

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
NOVEMBER 14, 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, Nancy Isakson, Cosme Padilla, Matthew Ottone, Don Rochester (Chairman),
Martha Diehl, Keith Vandevere
Absent: Aurelio Salazar (Vice Chairman), Jay Brown (arrived later), Juan Sanchez (arrived later)

B. COMMENT PERIOD:

PUBLIC – None

COMMISSION – Commissioner Vandevere noted that Jeff Norman, noted Big Sur biologist, had passed away. Commissioners Isakson and Diehl noted public correspondence distributed to the Commission and requested that on a future Planning Commission agenda, the Environmental Health Division report to the Commission about well and septic system impacts on neighboring property.

Commissioner Sanchez arrived.

C. APPROVAL OF MINUTES – October 10, 2007

Many of the Commissioners did not receive the minutes so the matter was postponed to the next meeting.

D. SCHEDULED ITEMS

1. PORTER ESTATE COMPANY BRADLEY (PLN060706)

AMENDMENT TO A PREVIOUSLY APPROVED USE PERMIT (PLN000348) TO RE-ROUTE THE UNION ASPHALT INC HAUL ROUTE TO ALLOW 10% OF DELIVERIES TO GO NORTH ON BRADLEY ROAD FROM HARE CANYON ROAD TO HIGHWAY 101. (NOTE: PREVIOUSLY APPROVED HAUL ROUTE ALLOWED NO TRUCK DELIVERIES TO TRAVEL NORTH ON BRADLEY ROAD FROM HARE CANYON ROAD TO HIGHWAY 101; ALL TRUCK DELIVERIES WERE TO TRAVEL SOUTH ON BRADLEY ROAD TO HIGHWAY 101). THE PROPERTY IS LOCATED AT 73050 HARE CANYON ROAD, BRADLEY (ASSESSOR'S PARCEL NUMBERS 424-101-012-000, 424-101-013-000, 424-101-014-000, 424-101-015-000, 424-101-017-000, AND 424-101-018-000), SOUTH COUNTY AREA.

Secretary Novo requested a continuance to January 30, 2008 to appropriately analyze the environmental issues.

Public Comment: None

It was moved by Commissioner Isakson, seconded by Commissioner Errea and passed by the following vote to continue the hearing on this item to January 30, 2008.

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

Commissioner Brown arrived.

2. HULL KATHLEEN N TR (PLN070299)

CONTINUED FROM 10/31/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) AN ADMINISTRATIVE PERMIT TO ALLOW DEVELOPMENT WITHIN A SITE PLAN REVIEW OR "S" ZONING DISTRICT FOR THE CONSTRUCTION OF A 4,982 SQUARE FOOT TWO-STORY SINGLE FAMILY DWELLING WITH AN ATTACHED 385 SQUARE FOOT ONE-CAR GARAGE AND A 87 SQUARE FOOT MECHANICAL AREA; A DETACHED 504 SQUARE FOOT TWO-CAR GARAGE; A 220 SQUARE FOOT COVERED PARKING AREA; A 795 SQUARE FOOT BOCCE BALL COURT; INSTALLATION OF A 7,065 SQUARE FOOT ASPHALT DRIVEWAY; 4,043 SQUARE FEET OF STONE PATHS; 3,755 SQUARE FEET OF PATIOS; 942 SQUARE FEET OF RETAINING WALLS; A 648 SQUARE FOOT SWIMMING POOL; A 54 SQUARE FOOT SPA; A 461.8 SQUARE FOOT WATER FEATURE OR "DRY CREEK" WITH RECIRCULATING PUMP; A SEPTIC DISPOSAL SYSTEM, AND GRADING (APPROX. 1,300 CU. YDS. CUT/480 CU. YDS. FILL); (2) AN ADMINISTRATIVE PERMIT TO ALLOW THE CONSTRUCTION OF A 1,200 SQUARE FOOT ONE-STORY CARETAKER'S UNIT WITH A135 SQUARE FEET ENTRY PORCH; A 447 SQUARE FEET PATIO; 82 SQUARE FEET OF RETAINING WALLS; AND THE INSTALLATION OF A SEPTIC DISPOSAL SYSTEM; (3) A USE PERMIT TO ALLOW THE REMOVAL OF 7 OAK TREES; (4) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES EXCEEDING 30%; AND (5) DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 50 & 50 A CHAMISAL PASS, CARMEL (ASSESSOR'S PARCEL NUMBER 239-041-006-000), SANTA LUCIA PRESERVE LOT 135; FORMERLY LOT M-34, GREATER MONTEREY PENINSULA AREA.

