valley Road between the Pipeline Alignment and San Clemente Drive)

The current proposed alignment for the project's access road involves constructing a road off of Carmel Valley Road approximately 1100' west of San Clemente Drive as shown in Exhibit Alignment - 1. Construction traffic will be routed on Carmel Valley Road past the Village and then onto this new access route near San Clemente Drive. Once vehicles enter this access turn off, they will be on CAW property and they will follow existing roads onsite up to San Clemente Dam.

The Carmel Valley Road construction entrance will be quickly put in place enabling construction traffic to avoid accessing the site via San Clemente Drive. This route will also provide benefits to the larger Carmel Valley community over the original route proposed by avoiding construction traffic along Cachagua and Tassajara Roads, and greatly reducing construction traffic impacts to local residents. By following the existing road alignments, new road improvements and their associated impacts will also be avoided.

This route was selected after analyzing multiple other potential access routes from Carmel Valley Road between where the existing pipeline alignment crosses Carmel Valley Road and San Clemente Drive. The precise alignment has been selected because it provides a reasonably short access road onto the site with only minimal grading needed due to the softer slopes between Carmel Valley Road and Tularcitos Creek at this location. It has been further refined to minimize impacts to Tularcitos riparian habitats, large trees, and neighboring properties. This route has been presented and conceptually agreed to by the neighboring Home Owner's Association.

Conclusions and Requested Recommendation

The current proposed Carmel Valley access route has less total impacts to the community than the route previously proposed. By accessing the Project site off of Carmel Valley Road both the number and length of construction vehicle trips to the site will be reduced. This will lead to less traffic impacts for the Carmel Valley community, . We request that the Carmel Valley Land Use Advisory Committee agree with the new access approach and reaffirm its recommendation for approval.

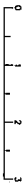
ORTHOGRAPHIC AERIAL

 NEW GRAVEL ACCESS ROAD

 ROAD ACCESS ALONG EXISTING ROAD



FOR REDUCED PLANS ORIGINAL SCALE IS IN INCHES



NOT FOR CONSTRUCTION

SHEET 1

SAN CLEMENTE DAM
 MONTEREY COUNTY CALIFORNIA
ACCESS ROAD ALIGNMENT STUDY

WE WHITSON ENGINEERS
 9699 Blue Larkspur Lane • Suite 105 • Monterey, CA 93540
 831 649-5225 • Fax 831 373-5065
 CIVIL ENGINEERING • LAND SURVEYING • PROJECT MANAGEMENT



DATE:	2/8/13	REVISIONS:	
SCALE:	1"=100'	NO.	BY: DATE: DESCRIPTION:
ENGR:	DR		
JOB NO.:	2650		

Schubert, Bob J. x5183

From: Trish Chapman [tchapman@scc.ca.gov]
Sent: Monday, February 25, 2013 1:06 PM
To: 'Trish Chapman'
Subject: San Clemente Dam Removal Project -- February 2013 Update
 San Clemente Dam Removal Project

To Interested Parties Email List:

Things continue to move forward with the San Clemente Dam Removal Project. The project team expects construction to start in early summer and below are several key updates for the project:

- Construction Access – As reported at community meetings last December, construction access for the project has been revised to completely avoid the use of Cachagua Road and Tassajara Road. Instead, the access route will turn off Carmel Valley Road, just west of San Clemente Drive, and from there be on property entirely owned by California American Water. Most of the route will be on existing roadways which will minimize environmental impacts. Long-term maintenance access will also use this route and below are several key updates for the project.
- Project Permitting – The project team is in the process of obtaining final permits for the project. Because of the change in access route, permits that were already issued need to be revised. A hearing date for consideration of approval of the County permit has not been set yet, but there will be a series of meetings in the next month in advance of the County hearing. See details below.
- Upcoming meetings:
 - Monterey County Planning Commission and Carmel Valley & Cachagua Land Use Advisory Committees Joint Special Meeting Site Visit -- Wednesday March 6, 2013, 10:30 AM – 1:00 PM. Planning Commission and LUAC members will visit the site of the new bridge over Tularcitos Creek and other areas where improvements are needed along the proposed construction access route. If you are interested in attending the site visit, please meet at the East parking lot of the Carmel Valley Community Park at 77 W. Carmel Valley Road, Carmel Valley by 10:30 a.m. Please contact Bob Schubert, Senior Planner, at (831) 755-5183 or email: schubertbj@co.monterey.ca.us if you have any questions about the site visit.
 - Carmel Valley Land Use Advisory Committee (LUAC) Meeting – March 18, 2013, 6:30 p.m., St Philips Lutheran Church (Across from All Saints Episcopal Day School), 8065 Carmel Valley Rd, Carmel Valley. The CV LUAC will consider whether to recommend approval of the project to the Planning Commission given proposed changes to the proposed access route.
 - Cachagua LUAC Meeting – To be determined once the Cachagua LUAC sets its schedule of meetings.
 - Project Community Meetings – Tentatively scheduled for March 26, 2013, at 3:30 pm and again at 6:00 pm, location to be announced. The project team will provide a brief overview of the project, details on the revised access route, and information about the County permitting process. More details will be emailed to this list in mid-March.

Please forward this email to others who may be interested. If you would like to be added to or removed from

this email list, please send an email to tchapman@scc.ca.gov.

Trish Chapman

Central Coast Regional Manager

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