

**FINAL**  
**MONTEREY COUNTY ZONING ADMINISTRATOR**  
**THURSDAY, SEPTEMBER 9, 2010**  
**MINUTES**

**A. ROLL CALL - 1:30 P.M.**

Present: Mike Novo, Zoning Administrator, Roger VanHorn, Environmental Health, Chad Alinio, Public Works, and Michael Trapani, Water Resources Agency

**B. PUBLIC COMMENTS** - None

**C. APPROVAL OF MINUTES:** July 29, August 12 and August 26, 2010

The above listed minutes were pulled from the agenda.

**D. SCHEDULED ITEMS**

1. **AVILA SAM TR ET AL - PLN090118** **Project Location:** West Side Of Highway 101. **Planning Area:** South County Area Plan. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** The Project Proposed By Venoco Corporation Is To Drill Up To Nine (9) Total Exploratory Oil And Natural Gas Wells. There Are Three Proposed Sites (1b, 7a, 34b) Each Site Will Contain Up To Three (3) Exploratory Oil And Gas Wells On A Single Pad. The Drilling Of The Second And Then The Third Exploratory Wells On Each Pad Is Dependent Upon The Results Of The Testing For The First Well. The Project Will Be Completed In Two Phases: 1) A Site Preparation Phase, Road Grading For The Purpose Of Access To Each Of The Proposed Sites; And Development Of Pads To Locate A Stable Drilling Platform For The Exploratory Drilling Equipment And The Construction Of Ancillary Non Permanent Structures; And 2) The Drilling And Testing Phase. The Project Will Require Use Permits For Each Parcel As Required Under The Zoning Code Because The Wells Are Located On Separate Parcels. Well Site #7a, Is Located In Section 7, (Township 24 South, Range 11 East). The Site Is Approximately 0.60 Miles South West Of Highway 101 And Approximately 0.90 Miles South East Of Jolon Road, (Assessor's Parcel Number 424-101-023-000). Well Site #1bis Located In Township 24 South, Range 10 East, Section 1, .5 Miles West Of Highway 101 And 0.20 Miles North Of Jolon Road (Assessor's Parcel Number 424-081-016-000); And Well Site #34bis Located In Township 23 South, Range 10 East, Section 34. The Site Is Approximately 2.2 Miles West Of State Highway 101 And Approximately 0.90 Miles North Of Jolon Road (Assessor's Parcel Number 423-091-040-000). The Three Project Sites Are Located Along The West Side Of Highway 101 Within The South County Area Plan. The Project Will Require A Total Of 30,010 Cubic Yards Of Grading. The Soil Will Be Redistributed On Each Site To Create A Pad For Each Of The Three Drilling Platforms. Project Site 7a Will Require 2,770 Cubic Yards Of Cut And 2,560 Cubic Yards Of Fill. Project Site 1b Will Require 8,970 Cubic Yards Of Cut And 8,240 Cubic Yards Of Fill, Site 34b Will Require 18,270 Cubic Yards Of Cut And 16,320 Cubic Yards Of Fill. The Remainder 2,890 Cubic Yards Of Spoils Will Remain On Each Respective Site.
  
2. **WARD ROWENA JOANNE TR - PLN090119** **Project Location:** West Side Of Highway 101. **Permit Type:** Use Permit. **Planning Area:** South County Area Plan. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** The

Project Proposed By Venoco Corporation Is To Drill Up To Nine (9) Total Exploratory Oil And Natural Gas Wells. There Are Three Proposed Sites (1b, 7a, 34b) Each Site Will Contain Up To Three (3) Exploratory Oil And Gas Wells On A Single Pad. The Drilling Of The Second And Then The Third Exploratory Wells On Each Pad Is Dependent Upon The Results Of The Testing For The First Well. The Project Will Be Completed In Two Phases: 1) A Site Preparation Phase, Road Grading For The Purpose Of Access To Each Of The Proposed Sites; And Development Of Pads To Locate A Stable Drilling Platform For The Exploratory Drilling Equipment And The Construction Of Ancillary Non Permanent Structures; And 2) The Drilling And Testing Phase. The Project Will Require Use Permits For Each Parcel As Required Under The Zoning Code Because The Wells Are Located On Separate Parcels. Well Site #7a, Is Located In Section 7, (Township 24 South, Range 11 East). The Site Is Approximately 0.60 Miles South West Of Highway 101 And Approximately 0.90 Miles South East Of Jolon Road, (Assessor's Parcel Number 424-101-023-000). Well Site #1bis Located In Township 24 South, Range 10 East, Section 1, .5 Miles West Of Highway 101 And 0.20 Miles North Of Jolon Road (Assessor's Parcel Number 424-081-016-000); And Well Site #34bis Located In Township 23 South, Range 10 East, Section 34. The Site Is Approximately 2.2 Miles West Of State Highway 101 And Approximately 0.90 Miles North Of Jolon Road (Assessor's Parcel Number 423-091-040-000). The Three Project Sites Are Located Along The West Side Of Highway 101 Within The South County Area Plan. The Project Will Require A Total Of 30,010 Cubic Yards Of Grading. The Soil Will Be Redistributed On Each Site To Create A Pad For Each Of The Three Drilling Platforms. Project Site 7a Will Require 2,770 Cubic Yards Of Cut And 2,560 Cubic Yards Of Fill. Project Site 1b Will Require 8,970 Cubic Yards Of Cut And 8,240 Cubic Yards Of Fill, Site 34b Will Require 18,270 Cubic Yards Of Cut And 16,320 Cubic Yards Of Fill. The Remainder 2,890 Cubic Yards Of Spoils Will Remain On Each Respective Site.

