

# Monterey County

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



## Meeting Agenda - Final-Revised

Wednesday, May 8, 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.**

**PLN180345 - SCHEID VINEYARDS CALIFORNIA INC.**

Public hearing to consider a Minor Subdivision Tentative Map to allow the division of a 373 acre parcel into four parcels of 149 acres (Parcel A); 94 acres (Parcel B); 68 (Parcel C); and 62 acres (Parcel D), respectively for agricultural financing purposes. The property is under a Williamson Act Contract. No individual septic or water systems are proposed.

**Project Location:** 34954 Metz Road, Soledad (Assessor's Parcel Number 34954 Metz Road, Soledad), Central Salinas Valley

**Proposed CEQA action:** Consider Addendum to previously adopted Mitigated Negative Declaration

**Attachments:** [Staff Report](#)  
[Exhibit A- Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Williamson Act Contract](#)  
[Exhibit E - Addendum to the Mitigated Neg Dec](#)  
[Exhibit F - Negative Declaration - Initial Study](#)  
[Exhibit G - AAC Meeting Minutes](#)  
[Exhibit H - Habitat Evaluation San Joaquin Kit Fox](#)

**2.**

**PLN180544/CHURCH (AT&T MOBILITY)**

Public hearing to consider amending an existing Use Permit (PC-7890) to install new wireless communication equipment and increase the height of an existing monopole (aka "Crown Castle") facility by 10 feet.

**Project Location:** 17114 Cachagua Road, Carmel Valley, Cachagua Area Plan.

**Proposed CEQA Action:** Consider an addendum together with the adopted Negative Declaration pursuant to Section 15164 of the CEQA Guidelines.

**Attachments:** [Staff Report](#)  
[Exhibit A - Project Data Sheet](#)  
[Exhibit B - Draft Resolution](#)  
[Exhibit C - Vicinity Map](#)  
[Exhibit D - Project Description Report](#)  
[Exhibit E - Radio Frequency Compliance Report](#)  
[Exhibit F - Zoning Propagation Map](#)  
[Exhibit G - Visual-Simulation](#)  
[Exhibit H - Addendum to Negative Declaration](#)  
[Exhibit I - Resolution No. 92-005](#)  
[Exhibit J - Negative Declaration - GTE Mobilnet](#)  
[Exhibit K Cachagua LUAC - Minutes, February 27, 2019](#)

3. **PLN160807 - SYNCHRONICITY HOLISTIC (VALENTINE HOLDINGS, LLC)**

Public hearing to consider allowing a commercial cannabis retailer at the Carmel Rancho Shopping Center within 1,500 feet of an existing cannabis retailer.

**Project Location:** 26390 Carmel Rancho Boulevard, Suite 18, Carmel Rancho Shopping Center, Carmel Valley Master Plan

**Proposed CEQA action:** Categorically Exempt per Section 15303 of the CEQA Guidelines

- Attachments:** [Staff Report](#)  
[Exhibit A - Discussion](#)  
[Exhibit B - Carmel Valley LUAC Minutes](#)  
[Exhibit C - Draft Resolutions](#)  
[Exhibit D - Vicinity Map](#)  
[Exhibit D - Vicinity Map - Corrected](#)  
[Exhibit E - Health Department Letter](#)

4. **PLN180394 - DUKE ENERGY MOSS LANDING LLC (VISTRA ENERGY CORPORATION) (CONTINUED FROM MARCH 27, 2019)**

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 - Re-circulated and Original Initial Study MND](#)  
[Exhibit F - Public Comments on MND](#)  
[Exhibit G - North County LUAC Minutes](#)  
[Exhibit H - Biology Letter \(LIB190079\)](#)  
[Exhibit I - Updated Biology Letter \(LIB190088\)](#)  
[Exhibit J - Traffic Assessment \(LIB190012\)](#)  
[Exhibit K - Construction Management Plan](#)

5.

**REF150048 - OUTDOOR CANNABIS CULTIVATION PILOT PROGRAM**

Public hearing to consider making a recommendation to the Board of Supervisors on draft ordinances amending Monterey County Code (coastal and non-coastal zoning ordinances) to create a pilot program establishing permit requirements and regulations for limited outdoor commercial cannabis cultivation in the Big Sur, Carmel Valley, and Cachagua Planning areas.

(Outdoor Pilot Program - REF150048)

**Attachments:** [Staff Report](#)

[Exhibit A - Discussion](#)

[Exhibit B - Draft ordinance - Chapter 20.69](#)

[Exhibit C - Draft ordinance - Chapter 21.69](#)

[Exhibit D - LUAC Recommendations](#)

[Exhibit E - Correspondence](#)

[Exhibit F - Land Use Maps](#)

**OTHER MATTERS**

**DEPARTMENT REPORT**

**ADJOURNMENT**