

**DRAFT  
MONTEREY COUNTY ZONING ADMINISTRATOR  
THURSDAY, APRIL 14, 2011  
MINUTES**

**A. ROLL CALL**

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

**B. PUBLIC COMMENTS** - None

**C. APPROVAL OF MINUTES:** February 10, 17, 24, March 10, 2011

The Zoning Administrator approved the minutes of February 10, 17, 24, and March 10, 2011.

**D. SCHEDULED ITEMS**

**1. PRADER ASSOCIATES - PLN090365**

**Project Planner:** Ramon Montano. **Environmental Status:** Exempt. **Project Description:** Combined Development Permit to establish an Agricultural Support facility for the processing of grapes grown on site into wine consisting of: 1) a Use Permit to convert existing 2,825 square foot accessory structure into an agricultural processing facility that will process approximately 4,000 to 5,000 cases of wine a year; and 2) a Use Permit to allow nine existing 2,500 water tanks for the purposes of fire protection to remain on slopes in excess of 25%. The plant is designed to incorporate 48 existing ground mounted solar panels in order to remain connection free of existing public utilities. The project is located at 32930 Sycamore Flat Road, Greenfield, (Assessors Parcel Number 419-411-023-000) south of the intersection of Arroyo Seco Road and Sycamore Flat Road in the Central Salinas Area Plan.

Project planner Ramon Montano requested that the hearing be continued to April 28, 2011.

Public comment: None

The Zoning Administrator continued the hearing to April 28, 2011.

**2. CALIFORNIA WATER SERVICE COMPANY - PLN080469**

**Project Planner:** Liz Gonzales. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Coastal Development Permit and Design Approval to allow a water well intended to serve the 890 connections total, with 616 connections within the Oak Hills subdivision and 274 connections in the Moro Cojo area. The new well site will include: 1) a submersible pump, 2) on-site piping, 3) electrical equipment including panel board and transformer; 4) chlorination equipment including 300 gallon double contained chlorination tank and covered metering pump injecting 12.5% sodium hypochlorite into the well stream, and 5) a backup 72 square foot generator with fuel tank. A seven foot high chain link enclosure will surround the chlorination tank and

metering pump and a six foot high chain link fence will enclose all structures perimeter landscaping and less than one hundred cubic yards of grading. The project is located on Pampas Path, in Oak Hills (Hwy 156), Salinas (Assessor's Parcel Number 133-481-054-000), North County Land Use Plan, Coastal Zone.

Project planner Elizabeth Gonzales presented the project. Environmental Health representative Patrick Treffry suggested lowering the sound limit to 55 decibels.

Public Comment: Mike Jones, Applicant; Joanne Rider; Laura Lawrence; Gerald Gifford.

The Zoning Administrator adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan, and approved the project based on the findings and evidence and subject to the conditions of approval with changes and additions discussed during the hearing.

**3. LEHMAN MICHAEL E TR - PLN050371**

**Project Planner:** Bob Schubert. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** (CONTINUED FROM MARCH 31, 2011). Use Permit for a horse training and stabling facility that would add to existing uses on a 204-acre cattle ranch by constructing the following facilities: a) 2,160 square foot hay barn located on a pre-existing barn foundation pad; b) two semi covered horse stables with 26 stalls each and 73 temporary pens to board up to 125 horses; c) 40 foot diameter riding/training ring; d) 225 square foot horse washing area with an impervious pad draining into its own wastewater disposal system; e) three-bay compost facility; f) unpaved parking areas for approximately 25 vehicles; g) unpaved horse trailer parking area; h) grading consisting of approximately 1,500 cubic yards cut and 900 cubic yards fill and Design Approval. The existing facilities will remain. Water to the new facilities will be supplied from the existing well. The Use Permit would also allow up to 12 special events per year. "Events" are defined as horse training clinics by trainers who come to the Ranch for one to three days, usually on a weekend, to lead horse training exercises for a maximum of 25 participants. Participants would be allowed to pitch tents or sleep in their horse trailers or RVs during the events. The proposal includes the execution of an Animal Waste Management Plan. The property consists of two parcels currently under Williamson Act contract, located at 36105 Tassajara Road, Carmel Valley (Assessor's Parcel Numbers 197-251-002-000 and 418-293-049-000), approximately 1,600 feet south of the Tassajara Road and Carmel Valley Road intersection, Cachagua Area.

Project planner Bob Schubert recommended that the Zoning Administrator first determine whether the project would remain with the Zoning Administrator or be heard by the Planning Commission. If the determination is that the hearing will remain with the Zoning Administrator, staff requested continuing the project to April 28, 2011.

Public Comment: Sheryl Ainsworth applicant's representative; Steve Herron.

*Break 2:40 p.m. - Reconvene 2:48 p.m.*

The Zoning Administrator decided that the project hearing will remain with the Zoning Administrator. The Zoning Administrator continued the project to a special meeting set for April 29, 2011 at 10:00 a.m.

**E. OTHER MATTERS** - None

**F. ADJOURNMENT** - 2:50 p.m.

Date Adopted:

ATTEST

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Mike Novo, Zoning Administrator

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