

# Monterey County Zoning Administrator

## AGENDA

Thursday, September 10, 2015

Monterey County Government Center – Board of Supervisors Chambers  
168 W. Alisal Street  
Salinas, CA 93901  
9:30 a.m.

Jacqueline Onciano, Zoning Administrator  
Roger VanHorn, Environmental Health

Water Resources Agency  
Chad Alinio, Public Works

**A. ROLL CALL**

**B. PUBLIC COMMENTS**

**C. APPROVAL OF MINUTES: August 27, 2015**

**D. SCHEDULED ITEMS**

**1. [9:30 AM - COPE D NATHAN TR - PLN141002](#)**

**Project Planner:** Elizabeth Gonzales. **Project Location:** 24726 Dolores St Carmel. **Assessor's Parcel No:** 009-111-002-000. **Permit Type:** Combined Development Permit. **Planning Area:** Carmel LUP. **Environmental Status:** Categorical Exemption. **Project Description:** Coastal Administrative Permit and Design Approval to allow an addition of 1,817 square feet to an existing 1,715 square foot residence and a Coastal Development Permit to allow development on a man-made slope in excess of 30%. **Recommended Action:** Approve project.

**2. [9:35 AM - RANCHO LOS COCHES LLC \(VERIZON\) - PLN140991](#)**

**Project Planner:** Grace Bogdan. **Project Location:** 37847 Hwy 101 Greenfield. **Assessor's Parcel No:** 183-031-002-000. **Permit Type:** Use Permit. **Planning Area:** Central Salinas Valley. **Environmental Status:** Categorical Exemption. **Project Description:** CONTINUED FROM AUGUST 27, 2015. Use Permit to allow the construction of a new wireless communication facility consisting of an 85 foot monopole within a 1,400 square foot leased area for ground mounted equipment. **Recommended Action:** Approve Project.

**3. [9:40 AM - CORRAL DE TIERRA COUNTRY CLUB \(VERIZON WIRELESS\) - PLN150076](#)**

**Project Planner:** Daniel Lister. **Project Location:** 81 Corral De Tierra Rd Salinas. **Assessor's Parcel No:** 161-201-005-000. **Permit Type:** Use Permit. **Planning Area:** Toro. **Environmental Status:** Categorical Exemption. **Project Description:** Use Permit to allow the construction of a Wireless Communications Facility consisting of a 70 foot-high fake Pine tree with 12 antennas, a 195 square foot equipment shelter with standby generator and security fencing. **Recommended Action:** Approve Project.

**4. [9:45 AM - TOTTINO HUGO TR ET AL \(COASTAL CONSERVATION & RESEARCH INC\) - PLN150436](#)**

**Project Planner:** Daniel Lister. **Project Location:** Near Castroville Blvd & Hwy 156 Castroville. **Assessor's Parcel No:** 133-081-006-000. **Permit Type:** Combined Development Permit. **Planning Area:** North County LCP/North County. **Environmental Status:** Previous

Environmental Review. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the installation of a wood chip bioreactor within 100 feet of Environmentally Sensitive Habitat Area (ESHA). The bioreactor will be located on a one acre portion of a 255.49 acre property which will treat drainage from 100 acres of agricultural lands, and will require approximately 300 cubic yards of associated grading; and 2) Coastal Administrative Permit to allow development within 750 feet of an archaeological resource. **Recommended Action:** Approve Project.

5. [9:50 AM - PACIFIC GAS & ELECTRIC CO \(COASTAL CONSERVATION & RESEARCH INC\) - PLN150437](#)

**Project Planner:** Daniel Lister. **Project Location:** Near Molera Rd & Hwy 1 Castroville. **Assessor's Parcel No:** 133-142-005-000. **Permit Type:** Coastal Development Permit. **Planning Area:** North County LCP. **Environmental Status:** Previously Environmental Review. **Project Description:** Combined Development Permit consisting of: 1) a Coastal Development Permit to allow the construction of a treatment wetland within 100 feet of Environmentally Sensitive Habitat Area (ESHA). The treatment wetland will be located on a 18 acre portion of a 55.94 acre property which will treat drainage from 600 acres of agricultural lands, and will require approximately 15,000 cubic yards of associated grading; and 2) Coastal Administrative Permit to allow development within 750 feet of an archaeological resource. **Recommended Action:** Approve Project.

6. [9:55 AM - STATE OF CALIFORNIA \(C H P EMPLOYEE HOUSING\) - PLN150470](#)

**Project Planner:** Joseph Sidor. **Project Location:** 47225 Hwy 1 Big Sur. **Assessor's Parcel No:** 419-031-002-000. **Permit Type:** Coastal Development Permit. **Planning Area:** Coast-Big Sur. **Environmental Status:** Categorical Exemption. **Project Description:** Coastal Development Permit and Design Approval (colors and materials to match existing structures) to allow construction of two (2) 1,440 square foot employee housing units (2,880 total square feet), a 600 square foot two-car garage with two (2) attached 250 square foot carports (1,100 total square feet), approximately 540 linear feet of fencing, and associated grading. **Recommended Action:** Approve Project.

E. **OTHER MATTERS**

F. **ADJOURNMENT**

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Zoning Administrator's alternative actions on any matter before it.

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Zoning Administrator less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency – Planning and Building Services Departments, Monterey County Government Center , 168 W. Alisal Street, 2<sup>nd</sup> Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator will be available at the meeting.

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