3. **PORTER ESTATE COMPANY BRADLEY RANCH INC - PLN090120 Project**  
**Location:** West Side Of Highway 101. **Permit Type:** Use Permit. **Planning Area:** South County Area Plan. **Environmental Status:** Mitigated Negative Declaration.  
**Project Description:** The Project Proposed By Venoco Corporation Is To Drill Up To Nine (9) Total Exploratory Oil And Natural Gas Wells. There Are Three Proposed Sites (1b, 7a, 34b) Each Site Will Contain Up To Three (3) Exploratory Oil And Gas Wells On A Single Pad. The Drilling Of The Second And Then The Third Exploratory Wells On Each Pad Is Dependent Upon The Results Of The Testing For The First Well. The Project Will Be Completed In Two Phases: 1) A Site Preparation Phase, Road Grading For The Purpose Of Access To Each Of The Proposed Sites; And Development Of Pads To Locate A Stable Drilling Platform For The Exploratory Drilling Equipment And The Construction Of Ancillary Non Permanent Structures; And 2) The Drilling And Testing Phase. The Project Will Require Use Permits For Each Parcel As Required Under The Zoning Code Because The Wells Are Located On Separate Parcels. Well Site #7a, Is Located In Section 7, (Township 24 South, Range 11 East). The Site Is Approximately 0.60 Miles South West Of Highway 101 And Approximately 0.90 Miles South East Of Jolon Road, (Assessor's Parcel Number 424-101-023-000). Well Site #1bis Located In Township 24 South, Range 10 East, Section 1, .5 Miles West Of Highway 101 And 0.20 Miles North Of Jolon Road (Assessor's Parcel Number 424-081-016-000); And Well Site #34bis Located In Township 23 South, Range 10 East, Section 34. The Site Is Approximately 2.2 Miles West Of State Highway 101 And Approximately 0.90 Miles North Of Jolon Road (Assessor's Parcel Number 423-091-040-000). The Three Project Sites Are Located Along The West Side Of Highway 101 Within The South County Area Plan. The Project Will Require A Total Of 30,010 Cubic Yards Of Grading. The Soil

Will Be Redistributed On Each Site To Create A Pad For Each Of The Three Drilling Platforms. Project Site 7a Will Require 2,770 Cubic Yards Of Cut And 2,560 Cubic Yards Of Fill. Project Site 1b Will Require 8,970 Cubic Yards Of Cut And 8,240 Cubic Yards Of Fill, Site 34b Will Require 18,270 Cubic Yards Of Cut And 16,320 Cubic Yards Of Fill. The Remainder 2,890 Cubic Yards Of Spoils Will Remain On Each Respective Site.

Laura Lawrence represented planner Ramon Montano and requested a continuance for PLN090118, PLN090119 and PLN090120 to the September 30, 2010 Zoning Administrator hearing.

The Zoning Administrator continued all three projects to September 30, 2010.

4. **KENDALL JACKSON WINE ESTATES LTD - Planning Area:** Central Salinas Area Plan. **Permit Type:** Use Permit. **Environmental Status:** Mitigated Negative Declaration. **Project Description:** Use Permit To Allow The Expansion Of An Existing Winery (PLN970170). The Expansion Consists Of: 1) A New 87,200 Square Foot Pinot Noir Processing Plant And Barrel Storage Room: 2) A 5,100 Square Foot Administrative Office: 3) A Use Permit To Allow A Reduction In Parking Spaces To 47 Whereas Monterey County Code Requires 169 Spaces And: 4) A Variance To Allow An Increase In Height To 46 Feet Whereas The District Regulations Allow 35 Feet. The Proposed Will Require The Removal Of 13 Rows Of Vineyards For Additional Parking. The Property Is Located At 37300 Doud Road, Soledad (Assessors Parcel Number 183-021-015-000) Central Salinas Area Plan.

Laura Lawrence represented planner Valerie Negrete and requested a continuance for PLN080089 to the October 28, 2010 Zoning Administrator hearing.

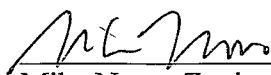
The Zoning Administrator continued the project to October 28, 2010.

**E. OTHER MATTERS** - None

**F. ADJOURNMENT** - 1:32

Date Adopted: September 30, 2010

ATTEST



Mike Novo, Zoning Administrator

MN/ca