

DRAFT
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, SEPTEMBER 30, 2010
MINUTES

A. ROLL CALL - 1:30 P.M.

Present: Mike Novo, Zoning Administrator, Chad Alinio, Public Works, Michael Trapani, Water Resources Agency, and Roger VanHorn, Environmental Health.

B. PUBLIC COMMENTS - None

C. APPROVAL OF MINUTES: July 29, August 12, August 26, and September 9, 2010

All minutes approved by Zoning Administrator.

D. SCHEDULED ITEMS

1. **CALIF-ARIZONA DIST OF THE BIBLE MISSIONARY CHURCH - PLN100160**
Planning Area: North County Coastal. **Project Planner:** Joe Sidor. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Administrative Permit for the construction of a 425 square foot detached guest house and expansion of an existing septic system; 2) a Coastal Development Permit for the construction of a 4,530 square foot non-habitable accessory structure, accessory to a conditional use approved under pln080443; and grading consisting of approximately 500 cubic yards of cut and 500 cubic yards of fill. The property is located at 123 Harrington Road, Royal Oaks (Assessor's Parcel Number 412-181-004-000), North County Land Use Plan and North County Area Plan, Coastal Zone. Related to PLN080443.

Project planner Joe Sidor presented the project.

Public Comment: Daryl Hawkins, architect, accepted the conditions.

The Zoning Administrator approved the project.

2. **AVILA SAM TR ET AL - PLN090118**
Planning Area: South County Area Plan. **Environmental Status:** Mitigated Negative Declaration. **Project Description: Continued From September 9, 2010.** The project proposed by Venoco Corporation is to drill up to nine (9) total exploratory oil and natural gas wells. There are three proposed sites (1b, 7a, and 34b); each site will contain up to three (3) exploratory oil and gas wells on a single pad. The drilling of the second and then the third exploratory wells on each pad is dependent upon the results of the testing for the first well. The project will be completed in two phases: 1) a site preparation phase, road grading for the purpose of access to each of the proposed sites; and development of pads to locate a stable drilling platform for the exploratory drilling equipment and the construction of ancillary non permanent structures; and 2) the drilling and testing phase.

Well Site #34b is located in Township 23 South, Range 10 East, Section 34. The site is approximately 2.2 miles west of State Highway 101 and approximately 0.90 miles north of Jolon Road (Assessor's Parcel Number 423-091-040-000). The soil will be redistributed on each site to create a pad for each of the three drilling platforms. Project site 34b will require 18,270 cubic yards of cut and 16,320 cubic yards of fill. The remainder of spoils will remain on each respective site.

3. WARD ROWENA JOANNE TR - PLN090119

Planning Area: South County Area Plan. **Environmental Status:** Mitigated Negative Declaration. **Project Description: Continued From September 9, 2010.** The project proposed by Venoco Corporation is to drill up to nine (9) total exploratory oil and natural gas wells. There are three proposed sites (1b, 7a, and 34b); each site will contain up to three (3) exploratory oil and gas wells on a single pad. The drilling of the second and then the third exploratory wells on each pad is dependent upon the results of the testing for the first well. The project will be completed in two phases: 1) a site preparation phase, road grading for the purpose of access to each of the proposed sites; and development of pads to locate a stable drilling platform for the exploratory drilling equipment and the construction of ancillary non permanent structures; and 2) the drilling and testing phase. Well site #7a is located in Section 7 (Township 24 South, Range 11 East). The site is approximately 0.60 miles southwest of Highway 101 and approximately 0.90 miles southeast of Jolon Road, (Assessor's Parcel Number 424-101-023-000). The soil will be redistributed on each site to create a pad for each of the three drilling platforms. Project site 7a will require 2,770 cubic yards of cut and 2,560 cubic yards of fill. The remainder of spoils will remain on each respective site.

4. PORTER ESTATE COMPANY BRADLEY RANCH INC - PLN090120

Planning Area: South County Area Plan. **Environmental Status:** Mitigated Negative Declaration. **Project Description: Continued From September 9, 2010.** The project proposed by Venoco Corporation is to drill up to nine (9) total exploratory oil and natural gas wells. There are three proposed sites (1b, 7a, and 34b); each site will contain up to three (3) exploratory oil and gas wells on a single pad. The drilling of the second and then the third exploratory wells on each pad is dependent upon the results of the testing for the first well. The project will be completed in two phases: 1) a site preparation phase, road grading for the purpose of access to each of the proposed sites; and development of pads to locate a stable drilling platform for the exploratory drilling equipment and the construction of ancillary non permanent structures; and 2) the drilling and testing phase. Well site #1b is located in Township 24 South, Range 10 East, Section 1, 0.5 miles west of Highway 101 and 0.20 miles north of Jolon Road (Assessor's Parcel Number 424-081-016-000). The soil will be redistributed on each site to create a pad for each of the three drilling platforms. Project site 1b will require 8,970 cubic yards of cut and 8,240 cubic yards of fill. The remainder of spoils will remain on each respective site.

Agenda items 2 (PLN090118), 3 (PLN090119), and 4 (PLN090120) were heard as one item, with separate action taken on each one.

Project planner Ramon Montano presented the projects. Staff discussed corrections and added an indemnification condition and condition WR22 - Floodplain Recordation. Roger VanHorn, representative for Environmental Health, discussed the HazMat condition.

Public Comment: Bruce Carter, representative for Venoco, gave overview of project and agreed with the conditions; Bob Booher, Environmental Consultant, discussed the project; Steve Craig. Bruce Carter, Bob Booher, and Pat Moran provided a rebuttal.

The Zoning Administrator asked that conditions be added and/or modified. Staff provided language for those changes.

Break 3:26 p.m. Reconvene 3:36 p.m.

Planning Manager Taven Kinison Brown added a condition regarding the timeline and the applicant to give status reports regarding progress.

The Zoning Administrator, for each of the three projects, adopted the Mitigated Negative Declaration and Mitigation Monitoring Reporting Plan, and approved the Use Permit with modifications, for all three projects: PLN090118, PLN090119 and PLN090120.

E. OTHER MATTERS - None

F. ADJOURNMENT - 3:51 p.m.

Date Adopted:

ATTEST

Mike Novo, Zoning Administrator

MN/ca