



**Monterey County**  
**Draft Action Minutes**  
**Monterey County Planning**  
**Commission**

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

*Keith Vandever, Chair*  
*Paul Getzelman, Vice-Chair*  
*Jacqueline R. Onciano, Secretary*

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Wednesday, December 14, 2016

9:00 AM

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**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**

The meeting was called to order by Chair Padilla at 9:04 a.m.

**PLEDGE OF ALLEGIANCE**

The Pledge of Allegiance was led by Commission Getzelman.

**ROLL CALL**

Present:  
Ana Ambriz  
Martha Diehl  
Melissa Duflock  
Paul C. Getzelman  
Luther Hert  
Jose Mendez  
Cosme Padilla  
Amy Roberts  
Don Rochester  
Keith Vandever

**PUBLIC COMMENT**

None.

**AGENDA ADDITIONS, DELETIONS AND CORRECTIONS**

Commission Clerk Melissa McDougal informed the Commissioners of the following documents distributed on the Dais:  
Letter from the Department of Conservation dated December 13, 2016 for Agenda Item No. 3 (PLN150619)  
Email from Gavin Kogan dated December 13, 2017 for Agenda Item No. 5.

**COMMISSIONER COMMENTS, REQUESTS AND REFERRALS**

None.

## **APPROVAL OF MINUTES**

1. Approval of the August 31, 2016 Planning Commission minutes.

**Attachments:**     [Draft PC Minutes 083116](#)

It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to accept the August 31, 2016 Planning Commission Minutes subject to the changes as stated:

**AYES:** Ambriz, Diehl, Padilla, Hert, Getzelman, Roberts, Mendez, Vandervere

**NOES:** None

**ABSENT:** None

**ABSTAIN:** Duflock, Rochester,

2. Approval of the September 28, 2016 Planning Commission minutes.

**Attachments:**     [Draft PC Minutes 092816](#)

It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to accept the September 28, 2016 Planning Commission Minutes subject to the changes as stated:

**AYES:** Ambriz, Diehl, Padilla, Duflock, Hert, Getzelman, Roberts, Rochester, Mendez

**NOES:** None

**ABSENT:** None

**ABSTAIN:** Vandever, Mendez

## **9:00 A.M. SCHEDULED MATTERS**

3. **PLN150619 - RCT Land Company LP**

Public hearing to consider:

- a. Minor Subdivision to allow the division of a 173-acre parcel into two (2) parcels of 121.4 acres (Parcel 1) and 51.6 acres (Parcel 2); and
- b. Partial cancellation of Williamson Act Agricultural Preserve Land Conservation Contract No. 73-9 between the County of Monterey and TMV Lands.

**Project Location:** Northeast of Espinosa Road and Patricia Lane, Central Salinas Valley Plan Area

**Proposed CEQA Action:** Consider a Supplemental Environmental Impact Report adopted by the Greenfield City Council.

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**Attachments:**     [Staff Report](#)  
                                 [Exhibit A - Discussion](#)  
                                 [Exhibit B - Draft Resolution](#)  
                                 [Exhibit C - Vicinity Map](#)  
                                 [Exhibit D - Agricultural Advisory Committee Minutes](#)  
                                 [Exhibit E - Proposed Deed of Agricultural Conservation Easement](#)  
                                 [Exhibit F - Draft Supplemental EIR](#)  
                                 [Exhibit G - Final Supplemental EIR](#)  
                                 [Exhibit H - Final Greater Greefield Area Memorandum of Agreement](#)  
                                 [Exhibit I - Mitigation Monitoring and Reporting Program](#)  
                                 [Exhibit J - Petition of Partial Cancellation of a Williamson Act](#)  
                                 [Contract](#)  
                                 [Hearing Submittal](#)  
                                 [PC Permit Resolution 16-030](#)

Commissioner Roberts recused herself due to potential conflict of interest.  
Mr. Bob Schubert, Project Planner, presented the project including a revision to condition number nine (9) .  
Applicant's Representative: Gary Coats

Public Comment: Mr. Nick Steinman with the City of Greenfield, Mr. Darren McVein with LAFCO, and Mr. Sherwood Darrington.

