

Agenda Item A.

Monterey County

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



Action Minutes - Draft

Wednesday, April 24, 2019

9:00 AM

Monterey County Planning Commission

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

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Chair Getzelman at 9:07 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Ambriz.

ROLL CALL

Present:

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

PUBLIC COMMENTS

None

AGENDA ADDITIONS, DELETIONS AND CORRECTIONS

Commission Clerk Melissa McDougal informed the Commission of documents distributed on the dais: Additional Correspondence from the Public for Agenda Item Number 2 and 3. (PLN150889 – California American Water Co – Desalination Plant and PLN1150653 – California American Water Co – Carmel Valley Pump Station); and additional correspondence from the Public for Agenda Item Number 4 – GPZ090005 – Moss Landing Community Plan Update.

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

ACCEPTANCE OF MINUTES

- A. [MIN 19-057](#) Acceptance of the January 10, 2018 Planning Commission Meeting Minutes.

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to accept the January 10, 2018 Planning Commission Minutes:

AYES: Ambriz, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandever

NOES: None
ABSENT: None
ABSTAIN: Coffelt, Monsalve

- B. [MIN 19-053](#) Acceptance of the October 31, 2018 Planning Commission Meeting Minutes.

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to accept the October 31, 2018 Planning Commission Minutes:

AYES: Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandever
NOES: None
ABSENT: None
ABSTAIN: Ambriz, Monsalve

- C. [MIN 19-054](#) Acceptance of the December 5, 2018 Planning Commission Meeting Minutes.

It was moved by Commissioner Diehl, seconded by Commissioner Roberts and passed by the following vote to accept the December 5, 2018 Planning Commission Minutes:

AYES: Ambriz, Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Roberts, Vandever
NOES: None
ABSENT: None
ABSTAIN: Monsalve

9:00 A.M. – SCHEDULED MATTERS

1. [PC 19-023](#) **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
Yasmeen Hussain, project planner, presented the request to continue the hearing to a date uncertain.
Applicant Representative: Pam Silkwood
Public Comment: None
It was moved by Commissioner Monsalve, seconded by Commissioner Mendoza and passed by the following vote to be remand the project application for hearing by the Chief of Planning:
AYES: Ambriz, Coffelt, Diehl, Duflock, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Vandever
NOES: None
ABSENT: None

ABSTAIN: None

2. [PC 19-024](#)

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).

Craig Spencer, Interim RMA Services Manager, and John Dugan, Deputy Director of Land Use and Community Development, presented the project.

Applicant Representative: Ian Crooks and Tony Lombardo

The Commission recessed at 10:31 a.m. until 10:45 a.m.

Public Comment: David Mack, Keith Van Der Maaten, James Cullem, Michael Baer, Norm Groot, Bill Kampe, Brian McCarthy, Kathy Biala, Amy Anderson, Melodie Chrislock, Susan Schiavone, Phil Wellman, John Tillay, Carlos Ramos, Judi Lehman, Lila Seldin, Kevin Dayton, Paul Bruno, George T. Riley, Dr. Margaret Anne Coppernoll, Peter Mounteer, Gary Cursio; Rolanda Martin

Before recessing for lunch, the Commission paused the hearing on Item 2 in order to take up Item 4 on the agenda.

4. [PC 19-026](#)

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

Anna Quenga, project planner, requested a continuance of the workshop to May 29, 2019.

Public Comment: None

It was moved by Commissioner Duflock, seconded by Commissioner Vandevere and passed by the following vote to continue the workshop to May 29, 2019:

AYES: Ambriz, Coffelt, Duflock, Getzelman, Gonzalez, Mendoza, Monsalve,

Roberts, Diehl, Vandever

NOES: None

ABSENT: None

ABSTAIN: None

The Commission recessed for lunch at 11:59 a.m. The Commission reconvened at 1:31 p.m.

2. [PC 19-024](#)

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).

Continued Public Comment: Antonio Morales, Jeff Davi, Joe Hadven, Nirit Lotan, Tom Rally (comments read into the record by Brandon Swanson), Ron Stefani

Applicant Response: Tony Lombardo

Water Resource Agency Representative: Tamara Voss

It was moved by Commissioner Duflock, seconded by Commissioner Mendoza and passed by the following vote to certify the County considered the Environmental Impact Report/Environmental Impact Statement for the Monterey Peninsula Water Supply Project certified by the CPUC (SCH2006101004), approve a Combined Development Permit consisting of: a Use Permit to allow construction and operation of a 6.4 MGD desalination plant; and an administrative Permit and Design Approval to allow construction of the following buildings/facilities [see list in resolution] associated with the desalination plant subject to conditions ; and adopt a Mitigation Monitoring and Reporting Program:

AYES: Ambriz, Coffelt, Duflock, Getzelman, Gonzalez, Mendoza

NOES: Diehl, Monsalve, Roberts, Vandever

ABSENT: None

ABSTAIN: None

3. [PC 19-025](#)

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).

Craig Spencer, Interim RMA Services Manager, and John Dugan, Deputy Director of Land Use and Community Development, presented the project. Clerical corrections were made to Finding 1, evidence (d) of finding 8, and condition 17.

Applicant Representative: Tony Lombardo and Ian Crooks

Public Comment: Yair Chaver, Paul Bruno, Alex Lorca Ambrose Pollock

Commissioner Diehl requested to add a condition requiring the applicant to coordinate with PG&E to explore underground overhead utility lines and to add a condition requiring landscape screening.

Commissioner Diehl requested a finding be added to the resolution stating that this project will not increase traffic on a long-term basis.

It was moved by Commissioner Mendoza, seconded by Commissioner Duflock and passed by the following vote to certify that the County has considered the Environmental Impact Report/Environmental Impact Statement for the Monterey Peninsula Water Supply Project certified by the CPUC(SCH2006101004); approve a Use Permit and Design Approval for a 764 square foot pump station and associated grading subject to conditions (set forth in Exhibits A, B and C), and adopt a Mitigation Monitoring and Reporting Plan with the additions as stated:

AYES: Ambriz, Coffelt, Duflock, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Diehl, Vandever
NOES: None
ABSENT: None
ABSTAIN: None

OTHER MATTERS

5. [PC 19-027](#) Accept the resignation of Kelly Getreu from Del Monte Forest Land Use Advisory Committee.

No motion, the Commission requested a letter thanking him for his service.
6. [PC 19-028](#) Appoint Constance McCoy to the South Coast Land Use Advisory Committee.

It was moved by Commissioner Diehl, seconded by Commissioner Vandevere and passed by the following vote to appoint Constance McCoy to the South Coast Land Use Advisory Committee:

AYES: Ambriz, Coffelt, Duflock, Getzelman, Gonzalez, Mendoza, Monsalve, Roberts, Diehl, Vandevere

NOES: None

ABSENT: None

ABSTAIN: None

DEPARTMENT REPORT

Brandon Swanson, Interim Chief of Planning informed the Commission that the Vistra Energy Project will be coming forward to the Commission on May 8, 2019.

Brandon Swanson, Interim Chief of Planning informed the Commission that staff will be sending out a notice to the Native Americans and professional archaeologists in Monterey County soliciting interest in serving on the Monterey County Native American and Archaeological Resources Technical Advisory Panel.

ADJOURNMENT

The meeting was adjourned at 3:36 p.m. by Chair Getzelman.

APPROVED:

BRANDON SWANSON
PLANNING COMMISSION SECRETARY

ATTEST:

BY: _____
MELISSA MCDUGAL
PLANNING COMMISSION CLERK

APPROVED ON _____