

Monterey County

*Monterey County Planning Commission
Monterey County Government Center - Board of Supervisors Chambers
168 W. Alisal St.
Salinas, CA 93901*



Meeting Agenda - Final

Wednesday, December 13, 2017

1:30 PM

Monterey County Planning Commission

*Keith Vandever, Chair
Melissa Duflock, Vice-Chair
Jacqueline R. Onciano, Secretary*

The Recommended Action indicates the staff recommendation at the time the agenda was prepared. That recommendation does not limit the Planning Commission's alternative actions on any matter before it.

BREAKS will be taken approximately at 10:15 a.m. and 3:00 p.m.

DOCUMENT DISTRIBUTION: Documents relating to agenda items that are distributed to the Planning Commission less than 72 hours prior to the meeting are available for public inspection at the front counter of the Resource Management Agency, Monterey County Government Center – Schilling Campus, 1441 Schilling Place – South, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Planning Commission will be available at the meeting.

If requested, the agenda shall be made available in appropriate alternative formats to persons with a disability, as required by Section 202 of the Americans with Disabilities Act of 1990 (42 USC Sec. 12132) and the federal rules and regulations adopted in implementation thereof. For information regarding how, to whom and when a person with a disability who requires a modification or accommodation in order to participate in the public meeting may make a request for disability-related modification or accommodation including auxiliary aids or services or if you have any questions about any of the items listed on this agenda, please call the Monterey County Resource Management Agency at (831) 755-5025.

All documents submitted by the public on the day of the hearing should have no fewer than 16 copies.

The Planning Commission Clerk must receive all materials for the agenda packet by noon on the Tuesday one week prior to the Wednesday Planning Commission meeting in order for the materials to be included in the agenda packet distributed in advance to the Commission.

NOTE: All agenda titles related to numbered items are live web links. Click on the title to be directed to corresponding Staff Report.

1:30 P.M. – CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz	Cosme Padilla
Martha Diehl	Amy Roberts
Melissa Dufflock	Keith Vandevere
Paul C. Getzelman	Jonathan Wizard
Jose Mendez	

PUBLIC COMMENTS

This is a time set aside for the public to comment on a matter that is not on the agenda.

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

The Commission Clerk will announce agenda corrections, deletions and proposed additions, which may be acted on by the Planning Commission as provided in Sections 54954.2 of the California Government Code.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

This is a time set aside for the Commissioners to comment, request, or refer a matter that is on or not on the agenda.

1:30 P.M. – SCHEDULED MATTERS

- 1. PLN160608 - BAILEY (Continued from October 25, 2017)**

Continue PLN160608 to February 28, 2018, for consideration of a Combined Development Permit to improve an existing single family dwelling within 100 feet of ESHA. Staff will prepare an Initial Study to determine potential significant impacts to the environment.

Project Location: 3257 17 Mile Drive, Pebble Beach

Proposed CEQA action: Initial Study

Attachments: [Staff Report](#)
[Exhibit A - Letter from T. Lombardo, dated November 1, 2017](#)
- 2. PLN160136- CARLO PARCO (BARWICK)**

Public hearing to consider the construction of a one-story single-family residence and a one-story detached recreation structure which will require the removal of a total of six (6) Coast live oak trees and the development within 100 feet of Environmentally Sensitive Habitat Area (ESHA- central maritime chaparral plant community, Pajaro Manzanita, Hooker's Manzanita, Monterey ceanothus).

Project Location: 15630 Plaza Serena, Salinas, North County Land Use Plan
(Assessor's Parcel Number 129-096-034-000)

Proposed CEQA Action: Adopt a Mitigated Negative Declaration

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Discussion](#)

[Exhibit C - Draft Resolutiuon](#)

[Exhibit D - Mitigated Negative Declaration](#)

[Exhibit E - Tree Resource Assessment, dated September 5, 2017](#)

[Exhibit F - Biological survey update for the Barwick Property, dated September](#)

[Exhibit G - Vicinity Map](#)

3.

PLN160144 - VIRNIG SHARENE HAMROCK TR & VIRNIG KENNETH JOHN II

Public hearing to consider the remodel of an existing 2-story single family dwelling and attached garage resulting in a net increase of approximately 2,535 square feet, and dune habitat restoration. Development would occur within 750 feet of a known archaeological resource and within 100 feet of environmentally sensitive habitat (ESHA).

Project Location: 1154 The Dunes, Pebble Beach, Del Monte Forest Land Use Plan

Proposed CEQA Action: Categorically Exempt per Sections 15301(e)(1) and 15333 of the Guidelines

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Vicinity Map](#)

[Exhibit D - Reports](#)

[Exhibit E - Minutes - Del Monte Forest LUAC, 4 August 2016](#)

[Exhibit F - Comments - California Coastal Commission, 12 August 2016](#)

[Exhibit G - Del Monte Conservancy Map - Accepted Easements & Ownership in](#)

[Exhibit H - Map - Figure 2b Del Monte Forest Watersheds](#)

4.

**PLN160146 - PORTER ESTATES COMPANY BRADLEY RANCH LLC
(TRIO PETROLEUM)**

Public hearing to consider approval of a Use Permit to allow temporary production testing for oil and gas at four (4) sites in the Hames Valley.

Project Location: Hames Valley, Bradley

Proposed CEQA Action: Adopt Mitigated Negative Declaration

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - LUAC Minutes](#)
 [Exhibit D - Project Location](#)
 [Exhibit E - Initial StudyMitigated Negative Declaration](#)
 [Exhibit F - Biological Assessment](#)
 [Exhibit G - Comments on Mitigated Negative Declaration](#)

OTHER MATTERS

5. Receive a verbal update on the Monterey Peninsula District Consumptive Use Rules

DEPARTMENT REPORT

6. Receive a report on the number of trees approved for removal in 2017

ADJOURNMENT