

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
APRIL 11, 2007
MINUTES**

The Planning Commission met at 9:00 a.m. in the Board of Supervisors Chambers of the Courthouse, 168 West Alisal Street, Salinas, California.

A. ROLL CALL

Present: Miguel Errea, Jay Brown, Nancy Isakson, Matthew Ottone, Keith Vandevere, Martha Diehl, Juan Sanchez, Don Rochester (Chairman)
Absent: Cosme Padilla, Aurelio Salazar (Vice Chairman)

B. COMMENT PERIOD:

PUBLIC – NONE

COMMISSION - Commissioner Sanchez welcomed Justin Strimling Szasz

C. APPROVAL OF MINUTES – November 8, 2006, February 28, 2007, March 14, 2007

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and carried by the following vote to accept the minutes for November 8, 2006.

AYES: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Rochester
NOES: None
ABSENT: Padilla, Salazar

It was moved by Commissioner Diehl, seconded by Commissioner Sanchez and carried by the following vote to approve the minutes for February 28, 2007.

AYES: Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Rochester
NOES: None
ABSENT: Padilla, Salazar
ABSTAIN: Errea

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and carried by the following vote to approve the minutes for March 14, 2007.

AYES: Errea, Brown, Isakson, Vandevere, Diehl, Sanchez, Rochester
NOES: None
ABSENT: Padilla, Salazar
ABSTAIN: Ottone

D. SCHEDULED ITEMS

1. CAPITAL IMPROVEMENT PROGRAM (PD070267)

CONTINUED FROM 3/28/07. CAPITAL IMPROVEMENT PROJECTS SUBMITTED FOR COUNTY OF MONTEREY 2007/08 TO 2011/12.

Jeff Main, RMA-Planning Department Assistant Director, presented the project and answered questions.

Commissioner Salazar arrived at 9:20 a.m.

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Errea and passed by the following vote to adopt the resolution determining that the major public improvement projects for fiscal year 2007/08 conform to and are consistent with the 1982 General Plan.

AYES: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Salazar, Rochester

NOES: None

ABSENT: Padilla

2. PATTERSON WILLIAM L/RITA G (PLN060352)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A USE PERMIT TO ALLOW CO-SITING A WIRELESS COMMUNICATION FACILITY INCLUDING A NEW 11-FOOT HIGH MONOPOLE WITH TWO ANTENNAE AND SUPPORTING EQUIPOMENT CABINETS IN A 120 SQUARE FOOT CHAIN LINK FENCED COMPOUND, AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN AN S DISTRICT, AND A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 12 GOODRICH TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 416-571-015-000), CARMEL VALLEY MASTER PLAN AREA.

This item was trailed to later in the meeting.

3. WHITEHEAD RON & BABAEI HASSAN (PLN060554)

CONTINUED FROM 1/31/07. APPEAL OF THE ADMINISTRATIVE DETERMINATION BY THE RMA-INTERIM DIRECTOR OF PLANNING CONCERNING THE WHITEHEAD/BABAEI FINAL SUBDIVISION MAP, "TIMEVIEW ESTATES" (WHITEHEAD; PLN980272, PLN010065 and PLN060006), Mike Novo, Secretary, stated that the applicant had withdrawn the appeal and no action by the Planning Commission was needed.

4. CAMPBELL JAMES (AROMAS WATER) (PLN060675)

COMBINED DEVELOPMENT PERMIT FOR IMPROVEMENTS TO AN EXISTING WATER FACILITY INCLUDING WORK AUTHORIZED UNDER AN EMERGENCY COASTAL DEVELOPMENT PERMIT (PLN020559) CONSISTING OF: 1) COASTAL DEVELOPMENT PERMIT FOR THE REPLACEMENT OF AN EXISTING WELL AND DEVELOPMENT OF A NEW WATER SYSTEM AND TREATMENT FACILITY; 2) COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A NEW 16,000 GALLON EFFLUENT TANK 18 FEET IN HEIGHT, 3) COASTAL DEVELOPMENT PERMIT FOR THE DEVELOPMENT OF A NEW SINGLE STORY 612 SQUARE FOOT FILTER PLANT FACILITY INCLUDING A 90 FOOT LONG 12 INCH WATER DISTRIBUTION LINE ACROSS SAN JUAN ROAD. THE PROJECT IS LOCATED AT 2566 SAN JUAN ROAD, AROMAS (ASSESSOR'S PARCEL NUMBER 141-041-002-000), SOUTH OF SAN JUAN ROAD, NORTH COUNTY AREA, COASTAL ZONE.

Ramon Montano, Project Planner, presented this item. Mary Anne Dennis from Environmental Health and Al Mulholland from the Water Resources Agency also discussed conditions placed on the project.

