

MONTEREY COUNTY PLANNING COMMISSION

Meeting: February 25, 2015	Agenda Item No.: 1
Project Description: Continued from December 10, 2014, January 14, 2015, and February 11, 2015. Consider a Combined Development Permit consisting of: 1) a Coastal Development Permit to allow development on slopes exceeding 30 percent (for the construction of turn-out areas on the existing access road); 2) a Coastal Development Permit to allow development within 100 feet of environmentally sensitive habitat; 3) a Coastal Administrative Permit and Design Approval to allow the construction of a 57-space public parking area and improvements to an existing access road; and associated grading.	
Project Location: Palo Corona Regional Park, east of Highway 1 between Ribera and Oliver Roads	APN: 243-081-008-000
Planning File Number: PLN130417	Owner/Applicant: Monterey Peninsula Regional Park District (MPRPD)
Planning Area: Carmel Area Land Use Plan	Flagged and staked: No
Zoning Designation: WSC/40-D-SpTr (CZ) [Watershed and Scenic Conservation, 40 acre minimum, with Design Control and Special Treatment Overlays (Coastal Zone)]	
CEQA Action: Mitigated Negative Declaration, per CEQA Guidelines Section 15096	
Department: RMA – Planning	

RECOMMENDATION:

Staff recommends that the Planning Commission adopt a resolution (**Exhibit C**) to:

- 1) Consider the Mitigated Negative Declaration and associated Mitigation and Monitoring Plan prepared and adopted by MPRPD on June 2, 2014 (**Exhibit H**);
- 2) Approve a Combined Development Permit (PLN130417), based on the findings and evidence and subject to the conditions of approval (**Exhibit C**); and
- 3) Adopt the associated Mitigation and Monitoring Reporting Plan (**Exhibit C**).

PROJECT OVERVIEW:

This item was continued from the December 10, 2014, and the January 14 and February 11, 2015, Planning Commission public hearings to allow the Applicant time to post public hearing notices on and near the subject property at least ten days prior to the scheduled public hearing, to allow the Applicant to provide additional traffic information to the County (**Exhibit J**), and due to a lack of a quorum.

MPRPD proposes the construction of a 57-space public parking area, including improvements to an existing access road and associated grading. The proposed project also includes development within 100 feet of environmentally sensitive habitat and development on slopes exceeding 30 percent. A more detailed discussion of this project is included at **Exhibit B**.

The County received correspondence from Noland, Hamerly, Etienne, and Hoss (NHEH) (**Exhibits G-1 through G-5**) which identified concerns related to the project. These concerns are addressed in **Exhibit B**. In addition, the County received other letters and emails either in support of or in opposition to the project. Copies of this other correspondence have been provided to the Planning Commission, the Applicant, NHEH, and the public.

OTHER AGENCY INVOLVEMENT: The following agencies and departments reviewed this project:

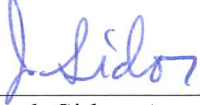
- √ RMA - Public Works
- √ RMA - Environmental Services

Environmental Health Bureau
Water Resources Agency
Carmel Highlands Fire Protection District
Parks Department
Sheriff's Office
Caltrans, District 5
California Coastal Commission

Agencies that submitted comments are noted with a check mark (“√”). Conditions recommended by RMA – Environmental Services and RMA – Planning have been incorporated into the Condition Compliance/Mitigation Monitoring and Reporting Plan attached to the draft resolution (**Exhibit C**).

The project was referred to the Carmel Unincorporated Land Use Advisory Committee (LUAC) for review. At a public meeting held on September 15, 2014, the LUAC voted 4 – 0 to recommend approval of the project with changes (**Exhibit E**).

Note: The decision on this project is appealable to the Board of Supervisors and the California Coastal Commission.



Joseph Sidor, Associate Planner
(831) 755-5262, SidorJ@co.monterey.ca.us
February 18, 2015

cc: Front Counter Copy; Planning Commission; Carmel Highlands Fire Protection District; RMA - Public Works; RMA - Environmental Services; Parks Department; Environmental Health Bureau; Water Resources Agency; Sheriff's Office (Monterey); Caltrans, District 5; California Coastal Commission; John Ford, RMA Services Manager; Joseph Sidor, Project Planner; MPRPD (Tim Jensen), Owner/Applicant; Big Sur Land Trust, Interested Party; Christine Kemp, Interested Party; The Open Monterey Project; LandWatch; Planning File PLN130417

Attachments: Exhibit A Project Data Sheet
Exhibit B Project Discussion
Exhibit C Draft Resolution, including:
• Conditions of Approval
• Site Plans
Exhibit D Vicinity Map
Exhibit E Advisory Committee Minutes (Carmel Unincorporated LUAC)
Exhibit F Applicant's Project Proposal
Exhibit G Project Correspondence
• NHEH (C. Kemp) Letter dated August 27, 2014
• NHEH (C. Kemp) Letter dated November 21, 2014
• NHEH (C. Kemp) email dated November 26, 2014
• NHEH (C. Kemp) email dated November 26, 2014
• NHEH (C. Kemp) Letter dated February 10, 2015
Exhibit H Mitigated Negative Declaration (MND), including:
• MPRPD Resolution No. 2014-11

- Mitigation Monitoring and Reporting Plan
- Notice of Determination
- Notice of Intent and MND/Initial Study
- Technical Reports
- Comments Letters and Responses to Comments

Exhibit I

Interim Public Access Proposal, June 2005

Exhibit J

Supplemental Trip Generation Discussion dated January 22, 2015

This report was reviewed by John Ford, RMA Services Manager.