Project Planner Manuguerra presented the project.

Commissioner Vandevere recommended changes to the EIR Addendum.

Maureen Wruck, project representative, explained the project. Bill Remick, project designer also explained the reasons for the design on slopes greater than 30 percent.

Public Comment: None

The Commission discussed steep slope avoidance and feasibility in relation to the required findings and the design of the structure. Commissioner Diehl asked that the standard lighting condition be added.

It was moved by Commissioner Brown, seconded by Commissioner Sanchez and passed by the following vote to consider the EIR for the Santa Lucia Preserve and Addendum, with the changes suggested by Commissioner Vandevere to the EIR Addendum, and approve the Combined Development Permit with the addition of the standard lighting condition.

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

3. CARMEL PROPERTIES COMPANY (PLN060474)

COMBINED DEVELOPMENT PERMIT CONSISTING OF: (1) A USE PERMIT FOR A WIRELESS COMMUNICATIONS FACILITY TO EXTEND AN EXISTING ELEVATOR SHAFT TO ALLOW PLACEMENT OF ANTENNAS INSIDE THE WALLS; (2) A USE PERMIT TO ALLOW THE WIRELESS COMMUNICATION FACILITY TO ATTAIN A HEIGHT NOT TO EXCEED 47 FEET; (3) AN ADMINISTRATIVE PERMIT FOR DEVELOPMENT WITHIN A SITE PLAN REVIEW DISTRICT ("S"

DISTRICT); AND (4) A DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3665 RIO ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-562-013-000), CARMEL VALLEY MASTER PLAN AREA.

Project Planner Manuguerra presented the project.

Commissioner Errea discussed changes needed to condition 9.

Scott Revard, applicant, had no comments.

Public Comment: None.

It was moved by Commissioner Diehl, seconded by Commissioner Isakson and passed by the following vote to adopt a Negative Declaration and approve the Combined Development Permit, including changes to the project description and conditions 1 and 9:

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

4. QUATTRIN GARY L TR ET AL (PLN060520)

STANDARD SUBDIVISION TO ALLOW THE CONVERSION OF 14 EXISTING APARTMENT UNITS INTO CONDOMINIUMS ON A 0.7 ACRE PARCEL, AND THE CONVERSION INTO CONDOMINIUMS OF THREE EXISTING SINGLE FAMILY DWELLINGS ON A 0.28 ACRE PARCEL. THE PROPERTY IS LOCATED AT 10600, 10640 AND 10660 MCDUGALL STREET AND 11041, 11061, AND 11081 PRESTON STREET, CASTROVILLE (ASSESSOR'S PARCEL NUMBERS 030-161-014-000 AND 030-161-013-000), NORTH COUNTY AREA PLAN.

Project Planner Bradley presented the project and handed out an errata sheet.

Henry Ruhnke, representative, stated that the conditions and the changes were acceptable.

Public Comment: None

Commissioners discussed the need for ownership versus rental units in the Castroville area.

It was moved by Commissioner Padilla, seconded by Commissioner Isakson and passed by the following vote to approve the Standard Subdivision with the changes provided in the errata sheet:

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

5. CARRASCO HENRY TR (PLN070161)

CONTINUED FROM 9/13/07. REFERRAL FROM ZONING ADMINISTRATOR PER SECTION 21.04.030.F.4. USE PERMIT TO CLEAR VIOLATION CE070071 TO ALLOW THE CONVERSION OF UNCULTIVATED LAND TO CULTIVATED AGRICULTURAL USE, VITICULTURE, ON LAND WITH 15% TO 25% SLOPES. APPROVAL OF THE USE PERMIT WILL ABATE VIOLATION CE070071. THE

PROPERTY IS LOCATED AT 30020 CHUALAR ROAD, CHUALAR (ASSESSOR'S PARCEL NUMBERS 145-072-015-000 & 145-072-016-000), CENTRAL SALINAS VALLEY AREA.

