

**FINAL
MONTEREY COUNTY PLANNING COMMISSION
WEDNESDAY, SEPTEMBER 8, 2010
MINUTES**

Commissioner Ottone presided over the hearing until Commissioner Brown arrived

PLEDGE OF ALLEGIANCE - 9:05 A.M.

A. ROLL CALL

Present: Commissioners Getzelman, Vandevere, Roberts, Rochester, Salazar, Sanchez,
Diehl, Padilla, Ottone
Absent: Commissioner Brown (arrived 9:11 a.m.)

B. PUBLIC COMMENTS - None

C. AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The minutes for June 30, 2010 were removed from the agenda as they were not available.

D. APPROVAL OF MINUTES - July 14, 2010

It was moved by Commissioner Vandevere, seconded by Commissioner Roberts and passed by the following vote to approve the July 14, 2010 minutes:

AYES: Getzelman, Vandevere, Roberts, Rochester, Salazar, Sanchez, Diehl, Padilla,
Ottone
NOES: None
ABSENT: Commissioner Brown
ABSTAIN: None

E. COMMISSIONER COMMENTS, REQUESTS AND REFERRALS - None

F. SCHEDULED ITEMS

1. **MONTEREY COUNTY RESOURCE MANAGEMENT AGENCY - PUBLIC WORKS - REF100033** PLANNING AREA: SOUTH COUNTY AREA PLAN. **PROJECT PLANNER:** BOB SCHUBERT. **ENVIRONMENTAL STATUS:** CATEGORICALLY EXEMPT UNDER CEQA SECTIONS 15061(B)(3) AND 15305. **PROJECT DESCRIPTION:** DETERMINE THE CONSISTENCY OF A ROAD VACATION WITH THE 1982 GENERAL PLAN AND THE SOUTH COUNTY AREA PLAN. THE VACATION TO BE CONSIDERED IS THAT PORTION OF A TRAVELED WAY WITHIN THE COUNTY OF MONTEREY GENERALLY HEADING SOUTHEAST FROM NACIMIENTO LAKE DRIVE TO THE LINE SEPARATING MONTEREY COUNTY AND SAN LUIS OBISPO COUNTY, HISTORICALLY KNOWN BY A VARIETY OF NAMES BUT MOST COMMONLY KNOWN AS "OLD STAGE ROAD" (VARIOUSLY KNOWN IN THE PAST AS, OLD EL CAMINO REAL, BEE ROCK ROAD, OR OLD COUNTY ROAD) AND ESTABLISHED AS A

COUNTY ROAD BY THE "VIEWERS METHOD" ON OR ABOUT 1874. THIS IS A PUBLIC RIGHT-OF-WAY AND THE ADJOINING PROPERTY OWNERS ARE BUTTLE (ASSESSOR'S PARCEL NUMBER 424-091-044-000) AND HENRY (ASSESSOR'S PARCEL NUMBER 424-091-049-000)[N2]. THE RECOMMENDED ACTION WOULD DISPOSE OF 0.74-MILE UNIMPROVED AND UNMAINTAINED SEGMENT OF OLD STAGE ROAD PURSUANT TO THE REQUEST BY 20 FREEHOLDERS IN PETITIONS TO THE BOARD OF SUPERVISORS.

Chad Alinio, Public Works presented the proposed abandonment.

Commissioner Brown arrived at 9:11 a.m. and assumed his role as Chair of the Planning Commission.

Project Planner Bob Schubert discussed zoning corrections for the staff report.

Public Comment: John Bridges, representative for Mr. Henry, agreed with staff's recommendation; Captain Douglas Hales, Fort Hunter-Liggett Legal Office, US Army.

It was moved by Commissioner Diehl, seconded by Commissioner Salazar, and passed by the following vote to approve a resolution finding that the road vacation is consistent with the Monterey County General Plan, with the inclusion of an additional clause in the resolution that states clearly that the road abandonment is consistent with all applicable plans:

AYES: Getzelman, Vandevere, Roberts, Rochester, Salazar, Brown, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSENT: None
ABSTAIN: None