It was moved by Commissioner Duflock, seconded by Commissioner Mendez and passed by the following vote to consider a Supplemental Environmental Impact Report, adopt a Mitigation Monitoring and Reporting Program (MMRP), approve a Minor Subdivision and recommend the Board of Supervisors approve tentative findings for approval of a partial cancellation of Williamson Act Agricultural Preserve Land Conservation Contract No. 73-9 between the County of Monterey and TMV Lands with the changes as stated:

AYES: Duflock, Getzelman, Mendez, Padilla, Rochester, Ambriz, Hert. Diehl  
NOES: Vandever  
ABSENT:     None  
ABSTAIN:    None

**4.                    PLN150809 - Geremia**

Public hearing to consider action on a Combined Development Permit, including:

- a.    Coastal Development Permit for a Minor Subdivision of an approximately 0.54 acre parcel into two lots of approximately 0.25 acres (Lot 41) and 0.29 acres (Lot 42); and
- b.    Coastal Administrative Permit to construct a single family residence on the newly created Lot 42.

**Project Location:** 4026 Sunset Lane, Pebble Beach, Del Monte Forest Land Use Plan, Coastal Zone

**Proposed CEQA Action:** Addendum to a Mitigated Negative Declaration (Mitigation Monitoring Reporting Plan Previously Adopted)

**Attachments:**     [Staff Report](#)  
                              [Exhibit A - Project Data Sheet](#)  
                              [Exhibit B - Discussion](#)  
                              [Exhibit C - Draft Resolution](#)  
                              [Exhibit D - Vicinity Map](#)  
                              [Exhibit E - Land Use Advisory Committee Minutes](#)  
                              [Exhibit F - Addendum-Mitigated Negative Declaration](#)  
                              [Hearing Submittal](#)

Project Planner Mrs. Liz Gonzales presented the project along with Mr. Brandon Swanson. They explained that there will no longer be purposed fencing in the easement in the effort to provide connectivity between the project site and the Huckleberry Hill site. Ms. Gonzalez added “adopt Mitigation Monitoring and Reporting Program” to staff recommendation.

Applicant: Frank Geremia

Public Comment: Steven Ankeny

It was moved by Commissioner Diehl, seconded by Commissioner Ambriz and passed by the following vote to adopt the resolution to consider an addendum together with the Mitigated Negative Declaration, approve the Combined Development Permit and adopt a Mitigation Monitoring Reporting Plan with the changes as stated:

AYES: Duflock, Getzelman, Mendez, Padilla, Roberts, Rochester, Ambriz, Hert, Diehl, Vandever

NOES: None

ABSENT: None

5.

**REF160027 - Grupo Flor, LLC (Continued from November 16, 2016)**

Public hearing to consider an appeal by Grupo Flor, LLC of the Director of Planning’s determination that Grupo Flor, LLC does not qualify for an exemption from the Interim Ordinance temporarily prohibiting medical cannabis collective and cooperative operations in Monterey County (Ordinance No. 5254 as amended and extended by Ordinance Nos. 5256 and 5265).

**Project Location:** 7679 Highway 1 (Moss Landing Commercial Park), North County Coastal Area

**CEQA Action:** Statutorily Exempt

**Attachments:**     [Staff Report](#)  
[Attachment A - Discussion](#)  
[Attachment B - Draft Resolution](#)  
[Attachment C - Interim Ordinance No. 5254 and 5265](#)  
[Attachment D - Grupo Flor Exemption Request](#)  
[Attachment E - Letter Denying the Exemption Request](#)  
[Attachment F - Grupo Flor Request for Reconsideration](#)  
[Attachment G - Letter Denying the Request for Reconsideration](#)  
[Attachment H - Request to Appeal the Director's determination](#)  
[Attachment I - Moss Landing Commercial Park Interim General Dev. Plan](#)  
[Hearing Submittal](#)

Commissioner Roberts recused herself due to potential conflict of interest.

Project Planner: Mr. Craig Spencer informed the Commissioners of the request on the dais from the Appellant to withdraw the appeal. No further action is needed.

### **OTHER MATTERS**

None.

### **DEPARTMENT REPORT**

Secretary, Jacqueline R. Onciano addressed status of work on Development Evaluation System. Also, Brandon Swanson has been appointed as RMA Services Manager.

### **ADJOURNMENT**

The meeting was adjourned by Chair Padilla at 10:37 a.m.

**APPROVED:**

**JACQUELINE R. ONCIANO  
PLANNING COMMISSION SECRETARY**

**ATTEST:**

**BY:  
MELISSA MCDOUGAL  
PLANNING COMMISSION CLERK**