



Resource Management Agency

Planning Department

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DATE: August 18, 2008

TO: Planning Commissioners

FROM: Michael McCormick, Contract Planner

SUBJECT: Panziera/Conundrum Winery Combined Development Permit
(File Number PLN070275)

MEETING: Planning Commission Public Hearing on August 27, 2008 at
9:00 A.M.

Project Description: Combined Development Permit (PLN070257, Panziera) consisting of: 1) Use Permit to allow construction of two wind energy electrical turbines, 600 cu yds of grading for footings and trenching and the construction of appurtenant electrical facilities; 2) Use Permit to allow development on slopes of 30% or greater; 3) Variance to increase both wind energy electrical turbines' height (system height) from 100 ft to 214 ft; and 4) Variance to allow installation of wind turbine systems without the required orange safety coloring on the wind turbine blades. The property is located at 1290 River Road, Salinas (Assessor's Parcel Number 167-041-005-000), Central Salinas Valley Area.

Staff Recommendation: Staff recommends that the Planning Commission continue the project application to September 24, 2008 to allow additional time for staff to respond to comments received on the public review draft of the CEQA Initial Study and Mitigated Negative Declaration.

Cc: Taven Kinison Brown, Carl Holm, Mike Novo; Owner/Applicant; File