

County of Monterey

Monterey County Planning Commission
Monterey County Government Center - Cayenne Conference Room
1441 Schilling Place, 1st Floor
Salinas, CA 93901



Meeting Minutes - Final

Wednesday, March 27, 2019

9:00 AM

Monterey County Planning Commission

9:00 A.M. - CALL TO ORDER

The meeting was called to order by Vice Chair Getzelman at 9:00 A.M.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was led by Commission Roberts.

ROLL CALL**Present:**

Ana Ambriz

Martha Diehl

Melissa Duflock

Rich Coffelt

Paul C. Getzelman

Ernesto G. Gonzalez

Francisco Javier Mendoza

Etna Monsalve

Amy Roberts

Absent:

Keith Vandevere

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 3. (PLN040183 – Paraiso Hot Springs Resort).

COMMISSIONER COMMENTS, REQUESTS AND REFERRALS

None

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.

Yasmeeen Hussain project planner requested a continuance of the public hearing.

Applicant Representative: None

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Mendoza and passed by the following vote to continue the project to a date uncertain:

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

NOES: None

ABSENT: Vandever

ABSTAIN: None

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

Jackie Nickerson, project planner, Anna Quenga, Senior Planner and Craig Spencer, Interim RMA Services Manager presented the project.

Applicant Representative: Eric Cherniss

Public Comment: None

It was moved by Commissioner Diehl, seconded by Commissioner Duflock and passed by the following vote to continue the project to a date uncertain:

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

NOES: None

ABSENT: Vandever

ABSTAIN: None

The Commission recessed at 9:31 a.m. until 10:30 a.m.

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

Mike Novo, project planner presented the project.

Applicant Representative: Tony Lombardo, John Thompson

Public Agency Comments: Fred, Lopez, Fred Ledesma

The Commission recessed for lunch at 11:57 a.m. and reconvened at 1:31 p.m.

Commissioner Diehl did not return after lunch.

Public Comment:

Nancy Runyon, Jeff Becom, John Farrow, Michael DeLapa, Henry Tavel, Luciano Reye, Lois Panziera, Eddie Panziera, Kim Stemler, Alex Lorca, Steve McIntire, Honey Williams, Tom Ward

It was moved by Commissioner Duflock, seconded by Commissioner Ambriz and passed by the following vote to continue the hearing to a date uncertain:

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

NOES: None

ABSENT: Diehl, Vandevere

ABSTAIN: None

OTHER MATTERS

None

DEPARTMENT REPORT

Brandon Swanson, Interim Chief of Planning informed the Commission that the April 3, 2019 Planning Commission is canceled.

ADJOURNMENT

The meeting was adjourned at 2:39 p.m. by Chair Getzelman.

APPROVED:

/S/ BRANDON SWANSON

BRANDON SWANSON
PLANNING COMMISSION SECRETARY

ATTEST:

BY: Melissa McDougal
MELISSA MCDOUGAL
PLANNING COMMISSION CLERK

APPROVED ON 12/01/2021