Public Comment: Larry Cain, applicant and representative for Aromas Water District; Marcus Dutra, Aromas Water District Board member.

This item was trailed to after Agenda Item #5 to allow time to work on a new condition matrix.

Break – 9:55 a.m.

Reconvene – 10:05 a.m.

2. PATTERSON WILLIAM L/RITA G (PLN060352)

COMBINED DEVELOPMENT PERMIT CONSISTING OF A USE PERMIT TO ALLOW CO-SITING A WIRELESS COMMUNICATION FACILITY INCLUDING A NEW 11-FOOT HIGH MONOPOLE WITH TWO ANTENNAE AND SUPPORTING EQUIPOMENT CABINETS IN A 120 SQUARE FOOT CHAIN LINK FENCED COMPOUND, AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT IN AN S DISTRICT, AND A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 12 GOODRICH TRAIL, CARMEL (ASSESSOR'S PARCEL NUMBER 416-571-015-000), CARMEL VALLEY MASTER PLAN AREA.

Jody Lyons, Project Planner, presented the project. Commissioners were supplied with a revised staff report.

Scott Revard, representative, agreed to the conditions.

It was moved by Commissioner Brown, seconded by Commissioner Isakson and passed by the following vote to approve the Combined Development Permit.

AYES: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Salazar, Rochester
NOES: None
ABSENT: Padilla

5. LAWRENCE (COUNTRY LAKE ESTATES) (PLN040103)

A COMBINED DEVELOPMENT PERMIT REQUEST (COUNTRY LAKE ESTATES: PLN040103) TO ALLOW: 1) A STANDARD SUBDIVISION VESTING TENTATIVE MAP TO DIVIDE TWO PROPERTIES TOTALING 92 ACRES IN AREA INTO FORTY-FIVE (45) MARKET-RATE SINGLE FAMILY PARCELS RANGING IN SIZE FROM 1.0 ACRES TO 5.1 ACRES, AND FIVE (5) COMMERCIAL LOTS ADJACENT TO NEW PLEYTO ROAD; 2) A USE PERMIT FOR A MUTUAL WATER SYSTEM; 3) A USE PERMIT TO CONTINUE AUTOMOBILE AND RECREATIONAL VEHICLE STORAGE ON ALL COMMERCIAL LOTS; AND 4) A GENERAL DEVELOPMENT PLAN. THE PROJECT SITES ARE LOCATED AT 70850 & 70970 NEW PLEYTO ROAD, BRADLEY (ASSESSOR'S PARCEL NUMBERS 423-251-034-000 AND 423-071-059-000), SOUTH COUNTY AREA.

Commissioner Isakson stated that she listened to the tapes of previous hearings on this item and, therefore, is able to participate and vote on this project.

Taven Kinison Brown, Project Planner, presented this item along with changes and modifications to recommended conditions.

Public Comment: John Bridges, representative

It was moved by Commissioner Brown, seconded by Commissioner Sanchez and passed by the following vote to adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Plan and approve the Combined Development Permit with changes and modifications as recommended by staff during the hearing.

AYES: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Salazar, Rochester
NOES: None
ABSENT: Padilla

E. OTHER MATTERS

NORTH COUNTY COASTAL LUAC –

It was moved by Commissioner Rochester, seconded by Commissioner Errea and passed by the following vote to *appoint* **Edward Nowak** and **Kenneth Walker** to the North County Coastal Land Use Advisory Committee.

AYES: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Salazar, Rochester
NOES: None
ABSENT: Padilla

G. COMMISSION REFERRALS – An updated referral list was presented by Secretary Mike Novo.

D.4. CAMPBELL JAMES (AROMAS WATER) (PLN060675) CONTINUED

Project Planner Ramon Montano presented revised conditions.

Commissioner Vandevere made changes/modifications to Condition #12 and added new language to Condition #13.

The applicant agreed to the changes as discussed during the hearing.

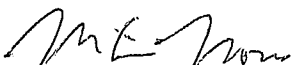
It was moved by Commissioner Sanchez, seconded by Commissioner Errea and passed by the following vote, based on consideration of the Mitigated Negative Declaration adopted by the Aromas Water District, to adopt the Mitigation Monitoring and Reporting Plan and approve the Combined Development Permit with changes/modifications as presented by staff and as discussed during the hearing.

AYES: Errea, Brown, Isakson, Ottone, Vandevere, Diehl, Sanchez, Salazar, Rochester
NOES: None
ABSENT: Padilla

F. DEPARTMENT REPORT – None

ADJOURNMENT: 11:35 a.m.

ATTEST



MIKE NOVO, SECRETARY
MN: kb/ca