

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, April 24, 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 Duflock	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.

ACCEPTANCE OF MINUTES

A. Acceptance of the January 10, 2018 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes - 1-10-18](#)

B. Acceptance of the October 31, 2018 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes - 10-31-18](#)

C. Acceptance of the December 5, 2018 Planning Commission Meeting Minutes.

Attachments: [Draft PC Minutes - 12-5-18](#)

9:00 A.M. – SCHEDULED MATTERS

1. PLN160105 - BUCHHOLZ

After-the-fact consideration of an Administrative Design Approval for an elevated accessory structure (approx. 238 sq ft).

Proposed Location: 17 Ring Lane, Carmel Valley

Proposed CEQA Action: Categorically Exempt per CEQA Section 15303 of the CEQA guidelines

Attachments: [Staff Report](#)

2. PLN150889 - CALIFORNIA AMERICAN WATER CO (DESALINATION PLANT-- COMPONENT OF THE MONTEREY PENINSULA WATER SUPPLY PROJECT)

Public hearing to consider a Combined Development Permit for a 6.4 million gallon per day (mgd) desalination plant and related facilities covering an approximately 25-acre area as a component of the overall Monterey Peninsula Water Supply Project (MPWSP).

Project Location: 14175 Del Monte Blvd, Marina CA 93933, off of the private Charlie Benson Road, north of the City of Marina.

Proposed CEQA Action: Consider an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) previously certified by the California Public Utilities Commission for the Monterey Peninsula Water Supply Project (SCH#2006101004).

Attachments: [Staff Report](#)

[Exhibit A - Project Data Sheet](#)

[Exhibit B - Draft Resolution](#)

[Exhibit C - Draft Construction Management Plan](#)

[Exhibit D - Overview of MPWSP Facilities](#)

[Exhibit E - Vicinity Map](#)

[Exhibit F - Visual Impact Analysis](#)

[Exhibit G - Environmental Impact Report](#)

3. PLN150653 - CALIFORNIA AMERICAN WATER CO (CARMEL VALLEY PUMP STATION COMPONENT OF THE MONTEREY PENINSULA WATER SUPPLY PROJECT)

Public hearing to consider the construction of a 764 square foot pump station to deliver water to the California American Water Company (CalAm) Monterey District service area as a component of the overall Monterey Peninsula Water Supply Project (MPWSP).

Project Location: 26530 Rancho San Carlos Road, in Carmel Valley (Assessor's Parcel Number 015-251-030-000), Carmel Valley Master Plan area. [Mailing address is "Carmel."]

Proposed CEQA Action: Consider an Environmental Impact Report/Environmental Impact Statement (EIR/EIS) previously certified by the California Public Utilities Commission for the Monterey Peninsula Water Supply Project (SCH#2006101004).

Attachments: [Staff Report](#)
 [Exhibit A - Project Data Sheet](#)
 [Exhibit B - Draft Resolution](#)
 [Exhibit C - Color Elevations](#)
 [Exhibit D - Carmel Valley LUAC Minutes](#)
 [Exhibit E - Vicinity map](#)
 [Exhibit F - Environmental Impact Report](#)

4. GPZ090005 - MOSS LANDING COMMUNITY PLAN UPATE

Public workshop to discuss draft Land Use designation changes and policies of the Moss Landing Community Plan update.

Project Location: North County Land Use Plan, Moss Landing Community, Coastal Zone

Proposed CEQA action: Statutorily exempt per Section 15262 of the CEQA Guidelines

Attachments: [Staff Report](#)
 [Exhibit A - Discussion](#)
 [Exhibit B - 1982 MLCP Land Use Map](#)
 [Exhibit C - 2017 Draft MLCP Land Use Map](#)
 [Exhibit D - 2017 Draft MLCP Policy Land Use Matrix](#)
 [Exhibit E - 1982 NCLUP Land Use Matrix](#)
 [Exhibit F - 1982 MLCP Land Use Matrix](#)
 [Exhibit G - 2017 Draft Moss Landing Community Plan](#)
 [Exhibit H - North County Land Use Plan](#)
 [Exhibit I - 2009 MLCP Update Committee Recommendations](#)

OTHER MATTERS

5. Accept the resignation of Kelly Getreu from Del Monte Forest Land Use Advisory Committee.
6. Appoint Constance McCoy to the South Coast Land Use Advisory Committee.

DEPARTMENT REPORT

ADJOURNMENT