- 2. COUNTY OF MONTEREY (RANCHO CIELO) - PLN080351** PLANNING AREA: GREATER SALINAS AREA PLAN. **PROJECT PLANNER:** NADIA AMADOR. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** COMBINED DEVELOPMENT PERMIT CONSISTING OF A USE PERMIT AND ADMINISTRATIVE PERMIT FOR THE RANCHO CIELO YOUTH CAMPUS MASTER PLAN TO ALLOW EXPANSION OF A VOCATIONAL, EDUCATIONAL AND RECREATIONAL FACILITY TO BE DEVELOPED IN PHASES. THE PROJECT WOULD ADD 95,070 SQUARE FEET OF BUILDING AREA TO THE EXISTING 25,505 SQUARE FEET. THE PROJECT IS ANTICIPATED TO TAKE TWENTY YEARS FOR BUILD OUT. THE COMPONENTS OF THE RANCHO CIELO SITE MASTER PLAN INCLUDE: 1) APPROXIMATELY 17,000 SQUARE FEET OF CLASSROOM SPACE; 2) APPROXIMATELY 32,000 SQUARE FEET FOR VOCATIONAL EDUCATION AND LABORATORY EDUCATION; 3) AN 8-ACRE AGRICULTURAL EDUCATION WORKING FARM; 4) CONSTRUCTION OF AN AMPHITHEATRE FOR SEATING OF UP TO 200; 5) PARK SPACE FOR DAY USE INCLUDING A 2,000 SQUARE FOOT BARBEQUE AND SERVING AREA; 6) FIVE (5) 650 SQUARE FOOT ADAPTIVE LIVING LEARNING UNITS FOR TRANSITIONAL LIVING; 7) 10,000 SQUARE FOOT EXPANSION OF EXISTING GYMNASIUM; 8) EXPANSION OF THE CULINARY TRAINING CENTER INCLUDING COOKING AND SERVING AREAS; 9) EXPANSION OF ADMINISTRATIVE SPACES TO ALLOW FOR PROGRAM GROWTH; 10) INTERNAL ROADWAYS AND PARKING AREAS; 11) CONSTRUCTION OF RECREATIONAL FIELDS INCLUDING SOCCER AND BASEBALL FIELDS REQUIRING APPROXIMATELY 80,000 CUBIC YARDS OF EXCAVATION; 12) ADDITIONS OF HARD COURTS FOR BASKETBALL, TENNIS

AND OUTDOOR HARD COURT SPORTS;13) EXPANSION OF EQUESTRIAN TRAINING AND THERAPY FACILITIES; 14) RENOVATION OF EXISTING LAKES FOR WATER STORAGE AND FISHING OPPORTUNITIES; 15) ADDITION OF STORAGE BUILDINGS AND FACILITIES; 16) ADDITION OF SITE RESTROOM FACILITIES; 17) CONSTRUCTION OF A CARETAKERS RESIDENCE; 18) IMPROVEMENT OF SEWAGE DISPOSAL, STORM DRAINAGE, WATER STORAGE AND DISTRIBUTION SYSTEMS AND 19) ALLOW UP TO 12 COMMUNITY EVENTS PER YEAR. THE PROPERTY IS LOCATED AT 710 OLD STAGE ROAD, SALINAS (ASSESSOR'S PARCEL NUMBERS 211-031-004-000 AND 211-031-021-000), GREATER SALINAS AREA PLAN.

Project Planner Nadia Amador introduced Teri Wissler-Adams from EMC, the consultant for the County on the project. Teri Wissler-Adams presented the project. Project Planner Nadia Amador presented a memo containing errata corrections and revisions to the draft resolution. Manager John Ford discussed condition 14 regarding the expansion of Old Natividad Road and read into the record a new Evidence #3g.

Public Comment: Applicant, Executive Director Susie Brusa; Rancho Cielo Board President Judge John Phillips, Applicant, who agreed to all conditions and proposed revisions to conditions; Dino Solaro; Francisco Solis; Lance Batistich.

It was moved by Commissioner Padilla, seconded by Commissioner Salazar and passed by the following vote to approve project with all changes and corrections that staff had recommended:

AYES: Getzelman, Vandevere, Roberts, Rochester, Salazar, Brown, Sanchez, Diehl, Padilla, Ottone
NOES: None
ABSENT: None
ABSTAIN: None

Break 9:56 a.m. Reconvene 10:12 a.m.

3. SEPTEMBER RANCH PARTNERS - PLN050001 and PC95062

PLANNING AREA: CARMEL VALLEY MASTER PLAN. **PROJECT PLANNER:** LAURA LAWRENCE. **ENVIRONMENTAL STATUS:** ENVIRONMENTAL IMPACT REPORT PREPARED. **PROJECT DESCRIPTION:** A COMBINED DEVELOPMENT PERMIT CONSISTING OF: 1) A VESTING TENTATIVE MAP FOR THE SUBDIVISION OF 891 ACRES INTO 73 MARKET-RATE RESIDENTIAL LOTS AND 22 AFFORDABLE HOUSING LOTS (15 INCLUSIONARY AND 7 DEED-RESTRICTED WORKFORCE HOUSING LOTS) FOR A TOTAL OF 95 RESIDENTIAL LOTS; A 20.2 ACRE EXISTING EQUESTRIAN FACILITY AND ACCESSORY STRUCTURES RELATED TO THAT USE (PARCEL E); 300.5 ACRES OF COMMON OPEN SPACE (PARCELS A & C); 242.9 ACRES OF PUBLIC OPEN SPACE FOR DONATION/DEDICATION (PARCEL D); 250.7 ACRES OF PRIVATE OPEN SPACE (CONSERVATION AND SCENIC EASEMENT) ON EACH LOT OUTSIDE OF THE BUILDING ENVELOPE; 6.9 ACRES OF OPEN SPACE RESERVED FOR FUTURE PUBLIC FACILITIES (PARCEL B); ANNEXATION TO THE CARMEL AREA WASTEWATER DISTRICT FOR SEWAGE DISPOSAL; 2) A USE PERMIT FOR THE PUBLIC/COMMERCIAL USE OF THE EQUESTRIAN CENTER & STABLES FOR A MAXIMUM OF 50 HORSES AND A MAXIMUM WATER USE OF 3.0 ACRE-FEET PER YEAR; 3) A USE PERMIT FOR AN ON-SITE WATER SYSTEM INCLUDING NEW WELLS, BACKUP WELL(S), BOOSTER PUMPS, WATER TANKS AND PIPING FOR FIRE SUPPRESSION AND RESIDENTS OF THE SUBDIVISION; 4) A USE

