

# Monterey County

*Monterey County Zoning Administrator  
Monterey County Government Center - Board of Supervisors Chamber  
168 W. Alisal St.  
Salinas, CA 93901*



## Meeting Agenda - Final

Thursday, August 9, 2018

9:30 AM

### Monterey County Zoning Administrator

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

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

**DOCUMENT DISTRIBUTION:** Documents relating to agenda items that are distributed to the Zoning Administrator 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, 1441 Schilling Place – South, 2nd Floor, Salinas, CA. Documents distributed by County staff at the meeting of the Zoning Administrator 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) 755-4800.

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

**9:30 A.M. – CALL TO ORDER**

**ROLL CALL**

*Mike Novo, Zoning Administrator  
Representative from Environmental Health  
Representative from Public Works  
Representative from Water Resources Agency*

**PUBLIC COMMENT**

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

**9:30 A.M. - SCHEDULED ITEMS**

1. **PLN180115 - MFJK PARTNERSHIP**  
Public hearing to consider installation of a ground mount photovoltaic system in a dirt parking lot to support existing agricultural uses within 750-feet of a known archaeological resource.  
**Project Location:** 2250 Highway 1, Moss Landing, North County Land Use Plan (APN: 413-011-029-000)  
**Proposed CEQA action:** Categorically Exempt pursuant to Section 15303(e) of the CEQA Guidelines.  
  
**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)
  
2. **PLN180248 - WALLACE MICHAEL & NAOMI TRS**  
Public hearing to consider the construction of a two-story single family dwelling, attached garage, and removal of 2 trees (1 Monterey Pine, 1 Oak).  
**Proposed CEQA Action:** Categorical Exemption pursuant to Section 15303 of the CEQA Guidelines  
**Project Location:** 3104 Valdez Road, Pebble Beach, Greater Monterey Peninsula Area Plan

**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Proposed Colors and Materials](#)

3.

**PLN170624 - GREER**

Public hearing to consider conversion of an existing test well to a permanent well for a future single connection which is not part of this application.

**Project Location:** 124 Fern Canyon, Carmel, Carmel Area Land Use Plan

**Proposed CEQA Action:** Categorical Exemption pursuant to Section 15301(b) of the CEQA Guidelines.

**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Letter from Fenton & Keller](#)

4.

**PLN180023 - GREMP**

Public hearing to consider the demolition of an existing two-story single-family dwelling, and construction of a 4,871 square foot two-story single-family dwelling with an attached garage and subterranean basement.

**Project Location:** 3024 Cormorant Road, Pebble Beach, Greater Monterey Peninsula Area Plan

**Proposed CEQA Action:** Categorical Exemption pursuant to Section 15302 of the CEQA Guidelines.

**Attachments:** [Staff Report](#)  
[Exhibit A - Draft Resolution](#)  
[Exhibit B - Del Monte Forest LUAC Minutes 3-1-18](#)  
[Exhibit C - Vicinity Map](#)

**OTHER MATTERS**

**ADJOURNMENT**