

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, March 27, 2019

9:00 AM

Monterey County Planning Commission

*Paul Getzelman, Chair
Amy Roberts, Vice-Chair
Brandon Swanson, 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.

9:00 A.M. - CALL TO ORDER

PLEDGE OF ALLEGIANCE

ROLL CALL

Ana Ambriz	Paul C. Getzelman
Richard Coffelt	Ernesto G. Gonzalez
Melissa Dufflock	Francisco Javier Mendoza
Martha Diehl	Amy Roberts
Etna Monsalve	Keith Vandever

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.

9:00 A.M. – SCHEDULED MATTERS

- 1. PLN190006 - MARSHALL**
Public hearing to consider construction of a new raised foundation under an existing legal non-conforming historic cabin within 100 feet of environmentally sensitive habitat and on slopes greater than 30 percent.
Proposed Location: 36963 Palo Colorado Road, Big Sur
Proposed CEQA Action: This continuance is not a commitment to a project and therefore is not subject to a CEQA determination.
Attachments: [Staff Report](#)

2. PLN180394 - DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION)

Public hearing to consider an amendment to the Moss Landing Power Plant Master Plan to allow a battery energy storage system at the site.

Project Location: 11283 Dolan Road, Moss Landing, North County Land Use Plan, Moss Landing Community Plan

Proposed CEQA action: Adopt a Mitigated Negative Declaration

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Discussion](#)

[Exhibit C - Draft Resolution](#)

[Exhibit D - Vicinity Map](#)

[Exhibit E - Initial Study MND](#)

[Exhibit F - Public Comments on MND](#)

[Exhibit G - North County LUAC Minutes](#)

[Exhibit H - Biology Letter \(Response to CDFW\)](#)

[Exhibit I - Traffic Assessment LIB190012](#)

[Exhibit J - Construction Management Plan](#)

10:30 A.M. – SCHEDULED MATTERS

3. PLN040183 - PARAISO HOT SPRINGS RESORT

Public hearing to consider the reconstruction of a resort (Paraiso Hot Springs Resort). The proposed project would demolish the former resort structures and construct a resort with 103 hotel rooms, 77 timeshare units, and a wide variety of amenities. Most amenities will be available only for resort guests, but the resort includes a public use area with spa, visitor center, and commercial uses.

Project Location: 34358 Paraiso Springs Road, Soledad, Central Salinas Valley Area Plan (Assessor's Parcel Numbers 418-381-021-000, 418-361-004-000, and 418-381-022-000)

Proposed CEQA Action: Certify an Environmental Impact Report; Adopt a Statement of Overriding Considerations; Adopt a Mitigation Monitoring and Reporting Program

Attachments: [Staff Report](#)
[Exhibit A - Project Data Sheet](#)
[Exhibit B - Project Discussion](#)
[Exhibit C - Draft Resolution](#)
[Exhibit D - Vicinity Map](#)
[Exhibit E - Tentative Map - May 2012](#)
[Exhibit F - Complete Set of Project Plans](#)
[Exhibit G - General Development Plan](#)
[Exhibit H - Recirculated Draft Environmental Impact Report](#)
[Exhibit I - Final Environmental Impact Report](#)
[Exhibit J - Historic Resources Review Board Resolution](#)
[Exhibit K - Correspondence](#)
[Exhibit L - Hotel Asset Managers CHMW Correspondence](#)

OTHER MATTERS

DEPARTMENT REPORT

ADJOURNMENT