PERMIT FOR REMOVAL OF A MAXIMUM OF 819 PROTECTED COAST LIVE OAKS; 5) AN ADMINISTRATIVE PERMIT FOR UP TO 100,000 CUBIC YARDS OF GRADING IN AN "S" (SITE PLAN REVIEW) OVERLAY ZONING DISTRICT FOR SUBDIVISION INFRASTRUCTURE AND IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, DEVELOPMENT OF ROADS, WATER TANKS, WATER SYSTEM, AND DRAINAGE DETENTION AREAS; 6) A USE PERMIT TO ALLOW DEVELOPMENT ON SLOPES GREATER THAN 30 PERCENT FOR AFFORDABLE HOUSING ON LOTS 5 THROUGH 11, SUBDIVISION INFRASTRUCTURE AND SUBDIVISION IMPROVEMENTS; AND 7) AN ADMINISTRATIVE PERMIT FOR AFFORDABLE HOUSING, EQUESTRIAN CENTER CARETAKER UNIT/PUBLIC OFFICE, A TRACT SALES OFFICE AND A SECURITY GATEHOUSE. THE PROPERTY IS LOCATED APPROXIMATELY 2.5 MILES EAST OF HIGHWAY 1 ON THE NORTH SIDE OF CARMEL VALLEY ROAD, BETWEEN CANADA WAY AND VALLEY GREENS DRIVE, MID-CARMEL VALLEY AREA (ASSESSOR'S PARCEL NUMBERS: 015-171-010-000; 015-171-012-000; 015-361-013-000; 015-361-014-000), CARMEL VALLEY MASTER PLAN.

Project Planners Laura Lawrence and Alana Knaster presented the project and presented a memo with suggested changes and corrections to the proposed resolution..

Deputy County Counsel Strimling advised the Planning Commission concerning its role and scope of review in regard to the project.

Joe Schofield, outside counsel for the County of Monterey, explained some of the legal issues associated with the prior litigation related to this project.

Public Comment: Anthony Lombardo, representative for applicant; Skip Marquard; Glenn Robinson, Carmel Valley Association; Amy White, LandWatch; Cathy Chavez-Miller; Cathy Anderson; Christine Williams, Carmel Valley Association President; Patricia Bernardi, Save Our Carmel River; Nancy Rushmer; Molly Erickson, Sierra Club; Michael Stamp, The Open Monterey Project.

Anthony Lombardo, representative for applicant provided a rebuttal.

Break 11:49 a.m. Reconvene @ 12:01 p.m.

Alana Knaster, Chad Alinio, Public Works, and Joe Schofield responded to comments and questions from the Planning Commission.

It was moved by Commissioner Rochester, seconded by Commissioner Salazar, and passed by the following vote to recommend that the Board of Supervisors certify the Final Environmental Impact Report including the Final Revised Water Demand Analysis, approve the Combined Development Permit subject to the recommended conditions of approval, and adopt the Mitigation and Monitoring Reporting Program including all changes and corrections presented by staff during the hearing.

AYES: Getzelman, Rochester, Salazar, Sanchez, Brown, Ottone
NOES: Vandevere, Roberts, Diehl, Padilla
ABSENT: None
ABSTAIN: None

G. OTHER MATTERS: NONE

H. DEPARTMENT REPORT

Secretary Novo reported on certification of the Housing Element by the California Department of Housing and Community Development and reported on changes to County's Code Enforcement operations. Chair Brown inquired about some possible code enforcement cases that may cause people to be homeless. Secretary Novo stated the department has identified housing with the Redevelopment and Housing Office to provide transition housing for those situations.

I. ADJOURNMENT - 12:36 p.m.

Date Adopted: October 27, 2010

ATTEST



Mike Novo, Secretary

MN/ca