Manager Lawrence stating that the item had been removed from the agenda because a determination was made that no violation existed and no permits were needed due to evidence of prior cultivation on the site.

Henry Carrasco, property owner, spoke to the Commission about the process.

Public Comment: None

No action was needed by the Commission as the item had been withdrawn.

Items D7 and D8 were taken out of order.

7. QUAIL LODGE INC (PLN070205)

FIVE-YEAR EXTENSION OF A USE PERMIT FOR A 40-ROOM HOTEL AND SEMINAR CENTER DUE TO EXPIRE ON SEPTEMBER 26, 2014 (PREVIOUS EXTENSION [PLN030634] APPROVED ON SEPTEMBER 26, 2004). THE PROPERTY IS LOCATED AT 5497 OAK TRAIL DRIVE (LOT 57 - SEMINAR CENTER), CARMEL VALLEY (ASSESSOR'S PARCEL NUMBER 157-171-057-000), QUAIL MEADOWS SUBDIVISION, AT GREY GOOSE GULCH, OAK TRAIL AND QUAIL MEADOWS DRIVE, CARMEL VALLEY MASTER PLAN AREA.

Secretary Novo recommended a continuance to December 12, 2007 to allow time for staff to complete the staff report.

Public Comment: None

It was moved by Commissioner Sanchez, seconded by Commissioner Errea and passed by the following vote to continue this item to December 12, 2007.

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

8. GENDREAU ROYCE E & TRS (ADAMS) (PLN050629)

COASTAL DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION OF A 4,950 SQUARE FOOT, 20 FOOT TALL PREFABRICATED BARN-TYPE STRUCTURE TO BE USED AS A COMMERCIAL DOG KENNEL FOR THE PURPOSE OF BOARDING UP TO 64 DOGS DAILY WITH UP TO 32 DOGS FOR OVERNIGHT BOARDING; AND A PET STORE FOR DAYCARE/BOARDING CUSTOMERS ONLY. THE PROPERTY IS LOCATED AT 8623 ORMART ROAD, CASTROVILLE (ASSESSOR'S PARCEL NUMBER 131-042-028-000), NORTH COUNTY AREA, COASTAL ZONE.

Project Planner Gonzales requested that the Commission continue this item to a date uncertain due to new information received by the Environmental Health Division a few days earlier.

Public Comment: None

It was moved by Commissioner Padilla, seconded by Commissioner Isakson and passed by the following vote to continue this item to a date uncertain.

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

6. IWF CARMEL RIVER INVESTORS LP (PLN070415)

AMENDMENT TO A PREVIOUSLY APPROVED COMBINED DEVELOPMENT PERMIT (PLN030646) CONSISTING OF A GENERAL DEVELOPMENT PLAN FOR THE CARMEL RIVER INN TO INCREASE THE NUMBER OF GUEST UNITS FROM 43 TO 69 AND TO CREATE A HISTORIC DISTRICT; COASTAL ADMINISTRATIVE PERMIT AND DESIGN APPROVAL FOR THE REMODEL OF 23 EXISTING COTTAGE UNITS, DEMOLITION OF ONE COTTAGE, REMODEL OF THE MAIN INN TO REDUCE THE NUMBER OF UNITS FROM 19 EXISTING TO 6, CONSTRUCTION OF 5 NEW TWO-STORY STRUCTURES EACH CONSISTING OF 8 GUEST UNITS ON THE SECOND FLOOR WITH PARKING BELOW, THE CONVERSION OF AN EXISTING MAINTENANCE BUILDING INTO AN EMPLOYEE UNIT, THE ABANDONMENT OF A PORTION OF OLIVER ROAD, GRADING; A COASTAL DEVELOPMENT PERMIT FOR THE REMOVAL OF 5 NATIVE TREES; AND A COASTAL DEVELOPMENT PERMIT TO ALLOW DEVELOPMENT WITHIN 100' OF ENVIRONMENTALLY SENSITIVE HABITAT. THIS AMENDMENT WOULD REVISE THE NEW TWO-STORY BUILDINGS BY OMITTING UNIT 5, ROTATING BUILDINGS 1 AND 4 OUT OF THE 150-FOOT RIPARIAN CORRIDOR, REVISING BUILDINGS 2 AND 3 FROM 8 UNITS TO 10 UNITS, AND ADDING 4 UNITS TO THE MAIN INN BUILDING FOR A TOTAL OF 10 UNITS AT THE MAIN INN. THE TOTAL NUMBER OF PROPOSED UNITS REMAINS UNCHANGED (69). THE PROPERTY IS LOCATED 26600 OLIVER ROAD, CARMEL (ASSESSOR'S PARCEL NUMBER 009-563-005-000), COASTAL ZONE.

