

**FINAL
MINUTES
MONTEREY COUNTY ZONING ADMINISTRATOR
THURSDAY, JANUARY 8, 2009**

1:30 P.M.

A. ROLL CALL

Present: Mike Novo, Zoning Administrator
Patrick Treffry, Environmental Health
Chad Alinio, Public Works
Tom Moss, Water Resources Agency

Absent: None

B. PUBLIC COMMENT

None.

C. APPROVAL OF MINUTES: October 30, 2008; November 12, 2008 and December 11, 2008.

Minutes for October 30, 2008 were approved. The Minutes of November 12 and December 11, 2008 were continued to the next meeting.

D. SCHEDULED ITEMS

1. **1:30PM - VINCO VINEYARD (MCINTYRE) - PLN070470**
Planning Area: CENTRAL SALINAS VALLEY AREA. **Project Planner:** NADIA AMADOR. **Environmental Status:** MITIGATED NEGATIVE DECLARATION. **Project Description:** COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) USE PERMIT TO ALLOW THE CONSTRUCTION AND OPERATION OF A WINERY (AGRICULTURAL PROCESSING PLANT) AND TASTING ROOM. THE WINERY OPERATION WILL HAVE AN ANNUAL PRODUCTION OF UP TO 50,000 CASES OF WINE. THE PROPOSED PROJECT WILL INVOLVE THE CONSTRUCTION OF TWO (2) BUILDINGS OF 6,220 SQUARE FEET AND 13,896 SQUARE FEET, COURTYARD AREA, PARKING LOT, DRIVEWAYS, SEPTIC AND WASTE WATER SYSTEMS AND ALLOW FOR PRIVATE EVENTS; GRADING OF APPROXIMATELY 19,700 CUBIC YARDS (9,850 CUBIC YARDS OF CUT AND 9,850 CUBIC YARDS OF FILL); AND 2) USE PERMIT FOR DEVELOPMENT ON SLOPES IN EXCESS OF 30%. THE PROPERTY IS LOCATED WEST OF THE INTERSECTION OF RIVER ROAD AND SANCHEZ ROAD, GONZALES (ASSESSOR'S PARCEL NUMBER 216-013-032-000), CENTRAL SALINAS VALLEY AREA.

Project Planner Nadia Amador requested continuance of this item to January 29, 2009.

Public Comment: None.

The Zoning Administrator continued the item to January 29, 2009.

2. **1:35PM - ROBERT LOUIS STEVENSON SCHOOL - PLN080410**
Planning Area: DEL MONTE FOREST AREA. **Project Planner:** RAMON MONTANO. **Environmental Status:** CATEGORICALLY EXEMPT. **Project Description:** COASTAL ADMINISTRATIVE PERMIT FOR THE CONSTRUCTION OF A 281 SQUARE FOOT BATHROOM FACILITY AND A 1,745 SQUARE FOOT DECK WITH A RENOVATION TO AN EXISTING PARKING AREA FOR COMPLIANCE WITH HANDICAP PARKING REQUIREMENTS; 2) A WAIVER TO ALLOW THE REMOVAL OF 7 HAZARDOUS AND DISEASED MONTEREY PINES RANGING IN SIZE BETWEEN 7, 8, 12, 21, 25, AND 35 INCHES IN DIAMETER MEASURED AT BREAST HEIGHT (DBH) AND ONE 6 & 11 INCH DOUBLE STEMMED COAST LIVE OAK AT DBH; AND DESIGN APPROVAL. THE PROPERTY IS LOCATED AT 3152 FOREST LAKE ROAD, PEBBLE BEACH DEL MONTE FOREST LANDS USER PLAN.

Project Planner Ramon Montano presented the project.

Public Comment: Edward DeYanni, school administrator and project representative; Thomas Stouffer, Steve Staub (Forester).

The Zoning Administrator requested information about noise issues. After discussion, the Zoning Administrator approved the project.

3. **1:40PM - PORTER ESTATE COMPANY BM 1-35 - PLN080321**
Planning Area: SOUTH COUNTY AREA. **Project Planner:** MOUSSALLI. **Environmental Status:** CATEGORICALLY EXEMPT. **Project Description:** USE PERMIT TO ALLOW THE DRILLING BY VENOCO, INC., OF THREE EXPLORATORY OIL AND NATURAL GAS WELLS AT THE BRADLEY MINERALS DRILL SITE NO. 1-35. WELLS ARE IDENTIFIED AS 1-35a, 1-35b and 1-35c. THE SITE IS APPROXIMATELY 0.96 MILES WEST OF STATE HIGHWAY 101 AND 1.37 MILES NORTH OF JOLON ROAD, WITHIN TOWNSHIP 23 SOUTH, RANGE 10 EAST AND SECTION 35 IN SOUTHERN MONTEREY COUNTY (APN: 423-091-043-000).

Project Planner Guy Moussalli presented the project. Environmental Health recommended changes to conditions 11 through 14.

Public Comment: Bruce Carter, project representative. Bob Booher.

The Zoning Administrator approved the project with conditions as modified by Environmental Health and changing geological to geotechnical.

4. **1:45PM - PORTER ESTATE COMPANY BM 2-35 - PLN080322**
Planning Area: SOUTH COUNTY AREA. **Project Planner:** MOUSSALLI. **Environmental Status:** CATEGORICALLY EXEMPT. **Project Description:** USE PERMIT TO ALLOW THE DRILLING BY VENOCO, INC., OF THREE EXPLORATORY OIL AND NATURAL GAS WELLS AT THE BRADLEY MINERALS DRILL SITE NO. 2-35. WELLS ARE IDENTIFIED AS 2-35a, 2-35b and 2-35c. THE SITE IS APPROXIMATELY 1.10 MILES WEST OF STATE HIGHWAY 101 AND 1.31 MILES NORTH OF JOLON ROAD, WITHIN TOWNSHIP 23 SOUTH, RANGE 10 EAST AND SECTION 35 IN SOUTHERN MONTEREY COUNTY (APN: 423-091-043-000).

Project Planner Guy Moussalli presented the project. Environmental Health recommended changes to conditions as on the last hearing item.

Public Comment: Bruce Carter, project representative.

The Zoning Administrator approved the project with conditions as modified by Environmental Health and changing geological to geotechnical.

E. OTHER MATTERS: None.

F. ADJOURNMENT: 2:16 P.M.

Date adopted: August 13, 2009

ATTEST:



MIKE NOVO, ZONING ADMINISTRATOR