Project Planner Spencer presented the project. Tom Moss, Water Resources Agency representative, discussed flooding issues in the area.

Commissioner Diehl asked about the language in condition 45, remembering that the original approval included an agreement that off site flooding levels would not be increased by the project. Other Commissioners agreed with that recollection.

Paul Davis, project representative, described the project and agreed that condition 45 could be changed to reflect that the project will not be able to increase off-site flood levels.

Public Comment: None

It was moved by Commissioner Isakson, seconded by Commissioner Brown and passed by the following vote to consider the Addendum to the Mitigated Negative Declaration and approve the Combined Development Permit Amendment, including the change to condition 45 to not allow any increase in base flood elevation.

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

9. SALINAS RIVER DIVERSION FACILITY (PLN060521)

CONTINUED FROM 10/31/07. COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF THE SALINAS RIVER DIVERSION FACILITY TO DIRECT WATER FROM THE SALINAS RIVER INTO THE CASTROVILLE SEAWATER INTRUSION PROJECT (CSIP); 2) A USE PERMIT FOR DEVELOPMENT ON (RIVERBANK) SLOPES

EXCEEDING 30%; 3) ADMINISTRATIVE PERMIT TO ALLOW THE REMOVAL OF TREES AND VEGETATION, AND CONSTRUCTION OF FACILITIES IN AND ALONG THE SALINAS RIVER IN AN "S" DISTRICT; DESIGN APPROVAL; AND GRADING OF 9,056 CUBIC YARDS (8,405 CUBIC YARDS CUT AND 651 CUBIC YARDS FILL). THE PROJECT IS LOCATED ALONG THE SALINAS RIVER APPROXIMATELY 4.8 MILES SOUTH AND EAST OF THE RIVER'S OUTFALL TO THE OCEAN. THE NEAREST ADDRESS IS 14201 DEL MONTE BOULEVARD, MARINA (MONTEREY COUNTY WASTE MANAGEMENT DISTRICT) (ASSESSOR'S PARCEL NUMBERS 175-061-007-000 AND 175-061-004-000), GREATER MONTEREY PENINSULA AND GREATER SALINAS AREA PLANS.

Planner Kinison Brown presented the project.

Curtis Weeks, General Manager of the Water Resources Agency of Monterey County and project applicant, explained the project and its role in the overall Salinas Valley Water Project.

Recess – 12:00 p.m. Reconvene – 1:30 p.m. Commissioner Sanchez did not return after the break.

Curtis Weeks continued the presentation and answered questions from the Planning Commissioners regarding the project, the EIR, the Castroville Seawater Intrusion Program, the basin's water balance, and water supply.

Public Comment: Paul Rovella, representing an upstream property owner; Chris Bunn, Jr.

It was moved by Commissioner Isakson, seconded by Commissioner Errea and passed by the following vote to consider the EIR and Addendum and adopt CEQA findings, including a statement of overriding considerations, and approve the Combined Development Permit based on the findings and evidence and subject to the conditions, with an additional condition to obtain a flooding easement over the affected properties.

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

10. SIGN ORDINANCE AMENDMENT (PLN070228)

CONTINUED FROM 10/31/07. PUBLIC HEARING TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS CONCERNING ADOPTION OF ORDINANCES TO AMEND CHAPTER 20.60 OF TITLE 20 (COASTAL ZONING ORDINANCE) AND CHAPTER 21.60 OF TITLE 21 (NON-COASTAL ZONING ORDINANCE) OF THE MONTEREY COUNTY CODE TO MODIFY REGULATIONS GOVERNING SIGNS. REGULATIONS ESTABLISH SIZE AND HEIGHT LIMITS, LOCATION, NUMBER OF SIGNS, AND IDENTIFY EXEMPT AND PROHIBITED COMMERCIAL AND NON-COMMERCIAL SIGNS. MODIFICATIONS INCLUDE BUT ARE NOT LIMITED TO CLARIFYING SIZE LIMITS IN DESIGN CONTROL AND VISUAL SENSITIVITY ZONING DISTRICTS, PROHIBITING BILLBOARDS, ADDING DEFINITIONS, AND ESTABLISHING PERMIT REQUIREMENTS COUNTYWIDE.

Manager Lawrence presented the staff report. Randal Morrison, special outside counsel to the County, helped to answer questions from the Planning Commissioners.

Public Comment: Jan Mitchell, representing the Prunedale Neighbors Group and the Prunedale Preservation Alliance.

It was moved by Commissioner Vandever, seconded by Commissioner Diehl and passed by the following vote to recommend that the Board of Supervisors adopt the Negative Declaration and approve the ordinances, with clarification to the Title 20 ordinance regarding the primacy of the Coastal Zone viewshed policies.

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

11. SOUTH COUNTY LUAC BOUNDARIES (BRADLEY-PARKFIELD LUAC)

RECOMMEND REVISIONS TO BRADLEY-PARKFIELD LUAC BOUNDARIES TO BOARD OF SUPERVISORS.

Secretary Novo presented the recommended change to the boundaries to include the entire South County Planning area and the area of San Lucas identified in the draft General Plan as a Rural Center.

Public Comment: None

Commissioners commented on reasons to revise the boundaries, including the potential expansion of Fort Hunter Liggett and Camp Roberts.

It was moved by Commissioner Brown, seconded by Commissioner Vandevere and passed by the following vote to recommend that the Board of Supervisors adopt the changes to the Land Use Advisory Committee boundaries as presented by staff.

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

E. OTHER MATTERS

CARMEL VALLEY LUAC – It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to accept the resignation of Victoria Rugg and provide a letter thanking her for her service.

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

CACHAGUA LUAC – It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to accept the resignation of Taira Kirk and provide a letter thanking her for her service.

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

F. DEPARTMENT REPORT - None

G. COMMISSION REFERRALS - None

ADJOURNMENT - 3:07 p.m.

EXCEEDING 30%; 3) ADMINISTRATIVE PERMIT TO ALLOW THE REMOVAL OF TREES AND VEGETATION, AND CONSTRUCTION OF FACILITIES IN AND ALONG THE SALINAS RIVER IN AN "S" DISTRICT; DESIGN APPROVAL; AND GRADING OF 9,056 CUBIC YARDS (8,405 CUBIC YARDS CUT AND 651 CUBIC YARDS FILL). THE PROJECT IS LOCATED ALONG THE SALINAS RIVER APPROXIMATELY 4.8 MILES SOUTH AND EAST OF THE RIVER'S OUTFALL TO THE OCEAN. THE NEAREST ADDRESS IS 14201 DEL MONTE BOULEVARD, MARINA (MONTEREY COUNTY WASTE MANAGEMENT DISTRICT) (ASSESSOR'S PARCEL NUMBERS 175-061-007-000 AND 175-061-004-000), GREATER MONTEREY PENINSULA AND GREATER SALINAS AREA PLANS.

Planner Kinison Brown presented the project.

Curtis Weeks, General Manager of the Water Resources Agency of Monterey County and project applicant, explained the project and its role in the overall Salinas Valley Water Project.

Recess – 12:00 p.m. Reconvene – 1:30 p.m. Commissioner Sanchez did not return after the break.

Curtis Weeks continued the presentation and answered questions from the Planning Commissioners regarding the project, the EIR, the Castroville Seawater Intrusion Program, the basin's water balance, and water supply.

Public Comment: Paul Rovella, representing an upstream property owner; Chris Bunn, Jr.

It was moved by Commissioner Isakson, seconded by Commissioner Errea and passed by the following vote to consider the EIR and Addendum and adopt CEQA findings, including a statement of overriding considerations, and approve the Combined Development Permit based on the findings and evidence and subject to the conditions, with an additional condition to obtain a flooding easement over the affected properties.

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

10. SIGN ORDINANCE AMENDMENT (PLN070228)

CONTINUED FROM 10/31/07. PUBLIC HEARING TO MAKE RECOMMENDATIONS TO THE BOARD OF SUPERVISORS CONCERNING ADOPTION OF ORDINANCES TO AMEND CHAPTER 20.60 OF TITLE 20 (COASTAL ZONING ORDINANCE) AND CHAPTER 21.60 OF TITLE 21 (NON-COASTAL ZONING ORDINANCE) OF THE MONTEREY COUNTY CODE TO MODIFY REGULATIONS GOVERNING SIGNS. REGULATIONS ESTABLISH SIZE AND HEIGHT LIMITS, LOCATION, NUMBER OF SIGNS, AND IDENTIFY EXEMPT AND PROHIBITED COMMERCIAL AND NON-COMMERCIAL SIGNS. MODIFICATIONS INCLUDE BUT ARE NOT LIMITED TO CLARIFYING SIZE LIMITS IN DESIGN CONTROL AND VISUAL SENSITIVITY ZONING DISTRICTS, PROHIBITING BILLBOARDS, ADDING DEFINITIONS, AND ESTABLISHING PERMIT REQUIREMENTS COUNTYWIDE.

Manager Lawrence presented the staff report. Randal Morrison, special outside counsel to the County, helped to answer questions from the Planning Commissioners.

Public Comment: Jan Mitchell, representing the Prunedale Neighbors Group and the Prunedale Preservation Alliance.

It was moved by Commissioner Vandever, seconded by Commissioner Diehl and passed by the following vote to recommend that the Board of Supervisors adopt the Negative Declaration and approve the ordinances, with clarification to the Title 20 ordinance regarding the primacy of the Coastal Zone viewshed policies.

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

11. SOUTH COUNTY LUAC BOUNDARIES (BRADLEY-PARKFIELD LUAC)

RECOMMEND REVISIONS TO BRADLEY-PARKFIELD LUAC BOUNDARIES TO BOARD OF SUPERVISORS.

Secretary Novo presented the recommended change to the boundaries to include the entire South County Planning area and the area of San Lucas identified in the draft General Plan as a Rural Center.

Public Comment: None

Commissioners commented on reasons to revise the boundaries, including the potential expansion of Fort Hunter Liggett and Camp Roberts.

It was moved by Commissioner Brown, seconded by Commissioner Vandevere and passed by the following vote to recommend that the Board of Supervisors adopt the changes to the Land Use Advisory Committee boundaries as presented by staff.

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

E. OTHER MATTERS

CARMEL VALLEY LUAC – It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to accept the resignation of Victoria Rugg and provide a letter thanking her for her service.

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

CACHAGUA LUAC – It was moved by Commissioner Vandevere, seconded by Commissioner Diehl and passed by the following vote to accept the resignation of Taira Kirk and provide a letter thanking her for her service.

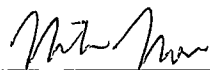
AYES: Errea, Isakson, Padilla, Ottone, Rochester, Diehl, Vandevere, Brown
NOES: None
ABSENT: Salazar, Sanchez

F. DEPARTMENT REPORT - None

G. COMMISSION REFERRALS - None

ADJOURNMENT - 3:07 p.m.

ATTEST



MIKE NOVO, SECRETARY

MN:kb/ca